



Special City Council Meeting
Monday, July 20, 2026, at 3:00 PM

Training Room B, Minot Police Department(515 2nd Ave SW)

Any person needing special accommodation for the meeting is requested to notify the
City Clerk's office at 857-4752.

1. ROLL CALL
2. MISCELLANEOUS AND DISCUSSION ITEMS
 - 2.1. PRESENTATION: CITY OF MINOT POLICE DEPARTMENT STATION
REMODEL

The presentation is informational and discussion only.

3. ADJOURNMENT

JULY 20, 2026

CITY OF MINOT POLICE DEPARTMENT POLICE STATION REMODEL



Turner & Townsend
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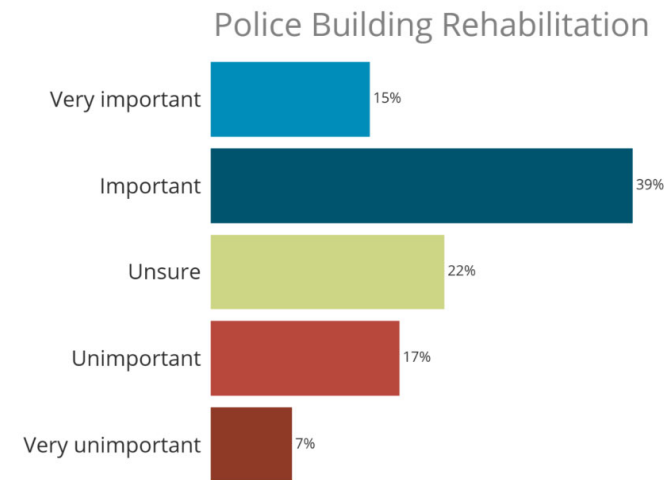
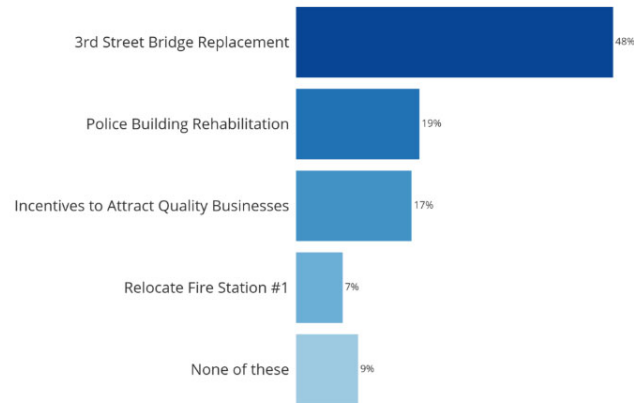
AGENDA

Presentation	3:00-3:25pm
Police Station Tour	3:25-4:10pm
Q&A	4:10-4:50pm
Council Direction	4:50-5:00pm
Adjournment	5:00pm

PUBLIC SAFETY & THE POLICE BUILDING REHABILITATION

- Public Safety is consistently a **community priority** in historical Community Surveys.
- **Second highest** development priority in the 2025 Survey.
- **54%** of survey responses indicated this development is “**Very Important**” or “**Important**”

Tax dollars for development priorities



PREVIOUS STUDY - FINDINGS

2023 Needs & Feasibility Assessment

- **FACILITY ASSESSMENT** – Good bones but needs infrastructure updates.
- **PLANNING** - 71,309 square feet required for Police space
- **SOLUTION** – Full renovation + additions to existing facility with acquisition of off-site facility for Special Operations

FACILITY ASSESSEMENT

— good bones, but even a 'do nothing' solution will cost money

- The building structure and exterior envelope are in good condition.
- Interior finishes are aging and dated
- Many mechanical systems are reaching the end of expected life.
- Electrical systems are of inconsistent age and compatibility.



PREVIOUS STUDY – COSTS & DIRECTION

Outcomes

- **PROJECTIONS** – Growth Projections were seen to be aggressive or unrealistic.
- **BUDGET**- Projected project costs could not be support by City Budget.
- **NEXT STEPS** – Acknowledging a need for facility improvements, further study is required.

COST ANALYSIS

Initial investment

RENOVATION AND ADDITIONS

(Presented Solution)

Construction Cost	\$34.7M - \$38.9M
Additional Costs	<u>\$11.3M - \$13.2M</u>
Total	\$46.0M - \$52.1M

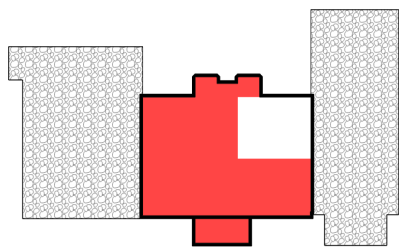
NEW CONSTRUCTION

Construction Cost	\$47.0M - \$52.9M
Additional Costs	<u>\$15.4M - \$17.8M</u>
Total	\$62.4M - \$70.7M

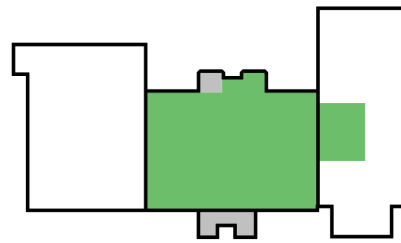
CURRENT RECOMMENDATIONS

What is included in the proposed plan?

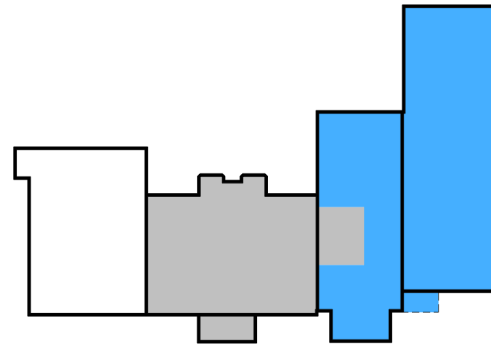
- Reduce full scope from +/- \$50M to \$21.8M
- Full scope completed in 4 phases
- Phasing & scope developed to allow continued operations
- Phasing creates funding flexibility



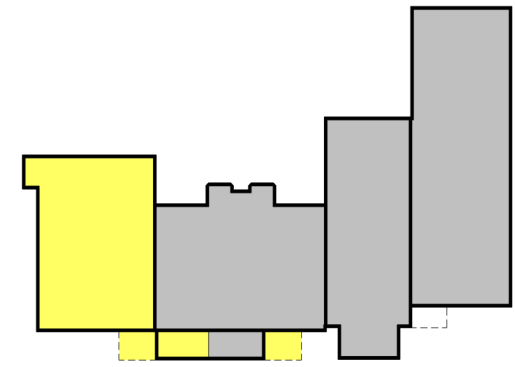
Phase 1



Phase 2



Phase 3



Phase 4

CURRENT VISION STATEMENT & GOALS



Minot Police Department **Police Station Remodel**

Vision

- The renovation will provide for a modernized facility that is operationally efficient and be a facility the department and community can be proud of.

Critical Success Factors

- Be fiscally responsible & strategic with funding
- Maximize use of existing space
- Repair critical infrastructure
- Update interiors to support officer wellbeing

CURRENT FACILITY CONSTRAINTS

Accessibility & Life Safety Code Compliance

- Second Floor exiting is not compliant with Current Life Safety Codes
- Building is three distinct structures (PD, old City Hall and old fire station) without accessibility across the three zones.



Transition from PD to old City Hall



Front Egress Stair



Rear Egress Stair

CURRENT FACILITY CONSTRAINTS

Safety and Security

- Unmanaged entrances/
no security technology
- Lack of security zones
within the building



CURRENT FACILITY CONSTRAINTS

Inefficient Use of Existing Space

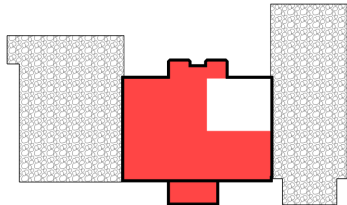
- Main Entrance is not inviting, transparent or intuitive.
- City Hall lobby unusable as Police Entrance
- Space type and sizes for old City Hall are not conducive to Police use.



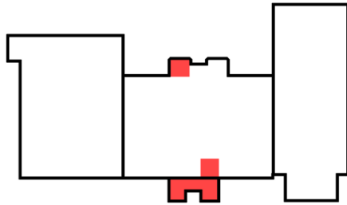
PHASE 1 – 2nd Floor & Critical Infrastructure

Critical Success Factors

- Fiscally responsible & strategic
- Maximize use of Space
- Critical infrastructure
- Officer wellbeing



2nd Floor Plan



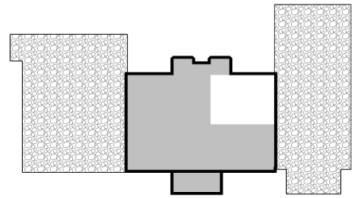
1st Floor Plan



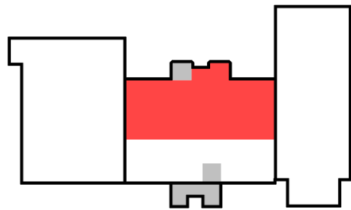
PHASE 1 *OFF-RAMP* – Records and Administration

Critical Success Factors

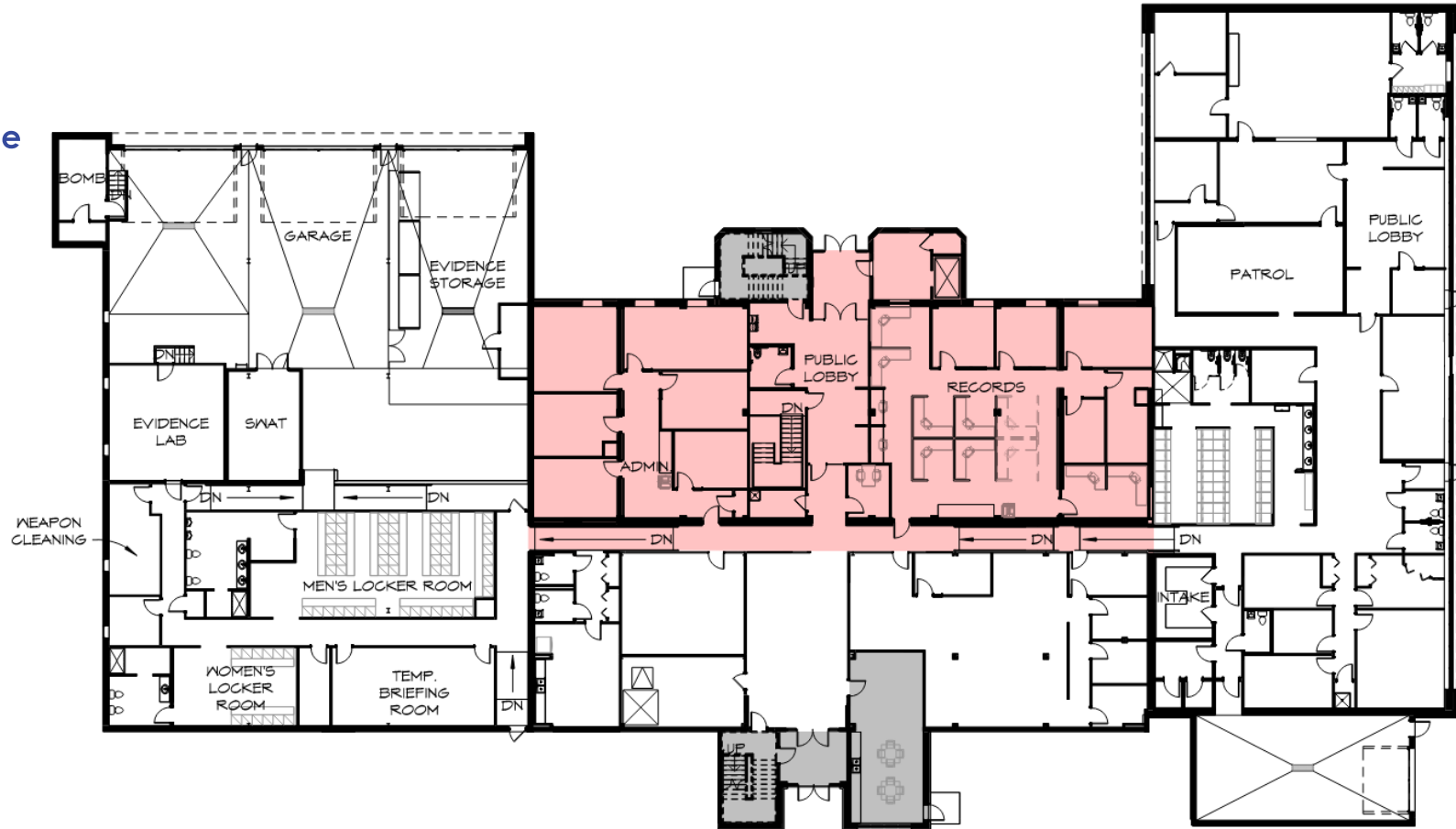
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2nd Floor Plan



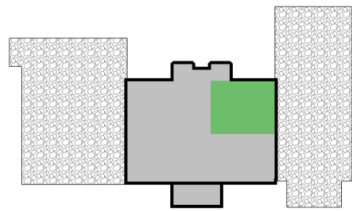
1st Floor Plan



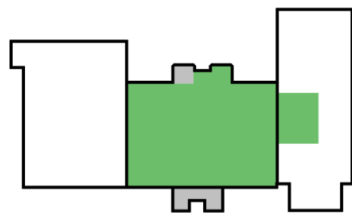
PHASE 2 – 1st Floor Entrance & Accessibility

Critical Success Factors

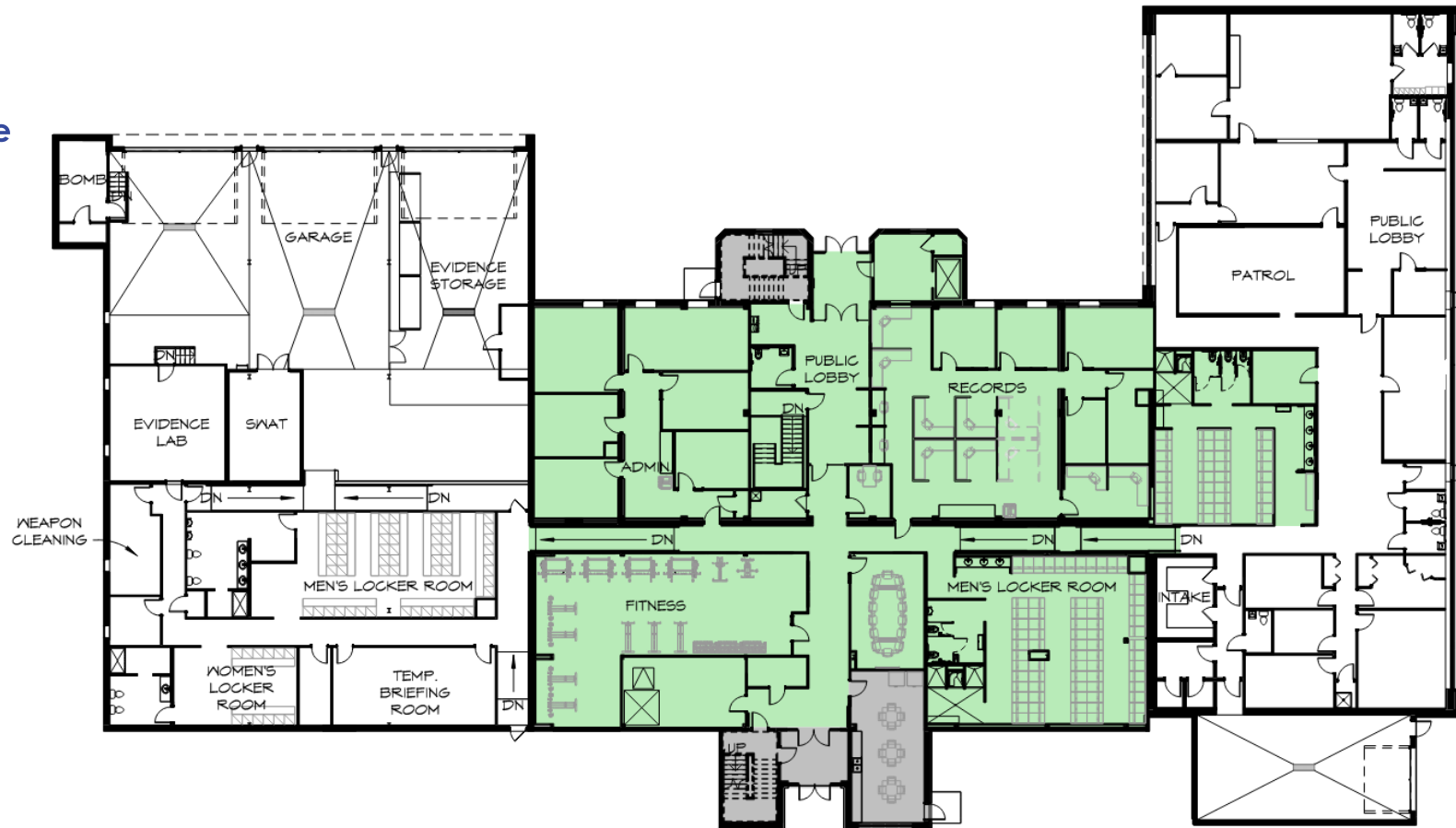
- **Fiscally responsible & strategic**
- **Maximize use of Space**
- Critical infrastructure
- **Officer wellbeing**



2nd Floor Plan



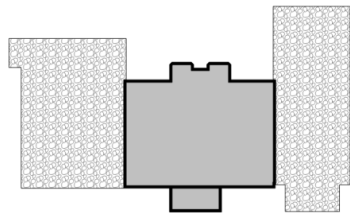
1st Floor Plan



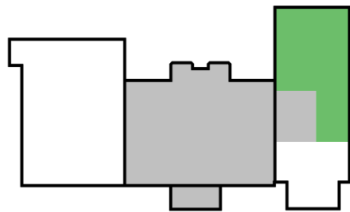
PHASE 2 *OFF-RAMP* – 1st Floor Patrol

Critical Success Factors

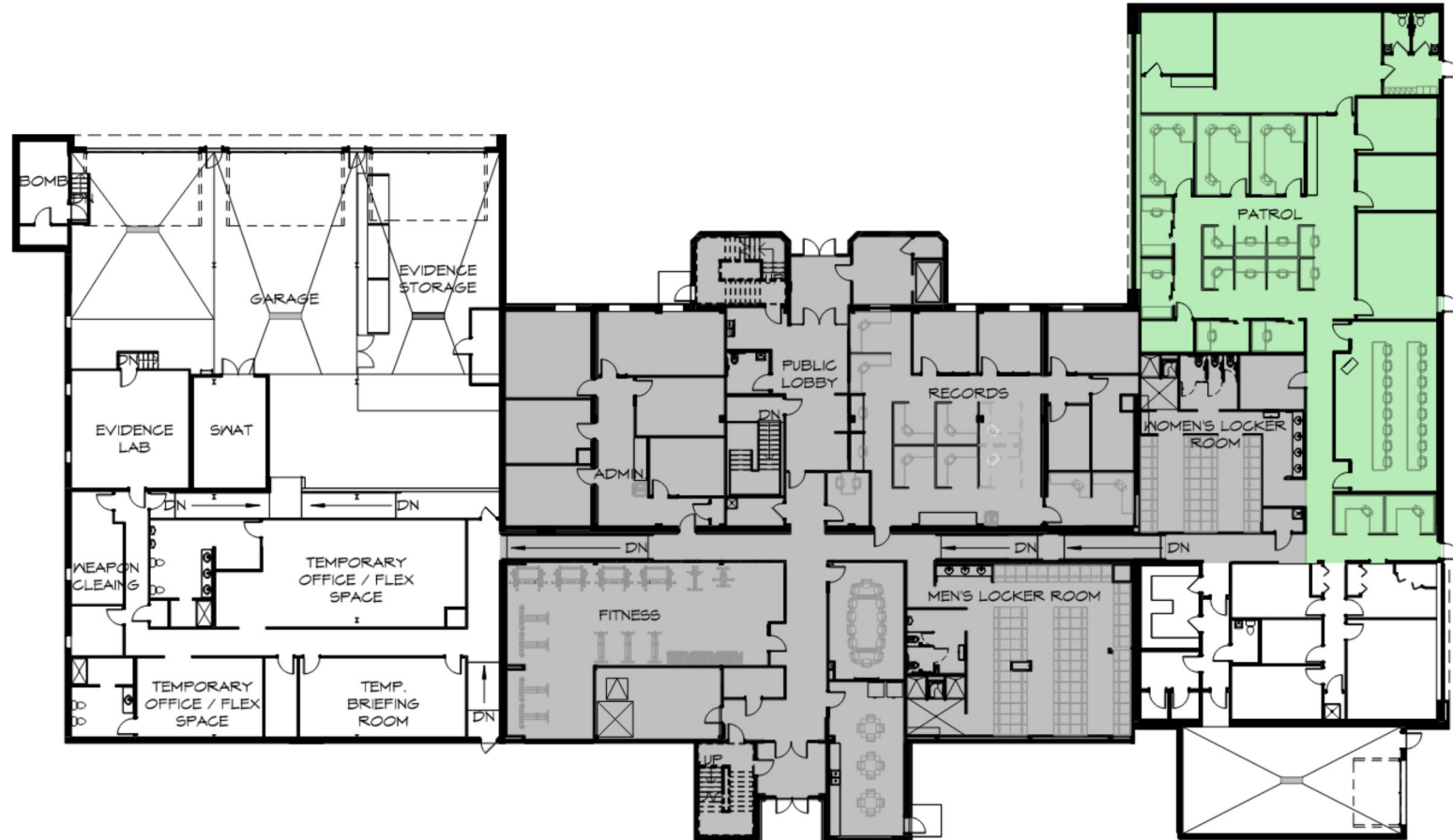
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2nd Floor Plan



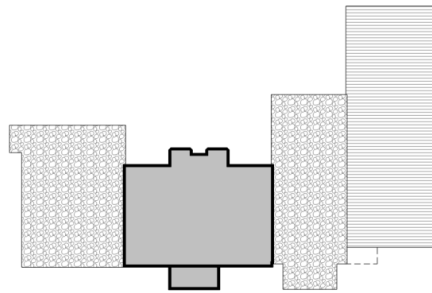
1st Floor Plan



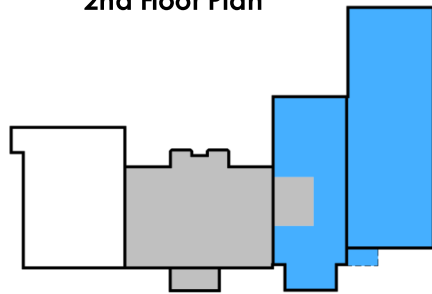
PHASE 3 – 1st Floor Patrol & Squad Garage

Critical Success Factors

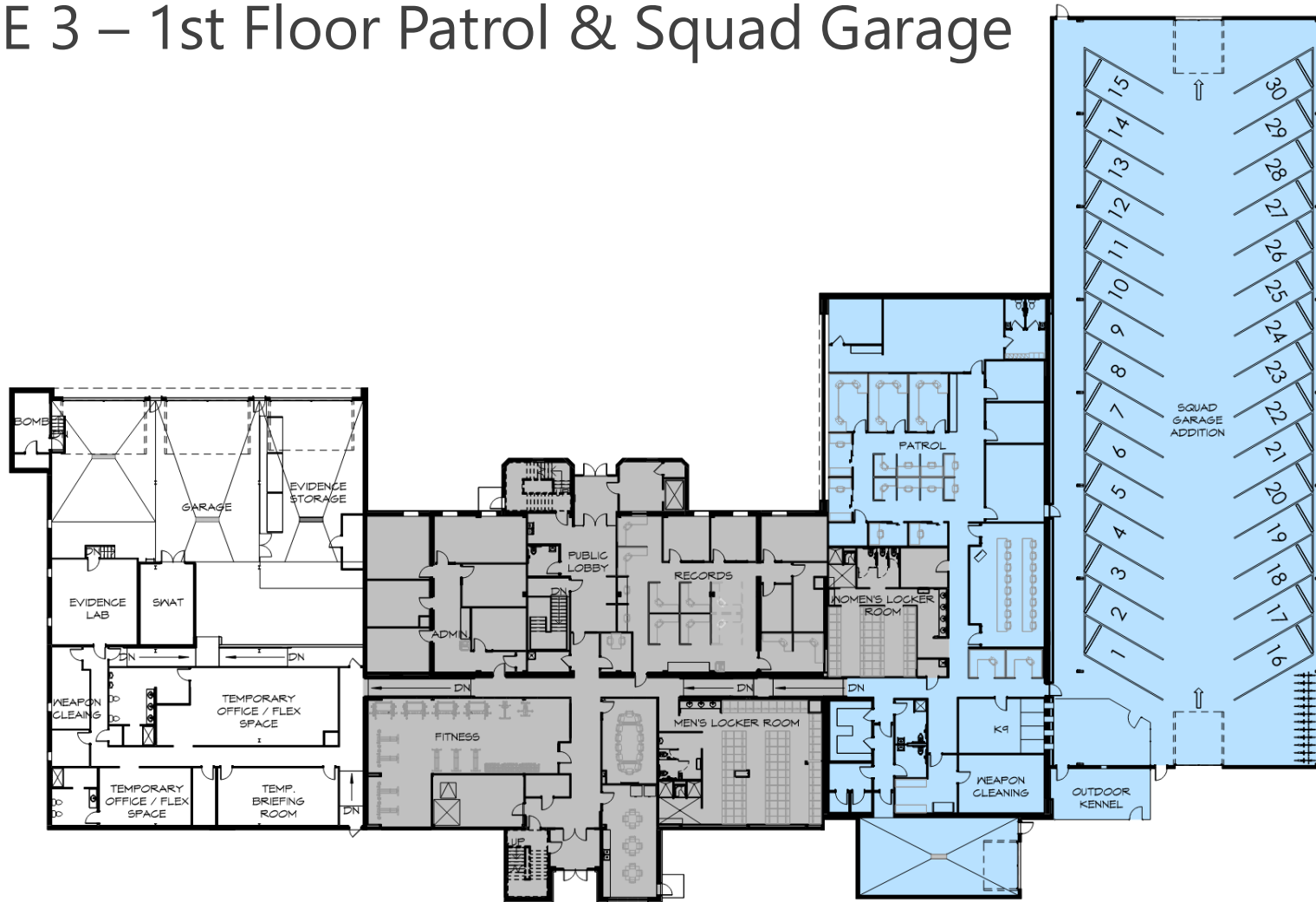
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2nd Floor Plan



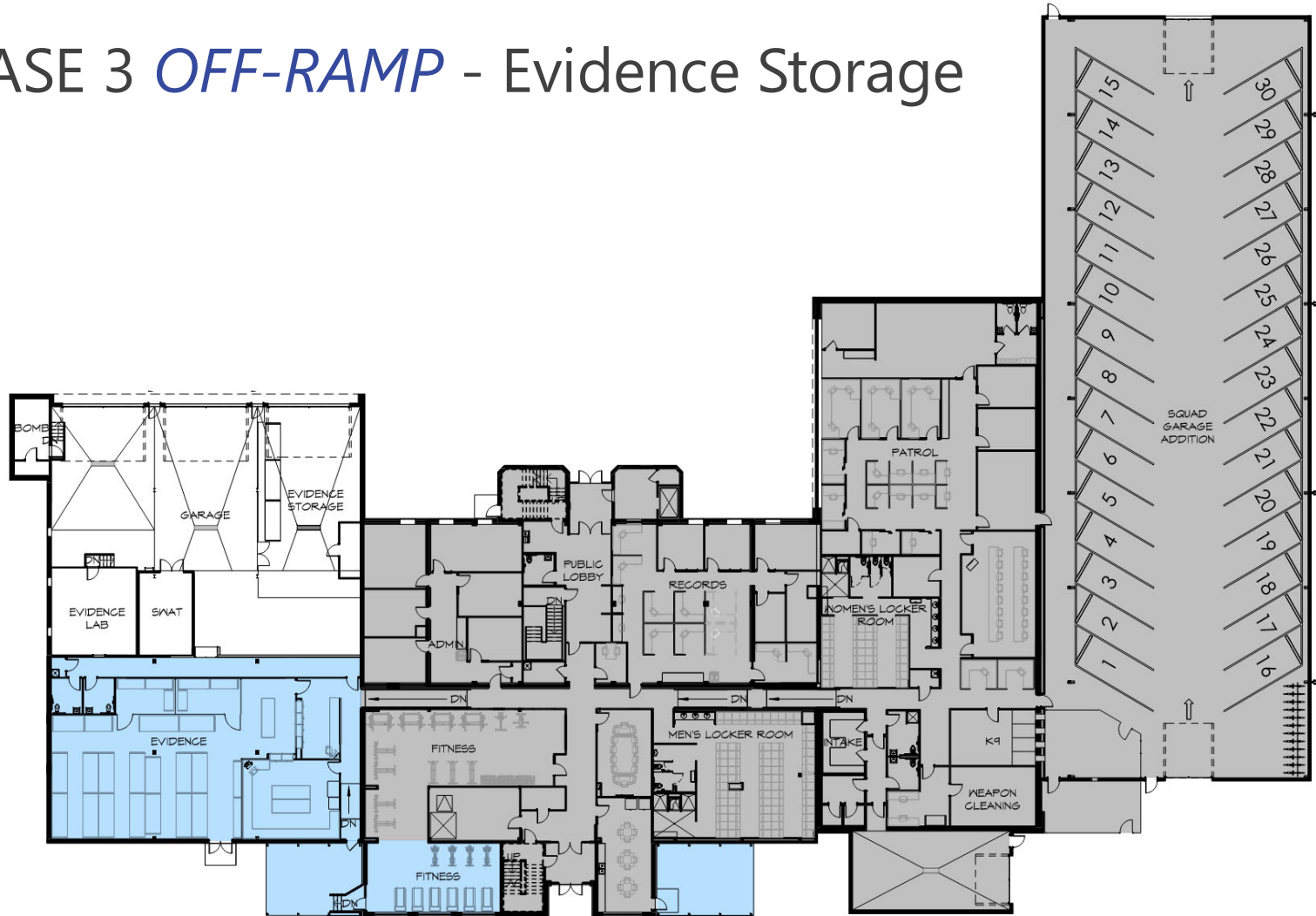
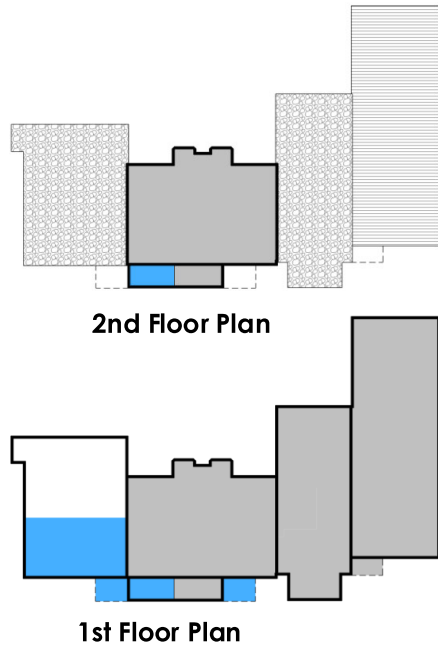
1st Floor Plan



PHASE 3 *OFF-RAMP* - Evidence Storage

Critical Success Factors

- Fiscally responsible & strategic
- Maximize use of Space
- Critical infrastructure
- Officer wellbeing



PHASE 3 - \$3M Budget (\$19M Total)

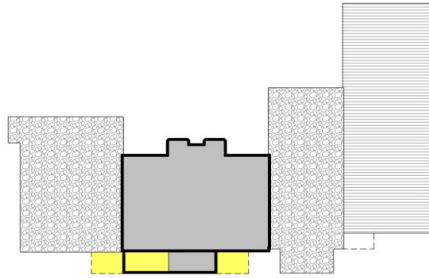
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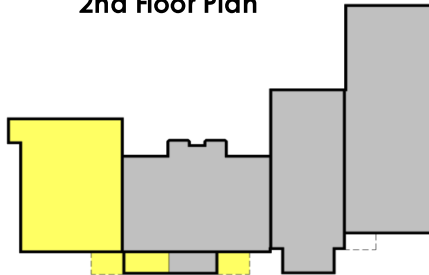
PHASE 4 – Evidence & Special Ops

Critical Success Factors

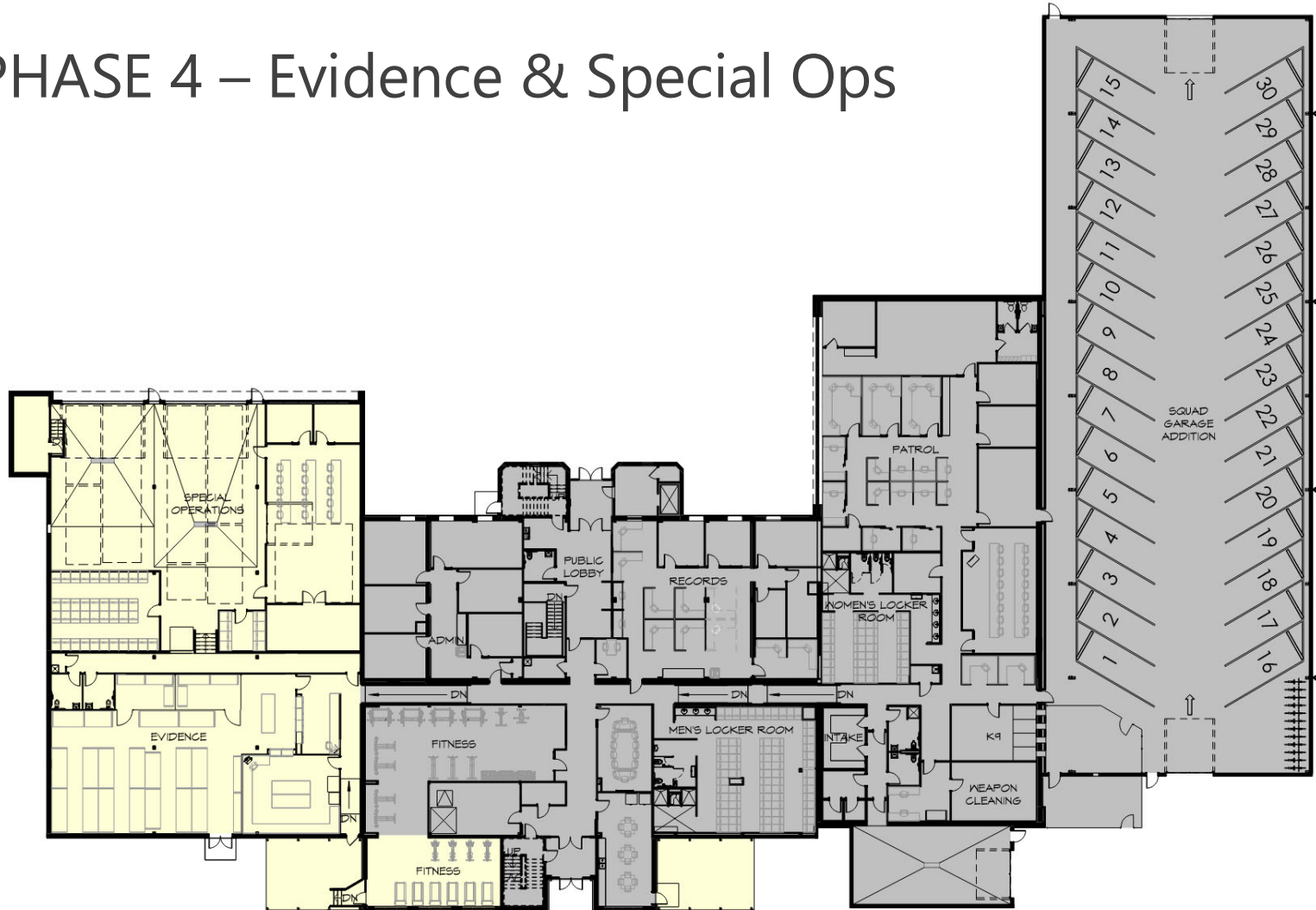
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2nd Floor Plan



1st Floor Plan

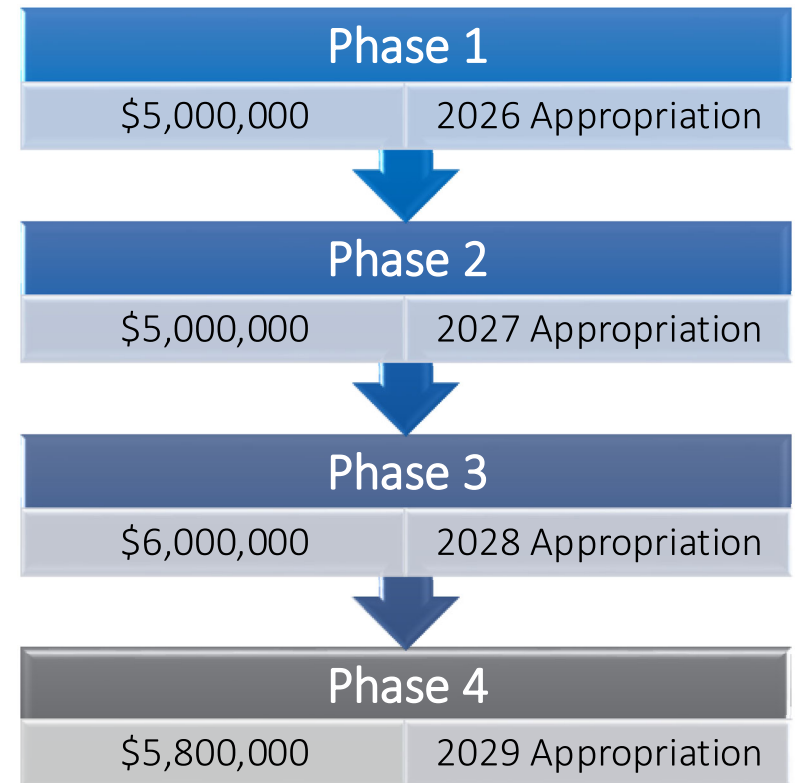


SCHEDULE AND BUDGET CONSIDERATIONS

Estimated Budget (Hard + Soft Costs)

- All phases separate packages
 - Total: \$21,800,000 (37 months)

➡ Alternative: One Bid Package
Total: \$20,800,000 (24 months)

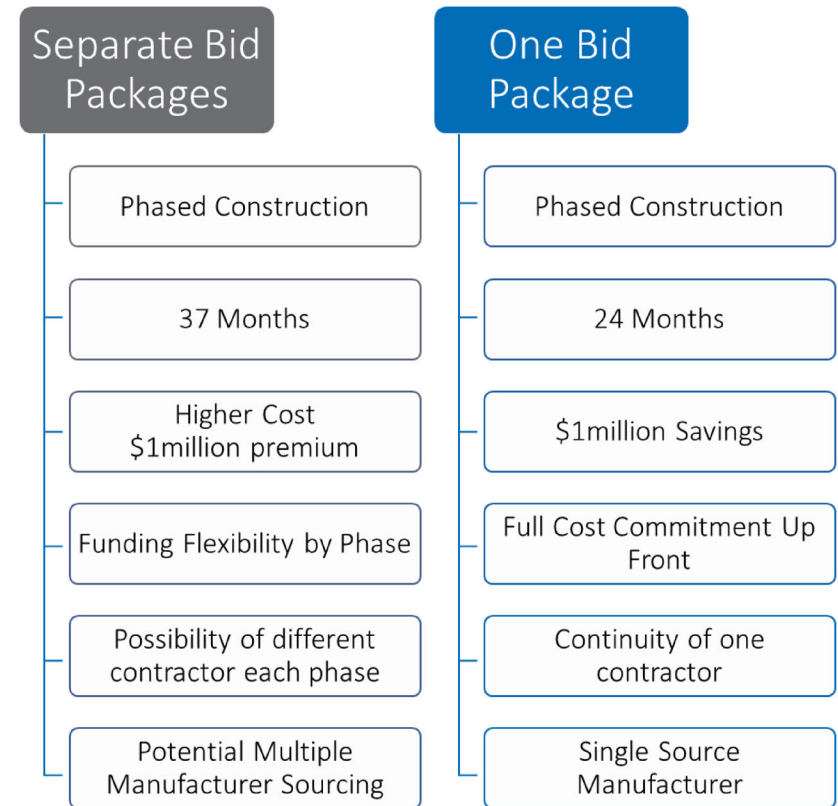


PROCUREMENT CONSIDERATIONS

Separate Bid Packages per Phase

- **\$1 million Premium**
- **Longer construction period**
- **Liability/warranties**
- **System manufacturers**

Alternative: One Bid Package - Shortens duration, lowers total cost, liability/warranty simple, same products, reduces impact to operations



NEXT STEPS

Council Direction

- **Separate Phases or One Project**
- **Approval to move into Design Development for approved phases**
- **Phases 3/4 direction deferred**

