



City of Smithville, MO Police Facility Space Needs Assessment

FEBRUARY 2022



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Source: Google.com



INTRODUCTION

I.

City of Smithville, MO

Determination of Space Needs, Optimum Location, and Concept Design for a New Department Facility

INTRODUCTION

The Police Facility Needs Study was conducted in a collaborative manner that involved in-person and virtual communications and coordination. The process included participants from the City of Smithville. These stakeholders worked collectively to ensure that the overall goals of the city and department were developed holistically. The many stakeholders have been listed to the right.

VISION

A thriving Smithville will embrace growth, encourage commerce, respect its past and cultivate its natural surroundings.

PILLARS OF EXCELLENCE

Growth – we nurture a thriving economy by attracting and maintaining diverse development.

Governance – we act as a cohesive team, providing the human and physical resources to advance the goals and betterment of the community.

Community Life – we provide an environment where all can experience safety, security and opportunity for an active, healthy lifestyle.

Finance – we maintain public trust through fiscally sound investment of public revenues and resources.

Infrastructure – we envision, build, and maintain the necessary road, utilities and strategic land use to prepare for residential and economic growth.

Community Engagement – we seek input, partner with our community, and encourage active participation in creating our future.

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SMITHVILLE CITY COUNCIL MEMBERS

Damien Boley, Mayor
Dan Ulledahl, Ward One
Dan Hartman, Ward One
John Chevalier Jr, Ward Two
Rand Smith, Ward Two
Marvin Atkins, Ward Three
Kelly Kobylski, Ward Three

CITY OF SMITHVILLE

Cynthia Wagner, City Administrator
Anna Mitchell, Assistant City Administrator
Charles F. Soules, Public Works Director

SMITHVILLE POLICE DEPARTMENT

Jackson Lockridge, Chief of Police
Tony Roetman, Captain



EXECUTIVE SUMMARY

II.

BACKGROUND AND DEMOGRAPHIC INFORMATION

In Fall of 2021, the city of Smithville, Missouri engaged TreanorHL to assist in the determination of space needs, optimum location, and concept design for a new police department facility. It was the goal of the city to conduct a study for the Smithville Police Department that evaluates current and future space needs, examines alternative locations, makes a recommendation for the optimum location, and produces a concept design and cost for a new facility. As outlined in the request for proposals, the expected outcomes of this project are to provide the City the ability to:

1. Make an informed and educated determination of the size and location for the new police department facility.

2. Share a concept design, cost, and schedule with elected officials and the voting public to facilitate understanding and visualization of the proposed project.
3. Apply for grants and other funding opportunities to assist with the cost of construction of the new police facility.

The information developed during this study will provide the city and the police department a direction for development of a new police facility and provide the foundation for the design of a public safety facility accommodating 20-years of department growth.

It outlines the probable construction cost, site selection considerations, and a desirable building configuration. Development of each of these issues requires the team establishing the total need for space. The key factors driving the need for space in a building are the personnel assigned to the facility, the activities performed, and the accessory support space required to occupy the space. Accurately identifying space needs in 20-years requires the establishment of personnel projections over that time.



History

Smithville was settled in 1822 by Humphrey “Yankee” Smith and Nancy Smith. They settled along the Little Platte River with their six sons and daughter. The town was originally called “Smith’s Mill”, named after the first water-powered flour mill in Clay County, but due to difficulty in pronouncing the name it was later changed to “Smithville” by the 1830s. Smith operated a store at the mill before 1828, and not long after a village developed. The original town consisted of 80 acres of land, all located south of the river, that was granted to Smith’s son Calvin by the U.S. Land Office. The family operated the mill for thirty years, was purchased by Col. Lewis Wood, and later washed away by a flood in 1853.



Source: TreanorHL



Source: TreanorHL

EXISTING FACILITY CONDITIONS

The existing police department is located at 107 W Main street, Smithville, MO. Currently, city hall and the police station share a facility. The facility lacks adequate space for storage and proper security to meet the current needs of the police department. Records and long-term evidence storage is located outside of the building and is inefficient for their needs. Evidence processing and storage areas are undersized and already are a concern in maintaining a safe work environment and proper handling of those items. Booking and holding areas are undersized and poorly designed that pose a safety concern for those detained and staff. Another concern for the Smithville Police is privacy and sound isolation. The current layout of the facility hinders operations and lacks operational efficiency. Police work is more often than not confidential and

the current configuration lacks privacy. Officers must move throughout the facility to conduct operations which is ineffective and inefficient. The facility lacks meeting space or gathering space for the staff. The facility also lacks modern amenities that support the well-being of the officers, from a break room, adequate locker or fitness areas or access to daylight and view of the exterior. The facility should support the mission, vision, and core value of the Smithville Police Department.

The existing police facility has outlived its use as a law enforcement facility.

The facility lacks all of the amenities of a professional law enforcement building and poses security risks to the staff and public.



Source: City of Smithville



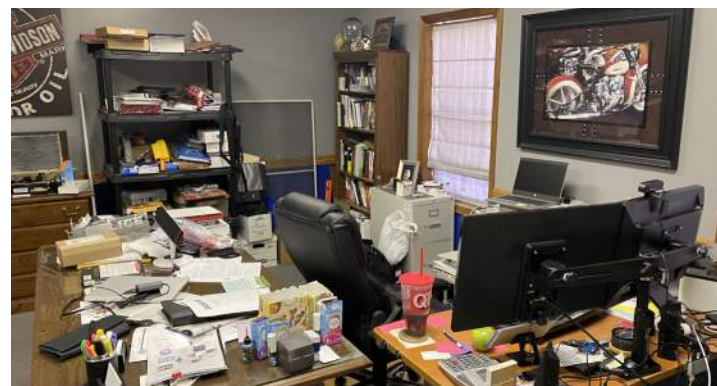
Unsecured Patrol Parking



Holding Cells



Storage Room



Multi-use Space

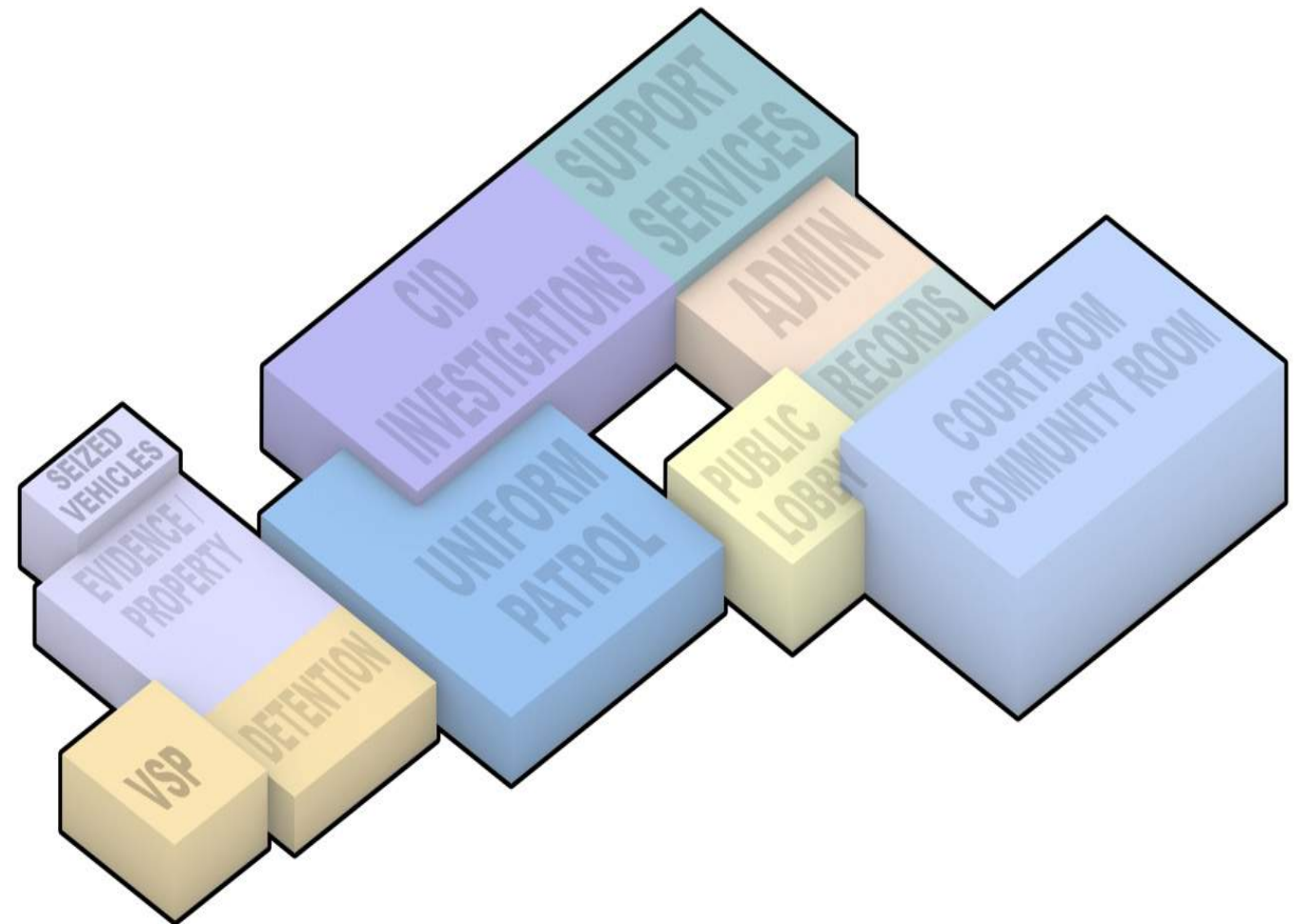


Renovated Public Lobby

PROGRAM REQUIREMENTS

Through surveys, stakeholder meetings, and facility tours, TreanorHL gathered information on the different functions within the facility and desired additional spaces and programs that currently do not exist. With this information, a detailed space needs program was developed.

The program and population projections determine that there is a need for a new facility that not only meets today's needs, but is one the police department and the city can grow into. The ideal program for this police department would be 23,643 square feet. This includes approximately 1,700 square feet that will serve as a community multi-purpose room and as a future municipal courtroom, if needed. This flexible space will serve both the department and the larger Smithville Community.



SITE REQUIREMENTS

With the preliminary building program established, an assessment as to the minimum site to support this development scenario was conducted under the Needs Assessment Study.

The building footprint along with the hard surface areas such as parking, drives, and miscellaneous paving, and open area make up the minimum site area requirement. In addition, it may be desirable to consider some acreage to support the development of needs beyond the twenty-year planning horizon. Typical open areas range from forty to sixty percent in suburban developments. Fifty percent open area is sufficient, and would not be considered excessive. While zero lot line developments are more common in some urban planning, especially where land is in high demand, a factor of 50% was used to provide design flexibility and future expansion. An expansion factor of 20% was also included to allow expansion beyond the 20-year planning horizon.

The following table indicates the minimum site requirements.

City of Smithville MO Police Station

SITE SUMMARY:

BUILDING		1st floor	2nd floor	Sub-total
Building Footprint Area		23,643	0	23,643 SF
Future Building Expansion (Footprint Area)	30%			7,093 SF
PARKING				
<u>Unsecure/ Public Parking</u>				
• Visitor Parking	36 x	350 SF =		12,600 SF
<u>Secure Parking/ Specialty Vehicle Parking</u>				
Staff Vehicles	33 x	350 SF =		11,375 SF
Fleet and Specialty Vehicles	16 x	350 SF =		5,600 SF
SITE IMPROVEMENTS (Paved Areas)				
Site Entry Drive	2 x	1,300 SF =		2,600 SF
Gate @ Staff Parking	2 x	1,200 SF =		2,400 SF
Public Vehicular Drop-off	1 x	1,000 SF =		1,000 SF
Public Entry Area/ Plaza	1 x	800 SF =		800 SF
Public Walks	1 x	400 SF =		400 SF
Staff Entry Area	2 x	400 SF =		800 SF
Staff Walks/ Patio Area	1 x	800 SF =		800 SF
Trash Enclosure	1 x	350 SF =		350 SF
Mechanical/Elec Equip Yard	1 x	1,000 SF =		1,000 SF
Emergency Generator	1 x	400 SF =		400 SF
Total Developed Area				70,861 SF
Open Space factor	50%			106,292 SF

Total Site Required	177,153 SF
	4.07 Acres



SITE ANALYSIS

General Design Guidelines:

The project is located on The City of Smithville property at the southwest corner of 169 Hwy and 2nd Creek Road in Smithville, Missouri. The project includes the construction of a new one-story building and associated site improvements.

Existing Site Conditions

The overall site is approximately 8.13 acres and is currently undeveloped agricultural use. Of the 8-acres, only about 4-acres adjacent to 169 Hwy and 2nd Creek Road will be developed for the new Police Station. The remaining site area will be left largely undisturbed.

Site topography generally drains to the Northwest, with the highpoint located at the corner of 169 Hwy and 2nd Creek Road. The site is undeveloped with the Little Platte River along the north boundary and Second Creek that creates the west boundary. The site is below the floodplain approximately 4 feet requiring the built improvements to be elevated 2' above that elevation requiring 6' of fill. There is a limited tree line along the north and east boundary. The defined floodplain elevation per the current FEMA map denotes an elevation of 813.0; therefore, the finished floor of any structures shall be 815.0 or higher.

A sanitary lift station is currently located on the northwest corner of the site and will have to remain operational.

The overhead power service along the west side of the site and continuing north and south will remain operational.



FUTURE USE ANALYSIS

Both sites were tested for the development of the Smithville Police facility. It was determined that site A would provide the most opportunity for the police facility, as well as for the city. Furthermore, a single-story courtyard scheme is determined to be the most ideal layout for further development. This scheme places a courtyard in a central location of the facility which provides multiple access points to secure, outdoor space that can be used by the staff and provides access to natural light for the internal program spaces.

The future police building design should be respectful of the importance of the department and make effective and efficient use of the tax-payer's resources.

A police building should be an expression of significant civic character utilizing materials and scale reflective of its unique sense of place. Operational and security needs must be balanced with site planning to create a building that is simultaneously open and welcoming to the public while providing a safe and secure environment for the staff.

Civic buildings capture and reflect a community's beliefs, traditions, and aspirations. A combination of masonry, metal, and glazing panels were assumed for pricing the exterior cladding to provide a low maintenance exterior. These materials balance quality and first and life-cycle costs.

This simple palette of durable, low maintenance materials is appropriate for a civic building that is mindful of the hidden costs of long-term maintenance.

Space layouts and program adjacencies have been developed to promote connection between the police divisions, provide a simple circulation pathway, and support the operational requirements of the department. The new police department must be inviting to the public, while providing a safe and secure place for the department to operate. A multi-purpose community room anchors one end of the building and is accessible from the lobby and secure staff areas.

CONCLUSION

Throughout the study, two site options for development were explored and the merits of each evaluated. Site A accommodates the current and future needs of the police department. This site allows the police department quick access to major roads, including 169 highway, to quickly respond to emergencies. Site A also allows for the amount of necessary parking as well as separation of types of vehicle traffic including public, staff, and detained persons.





LOCATION

III.

GEOGRAPHIC LANDMARKS

The city of Smithville is home to the Smithville Lake; a 7,200 acre lake with over 175 miles of shoreline. The town and lake are located just 20 miles from downtown Kansas City and provides several outdoor recreational opportunities including boating, two swim beaches, over 750 campsites, a sailboat marina, two public 18-hole golf courses, four disc golf courses, and 37 miles of walking and biking trails.



LOCATIONS OF SMITHVILLE

1. Smithville Lake
 - a. Little Platte Beach
2. Heritage District in Historic Downtown
3. Apollo House
4. Paradise Pointe Golf Complex
5. Existing Police Department and City Hall



Smithville Lake,
Source: wikipedia

Heritage District



Apollo House



Paradise Pointe
Golf Complex



Site Option A



Little Platte River

ELEVATION AND CLIMATE TRENDS

“July is the hottest month for Smithville with an average high temperature of 87.9 degrees, which ranks it as cooler than most places in Missouri. In Smithville, there are 3 comfortable months with high temperatures in the range of 70-85 degrees. The most pleasant months of the year for Smithville are September, May, and June.”

Source: Bestplaces.net

Elevation Data:

Smithville: 1,014ft above seal level

Square Miles:

Smithville: 15.67 square miles

Climate:

Average days of rainfall: 41 inches per year
Average days of sunshine: 216
Average annual snowfall: 17 inches per year

Temperatures:

Summer High: The July high is around 88°
Winter Low: The January low is 18°

Summer:

Summers are hot, muggy, and wet. Winters can be very cold, snowy, and windy. The temperature throughout the year varies from 22 degrees F to 89 degrees F.

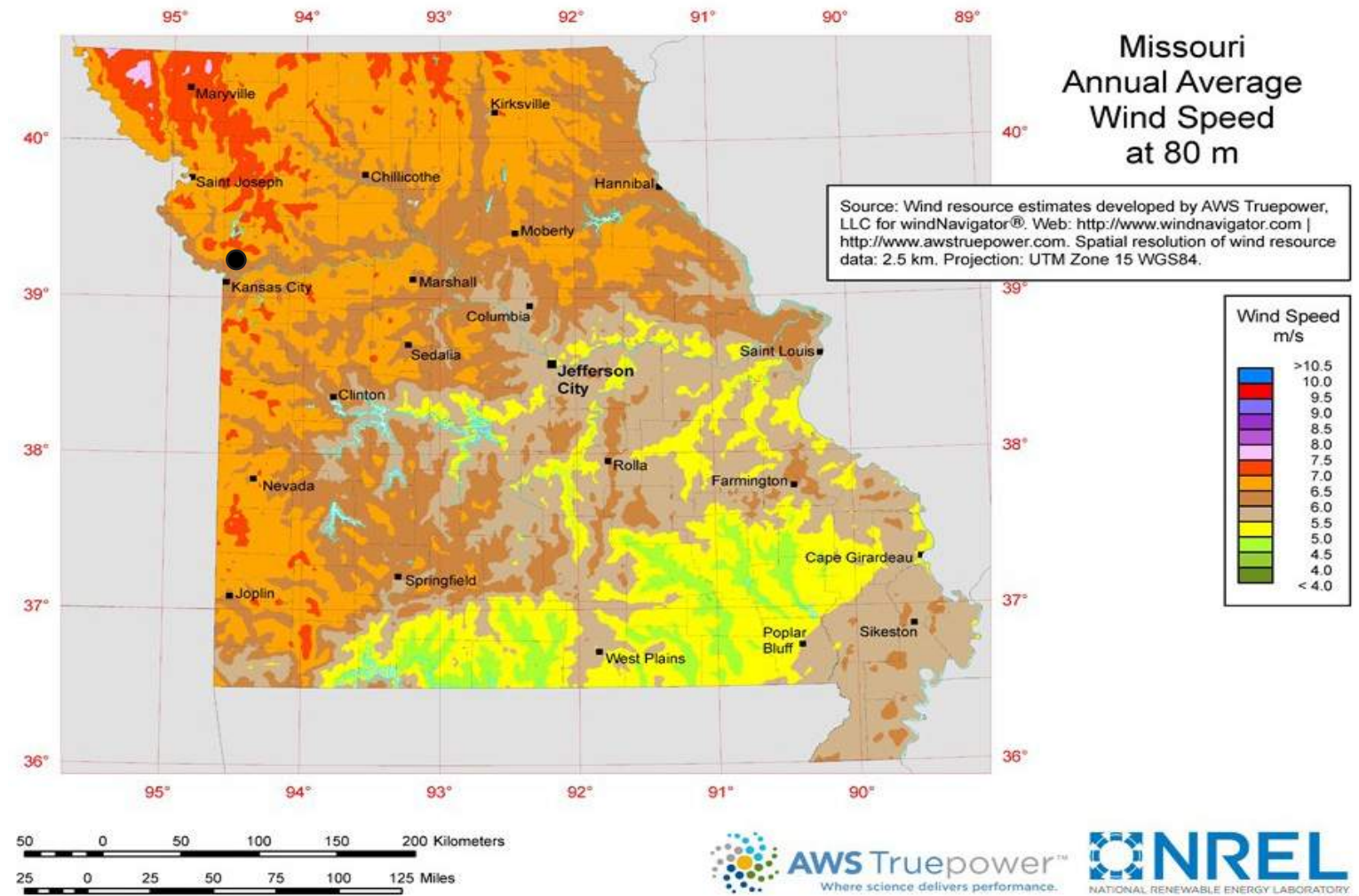
Winter:

A typical winter day is freezing temperatures, snowy, and partly cloudy

RENEWABLE ENERGY OPTIONS

Missouri's primary renewable energy sources are wind energy, which provides more than half of the state's renewable energy generation, followed by hydropower which provides more than one-third. Large corn and soybean crops help production for the state's biofuel industry. Final selection of renewable resources would be at the discretion of the City and the design team.

Given the City of Smithville's location wind energy could be a potential resource for renewable energy.

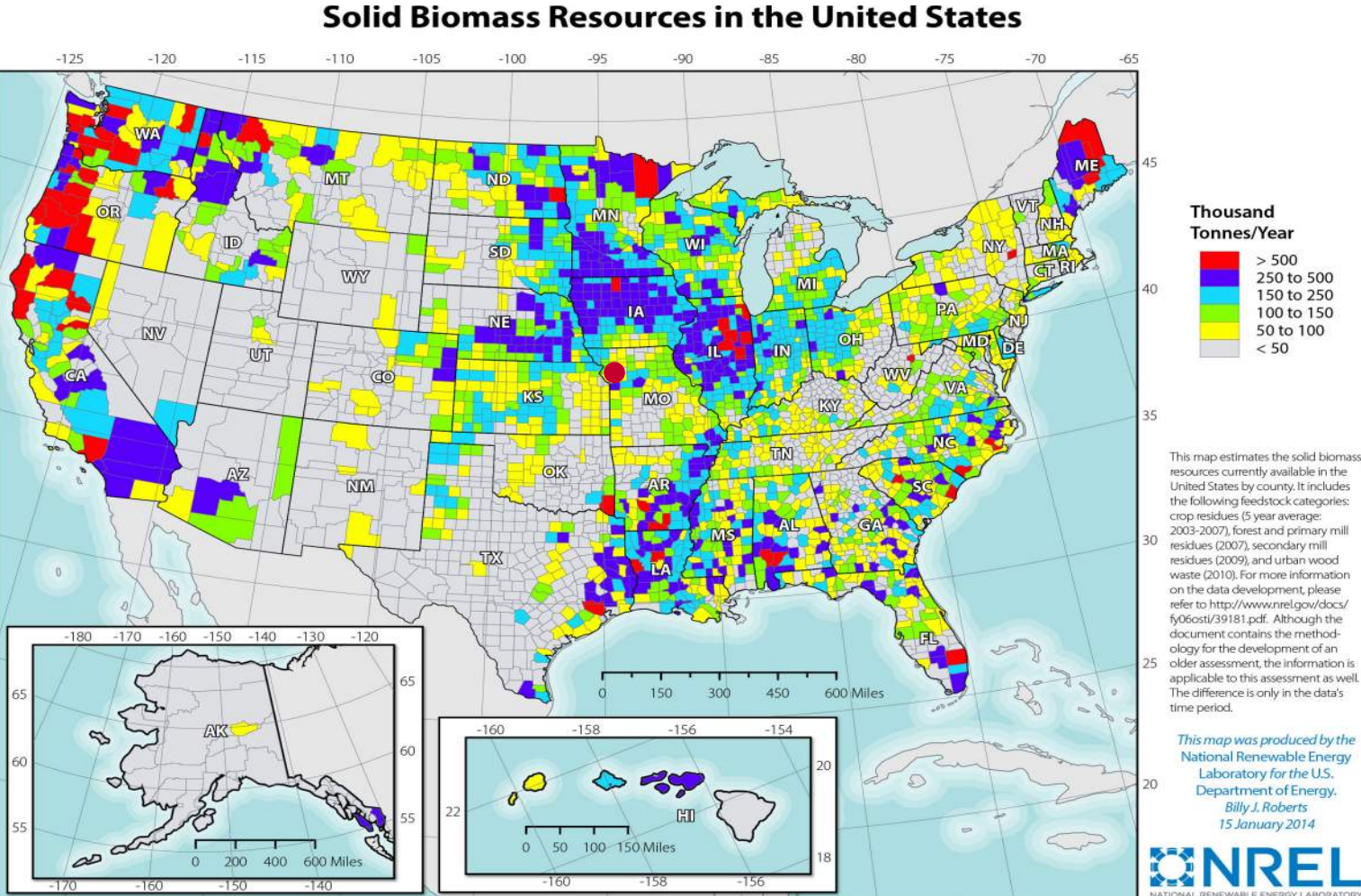


Source: U.S. Energy Information Administration

BIOMASS

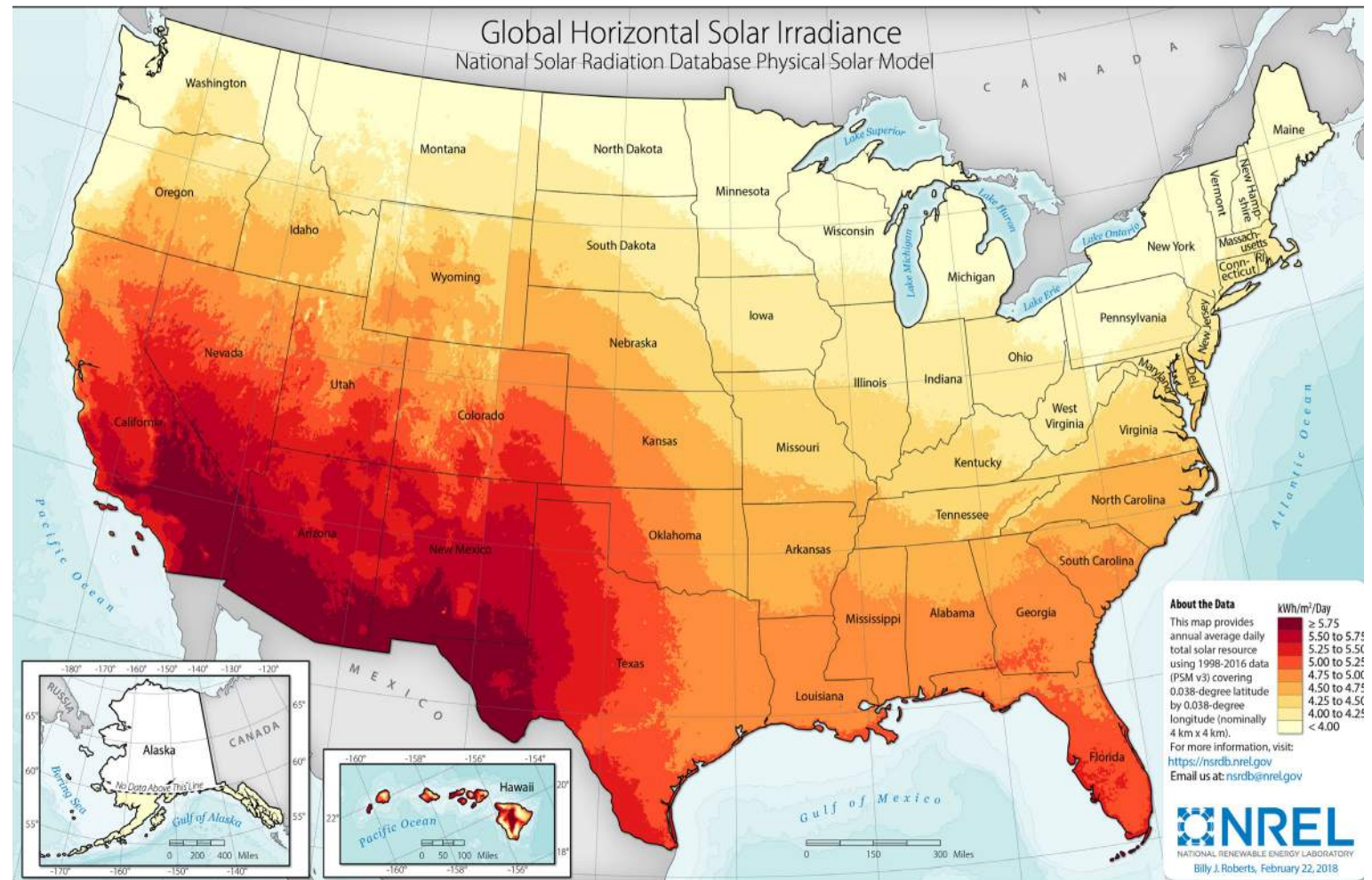
Biomass is another opportunity for renewable energy in Missouri. "Missouri has a significant biomass potential from agricultural waste, municipal solid waste, landfill gas, and the 14 million acres of forest that cover roughly one-third of the state."

Source: U.S. Energy Information Administration



SOLAR POWER

“The amount of electricity generated from utility-scale and small-scale solar photovoltaic (PV) installations in the state is increasing and has more than tripled since 2014.” More than three-fourth of the state’s solar power comes from small-scale generating systems, like installations on the rooftops of homes and businesses.



Source: U.S. Energy Information Administration

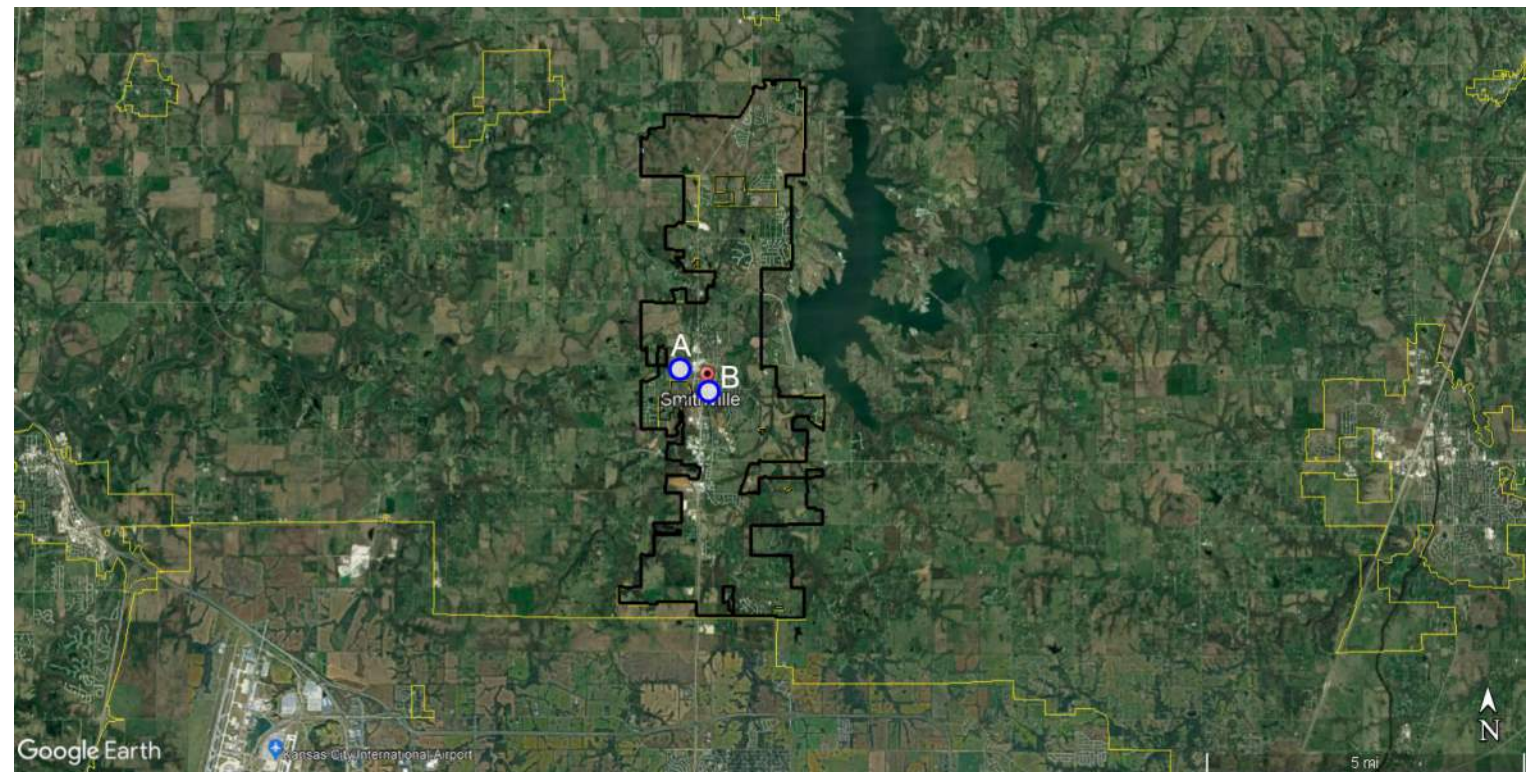


SITE EVALUATIONS

IV.

FACILITY ASSESSMENTS AND EVALUATIONS

Representatives from TreanorHL toured two potential site locations. Following is a summary of our observations and recommendations for Site A, the recommended site for new development.



enclosure. In order to provide additional buffering of the secure side of the facility, vegetative berms with native plantings and trees will be provided along the south and north sides of the facility. The public entrance plaza will be comprised of decorative concrete paving material with a central 3' to 4' turf berm seat walls and cast-in-place planters. Free-standing planters within the plaza area and adjacent planting beds will be placed atop a 5' x5' concrete pad with irrigation lines stubbed up for the planters. Seat walls to be 18" tall with ½" chamfer edge and rubbed finish. Entry plaza to have decorative site lighting along the main entrance.

Within the public parking areas, 35 stalls are provided in the main lot. On the secure side, 35 spaces will be provided, of which 18 stalls will be covered with a free-standing canopy. Accessible parking and access routes as well as bicycle parking (anticipated at 5% of vehicle spaces) will also be provided in both parking areas. All parking will be light duty asphalt paving for parking stalls with heavy

duty asphalt paving in all drive aisles and private drives. Concrete paving will be required at all access drive approaches to public street right-of-way as well as the dumpster enclosure and the vehicular access doors of the sally port.

Concrete paving shall extend at least 30' beyond the dumpster enclosure to allow for service access loading.

Two (2) site access points will be constructed from 2nd Creek Road. Each of these driveways will be full access.



Utility points of connection will primarily be to the north and east described as follows:

- Domestic Water Service – Existing mains are located along the east side of the site (along Highway 169). A 2" tap and meter service is anticipated at this time, pending confirmation of existing pressures. The double-check (DC) for the domestic service will be located within the building.
- Fire Protection Service – Similar to domestic service noted above, connection to the existing main along Highway 169 is preferred in order to locate the Double-Check Detector Assembly (DCDA) within the building in lieu of an exterior vault. If required by the City, a Post Indicator Valve Assembly (PIVA) will be provided. A 6" fire protection service is anticipated at this time, pending coordination with the fire protection engineer. There is one (1) existing fire hydrant on-site at the NW corner of Highway 169 and 2nd Creek Road. A second hydrant is anticipated.
- Sanitary Sewer Service – Pending further

coordination with the City, a new manhole would be added to the existing sewer main just west of the building pad. From this manhole, a 6" service connection for the facility.

- Storm Sewer Design – As the site is undeveloped, the increase in impervious cover may require limited water quality measures. Given the site is located with a floodplain, on-site detention is not anticipated at this time. A study will be needed to determine the exact increase of the site runoff and release rates as well as the extent of any permanent Best Management Practices (BMPs). Construction BMPs, as part of the Storm Water Pollution Prevention Plan (SWPPP) will be required.

A mix of internal roof drains, overflow scuppers and downspouts are anticipated for addressing roof runoff. All roof runoff will be piped away from the structure.

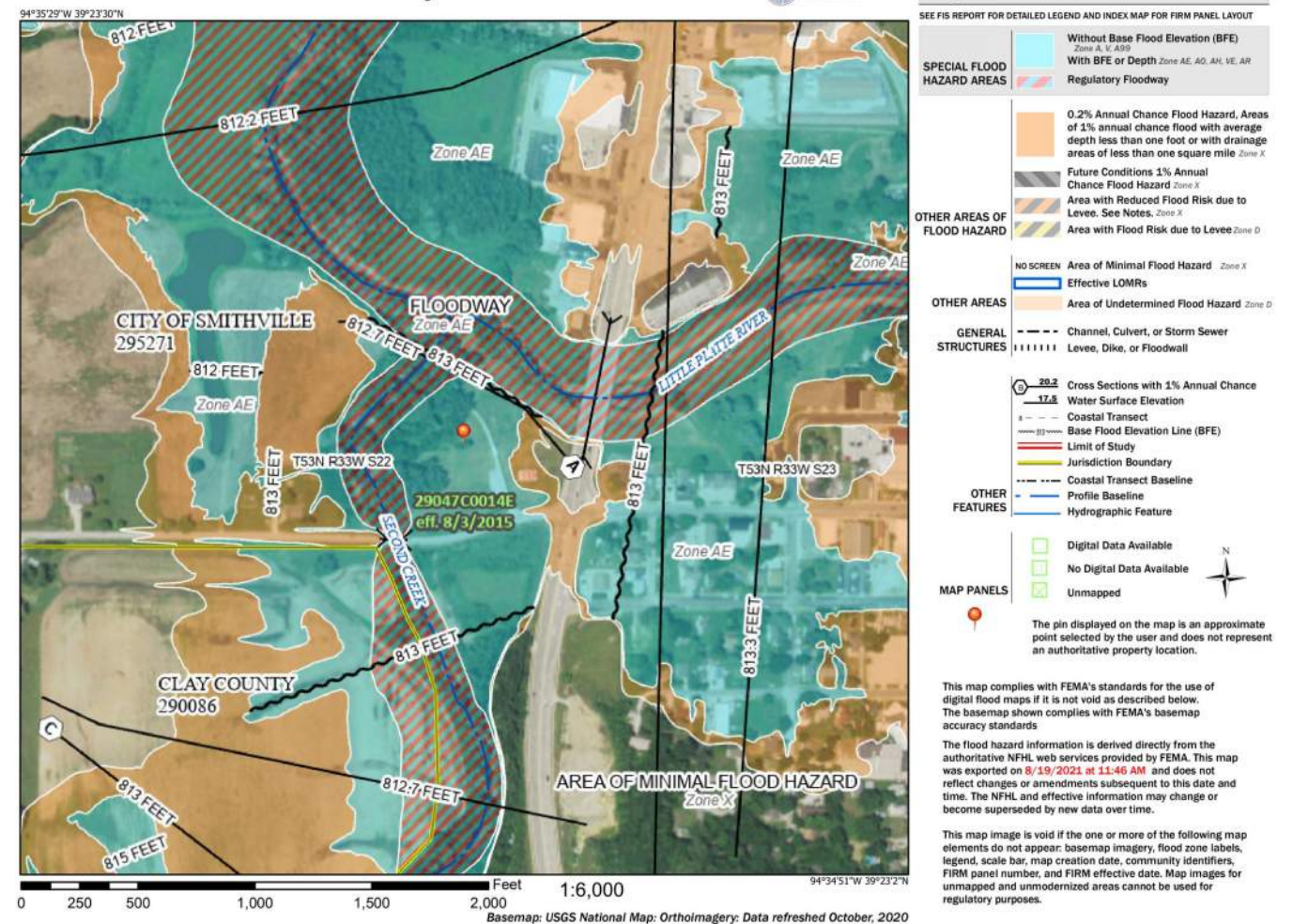
- Natural Gas Service – Service connection is anticipated; however, the location of the closest main has not been determined at this time. Based



on site observations, gas mains are located on the east side of Highway 169 adjacent to the site.

- **Electrical Service** – Electrical service will be provided by Evergy. A pad mounted transformer will serve the building located in a mechanical yard along the west side of the building.
- **Telecom Service** – Two (2) 3" conduits from the building to adjacent right-of-way will be provided to allow for the service provider to extend service to the facility. This will provide both a primary and secondary means of telecom/fiber service, given the nature of the facility.

National Flood Hazard Layer FIRMette



Landscape Design

All disturbed areas that shall remain unpaved or designated as planting beds will be seeded with native grasses and/or buffalo grass. The native areas will be focused along the west and north sides of the site to provide a transition along the floodways of Second Creek and the Little Platte River. An add alternate for sod in some or all areas will also be considered as part of the project cost estimate. An emphasis will be placed on hardy, low maintenance landscape material throughout the project (trees, shrubs, perennials, and grasses) which will minimize irrigation and maintenance needs once established. Trees will be installed along drives and in parking areas, as well as around the building. Planting beds with drip irrigation will be located around/ along the building and in some parking areas, with the remainder of the site being seeded with native grasses and/or buffalo grass (for all mowable areas). This will avoid the need for additional rotor irrigation for lawns.

All trees, shrubs, perennials and grasses will be watered during the first year for establishment. The landscape contractor will provide a maintenance and watering schedule prior to installation that will be carried out by the landscape contractor during the one-year warranty period. All trees will be specified to be balled and burlapped, all shrubs will be balled and burlapped or container, and all plant materials will be inspected before installation. Anticipated plant size ranges are as listed below:
Overstory Tree: 3"-4" Caliper
Ornamental Tree: 10'-12' Height
Evergreen Tree: 10'-12' Height
Shrubs: 18"-30" Height
Perennials and Grasses: One-gallon containers





SPACE NEEDS

v.

PLANNING FOR GROWTH

The primary factor influencing the cost of a new facility is the gross square footage (the total area of the building's floor plans measured to the outside face of the exterior walls). Total area is directly related to the number of personnel and the function they perform in each space. Therefore, planning a new building requires the projection of future personnel to avoid outgrowing the facility before the planned years. Selecting the point in the future (planning horizon) that will provide the best planning results is a judgment decision based upon experience.

The average useful life expectancy of a public building constructed today exceeds 70 years. Anticipating the number of personnel who will occupy the building and how evolving

methodologies and technologies will influence facility operations 70 years from now is difficult, if not impossible. Even if reasonable estimates for personnel and facility operations were possible to project that far into the future, a building sized for even 40 years of growth may well be three-quarters empty when first occupied. Consider that life cycle costs (heating, cooling, maintenance, and repair) can far exceed initial construction costs, the economic sense of building at today's price would be outweighed by the cost of maintaining unused space.

On the other hand, personnel growth patterns in a facility planned only to meet today's needs will lead to a condition of overcrowding that start at initial occupation. In fact, with the typical occupancy of a new facility occurring more than two years after the actual building planning has taken place, a space deficiency can result from the outset with a growing law enforcement agency. The best planning allows the user to grow "into" the space, not "out of" the space.



This space needs program looks at space required to meet current needs, and the space needed in 20 years. A planning horizon of about 20 years provides a reasonable degree of longevity, funding, practicality, and predictability of operational methods and requirements. In planning to a 20-year time frame, the increase in required floor area will allow for expected growth and change without unreasonably large areas of initially unused space.

With the 20-year planning horizon, what happens after the year 2042? At that time the building structure should still have many years of useful life remaining. At the year 2042, the space in the facility should provide a “perfect fit” for the building’s personnel and their functional requirements (in planning theory).



CRITICAL PROGRAMMING ELEMENTS

Public lobby: It is a delicate balance between providing an open and inviting lobby and public counter while maintaining a safe and secure facility for staff. The majority of law enforcement centers are not able to staff a security station to screen all persons entering the facility. This creates a potential unknown threat or concern for the front-line staff that interact with the public daily. Developing an open and comfortable reception area that also is designed to provide

a physical barrier between the two parties is critical in today's law enforcement centers.

Evidence and property:

A growing and challenging area of the facility, it begins with location; this area must be convenient for officers as they enter the facility. The officer evidence processing area requires specific design attention to allow for a variety of items to be reviewed and "bagged and tagged." The evidence technician area deserves as much consideration in its design. The seamless flow of evidence is critical to ensure the chain of custody.

Investigations:

A critical success area in the investigations suite are the interview rooms. The proper location in the facility can influence, both

positively and negatively, an investigation. The layout, construction, and materials used also can influence the investigation.

Patrol:

Simple amenities provided in the patrol area can provide efficiencies in the job, assist in police efforts, and help recruit and retain officers. Providing the appropriate patrol lockers in the locker room, adding duty bag lockers near the entry, knowing where to locate report writing stations, and correct placement of a break room are all critical elements to consider.



POPULATION PROJECTIONS

One method to benchmark current personnel versus personnel projections is to review the current and future ratio of staff to population. While this is not a method to measure staffing growth, it is a standard measure to indicate the current level of service desired within a community to that of a population in the future.

The consultant team worked with the City of Smithville to utilize current population numbers used by the city along with their accepted method of projection population.

City of Smithville Population Projections				
	2020	2022	2032	2042
Population	10,406	10,997*	14,494*	19,104*
Percent Change		2.8%	28%	28%

PERSONNEL PROJECTIONS

The primary determinant of the size of a building is the number of occupants (personnel assigned and visitors) that use a space, activities that occur within the space and equipment that supports the personnel and activities. Therefore, a properly sized building requires projecting the appropriate number of personnel who will occupy the building. While our goal is to be as accurate as possible, minor inaccuracies in the projected personnel requirements will not result in a decreased level of operational efficiency. It will, however, mean that the ‘perfect fit’ projected to occur in the adequacy year will occur earlier, or perhaps later, than projected depending upon when the total number of personnel projected for a planning period is reached.

The intent of this space needs program is not to conduct a management/staffing analysis and any discussion of personnel projections is not to be taken as a recommendation for hiring additional personnel. However, prudent planning dictates making an allowance for probable staff growth. The team worked with police administration in ascertaining likely personnel growth in the department over the next 20 years. The current staffing level is 1.8 full-time staff (FTE) per 1,000 Smithville residents. The Department of Justice (DOJ) mean average is 3.43 FTE per 1,000 residents.

Cities with populations under 10,000 residents report having a higher ratio of employees than the national average. The mean average for the state of Missouri of cities this size is 2.5 FTE per 1,000 residents.

The chart below illustrates the staffing levels at the 10-year and 20-year milestones. Projections at both the current staffing ratio and utilizing the Missouri average ratio have been compared.

City of Smithville: Personnel Projections	2022	2032	2042
Population	10,997	14,494*	19,104*
Current Police Staffing (Sworn and Civilian)	20		
Staffing Ratio (FTE per 1,000 residents)	1.8		
Project Staffing (using current ratio)		26 FTE	35 FTE
Project Staffing (using MO average ratio)		36 FTE	48 FTE

PARKING PROJECTIONS

City of Smithville MO
Police Station

	Future Sworn Staff 2042	Future Non Sworn Staff 2042	Staff Parking Spaces	Fleet Parking Spaces	Public Parking Spaces	Total Parking Needs
Staff Parking						
Court		5	5			
Police	40	5	45			
Total Staff	40	10	50			
<i>15% reduction for staff time off</i>		<i>minus</i>	<i>8</i>			
<i>Subtract for take home vehicles</i>		<i>minus</i>	<i>10</i>			
<i>Estimated spaces needed</i>			<i>33</i>			
Fleet Parking						
Current Fleet Vehicles				6		
Specialty Vehicles				2		
Projected, Future Fleet Vehicles				8		
Subtract for Vehicles constantly off site				0		
Total Fleet				16		
Public Parking						
Police visitors during business hours					6	
Public /Staff meeting spaces: (1 space per every four seats)					10	
Typical Court session spaces needed (1 space per every four seats)					20	
Total Public					36	
Totals			33	16	36	85

SPACE NEEDS PROGRAM

This study began with the distribution of surveys to the police department to begin to capture basic information to frame the program discussions. The study focuses its attention on the program spaces required to adequately perform the required police functions and the facilities ability to support these programmatic requirements. Throughout the needs assessment study, the goal was to provide a safe and secure facility for police functions and purpose-designed spaces for their specific functions. Consideration was taken to accommodate anticipated growth over the next 20 years and spaces are noted that could be shared between departments.



City of Smithville MO

Police Station

Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
PUBLIC ACCESS AREAS				
Vestibule	1	64	64	Off lobby
Main Entrance Lobby	5	90	450	
Report Taking Room/ Interview Room	1	100	100	
Public Restroom- Unisex	2	162	324	
Unit Subtotal			938	
Subtotals			938	
Circulation & wall thicknesses within this area	15%		141	
Unit Gross Area (SF)			1,079	
MUNICIPAL COURT				
Courtroom/Community Room				
Security/Sound Vestibule	1	400	400	Small area for reading court documents Seating for 80, bench, clerk, well In courtroom
Courtroom	1	1,720	1,720	
Prosecutor Alcove	1	80	80	
Judge Office	1	120	120	
Conference/Video Arraignment	0	200	0	
General Storage	0	100	0	
Holding Cells	0	70	0	use police holding
Unit Subtotal			2,320	
Court Clerks				
Public Service Window	2	28	56	File cabinets / storage in clerk area
Court Clerks	2	45	90	
REGIS Station	0	42	0	
Active Files	1	80	80	
Inactive Files	0	100	0	
Storage	1	60	60	
Copy / Work Area	1	100	100	
Staff Restroom	1	72	72	
Unit Subtotal			458	
Prosecuting Attorney				
Prosecutor	1	120	120	Adjacent to courtroom
Prosecutor sub-waiting	0	225	0	Included in court vestibule
Attorney / Client Conference	0	80	0	Use report taking rooms
Unit Subtotal			120	
Public Restroom- Men	0	162	0	Provided in public access area
Public Restroom- Women	0	162	0	Provided in public access area
Family Restroom	0	120	0	
Phones / Vending	0	25	0	Provided in public access area
Unit Subtotal			0	
Subtotals			2,898	
Circulation & wall thicknesses within this area	30%		869	
Unit Gross Area (SF)			3,767	

Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
ADMINISTRATION/RECORDS				
Chief of Police	1	270	270	10 - 12 persons
Captian	2	200	400	
Conference Room	1	270	270	
Waiting Area	1	64	64	
Administrative Assistant	1	64	64	
•Admin. Records	1	64	64	
•Admin Workroom	1	96	96	
•Admin Supply	1	80	80	
Records Supervisor	1	120	120	Separate Suite Admin Staff
•Records Staff	2	64	128	
•Records Workroom	1	96	96	
•Records Supply	1	80	80	
•Records Storage	1	200	200	Secure, Operable Shelving
•Records Window	1	40	40	
Unit Subtotal			1,308	
Subtotals			1,308	
Circulation & wall thicknesses within this area	40%		523	
Unit Gross Area (SF)			1,831	
UNIFORM PATROL				
Patrol Division				
Lieutenant	1	150	150	Office
Sergeants workstations	4	95	380	(4) workstations in suite
Report Record Storage	1	108	108	
School Resource Officers	3	64	192	(3) workstations
SRO Storage	1	150	150	
Unit Subtotal			980	
Patrol Support spaces				
Training Room	1	800	800	Seating for 40 persons
•Training Storage	1	100	100	
Briefing/Roll Call	1	300	300	Seating 12 persons
Report Writing Area	6	20	120	(6) workstations
Training storage	1	120	120	Future Needs
Quite Room	1	80	80	
Weapons cleaning	1	200	200	
Patrol Armory Workroom	0	80	0	Included in Weapons Cleaning
Patrol Ammo Storage	0	130	0	Included in Weapons Cleaning
Officer's Mailboxes (area)	0	36	0	Included in Report Writing
Duty Bag Storage	20	2	40	(3) tall 30" d x 18" w x 24" t
Quartermaster Storage	1	80	80	Uniforms and equipment
Unit Subtotal			1,840	
Animal Control Unit				
Animal Control Officer	1	175	175	
Equipment Storage	1	50	50	Animal control unit equipment, in sallyport
Unit Subtotal			225	
Subtotals			2,820	
Circulation & wall thicknesses within this area	25%		705	
Unit Gross Area (SF)			3,525	

V. SPACE NEEDS

Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
DETENTION/JAIL				
Vehicle sallyport	1	850	850	
• Trunk storage	1	100	100	
• Large evidence storage	1	36	36	
• Restroom	0	64	0	
Booking area	1	300	300	
• Booking Desk		0	0	
• File Area		0	0	
• Mugshot/ Livescan/ Fingerprint		0	0	
• Cuffing Benches		0	0	
• Holding Cell	2	72	144	
• Isolation / Detox Cell	1	80	80	
• Interview room	1	80	80	
• DUI/ Breathalyzer testing area	1	70	70	
Bond lobby/release	1	40	40	
Laundry	0	53	0	
Restroom	1	54	54	
Unit Subtotal			1,754	
Subtotals			1,754	
Circulation & wall thicknesses within this area	20%		351	
Unit Gross Area (SF)			2,105	
CID/INVESTIGATIONS				
Lieutenant	1	150	150	Office
Sergeant Investigations	1	125	125	
Detectives	4	64	256	
Conference Room	1	355	355	
Temporary Evidence	1	55	55	Pass Back Lockers
Staff Restroom	2	64	128	
Copy / Workroom / Coffee	1	100	100	
Investigations Storage	1	80	80	
Unit Subtotal			1,099	
Interview Suite				
Hard Interview room	2	80	160	
Soft Interview room	1	100	100	
Monitor/Video	1	75	75	
Restroom	1	75	75	
Secure corridor		160	0	
Unit Subtotal			410	
Subtotals			1,509	
Circulation & wall thicknesses within this area	30%		453	
Unit Gross Area (SF)			1,962	

Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
EVIDENCE & PROPERTY				
Evidence Office				
• Evidence Officer	1	125	125	Separate area for staff workstation within property evidence suite
Unit Subtotal			125	
Property & Evidence Support Spaces				
Officer Packaging / Bag and Tag Area	1	80	80	Access by all officers. Packaging counter space for evidence lockers, and compute stations
Evidence (Blood) Drying	1	10	10	include drying cabinet
Evidence Lockers	1	6	6	Pass thru evidence lockers (2) - 36" wide, height units with prox card access
Evidence Lab	1	143	143	
Evidence Storage Room	1	300	300	Mobile High Density Shelving System
• Firearms Storage	1	36	36	
• Drugs Storage	1	36	36	
• Crime Scene Storage	1	20	20	
• BLD RM 1	1	9	9	
• Long Term Evidence Storage	1	600	600	
Seized and Impound vehicles	1	425	425	
Property Storage: Bikes		0	0	
Unit Subtotal			1,665	SF (Unit Spaces Subtotal)
Subtotals			1,665	
Circulation & wall thicknesses within this area	20%		333	
Unit Gross Area (SF)			1,998	
Dispatch				
Comm. Supervisor		170	0	
• Equipment		90	0	
Dispatch Stations		150	0	
Training/Break		200	0	
Lockers		80	0	
Toilet		64	0	
Unit Subtotal			0	SF (Unit Spaces Subtotal)
Subtotals			0	
Circulation & wall thicknesses within this area	20%		0	
Unit Gross Area (SF)			0	

Program Name	# Spaces	Square Feet per area	Area Totals	Remarks
Support Services				
Male Lockers	30	16	480	
Male Restroom/Shower at Locker Room	3	100	300	
Female Lockers	15	16	240	
Female Restroom/Shower at Locker Room	2	100	200	
Long Gun Locker Storage	24	4	96	Located near staff entrance
Staff Break Room	1	300	300	
Staff Entry Vestibule	1	120	120	Primary staff entrance
• Mud Area	1	40	40	boot wash area, included in above
Toilets		64	0	
Fitness	1	1,000	1,000	
Unit Subtotal			2,776	
Subtotals			2,776	
Circulation & wall thicknesses within this area	20%		555	
Unit Gross Area (SF)			3,331	
Building Support				
Mechanical/Electrical Equipment	1	175	175	
Electrical Equipment	1	60	60	
Cleaning Supplies	1	64	64	
Server/IT	1	144	144	
Janitor Closets	2	50	100	
Storage	1	200	200	
Emergency Generator		0	0	Outside location w/ secure enclosure
Mechanical/Electrical	1	93	93	
Unit Subtotal			836	
Subtotals			836	
Circulation & wall thicknesses within this area	15%		125	
Unit Gross Area (SF)			961	
PROGRAM SUMMARY				
Public Access				
Municipal Court			1,079	Department Gross Total Sq. Ft.
Administration/Records			3,767	Department Gross Total Sq. Ft.
Uniform Patrol			1,831	Department Gross Total Sq. Ft.
Detention/Jail			3,525	Department Gross Total Sq. Ft.
CID/Investigations			2,105	Department Gross Total Sq. Ft.
Evidence & Property			1,962	Department Gross Total Sq. Ft.
Dispatch			1,998	Department Gross Total Sq. Ft.
Support Services			0	Department Gross Total Sq. Ft.
Building Support			3,331	Department Gross Total Sq. Ft.
Base Building Subtotals			961	Department Gross Total Sq. Ft.
Unit Gross Subtotals (Net Area)			20,559	Base Bldg Department Gross (Total Sq. Ft.)
Structural Design 'net to gross' factor (.02 x net square feet)			411	
Mech/Elec Distribution 'net to gross' factor (.05 x net square feet)			1,028	
Multi-floor factor/ Two stairs, One Elevator (1400 square feet)			0	One-story concept
Building Circ. & Ext. walls: 'net to gross' factor (.07 x net square feet)			1,645	
Gross Area Total (On-Site)			23,643	



EXPANSION OPTIONS

VI.





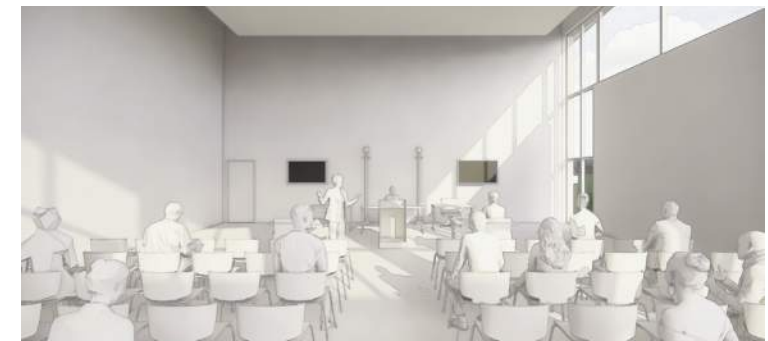
ESTIMATED PROJECT COSTS

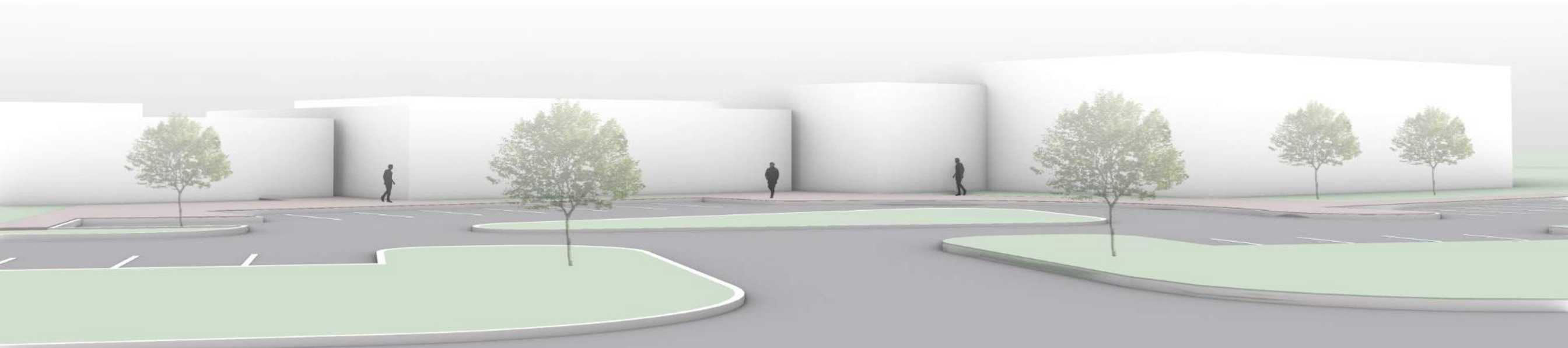
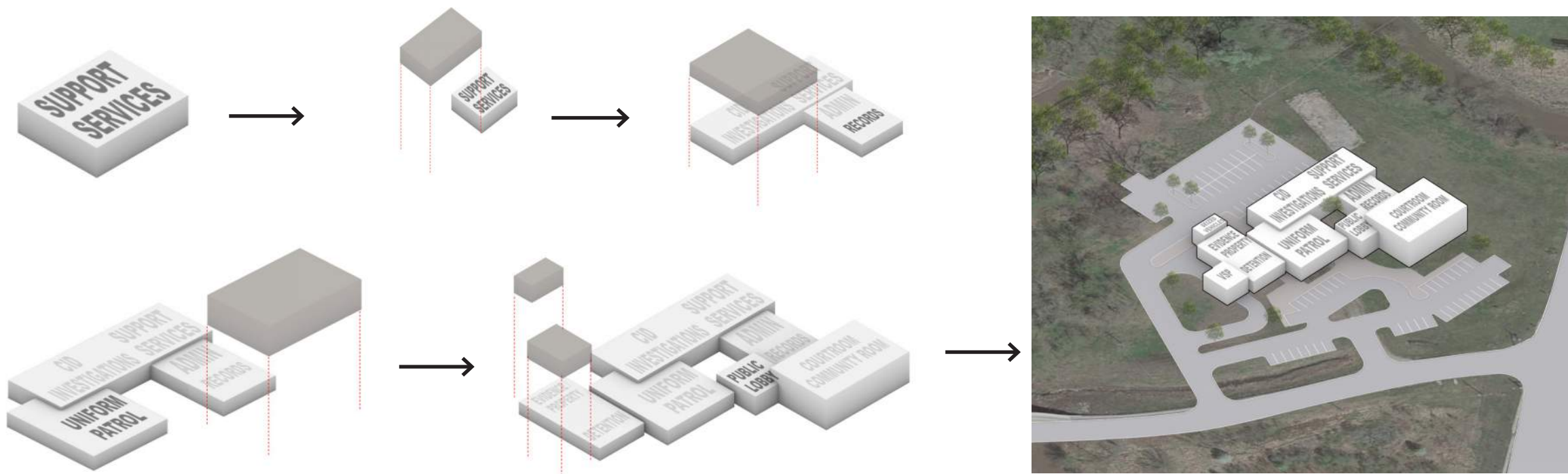
The estimate of project costs is a preliminary review of the potential construction costs based upon the outline scopes of work for the building. The construction cost estimate is an "Order of Magnitude Estimate" and is based upon historical project data from similar projects.

The construction market in 2021 has been impacted by the current health pandemic and has added uncertainty.

These estimates are divided into two components: construction costs and project "soft" costs. The construction costs are an estimate of the costs to construct the project. The estimate includes the direct costs by material division and the associated indirect costs to a contractor. The indirect costs

include an estimate contingency, insurance, bonds and overhead and profit. The project "soft" costs are those expenses associated with the project above the construction costs. These include the design professional fees, site survey, hazardous material abatement, printing, construction testing, furniture/fixtures/equipment, and an owner's contingency. Together this provides the overall project estimate. The estimate is based upon current local dollars and costs may adjust for future years based upon market condition as shown.





Police Stations
Historic Construction Direct Cost Data*



Project	Olathe Police Phase 2 Expansion, Olathe, KS	North Patrol Police Station, Kansas City, MO	Gardner Justice Center, Gardner, KS	Lawrence Police Station, Lawrence, KS	Saline County Sheriff's Headquarters & Detention Center, Salina, KS	Gladstone Police Station, Gladstone, MO	Average (Not Incl. LSPD)	Smithville Police Station, Smithville, MO
Building SF	51,003 gsf	25,450 gsf	33,338 gsf	50,291 gsf	154,352 gsf	28,770 gsf	57,201 gsf	25,602 gsf
System Description	\$/gsf	\$/gsf	\$/gsf	\$/gsf	\$/gsf	\$/gsf	\$/gsf	\$/gsf
Excavation & Foundations	21.27 / gsf	30.00 / gsf	29.47 / gsf	16.91 / gsf	23.65 / gsf	18.00 / gsf	23.22 / gsf	29.47 / gsf
Structural Frame	54.84 / gsf	33.88 / gsf	37.12 / gsf	26.25 / gsf	43.16 / gsf	33.60 / gsf	38.14 / gsf	52.12 / gsf
Vertical Exterior Enclosures	47.14 / gsf	72.86 / gsf	57.32 / gsf	48.64 / gsf	40.59 / gsf	36.90 / gsf	50.58 / gsf	67.32 / gsf
Horizontal Exterior Enclosures	12.84 / gsf	37.13 / gsf	11.87 / gsf	9.25 / gsf	32.74 / gsf	8.97 / gsf	18.80 / gsf	21.87 / gsf
Interior Construction & Finishes	80.74 / gsf	57.74 / gsf	57.30 / gsf	62.77 / gsf	70.09 / gsf	59.46 / gsf	64.68 / gsf	62.30 / gsf
Conveying	0.00 / gsf	0.00 / gsf	0.00 / gsf	1.46 / gsf	0.00 / gsf	4.74 / gsf	1.03 / gsf	0.00 / gsf
Plumbing	13.97 / gsf	17.60 / gsf	13.24 / gsf	10.27 / gsf	34.70 / gsf	14.89 / gsf	17.45 / gsf	13.24 / gsf
HVAC	39.23 / gsf	40.31 / gsf	27.05 / gsf	29.90 / gsf	46.61 / gsf	27.64 / gsf	35.12 / gsf	32.05 / gsf
Fire Protection	4.87 / gsf	2.98 / gsf	3.09 / gsf	3.84 / gsf	6.08 / gsf	3.06 / gsf	3.99 / gsf	3.09 / gsf
Electrical	49.25 / gsf	56.28 / gsf	57.37 / gsf	34.73 / gsf	68.15 / gsf	49.97 / gsf	52.62 / gsf	57.37 / gsf
Equipment & Furnishings	14.94 / gsf	34.27 / gsf	4.05 / gsf	22.04 / gsf	52.36 / gsf	7.55 / gsf	22.53 / gsf	4.05 / gsf
Special Construction & Demolition	5.48 / gsf	0.00 / gsf	0.00 / gsf	0.00 / gsf	51.36 / gsf	4.94 / gsf	10.30 / gsf	0.00 / gsf
General Requirements & Permits	8.06 / gsf	7.03 / gsf	25.22 / gsf	19.78 / gsf	15.46 / gsf	5.77 / gsf	13.55 / gsf	25.22 / gsf
Sitework	50.32 / gsf	68.51 / gsf	25.86 / gsf	34.68 / gsf	30.62 / gsf	12.84 / gsf	37.14 / gsf	50.86 / gsf
Indirects and Contingency	96.75 / gsf	49.15 / gsf	42.64 / gsf	34.32 / gsf	98.62 / gsf	84.20 / gsf	67.61 / gsf	42.64 / gsf
Project Totals - Present Day in KC	499.70 / gsf	507.75 / gsf	391.60 / gsf	354.84 / gsf	614.19 / gsf	372.53 / gsf	456.77 / gsf	461.60 / gsf
Project Totals - Escalated to Q1 2023	539.68 / gsf	548.37 / gsf	422.93 / gsf	383.23 / gsf	663.33 / gsf	402.33 / gsf	493.31 / gsf	498.53 / gsf
Project Totals - Escalated to Q3 2023	559.66 / gsf	568.68 / gsf	438.59 / gsf	397.42 / gsf	687.89 / gsf	417.23 / gsf	511.58 / gsf	516.99 / gsf
Estimated Cost Q3 2023								\$ 13,236,029

**Excludes design fees and owner soft costs*

City of Smithville MO			
Police Station			
Statement of Probable Cost		Est Q3 2023	
	Square Footage	Average \$/SF	Total
CONSTRUCTION COSTS	25,602		
Excavation & Foundations		\$29.47	\$754,490.94
Structural Frame		\$52.12	\$1,334,376.24
Vertical Exterior Enclosures		\$67.32	\$1,723,526.64
Horizontal Exterior Enclosures		\$21.87	\$559,915.74
Interior Construction & Finishes		\$62.30	\$1,595,004.60
Conveying		\$0.00	\$0.00
Plumbing		\$13.24	\$338,970.48
HVAC		\$32.05	\$820,544.10
Fire Protection		\$3.09	\$79,110.18
Electrical		\$57.37	\$1,468,786.74
Equipment & Furnishings		\$4.05	\$103,688.10
Special Construction & Demolition		\$0.00	\$0.00
General Requirements & Permits		\$25.22	\$645,682.44
Sitework		\$50.86	\$1,302,117.72
Indirect		\$11.87	\$303,810.00
Sub-Total			\$11,030,023.92
Contingency		20%	\$ 2,206,005
TOTAL BASE BID	25,602	\$ 517	\$ 13,236,029
Budget escalated to Q3 2023			
SOFT COSTS			
Site Acquisition			\$ -
Off Site Utilities			\$ -
Off-Street Improvements	TBD		\$ -
Building permit	Waived		
Development Fees	Not applicable		\$ -
Environmental Phase I	Not applicable		\$ -
A/E Design Fees	8.0% of construction		\$ 1,058,882
Civil and Landscape	Included in Design Fees		\$ -
Technology Design	Included in Design Fees		\$ -
Security Electronics Design	Included in Design Fees		\$ -
Reimbursables/Other			\$ 2,500
Survey			\$ 6,500
Soils Report			\$ 15,000
Construction Testing			\$ 75,000
Printing			\$ 2,500
Furniture and Equipment	6.5% of construction		\$ 860,342
Telephone/Data	Conduit/Cable in Construction Costs		\$ -
Builders Risk/Insurance	Included in construction costs		
Commissioning			\$ 35,000
Moving Expenses	TBD		\$ 12,000
Bond/Financial Fees	TBD		
Owner Contingency	5% of construction		\$ 661,801
SOFT COST TOTALS			\$ 2,729,526
TOTAL PROJECT COSTS			\$ 15,965,555

