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## Police Facility Space Needs Assessment & Conceptual Design

TASK 1: EVALUATION OF CURRENT CONDITIONS AND SPACE NEEDS ASSESSMENT

TASK 2: EVALUATION OF PLAN AND SITE OPTIONS

TASK 3 OPINION OF PROBABLE COSTS – ANTICIPATED BUDGETS

TASK 4: ANTICIPATED SCHEDULE AND PHASING

TASK 5: PRESENTATION AND FINAL REPORT



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# SPACE NEEDS: PROGRAM DEVELOPMENT

Where are you now...?

What are your goals...?

How do you work now...?

How do you want to work...?

Benchmarking and Tours

Connecting people to place



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## Program Development

### Survey of Stakeholders

**TREAHOR**  
**City of Smithville, Missouri**  
Public Facility Space Needs Assessment  
Department Data Survey

1. Division Name:

2. Point of contact:  
Name:   
Phone:   
Email:

3. Staffing: Please indicate the total number of current staff that work in this department.  
Current Staff:   
New season Staff:

4. Staffing Growth: Please indicate any current or planned but further positions or any projected staff growth in the next 5 years.  
New Staff:  0 years  10 years  15 years  20 years  
New season Staff:  0 years  10 years  15 years  20 years

5. Parking: Please indicate your department's parking demand?  
Take home vehicles:   
Police vehicles:   
Personal vehicles:   
Seasonal vehicles:

11. Staff workstations: Please check the boxes of the existing and/or desired workstations and security.  
Staff workstations:  
Workstations at public counter: ☐ Existing Quantity:  Desired Quantity:   
Open line cubicles: ☐ Existing Quantity:  Desired Quantity:   
Private offices: ☐ Existing Quantity:  Desired Quantity:

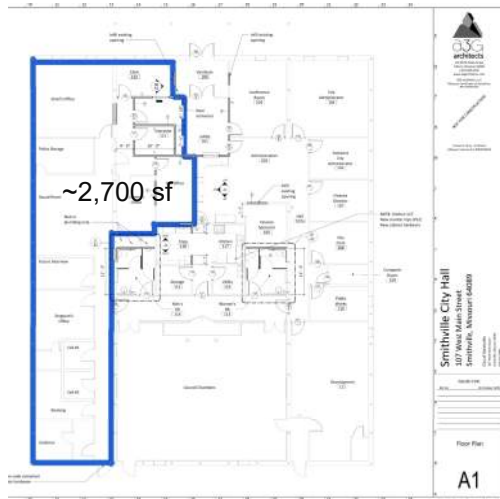
15. External Program Adjustments: The purpose of this chart is to identify the program adjustments between departments and program spaces within the building. Your comments should be in the following chart and provide any comments, as required.

Program Space	Adjustment Level	Comments		
	High	Low	None	
Public Entry / Lobby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chief of Police	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Police	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Training Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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## Program Development

### Review of Existing Building



Connecting people to place



5

## Program Development

### Review of Existing Building



Connecting people to place

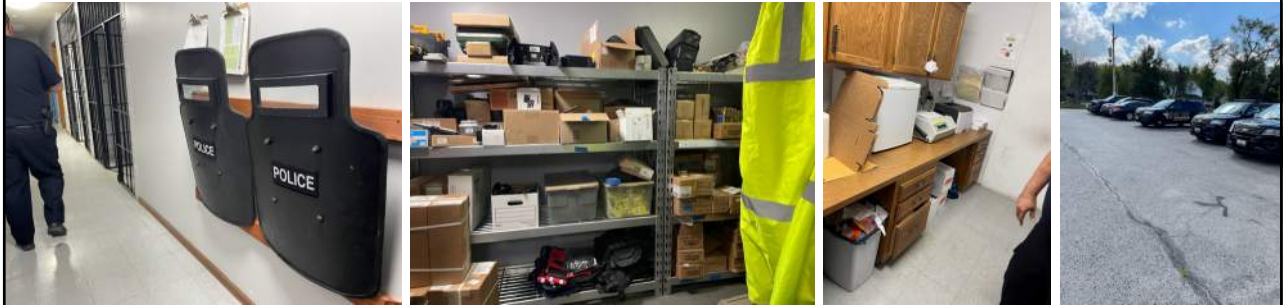


6



## Program Development

### Review of Existing Building



Connecting people to place



7

## Program Development

### Review of Population and Staffing Projections

City of Smithville: Population Projections				
Year	2010	2022	2032	2042
Population	8,425	10,997	14,494*	19,104*

Source: US Census, \*Smithville 2030 Comprehensive Plan Projections

Connecting people to place



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## Program Development

### Review of Population and Staffing Projections

City of Smithville: Population Projections				
Year	2010	2022	2032	2042
Population	8,425	10,997	14,494*	19,104*

Source: US Census, \*Smithville 2030 Comprehensive Plan Projections

City of Smithville: Personnel Projections	2022	2032	2042
Population	10,997	14,494*	19,104*
Current Police Staffing (sworn & civilian)	20		
Staffing Ratio (FTE per 1000 residents)	1.8		
Projected Staffing (using current ratio)		26 FTE	36 FTE
Projected Staffing (using MO avg ratio)		35 FTE	48 FTE

Source: DOJ mean average for Missouri cities of similar population is 2.5 FTE per 1,000 residents

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## Program Development

### Review of Population and Staffing Projections



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## Program Development

### Program of Spaces

The image displays four overlapping program of spaces tables. Each table is organized into columns for Department, Space Type, and Area (Sq. Ft.). The tables are for different departments, including Public Access, Municipal Court, Administration/Records, Uniform Patrol, Detention/Jail, CID/Investigations, Evidence & Property, Dispatch, Support Services, and Building Support. The tables show the breakdown of space requirements for each department, with a total area for each.

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## Program Development

### Program of Spaces

The image displays four overlapping program of spaces tables, with a central PROGRAM SUMMARY table. The summary table provides a consolidated view of the space requirements for various departments, including Public Access, Municipal Court, Administration/Records, Uniform Patrol, Detention/Jail, CID/Investigations, Evidence & Property, Dispatch, Support Services, and Building Support. The summary table shows the total area for each department and the overall gross area total.

PROGRAM SUMMARY		
Public Access	1,079	Department Gross Total Sq. Ft.
Municipal Court	3,767	Department Gross Total Sq. Ft.
Administration/Records	1,831	Department Gross Total Sq. Ft.
Uniform Patrol	3,525	Department Gross Total Sq. Ft.
Detention/Jail	2,105	Department Gross Total Sq. Ft.
CID/Investigations	1,962	Department Gross Total Sq. Ft.
Evidence & Property	1,998	Department Gross Total Sq. Ft.
Dispatch	0	Department Gross Total Sq. Ft.
Support Services	3,331	Department Gross Total Sq. Ft.
Building Support	961	Department Gross Total Sq. Ft.
<b>Base Building Subtotals</b>	<b>20,559</b>	<b>Base Bldg Department Gross (Total Sq. Ft.)</b>
<b>Unit Gross Subtotals (Net Area)</b>	<b>20,559</b>	
Structural Design (net to gross) factor (0.07 x net square feet)	411	
Mech/Elec Distribution (net to gross) factor (0.05 x net square feet)	1,028	
Multi-floor factor/ Two stairs, One Elevator (1400 square feet)	0	One-story concept
Building Ctr. & Ext. walls (net to gross) factor (0.07 x net square feet)	1,645	
<b>Gross Area Total (On-Site)</b>	<b>23,643</b>	

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## Program Development

### Parking Requirement

	Future Sworn Staff 2042	Future Non Sworn Staff 2042	Staff Parking Spaces	Fleet Parking Spaces	Public Parking Spaces	Total Parking Needs
<b>Staff Parking</b>						
Court		5	5			
Police	40	5	45			
<b>Total Staff</b>	<b>40</b>	<b>10</b>	<b>50</b>			
15% reduction for staff time off		minus	8			
Subtract for take home vehicles		minus	10			
<b>Estimated spaces needed</b>			<b>33</b>			
<b>Fleet Parking</b>						
Current Fleet Vehicles				6		
Specialty Vehicles				2		
Projected, Future Fleet Vehicles				8		
Subtract for Vehicles constantly off site				0		
<b>Total Fleet</b>				<b>16</b>		
<b>Public Parking</b>						
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	
<b>Total Public</b>					<b>36</b>	
<b>Totals</b>			<b>33</b>	<b>16</b>	<b>36</b>	<b>85</b>

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## Program Development

### Site Requirement

<b>SITE SUMMARY:</b>				
<b>BUILDING</b>				
Building Footprint Area		1st floor	2nd floor	Sub-total
		23,643	0	23,643 SF
Future Building Expansion (Footprint Area)	30%			7,093 SF
<b>PARKING</b>				
<b>Unsecure/ Public Parking</b>				
• Visitor Parking	36 x	350 SF =		12,600 SF
<b>Secure Parking/ Specialty Vehicle Parking</b>				
Staff Vehicles	33 x	350 SF =		11,375 SF
Fleet and Specialty Vehicles	16 x	350 SF =		5,600 SF
<b>SITE IMPROVEMENTS (Paved Areas)</b>				
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
<b>Total Developed Area</b>				<b>70,861 SF</b>
Open Space factor	50%			106,292 SF
<b>Total Site Required</b>				<b>177,153 SF</b>
				<b>4.07 Acres</b>

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## SITE EVALUATION

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## Site Evaluation SITE A



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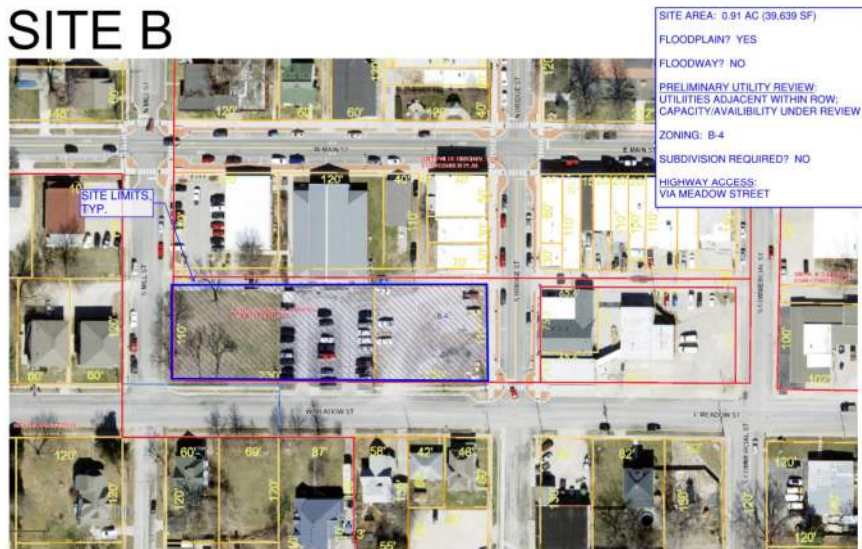


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## Site Evaluation

### SITE B

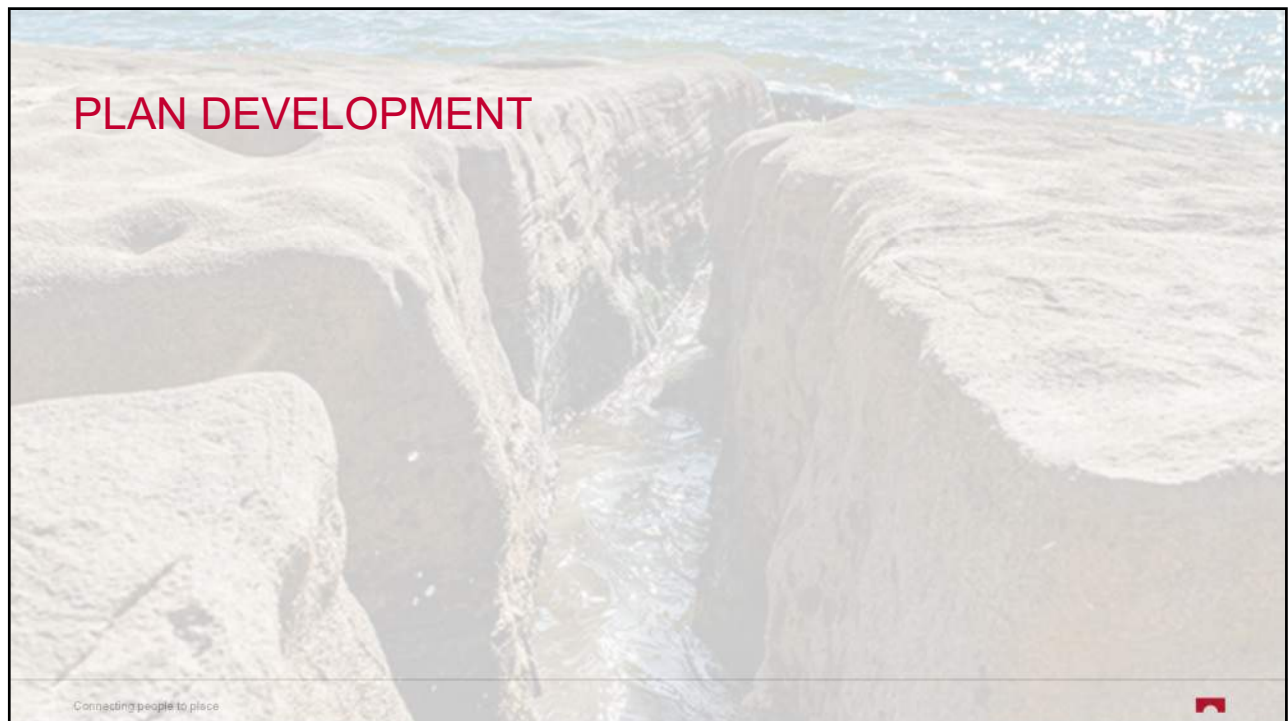


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## PLAN DEVELOPMENT

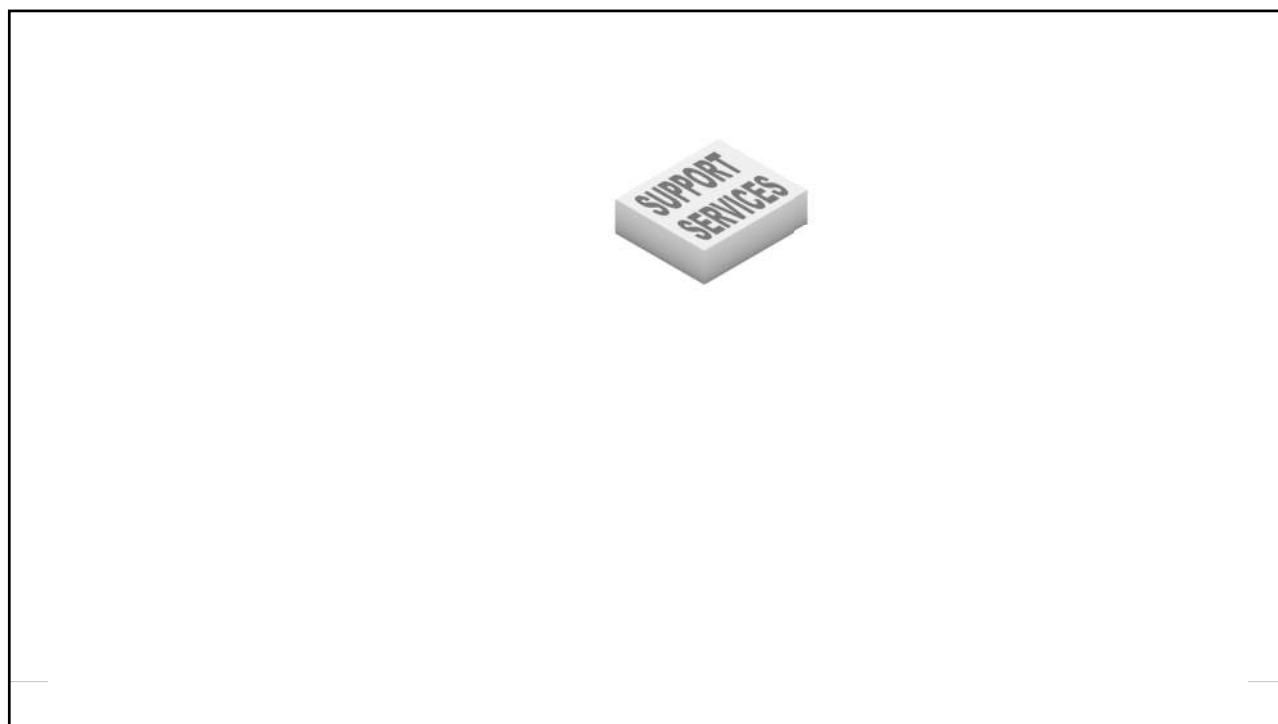


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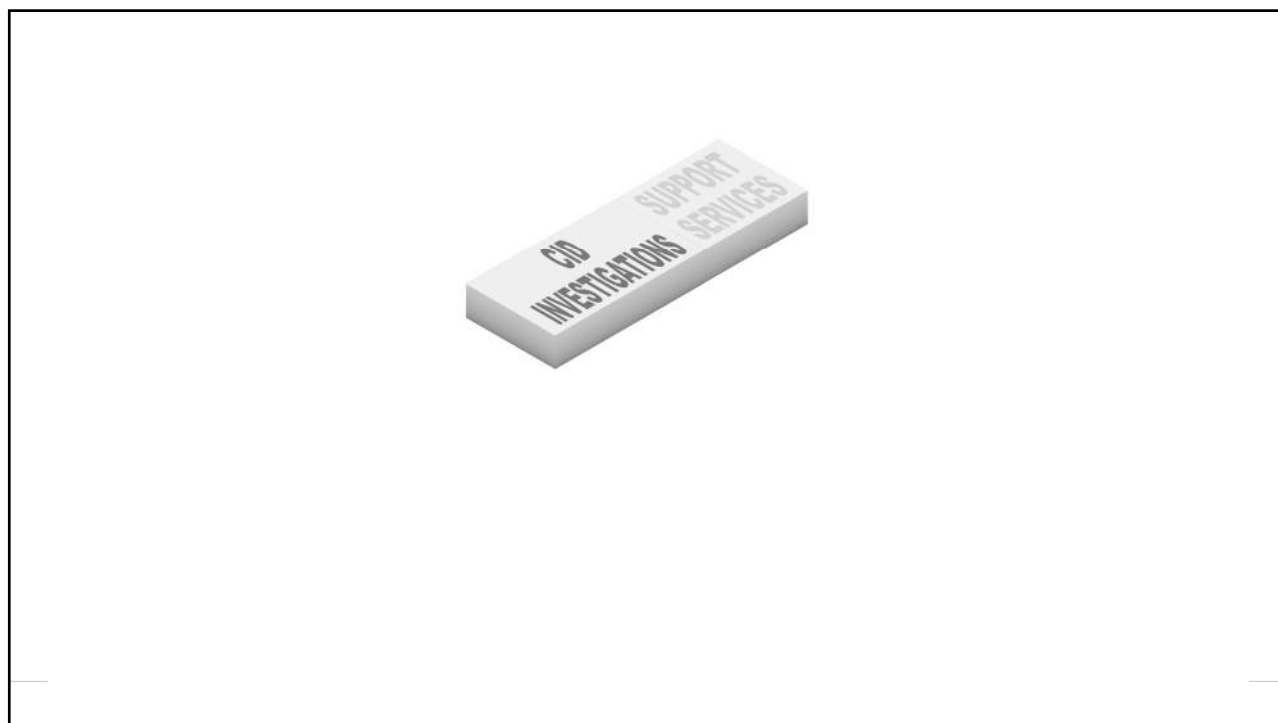


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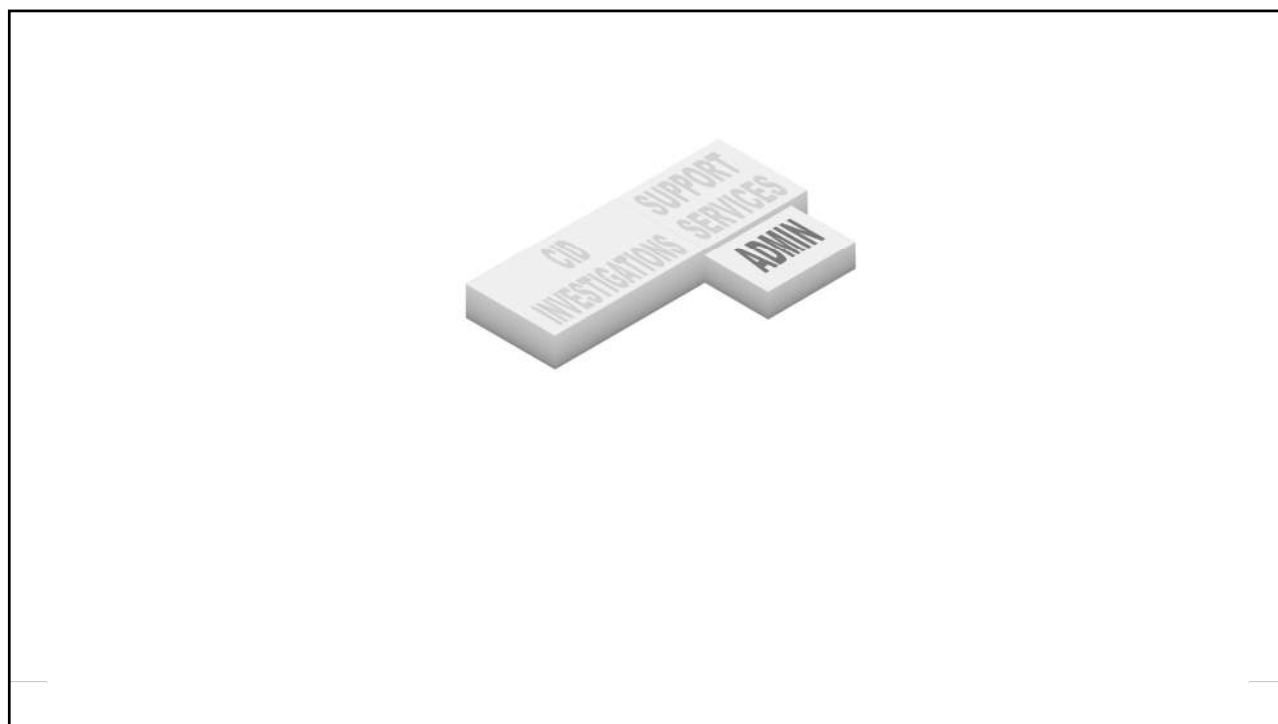


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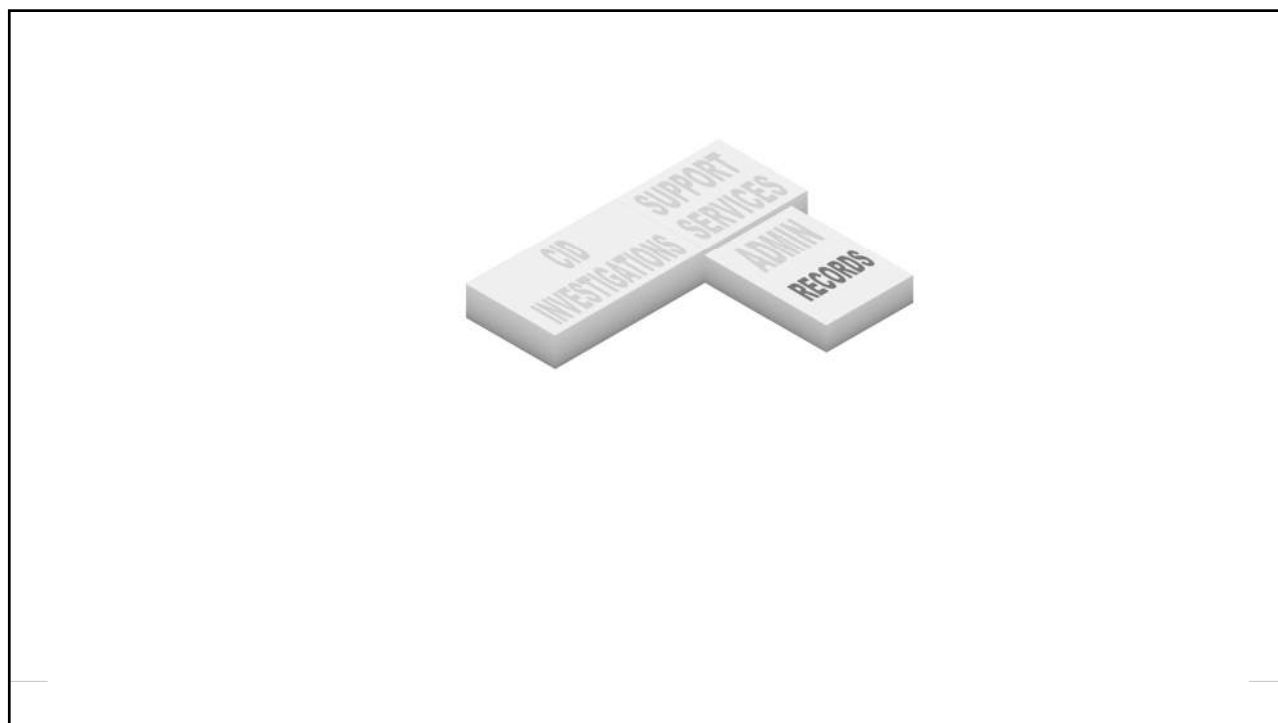


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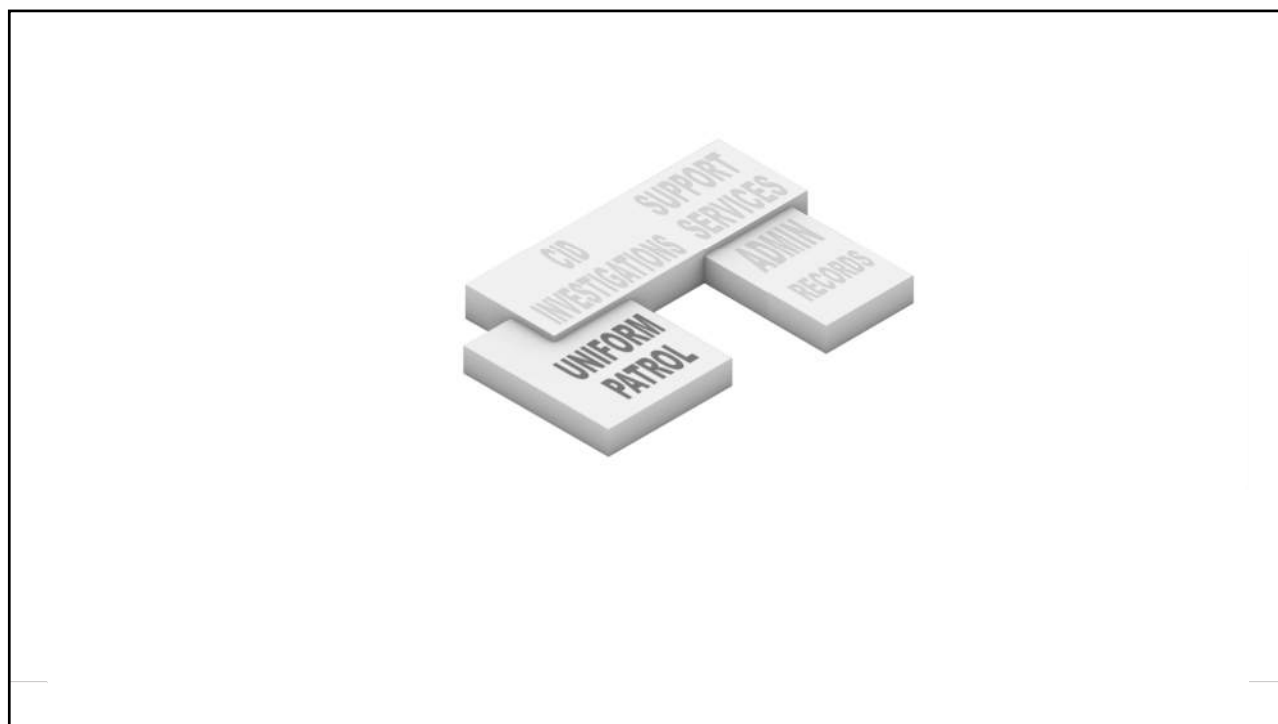


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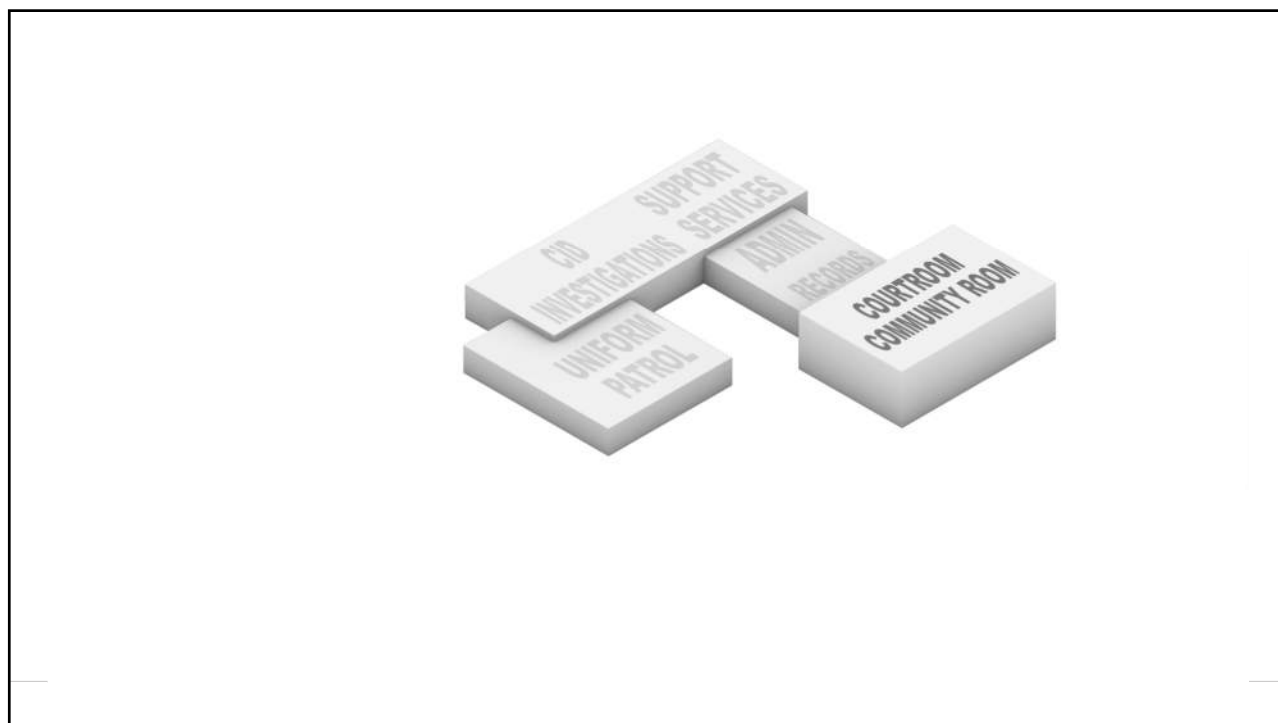


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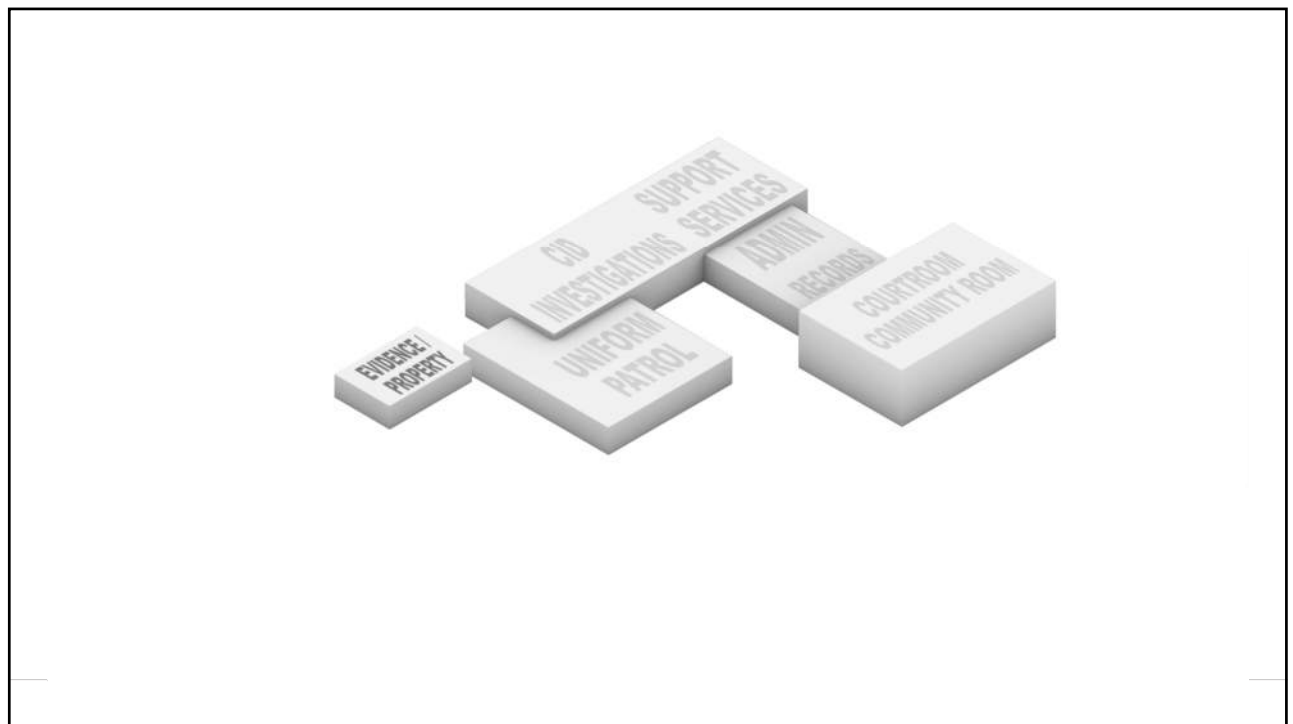


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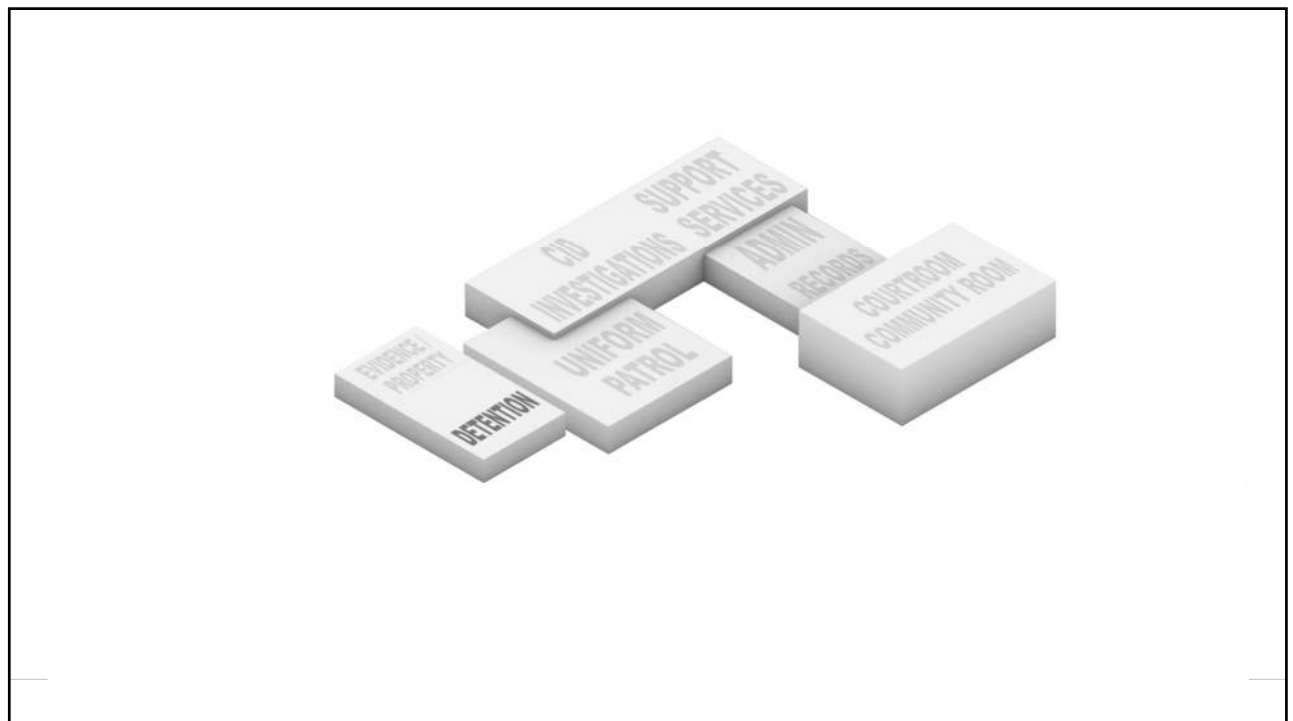


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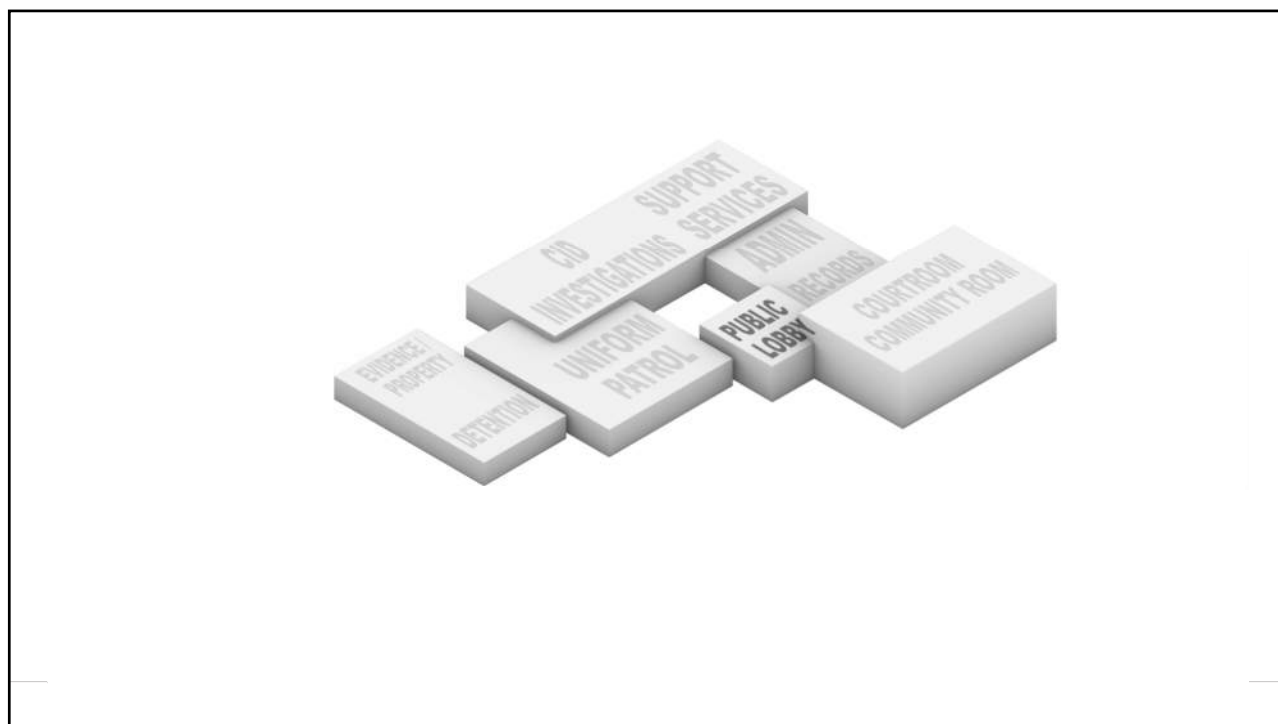


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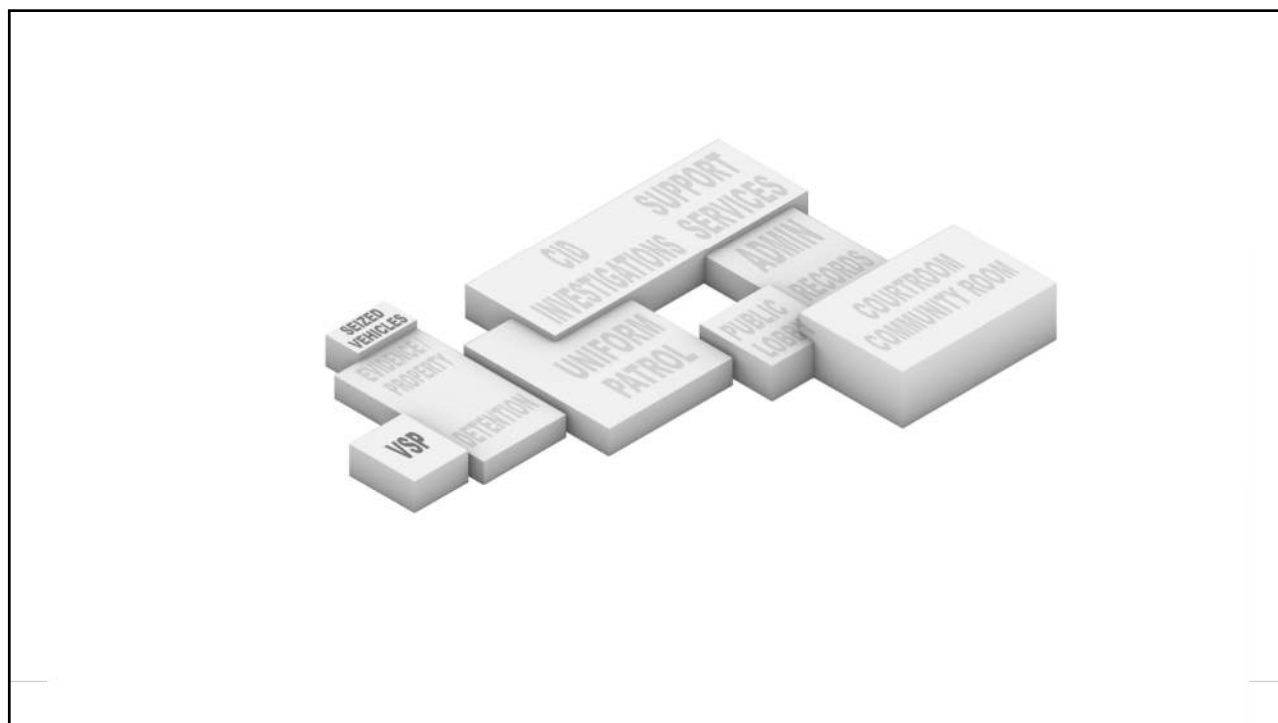


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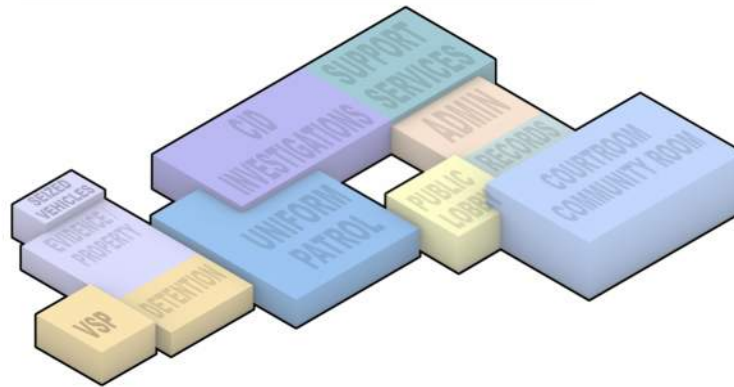


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## Plan Development



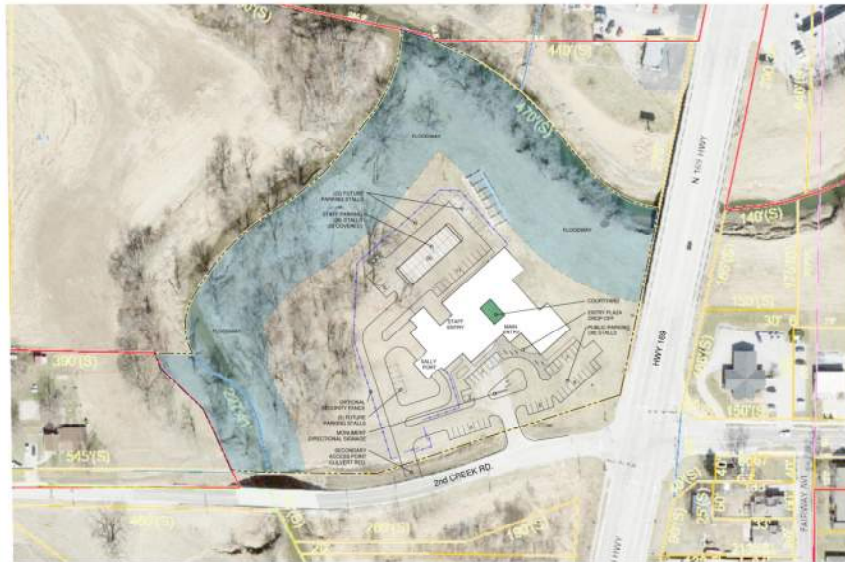
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## Site Development



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## Site Development



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## Plan Concept



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## Plan Concept



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## Plan Concept



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## ESTIMATE OF COSTS



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## PROJECT / CONSTRUCTION COSTS

### Narrative of architectural materials

- Low-maintenance exterior materials (brick, decorative CMU, etc)
- Full site development (parking carport, site amenities)
- Security requirements (physical, electronic)
- AV/IT/Data equipment
- Specialty furnishings (patrol lockers, evidence lockers, gun storage)

### Narrative of structural systems

- Alternate structural systems (unknown subsurface conditions)

### Narrative of M/E/P/IT systems

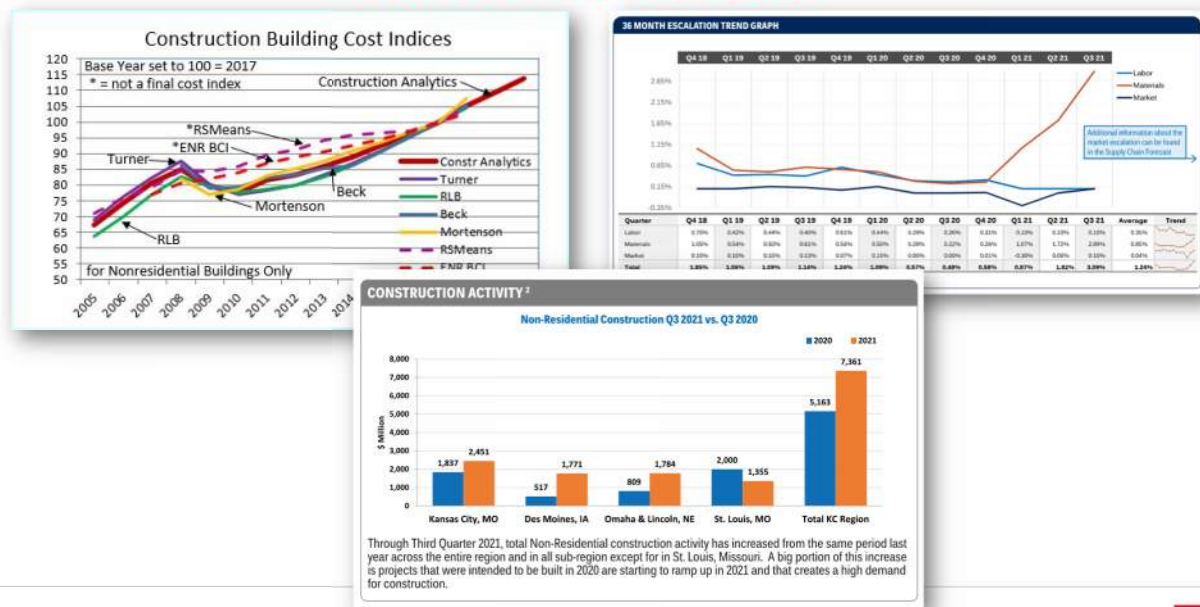
- Energy efficiency considered (VRF system)
- Emergency power requirements
- IT/Data infrastructure

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## PROJECT / CONSTRUCTION COSTS



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## PROJECT / CONSTRUCTION COSTS

### Construction Cost Impacts

- Prevailing Wage
- Site A requires fill as the site is in a floodplain.
- Market has experienced continued increase costs in HVAC, roofing and steel
- KC Marketing is seeing .7% escalation per month
  - Nationally ~6% escalation for 2021
  - KC has experienced higher escalation
  - Budgeted 12% for Q3/2023.

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## PROJECT / CONSTRUCTION COSTS

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
Building SF	51,803 gsf	25,450 gsf	33,338 gsf	50,291 gsf	154,352 gsf	28,770 gsf	57,201 gsf
System Description	\$/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
Structural Frame	54.84 / gsf	33.88 / gsf	37.12 / gsf	26.25 / gsf	43.16 / gsf	33.60 / gsf	38.14 / 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
Horizontal Exterior Enclosures	12.84 / gsf	37.13 / gsf	11.87 / gsf	9.25 / gsf	32.74 / gsf	8.97 / gsf	18.80 / 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
Conveying	0.00 / gsf	0.00 / gsf	0.00 / gsf	1.46 / gsf	0.00 / gsf	4.74 / gsf	1.03 / gsf
Plumbing	13.97 / gsf	17.80 / gsf	13.24 / gsf	10.27 / gsf	34.79 / gsf	14.89 / gsf	17.45 / gsf
HVAC	39.23 / gsf	40.31 / gsf	27.05 / gsf	29.90 / gsf	46.81 / gsf	27.64 / gsf	35.12 / gsf
Fire Protection	4.87 / gsf	2.98 / gsf	3.06 / gsf	3.84 / gsf	6.08 / gsf	3.06 / gsf	3.99 / gsf
Electrical	49.25 / gsf	56.28 / gsf	57.37 / gsf	34.73 / gsf	68.15 / gsf	49.97 / gsf	52.62 / gsf
Equipment & Furnishings	14.94 / gsf	34.27 / gsf	4.05 / gsf	22.04 / gsf	52.36 / gsf	7.55 / gsf	22.53 / 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
General Requirements & Permits	8.06 / gsf	7.03 / gsf	25.22 / gsf	19.78 / gsf	15.46 / gsf	9.77 / gsf	13.50 / gsf
Sitework	50.32 / gsf	68.51 / gsf	25.86 / gsf	34.68 / gsf	30.62 / gsf	12.84 / gsf	37.14 / 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
<b>Project Totals - Present Day in KC</b>	<b>499.70 / gsf</b>	<b>507.75 / gsf</b>	<b>391.66 / gsf</b>	<b>354.84 / gsf</b>	<b>614.19 / gsf</b>	<b>372.53 / gsf</b>	<b>456.77 / gsf</b>
<b>Project Totals - Escalated to Q1 2023</b>	<b>539.68 / gsf</b>	<b>548.37 / gsf</b>	<b>422.93 / gsf</b>	<b>383.23 / gsf</b>	<b>663.33 / gsf</b>	<b>402.33 / gsf</b>	<b>493.31 / gsf</b>
<b>Project Totals - Escalated to Q3 2023</b>	<b>559.66 / gsf</b>	<b>568.68 / gsf</b>	<b>438.59 / gsf</b>	<b>397.42 / gsf</b>	<b>687.89 / gsf</b>	<b>417.23 / gsf</b>	<b>511.58 / gsf</b>
<b>Estimated Cost Q3 2023</b>							

\*Excludes design fees and owner soft costs

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## PROJECT / CONSTRUCTION COSTS

Project	Smithville Police Station, Smithville, MO
Building SF	25,602 gsf
System Description	\$/gsf
Excavation & Foundations	29.47 / gsf
Structural Frame	52.12 / gsf
Vertical Exterior Enclosures	67.32 / gsf
Horizontal Exterior Enclosures	21.87 / gsf
Interior Construction & Finishes	62.30 / gsf
Conveying	0.00 / gsf
Plumbing	13.24 / gsf
HVAC	32.05 / gsf
Fire Protection	3.09 / gsf
Electrical	57.37 / gsf
Equipment & Furnishings	4.05 / gsf
Special Construction & Demolition	0.00 / gsf
General Requirements & Permits	25.22 / gsf
Sitework	50.86 / gsf
Indirects and Contingency	42.64 / gsf
<b>Project Totals - Present Day in KC</b>	<b>461.60 / gsf</b>
<b>Project Totals - Escalated to Q1 2023</b>	<b>498.53 / gsf</b>
<b>Project Totals - Escalated to Q3 2023</b>	<b>516.99 / gsf</b>
<b>Estimated Cost Q3 2023</b>	<b>\$ 13,236,029</b>

\*Excludes design fees and owner soft costs

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## PROJECT / CONSTRUCTION COSTS

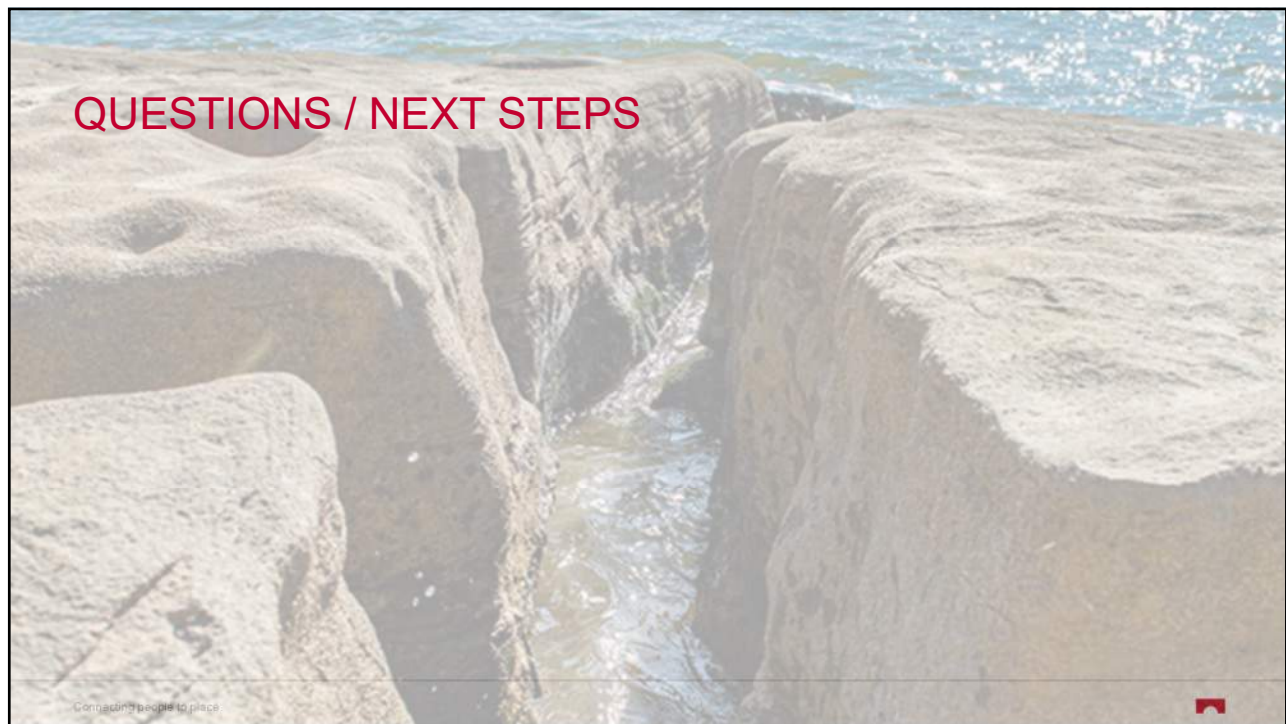
	Square Footage	Average \$/SF	Total
<b>CONSTRUCTION COSTS</b>	25,602		
Excavation & Foundations		\$29.47	\$754,490.94
Structural Frame		\$52.12	\$1,334,376.24
Vertical Exterior Enclosures		\$67.32	\$1,723,526.64
Horizontal Exterior Enclosures		\$21.87	\$559,915.74
Interior Construction & Finishes		\$62.30	\$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
<b>TOTAL BASE BID</b>	<b>25,602</b>	<b>\$</b>	<b>\$13,236,029</b>
Budget escalated to Q3 2023			
Printing		1.5% of	
Furniture and Equipment		1.5% of	
Telephone/Data		1.5% of	
Builder Risk/Insurance		1.5% of	
Commissioning		1.5% of	
Moving Expenses		1.5% of	
Bond/Financial Fees		1.5% of	
Owner Contingency		5% of	
<b>SOFT COST TOTALS</b>			
<b>TOTAL PROJECT COSTS</b>			<b>\$ 15,965,585</b>

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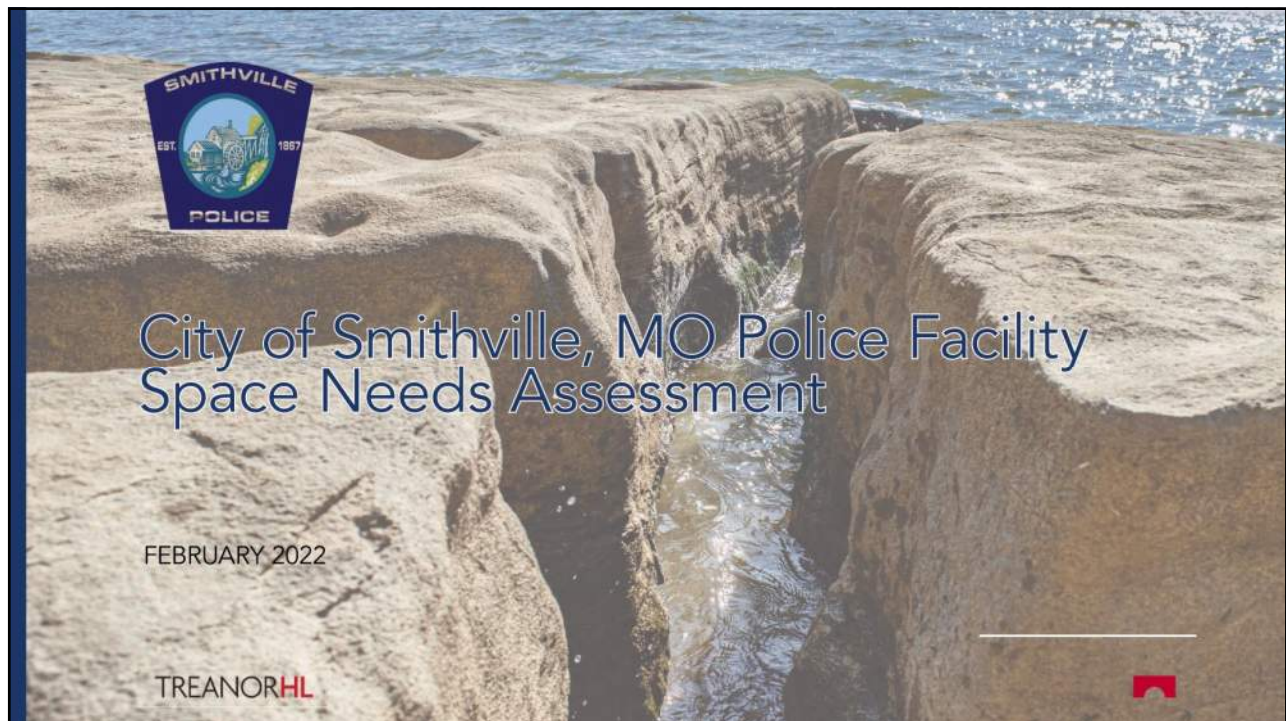


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