



LAW ENFORCEMENT TRAINING CENTER

September 23, 2014

BACKGROUND

- ▶ Current facility is located in a former elementary school located on W. 37th Street North.
- ▶ Building size is approximately 25,000 sq. ft.
- ▶ Property was leased by the City of Wichita in 1984 as a temporary solution
- ▶ Facility is used by the Wichita Police Department (WPD), Sedgwick County Sheriff's Office; 911 Training Facility and back-up to the primary 911 Call Center

BACKGROUND

- ▶ Infrastructure problems
 - Drinking water is not potable due to corroded pipes
 - Water is being brought in for staff and public
 - Roof has significant issues
 - Leaks
 - Decking has been compromised
 - Not ADA compliant
 - Boiler is two life-times above standard usage
 - \$250,000 replacement and installation cost
 - Electrical/plumbing/sewer failures
- ▶ Asbestos is wide-spread
 - Floor tiles
 - Insulation
 - Ceilings

SPATIAL REQUIREMENTS

911

Back-up



Current space gap is accommodated via outsourcing and overcrowding

SPATIAL REQUIREMENTS



Approximately 40% of current training is outsourced to churches, schools, the Hyatt, and Century II

SPATIAL REQUIREMENTS

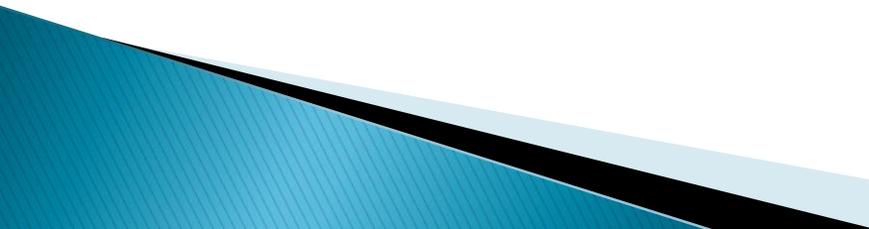
- ▶ Recent interviews with both City and County law enforcement agencies have shown a facility requirement of 50,000 square feet
- ▶ Increased footprint to house currently outsourced programming
 - Crime scene incident training
 - Jail cell training
 - County photo lab
 - Classroom large enough to accommodate City/County combined sessions
 - Adequate office space and storage



HEARTLAND

I-135 Highway and East 29th Street North

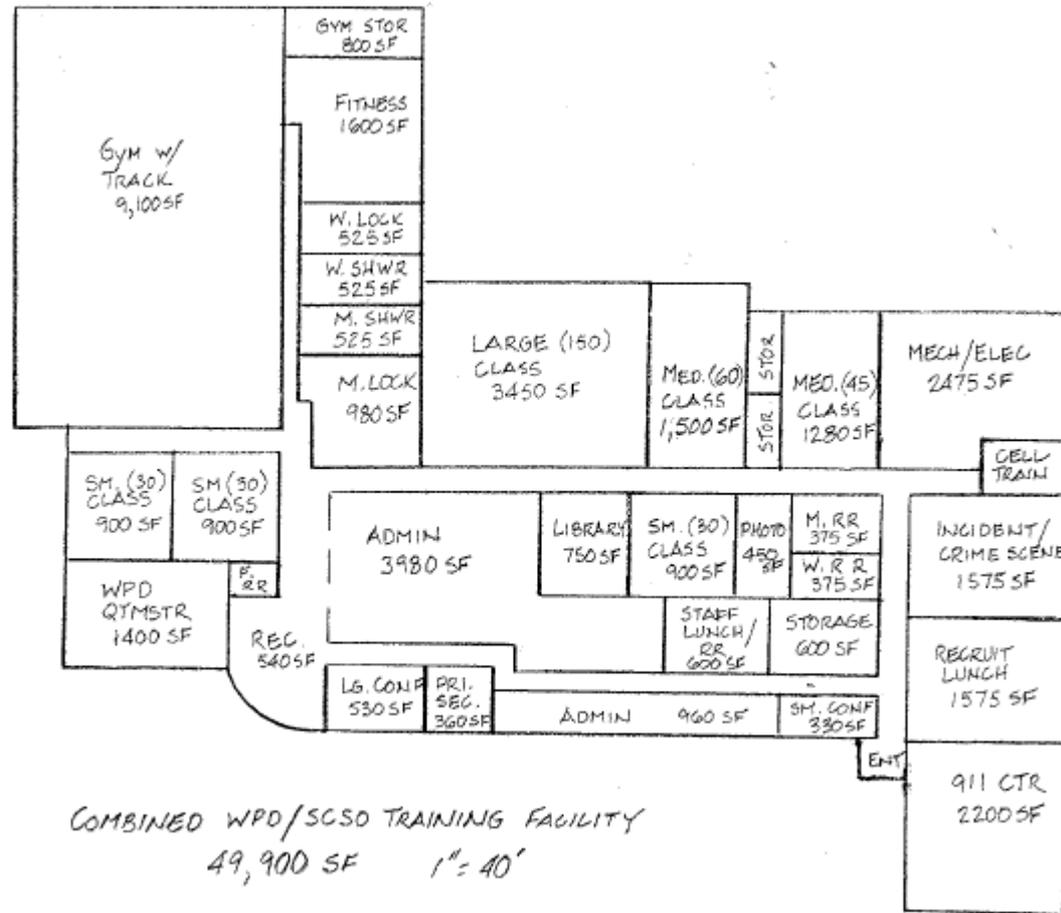
HEARTLAND OVERVIEW

- ▶ The area is located on a 47 acre brownfield site on the north east side of Wichita
 - ▶ Property is owned by the City of Wichita
 - ▶ National Guard (NG) is currently located on the site
 - ▶ The combined training facility was originally programmed for this site and adjacent to the NG facility
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HEARTLAND INITIAL DESIGN

- ▶ Original concept had a footprint of 70,000 square feet
- ▶ Subsequent discussions reduced 20,000 square feet to current requirement
 - Auditorium
 - Sedgwick County Quartermaster
 - Oversized function spaces
 - Locker rooms
 - Additional classrooms
 - Firing range
 - Driving simulator

HEARTLAND FLOOR PLAN



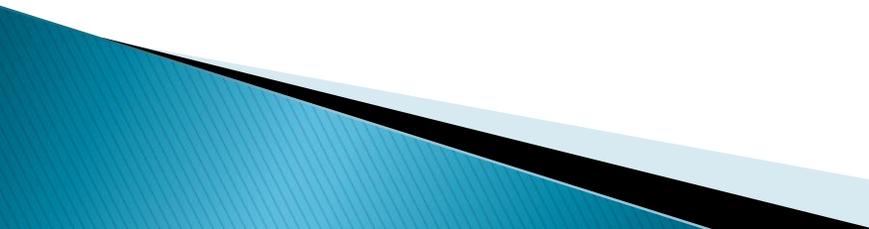
HEARTLAND CONSTRUCTION COST

- ▶ 49,900 sf @ \$205 per sf base building cost (\$10,230,000)
- ▶ Total estimated cost of \$11,090,000
 - Includes additional costs for security, site improvements, 911 Center, storm shelter and classroom dividers, etc.
- ▶ Assumptions
 - Cost estimate based on 2014 values
- ▶ A&E fees, contingency, permitting, bond costs and project management excluded

COST SUMMARY

	Estimate
Heartland	\$11,090,000
Furniture & Equipment	\$ 550,000
Total	\$11,640,000

A&E fees, contingency, permitting, bond cost and project management excluded from estimates



Heartland Pro/Con Analysis

Positives

- ▶ Facility meets all current and future programming and operational needs
- ▶ State of art training components integrated into new facility
- ▶ Less operating costs per square foot
- ▶ Better integration with State/Federal agencies for disaster coordination
- ▶ Large parking lot is built
- ▶ Cost reduced to \$11,090,000 from original estimate of \$27,9000,000

Negatives

- ▶ Capital cost
- ▶ Completion date of late 2016



CESSNA BUILDINGS

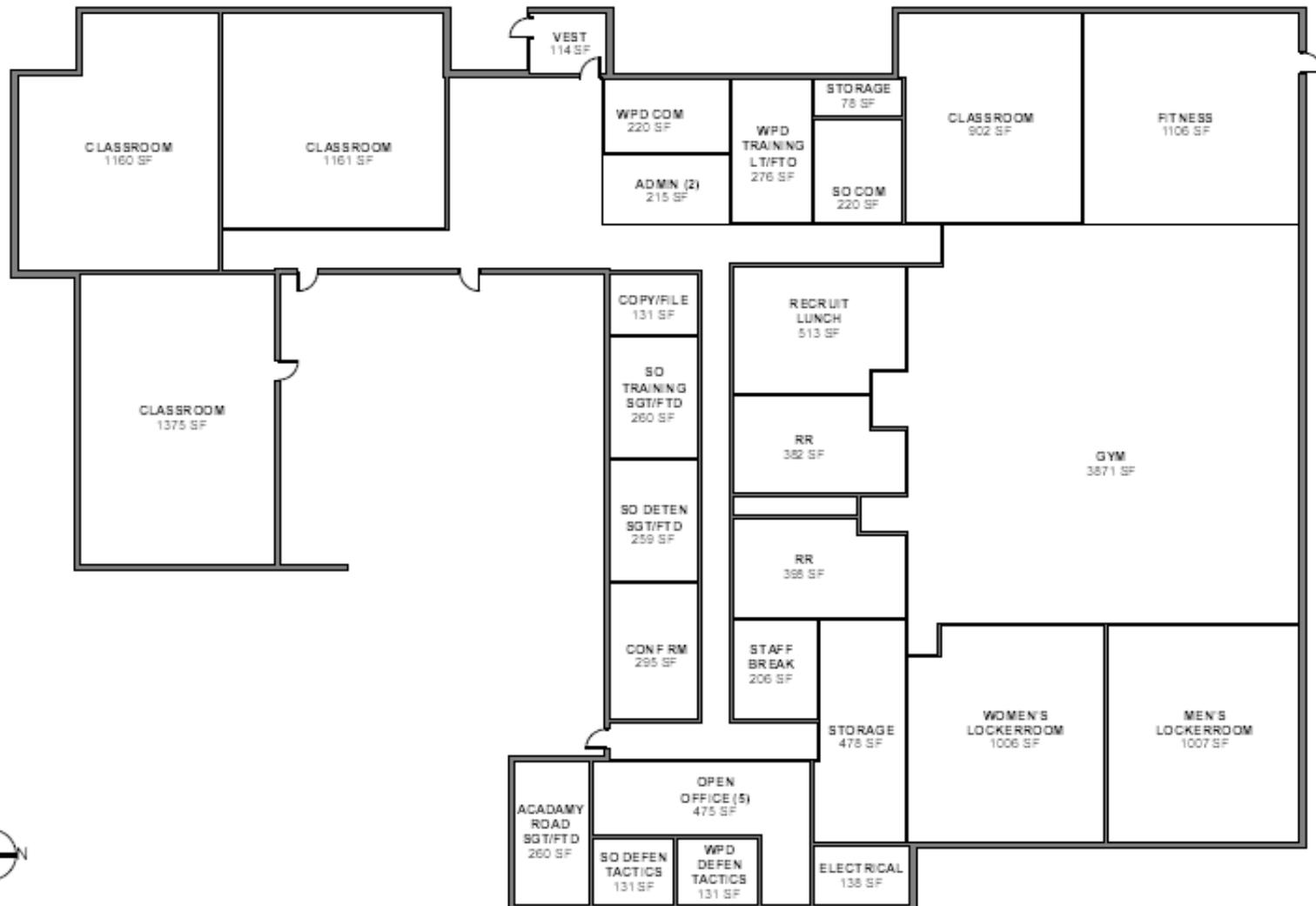
2220 E. 21st Street North

OVERVIEW – 2220 E. 21st Street N.

- ▶ Valued at \$1,088,900 with 19,890 square feet
- ▶ Not large enough to accommodate 100% of current and planned programming
- ▶ Most academic and classroom support functions could be placed here on a temporary basis
 - Outsourcing would be reduced from 40% to 20%

2220 E. 21st Floor Plan

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RENOVATION COST

- ▶ 19,890 sf @ \$100–\$120 per sf
- ▶ \$1,989,000 – \$2,387,000
- ▶ Assumptions
 - Existing rooftops units will need to be replaced due to copper theft
 - Roof will need minor to moderate repairs
 - No major site work
 - Parking can be accommodated through coordination with building occupants to the west (2130 E. 21st North)
 - Will require negotiation with tenant
- ▶ A&E fees, permitting, bonding costs, and testing excluded from estimates



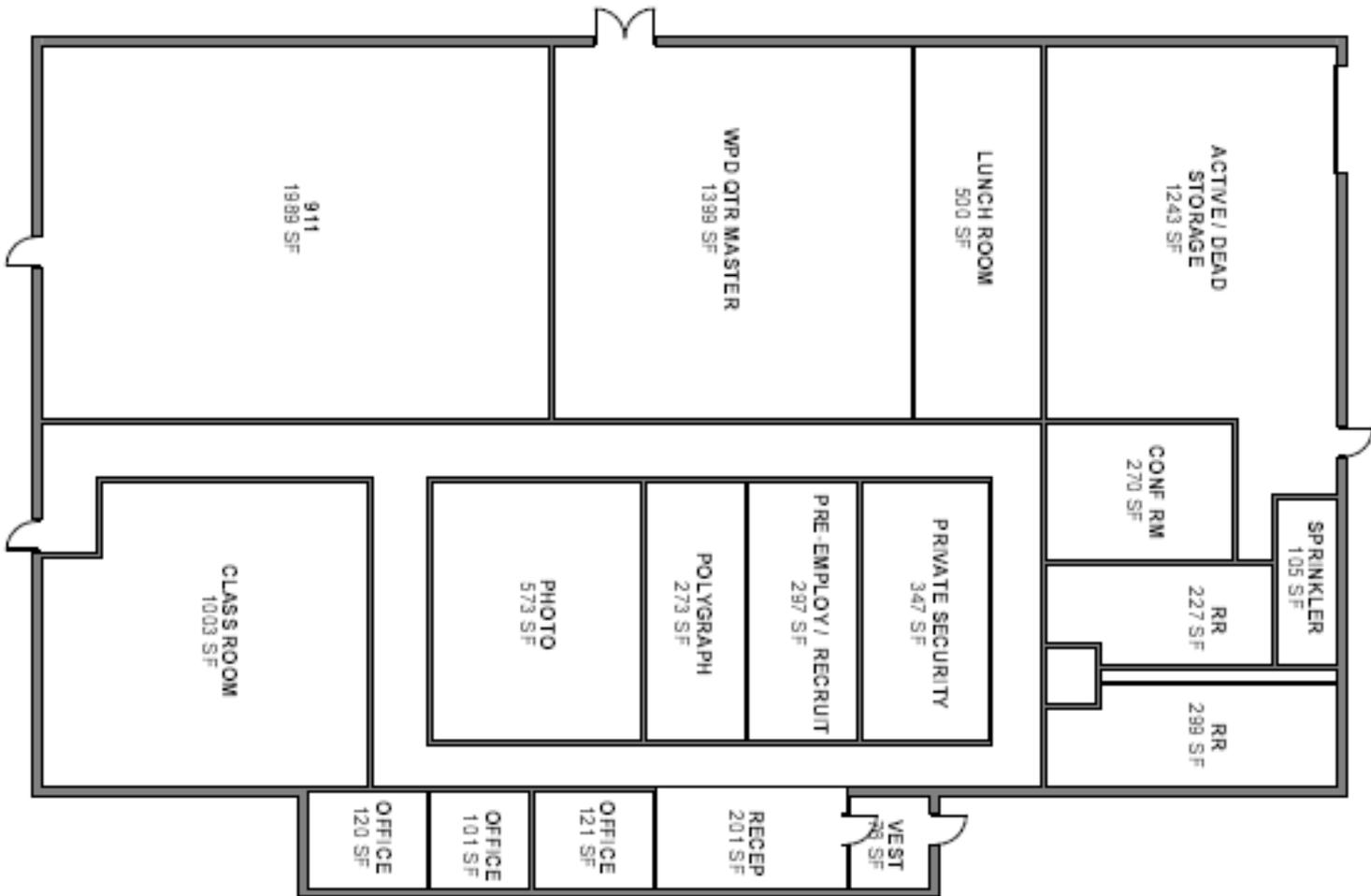
CESSNA BUILDINGS

2101 E. 21st Street North

OVERVIEW – 2101 E. 21st Street N.

- ▶ Valued at \$365,600 with 11,460 square feet
- ▶ Does not have available ground to consider large building expansion
- ▶ Best considered for use as non-classroom space
- ▶ WPD Quartermaster & 911 functions can be housed in this building as well as dead file storage, pre-employment, polygraph, private security, and the county photo lab

2101 E. 21st Floor Plan



RENOVATION COST

- ▶ 11,330 sf @ \$95–\$110 per square foot
- ▶ \$1,076,000 – \$1,246,300
- ▶ Assumptions
 - Existing rooftop units will need to be replaced due to copper theft
 - Roof will need minor to moderate repairs
 - No major site work
- ▶ Includes generator relocation to accommodate 911 back-up.
- ▶ A&E fees, permitting, bonding costs, and project management excluded from estimates

COST SUMMARY

Building	Optimistic Estimate	Conservative Estimate
2101 E. 21 st	\$1,076,000	\$1,246,300
2220 E. 21 st	\$1,989,000	\$2,387,000
Furniture & Equipment	\$ 500,000	\$ 500,000
Total	\$3,565,000	\$4,133,300

A&E fees, permitting, bonding costs and project management excluded from estimates

CITY CONSIDERATIONS

- ▶ Buildings are currently leased to Cessna at \$31,500 per month.
- ▶ The term of the lease is through 2017
- ▶ Appraisal by Roger Turner Company indicates properties are leased at 70% above market value
 - Assuming the lease will be terminated in June of 2015; the City will forgo \$567,000 in revenue by occupying the buildings

Cessna Pro/Con Analysis

Positives

- ▶ More professional; newer facility
- ▶ Increased storage space and classroom sizes
- ▶ Reduction in outsourcing from 40% to 20%
- ▶ Better office accommodations
- ▶ Expansion to the north feasible without disrupting daily operations

Negatives

- ▶ Does not meet 100% of programming needs
- ▶ Revenue loss
 - \$567,000 if current lease with Cessna is terminated
- ▶ Cost of renovation
 - Buildings vacant for 10 years
 - HVAC systems
 - Roof condition
- ▶ Inadequate on-site parking



OPTION COMPARISON

Option Comparison

Cessna Buildings

- ▶ Best short-term cost
- ▶ Timeline to occupy (Summer 2015)

Heartland

- ▶ Better disaster response coordination
- ▶ No outsourcing/future expansion needed
- ▶ Cessna lease remains in place
- ▶ No split operation
- ▶ Storm Shelter
- ▶ Lower operating cost per square foot
- ▶ Full parking already provided

Questions

