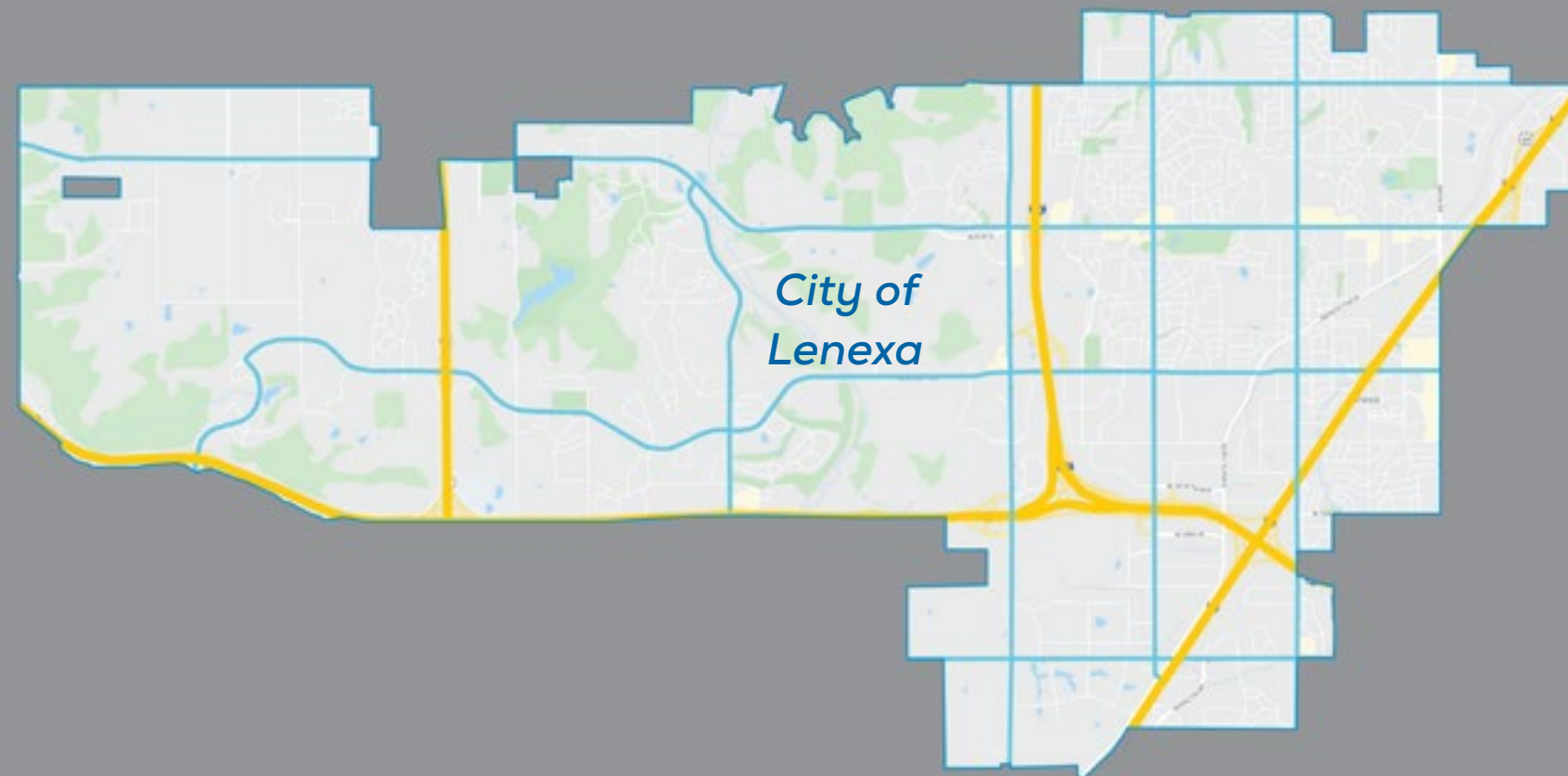




# MASTER PLAN FOR PUBLIC SAFETY

JULY 21, 2020  
FINAL REPORT





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SECTION 1

# EXECUTIVE SUMMARY



### 1.1 — PROJECT BACKGROUND

The Lenexa Police Department and Municipal Court current facilities were constructed in a series of phases beginning in 1980 and continuing through 1994. Police and Court staff has increased. The assigned duties and related space to perform duties has increased. The need for security has changed and best practice security measures need to be implemented. The decision to build a new Police and Court facility for four decades, was made by community leaders, and the dollar value of that decision has been appreciated by City leaders and residents.

The City has grown from a population of 18,000 in 1980, to a 2018 population of 55,000. More changes are anticipated as the City continues to grow toward an estimated “build out” population of approximately 85,000 with corresponding residential, commercial, industrial and other development across the City’s 35 square miles, over the next 20 to 25 years. As it had in 1980, the time has come again to assess the facility needs, study planning alternatives, develop a budget, and proceed with a plan to accommodate the facility needs for the Police Department, Municipal Court and IT Department.



### 1.2 — COMMISSION

The City has commissioned the PGAV / MWL team to work with Deputy City Manager, Todd Pelham, Police Chief, Tom Hongslo, Court Administrator, Nicole Armstrong, and the Director of IT, Jerry Swingle along with their staff, to analyze and understand facility needs and the capacity of current facilities to accommodate those needs. The planning team has used the facts learned to develop and prepare alternative plans for the City to consider. These plans project budget for facilities to accommodate the Police Department, Municipal Court and IT.

This report provides a synopsis of the process and outcomes. It serves to document the findings, illustrate the alternatives studied and describe the conclusions reached. We believe the contents of this study report will allow the City to understand the alternatives for meeting the need and make informed decisions as to how to move forward with a design and construction project to accommodate the facility needs that are now identified. The study provides useful facts and concepts to inform the process of planning, funding, constructing and occupying a new facility.

### 1.3 — PREVAILING QUESTIONS

It is the purpose of this study to define the Police, Court and IT facility needs for a building and site in a thorough manner that will provide well-substantiated answers to four Prevailing Questions.

- How big a facility is needed to accommodate each departments' functions?
- Where should the facility be located?
- How can a facility be successfully configured on property owned by the City?
- How much will the project cost?

### 1.4 — MEASURES OF SUCCESS / CRITICAL SUCCESS FACTORS

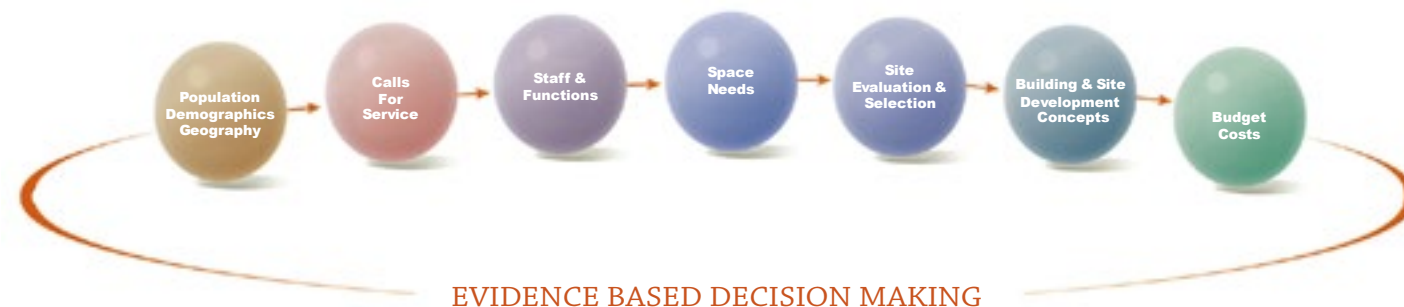
This list of Critical Success Factors was established in early project meetings as an objective set of criteria by which project success will be measured. The factors identified are a select list compiled and agreed to by a diverse set of key project decision makers. Project success will be judged at each project milestone based on how well these factors, considered critical to project success, are being addressed.

- Building space and parking accommodation
- Efficient and effective functional adjacencies / operational flow
- Facility Location efficiency
- Effective security planning
- Civic Use / Presence
- Sustainability / Longevity
- Impact on operations during construction
- Cost / Value for money

### 1.5 — PROCESS

MWL's process of planning for new police facilities has been developed and used successfully for 30+ years, on over 300 public safety projects. Our goal is to engage with key City Administration leaders, police and court staff as we work to gain an understanding of the community, the Police Department Calls for Service and Workload, and number of estimated future staff. We use the facts we discover to determine the amount of space needed.

Using the Space Needs outcome, we have developed building and site planning concept plans. The concept plans are used to achieve optimized operational adjacency and flow for the site and building plans for the PD, IT and Municipal Court. The concept plan alternatives form the basis for a cost estimate and project budget.





### 1.6 — PUBLIC OUTREACH

The City has publically engaged the citizens of Lenexa through several communication outlets including the following:

- Social Media - Facebook, Nextdoor, Twitter
- TV Coverage - KSHB, KMBC, WDAF
- Shawnee Mission Post Coverage
- Town Talk
- City Web Page Feedback Form - 27 Responses
- City Open House - 45 Attendees, 4 Public Tours



## 1.7 — CONCLUSION AND RECOMMENDATIONS

This report will echo the advantages and disadvantages recorded in recent presentations at Council Meetings in September and December of 2019 and the Community Forum in January of 2020.

### Existing 87th Street Site: New Building

- Multiple phases necessary to accommodate continuous operations
- Significant impact to on-going operations during construction
- Very limited capacity for future building expansion and parking
- Very limited on-site space for construction staging
- Stormwater management underground vs. surface, is more costly
- Estimated Cost is approximately 8%-10% higher, partly due to phasing

### New Prairie Star Pkwy Site: New Building

- Single phase project is possible – No impact to on-going operations
- Multiple options available for future building expansion and parking
- Adequate on-site space for construction staging
- Adequate land area to accommodate stormwater management
- Site centrally located for police service calls and equipment access
- Cost approximately 8%-10% lower compared to phased project on existing site

Based on these prominent advantages and disadvantages, the planning team recommends a new facility be designed and constructed on the land owned by the City at the Prairie Star location. We believe a new facility at this location will equip the Police Department, Municipal Court and IT to serve Lenexa's residents and visitors across the 35 square miles of the City over the next 20 to 25 years with optimized efficiency and effectiveness.

## 1.8 — NEXT STEPS

Next steps in the project process:

- City Council Acceptance of Final Report
- Select Preferred Project Delivery Method
- Select Architect / Engineer Design Team
- Authorize A/E to Proceed With Design

SECTION 2

**Existing Facilities Analysis**



**2.0 - OVERVIEW**

The existing site and building was studied to determine the feasibility of its reuse. It was determined that reutilization of the existing building would not hold the required program, as diagrammed on the following pages. In addition, the required secured parking for police operations would not fit to the north of the existing building complex with the addition of structured parking to accommodate full build out of future and present parking requirements. Further study, showed that program for building and site would fit at this campus, but would necessitate rebuild of complex to ensure best organizational and functional layouts. Having come to an understanding of the facts regarding space needs and existing facilities, the planning team was commissioned to propose a concept plan to meet the needs on the current site, and an alternative concept plan to meet the needs on a new site.

87th Street Campus	Current Building Area (square feet)	Parking		Staffing Authorized
		Staff / Visitor / Public		
<b>POLICE DEPARTMENT</b>	<b>44,745</b>	<b>108</b>	<b>10</b>	<b>149</b>
• 87th Street: Upper Level	16,883			
• 87th Street: Lower Level	22,557			
• Offsite Storage & Support (Adj. to Fire Station 3)	5,305			
<b>MUNICIPAL COURT</b>	<b>8,416</b>	<b>13</b>	<b>60</b>	<b>13</b>
IT	4,619	12	2	12
LIVEWELL	2,910	4	3	4
FORMER CITY HALL (unoccupied area)	34,467	23	77	--
<b>TOTAL BUILDING AREA</b>	<b>95,157</b>			

2.1 - EXISTING FACILITY CONFIGURATION



ORIGINAL POLICE FACILITY . . . . . 1980  
 ORIGINAL CITY HALL . . . . . 1980  
 MUNICIPAL COURT . . . . . 1994  
 CITY HALL ADDITION . . . . . 1996

Site Area: 10.4 acres  
 Total Building Area: 89,851 S.F.

EXISTING BUILDING USE

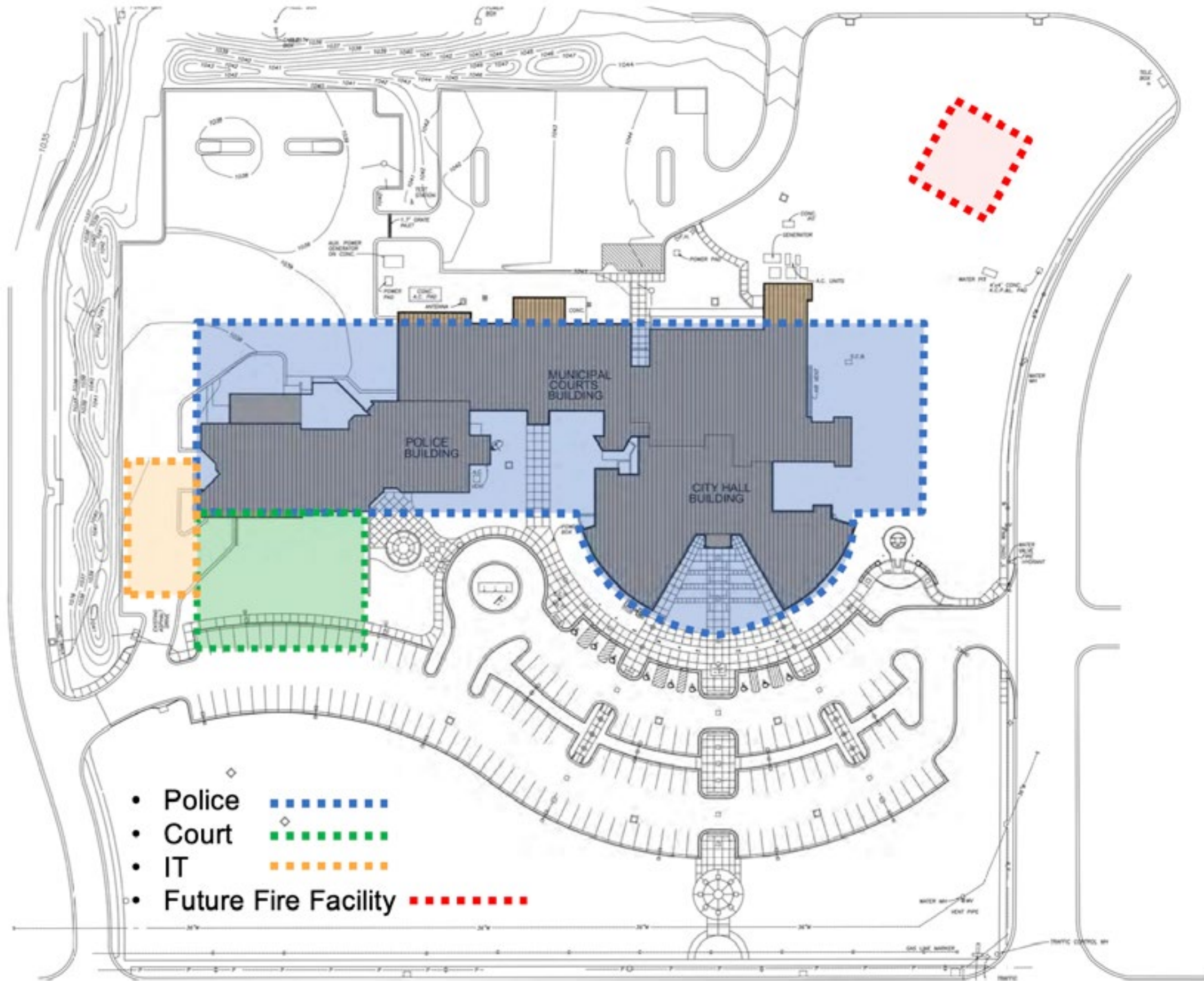
- Police Department
- Municipal Court
- Unoccupied (City Hall)
- IT
- LiveWell



Upper Level



Lower Level



Space Accommodation:  
95,157 to 136,356 square feet

Parking Accommodation:  
312 to 391 total space



**2.2 - ESTIMATE OF PROBABLE COSTS**

As part of this process, our team completed an assessment of the existing buildings and site, including evaluating condition of space, maintenance requirements and replacement needs. Items were categorized as needed repair/maintenance costs or as renovation costs. It was determined that some repair/maintenance costs may be required in the interim while a new public safety complex is constructed, regardless of which location concept is chosen.

**City of Lenexa - former City Hall, Current Police and Courts Facility**

Item	Scope	Repair/Mainten. Cost	Renovation Cost	Total Cost
<b>Architectural and associated Plumbing &amp; Electrical Costs</b>				
1	New Roof System	\$1,709,033		
2,3 & 5	New windows at Main Hallway, fixed glazing and logo at entry and new doors at entry vestibule	\$178,789		
4	Power Wash & Seal Exterior Masonry walls	\$ 78,212		
6	New Concrete for Rear Entrance	\$ 73,688		
7	Repaint Metal Railing at Back entrance	\$ 2,262		
8	Repair Foundation Leaks	\$ 45,247		
9	Repaint former City Hall building		\$ 103,421	
10	Replace acoustical ceiling panels through former City Hall building as well as Police and Courts Facilities		\$ 439,540	
11	Upgrade lighting from fluorescent to LED		\$ 934,021	
12	Replace Carpet at Former City Hall Administratin Area		\$ 129,276	
13	New Furniture and Cubicles		\$ 1,221,661	
14	New Switchgear	\$ 659,309		
15 & 17	Repair Underground drain for front gutters and repair front entry sidewalks	\$ 72,912		
16	Repair Rear Parking Area	\$ 145,759		
18	Fountain Needs to be repaired.	\$ 51,711		
19	Refinish all interior doors		\$ 46,863	
20	New Rear Entry Door operator	\$ 2,586		
21	Install Snow Guards at Rear Entry	\$ 5,817		
22	Restroom Refresh		\$ 478,646	
23	Repair General Plumbing Issues throughout building	\$ 219,770		
24	Addition of Courts (1500 SF)		\$ 750,000	
	<b>Sub Total</b>	<b>\$ 3,245,094</b>	<b>\$ 4,103,428</b>	<b>\$ 7,348,522</b>
<b>Mechanical, Electrical and Plumbing Costs Only</b>				
	MEP Existing City Hall Building	\$ 1,104,100		
	MEP Existing Police Department Building	\$ 693,500		
	MEP Existing Courts IT Building	\$ 185,100		
	<b>Sub Total</b>	<b>\$ 1,982,700</b>		<b>\$ 1,982,700</b>
	<b>Total</b>			<b>\$9,331,222</b>



SECTION 3

**Police Facilities Best Practices**



3.0 - SIMILAR FACILITIES



Gardner KS Police & Courts



Glen Ellyn IL Police



Aurora IL Police & Courts



Leawood KS Police & Courts



Arlington Heights IL Police



North Aurora IL Police

Visiting recently built, comparable police facilities was an important and beneficial step in the planning process. A trip to Chicago afforded the team an opportunity to visit example projects in five separate communities over a two-day period. The team toured Police Facilities in Aurora, Glen Ellyn, Arlington Heights, North Aurora and Oswego. The projects showed many features, planning and design concepts and technical details that were applicable to a new Police Municipal Court and IT facility for Lenexa.

The planning team also toured recently completed police and court facilities in Leawood, Gardner and Blue Springs. These projects also included features, planning and design concepts and technical details that were applicable to a new Police Municipal Court and IT facility for Lenexa.

These projects, all constructed in the past several years, made evident how much contemporary police facility design has changed since Lenexa’s original facility was designed 40+ years ago. The buildings toured have many planning concepts and technical features in the police staff work areas that respond to the need for efficiency and effectiveness.

Project Completion	COMMUNITY	COMMUNITY COMPARATOR		
		Population	Land Area square miles	PD Staff FTE
	City of Lenexa (Yr 2019)	53,553	34.05	149
	City of Lenexa (Yr 2040)	85,000	34.05	236
2018	Leawood Justice Center	34,659	15.11	84
2016	Blue Springs Public Safety Building	54,945	22.36	140
2012	Shawnee Justice Center	65,513	41.87	118
2010	Olathe Police (Expansion)	137,472	60.94	228
2016	Overland Park (Fire Station & Police Sub-Station)	191,278	75.14	331

### 3.1 - OFFICER TRAINING

There are several components to each Police Department training program that are commonly being included in new police facilities. These components respond to the need to keep officers proficient and sharp in the skill sets they will use as they carry out their daily duties. Classroom training from new computer applications, to a host of specialized skills officers will gain to better serve the safety needs of a diverse resident and visitor population. Defense and arrest tactics need to be learned and available to be put to use with seconds of notice. Firearms proficiency skills and other use of appropriate force skills are essential. Simulation training that employs digital technology has also gained usefulness in many training programs.

Professional training instructors help officers be prepared for how and when use of appropriate force may be needed. Trainers also help hone officer skills for how to deescalate tense situations. In addition, training helps police records staff, emergency communications staff, supervisory staff and staff that deploy technology to do their jobs with excellence.

Training is important for another reason. Young officers have been motivated to choose a police department that offers a robust training program. The reason is simple; good training protects them and the citizens they serve. In an era when each municipality may find themselves competing for new recruits with other communities, the department with a well-equipped training program can be a distinct benefit for the community. Lenexa prides itself on providing the best training that serves to protect all of its employees and its citizens.



Classroom



Weapons Training



Defense Training

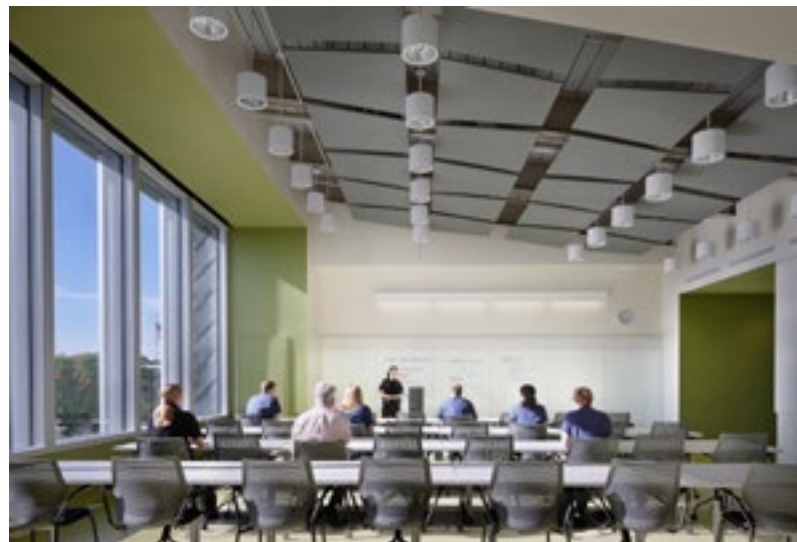
### 3.2 - COMMUNITY ENGAGEMENT

The buildings toured each allowed the police departments to provide excellent customer service with a user-friendly public lobby. Each building has a Community / Training room that facilitates the police department to serve and engage with community members as they practice the “Community Policing” philosophy that strengthens communication and a sense of partnership between the PD and community

residents. These rooms off the public lobby are consistently used for meetings with community groups. The room also serves to meet the need for on-going training for police staff.



Multi-Purpose Room



Multi-Purpose Room



Multi-Purpose Room

### 3.3 - OFFICER SAFETY

Police officers have chosen to put themselves in potentially harmful situations to protect others. Their training teaches them to manage risks to their safety, and they routinely have opportunity to call for backup when risky incidents arise, sometimes without notice or forewarning. In police building design, the focus is also to minimize risks to officer safety wherever possible. Our focus on police facility design for 30+ years has taught us to prioritize the importance of officer safety from the initial concept design through to the execution of the design and construction details.

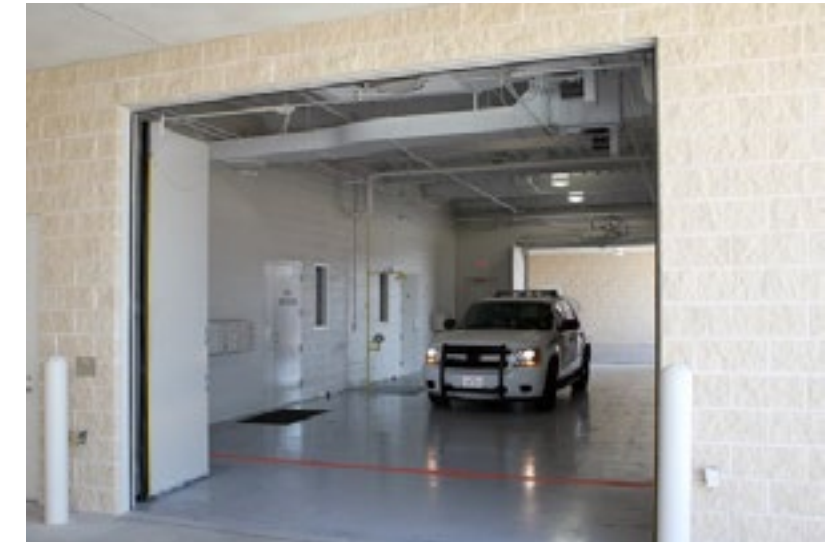
There are areas of the building, to include the Arrestee Processing area and Interview Rooms, that are known to have higher risk due to potential physical conflict with uncooperative persons in custody. In these areas proven best practices for design for officer safety and getting the details right are especially important. It is important for the details of the design in these areas to be carefully reviewed with officers who will work in the area to help determine the most advantageous ways to protect officer safety.



Arrestee Booking



Arrestee Interview Room



Vehicle Sally Port

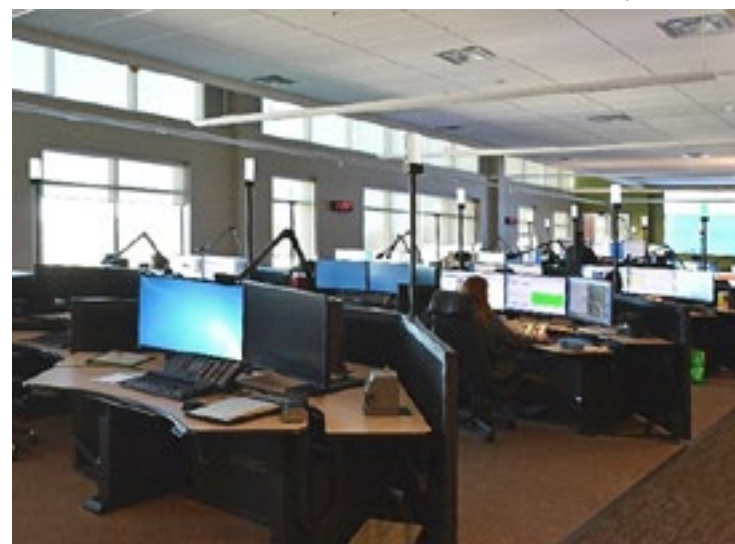
### 3.4 - COMMUNICATIONS CENTER

The 911 Communication Center is a “mission critical” area. It needs to function continuously over the life of the building, even during extreme weather events and crisis events of human instigated causes. People in Lenexa depend on the resiliency and responsiveness of the professionals that operate the 911 Center, often in situations that have the potential to save both civilians and officers' lives.

The purpose-designed nature of this work area relies heavily on technology, functionality and a safe, protected environment. There are design standards and best practices for the design of this area that have been taken into account in the Master Plan work effort. The prime directive is that this center continue to operate and provide service across the city before, during and after, whatever incidents may come.



Communication Center



Communication Center



Communication Center

### 3.5 - PROPERTY AND EVIDENCE

Property and Evidence collection, processing and storage is a function of the police department that has evolved a great deal over the last 10 to 20 years. The use and increasing effectiveness of Forensic Evidence sciences to identify persons involved in crime incidents has become an essential tool in the hands of Police professionals. It is anticipated that the sciences will continue to evolve and increase in effectiveness.



Evidence Preparation



Evidence Lockers



High Density Evidence Storage



Evidence Processing

The need for integrity of the “chain of evidence” has brought forward best practices and policies that validate and verify evidence linked to each criminal incident that will likely become a court case. Integrity of evidence handling procedures is crucial to the delivery of justice in court cases. The Space Needs Assessment and conceptual planning work efforts of the Master Plan have considered and addressed this important function.

### 3.6 - OPTIMIZED ADJACENCIES

Highly efficient and effective operations for all Police Department functions can be achieved through careful and thorough planning. The diverse functions the Police Department carries out its duties to perform, vary a great deal from area to area of the building. The Arrestee Processing area is completely different from 911 Communications, as Property and Evidence collection, processing and storage is from Detective, Patrol and Traffic officer work areas. It is important to design each unique area of the building to respond to the purposes and duties of police staff who will work in each area.

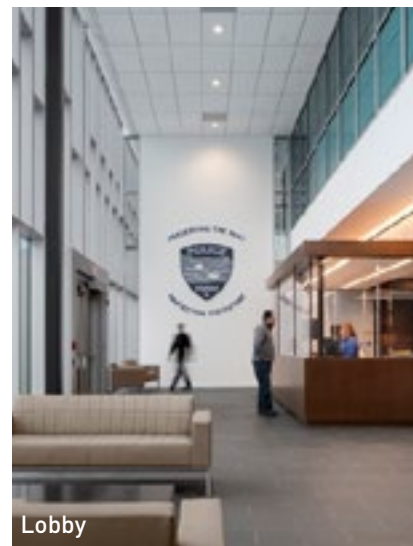
Effectiveness and efficiency can be enhanced by planning the building in such a way as to bring all the diverse work areas together, to allow the Police staff to provide services to the community as “One Team”. This potential to enhance communication and collaboration among staff of all duty assignments has been considered in depth and integrated in the work of the Master Plan.



Locker Storage



Arrestee Processing



Lobby



Officer Work Area



### 3.7 - CENTRAL LOCATION IN THE COMMUNITY

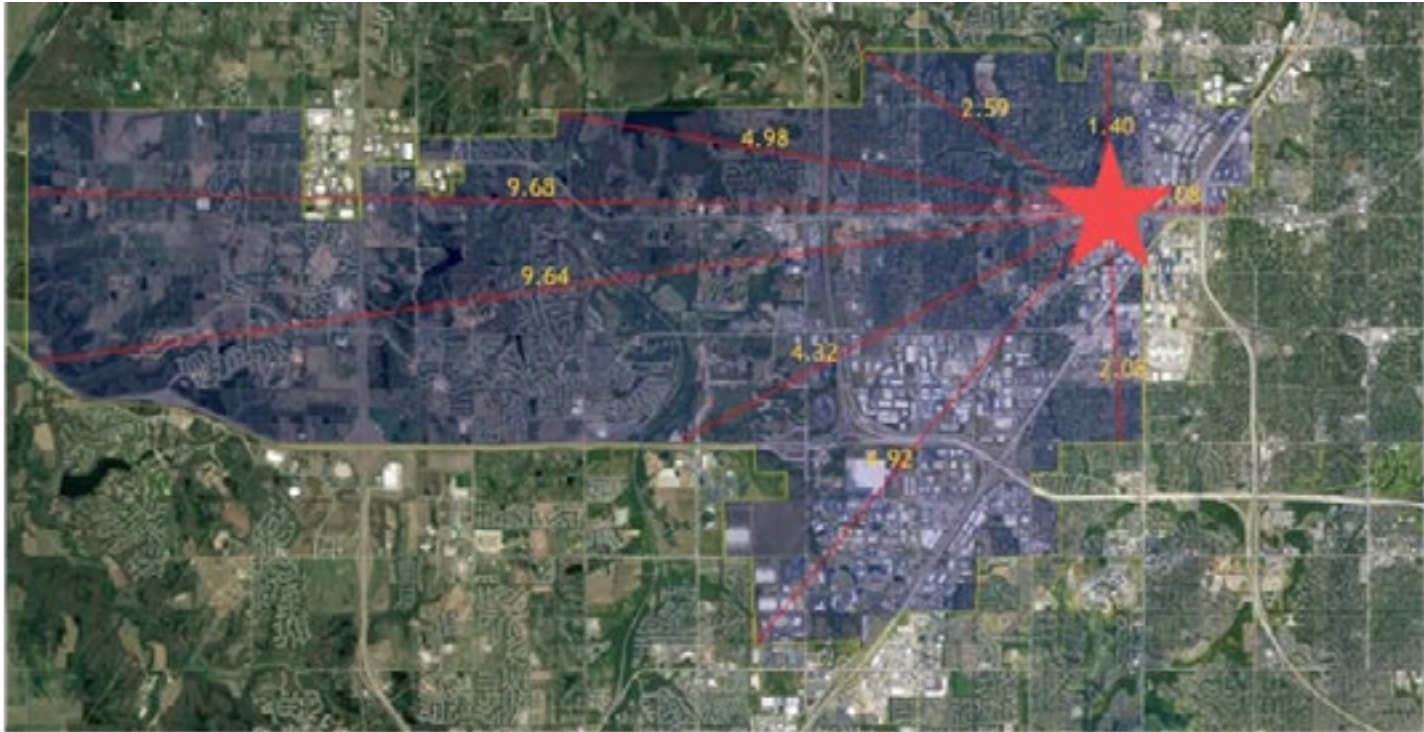
When a Police facility is located in a central location within the geographic footprint of the community they serve, there are three primary benefits and advantages.

Access to the Police facility for residents who dwell in any part of the community allows access to services that each resident should have. A central location serves this function well.

Access for Police staff to respond to an urgent need for police services at any location in the community is important. It is understood that police officers on duty carry out their assignment by patrolling assigned designated districts within the community and these officers will be the first to respond to an urgent incident. However, most officers “call for backup” as a standard protocol to provide an appropriate response. Often the backup comes from the police facility. It is not uncommon for officers to go back and forth from the police facility to the scene of an incident as the incident evolves over a period that may last for minutes but can take several hours to fully process the scene of the incident. In such situations, time is critical. A facility located central to the community gives officers the best opportunity to provide expeditious response.

There are many precedents of the advantages of a central location as has been in many suburban communities, including the example facilities visited by the planning team. It is noteworthy the three other communities in Johnson County have decided to build new police facilities in a central location in recent years. In each case, the new facility replaced an older facility that was located near to the edge of the community. The maps shown here demonstrate the precedent that has been set in Leawood, Shawnee, and Overland Park.

The orange numbers in the diagrams below represent travel times from the police department to the designated perimeter of the city.



Existing Site Location - Lenexa Police Department

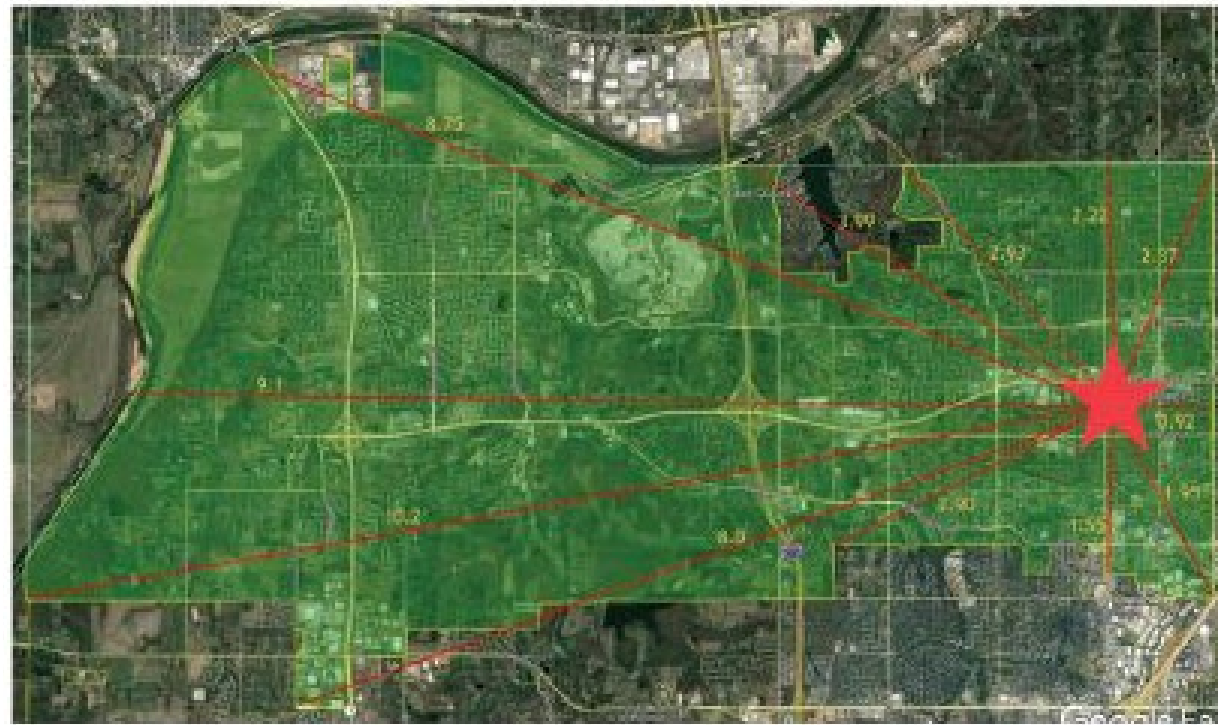


Test Site Location - Lenexa Police Department

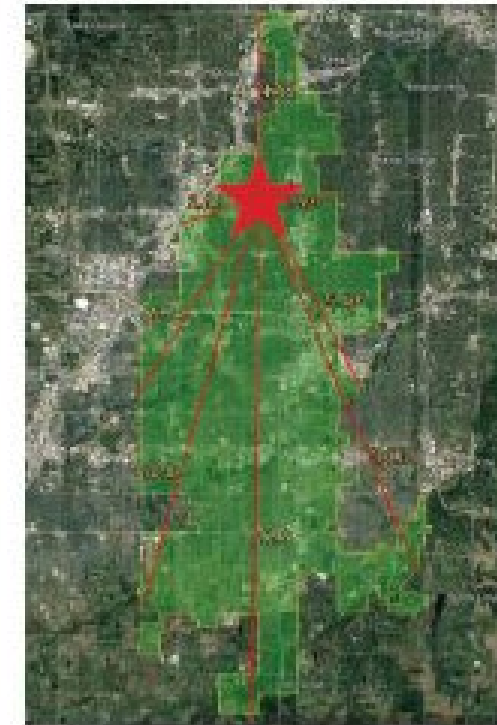
3.8 - ADJACENT CITIES RELOCATION



**LEAWOOD**  
Police Old Location



**SHAWNEE**  
Police Old Location



**OVERLAND PARK**  
Police Old Location



**LEAWOOD**  
Police New Location



**SHAWNEE**  
Police New Location



**OVERLAND PARK**  
Police New Location

SECTION 4

**Space Needs 2042**



4.0 - SUMMARY

One of the prevailing questions to be answered by the Master Plan is: How much building space is needed to accommodate the current and future needs of the Police Department, Municipal Court and IT Department? Put simply, the answer is PD – 104,500 sf, Court - 12,500 sf and IT - 6,100 sf. This section of the report shows the expanded outcome of the master plan process that has been conducted to determine well substantiated answers to this question. The process included requests for input from staff that work in all sections and units of the police department. Staff completed surveys tailored by the planning team to request input for the unique requirements of each duty assignment. The surveys were followed by interviews with staff who completed surveys. The combination of survey responses and staff interviews provided the planning team with instructive insight that was used to determine appropriate

space allocation for each section and unit of the PD. This process was also used for Municipal Court and IT. The deliverables of this work are the list of staff members, parking needs, spaces, sizes and detailed requirements for each section. Adjacency diagrams for each area were created, reviewed with staff members, edited based on input received. Sample adjacency diagrams are included in this section of the report.

A summary of the Space Needs for Police is included here, along with a detailed breakdown of needs for key groups of spaces including Public Access, Communications, Patrol and Arrestee Processing. A detailed list of spaces is included for Municipal Court and IT.

Space Needs Assessment Summary PRIMARY POLICE FACILITY																		
Milestones	Authorized		Staffing Projection						# of Parking Spaces			Existing Building Area	2022	2032	2042	Remarks		
	2019	2022	2022		2032		2042		Public	Fleet	Staff							
	SW	NS	SW	NS	SW	NS	SW	NS										
1	0	0	0	0	0	0	0	0	50	0	0	1,040	5,708	5,708	5,708			
2	1	12	1	12	1	19	1	25	3	1	10	972	1,706	1,766	1,766			
3	5	1	5	1	5	1	5	1	2	5	1	1,858	2,391	2,391	2,391			
4	1	0	2	0	3	0	4	0	0	4	4	216	530	610	690			
5	4	0	4	0	5	0	6	0	0	6	6	285	510	570	630			
6	0	5	0	6	0	7	0	7	0	0	7	374	1,341	1,341	1,341			
7	66	2	66	2	89	2	109	2	0	66	65	2,979	8,427	8,487	8,847			
8	0	0	0	0	0	0	0	0	0	0	0	2,530	6,415	6,415	6,415			
9	3	0	3	0	3	0	3	0	0	3	3	135	240	240	240			
10	5	0	5	0	6	0	7	0	0	7	7	240	740	820	900			
11	15	1	15	1	20	1	25	1	0	23	26	4,814	4,900	5,220	5,540			
12	1	17	1	17	1	23	1	29	0	0	14	1,920	3,807	4,308	4,552			
13	0	0	0	0	0	0	0	0	0	0	0	2,905	5,292	5,861	6,793			
14	0	0	0	0	0	0	0	0	0	0	0	848	1,736	1,736	1,736			
15	0	0	0	0	0	0	0	0	0	0	0	2,270	2,739	2,739	2,739			
15	0	0	0	0	0	0	0	0	0	0	0	5,305	0	0	0	Adj. to FS 3		
16	Subtotals		101	38	102	39	133	53	161	65	55	115	143	28,691	46,483	48,213	50,289	Department Gross Area
22	Gross Area Totals											32,102	57,639	59,784	62,359	Building Gross Area		
SECONDARY POLICE FACILITY																		
23	0	0	0	0	0	0	0	0	0	0	0	124	1,838	2,417	2,997	Traffic garage space		
24	0	0	0	0	0	0	0	0	0	0	0	0	332	332	332			
25	0	0	0	0	0	0	0	0	0	0	0	0	588	588	588			
26	0	0	0	0	0	0	0	0	0	0	0	2,096	4,502	5,408	6,000			
27	0	0	0	0	0	0	0	0	0	0	0	628	188	188	188			
28	0	0	0	0	0	0	0	0	0	0	0	550	2,079	2,079	2,079	Area includes tactical garage		
29	4	0	4	0	4	0	4	0	0	4	4	3,373	8,013	8,013	8,013	Firing range area below		
30	Indoor 25 Yard Firearms Range											0	8,126	8,126	8,126	8 lanes		
31	-Including range support spaces																	
32	0	6	0	6	0	6	0	6	0	0	6	2,800	5,612	5,612	5,612			
33	Subtotals		4	6	4	6	4	6	4	6	0	4	4	9,571	31,278	32,764	33,935	Department Gross Area
34	Total Staff and Parking Required		10	10	10	10	10	10	0	8								
39	Gross Area Totals											12,642	38,784	40,627	42,080	Building Gross Area		
40	PRIMARY POLICE BUILDING											32,102	57,639	59,784	62,359	Building Gross Area		
41	SECONDARY POLICE BUILDING											12,642	38,784	40,627	42,080	Building Gross Area		
42	COMBINED TOTAL											44,744	96,424	100,412	104,438	Building Gross Area		

SPACE ACCOMMODATIONS

87th Street Facility Space		Space Needs	
			Planning Milestone Year 2042
Police Department	44,745 S.F.	Police Department	110,744 S.F.
Municipal Court	8,416 S.F.	Municipal Court	13,617 S.F.
Information Technology	4,619 S.F.	Information Technology	7,170 S.F.
LiveWell	2,910 S.F.		
Unoccupied (former City Hall)	34,467 S.F.		
<b>TOTAL EXISTING SPACE</b>	<b>95,157 S.F.</b>	<b>TOTAL SPACE NEEDED</b>	<b>131,531 S.F.</b>

BUILDING SPACE & PARKING NEEDS

Planning Milestone 2042

DEPARTMENT SPACE	BUILDING AREA	PARKING	
	Square Feet	Staff & Fleet Vehicles	Public/Visitor Vehicles
Police Department	110,744	217	60
Municipal Court	13,617	18	60
Information Technology	7,170	16	



### 4.1 - FUTURE STAFFING ESTIMATES

Since the first new police building was built in 1980, Lenexa has been, and continues to be a steadily growing city. Therefore, significant attention has been given to understand and plan for future police department growth.

Because future staff growth is a determinant of operational needs and building size, the police department has commissioned a detailed staff growth study from academic professionals who specialize in estimating future PD staff growth. The tools used to develop the estimate for LPD future staff consider a complex set of factors that have been proven to be primary contributors to staff growth in Lenexa and other comparable cities. The conclusions reached from the future staffing study are data-driven and specifically tailored to the population, geography and historical calls for service of Lenexa.

The results of the staffing study were used by the master plan team to allocate space to accommodate 236 PD staff members. This is intended to approximate the staffing levels reached at the future planning horizon 20 years after the anticipated move-in date of year 2022.

This quantity of staff is used in the spreadsheets to determine quantity of building space and parking area needed.

#### WORKLOAD ANALYSIS - DETERMINATION OF STAFFING NEEDS

Call for Service and Service Time Variables	Base MAPP: 2018 Data	Variables Changed for 5-Year Strategic Staffing Plan
Annual number of Priority 1 CFS (includes primary unit only)	543	628
Annual number of Priority 2, 3, & 4 CFS (includes primary unit only)	15,791	18,290
Average service time (minutes) per Priority 1 CFS (includes primary unit only)	63.5 minutes	
Average service time (minutes) per Priority 2, 3, & 4 CFS (includes primary unit only)	34.2 minutes	
Annual number of back-up unit responses to Priority 1 CFS	1,397	1,615
Annual number of back-up unit responses to Priority 2, 3, & 4 CFS	13,414	15,511
Average service time (minutes) per back-up response to Priority 1 CFS	79.6 minutes	
Average service time (minutes) per back-up response to Priority 2, 3, & 4 CFS	49.6 minutes	
<b>Self-Initiated and Administrative Time Variables</b>		
Performance objective - Self-initiated time in minutes per hour per officer	16.38 minutes	20 minutes
Performance objective - Administrative time in minutes per hour per officer	12.5 minutes	
<b>Response Time Variables</b>		
Performance objective - Response time goal for Priority 1 calls (minutes)	7.0 minutes	5 minutes
Performance objective - Response time goal for Priority 2, 3, & 4 calls (minutes)	14.5 minutes	12 minutes
Area (square miles)	34.4 square miles	
Average response speed (mph) for emergency activities	39 mph	
Average response speed (mph) for non-emergency activities	19 mph	
<b>Immediate Availability Variables</b>		
Performance objective - Percentage of time an officer will be available to immediately respond to a Priority 1 call	98 percent	
Percentage of calls for service that cannot be preempted	55 percent	
Percentage of administrative activities that cannot be preempted	15 percent	
Percentage of self-initiated activities that cannot be preempted	45 percent	
<b>Visibility Variables</b>		
Performance objective - Visibility objective (hours), highway/arterial roadways	4.0 hours	
Performance objective - Visibility objective (hours), collector/residential roadways	48.0 hours	
Number of miles, highway/arterial roadways	86 miles	
Number of miles, collector/residential roadways	280 miles	
Average patrol speed, highway/arterial roadways (mph)	24 mph	
Average patrol speed, collector/residential roadways (mph)	14 mph	
<b>Weights for Performance Objectives</b>		
Immediate availability objective weight (percentage)	30 percent	
Response time goal for Priority 1 calls objective weight (percentage)	30 percent	
Response time goal for Priority 2, 3, & 4 calls objective weight (percentage)	20 percent	
Patrol visibility objective weight (percentage)	20 percent	
<b>Leave Percentage</b>		
Average Percentage of Time on Leave	13.28 percent	
<b>Additional Variable</b>		
Percentage of time patrol units staffed with two officers	1.0 percent	
<b>Number of Authorized Patrol Officers</b>	<b>48</b>	<b>64</b>
<b>Additional Patrol Officers Needed over 5 Years [64-48]</b>		<b>+16</b>

#### FUTURE STAFF ACCOMMODATIONS

DEPARTMENT	Year 2019	Year 2032	Year 2042
Police Department	149	196	236
Municipal Court	13	16	16
Information Technology	12	13	15

## 4.2 - VEHICLE NEEDS SUMMARY

We understand, from previous experience with many police facility projects, that these facilities and the sites they occupy are “vehicle intensive”. Large quantities of vehicles come and go from the site over any given 24-hour period. It is not uncommon for the vehicle needs to be underestimated leading to a shortfall of site or parking area. Our team has developed and utilized a planning tool that enables an understanding to be gained of the type and quantity of vehicles anticipated to be on site during peak hours, to include factors such as shift overlap.

The parking needs have been reflected in the detailed spreadsheets, utilized in this study.

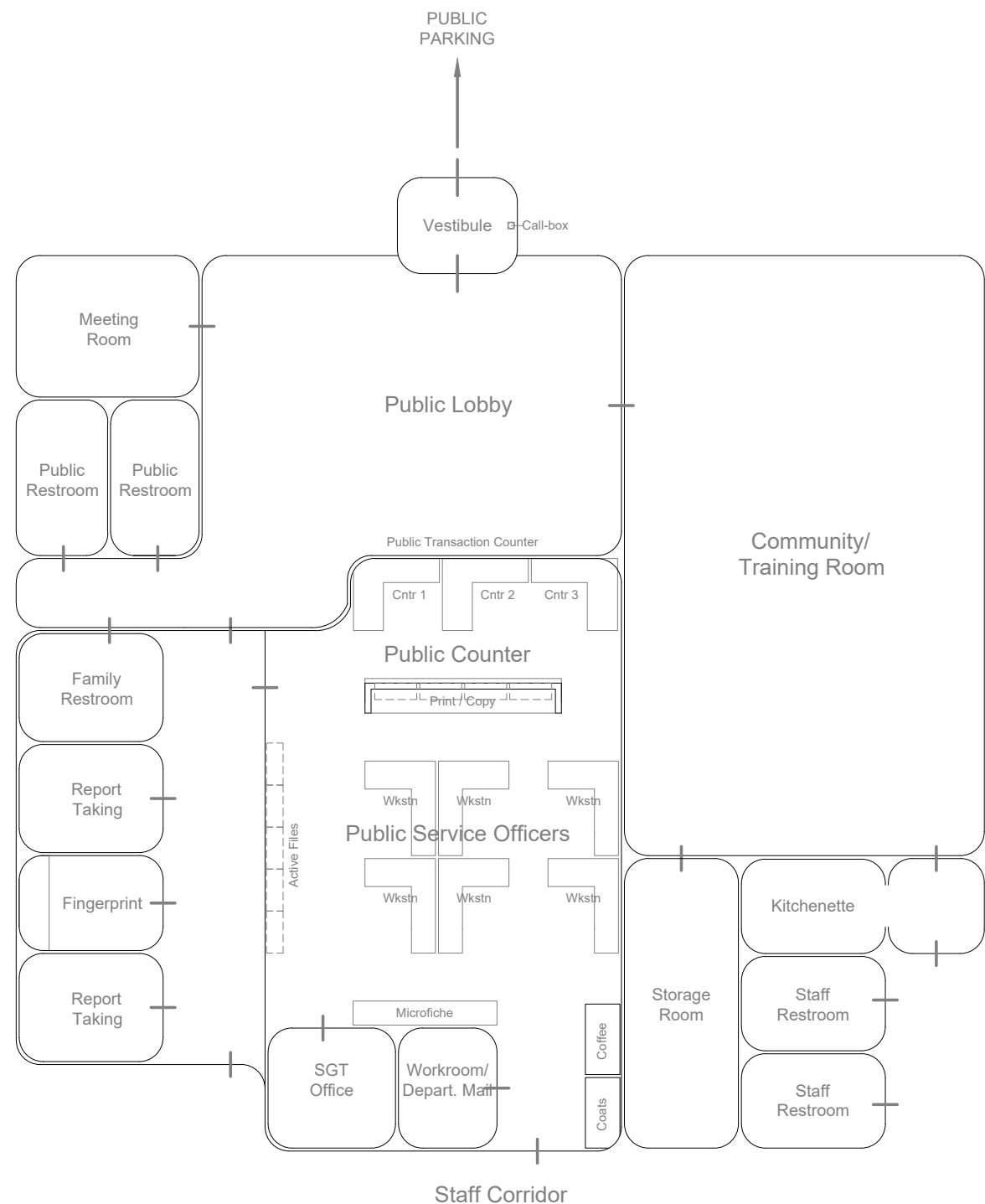
## 4.3 - SPACE NEEDS PER DIVISION AND UNIT

We have included sample detailed lists of spaces and companion adjacency diagrams, that have been developed and reviewed by staff of each department and approved by department leadership. The sample diagrams included represent some of the critical working components of these important departments of city staff that deliver service to residents and visitors to Lenexa around the clock and throughout the year.

## SPACE NEEDS ASSESSMENT SUMMARY - PARKING NEEDS

On-Site Vehicle Accommodations		2042 Parking Needs Estimate - Staff, Fleet, Public Visitors and Police Training Visitors																								
24 hour work cycle	2040 Staff	AM												PM										AM		
		5:00 to 6:00	6:00 to 7:00	7:00 to 8:00	8:00 to 9:00	9:00 to 10:00	10:00 to 11:00	11:00 to 12:00	12:00 to 1:00	1:00 to 2:00	2:00 to 3:00	3:00 to 4:00	4:00 to 5:00	5:00 to 6:00	6:00 to 7:00	7:00 to 8:00	8:00 to 9:00	9:00 to 10:00	10:00 to 11:00	11:00 to 12:00	12:00 to 1:00	1:00 to 2:00	2:00 to 3:00	3:00 to 4:00	4:00 to 5:00	
<b>Divisions &amp; Units</b>																										
1		10 visitor vehicles																								
2		8 employee vehicles																								
3	PSO's 22													7 employee vehicles												
4		cont'd												7 employee vehicles												
5	Community Training Room	50 visitor vehicles																								
6	Chief / Administration 6	6 employee vehicles																								
7	Police - IT 7	7 employee vehicles																								
8	Administration Fleet	9 fleet vehicles (not including Mobile Command Center)																								
9	PIO / Community Affairs 4	4 employee vehicles																								
10	School Resource Officers 6	6 employee vehicles																								
11	PIO / Community Affairs / SRO Fleet	10 fleet vehicles																								
12		29 employee vehicles																								
13	Patrol Division 29													29 employee vehicles												
14		cont'd												29 employee vehicles												
15	Traffic Unit 10	10 employee vehicles																								
16	Directed Patrol Unit 7	7 employee vehicles																								
17	Canine Unit 4	4 employee vehicles																								
18	Bike Unit 6	6 employee vehicles																								
19	Court & Warrant Officers 4	118	4 employees vehicles																							
20	Patrol Division Fleet	60 fleet vehicles																								
21	Arrestee Processing																									
22	Animal Control Unit 3	3 employee vehicles																								
23	Animal Control Fleet	3 fleet vehicles																								
24	Investigations Division - Includes DEU 26	26 employee vehicles																								
25	Investigations Division Fleet	22 fleet vehicles																								
26		10 employee vehicles																								
27	Communications Unit 10													10 employee vehicles												
28		cont'd												10 employee vehicles												
29	Lockers & Fitness																									
30	Property / Evidence Storage (PSO's) 4	4 employee vehicles																								
31	Evidence Processing (PSOs)																									
32	Tactical Team																									
33	Tactical Team Fleet	7 fleet vehicles																								
34	Training Unit 4	4 employee vehicles																								
35	Training Unit Fleet	5 fleet vehicles																								
36	Firearms Range																									
37	Technical Services 6	6 employee vehicles																								
38	Staff Services / Misc	7 fleet vehicles																								
39	Special Events	7 fleet vehicles (includes Mobile Command vehicle)																								
40	Staff Support Areas																									
41	Building Support Areas																									
41	Total Staff 236																									
24 hour work cycle		AM												PM										AM		
		5:00 to 6:00	6:00 to 7:00	7:00 to 8:00	8:00 to 9:00	9:00 to 10:00	10:00 to 11:00	11:00 to 12:00	12:00 to 1:00	1:00 to 2:00	2:00 to 3:00	3:00 to 4:00	4:00 to 5:00	5:00 to 6:00	6:00 to 7:00	7:00 to 8:00	8:00 to 9:00	9:00 to 10:00	10:00 to 11:00	11:00 to 12:00	12:00 to 1:00	1:00 to 2:00	2:00 to 3:00	3:00 to 4:00	4:00 to 5:00	
<b>Total Parking Needs Summary</b>																										
43	Police Public Parking																									
44	Police Employee Parking	46	46	62	111	111	111	111	111	111	111	111	111	62	46	46	46	46	46	46	46	46	46	46	46	
45	Police Fleet Vehicles	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	
46	Subtotal Employee & Fleet	176	176	192	241	241	241	241	241	241	241	241	241	192	176	176	176	176	176	176	176	176	176	176	176	
47	10% Reduction factor for time off, vacation, training, etc.	18	18	19	24	24	24	24	24	24	24	24	24	19	18	18	18	18	18	18	18	18	18	18	18	
48	<b>Police Employee, Fleet Spaces Subtotal</b>	<b>158</b>	<b>158</b>	<b>173</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>217</b>	<b>173</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>		
49	Police Training Spaces	0	0	0	50	50	50	50	50	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	
50	<b>Employee, Fleet &amp; Training Spaces Total</b>	<b>158</b>	<b>158</b>	<b>173</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>267</b>	<b>173</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>		
43	Municipal Court Public Spaces																									
44	Municipal Court Employee Parking																									
45	IT Employee Parking																									
46	Municipal Court & IT Employee Spaces - Total																									





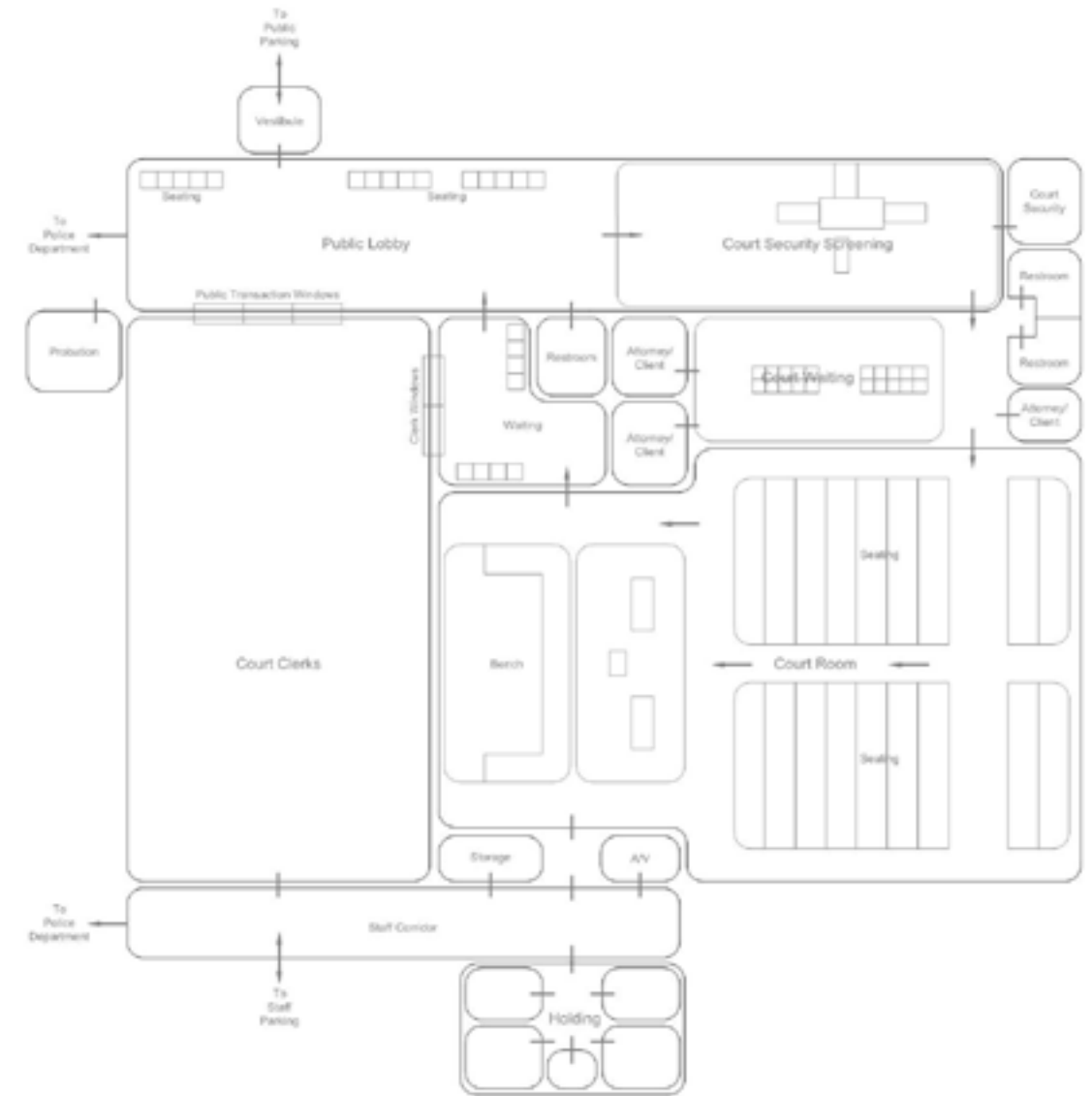
# Public Access Areas

SPACE ADJACENCY DIAGRAM

Milestones	Authorized 2018		Move-in 2020		+1 2030		+2 2040		# of Parking Spaces			Areas			Space Code	Existing Building	Area Totals	Area Totals	Area Totals	Remarks
	Staffing Projection		Staffing Projection		Staffing Projection		Staffing Projection		Public	Fleet	Staff	Number of Spaces								
	SW	NS	SW	NS	SW	NS	SW	NS				M	+1	+2						
1 <b>Public Access Areas</b>																1,040				
2 Outdoor areas/ features accessible to public									50											
3 • Public parking																				
4 • Covered, Exchange station (emergency phone, security camera)																				Light well so it can be used for accident reports
5 • Covered, Child safety-seat inspection/ Accident report lane																				
6 • Entry Plaza (heated sidewalks)																				
7 • Officer's Memorial																				
8 • Flags																				
9																				
10 <b>Public Entry Vestibule</b>												1	1	1	100		100	100	100	
11 • Prescription Drug Drop (multiple drop slots into secure area for bins and scale)												1	1	1	64		64	64	64	
12																				
13 <b>Public Lobby</b>												1	1	1	900		900	900	900	
14 • Waiting Area/ Seating												1	1	1	WTG6		144	144	144	Can be used to fill in forms for Child seat inspection, etc.
15 • Information Kiosk												1	1	1	25		25	25	25	
16 • Heritage/ Display Area												1	1	1	50		50	50	50	
17																				
18 <b>Public Toilets</b>												1	1	1	225		225	225	225	3-Lavs, 3-WC
19 • Women's Restroom												1	1	1	225		225	225	225	2-lavs, 2-UR, 2-WC
20 • Men's Restroom												1	1	1	64		64	64	64	
21 • Family Restroom												1	1	1	64		64	64	64	
22																				
23 <b>Small Meeting Room</b>												1	1	1	150		150	150	150	
24																				
25 <b>Report Taking/ Interview Rooms</b>												2	2	2	INT1		0	0	0	See Public Service Officers
26 Report Taking Room												1	1	1	100		0	0	0	
27 Report Taking Vestibule												1	1	1	80		0	0	0	
28 • Public Fingerprint/ Livescan station												1	1	1	80		0	0	0	
29																				
30 <b>Community / Multi-purpose Room</b>												125	125	125	20		2,500	2,500	2,500	Storm shelter/ resilient structure-enclosure
31 • Table/chair Storage												1	1	1	STOR4		150	150	150	
32 • AV Equip. Closet												1	1	1	STOR1		40	40	40	
33 • SRO/ PIO Training Storage												0	0	0	STOR2		0	0	0	See SRO Unit
34																				
35 <b>Pre-function Area</b>												0	0	0	400		0	0	0	
36 • Registration (table space)												0	0	0	50		0	0	0	
37 • Coats												0	0	0	30		0	0	0	
38																				
39 <b>Community Room- Outdoor patio</b>												0	0	0	0		0	0	0	
40																				
41 <b>Kitchenette</b>												1	1	1	120		120	120	120	
42																				
43 <b>Subtotals</b>		0	0	0	0	0	0	0	50	0	0					1,040	4,757	4,757	4,757	Department Net Area
44 <b>Circulation</b>	20%																951	951	951	Adjustment factor
45 <b>Net Area</b>																1,040	5,708	5,708	5,708	Department Gross Area



Milestones	Authorized 2018		Move-in 2020		+1 2030		+2 2040		# of Parking Spaces			Areas			Existing Building	Area Totals	Area Totals	Area Totals	Remarks	
	Staffing Projection								Public	Fleet	Staff	Number of Spaces								
	FT	PT	FT	PT	FT	PT	FT	PT				M	+1	+2						Space Code
1 Public Lobby												1	1	1	500	1,784	500	500	500	
2 • Public Entry Vestibule												1	1	1	80		80	80	80	
3 • Waiting Area/ Seating												25	25	25	12		300	300	300	
4 • Court Clerk Public Window												1	1	1	108		108	108	108	
5 • Information Kiosk												1	1	1	25		25	25	25	
6 • Display Area												1	1	1	48		48	48	48	
7 Public Toilets																236				
8 • Women's Restroom												1	1	1	162		162	162	162	
9 • Men's Restroom												1	1	1	162		162	162	162	
10 • Restroom Privacy Vestibule												1	1	1	40		40	40	40	
11 Janitor Closet												1	1	1	48		48	48	48	
12																				
13 Security Screening Station												25	25	25	12		300	300	300	25 people waiting to be processed through security screening
14 Cueing area for Security screening																				Located in/ or near Court Security Workstation
15 Package scanner + metal detector												1	1	1	200		200	200	200	
16 Court Security officer workstation												3	3	3	64		192	192	192	
17 Waiting Area/ Seating												25	25	25	12		300	300	300	inside security
18 Attorney / Client Conf room												3	3	3	100	240	300	300	300	inside security
19																				
20 Court Room									120							1,350				
21 • Judge's Bench												1	1	1	400		400	400	400	Judge bench, witness stand, clerk workstation
22 • Well area												1	1	1	400		400	400	400	Prosecutor table, Defense table, Bailiff area
23 • Seating Area												120	120	120	15		1,800	1,800	1,800	Locate flat panel display/TV around room
24 • Table/chair Storage												1	1	1	140		140	140	140	
25 • AV Equip. Closet												1	1	1	STOR1		40	40	40	
26																				
27 Court Clerk												4	4	4	50	1,448	200	200	200	
28 • Public Information Counter												6	6	6	80	74	480	480	480	
29 • Clerk Workstations												1	1	1	120		120	120	120	
30 • Court Manager												1	1	1	120		120	120	120	
31 • Bailiff												1	1	1	120		120	120	120	
32 • Prosecutor												1	1	1	100	150	100	100	100	
33 • Probation Officer												1	1	1	100		100	100	100	
34 • Warrant Officer												1	1	1	100		100	100	100	
35 • Judge Chambers												1	1	1	150	196	150	150	150	
36 • Meeting Room/ Flex Office												1	1	1	120		120	120	120	
37 Staff restrooms												2	2	2	80	30	160	160	160	
38 Break room												1	1	1	150		150	150	150	
39 Conference room												1	1	1	240	158	240	240	240	
40 Copy / work room												1	1	1	120		120	120	120	
41 Storage room												1	1	1	120		120	120	120	
42																				
43 Secure holding area												4	4	4	80	110	320	320	320	
44 • holding cell												1	1	1	40	15	40	40	40	
45 • officer report writing station												1	1	1	110	128	110	110	110	
46 • staging area																90				
47 • storage																				
48																				
49 Future On-site probation																				
50 Future UA Testing																				
51 Subtotals	0	0	0	13	0	16	0	0	0	0	120	13			6,043	8,295	8,295	8,295	Department Net Area	
52 Circulation	25%														807	2,074	2,074	2,074	Adjustment factor	
53 Net Area															6,850	10,369	10,369	10,369	Department Gross Area	
54																				
55 Subtotals	0	0	0	13	0	16	0	0	0	0	120	13			6,850	10,369	10,369	10,369	Department Gross Area	
56 Total Staff and Parking Required												133								
57 - Exterior Wall	6%															622	622	622		
58 - Circulation between work ar	8%															830	830	830		
59 - Structure/MEP	7%															726	726	726		
60																				
61 Gross Area Totals															7,172*	12,546	12,546	12,546	Building Gross Area	



Municipal Court  
SPACE ADJACENCY DIAGRAM



SECTION 5

## **Concept Alternatives Plans**



**5.0 — OVERVIEW**

As the study progressed and the process yielded an understanding of the future space needs the planning team shifted our focus to developing planning alternatives that accommodate the space and adjacency needs.

First, we looked at the capacity and physical condition of the existing facilities. A thorough understanding of the existing facilities was achieved and is described in another section of this report. The lessons learned informed us that the 1980 and 1994 sections of the building had, due to age, design approach of a previous and outdated era, and sheer limitations of space available, made the extent of repair and repurposing necessary to achieve meaningful reuse, cost prohibitive.

Specific attention was given to consider how the vacated area of the former city hall section of the building could be reused. Here too, similar limitations, of quantity of space available, plus the extent of repair and repurposing necessary to achieve meaningful reuse, proved cost prohibitive.

The area available in this area is 30,000 sf, whereas the need was over three times this amount. Configuration of the former city hall floor plan welcomes visitors deeply into the depth of the building. This is completely backward to police facility planning where visitors are welcomed at a perimeter lobby and the larger section is allocated to secure staff work areas. The shape of the building is inefficient for repurposing, and contributes to higher than reasonable cost to repurpose for Police use.

After all the facts about the existing facilities, including the former city hall, were understood it became apparent that the best long term option was to design and construct an all new facility on the current property, that would be properly sized and purpose-designed with optimized adjacencies for contemporary Police Department, Municipal Court and IT functionality.

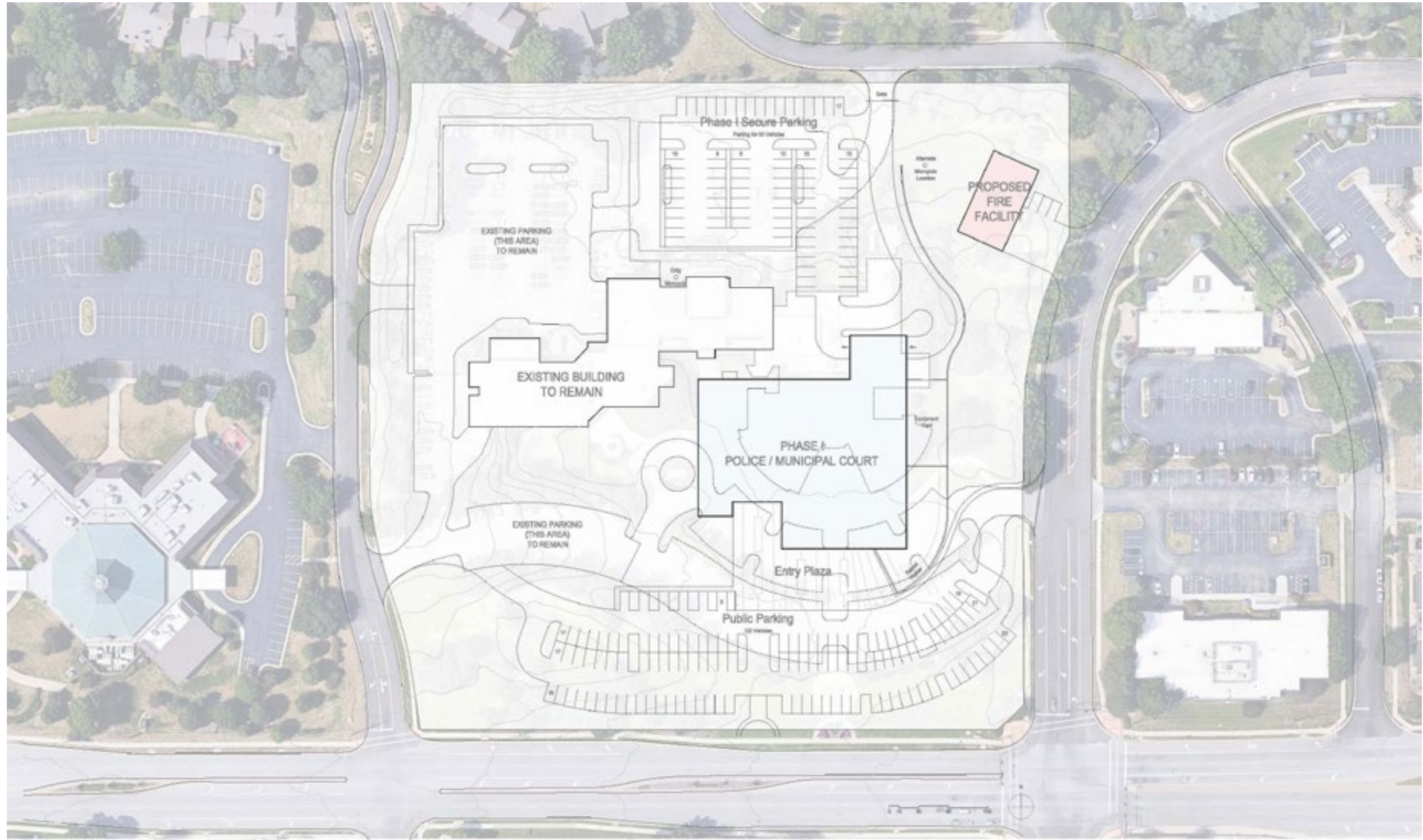
This conclusion to not repurpose the existing facilities, along with the need for all departments to continue in operation while the new facility is built, made it necessary to develop a multi-phase planning solution.

The concept plans illustrated in this section have been developed to accommodate the building space and parking needs of three departments. Optimized adjacencies and operational flow as determined in meetings with department members and leadership have been accommodated in these planning concepts.





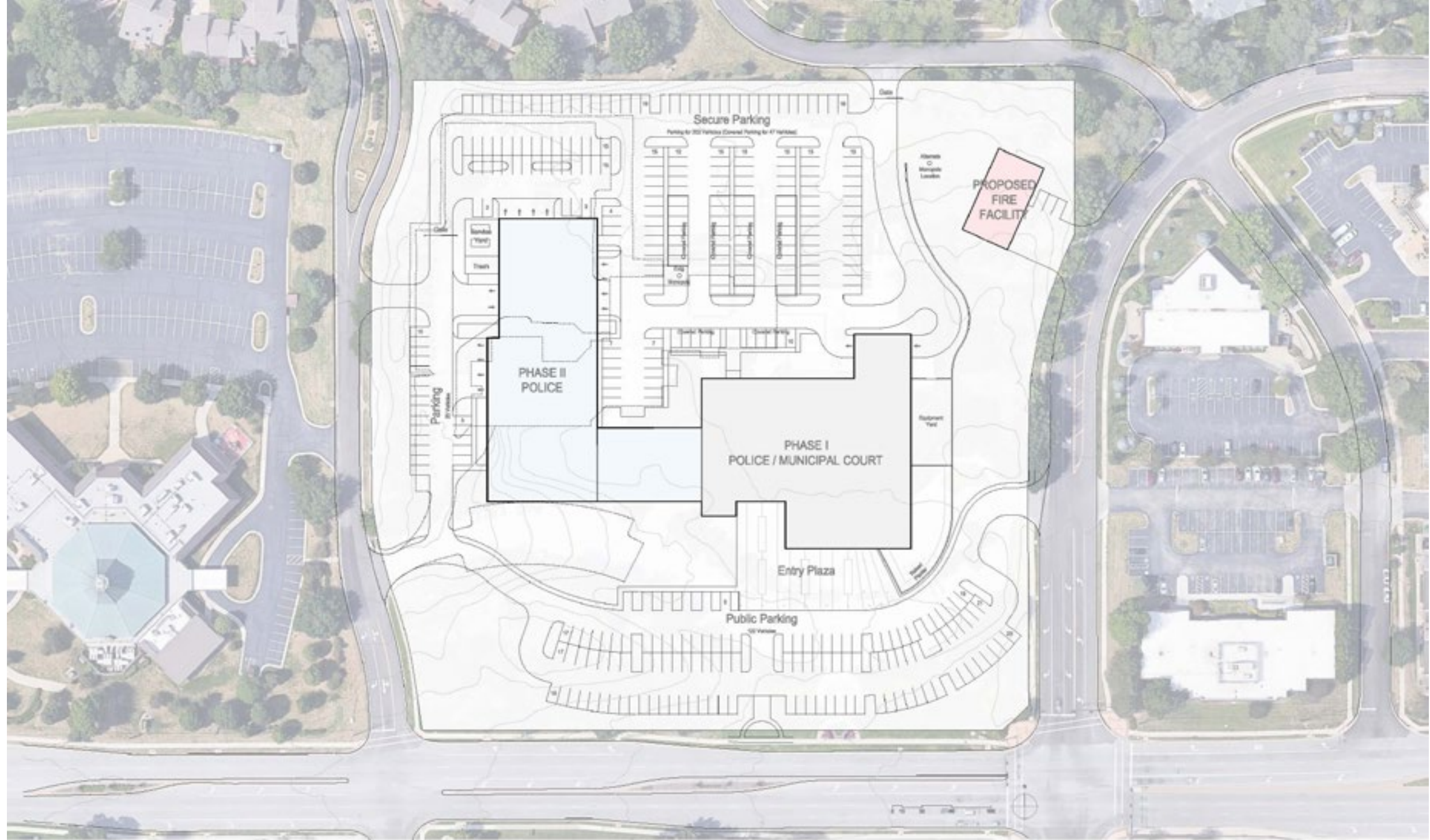
5.1 — EXPAND CURRENT SITE - SCOPE OF PROJECT NEEDS



City of Lenexa  
MASTERPLAN STUDY  
2019.05.14  
HNTB, MWH & Gensler, Inc.  
www.hntb.com www.mwh.com www.gensler.com

87th Street - Site Development Concept - Phase I

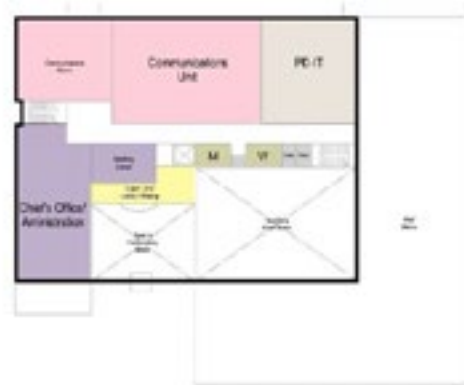




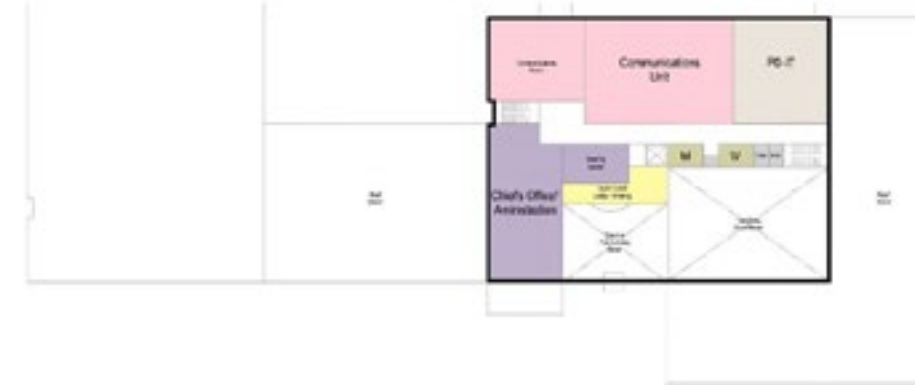
City of Lenexa  
MASTERPLAN STUDY  
2019.06.14  
McGraw Hill Construction  
www.mhfi.com

### 87th Street - Site Development Concept - Phase II





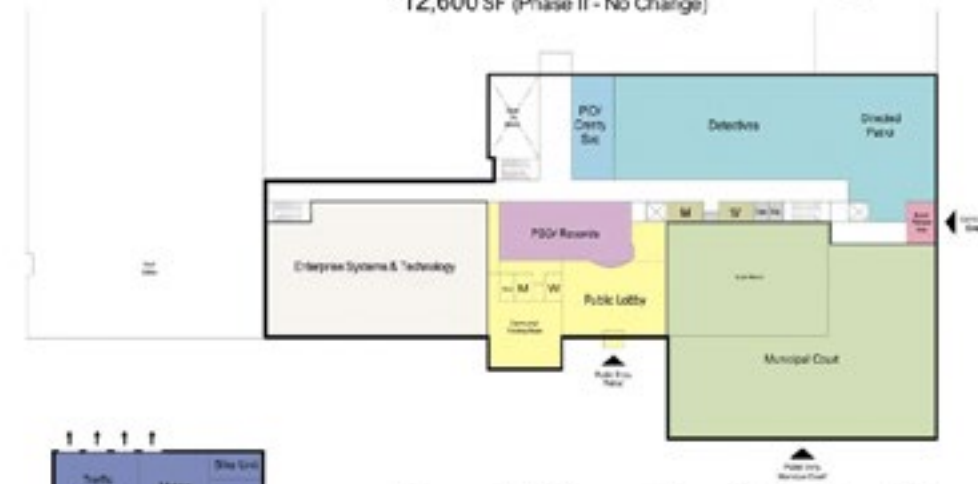
Phase I: Upper Level Blocking Plan  
12,600 SF



Phase II: Upper Level Blocking Plan  
12,600 SF (Phase II - No Change)



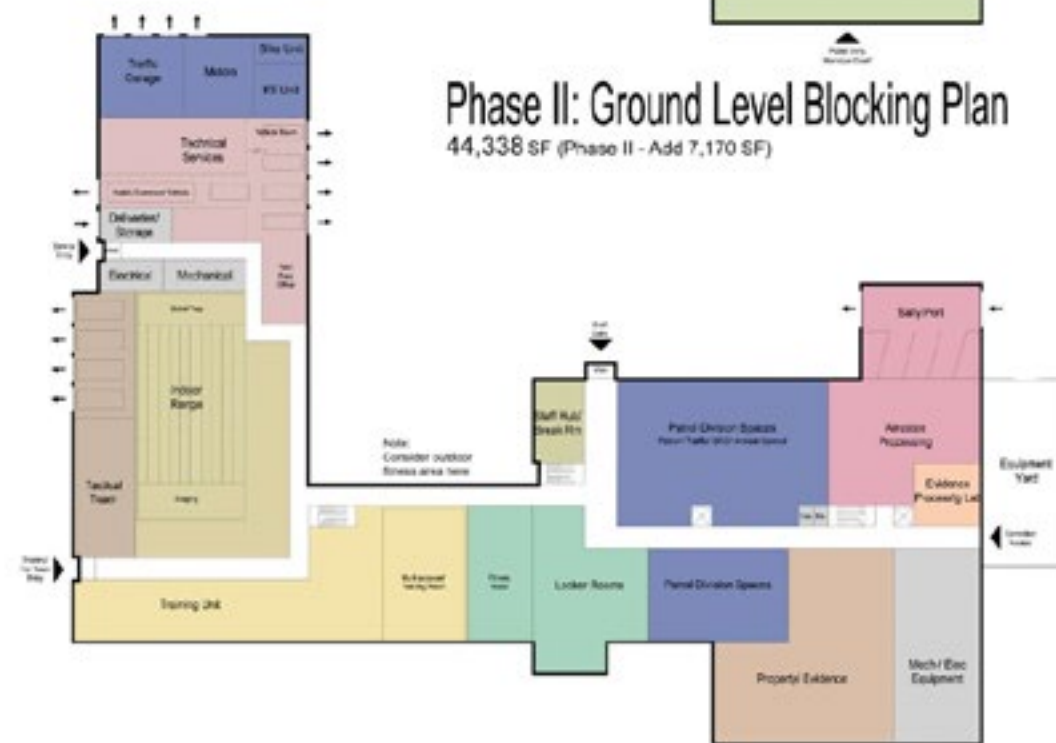
Phase I: Ground Level Blocking Plan  
37,168 SF



Phase II: Ground Level Blocking Plan  
44,338 SF (Phase II - Add 7,170 SF)



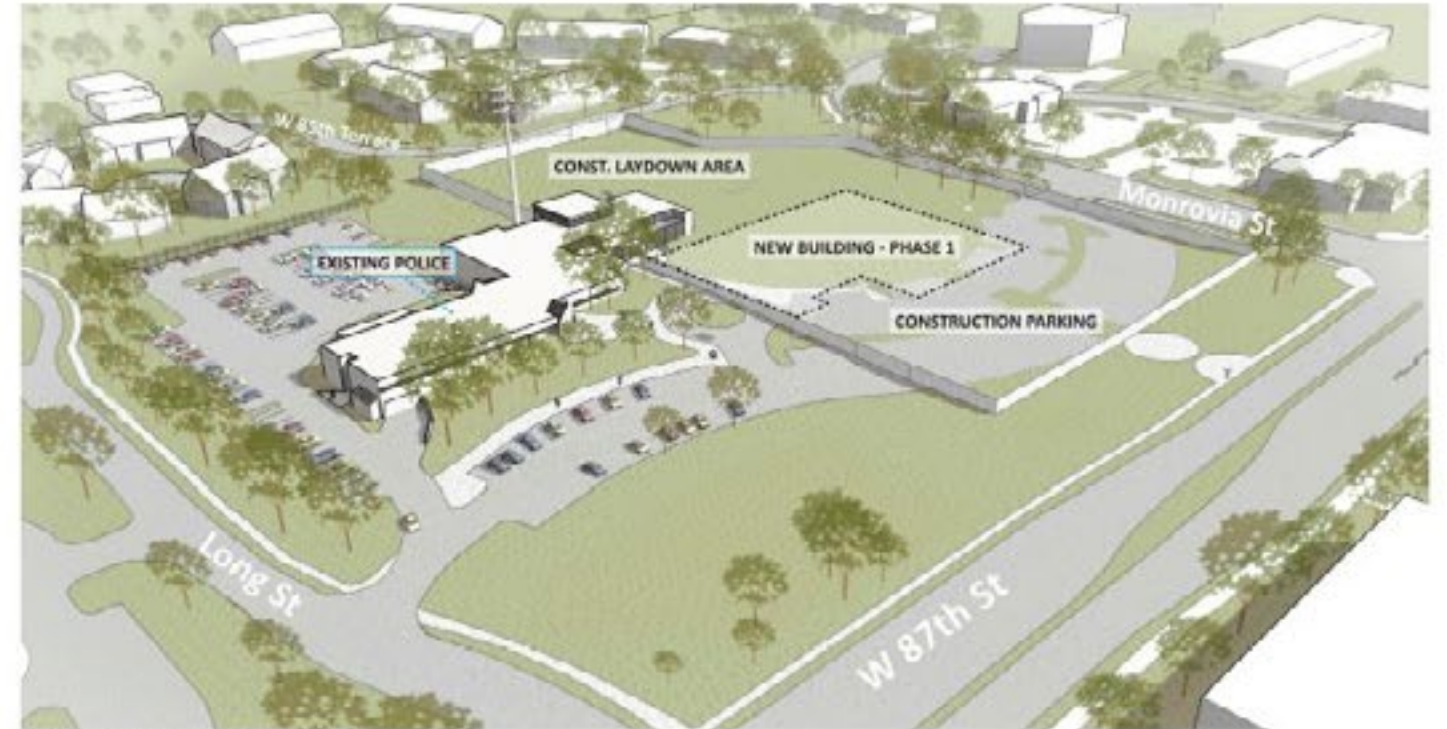
Phase I: Lower Level Blocking Plan



Phase II: Lower Level Blocking Plan



Current Site



Phase 1 Construction



Phase 1 Complete



Phase 2 Construction



Phase 2 Complete



Future Parking Expansion



Street Perspective



5.2 — NEW BUILDING SITE

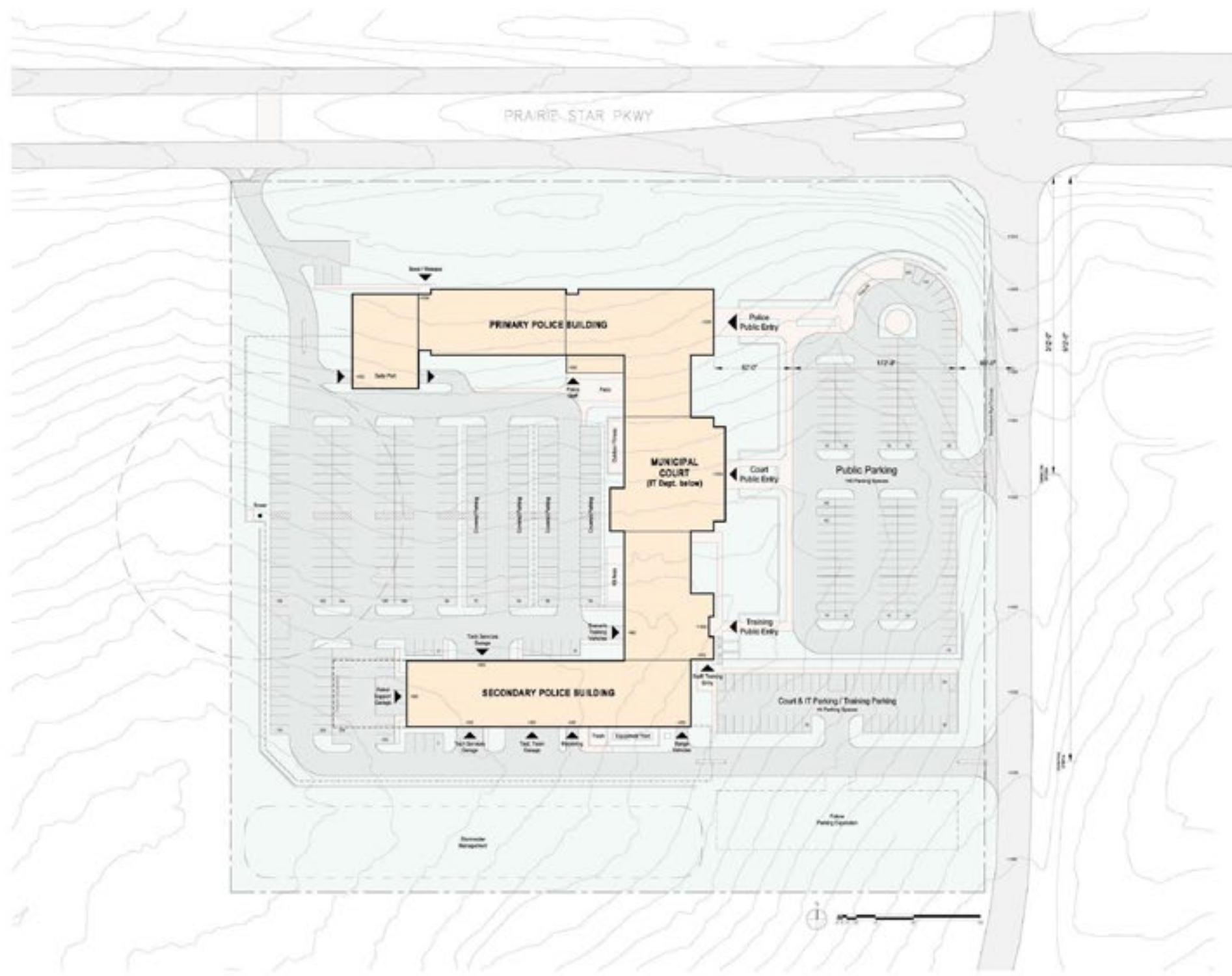


MASTER PLAN STUDY  
LENEXA, KANSAS

Prairie Star Parkway  
SITE CONTEXT  
October 15, 2019

DOCUMENT FIRST LAYOUT DATE: 10/15/2019 09:43:10 AM



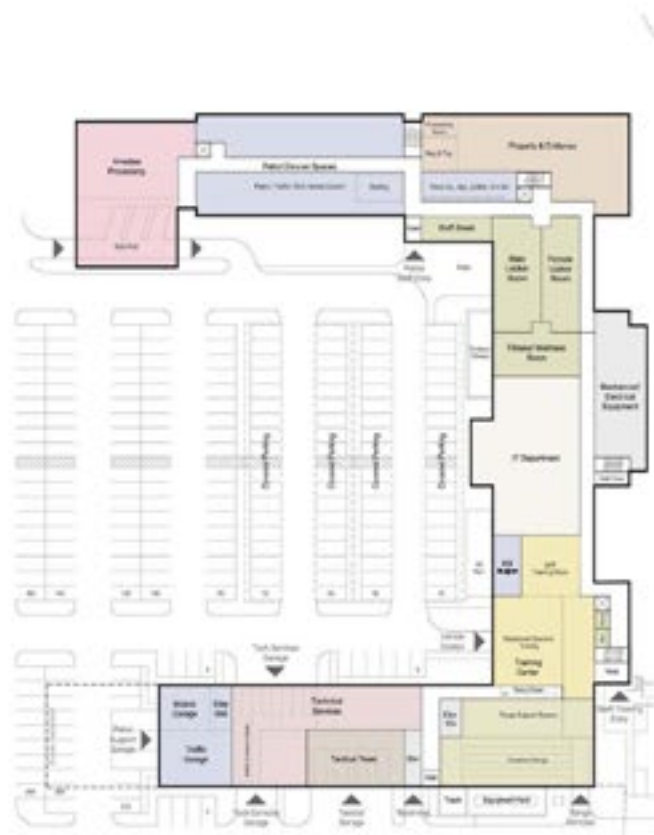


MASTER PLAN STUDY  
LENEXA, KANSAS

Prairie Star Parkway  
SITE CONCEPT STUDY  
October 15, 2019







Lower Level Blocking Diagram



Ground Level Blocking Diagram



Upper Level Blocking Diagram

MASTER PLAN STUDY  
LENEXA, KANSAS

Prairie Star Parkway  
BUILDING CONCEPT STUDY  
October 15, 2019





Prairie Star Site



Future Parking Expansion Potential



Future Building Expansion Potential



Future Full Development

SECTION 6

## **Cost Estimates**



### 6.0 — OVERVIEW

It is important to understand the components of Project Cost. We often find cost data misquoted leads to false conclusions. For example, some people refer to Building Construction cost thinking it to be the same as the Project Cost. This can lead to a gross error that is off by 50% or more.

**Building construction** – Is the cost for all items within the footprint of the building. It does not include any cost for construction outside the footprint of the building or loose items found within a building, for example, furniture. It does include exterior envelope, building systems, interior finishes etc.

**Site Construction** – Is the cost submitted by the successful bidder(s) for all items related to the project that fall outside the footprint of the building. Excavation, paving, landscaping, site lighting, etc. These costs are in addition to Building construction and commonly range from 5% to 15% of Building Construction cost.

**Other Project Costs** – Is the cost of the project not included in Building Construction or Site Construction. These costs could include furniture, A/E fees, Building Permits, Moving Cost, Land Acquisition cost, Legal fees, special systems such as building radio and cell phone internal repeater antenna, 911 features such as radio tower, dispatch consoles, technology hardware and software and a variety of miscellaneous items. These costs commonly range from 25 to 35% over and above the combined total of Building and Site Costs.

It can be easily understood how mistaken terminology can give “apples to oranges” errors and easily lead to a faulty understanding and unrealistic expectations for what a project may cost.

#### PROJECT COST ESTIMATE APPROACH

We believe preparing an early cost estimate during the Facility Needs Assessment calls for a different approach compared to a cost estimate for a project when detailed design and construction documents are available. The reason is when detailed drawings are available, a professional cost estimator can “take off” detailed quantities of each building material and have a complete description of the heating, cooling, electrical, plumbing and other systems that are known to be included in the project scope. By contrast, none of this detailed information is available for a cost estimator to utilize during the Facility Needs Assessment process. What we do have available, during the Facility Needs Assessment, is a square foot area, a construction site location with Site Concept Plan and Concept or “blocking” Floor Plans.

We are also able to review cost data from recent police facilities constructed within the regional geography or “construction market” of the region. These projects with their size, construction type and features provide, meaningful benchmarks that may be used as a precedent to inform the cost estimate for our project. In order for this information to be useful, we need accurate clarity about the facts and figures of each precedent project being considered. Without accurate clarity, there is risk of comparing “apple and oranges” and this can lead to false conclusion and generally do more harm than good if wrongly applied in the planning process.

## **6.1 — COST BENCHMARKS FROM SIMILAR PROJECTS**

We propose to use a similar cost benchmarking approach to estimate the cost for this project. We have assembled cost data from multiple similar projects as the basis for this cost estimate. All of these projects are of similar type (police facilities); we took into account their location, size and site considerations in order to help us understand and use their costs as benchmarks for cost of future similar projects like ours.

## **6.2 — COST ESCALATION**

Another important Cost Factor to understand is the impact of time on Project Costs. Most folks understand that it will cost more to build a project three years from now than it would to build today. This general understanding can be more scientifically calculated and applied to the cost of past completed projects to approximate the cost of future projects. The construction market roughly follows the general economy in experiencing steady, incremental inflation referred to as "cost escalation". The construction market, like the general economy, is affected by diverse factors that rise and fall but have a long-term upward trend that can and should be included in the cost estimate. Construction "cost escalation" is tracked closely by construction industry cost analysis professionals each year. Data from national construction cost databases show increases that range from 3.5% to 5.5% per year over the last several years.

Using our understanding of the project, similar cost benchmarking from other projects and taking into consideration cost escalation for construction start in second quarter of 2021, we have developed estimated building construction costs for both options. In addition, and in collaboration with the Owner, we have developed a detailed soft cost summary for all additional components of the project. Combined, are the project cost estimates for both options summarized in the charts below.

**Option 1: Expand in Place**

The expand-in-place option requires two phases of construction in order to maintain full operations throughout the construction. For this reason, there are increased costs due to project length of time and increased escalation. In addition, operational costs are likely increased and compromised due to construction activities on site.

**Option 2: New Site**

Relocating to a new site allows for only one phase of construction. Full police, courts and IT operations can be maintained without interruption until which time to move to the new facility.

Lenexa Public Safety Master Plan		Preliminary Budget: Phased Building/ Expand-in-place			
		4/9/2020			
SCOPE		COST			
		Phase 1		Phase 2	
		Construction Start: 2nd Quarter 2021		Construction Start: 2nd Quarter 2023	
		Low cost range	High cost range	Low cost range	High cost range
<b>Planning Milestone +2</b>	Year 2042				
<b>Police Main Building</b>					
Phase 1	56,000	22,400,000	23,520,000		
Phase 2	6,400			2,822,400	2,963,520
<b>Police Secondary Building</b>					
Phase 2	42,100			16,013,261	17,405,718.75
<b>Municipal Court</b>					
Phase 1	12,500	4,375,000	4,812,500		
<b>Information Technology (IT)</b>					
Phase 2	6,100			2,084,828	2,286,585
	Total 123,100				
<b>Subtotal Building Cost</b>		26,775,000	28,332,500	20,920,489	22,655,824
<b>Site Improvements for 14 acre site -</b> Parking lot paving, curbs, drives, and lighting, mass grading, utility connections, storm water management, landscaping & walkways. Optional / future covered parking for 50 cars and additional 80 car parking expansion.					
<b>Subtotal Site Improvement Cost</b>		\$2,677,500	\$2,833,250	\$2,092,049	\$2,265,582
<b>Subtotal Construction Cost</b>		<b>\$29,452,500</b>	<b>\$31,165,750</b>	<b>\$23,012,538</b>	<b>\$24,921,406</b>
<b>Design Contingency</b>		5%	1,472,625	1,558,288	1,150,627
<b>Construction Contingency</b>		3%	883,575	934,973	747,642
<b>Total Construction Cost</b>		<b>\$31,808,700</b>	<b>\$33,659,010</b>	<b>\$24,853,541</b>	<b>\$26,915,119</b>
<b>Other Project Cost Notes:</b> 1) Assumes construction start of phase 1 by 2nd quarter 2021 and phase 2 by 2nd quarter of 2023. 2) Assumes construction cost escalation of 4-5% per year. 3) Other Project Costs include: Owner Contingencies, Furniture, A/E Compensation, Moving Cost, Other miscellaneous Costs.					
<b>Other Project Costs</b>		\$9,968,083	\$10,354,010	\$4,065,812	\$4,346,037
<b>Phase 1 Project Cost</b>		<b>\$41,776,783</b>	<b>\$44,013,020</b>		
<b>Phase 2 Project Cost</b>				<b>\$28,919,352</b>	<b>\$31,261,156</b>
<b>Total Project Cost</b>				<b>\$70,696,135</b>	<b>\$75,274,176</b>

Lenexa Public Safety Master Plan		Preliminary Budget: New Building	
		4/9/2020	
SCOPE		COST	
		Low cost range	High cost range
<b>Planning Milestone +2</b>	Year 2042		
<b>Police Main Building</b>	62,400	24,960,000	26,208,000
<b>Police Secondary Building</b>	42,100	14,524,500	15,787,500
<b>Municipal Court</b>	12,500	4,375,000	4,812,500
<b>Information Technology (IT)</b>	6,100	1,891,000	2,074,000
	Total 123,100		
<b>Subtotal Building Cost</b>		45,750,500	48,882,000
<b>Site Improvements for 14 acre site -</b> Parking lot paving, curbs, drives, and lighting, mass grading, utility connections, storm water management, landscaping & walkways. Optional / future covered parking for 50 cars and additional 80 car parking expansion.			
<b>Subtotal Site Improvement Cost</b>		\$3,325,050	\$3,488,200
<b>Subtotal Construction Cost</b>		<b>\$49,075,550</b>	<b>\$52,370,200</b>
<b>Design Contingency</b>		5%	2,453,778
<b>Construction Contingency</b>		3%	1,472,267
<b>Total Construction Cost</b>		<b>\$53,001,594</b>	<b>\$56,559,816</b>
<b>Other Project Cost Notes:</b> 1) Assumes construction start by 2nd quarter 2021. 2) Assumes construction cost escalation of 4-5% per year. 3) Other Project Costs include: Owner Contingencies, Furniture, A/E Compensation, Moving Cost, Other miscellaneous Costs.			
<b>Other Project Costs</b>		\$13,473,244	\$14,089,158
<b>Total Project Cost</b>		<b>\$66,474,838</b>	<b>\$70,648,974</b>





SECTION 7

## Appendix



**7.0 — PHASED APPROACH ON NEW SITE**

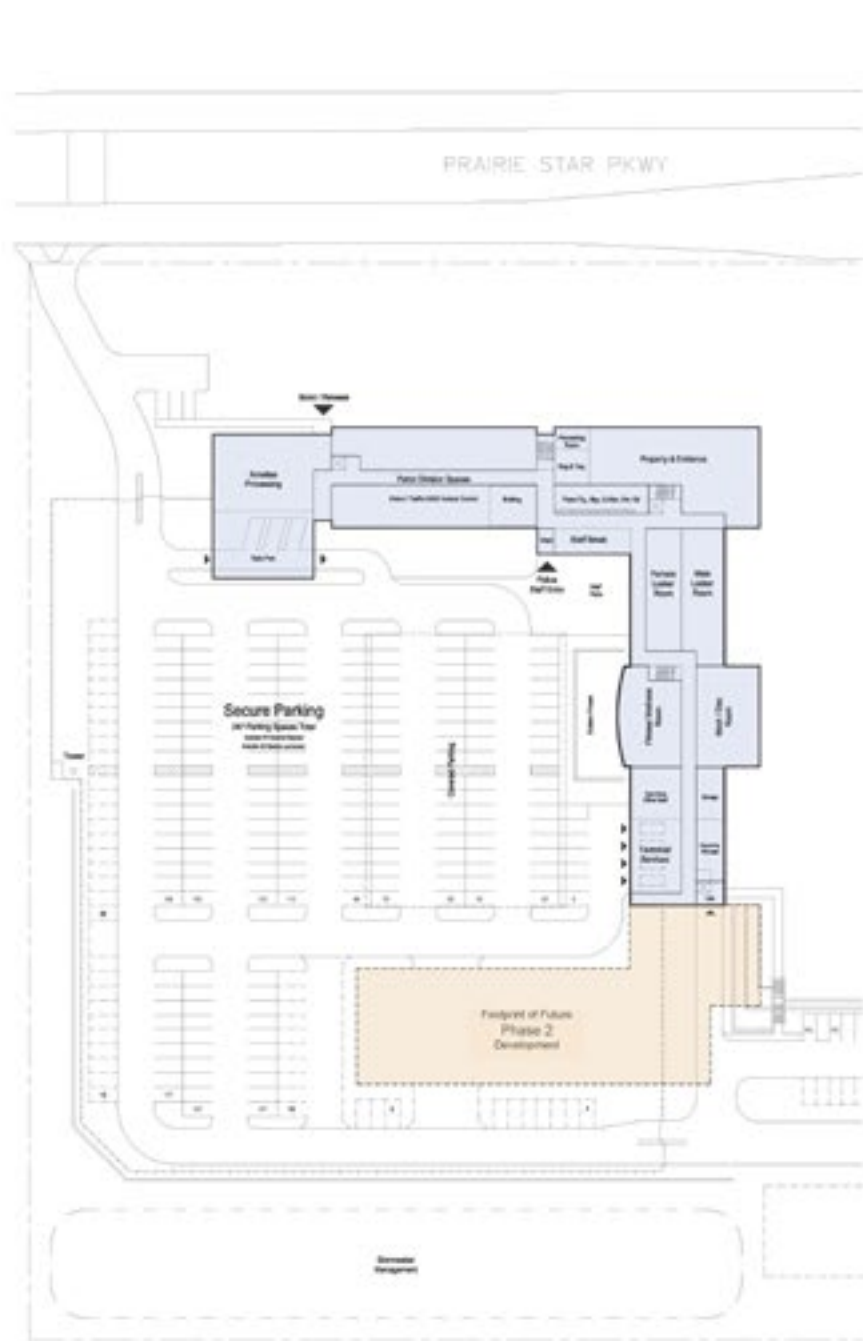
In the interest of considering alternatives for how the City may proceed with this project, the planning team has developed an alternative to build the project in two phases on the new site.

This approach could allow the City to proceed with a lower first cost solution sooner, and thereby avoid the ongoing cost of continuing to put significant expense of repairs into the 40-year-old police facility, to keep it in operation.

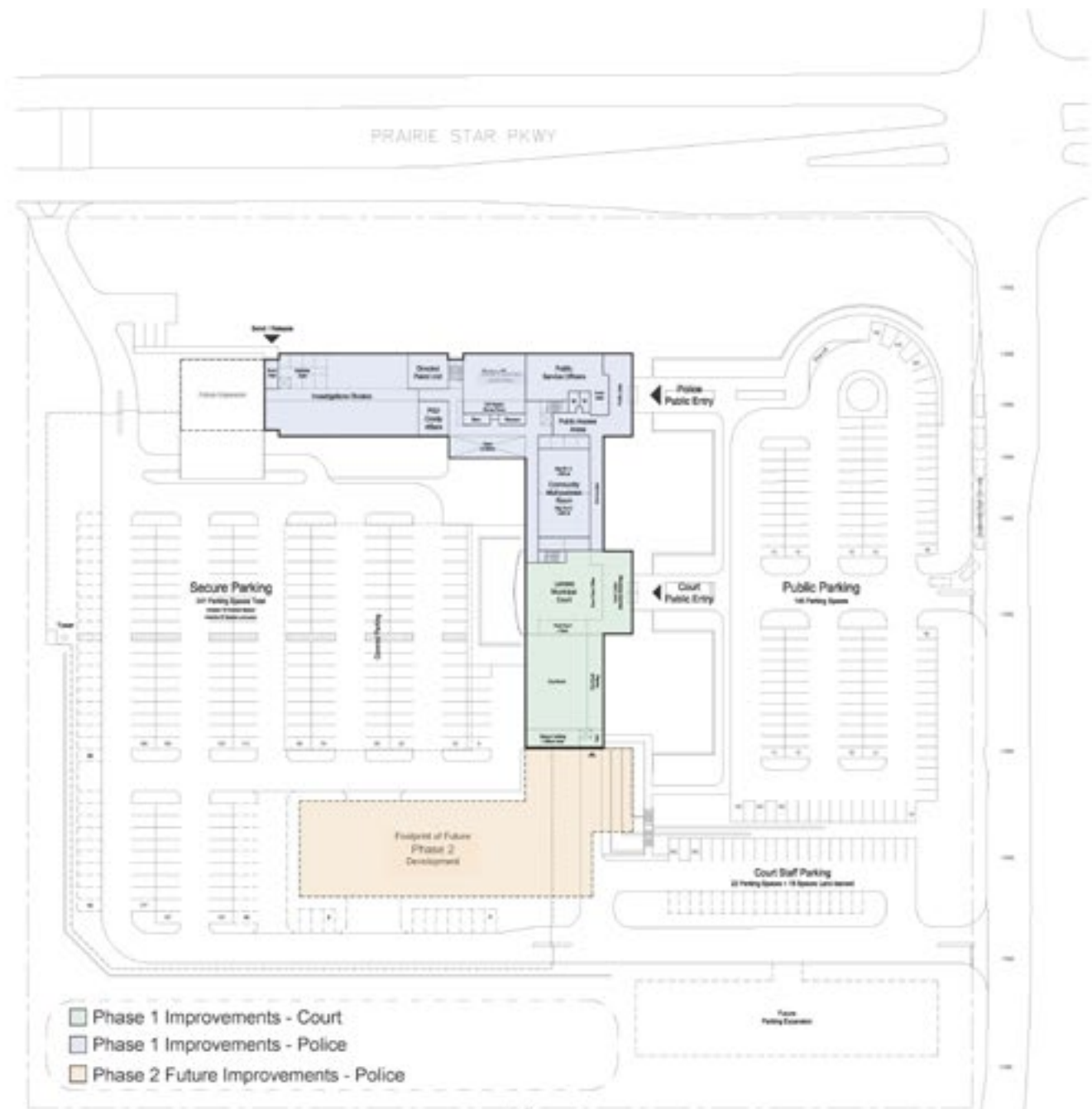
Original Concept Plan reconfigured slightly to facilitate two-phase construction.

- Phase 1 - Building for Police Department, Municipal Court + IT server room, 91,000SF
  - o North wing for PD configured very similar to Original Concept Plan
  - o East wing for Municipal Court configured very similar to Original Concept Plan
  - o Community Room functions as PD Training Room
  - o Technical Services garage space would be multi-function
  - o Phase 1 - \$52 to \$55 million
  
- Phase 2 - Police Training and Support building, 27,000 SF
  - o Primary Training spaces – Trainee entry, Offices, Classrooms, DT and Firing Range
  - o Garages for Traffic, Tactical, Motorcycles, Bike Patrol, K9, + Mobile Command
  - o Phase 2 - \$16.5 to \$18 million

The total cost of Phases 1 and 2, should be expected to be higher compared to a 1 phase construction project. The additional cost is due to extended duration of the construction process across both phases. For planning considerations, the cost of Phase 2 has been increased by 12% to 15%.



**MASTER PLAN STUDY**  
LENEXA, KANSAS



Prairie Star Parkway  
**PHASING STUDY**  
May 20, 2019

**Phase 1 Upper Level**

Municipal Court	12,546 sf
Police Department	
• Lower Level	45,916 sf
• Upper Level	23,630 sf
• Second Floor	9,040 sf (not shown)
<b>Total Area:</b>	<b>78,586 sf</b>

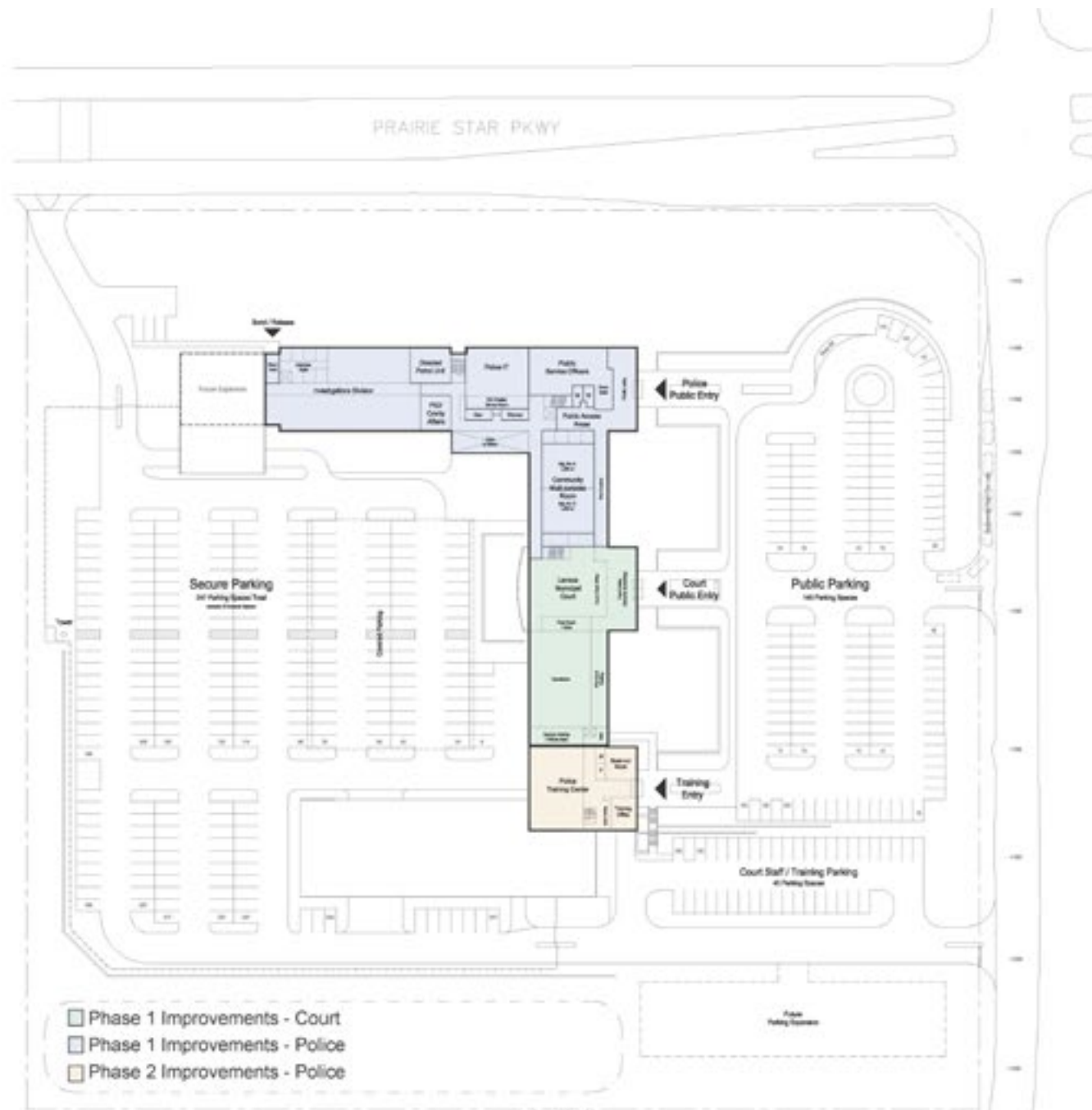
**Total PHASE 1 Area:** 91,134 sf  
Note: IT Department (6,106 sf) is located off-site





Phase 2  
Lower Level

MASTER PLAN STUDY  
LENEXA, KANSAS



Phase 2  
Upper Level

Municipal Court 12,546 sf

Police Department  
 • Lower Level 65,468 sf  
 • Upper Level 29,930 sf  
 • Second Floor 9,040 sf (not shown)  
 Total Area: 104,438 sf

Total PHASE 2 Area: 116,984 sf  
 Note: IT Department (5,106 sf) is located off-site





# Lenexa

K A N S A S



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