



April 10, 2026

Ms. Anna Dragovich  
Capital Projects Manager  
City of Bloomington, Indiana  
401 N. Morton St., Suite 130  
Bloomington, Indiana 47404

Re: Bloomington Police Station Project – Next Steps

Dear Anna:

American Structurepoint has reviewed the Rogers Street building and site to help the City of Bloomington understand how a police station for the Bloomington Police Department could be delivered within a \$25 million budget, including both hard and soft costs.

Our initial review found several limitations with the existing building. The floor plates are inefficient, the floor to ceiling heights are low, and the structure makes it difficult to support a modern police program. Upgrading the building to meet essential facility Risk Category IV standards would require significant investment and would reduce the funding available for meaningful improvements.

### **Partial Demolition**

It has been discussed as an option to selectively demolish a portion of the existing building. The issue in this concept is that the building would need to be evaluated to determine where the line of demolition could occur and what structural improvements would need to be designed to maintain basic structural capacity and lateral components necessary. Between added design investment and unknown structural improvement costs, in our opinion it would not be prudent to pursue a partial demolition option.

With these factors in mind, there are two primary paths to consider:

#### **1. Renovate the existing building for non-essential functions**

This option would require removing dispatch and the emergency operations center (EOC) from the program and using the building only for administrative and support spaces. While this avoids Risk Category IV requirements, it does not align with the department's stated needs. Even with a reduced program, the building's layout and height limitations would still restrict functionality. A study would be needed to determine how much business space could fit, whether facade improvements are worthwhile, and whether essential functions could be built separately on this site or another.

If the City pursued this option, based on ROM cost estimating done in the initial phase, we estimate that cost to be roughly \$25,000,000 Hard Cost.

## 2. Demolish the building and construct a new facility

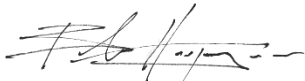
This option allows for a more efficient site layout, clearer separation of public and secure areas, improved circulation and workflows, appropriate floor to ceiling heights, and the correct Risk Category classification. A new facility could be designed to meet current police needs and built within the hard construction cost range of \$550 to \$650 per square foot. The 35,600 departmental gross square foot program developed in the initial phase was used for evaluation of the renovation of space within the existing building. To apply this **departmental** square footage to a new construction project we would use “grossing factors” to account for shared building spaces such as public corridors, stairways, elevators, mechanical rooms, restrooms, janitor closets, shafts, structural elements, and wall thickness. A typical grossing factor would be between 1.35 and 1.45. To use the above departmental square footage and apply the grossing factor would result in a gross building square footage of between 48,000-51,500sf. Using the high end for planning purposes, this results in a construction **hard** cost of approximately \$28,325,000 to \$33,475,000.

Because these numbers are above the \$25 million budget, it will be imperative to revisit the police program to determine a finer grained calculation of both gross and net square footage. The previous program version was based on square footage from the Showers West concept and focused on gross departmental square footage. A new program should evaluate net square footage for each space to identify potential reductions and ensure the building fits within the available budget. (example - workspace types (cubicles vs private offices) can play a large role in the net square footage.)

A balance of any efficiencies we can find in the program, as well as possible site efficiencies with a new building configuration could bring the hard cost of new construction into a rough order of magnitude cost to meet the available budget.

We would welcome the opportunity to discuss these options further and walk through how we typically evaluate hard versus soft costs as we compare renovation and new construction scenarios.

American Structurepoint, Inc.



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Principal



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