Lenexa
KANSAS

The City of Lenexa

MASTER PLAN + PROGRAM

Fire Station 6, + Fire Administration & IT Headquarters

October 2025 Final Report

FINKLE + WILLIAMS ARCHITECTURE

TCA ARCHITECTURE + PLANNING + DESIGN

NEWKIRK NOVAK CONSTRUCTION PARTNERS

landworks STUDIO

HENDERSON ENGINEERS

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

BSE STRUCTURAL ENGINEERS

ACKNOWLEDGMENTS

The City of Lenexa

Todd Pelham	Deputy City Manager
Kyle Glaser	City of Lenexa
Travis Vaughn	Fire Chief
Bob Welch	Assistant Fire Chief
Randy Mains	Assistant Fire Chief
Butch Diekemper	Assistant Fire Chief
Matt Skinner	Battalion Chief
Jerry Swingle	Director of IT
Andrew Drummond	City of Lenexa, IT
Anthony Sitzes	City of Lenexa, IT

Design Team

Finkle + Williams Architecture
TCA Architecture Planning
Renaissance Infrastructure Consulting
Landworks Studio
Henderson Engineers
BSE Engineers

Contractor

Newkirk Novak Construction Partners

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1 EXECUTIVE SUMMARY

MASTER PLAN SCOPE

The Finkle + Williams Team was engaged by the City of Lenexa to develop a Master Plan Study for the former municipal complex located at 87th and Monrovia. This site was the former home to the City's Police Department, City Hall, and Municipal Court which have all been relocated to new facilities in the city. Through their own analysis, described in the next section, the City has committed to utilizing this city-owned property for Fire Station 6 which will consist of a new Headquarter Station to include office space for the command staff, training and prevention departments. The project will also include office space for the Information Technology (IT) Department.

The intent of this Master Planning Study was to evaluate the site and existing buildings to develop (3) scenarios for how this site could best be utilized for the Fire and IT departments.

NEW BUILD CONCEPT: All new construction, demolish existing buildings

RE-PURPOSED CONCEPT: Preserve some portion of the existing buildings for office needs and build a new Fire Station

PHASED CONCEPT: A phased approach of all new construction.

The team worked collaboratively with the City, Fire and IT department leaders to develop the program needs for each component, define critical site drivers and functionality requirements to develop a vision for the site. This report is a result of the site and building analysis, programming effort and an iterative planning process to find the best path forward for the development of Lenexa's Headquarter Fire Station.

PROJECT NEED AND LOCATION

The construction and location of the proposed Fire Station 6 has been contemplated for some time at the former Lenexa City Hall site. After the relocation of the Police Department to a new facility on Prairie Star Parkway, the City moved forward with analysis of this site for a permanent Headquarter Fire Station that would also house the Information Technology Department. The City placed a temporary building on the former City Hall site to house apparatus and firefighters within the former City Hall campus to help response times within this corridor of the City. The Fire Department has been providing service at this location since September of 2020.

Several factors have been analyzed to validate the location and need for a Fire Station and administration space for the Fire Department and Information Technology Department. The factors listed below have led staff to recommend this site to provide permanent services to this corridor of the City and consolidate administrative personnel into one Headquarter Station.

- **Improved Response Times/ Health Outcomes**
- **Consolidation of Administrative Staff - Efficiencies, Collaboration**
- **Emergency Management Function – Space for Emergency Operations Center**
- **System Enhancements/ Reliability/ Addition of Apparatus in Service Area**
- **Preservation of Cell Tower – Public Safety Communication Needs and Area Coverage**
- **Permanent Space for Information Technology**
- **City & Area Residents Desire to Maintain Ownership & Use of Existing Site**

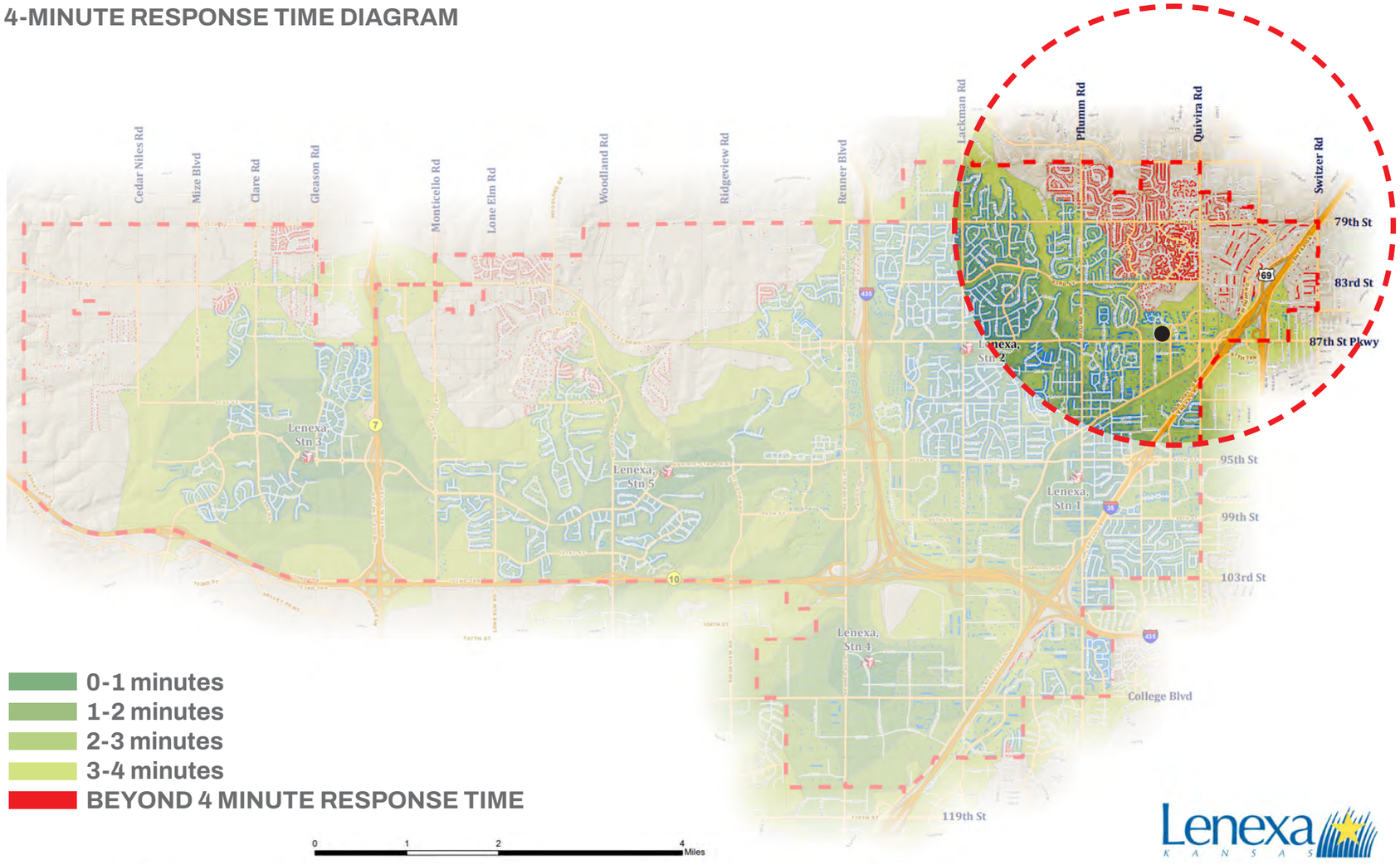
PROJECT NEED

Improved Response Times / Health Outcomes

The Fire Department received a specific recommendation in the 2012 accreditation process that identified "existing response challenges in the northeast quadrants of the city" and to monitor call volumes and total response times in this area. Since then, the Fire Department's call volume has increased by 45 percent. Many of the calls for service are within the boundaries of Lenexa fire station districts 1, 2, and 6 (formerly only districts 1 and 2). **The aging infrastructure and population in this area coupled with infill development and growth realized in City Center has continued to increase the demand for fire and EMS services in this area.**

Industry best practices and national standards recommend fire response times remain within a four-minute travel distance. Time is of the essence when responding to fires and medical emergencies. Fires develop and expand very rapidly in today's environment with the increased use of synthetic, petroleum-based materials found in modern furnishings. Depending on a variety of factors, it is not uncommon for fires to double in size every 30-60 seconds. Additionally, the chances of survival for someone experiencing cardiac arrest decreases by 10 percent with every passing minute. **The new permanent fire station will allow the Fire Department to meet and improve upon this four-minute response time standard and increase positive cardiac arrest outcomes.**

4-MINUTE RESPONSE TIME DIAGRAM



This diagram documents the response time deficiencies before temporary services were deployed from the former City Hall site in 2020.

PROJECT NEED - Station 6 Living Areas within Former City Hall

The lower level of the former City Hall building is the current home to Lenexa's Fire Station 6 Operations. The spaces shown below do not meet the needs of the department to best serve the northeast Lenexa community, nor does it maintain a level of quality to best protect the health and wellness of these first responders.

Dayroom / Office

Fire Station 6 currently operates in the lower level of the former City Hall. This pre-existing break room now functions as the kitchen, dining area, office, and dayroom for the on-duty staff.

Shared Bunk Room

This existing lower-level office space has been converted into a shared bunk room for the on-duty staff of Fire Station 6.

Apparatus Bay

The existing fire apparatus for Station 6 resides in a pre-engineered metal building located on the north side of the site near 85th Terrace. This structure does not follow the City's aesthetic development guidelines and was only approved on a temporary basis.

PROJECT NEED

Consolidation of Administrative Staff Enhanced Efficiencies & Collaboration

As an employer, Lenexa has always valued teamwork and collaboration within and between departments and divisions. The current Fire Department headquarters was designed to functionally accommodate staffing levels established nearly 40 years ago. Due to the growth in staff and existing space limitations, the Fire Department administrative personnel are currently officed out of three separate locations. This arrangement creates a siloed environment and presents challenges in administrative efficiencies, collaboration, and continuity.

Emergency Management Function - Space for Emergency Operations Center

The City of Lenexa has taken measures and continues to strengthen emergency preparedness initiatives. While the risks and threats to Lenexa expand beyond natural disasters, the city is geographically positioned in an area prone to severe and destructive weather events. The resiliency of the organization and community are dependent on exercising emergency operations plans and in having the proper infrastructure to manage the recovery process following significantly disruptive events. A dedicated space designed in compliance with the standards of an Emergency Operations Center is the logical and necessary next step for Lenexa to advance preparedness capabilities.

Permanent Space for Information Technology

The City Information Technology (IT) Department is currently housed in the former City Hall building. Thirteen (13) IT professionals work out of this building and use it for storage and meeting space. This critical department will need a permanent location to operate out of and store essential IT equipment. This study has included how best to accommodate IT's space needs and is recommending that they are included within the programming for Fire Station 6.

System Enhancements / Reliability / Addition of Apparatus in Service Area

While the Fire Department is operating out of existing space in the former City Hall, it was always considered to be a temporary arrangement until a more permanent solution could be identified and funded. The construction of a new fire station in this location improves the distribution of Fire Department resources throughout the city and positions the Fire Department to better protect the community through improved response times. This station has and will continue to provide needed relief for the two other busiest fire stations in Lenexa. This station will allow future growth in the event call volumes exceed existing resource capabilities. When someone calls 911, they need help immediately, and when the nearest Fire Department resource is not available due to being committed to another incident, it requires further wait times. When this becomes consistent it is necessary to add additional resources, which this new station would allow.

Preservation of Cell Tower - Public Safety Communication Needs & Area Coverage

Since 1980, the City has located a cell tower on the former City Hall site to help provide local and regional public safety radio coverage to this area of the City. Without this tower, local agencies would have to site another structure in this area at significant cost. The City has maintained the current tower and believes it to have at least another 40-to-50-year lifespan. The master plan is recommending that the tower stay at its current location and be maintained to ensure public safety radio coverage in the area.

City & Area Residents Desire to Maintain Ownership & Use of Existing Site

Maintaining ownership of this City-owned site has been a consistent desire of area residents and City leadership. During the master planning for the Lenexa Justice Center, area residents were asked during public open houses their concerns over the Police Department moving from this site. Feedback received from these residents was a preference for the City to maintain ownership and have some type of public safety presence on the site. The City believes that owning acreage in this corridor of the City provides future flexibility and cost savings in meeting service level needs for citizens in this area of the City.

Staff Recommendation

Due to all these factors, staff is recommending that the future Fire Station 6 be located on the former City Hall site. The site provides an ideal location for fire service, helps response times and reliability of service, and maintains a strong public safety presence in this area of the City.

With this in mind, the City engaged Finkle + Williams design team to study (3) scenarios on this site.

Current shared IT Administration office

Current shared Fire Administration Office

GUIDING PRINCIPLES

At the beginning of the design process, a visioning session was held to identify needs and priorities for a new department and administrative headquarters that would improve services for the City of Lenexa. Topics of community, spatial, and programmatic needs were discussed to help define what goals were essential to the success of this study.

The result of this session established the following **GUIDING PRINCIPLES.** The purpose of establishing Guiding Principles is to keep the effort focused on the most important aspects of the master planning analysis.

(Note that the icons associated with each identified guiding principle in the list are used throughout this document to denote their relevancy.)

WELLBEING

Provide a **collaborative** environment that **promotes wellness** for all current and future staff, and incorporate an engaging design process that considers all stakeholder input.

RESILIENCY

Provide a **forward-thinking** facility to stand the test of time while maintaining flexibility to be **future-ready** without compromising **quality & durability.**

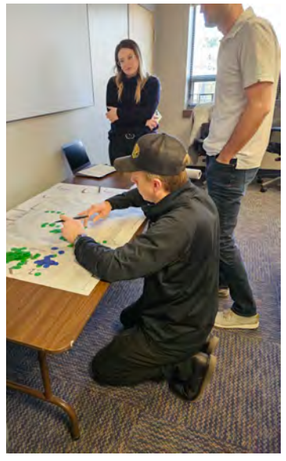
PRIDE

Create an **innovative** facility to achieve a level of excellence for the City of Lenexa that acts as a **Civic Gateway** to the community.

OPERATIONS

Efficient **emergency response is paramount** to the success of this project.

Collaborative Workshops

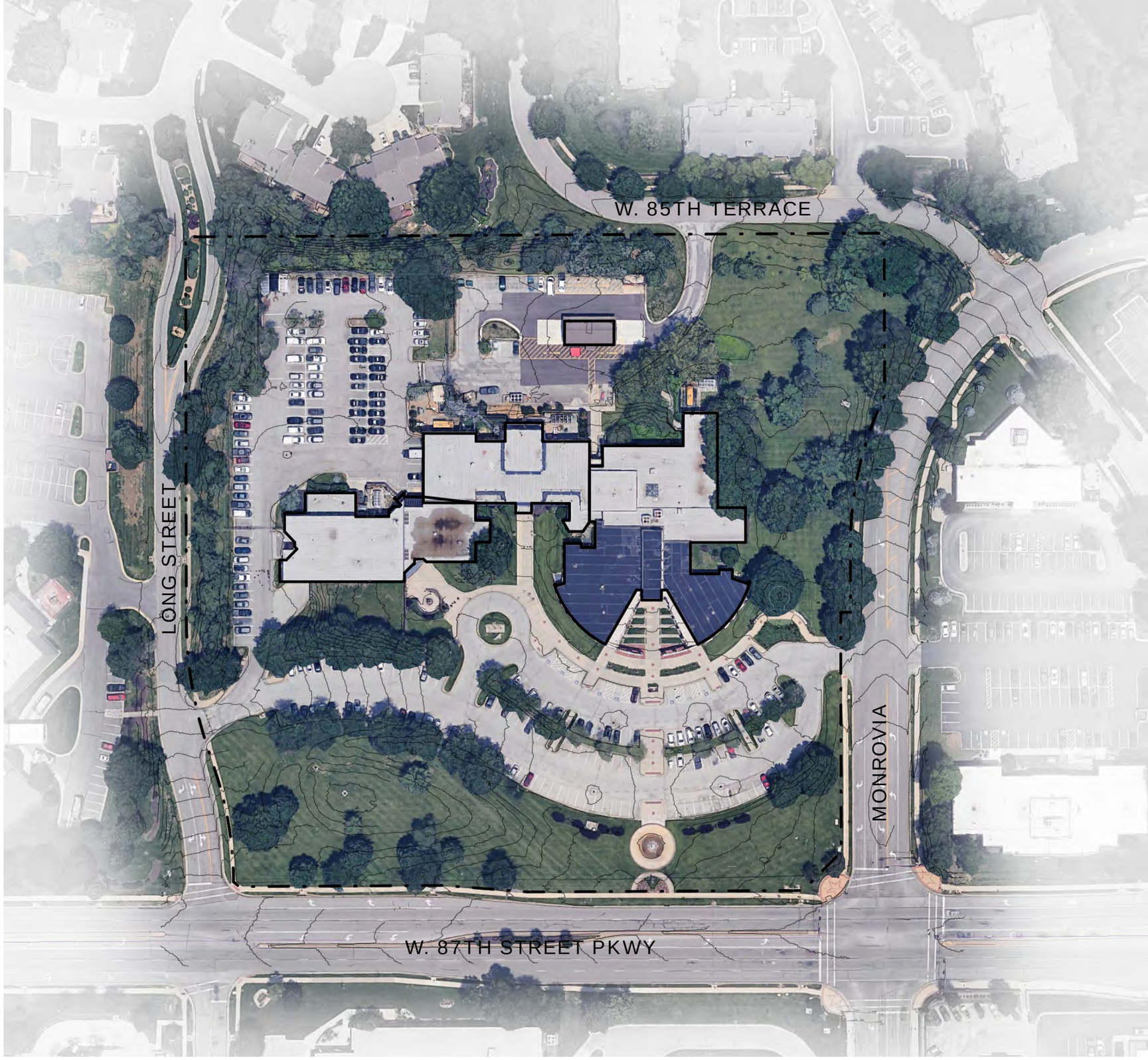


2 SITE DRIVERS

The new facility for the Lenexa Fire Department and IT Headquarters will also be the home for Lenexa Fire Station 6. The design team conducted multiple collaborative meetings with the Lenexa Fire Department to better understand their emergency operations, and how this facility will influence the master plan for this project as well as the development of the rest of the site.

This collaborative effort resulted in **6 MAIN DRIVERS,** in addition to the project's Guiding Principles, that influenced the master plan concepts in this document:

1. **Emergency Response onto Monrovia**
2. **Separate Apparatus vs Vehicular Traffic**
3. **Existing Site Utility Constraints**
4. **Existing Building Analysis**
5. **Preserve Landscaping Buffers**
6. **Preserve West Half of Site to Maximize Flexibility for Future Development**



SITE DRIVERS

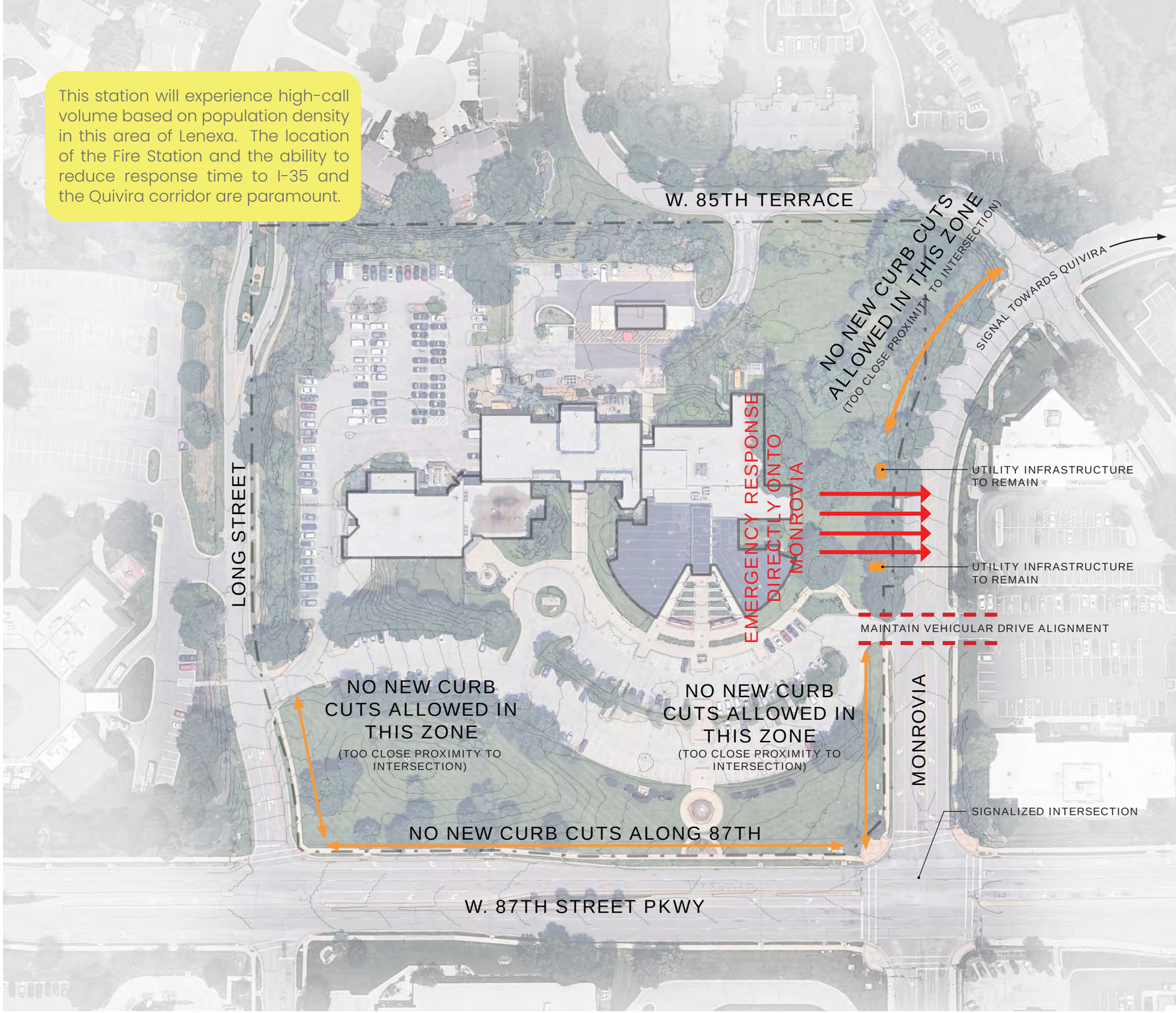
1. Emergency Response onto Monrovia

The most critical driver in the site development process was dictated by the emergency response requirements for fire apparatus to respond onto Monrovia which gives the Fire Department easy access north or south to a signalized intersection.

The required distance away from the intersection at 87th Street and the alignment of curb-cuts across Monrovia Street dictated where the ideal location of the fire apron needed to be. There are also existing utilities along this eastern edge of the site that the team took into consideration with the location of the apron. **All other site planning decisions were secondary to this.**

2. Separate Apparatus vs. Vehicular Traffic

Another critical site driver was the requirement for regular vehicular traffic to have a clearly defined and separate driveway curb-cut away from the response apron.



SITE DRIVERS

3. Existing Site Utility Constraints

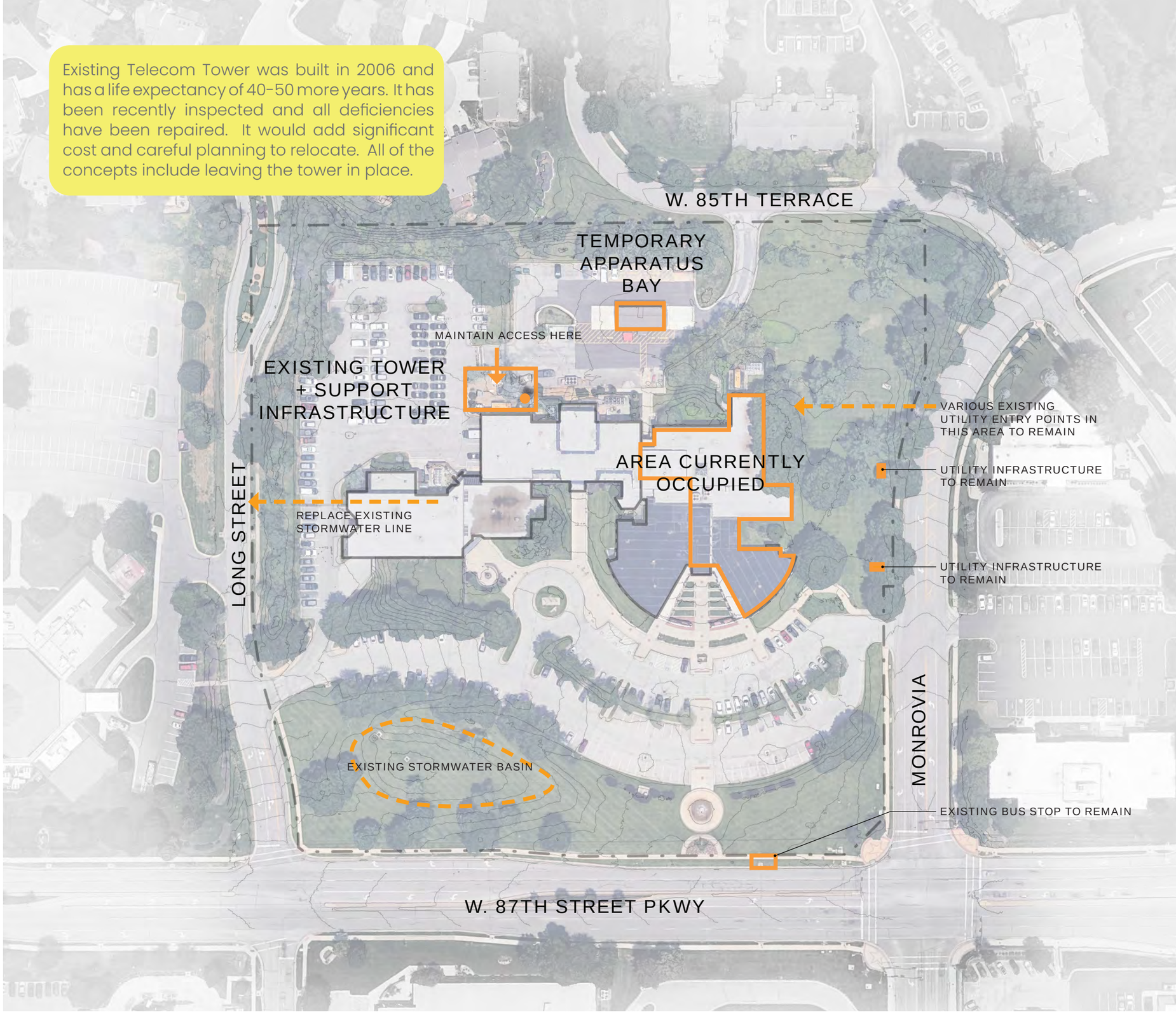
One of the critical components on this site that needs to remain in place and in continuous operation is the telecommunications tower which provides emergency communication for Johnson County and the City. Private cellular providers are also located on the tower.

Several meetings were held with PD, IT, and Community Development representatives to outline critical parameters around the tower, emergency power and existing infrastructure required to be relocated. Access to the tower and supporting infrastructure was taken into consideration in the master plan.

The team also reviewed existing storm water infrastructure, water, electrical and fiber connections, and have made recommendations on what to preserve and what to demolish as part of this project.

4. Existing Building Analysis

Henderson Engineers performed an analysis of the existing building's mechanical and electrical systems and documented their findings to the City. In general, the existing building systems have reached the end of their useful life and any renovation would require replacement of systems in order to serve as a long-term building solution. Any portion of the existing building that may be kept would require new MEP systems, new ductwork, and plumbing systems. There was not a significant reason to keep one portion of the building vs. another based on existing system conditions.



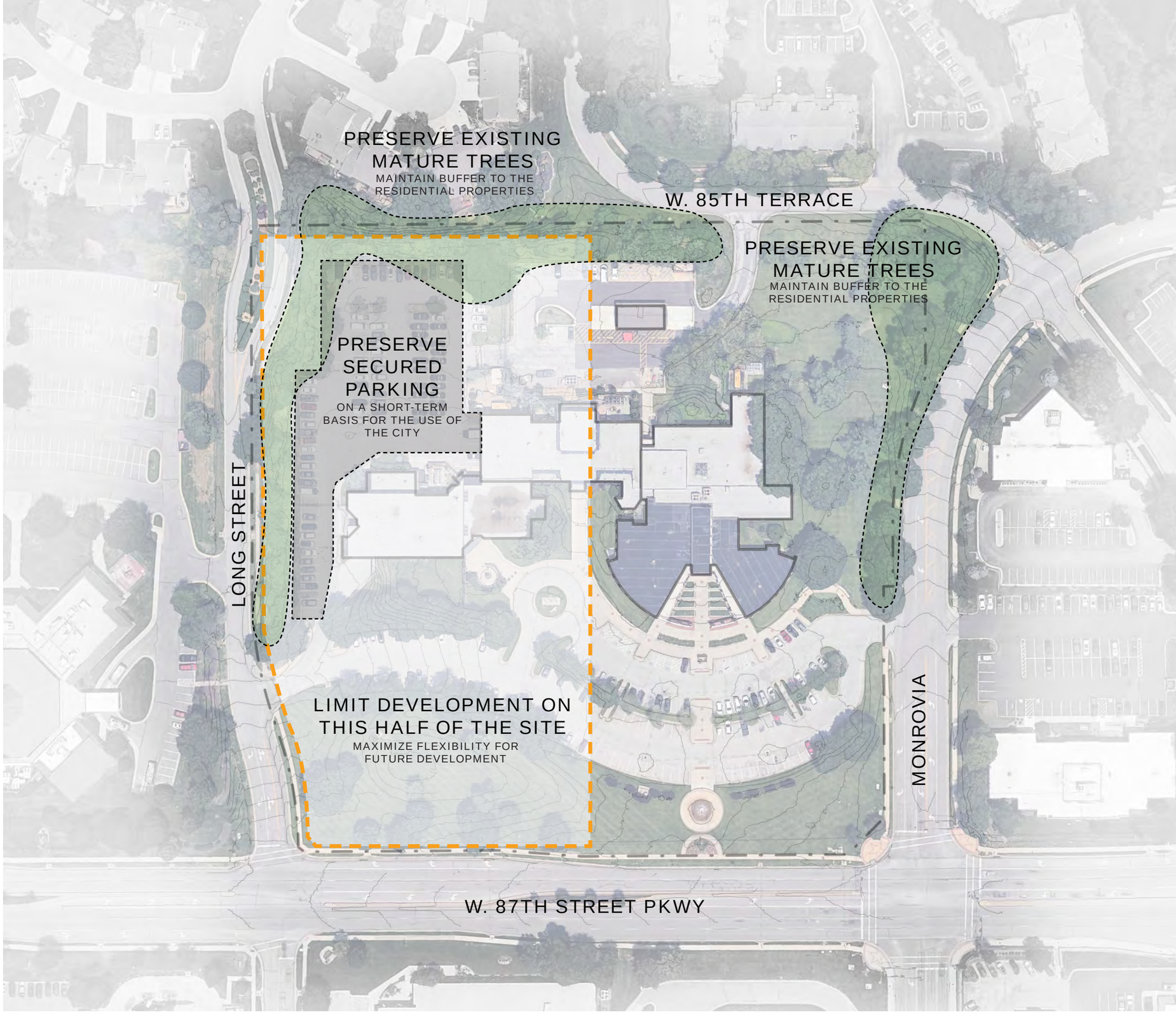
SITE DRIVERS

5. Preserve Landscaping Buffers

One of the team's first observations when walking this site was the parklike feel around the edges of the site, particularly toward the northeast corner and how it provides a quality buffer between the civic functions of the site and the residential neighborhood to the north. The team expressed a strong desire to preserve as much of that mature landscaping as possible to maintain that parklike feel and buffer. It was also a driver in locating the more residential portions of the station toward that northeast corner to take advantage of the landscape buffer and provide a 'backyard' for the firefighters.

6. Preserve West Half of Site to Maximize Flexibility for Future Development

As part of the master planning process, the City desired to maintain maximum flexibility for future city functions on the western portion of the site. This drove many of the design team's decisions on building and parking locations to ensure the potential future buildings could work with the overall site development. The future buildings could include a potential 2-story office building along 87th Street and/or an annex facility at the northwest corner of the site.

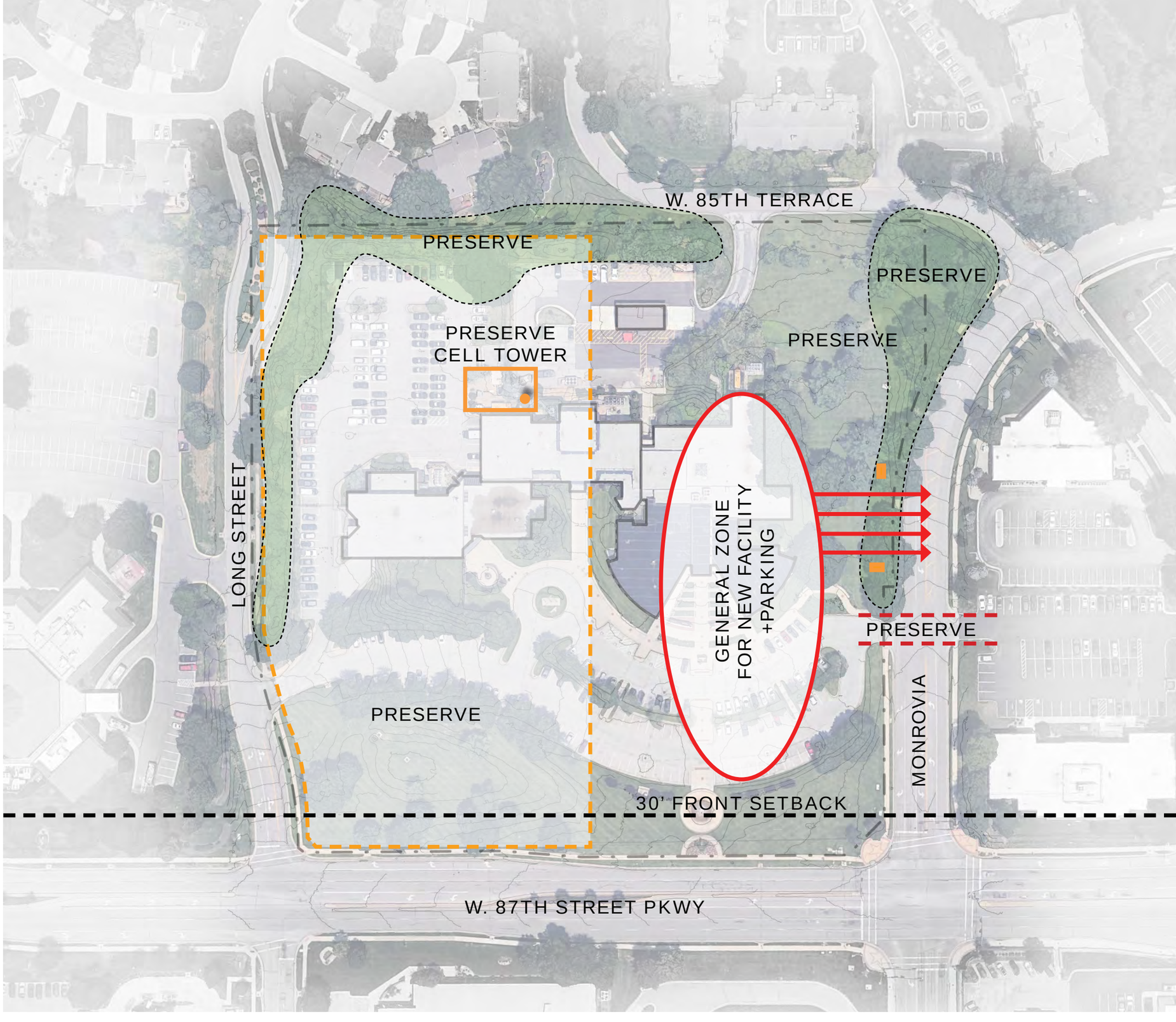


SITE SUMMARY

When the **6 MAIN DRIVER** constraints are overlayed on the existing site, the concepts recommended by the design team show the new facility generally located towards the east. This allows for the fastest emergency response directly onto Monrovia Street, and consolidates this project on the east half while preserving the western half for future development. The massing proposed by the design team shows the building stretching south towards 87th Street in an effort to provide some street frontage and act as a gateway to the Lenexa community.

Here again are the 6 main drivers that have influenced the concept layouts in the following Master Plan studies:

1. **Emergency Response onto Monrovia**
2. **Separate Apparatus vs Vehicular Traffic**
3. **Existing Site Utility Constraints**
4. **Existing Building Analysis**
5. **Preserve Landscaping Buffer**
6. **Preserve West Half of Site to Maximize Flexibility for Future Development**



3 MASTER PLANS

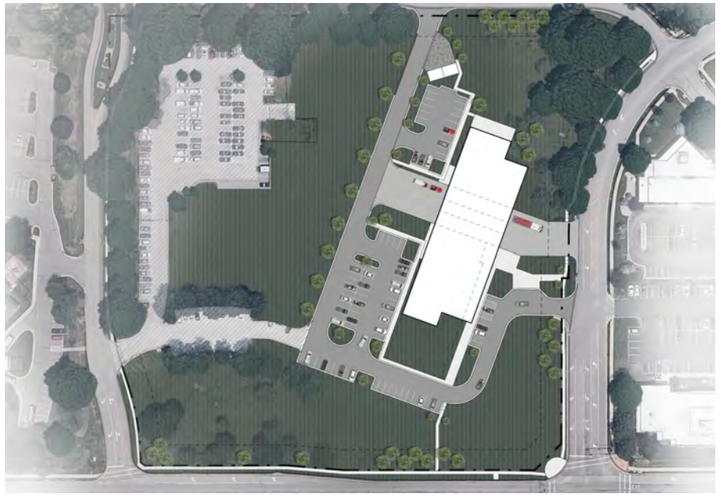
Project Scope

The master plan phase began with a hands-on exercise in the first kick-off meeting with the design team and representatives from the City including the Deputy City Manager, Fire Department and IT Department. The team broke up into smaller groups to discuss the vision for the site, any critical design drivers and potential future development on the site. The group charrette set the stage for the continued research, analysis and program development over the course of several planning meetings.

The process was iterative and collaborative amongst the stakeholder group and the design team. The design team continued to refine various ideas considering all of the various site drivers, building orientation, access and potential future development all while maintaining a sharp focus on the guiding principles.

NEW BUILD CONCEPT

New facility on the east half of the site.

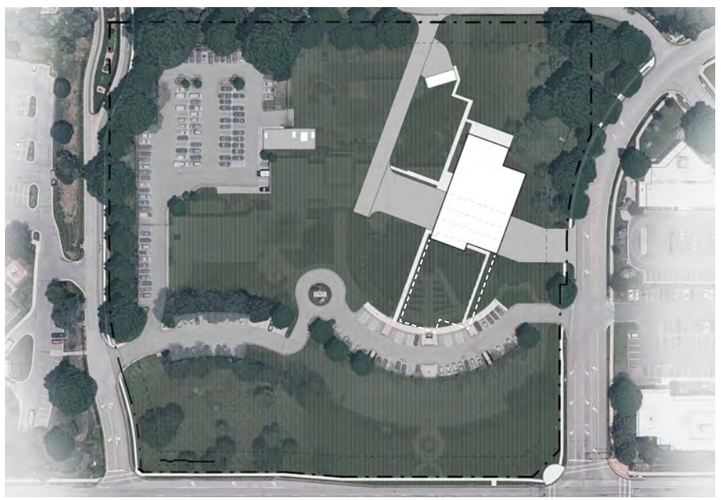


RE-PURPOSED CONCEPT

Utilize a portion of the existing facility.

PHASED CONCEPT

Phase 1 = Station 6 Operations
Phase 2 = Fire Department and IT Administration

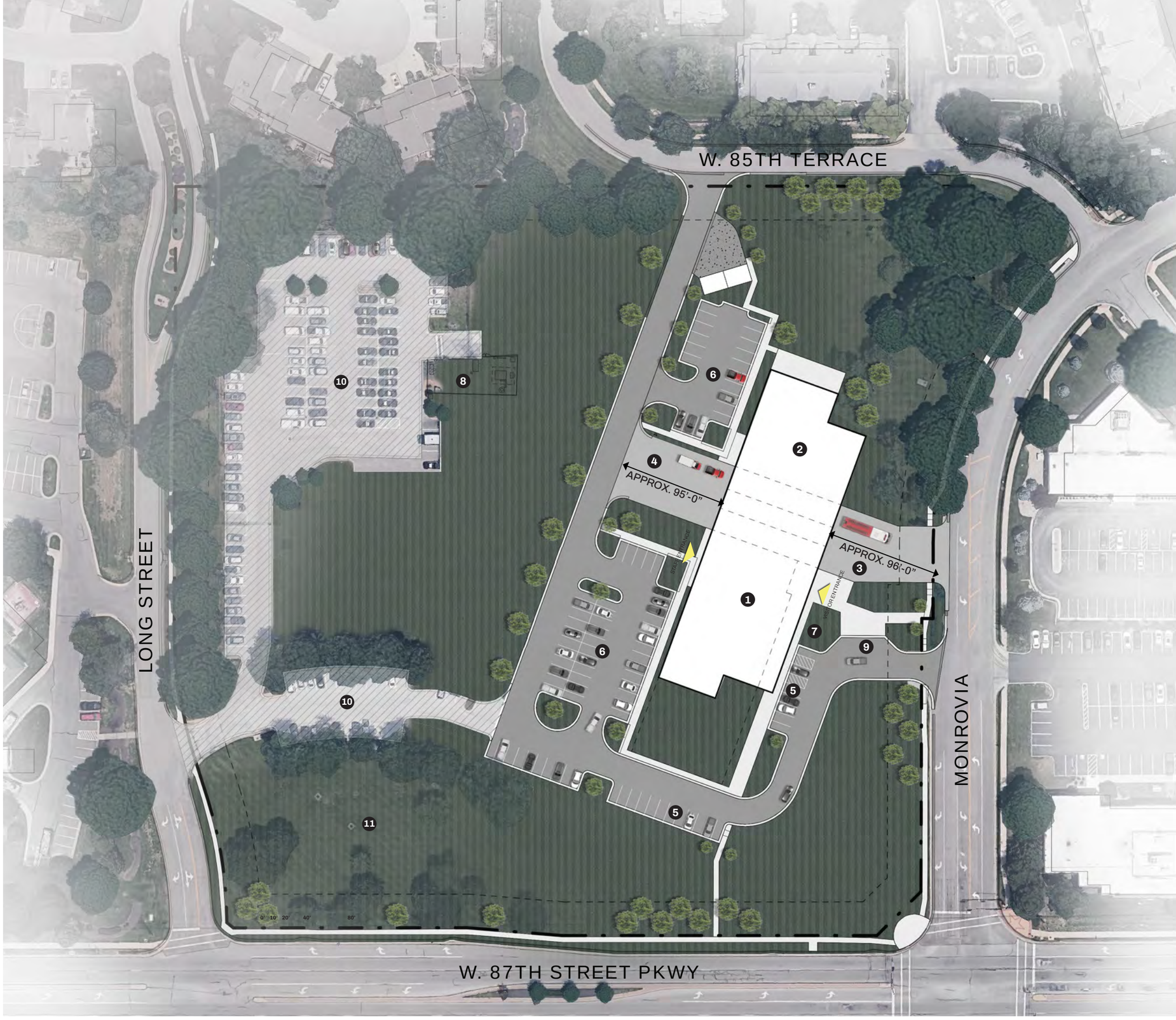


NEW BUILD CONCEPT

NEW Building - Day 1

This concept explored a full tear-down of the existing building and proposes new construction for the Fire Administration and IT Headquarters and Fire Station 6 Operations. The orientation of the new facility is driven by the 6 site drivers, which keeps the fire station on the east half of the site and allows the fire apparatus to respond directly onto Monrovia. The angled orientation of the new facility opens the entry towards the intersection of 87th and Monrovia, creates a welcoming entry sequence to visitors, and provides an opportunity for architectural massing that will act as a civic gateway for the Lenexa community.
The existing secured parking lot in the northwest area of the site, as well as the existing stormwater retention basin in the southwest corner of the site, are to remain.

1. Lenexa Fire + IT Headquarters
2. Lenexa Fire Station No. 6 Operations
3. Front Apron
4. Rear Apron
5. Visitor Parking
6. Staff Parking
7. Monument Sign
8. Tower + Generator Enclosure
9. Drop-Off Entry Plaza
10. Existing Parking to Remain
11. Existing Stormwater Basin to Remain

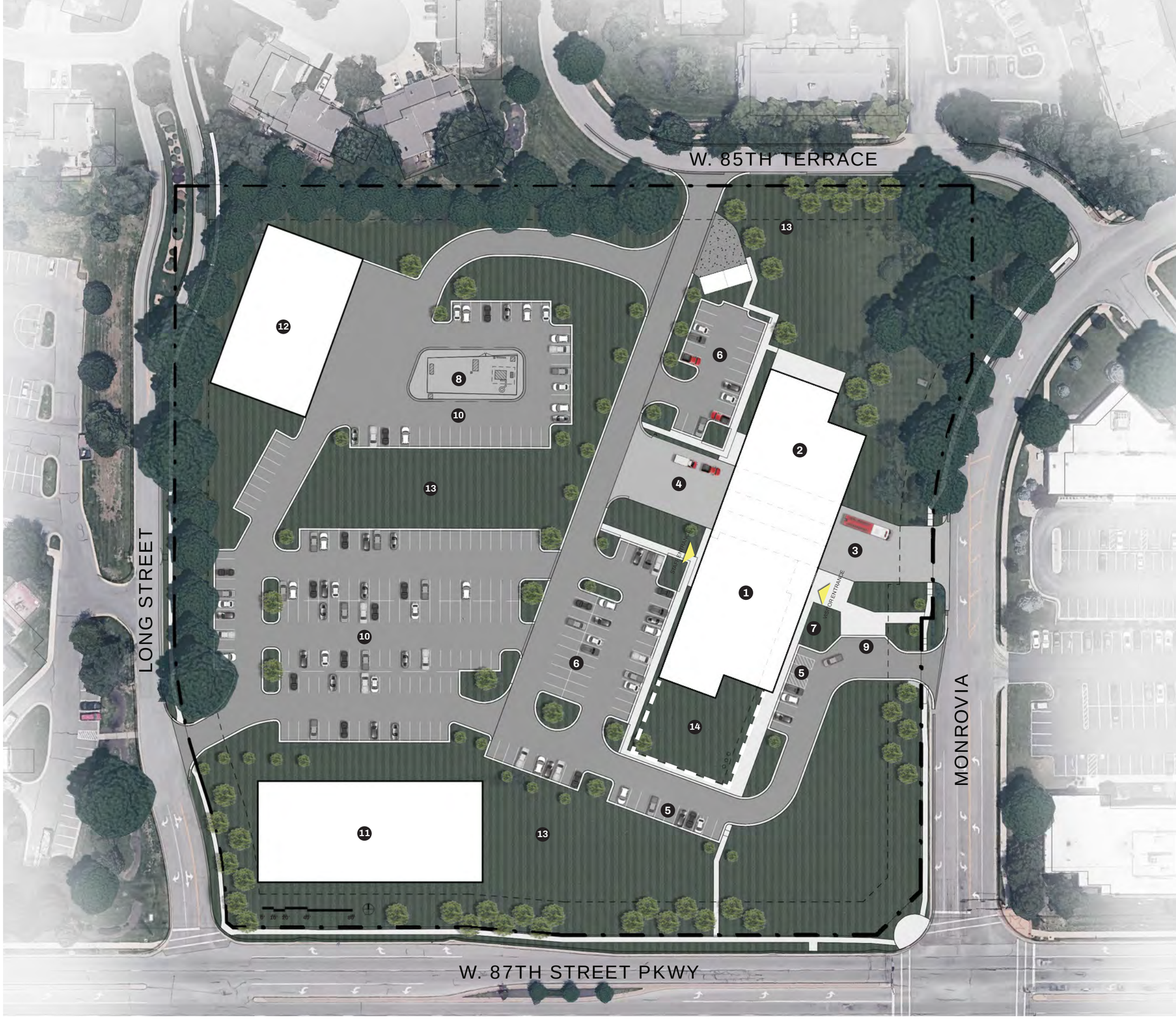


NEW BUILD CONCEPT

NEW Building Master Plan

The master plan concept for this site contemplates the future potential of the west portion of the site. This could include a future annex building for City functions as well as potential for a 2-story office building to anchor the southwest portion of the city owned property.

1. Lenexa Fire + IT Headquarters
2. Lenexa Fire Station No. 6 Operations
3. Front Apron
4. Rear Apron
5. Visitor Parking
6. Staff Parking
7. Monument Sign
8. Tower + Generator Enclosure
9. Drop-Off Entry Plaza
10. Future Parking
11. Future Office Building
12. Future Annex Building
13. Future areas for Stormwater Management
14. Future Addition



NEW BUILD CONCEPT

To fully maximize the future use of the site, this master plan concept shows opportunities for future development on the west half of the lot. The southwest area of the site could include a 2-story office building as well as future parking. The northwest area of the site could become home to a new annex facility to support future needs of the public safety or other City departments.

RE-PURPOSED CONCEPT

EXISTING Building - Day 1

This Re-Purposed Concept salvages a portion of the existing facility (hatched area) and could accommodate the Fire and IT administrative departments in addition to space for future growth or training in the existing lower level. A new, separate facility for Fire Station 6 Operations is proposed to the east of this existing building, to enable faster emergency response directly onto Monrovia Street. In this scenario, the existing secured parking lot in the northwest as well as the existing stormwater basin in the southwest will remain.

1. NEW Lenexa Fire Station No. 6
2. Renovated Existing Building: Lenexa Fire Administration + IT Headquarters
3. Front Apron
4. Rear Apron
5. Visitor Parking
6. Staff & Station Parking
   Lower Level
7. Shared Plaza
8. Monument Sign
9. Stormwater Bioswale
10. Tower + Generator Enclosure
11. Existing Parking to Remain
12. Existing Stormwater Basin to Remain

RE-PURPOSED CONCEPT

EXISTING Building Master Plan

Similar to the New Build concept, this master plan shows how to maximize future development of the site with a 2-story office building located in the southwest and an annex building in the northwest corner.

1. NEW Lenexa Fire Station No. 6
2. Renovated Existing Building: Lenexa Fire Administration + IT Headquarters
3. Front Apron
4. Rear Apron
5. Visitor Parking
6. Staff & Station Parking
   Lower Level
7. Shared Plaza
8. Monument Sign
9. Stormwater Bioswale
10. Tower + Generator Enclosure
11. Future Parking
12. Future Office Building
13. Future Annex Building

RE-PURPOSED CONCEPT

The main intent around this concept was to understand if there could be any significant cost savings realized by utilizing a portion of the existing building. **After further analysis, this solution would be more expensive.**

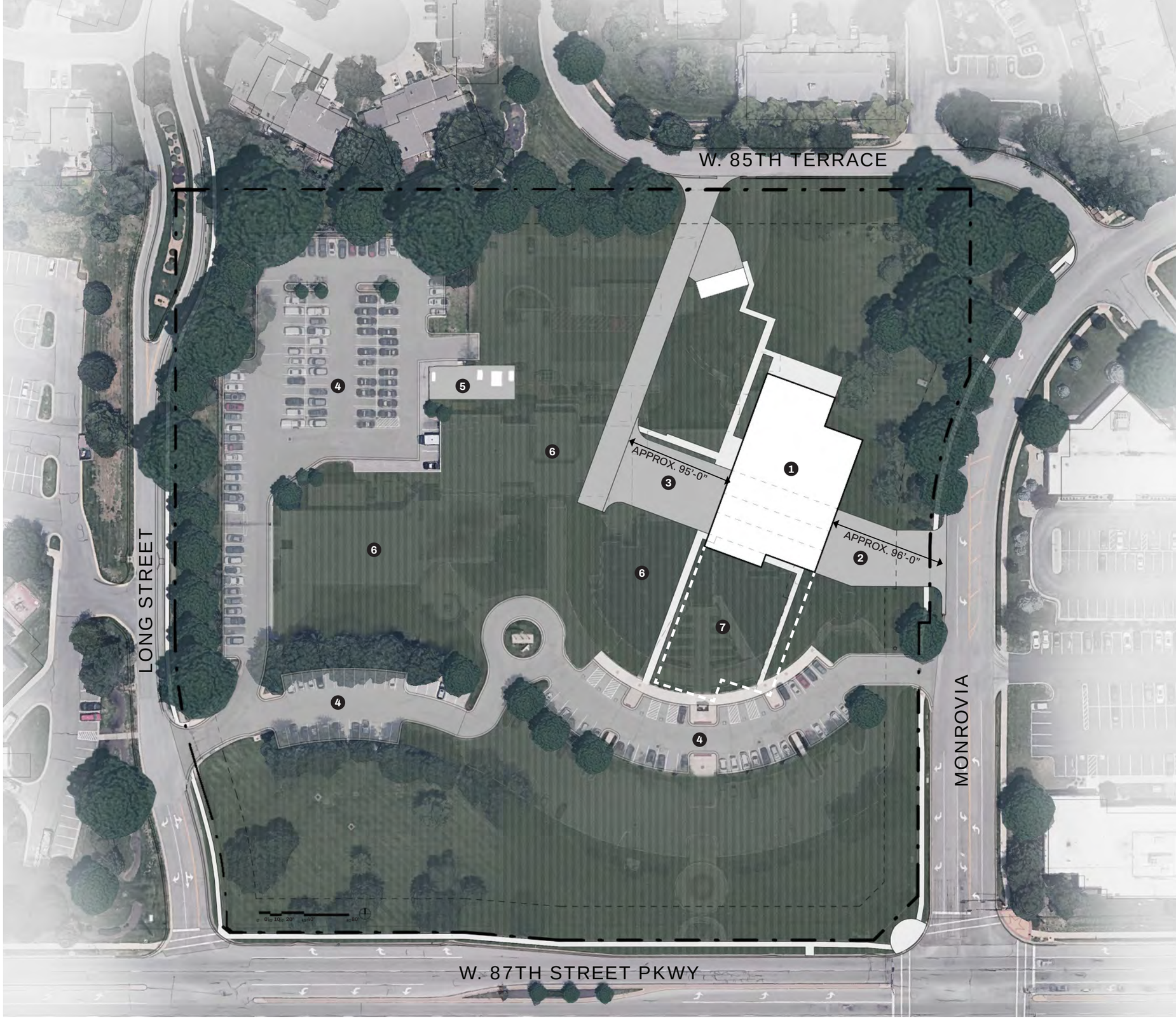
In addition to the cost impact, the site arrangement of this concept is not preferred by the department staff. It lacks direct connectivity between the fire administrative staff and Station 6 Operations. The cross-traffic of the apparatus and vehicular traffic is not an ideal arrangement.

PHASED CONCEPT

NEW Building - Phased Approach

The design team was also asked to propose a conceptual site layout that shows how the site could be developed if the project is phased. This site plan shows an initial phase that only includes Fire Station 6 Operations, with the potential for adding on the south portion of the New Build Concept in the future. This plan would utilize as much of the existing site infrastructure as possible, including the existing parking in the southeast area of the site. The Fire and IT administration wing and new parking lots would be constructed in a future phase to align with the New Build Concept.

1. Lenexa Fire Station No. 6
2. Front Apron
3. Rear Apron
4. Existing Parking to Remain
5. Tower + Generator Enclosure
6. Demolition of Existing Municipal Complex
7. Future Addition (reference New Build Concept)



4 PROGRAM STUDIES

The program for the building was developed concurrently during the site investigation and analysis phase. The fire station program was based on the maximum staffing and apparatus that would operate out of this facility and includes individual bunk rooms for 8, offices and supporting residential areas, as well as 3 double-deep drive-thru apparatus bays and bay support space. The fire administration program was developed around current and future staffing needs to support all of the command staff, training and prevention staff. The IT program spaces were developed starting from the master plan analysis that was completed with the Lenexa Justice Center programming study.

All three program components were reviewed closely with the city representatives and vetted with the expertise of the design team. The following pages represent the space needs required and included a circulation factor for each type of space, and a general building grossing factor to account for walls, chases, structure and mechanical space needs.

Once the program was established, a programming charrette was completed with each department to explore adjacencies and operational flow within each component. The result of that exercise is represented in each bubble diagram on the following pages. These are not meant to be floor plans, but captures spatial relationships and adjacencies that will be applicable when floor plans are developed in the next design phase.

Program Summary:

Fire Administration	5,338 gsf
IT Administration:	3,050 gsf
Fire Station 6 Operations:	14,866 gsf
Support + Circulation:	3,972 gsf
Total:	27,226 gsf

PROGRAM - FIRE AND IT ADMIN SPACES

	DEPARTMENT	QTY	SF/SPACE	NET SF
1.00	**ADMINISTRATION**			
1.01	Entry Vestibule for Admin	1	100	100
1.02	Entry Vestibule for Ops	1	100	100
1.03	Lobby	1	250	250
1.04	Public Restroom	2	80	160
1.05	Reception	1	200	200
1.06	Work/Copy Room	1	200	200
1.07	Fire Admin Offices - Chief	1	200	200
1.08	Fire Admin Offices - Asst Chief	6	150	900
1.09	Fire Admin Offices	8	100	800
1.10	**Shared Spaces**			
1.11	Conference / Training Room / EOC	1	750	750
1.12	Staff Restrooms	2	80	160
1.13	Flex space - mothers, small meeting, quiet room	1	100	100
1.14	Break Room	1	350	350
	Subtotal NSF			**4,270**
	Subtotal incl. Circulation Factor	*25%*		**5,338**

	DEPARTMENT	QTY	SF/SPACE	NET SF
4.00	**INFORMATION TECHNOLOGY**			
4.01	**IT Office Suite**			
4.02	Solution Center	4	60	240
4.03	Solution Center Work Area	1	120	120
4.03	Hoteling (could be future growth for Fire Admin)	4	80	320
4.04	GIS Office	2	80	160
4.05	Developer Office	2	100	200
4.06	Director Office	1	150	150
4.07	Asst. Director Office	1	150	150
4.08	Network Architect and Work Area	1	200	200
4.09	Solution Center Storage Surplus / Ewaste	1	500	500
4.10	Conference Room	1	400	400
	Subtotal NSF			**2,440**
	Subtotal incl. Circulation Factor	*25%*		**3,050**

PROGRAM - STATION 6 OPERATIONS AND BUILDING SYSTEMS

	DEPARTMENT	QTY	SF/SPACE	NET SF
3.00	**APPARATUS BAY / BAY SUPPORT AREA**			
3.01	Apparatus Bays	3	1,900	5,700
3.02	Turnout Gear	1	450	450
3.03	Shop/Tool Bench	1	120	120
3.04	General Storage	1	100	100
3.05	Bay Storage	1	50	50
3.06	EMS Supply	1	50	50
3.06	Compressor Room	1	110	110
3.07	SCBA Maintenance/Fill	1	110	110
3.08	Decontamination Room	1	200	200
3.09	Cleaning /Extractor Room	1	200	200
3.10	Unisex Bay Toilet / Shower	1	100	100
3.11	Bay Cleaning Area / Mop Sink	1	40	40
3.12	Hand / Boot Wash Stations	1	80	80
	Subtotal NSF			**7,310**
	Subtotal incl. Circulation Factor	*15%*		**8,407**

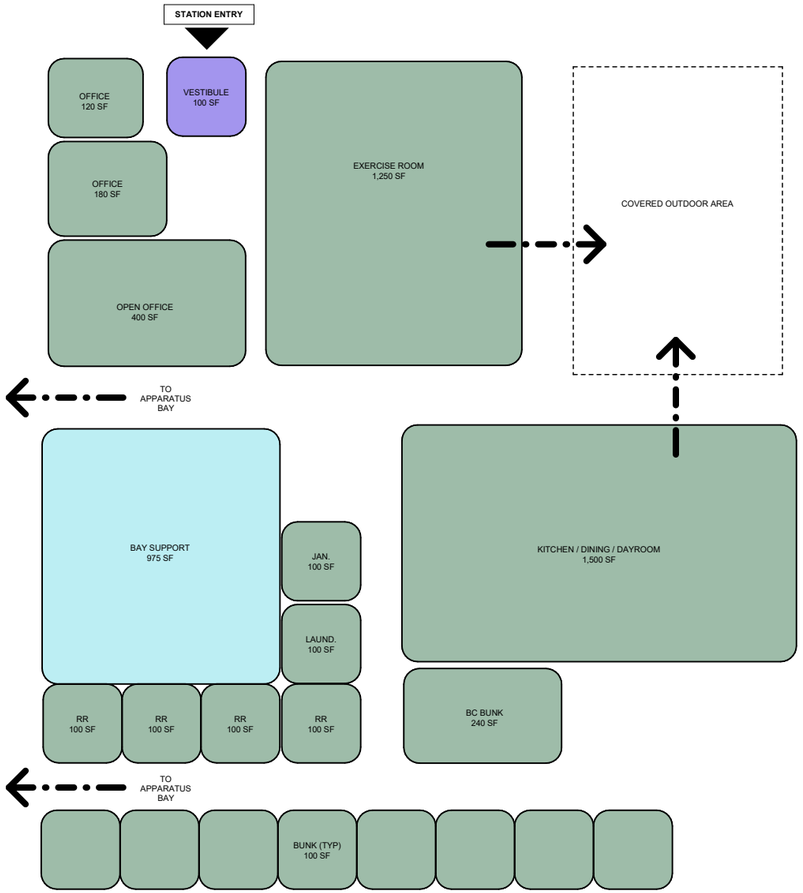
	DEPARTMENT	QTY	SF/SPACE	NET SF
5.00	**SYSTEMS**			
5.01	IT/Server/Tele Room	2	80	160
5.02	Electrical Room	1	200	200
5.03	Mechanical Room	1	500	500
5.04	Fire Sprinkler Riser	1	100	100
	Subtotal NSF			**960**
	Subtotal incl. Circulation Factor	*10%*		**1,056**

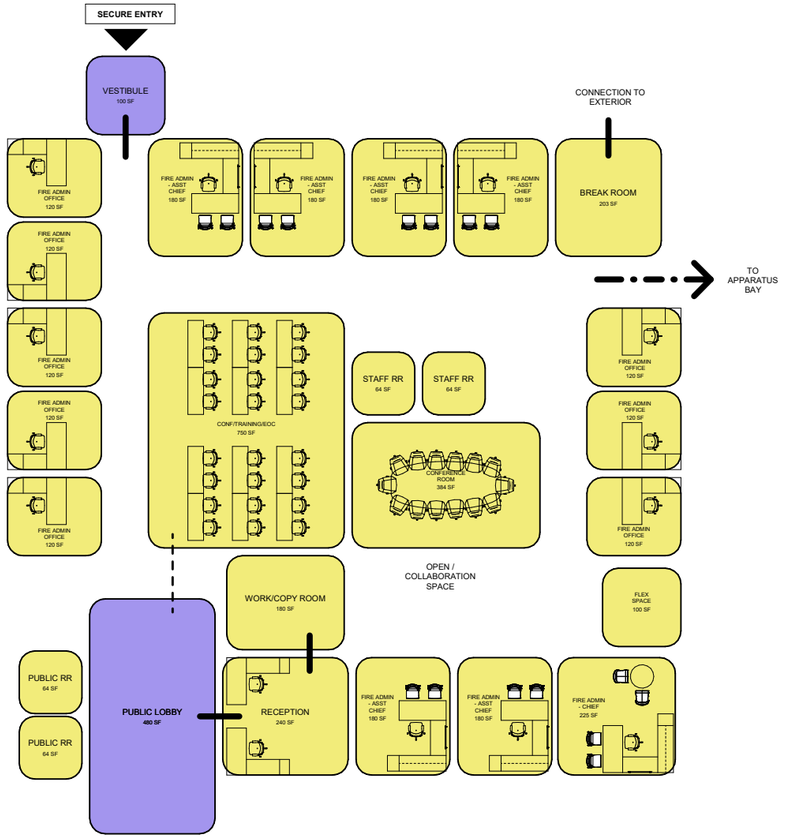
FIRE STATION + FIRE HQ + IT ADMIN NET SF		24,309
STATION GROSSING FACTOR		12%
TOTAL GROSS SF		**27,226**

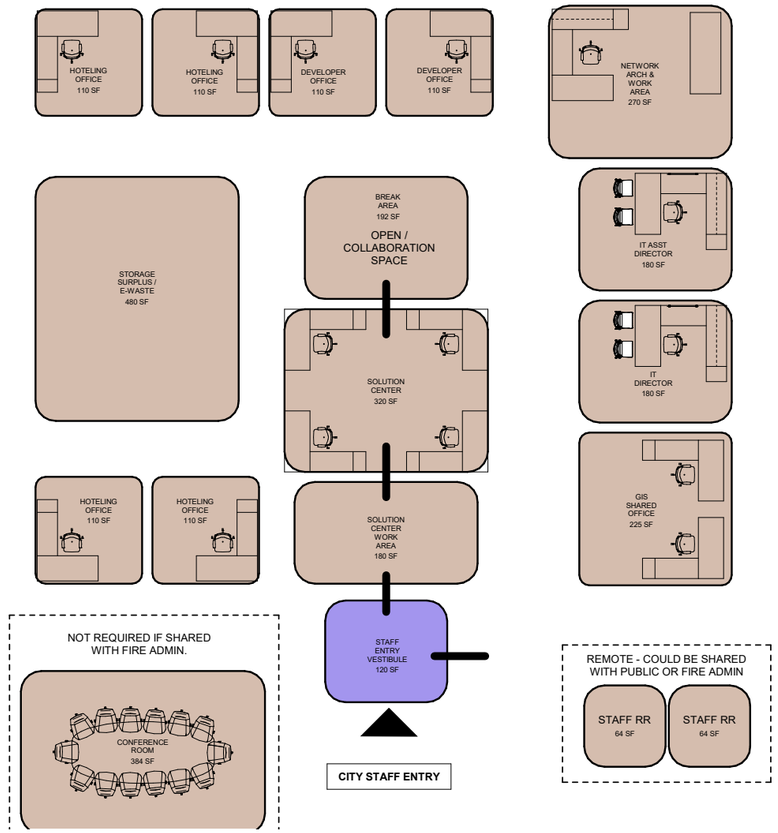
	DEPARTMENT	QTY	SF/SPACE	NET SF
2.00	**RESIDENTIAL**			
2.01	Kitchen (Includes Dining & Dayroom)	1	1,500	1,500
2.02	Bunkroom	8	64	512
2.03	Battalion Chief Bunk	1	225	225
2.04	Bunk Lockers	32	5	160
2.05	Unisex Toilet/Shower Room	4	100	400
2.06	Unisex Toilet	1	60	60
2.07	Exercise Room	1	1,400	1,400
2.08	Janitor Closet	1	40	40
2.09	Storage Room	1	50	50
2.10	Dry Cleaning Storage	1	50	50
2.11	Laundry	1	100	100
2.12	**Firefighter Offices**			
2.13	Firefighter Open Workspace	1	400	400
2.14	BC Office	1	120	120
2.15	Captain Office	1	150	150
	Subtotal NSF			**5,167**
	Subtotal incl. Circulation Factor	*25%*		**6,459**

DEPARTMENT ADJACENCIES

The following diagrams explored the desired adjacencies within each department. They are not intended to represent floor plans.







Station 6 Operations

Fire Station 6 Operations shows bunk space located close to the front of the apparatus bays to improve response time. The gym and dayroom should also have access to private outdoor space.

Fire Administration

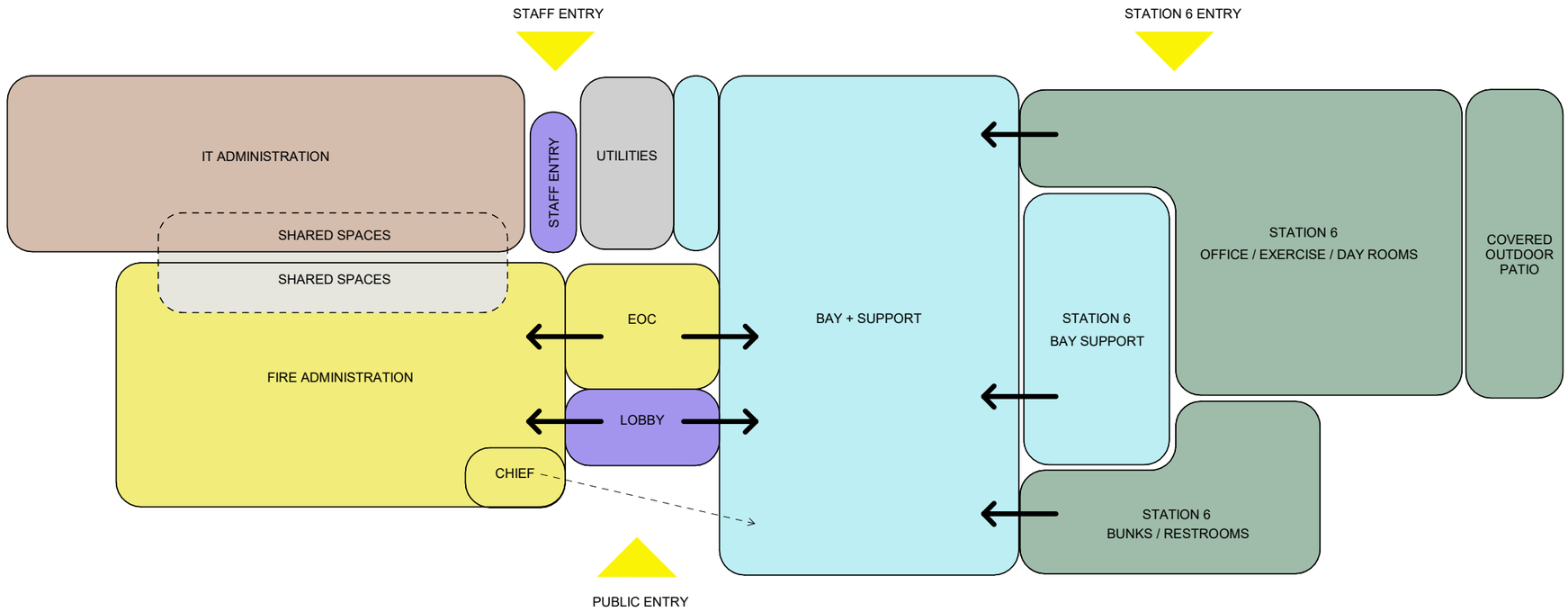
The fire administration program diagram shows a public lobby with connection to reception space and private offices wrapping the exterior. There are shared collaboration spaces centrally located and a break area with exterior access. The large conference room could accommodate EOC, conference and training needs.

IT Administration

The Information Technology program is arranged with private offices around the perimeter and easy access to the Solution Center, which serves as the City staff IT help-desk. The break area is intended to serve as an open collaboration space. The department's preference is for restrooms to be located outside of the main office area.

OVERALL PROGRAM ADJACENCY DIAGRAM

This diagram shows the overall relationship of the main program components for the New Build Concept. The Fire Department determined that the preferred arrangement for the fire components is for the apparatus bays to separate the operations of Station 6 from the command staff administrative offices. The fire administration and IT offices could share a public lobby as well as a shared secure staff entry from the other side of the building. There may be shared amenities and shared conference space that could bridge the two department administrations.



5 SUMMARY + RECOMMENDATIONS

This study has revealed a clear preferred conceptual master plan from the user group as well as from the design team. The recommendation from the team is to pursue the New Build Concept which will fully support the needs of the Fire Department operationally and administratively. It also provides a permanent home for the IT Department and gives the most future flexibility to the remainder of the site for any functions that the City may need to support. The orientation of the building and the site design sets up opportunities for civic presence along 87th Street and fortifies the City of Lenexa's commitment to public service and public facilities.

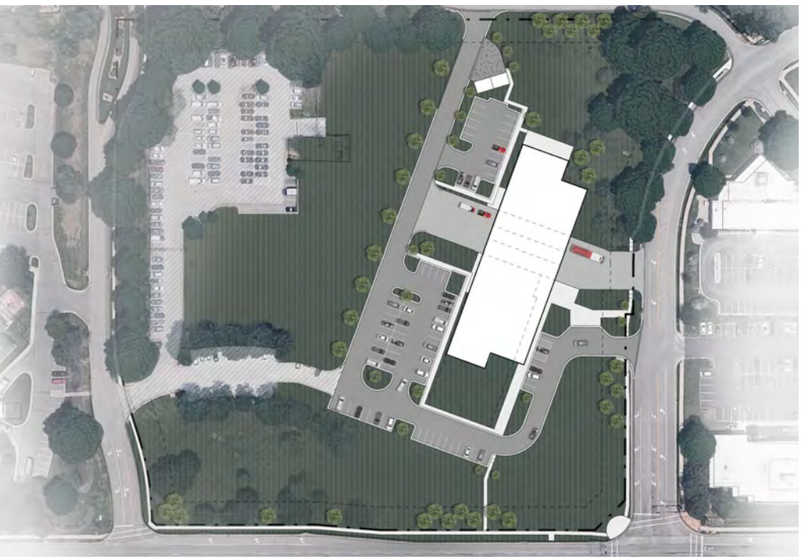
This exercise was meant to vet the possibility of preserving and re-purposing some portion of the existing municipal complex for the proposed program and determine if there was significant value in doing so. This study revealed this option to be the most expensive "Day 1" solution and sacrifices many other critical goals and aspirations of the City and Fire Department. In keeping a portion of the existing building, there is less flexibility in how the remainder of the site can be designed. For example the existing grade and access to the building dictates that the fire apparatus return route cannot come back through the rear of the site as it does in the New Build Concept.

The following pages document a list of pros vs. cons for each of the master plan concepts, but all schemes share the following positive features:

- Maintains acceptable service levels in the northeast area of the community since this is the only station in the City's most populated Council Ward.
- Improves adjacency of the residential space and apparatus bays for improved reaction times compared to the current temporary Station 6 facility.
- Apparatus response directly onto Monrovia.
- Improved living conditions and modern design standards for Station 6 Operations.
- Preserves mature vegetation as much as possible throughout the site.

NEW BUILD CONCEPT

New facility on the east half of the site.

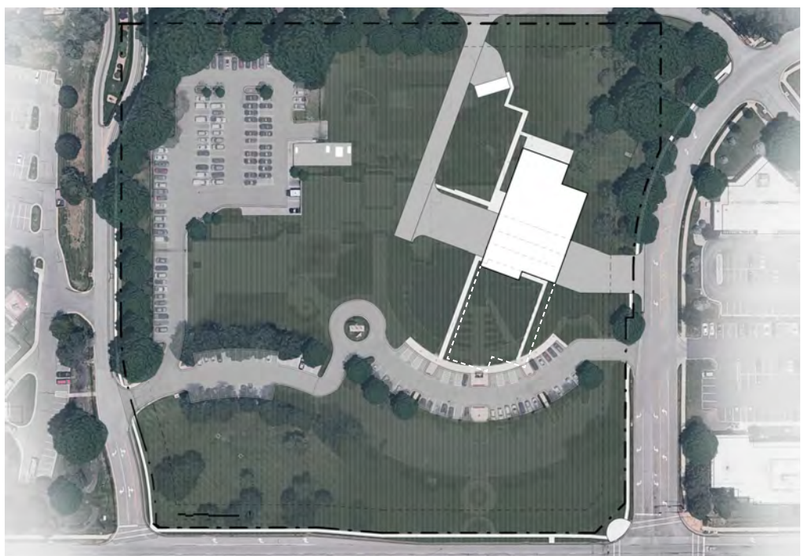


RE-PURPOSED CONCEPT

Utilize a portion of the existing facility.

PHASED CONCEPT

Phase 1 = Station 6 Operations
Phase 2 = Fire Department and IT Administration



NEW BUILD CONCEPT

New facility on the east half of the site.

PROS

- WELLBEING: Clean slate allows for optimal design solution to address occupant and community wellbeing.
- RESILIENCY: Allows for easier integration of code-compliant (Category 4 “essential facility”) design and construction of the multi-purpose space to serve as the City’s Emergency Operations Center
- RESILIENCY: Allows existing undersized administrative areas of Fire Station One to be repurposed into more properly designed and sized bunkroom spaces.
- OPERATIONS: Positively influences culture by maintaining connectedness of administrative/command staff and operations functions, and provides room for future growth.
- OPERATIONS: Less constraints from the existing building allows for optimal site design solution for apparatus flow.
- PRIDE: More Intuitive and customer-friendly design for people seeking administrative and emergency support services
- PRIDE: Provides a strong civic presence and acts as a gateway to Lenexa at the corner of 87th & Monrovia
- OPERATIONS: Provides enough space for existing administrative staff to office out of the same building with room for future growth.

CONS

- WELLBEING: Complete demolition with a full buildout is less environmentally friendly than reusing existing.
- COST: Longer construction schedule before occupancy.

RE-PURPOSED CONCEPT

Utilize a portion of the existing facility.

PROS

- RESILIENCY: Makes use of a portion of the existing court and police department structure, including the lower level/basement space for storage, training, or future growth.
- RESILIENCY: Allows existing undersized administrative areas of Fire Station One to be repurposed into more properly designed and sized bunkroom spaces.
- OPERATIONS: Provides enough space for existing administrative staff to office out of the same building with room for future growth.

CONS

- WELLBEING: Less Intuitive and customer-friendly design for people seeking administrative and emergency support services
- WELLBEING: The residential portion of Station 6 Operations is further from the natural landscape elements in the northeast area of the site.
- PRIDE: Does not provide as strong of a civic presence since the buildings are pushed farther from 87th Street.
- PRIDE: Future building along 87th Street could obstruct views and further reduce the civic presence of the overall campus.
- COST: Most expensive day-one price point compared to the other two schemes.
- OPERATIONS: The cross-traffic of the apparatus and vehicular traffic is not an ideal arrangement.

PHASED CONCEPT

Phase 1 = Station 6 Operations
Phase 2 = Fire Department and IT Administration

PROS

- RESILIENCY: Ability to add phases over time as the budget allows
- PRIDE: Achieves the same goals as the New Build Concept, just over a longer period of time.
- COST: Some up-front cost savings by only building a portion of the facility.

CONS

- RESILIENCY: Continued displacement of the IT Department, and the Fire Administration remains disconnected in multiple facilities.
- PRIDE: Does not provide as strong of a civic presence since the building is pushed farther from 87th Street.
- COST: Some demolition required for second phase.
- COST: Inflation in the construction market will increase the total cost of the project over time.
- COST: Increased complexities of construction logistics could lead to higher costs and more change orders.

6 COST ANALYSIS

NEW BUILD CONCEPT - BUDGET ESTIMATE

Lenexa Fire Department and IT Headquarters
Lenexa, KS
10.9.2025
Concept Budget

Concept

Description	*Quantity*		*Concept*	*Unit Cost*	Included in Total Costs: *Construction Contingency*	*Design Contingency*	*Owner Contingency*	*Escalation*
Preconstruction	1	LS	$ 20,000	$ 1				
Concept Site	1	LS	$ 4,185,063	$ 154	$ 101,912	$ 203,824	$ 169,853	$ 232,359
Concept 8.14.25 Building	27,226	SF	$ 20,184,590	$ 744	$ 487,248	$ 974,496	$ 974,496	$ 1,120,671
Construction Hard Cost Subtotal			$ 24,389,653		$ 589,160	$ 1,178,320	$ 1,144,350	$ 1,353,030
Soft Cost			$ 3,338,631					
Total Project Cost			**$ 27,728,284**					

Newkirk Novak Construction Partners were involved throughout the master planning study to provide real-time cost feedback on the design decisions that were studied by the design team. This summary reflects the estimated total project costs for the New Build Concept taking into consideration timeline of construction, escalation and contingency factors.

7 APPENDIX

Context Analysis

Existing Facilities Analysis

Existing Building Test-fit

Collaborative Workshop Documentation

CONTEXT ANALYSIS

The initial investigative phase of the master planning process was broken down into 3 parts by the design team.

Context Analysis

A broad understanding of 87th Street corridor and how it connects various parts of Lenexa from east-to-west.

Existing Site Analysis

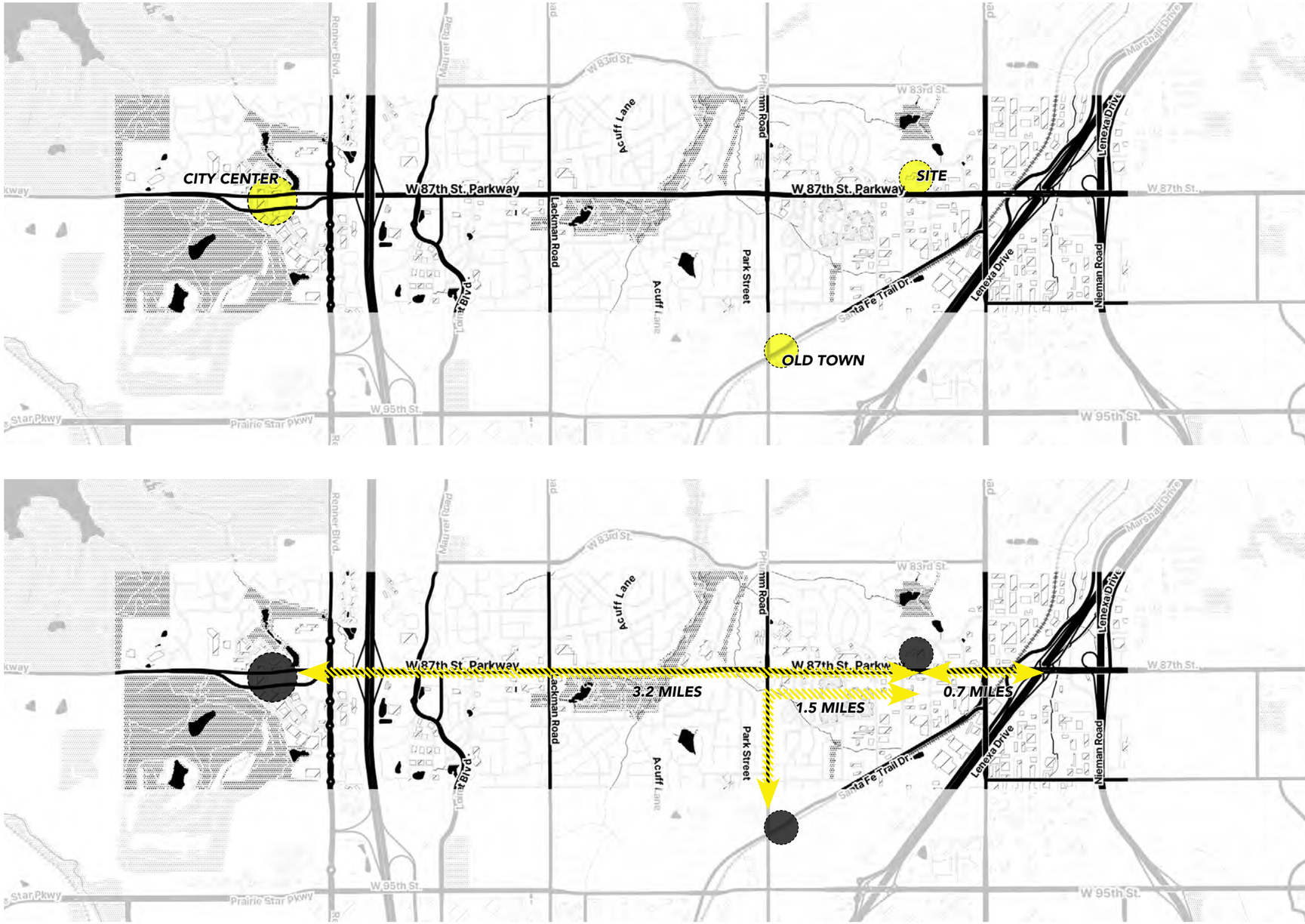
A closer look at the utilities and site context for this project site located at the northwest corner of 87th Street and Monrovia Street (described earlier in this report)

Existing Facility Analysis

The design team conducted an in-depth analysis of the existing facilities currently located on the site to help determine the viability of retaining any of the existing buildings or infrastructure. (described earlier in this report)

At the onset of the master planning process, the design team studied this site's location in relation to the rest of Lenexa, and this research was documented with a series of diagrams of the W 87th Street Parkway corridor:

Street Frontage
Transit
Green Space
Public Art

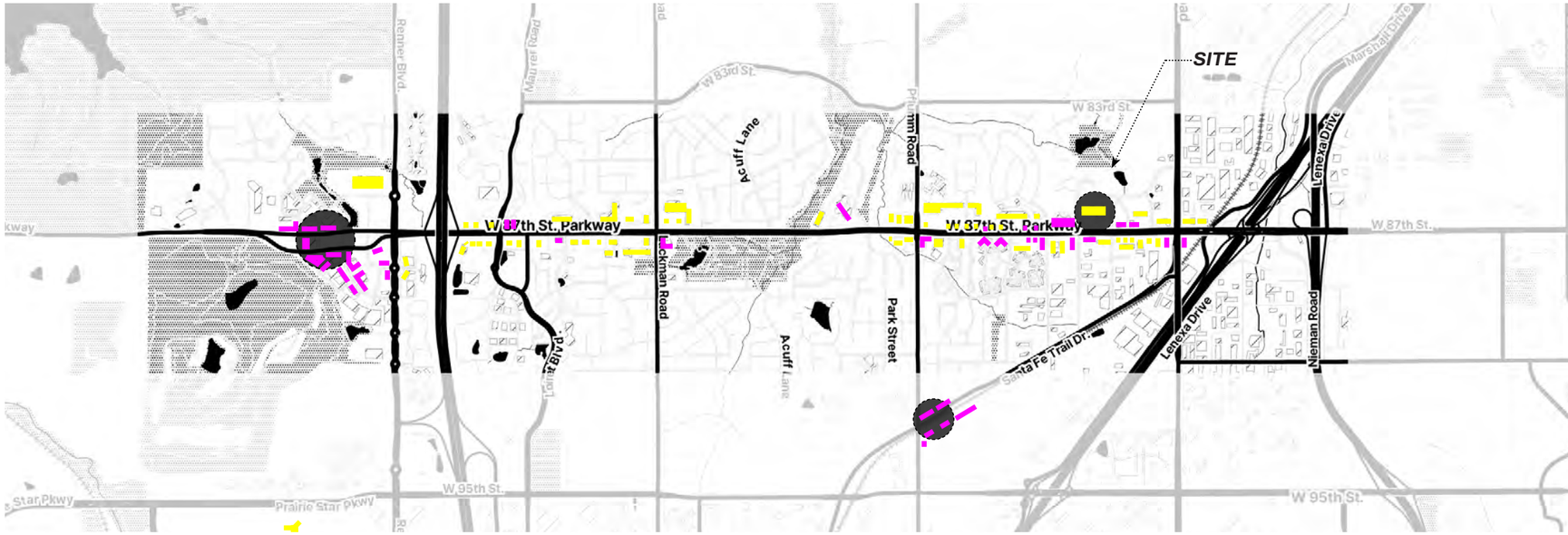


CONTEXT ANALYSIS

Street Frontage.
The building setback for this parcel is 30' from the property lines along all 4 public streets. The design team conducted an analysis of public buildings along 87th Street from I-35 to Lenexa City Center, and compared which buildings are generally located along this minimum setback and which were set further back behind parking or vehicular drives. The diagram shows that the buildings directly adjacent to this site on the north side of 87th, as well as all the newer buildings on the west side of the City, utilized minimal front setbacks.

Buildings with minimal setbacks

Buildings further back from the street



Transit.
The RideKC 487 Bus line has a bus stop located on the site, just west of the intersection of 87th Street Parkway and Monrovia Street, that connects the Mission Transit Center on the NE to Lenexa City Center on the west. There are no bike lanes currently integrated within the street infrastructure of W 87th Street Parkway, but there are numerous other bike trails connected throughout the adjacent City parks. This project will not generate additional bus usage or the need for additional bike routes.

RideKC 487 Bus line + stops

Bike routes

RideKC Bike hubs

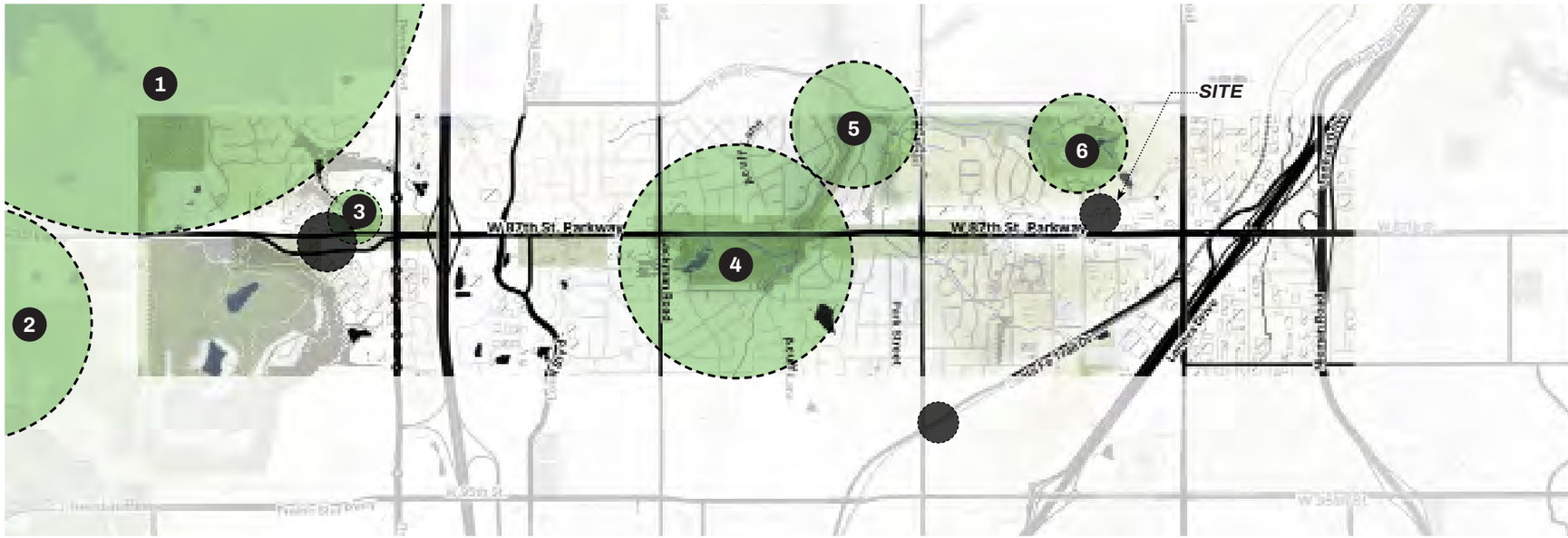
CONTEXT ANALYSIS

Green Space.
This site is located in close proximity to existing City parks, so the design group has determined that there is no need for additional park infrastructure as part of this project or the future development of the site.

1. Shawnee Mission Park
2. Mill Creek Streamway Park & Craig's Crossing
3. Central Green Park
4. Sar-Ko-Par Trails Park
5. Heritage Forest
6. Hidden Woods Park

Public Art.
This site could be an opportunity to provide public art on the east side of Lenexa. Most public art in the City is clustered closer to Lenexa City Center and Sar-Ko-Par Trails Park.

- Intersections with Special Infrastructure
- Public Art



EXISTING FACILITIES ANALYSIS

The design team researched and discussed the existing Lenexa Fire Department facilities to help inform the program and layout of the new administrative headquarters as well as Station 6 Operations. The team focused on three areas:

Apron Length

A broad understanding of the use of the front and rear aprons of existing Lenexa stations.

Administrative Headquarters

A closer look at the existing administration spaces, currently located at Fire Station 1.

Stations 3 & 5

The design team toured existing Lenexa Fire Stations 3 & 5 and documented key issues through observation and as addressed by staff.

EXISTING APRON ANALYSIS

Through this discussion, the team determined that the front and rear apron length should ideally be between **80’-100’.**

LENEXA FIRE STATION 1 + FIRE ADMINISTRATION HQ EXISTING PLAN DIAGRAM

The diagram below shows the approximate layout and use of the existing facility, as well as key issues through observation and as addressed by staff. The goal would be to move fire administration staff to a new Headquarters for better operational flow as well as to free up space within Station 1 to re-model into appropriately sized sleeping quarters for the Station 1 staff.

Due to space constraints, several staff share space that was originally designed for storage and plan review. This corner office user can only access their space by circulating through the small shared office, which limits productivity and disrupts focus.

Small offices and lack of collaborative space limits productivity of current users and hampers any future growth.

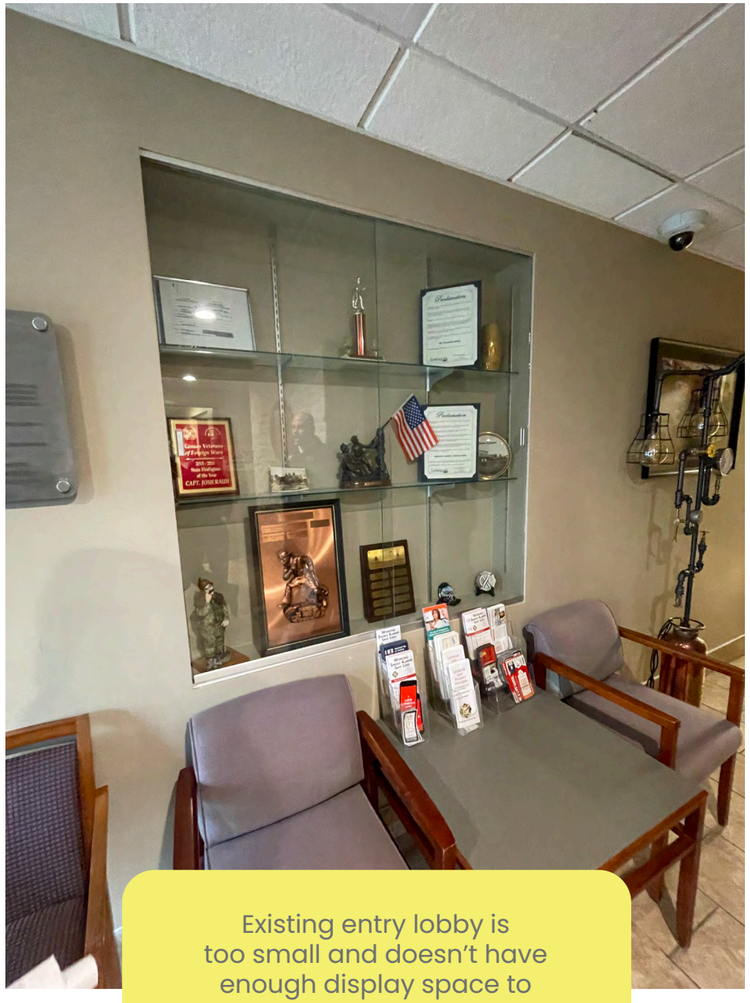
Overlapping functions are problematic. Staff breakroom is located in the only conference room, which is not best practice for a collaborative work environment.

Lobby is small and there is limited display space to showcase department memorabilia.

LENEXA FIRE STATION 1 & FIRE ADMINISTRATION HQ - TOUR PHOTOS

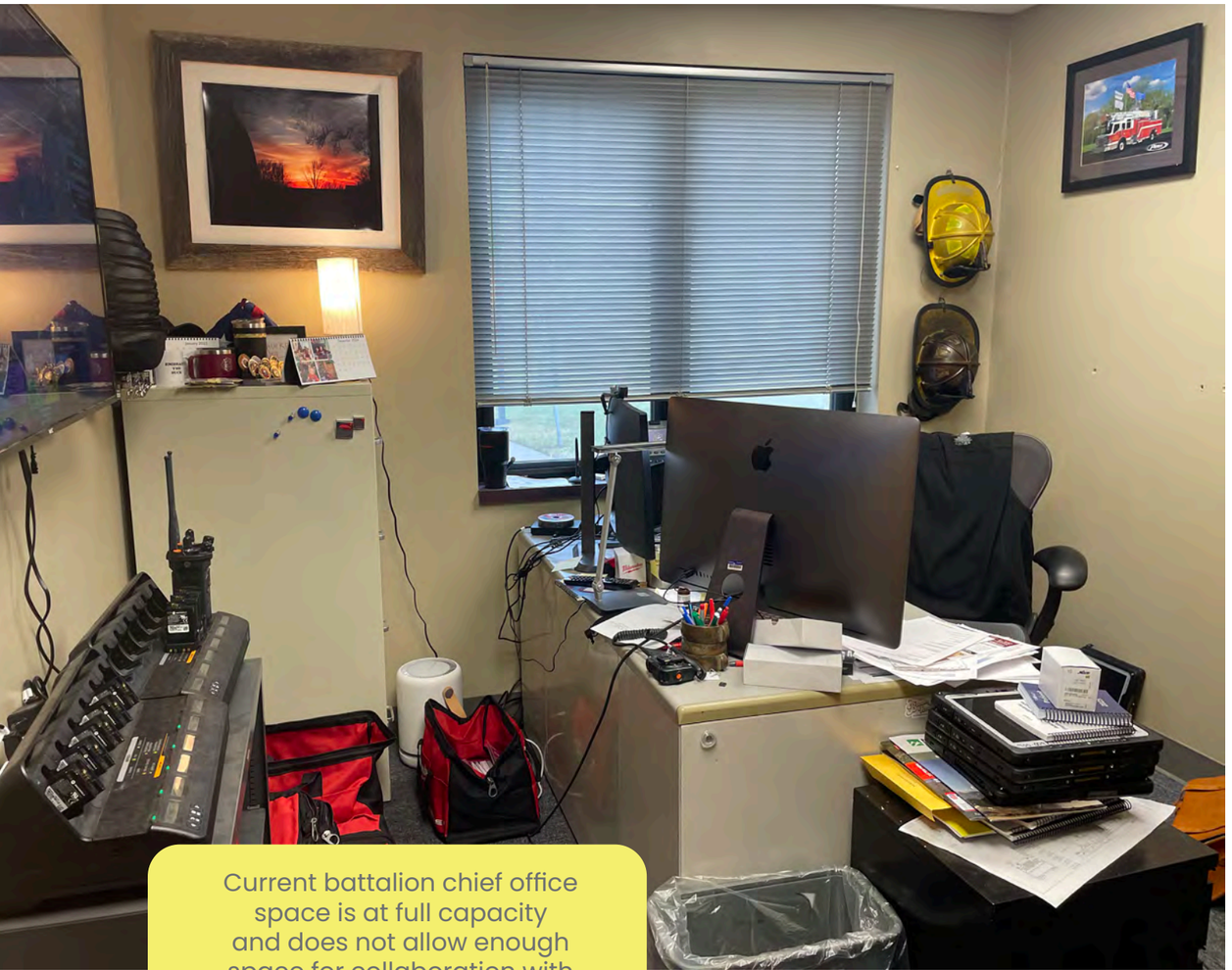
The design team toured the existing administrative facility to learn about their current operations.
The photos and descriptions represent key issues through observation and as addressed by staff.

Existing building facade is functional for Station 1 operations, but lacks the civic presence desired by the City for a department headquarters.



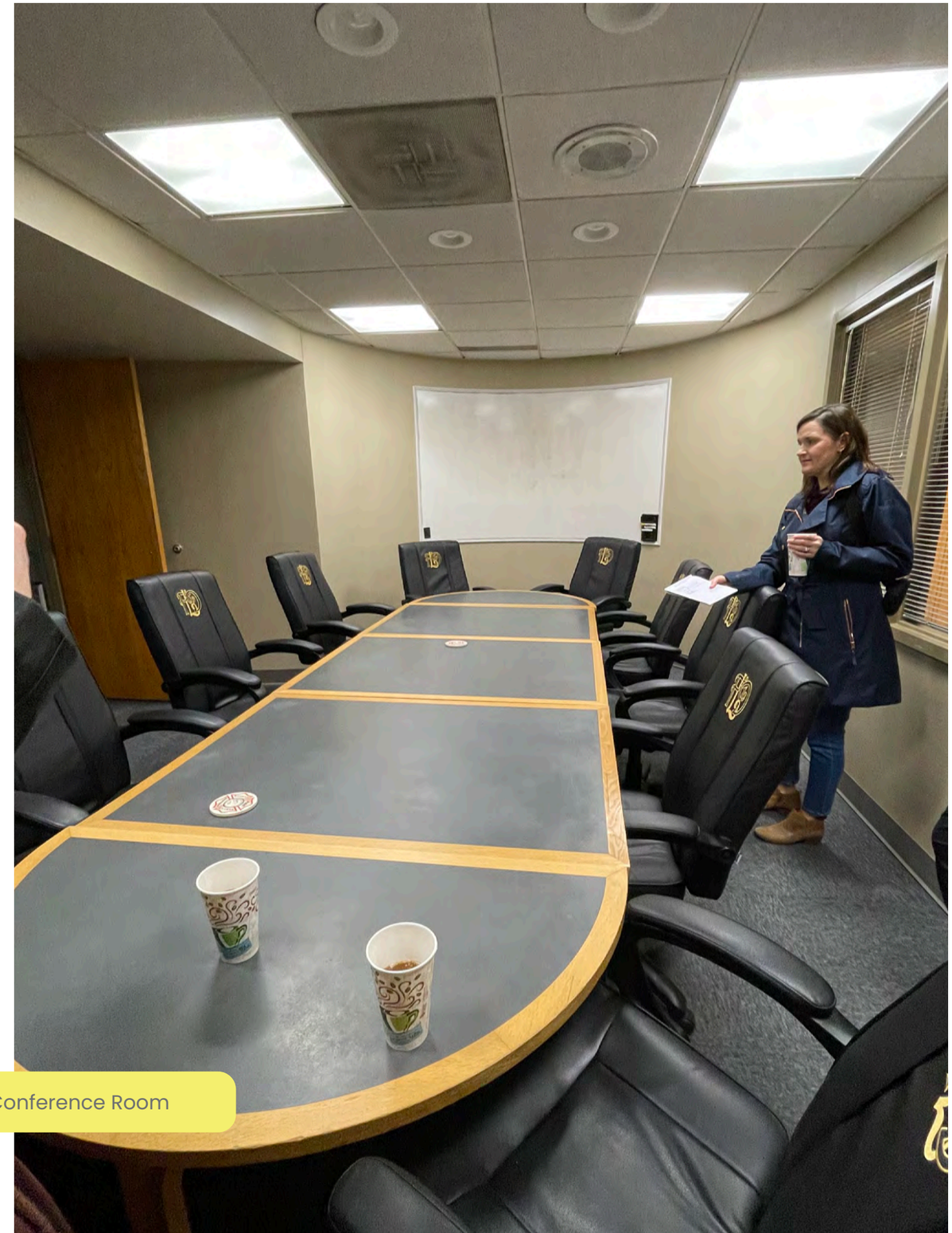
Existing entry lobby is too small and doesn't have enough display space to adequately accommodate both historical artifacts and public information.

LENEXA FIRE STATION 1 & FIRE ADMINISTRATION HQ - TOUR PHOTOS



Current battalion chief office space is at full capacity and does not allow enough space for collaboration with other staff. Space is used for other functions such as radio charging due to lacking areas elsewhere.

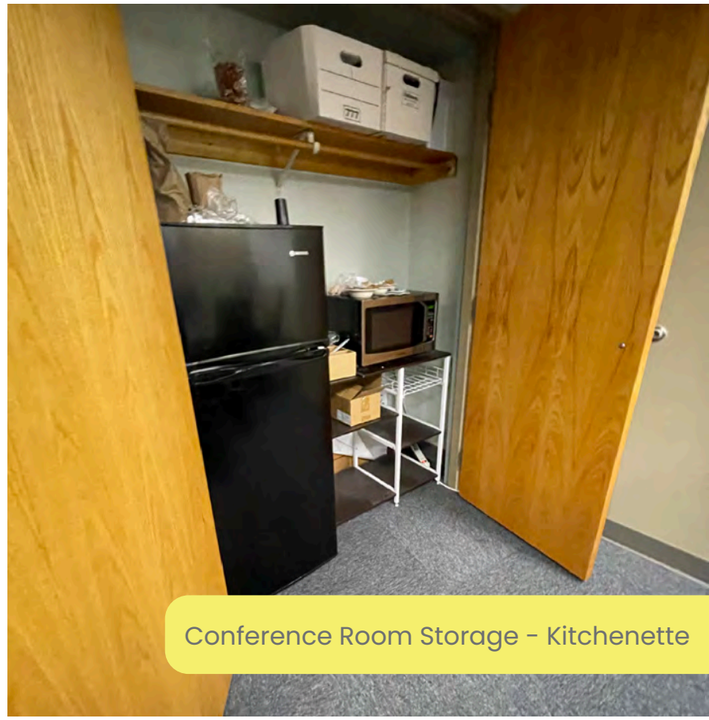
Shared office space is undersized for two - three occupants.



Conference Room

Existing Conditions - Intersecting Functions

The existing Lenexa fire administration office is currently located at Station 1 near the intersection of Pflumm Road and West 96th Terrace. The Administration staff do not currently have a breakroom, they instead utilize a small refrigerator that's located within the closet of the main conference room.

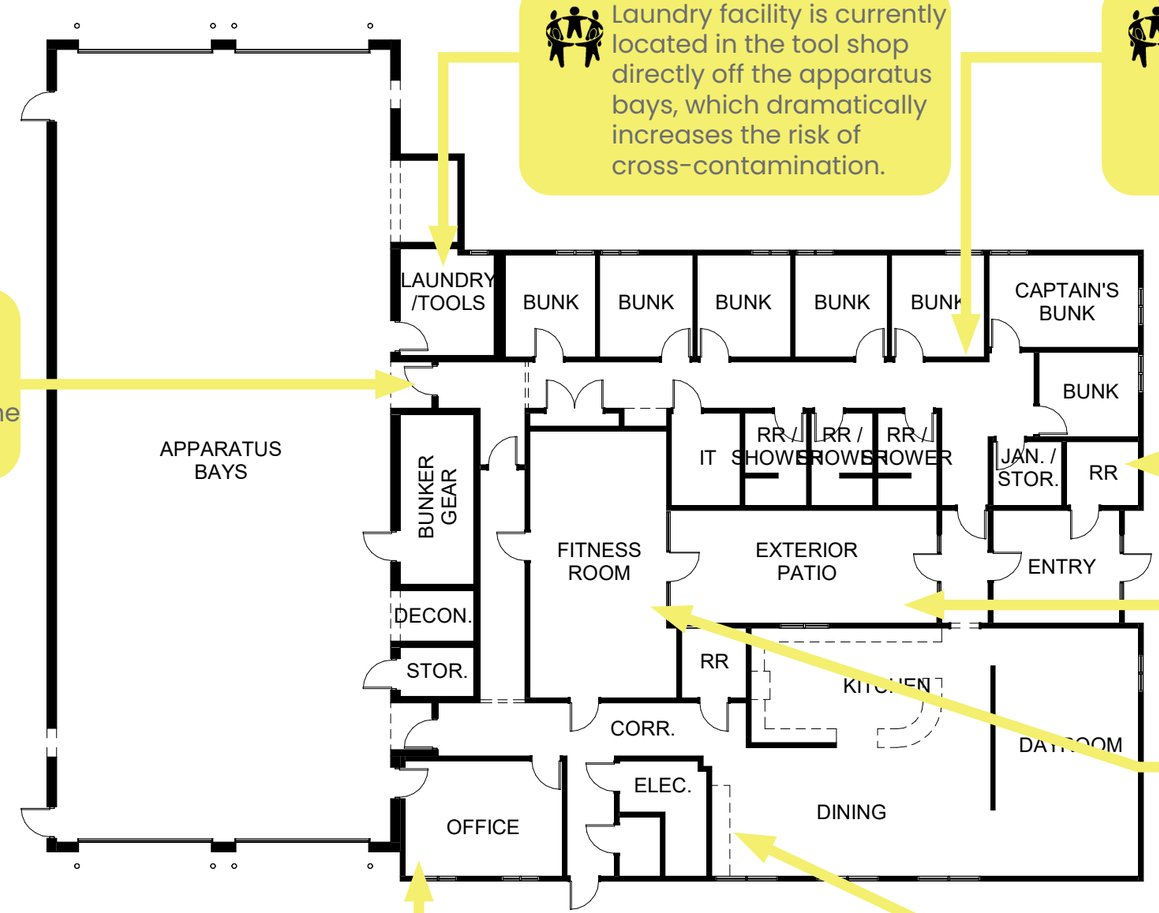


Conference Room Storage - Kitchenette

Conference Room - Kitchenette

LENEXA FIRE STATION 5 - EXISTING PLAN DIAGRAM

The diagram below shows the approximate layout and use of the existing facility, as well as key issues through observation and as addressed by staff.



There are no transitional areas between the clean and potentially contaminated areas of the station

Laundry facility is currently located in the tool shop directly off the apparatus bays, which dramatically increases the risk of cross-contamination.

Bunk room walls are not full height, which increases sleep deprivation, increases risks of health-related issues, and does not allow for segregated alerting. Occupants have filled in partial height walls in an attempt to address these issues.

The entry vestibule is open to the public and secured from the rest of the station. The public restroom is utilized by other City staff or public trail users.

The existing courtyard is currently not utilized by staff. Better circulation from the kitchen is desired.

The fitness room is not large enough to fit the existing equipment and is limited in vertical height, impacting equipment clearance requirements.

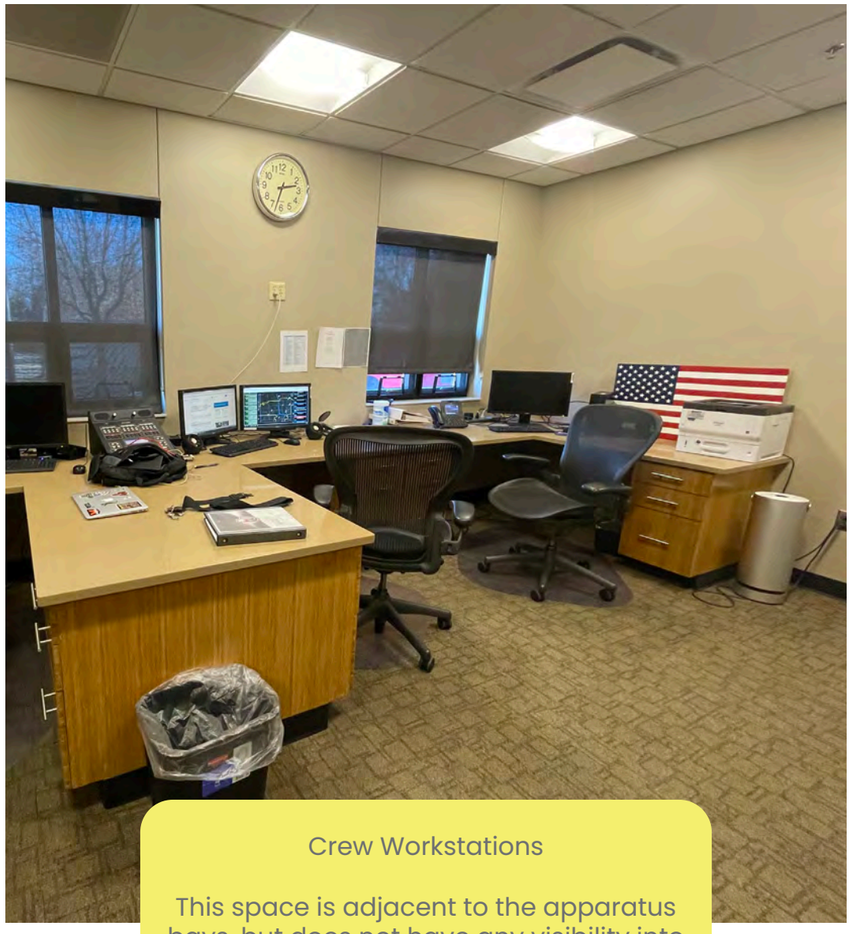
There is not enough refrigerator and pantry storage space to support multiple companies. An additional refrigerator has been added to the dining area to address the additional need.

The office area does not have any visibility into the Apparatus Bays.

LENEXA FIRE STATION 5 - TOUR PHOTOS

Existing Bunk Room

Designing the future bunkrooms to have lockers outside of the sleeping area is preferred.



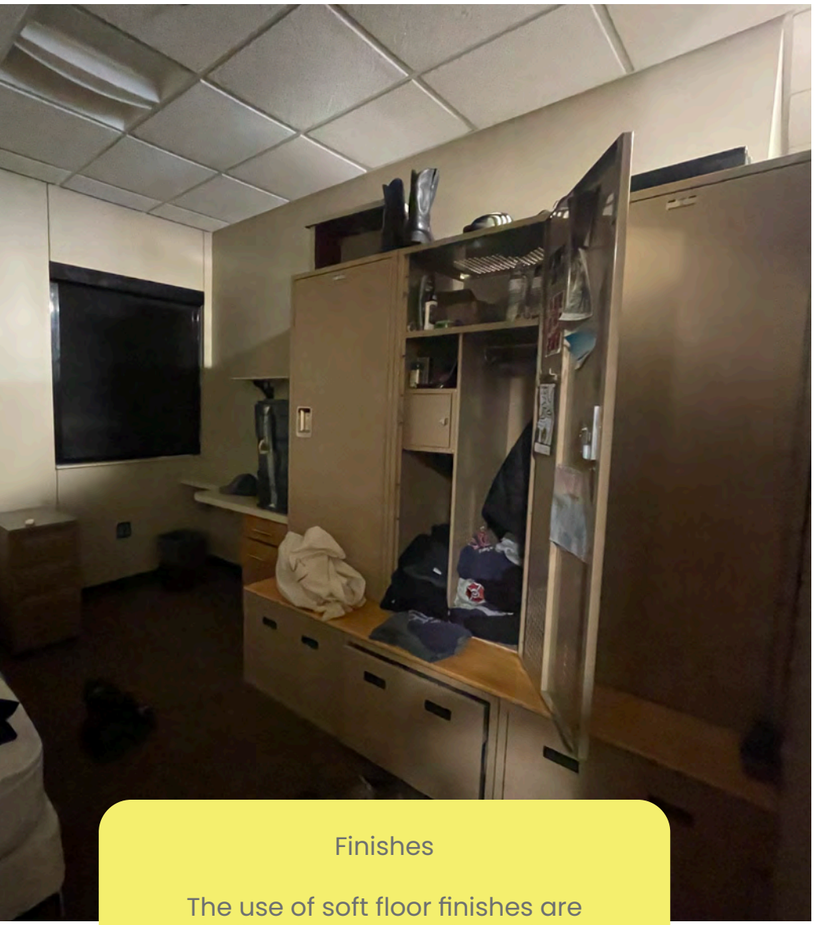
Crew Workstations

This space is adjacent to the apparatus bays, but does not have any visibility into the bays. A visual connection between these spaces is preferred.

Dayroom

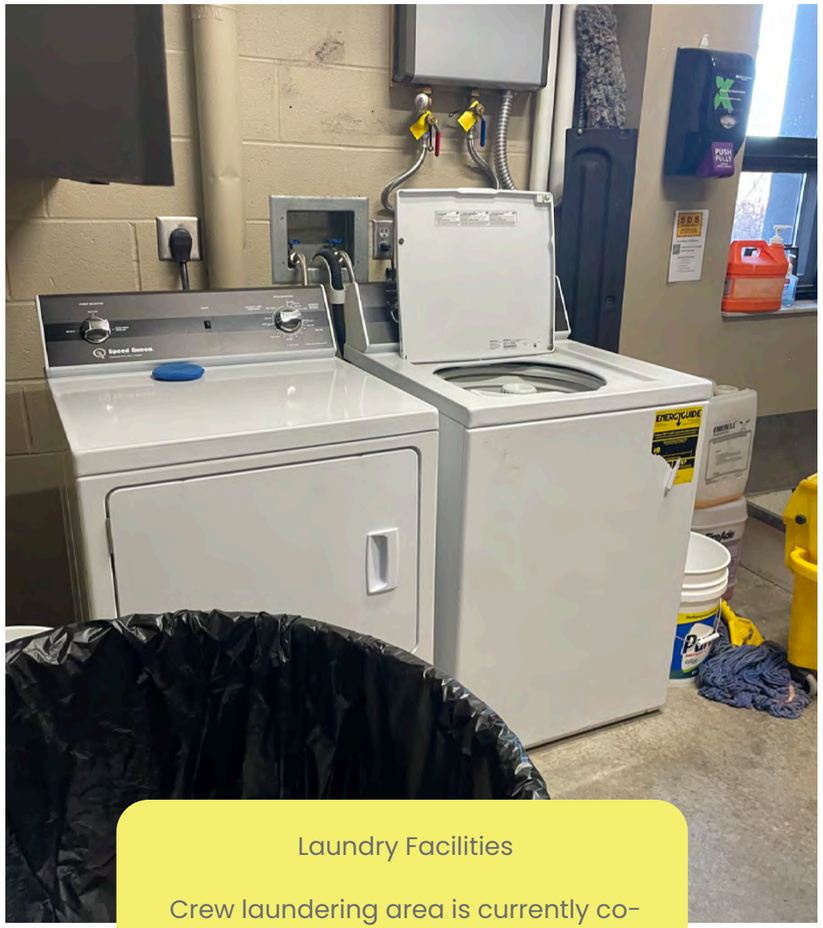
Having a lounge space that has access to natural light with the ability to darken the space is preferred.

LENEXA FIRE STATION 5 - TOUR PHOTOS



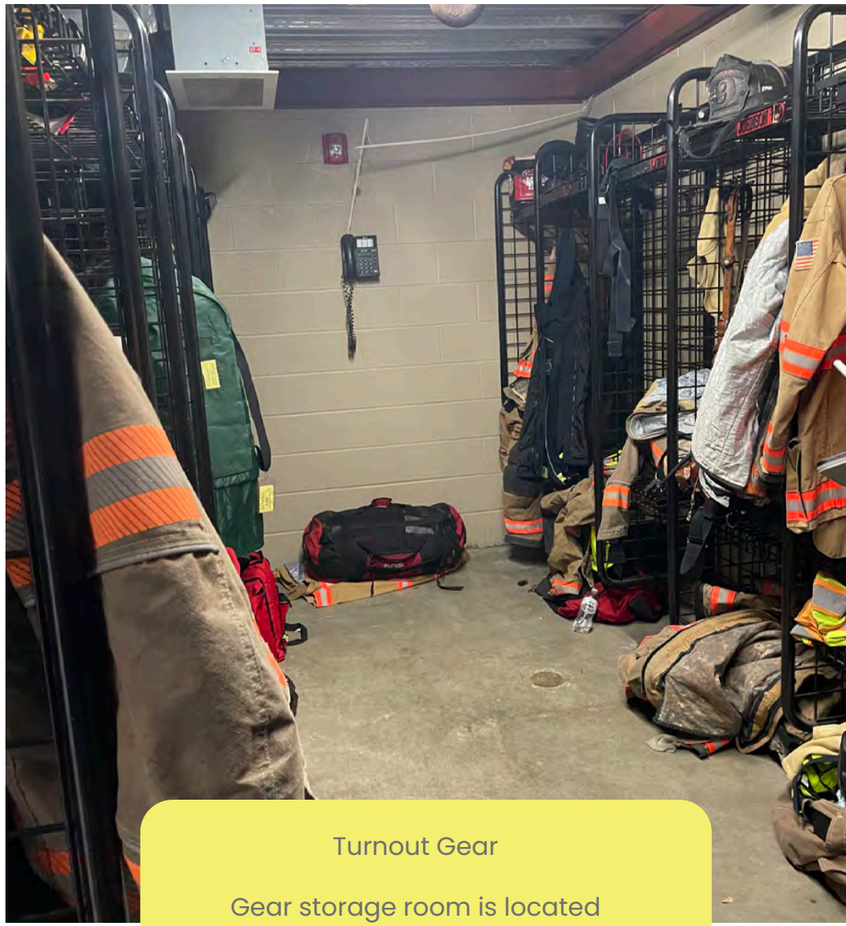
Finishes

The use of soft floor finishes are challenging when trying to limit contaminates within a station.



Laundry Facilities

Crew laundering area is currently co-located with the tool shop directly off the apparatus bay increasing the risk of cross-contamination.



Turnout Gear

Gear storage room is located directly adjacent to the apparatus bay but lacks adequate space.

LENEXA FIRE STATION 3 - EXISTING PLAN DIAGRAM

The diagram below shows the approximate layout and use of the existing facility, as well as key issues through observation and as addressed by staff.

Sleeping areas closer to the front of the apparatus bay is preferred for faster turnout time.

The open sleeping room has been renovated into individual bunk rooms. More private bunk rooms with private restroom + shower spaces is preferred in lieu of open locker rooms.

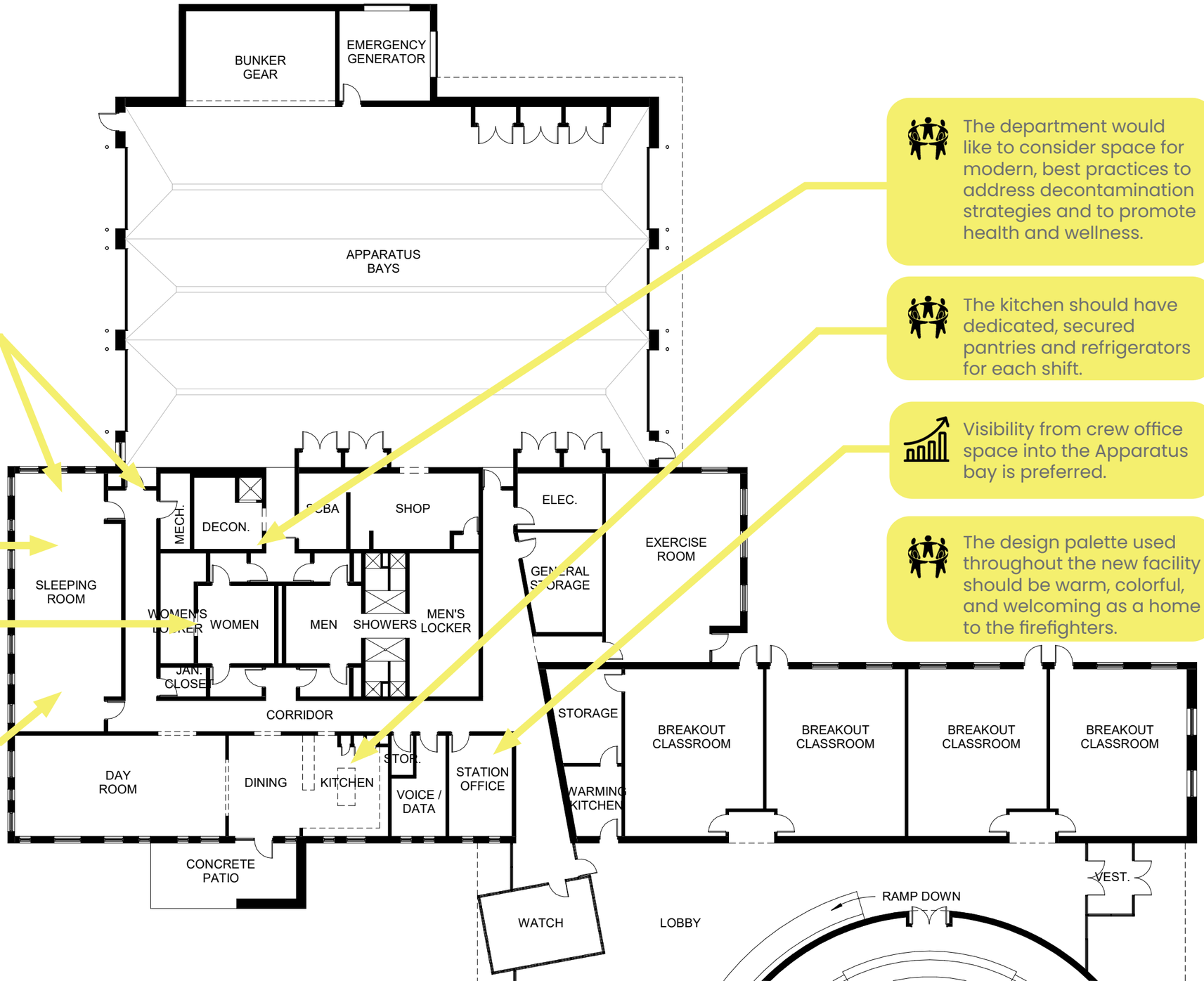
Lockers should be located outside of bunk rooms to better accommodate shift changes.

The department would like to consider space for modern, best practices to address decontamination strategies and to promote health and wellness.

The kitchen should have dedicated, secured pantries and refrigerators for each shift.

Visibility from crew office space into the Apparatus bay is preferred.

The design palette used throughout the new facility should be warm, colorful, and welcoming as a home to the firefighters.



LENEXA FIRE STATION 3 - TOUR PHOTOS

Decontamination Protocols

The layout of the decontamination and cleaning areas for personal protective equipment and personnel is antiquated and does not support best practice.

Resident Functions

Spaces are being used for multiple incongruent functions due to lack of adequate space without appropriate segregation.

Laundry Facilities

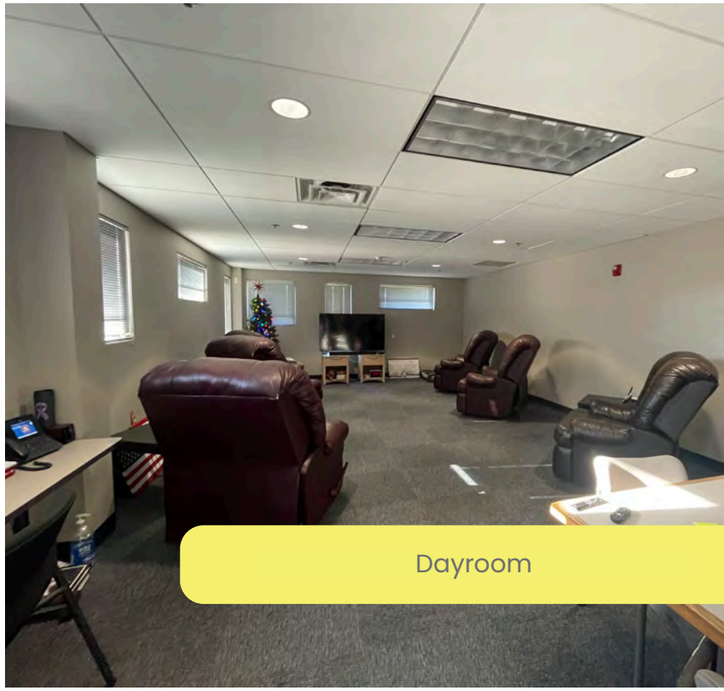
While there are separate laundry functions, cross-contamination risks are high due to location and limited area for personal decontamination independent from general linens

Exercise Room

Limited overhead clearance to accommodate equipment need.

Existing Conditions - Residential Spaces

The existing residential spaces at Lenexa station 3 are adequate for a station of this size, and similar in scale to the newly proposed program for Station 6. The department has requested separate food storage space for each shift, which aligns with how this station was designed. The design team recommends including a more open kitchen + dining + day space at Station 6 with access to more natural light for the occupants.



Dayroom

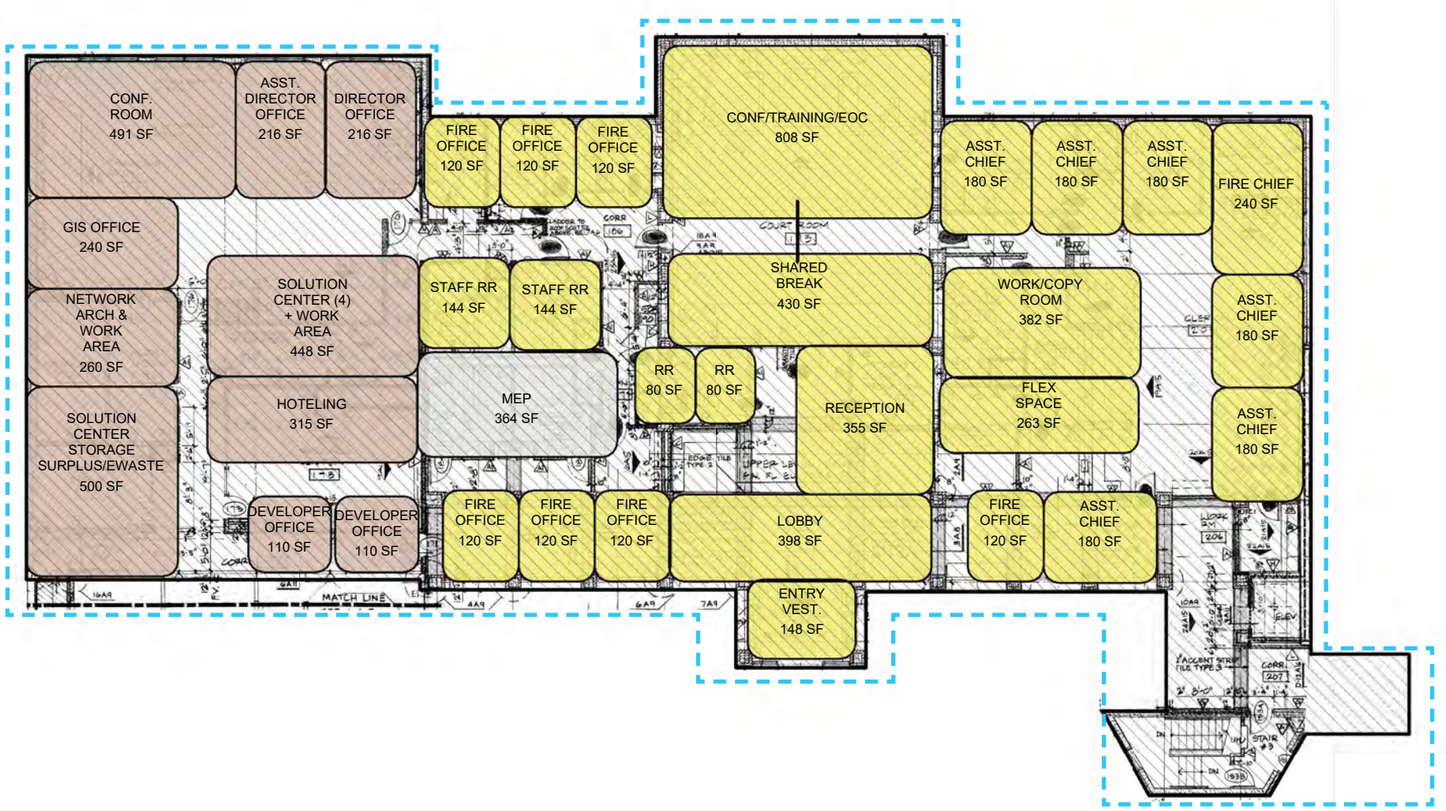
Kitchen

Separate pantry and refrigerator spaces are utilized at Station 3 and are requested in the program for Station 6 to better support operations.

EXISTING BUILDING TEST-FIT

This diagram is intended only to show a "test fit" of the IT and Fire Administration program pieces and how they could potentially fit and be arranged in the renovated portion of the municipal court area of the existing building, as shown in the Re-Purposed Concept. This was for illustrative purposes only.

UPPER LEVEL

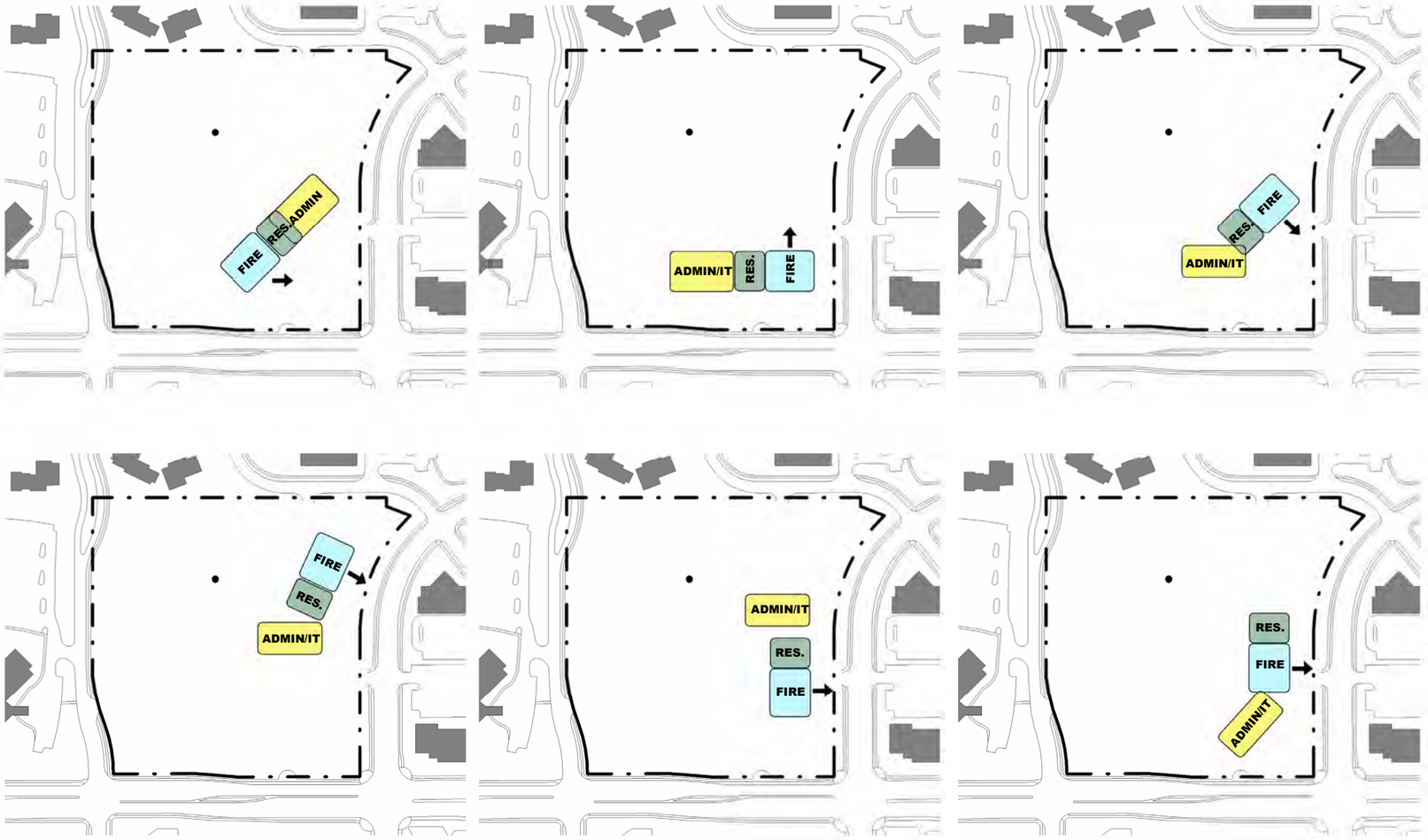


BASEMENT

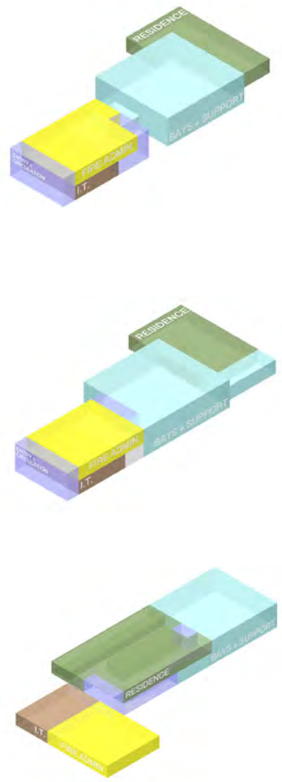
The basement portion of the building includes an additional 10,000 SF that could be utilized for storage, future growth, or a supplemental Emergency Operations Center (EOC).

COLLABORATIVE WORKSHOP DOCUMENTATION

The design team utilized a variety of iterative diagrams and collaborative work sessions to study early design ideas with the City of Lenexa, Fire Department and IT staff.



Many iterations of site layouts, adjacency configurations, and stacking diagrams were studied to help the team determine where the new facility should be positioned on the site. Ultimately, the existing street network and optimized emergency response on Monrovia quickly forced all options to the east half of the site.



Early site concepts were studied to promote maximum frontage along 87th Street, while maintaining the ideal apparatus apron location along Monrovia.

COLLABORATIVE WORKSHOP DOCUMENTATION

The department and design team engaged in hands-on activities throughout the programming and master planning phase.

COLLABORATIVE WORKSHOP DOCUMENTATION

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