

POLICE FACILITY NEEDS ASSESSMENT

LAWRENCE, KANSAS



WILSON
ESTES
POLICE
ARCHITECTS



City of Lawrence

TREANOR
ARCHITECTS

THE STUDY PROCESS

EXPERIENCE & APPROACH

EXISTING FACILITIES

STUDY FINDINGS

NEXT STEPS

EXPERIENCE



***EXCLUSIVE
DEDICATION
with
LOCAL
COMMITMENT***

**INTERACTIVE
PROCESS
APPLIED
EXPERIENCE**

**METHOD AND
APPROACH**



THE STUDY PROCESS

EXPERIENCE & APPROACH

EXISTING FACILITIES

STUDY FINDINGS

NEXT STEPS

INVESTIGATIONS & TRAINING CENTER

**SEPARATED FROM PATROL,
RECORDS AND EVIDENCE**

**PORTION OF BUILDING NOT
FUNCTIONAL**

**UNDERSIZED /
PROGRAMMATIC ISSUES**

INADEQUATE PARKING

**LACKS EMERGENCY
GENERATOR**

**EXISTING
FACILITIES**

INVESTIGATIONS & TRAINING CENTER

SECURITY ISSUES

**LACK OF SURVEILLANCE
FOR BUILDING PERIMETER
& PARKING AREAS**

DEFERRED MAINTENANCE

**MECHANICAL SYSTEMS,
ROOF/WINDOW LEAK
SHELL / ENVELOPE**

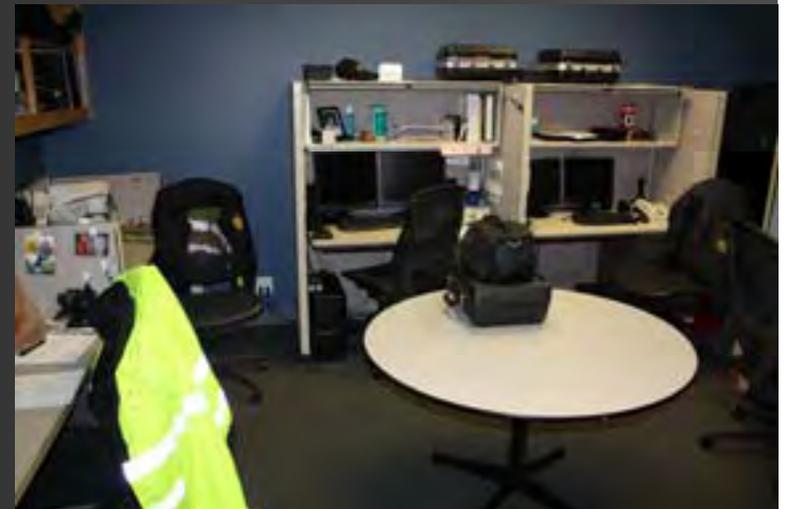
**POTENTIAL ENVIRONMENTAL
REMEDICATION ISSUES**

**EXISTING
FACILITIES**

INVESTIGATIONS & TRAINING CENTER



INVESTIGATIONS & TRAINING CENTER



LAW ENFORCEMENT CENTER

**SEPARATED FROM
ADMINISTRATION,
INVESTIGATIONS AND
TRAINING**

OWNED BY COUNTY

SHARED FACILITY

NO ROOM TO EXPAND

**EXISTING
FACILITIES**

LAW ENFORCEMENT CENTER

**POTENTIAL ENVIRONMENTAL
REMEDATION ISSUES**

SECURITY ISSUES

INADEQUATE PARKING

**UNDERSIZED /
PROGRAMMATIC ISSUES**

**DEFERRED MAINTENANCE
ROOF LEAKS**

**EXISTING
FACILITIES**

LAW ENFORCEMENT CENTER



LAW ENFORCEMENT CENTER



ANIMAL/PARKING CONTROL

REMOTE FACILITY

LOCATED IN DOWNTOWN

HVAC ISSUES

**UNDERSIZED /
PROGRAMMATIC ISSUES**

**EXISTING
FACILITIES**

ANIMAL/PARKING CONTROL



MORTON BUILDING

REMOTE FACILITY

ENVIRONMENTAL ISSUES

SECURITY ISSUES

UNCONDITIONED STORAGE

BUILDING SHELL INTEGRITY

**EXISTING
FACILITIES**

MORTON BUILDING



STONE BARN FIRE STATION

REMOTE FACILITY

HISTORIC STRUCTURE

SECURITY ISSUES

**EXISTING
FACILITIES**

STONE BARN FIRE STATION



COUNTY PUBLIC WORKS SHOP

REMOTE FACILITY

SECURITY ISSUES

CODE/ADA ISSUES

UNCONDITIONED STORAGE

EXISTING
FACILITIES

COUNTY PUBLIC WORKS SHOP



THE STUDY PROCESS

EXPERIENCE & APPROACH

EXISTING FACILITIES

STUDY FINDINGS

NEXT STEPS

COST

HARD COST \$25,157,542

SOFT COST +\$4,161,922

PROJECT COST \$29,319,464

**NEED TO CONSIDER COSTS
FOR SITE ACQUISITION,
CONSTRUCTION DELIVERY
METHOD, ESCALATION AND
FINANCING METHODS.**

CONFIGURATION OPTION #1				
Item	Unit Cost	Quantity	Units	Cost
	216.00	58,837	Sq. Ft.	\$ 12,708,792.00
	147.00	35,811	Sq. Ft.	\$ 5,264,217.00
	100.00	8,591	Sq. Ft.	\$ 859,100.00
	20.00	103,239	Sq. Ft.	\$ 2,064,780.00
	4.00	103,239	Sq. Ft.	\$ 412,956.00
	5.00	103,239	Sq. Ft.	\$ 516,195.00
	1.00%	\$20,896,889	Building/Site Cost	\$ 208,968.00
	210.00	3,979	Sq. Ft.	\$ 835,485.00
			SUBTOTAL	\$ 22,870,493.00
			10% BID CONTINGENCY	\$ 2,287,049.00
			TOTAL HARD COSTS	\$ 25,157,542.00
				\$ 2,012,603.00
				\$ 250,000.00
				\$ 25,000.00
				\$ 50,000.00
				\$ 914,819.00
				\$ 175,000.00
				\$ 200,000.00
				\$ 34,500.00
				\$ 500,000.00
			TOTAL SOFT COSTS	\$ 4,161,922.00
			HARD PROJECT COSTS	\$ 25,157,542.00
			SOFT PROJECT COSTS	\$ 4,161,922.00
			TOTAL PROJECT COSTS	\$ 29,319,464.00
			Escalation Cost 2013 (2012 +4%)	\$ 30,492,242.00
			Escalation Cost 2014 (2013 +4%)	\$ 31,711,931.00

POPULATION AND STAFF GROWTH

<u>YEAR</u>	<u>STAFF</u>	<u>POPULATION</u>	<u>RATIO/1,000</u>
2012	181	92,727	1.95
2032	240	123,214	1.95

SPACE NEEDS

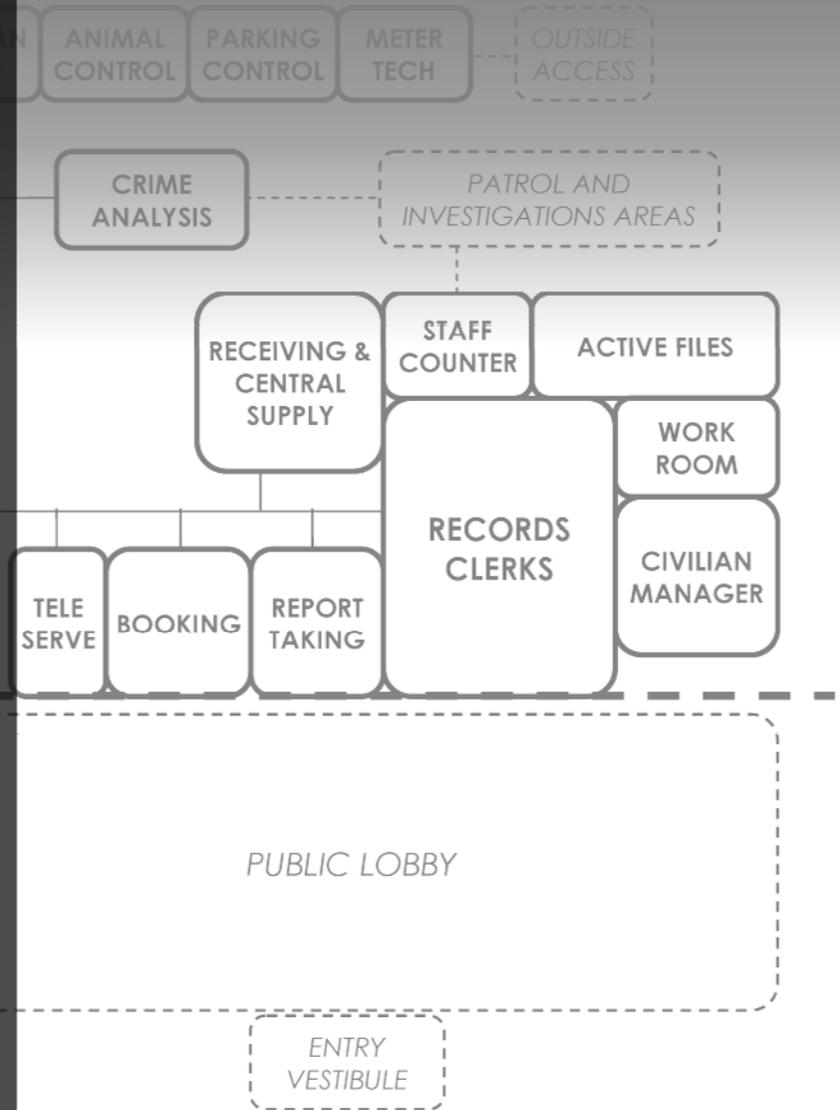
<u>DIVISION</u>	<u>2012</u>	<u>2032</u>
ADMINISTRATION	1,370	1,775
INFORMATION SERVICES	5,475	6,865
COMMUNITY SERVICES	6,260	7,000
PATROL	3,720	4,595
INVESTIGATIONS	6,075	8,529
EVIDENCE/PROPERTY	4,768	6,059
FORENSICS	3,635	3,975
BUILDING SUPPORT	10,035	12,880
GARAGE	20,170	23,470
FIRING RANGE	3,650	3,650
<u>NET SPACE NEEDS</u>	<u>65,158</u>	<u>78,798</u>
<u><i>NET TO GROSS FACTOR</i></u>	<u><i>19,747</i></u>	<u><i>24,441</i></u>
TOTAL SPACE NEEDS	84,905	103,239

ADJACENCIES

DETERMINE RELATIONSHIP
PRIORITIES FOR LAWRENCE
POLICE DEPARTMENT

PRECEDENT TO
DETERMINING HOW
BUILDING MIGHT BE
CONFIGURED

GUIDES FUTURE DESIGN
PHASE SERVICES



BUILDING CONFIGURATION OPTIONS

FOOTPRINT SIZE

OPTION #1 44,350 SF

OPTION #2 39,195 SF

OPTION #3 37,120 SF

BUILDING CONFIGURATION - OPTION #2				
LAWRENCE POLICE DEPARTMENT				
FUNCTIONAL ELEMENTS	BASEMENT		1ST FLOOR	
	NET	GROSS	NET	GROSS
1.0 ADMINISTRATION				
2.0 INFORMATION SERVICES	2,345		2,205	
2.08, 2.15	●			
2.02-2.07, 2.10, 2.11			●	
2.01, 2.12-2.14, 2.17-2.24				
3.0 COMMUNITY SERVICES	260			
3.15, 3.16	●			
3.01-3.14, 3.17-3.20, 3.22				
3.21				
4.0 PATROL	240		4,355	
4.12-4.14	●			
4.01-4.11			●	
5.0 INVESTIGATIONS			8,525	
6.0 EVIDENCE & PROPERTY			6,059	
7.0 FORENSICS			3,975	
8.0 BUILDING SUPPORT	3,635		2,370	
8.14, 8.19-8.23, 8.25-8.29	●			
8.01, 8.05, 8.07, 8.10, 8.16, 8.18, 8.21, 8.25, 8.27			●	
8.02, 8.04-8.13, 8.15, 8.21, 8.24, 8.27				
NET SPACE SUBTOTALS	6,480		27,489	
Accessory Support Space	3%	194		825
Circulation	27%	1,802		7,645
Walls and Unusable Area	9%	763		3,236
1.00 - 8.00 GROSS SUBTOTALS		9,239		39,195
9.0 GARAGE	16,210			
9.01, 9.03, 9.08, 9.09, 9.15	●			
9.02, 9.04-9.07, 9.10-9.14				
10.0 FIRING RANGE	3,650			
NET SPACE SUBTOTALS	19,860			
Walls and Unusable Area	9%	1,787		
9.0 - 10.0 GROSS SUBTOTALS		21,647		
GROSS TOTALS FOR ALL FLOORS		30,887		39,195

PARKING

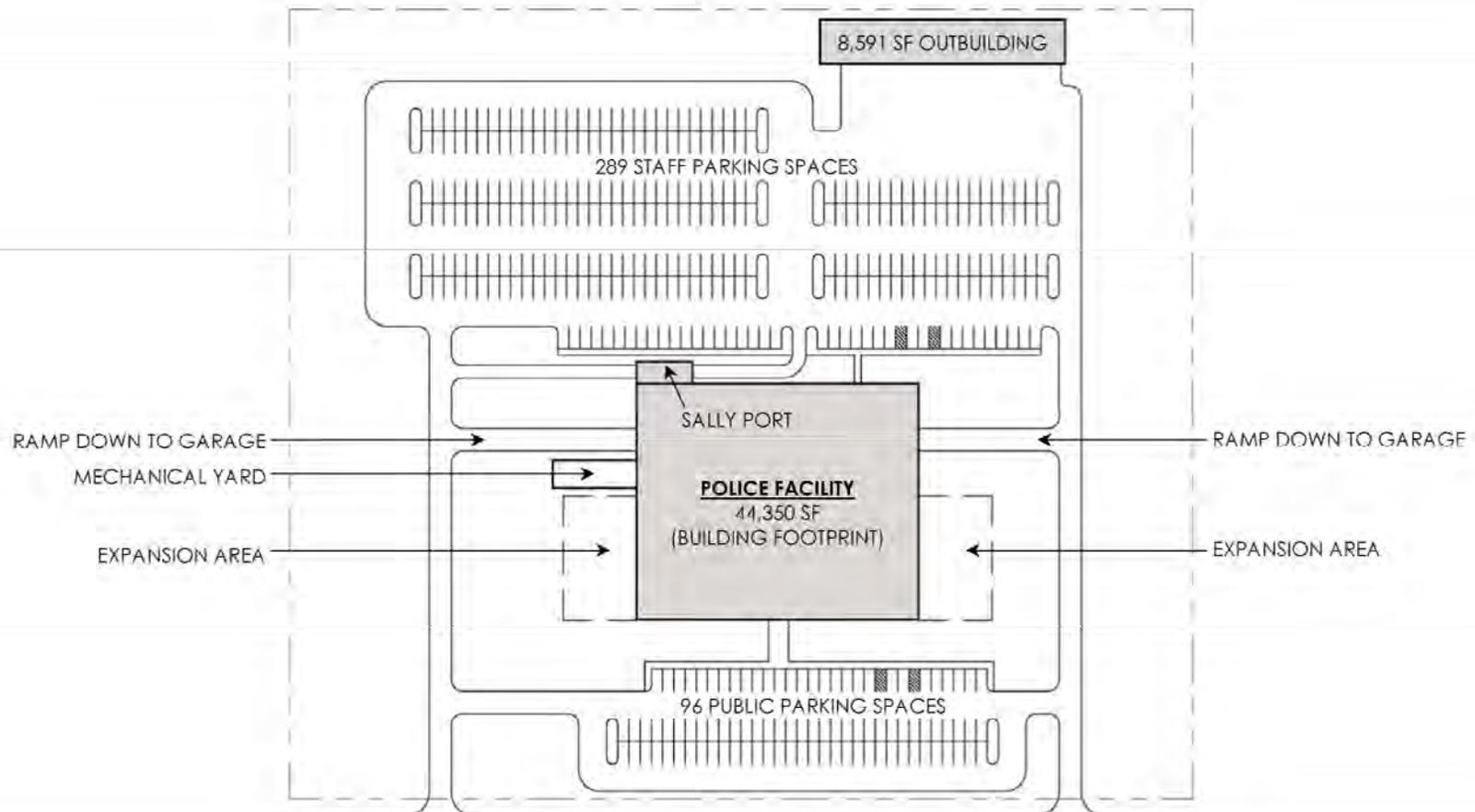
	2012	2032
FLEET VEHICLES	121	153
PERSONAL VEHICLES	156	211
<i>GARAGE PARKING DEDUCT</i>	-59	-69
SUBTOTAL	218	295
<i>VACATION/SICK LEAVE DEDUCT</i>	-9	-13
BASE STAFF PARKING REQ.	209	282
PLUS ACCESSIBLE PARKING	7	7
TOTAL STAFF PARKING REQ.	216	289
PUBLIC PARKING REQ.	93	96

MINIMUM SITE REQUIREMENTS

LOW DENSITY OPTION

BUILDING/OUTBUILDING	52,941 SF
PARKING	154,000 SF
MISCELLANEOUS	7,600 SF
EXPANSION AREA	13,305 SF
OPEN SPACE	341,800 SF
TOTAL SITE NEED	596,646 SF
	13.1 ACRES

MINIMUM SITE REQUIREMENTS



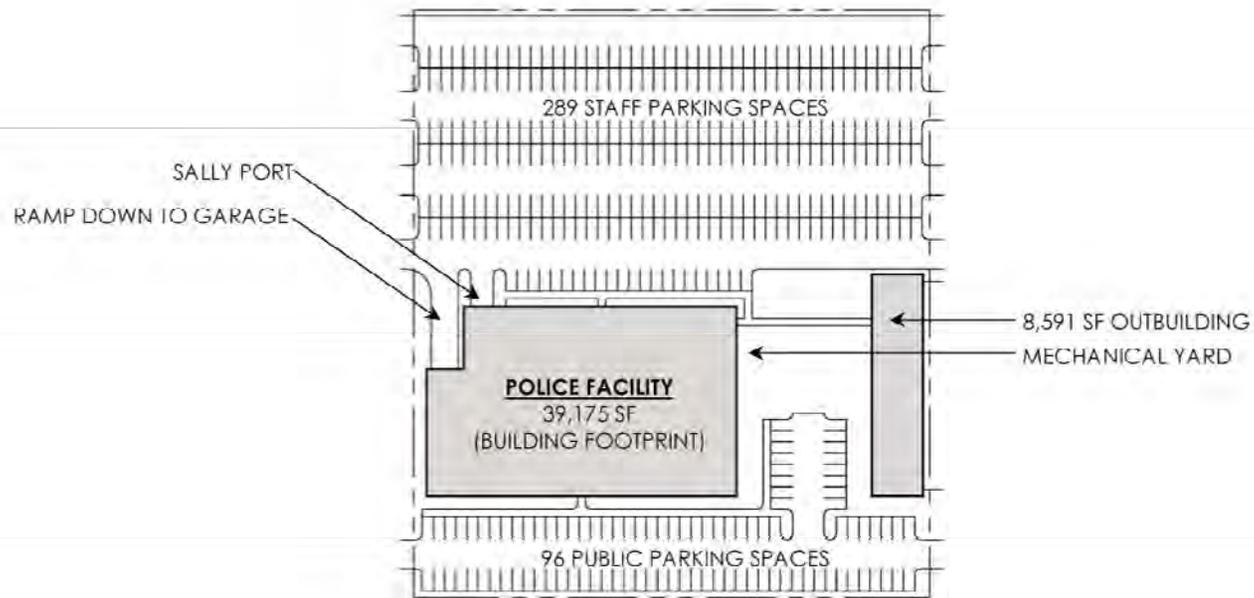
HYPOTHETICAL SITE DIAGRAM
FIGURE 6a - BUILDING CONFIGURATION #1
Low Density Development
(Recommended)

MINIMUM SITE REQUIREMENTS

HIGH DENSITY OPTION

BUILDING/OUTBUILDING	47,786 SF
PARKING	134,750 SF
MISCELLANEOUS	7,600 SF
EXPANSION AREA	0 SF
OPEN SPACE	0 SF
TOTAL SITE NEED	190,136 SF
	4.4 ACRES

MINIMUM SITE REQUIREMENTS



HYPOTHETICAL SITE DIAGRAM
FIGURE 6b - BUILDING CONFIGURATION #2
High Density Development
(Not Recommended)

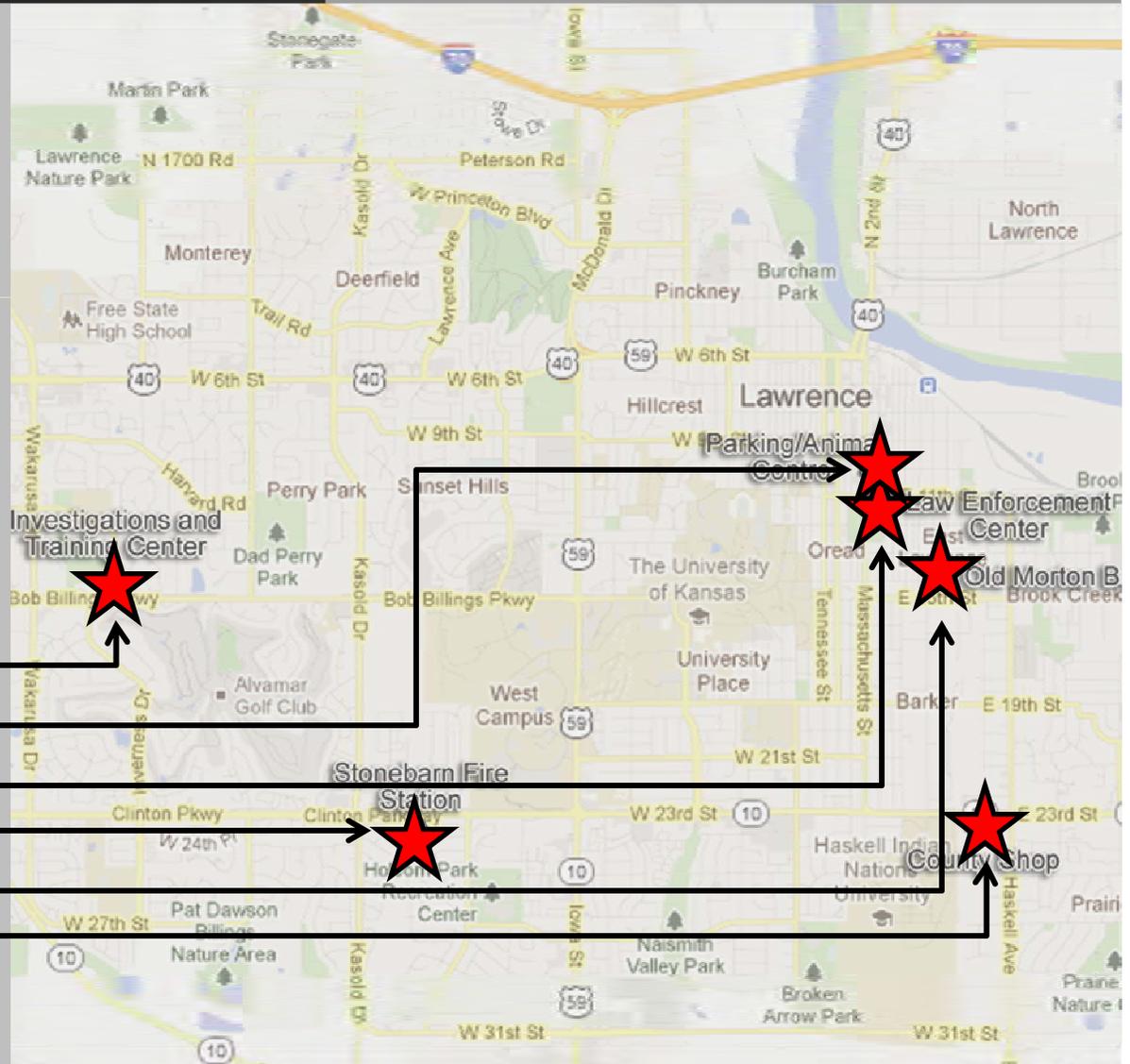
SPACE COMPARISON

STUDY FINDINGS

NET SPACE NEED 78,798
EXISTING NET 37,489
DEFICIENCY -41,309
52%

INEFFICIENCY DEDUCT -20%
ADJUSTED DEFICIENCY 62%

ITC FACILITY	19,841
ANIMAL/PARKING	1,831
LEC FACILITY	9,343
STONE BARN F.S.	1,200
MORTON BUILDING	3,724
COUNTY SHOP	1,550



SPACE COMPARISON

INVESTIGATIONS & TRAINING CENTER

19,841 NET SQUARE FEET
4.1 ACRES

NEED 78,798 SF IN 20 YEARS

**75% OF THE SPACE NEED ...
...NOT AVAILABLE**

WHAT ABOUT...

- ✓ ENVIRONMENTAL ISSUES ?
- ✓ MECHANICAL/ELECTRICAL ?
- ✓ BUILDING SHELL/ROOF ?
- ✓ PARKING ?
- ✓ TERRAIN/SITE ISSUES ?

STUDY FINDINGS

THE STUDY PROCESS

EXPERIENCE & APPROACH

EXISTING FACILITIES

STUDY FINDINGS

NEXT STEPS

SITE EVALUATION

**DEVELOP CRITERIA &
PRIORITIES**

**IDENTIFY SITES FOR
DISCUSSION &
EVALUATION**

NEXT STEPS

MARKETING

DEVELOP TALKING POINTS

PROMOTIONAL MATERIAL

TELLING THE STORY

COMMUNITY INTERACTION

NEXT STEPS

NEXT STEPS

**FUNDING &
PROJECT
DELIVERY
METHODS**



**WILSON
ESTES
POLICE
ARCHITECTS**

and



**TREANOR
ARCHITECTS**