Training Facility Study
for
Salina Police Department

Salina, Kansas

City of Salina

November 2015

Prepared by

Brinkley Sargent Wiginton Architects
5000 Quorum Drive #600
Dallas, Texas 75254

ACKNOWLEDGEMENTS

Special thanks for their cooperation and time is extended to all police staff that assisted in the completion of this study.

BRINKLEY SARGENT WIGINTON ARCHITECTS / CONSULTANT TEAM

Gary Beeman	Senior Principal/Specialist
Greg Read	Architect / Project Manager

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Introduction

This report constitutes a study concerning the current condition of the Salina Police Department Firearms Range and Training Building and recommendations for future use of the site. The architectural firm of Brinkley Sargent Wiginton Architects was asked to review the existing site located on State Street near the intersection with the K-140 Highway and the facilities existing on this site. The scope of the study included four distinct activities:

1) Review existing range and training facilities,
2) Establish needed space and facilities for Police training,
3) Provide potential solution through replacement of facilities if deemed necessary, and
4) Provide budgets and schedules for potential solutions recommended.

The Executive Summary precedes the study and provides a synopsis of the findings of the report. The Existing Facilities Section catalogues the existing range and training facilities and their general condition. The Planning Context Section follows and establishes the basis of the report. The Training Space Needs section is the heart of the study and forecasts the needs of each department in terms of square footage and includes proposed site and floor plans.

CITY INFORMATION AND BACKGROUND

Salina, Kansas is the largest city nearest the geographical center of the contiguous United States and possesses a unique history and a unique Police Department.

Prior to Preston B. Plumb (who would go on to become a U.S. Senator) organizing a colony in Zenia, Ohio in 1856 which located a settlement on the Saline River near the present location of the city the region was hunting ground for a variety of nomadic Plains Indian tribes. These included the Cheyenne, Arapaho, Kansa and Osage, as well as Pottawatomie, Kaw and Delaware.

In the summer of 1856 a settlement was established approximately 3 miles from the present City of Salina. Trade with some tribes was established but the outpost was temporarily abandoned due to dwindling provisions and the threat from other tribes. The following year, Colonel William A. Phillips, who would actually found Salina, was part of the group that returned to the original claim. Winter again drove the settlers away due to lack of provisions and threat from the more aggressive tribes.

A significant battle occurred during 1857 between the more peaceful eastern tribes and the more aggressive western tribes. The eastern tribes victory in this battle, known as the Battle of Indian Rock, is significant in that it probably open the Salina area up to settlement by white settlers.

Colonel Phillips had left the area prior to the battle and was reviewing a potential settlement site near present Manhattan, Kansas. News of the battle prompted him and his companions to travel further west and stake out the town site for present Salina in February of 1858.

Phillips was a lawyer, journalist, historian and industrialist. His work as a journalist initially brought him to the Kansas territory to report on “Bleeding Kansas.” Settling Kansas was the burning issue of the day with the Free State versus Slave State controversy raging. He fought in the Civil War as a colonel commanding a regiment of Cherokees in the battle for the Oklahoma Territory. Later he would serve the infant state as a congressman-at-large in 1873, and become the only man Salina ever sent to Congress, 1875-1879.

The discovery of gold in Colorado in 1859 and the ensuing rush led many to stop in Salina on their way west which transformed the town into a trading center. By 1861 Phillips had imported a steam-powered grist mill which established the early character of the town’s industry.

CITY INFORMATION AND BACKGROUND (CONT.)

The arrival of the railroad after the Civil War, in 1867, forever transformed the town expanding it from a population consisting of a few families before to a town of 1,200 by 1870. The town worked hard to become a trading point for the cattle industry. Their success brought large numbers of cowboys fresh from cattle drives into the prosperous town. The upsurge in vice and violence was an unforeseen and undesired resultant of this influx. The town returned to its nature as a mill town and trading center when the cattle industry moved west after only two years.

By the 1930's Salina was a major producer of flour not just in the state, but in the country and the world. Population saw another huge surge in the 1950's with the re-opening of the Smokey Hill Air Force Base (eventually renamed Schilling Air Force Base). Federal decisions in the 1960's brought this "golden era" to a close. The Interstate Trade Commission modified rules that saw most of the mills shuttered and relocated to bread production centers around the country and the Department of Defense closed the Air Force Base.

Salina today covers an area of just over twenty-five square miles and boasts a population of just under 48,000. Today, manufacturing and agricultural transportation form the basis of the local economy.

SITE INFORMATION AND BACKGROUND

The site upon which the current firearms range and training facilities site is located to the west of Salina proper, on State Street west of the intersection of State Street and K-140 Highway (Old US 40) and east of Interstate 135. The area in which the site sits is fairly undeveloped. The immediately adjacent site to the east is home to an automotive repair company, and further east is a fumigation company. The immediately adjacent site to the north is undeveloped. The site immediately adjacent to the west was for sale at the time of the site visit. Across State Street to the southwest is a site owned by NuStar Energy and used for gas storage.

The site was used as a dumping ground at some point in the past which makes for an area that is elevated several feet above the surrounding area. The nature and duration of this dumping activity is unknown, though in portions of the site large pieces of probable construction debris is visible.

The site is owned by the City of Salina, though it falls outside of the main City limits.

PURPOSE OF STUDY

The Study was developed in response to Police need for safe and efficient training facilities for both firearms training, physical training and classroom training.

METHODOLOGY OF STUDY

This report is based on data gathered from the Police Department and various City departments, data garnered through geotechnical investigation and through physical visit to site.

GOALS FOR THE STUDY

Several Goals for this study were established at the beginning of the process. These include:

- Review existing range and training facilities,
- Establish needed space and facilities for Police training,
- Provide potential solution through replacement of facilities if deemed necessary, and
- Provide budgets and schedules for potential solutions recommended.

REFERENCES

1. Excerpts taken from historical compilations found at the website www.salina-ks.gov

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Executive Summary

PREMISES

When examining this study it is important to bear in mind that a number of items related to how the study was undertaken and the nature of the conclusions are based on several critical premises. If any of the following statements are rendered untrue, the conclusions of all that follows will need to be revisited. This is not to say that those conclusions will with certainty be changed, but the need will exist to re-examine them.

1) The area in which the training center is located is not expected to see significant development of any noise sensitive nature for the next 20 years.

2) The costs noted in all of the provided budgets related to each option are based upon known costs at the beginning of 2015. As portions of each option move further into the future from this date an escalation factor is calculated. These factors are estimates of future economic growth in the state and reflect the additional costs related to increases in material and labor costs anticipated. This means that the further in the future an element of any given option occurs, the greater the escalation factor applied to that element.

EXECUTIVE SUMMARY

This report has determined that there exists a need for improved facilities related to police training. The current facilities are inadequate and in several significant ways, unsafe. The basic components of the facility are the same in both options presented. The primary difference between the options is number of firing lanes in the firearms range and number of students.

Option A provides all of the elements which will be outlined in the Space Needs section of this study. This option provides for 10 firing lanes and a 30 person classroom. The size of the facility overall is 17,800sf with an additional 1,612sf garage to house high value police vehicular assets. The main facility will be placed on a pad to elevate it above the FEMA flood

plain, while the garage will remain on natural grade. The construction cost for this Option is $5,436,850. Total project cost, inclusive of all fees, furniture and equipment is $6,246,630.

Option B provides all the same functions, spaces and capabilities and Option A with a reduced firing lane count and a reduced classroom size. This option provides 8 lanes in lieu of 10, and seats 24 in the classroom in lieu of 30. The overall size of the facility is 15,115sf, again with the additional 1,612sf asset garage. The construction cost for this option is $4,745,440. Total project cost is $5,478,200.

Option C again provides the same functionalities, but is a mid-point between Options A and B, providing the reduced lane count in the range from Option B, but the larger classroom from Option A. The overall facility size is 15,280sf with the 1,612sf asset garage. The construction cost for this option is $4,912,640 and total project cost is $5,655,570.

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Existing Facilities

ANALYSIS OF CONDITIONS AND SHORTCOMINGS

This section of the study documents the current constraints and deficiencies of the Salina Training Facility. Tours of the building, supporting exhibits, photos, and staff comments were used to establish these shortcomings.

Address: *1960 W. State Street, Salina, Kansas*

Site Area: *Approximately 5.5 acres*

Open Firearms Range with fixed targets

Range Control/Observation Tower

Storage Building

Training Building

CURRENT TRAINING SITE AERIAL

ASSESSMENT **BRINKLEY SARGENT WIGINTON ARCHITECTS**

Salina Training Facility

1690 W. State Street
Salina, Kansas 67401
Project No. 21505.01 Report by Gary Beeman, AIA

General

This report seeks to identify the current condition of the buildings and site elements, and to obvious code and functional issues for consideration in development of budgets and strategies to accommodate improved police training.

Background

The site is located on W. State Street. The site is roughly rectangular in shape with one short side fronting directly onto the street on the south edge of the property. An open range is located on the site as well as a control/observation tower formerly associated with the range. A small storage building is located on the site. A larger building that once functioned as an animal shelter has been repurposed to serve the police as a training facility.

Range

The range is an open-air type range consisting of an earthen berm with earthen or heavy railroad tie type wood side walls. A railroad tie wall extends across the top of the bullet-trap end of the range to extend the height of the barrier and reduce the occurrence of “over-shoot”.

Concerns

Safety

- A major concern of any open-air range is over-shoot, when a shooter accidentally fires too high for the walls and berm to contain the bullet. This results in a bullet leaving the range. Depending on the type of weapon, ammunition and trajectory of the round when exiting this can place a substantial area within the over-shoot fire fan. This poses obvious safety risks to persons or property that falls within that fire fan. There is nothing in place to guarantee that a stray overshot round might not hit someone outdoors on their own property. The areas to the north are generally undeveloped at this time but is currently in agricultural use so people are present at times. Potential future development of these areas provides an increasing risk of tragic accident.

- Ricochet is another concern. This has more to do with being deflected in undesired directions after impact. This impact could be with part of a target stand or part of the

enclosing wood wall. While not as dangerous as a direct over-shoot, the direction is not limited to down range. Bullet fragments can, and have, ended up on adjacent properties and potentially could land on or even impact vehicles on State Street.

- Lead contamination is another safety concern. The ground and earthen berms have been receiving lead for a large number of years. The possibility of ricochet also means that this sort of contamination may, over time, spread to adjacent sites as well.

- Access to site during firing is limited by chain link fence with barbed wire topping. A greater level of intrusion security for an open air range is recommended. The potential for unauthorized intrusion and the obvious potential tragic results of such intrusion make this a very real concern.

Legal

- Sound issues. While currently those neighbors on adjacent sites are not sensitive to the highly obtrusive sound generated by an active firing range, it cannot be guaranteed that this will always be the case. Adjacent property at the time of site visit was noted to be for sale. A new owner on any of the nearby properties could present the City with potential issues. The proposed indoor/outdoor range will not fully resolve these issues, but will improve the current condition significantly.

Training

- With an open air range training time is limited to clement weather conditions, during daylight hours. Due to the reliance on primarily static targets the quality of the training is not all that could be accomplished either. There is limited capacity to train for decision making scenarios during live fire and no capacity for training with moving targets with live fire. Decision making training is a critical component of firearms training in the current policing environment. Therefore, the current range is severely limiting the police department in both the amount and quality of training it can provide officers at this time. Incorrect usage of these weapons represents perhaps the single greatest liability for cities across the country related to their police forces.

Control/Observation Tower

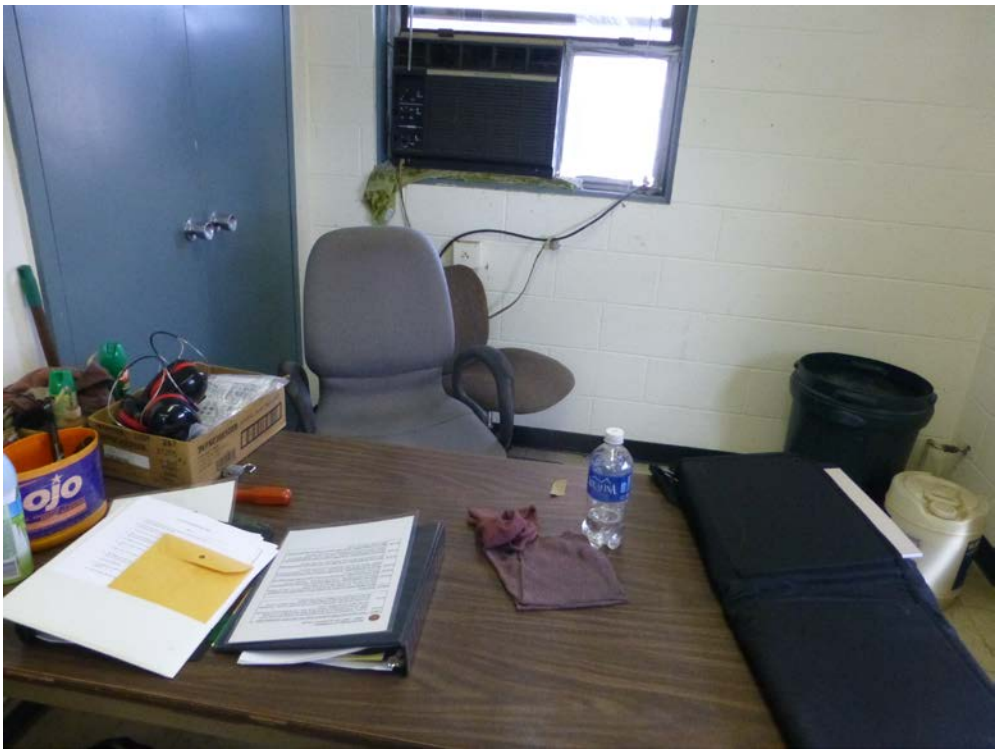
This two level structure consists of a wood framed upper level atop a concrete masonry unit lower level with a concrete slab floor. Roofing is asphaltic shingles over a wood framed pitched roof structure. An exposed exterior wood stair provides access to the upper level. Due to structural issues the upper level is not safely useable. The lower level has an overhead door and is used for storing range materials.

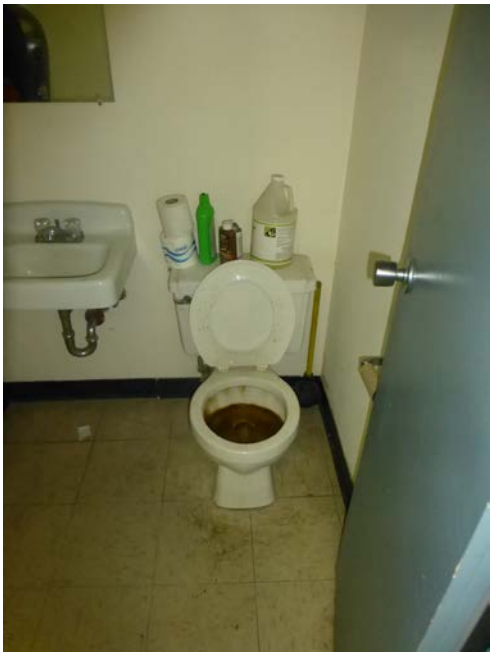
Storage Building

This is a single level concrete masonry unit building with a wood framed roof structure with asphaltic shingles. The floor inside is exposed concrete. The bearing exterior walls of this structure show obvious signs of structural instability with a number of cracks extend through the full width of the exterior walls. The floor slab has serious cracking and deflection. There is no discernable insulation present. There appears to be mold present in several locations. The building hose not appear to be safe for habitable use and is currently only used for storage of additional range items.

Training Building

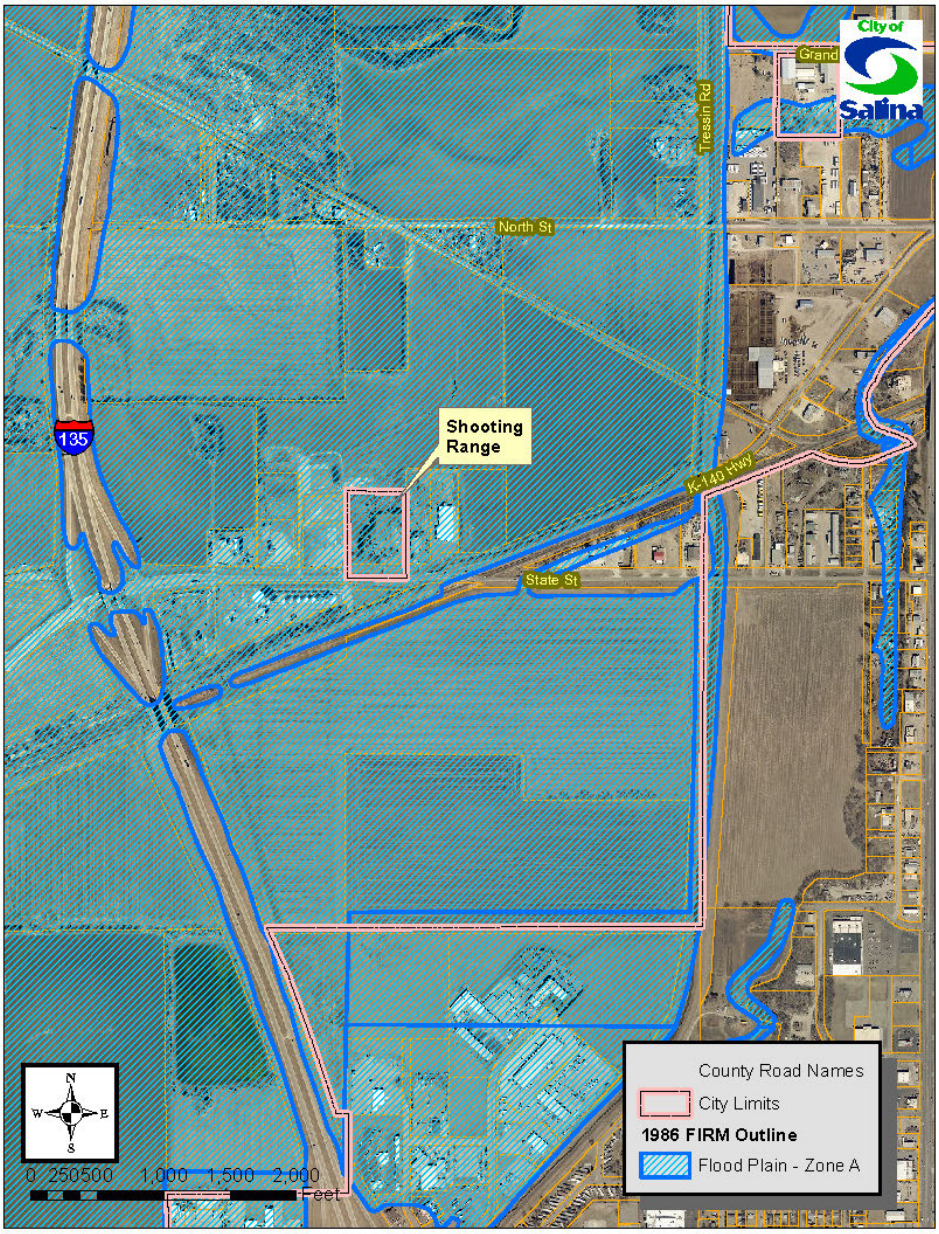
This is a single level brick veneer building has a low slope roof. The building began as an animal control facility and exterior animal runs are still visible. There building was added onto over time. The building currently consists of a small area renovated for training finished out with painted gypsum board walls and ceilings and vinyl composition flooring. The air conditioning for the portion of the facility repurposed for training consists of window units. The sanitary sewer system for the plumbing in this building consists of a septic system generally located to the west of the building. The floor finishes, mechanical equipment and plumbing fixtures all appear to have exceeded their expected useful life.





Site

The site itself is in the FEMA designated Flood Plain Zone A. This designation however does not address the buildup on the site over the years from dumping. The areas on top of the dump site portions of the site are believed to be elevated sufficiently to keep them out of the flood plain.



It was initially hoped that the nature of the material dumped on this site might have self-compacted over time and created a useable building site elevated above the flood plain. To establish if this was the case limited geotechnical investigations were conducted by Kaw Valley Engineering (the full report is attached at the end of this section). Unfortunately, the investigation revealed that the existing elevated areas were unsuitable for construction of a training building.

Summary

The existing range and structures are not up to standard for the training needs of a modern police force. In particular the lack of live fire decision making training capacity is detrimental to officer safety in the current policing environment. In addition, as noted above, there are significant safety, health, legal and environmental issues at play with the current facilities.

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Space Needs – General

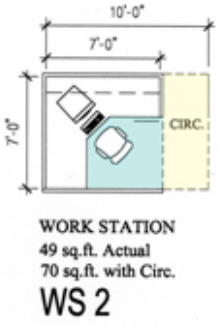
INTRODUCTION

The requirements for each area of the Training Facility are summarized in the following narratives. The function, adjacencies, and accessibility of each element are detailed, including assumptions and unique conditions that were placed on some areas.

EXPLANATION OF CIRCULATION FACTORS

The ***Circulation Area*** is the portion of the Gross (Total) Area, whether or not enclosed by partitions, which are required for physical access to some subdivisions of space.

Systems Office Furniture (Work Stations) Circulation:



Contrary to popular perception systems office furniture does not take up dramatically less space. What they do allow is flexibility of that space. A certain amount of area is added to these systems before the department circulation to allow for adequate circulation to each of the systems cubicles. Please see the drawings of the workstations for the area added to the actual size.

Gross Circulation:

This is a calculation of the circulation needed to travel to and within the department and the thickness of walls. It is a percentage of the Gross square footage (i.e. the subtotal and the circulation together). This number is calculated (using 25% as an example) by taking the subtotal and dividing it by (100-25) then multiplying by 25. This gives you a number that is 25 percent of the Gross square footage. [(Subtotal/75) x 25= gross circulation] This circulation number varies depending on the makeup of the department.

Gross Circulation Sample

(Subtotal/75) x 25 = gross

Exterior Wall/ Mechanical/Circulation Factor:

After each department is added together to form a component (i.e. Range Staff, Range, Warehouse, etc.) then each component has a building envelope and mechanical factor added to it. This number covers the area needed for exterior walls and mechanical systems and circulation between components.

EXPLANATION OF DEPARTMENT TABLES

The table shown below serves as a legend to understanding the tables shown in each department section to follow.

Police Needs Assessment

Division

	1	2	3		4	5	6	7	8	9		
	Requirements Data Sheet	**Current 2011**	**Future Space Needs**				**Projected 2021 Requirements**			**Projected Add'l 2031 Requirements**		
	Item Description	Staff	Space Code	Note Code	Unit Size	Unit Area	Staff	No.of Spcs	Total Area	Staff	No.of Spcs	Total Area
	Divison											
	Waiting (5)					20		5	100			
	Info Kiosk				9x9	81		1	81			
	Admin Assistant		WS4		7x8	80	1	1	80			-
	Conference (4)				10x10	100		1	100			-
	Captain	1	PO3			180	1	1	180			-
	Lieutenant	1	PO1		10x12	120	1	1	120	1	1	120
	Clerk		WS5		8x8	88	2	2	176	1	1	88
	Technician	1	WS5		8x8	88	1	1	88	1	1	88
												-
	Volunteer workstation		WS1		4x5	35		1	35			-
	Work/Copy				10x12	120		1	120			-
	Supply Room				9x10	90		1	90			-
	Coffee/Coats				7x9	63		1	63			-
	Net Subtotal	3					6		1,233	3		296
10	28% Gross Circulation								480			115
	Total Gross Sq. Footage								1,713			411
	Total Area	3.0					6.0		1,713	9.0		2,124

( ) Peak Users to be Accommodated

1. Description of space or personnel space.
2. Current staffing numbers.
3. Space code identifies spaces listed in space standards section.
4. Unit size describes physical size of space.
5. Unit area per space or personnel housed within space.
6. 10-year hallmark (2021) for staff projections.
7. Number of spaces required (i.e. One conference room is provided).
8. Total area equals unit area times number of spaces to develop total area.
9. Same as Year 2021 codes except additional staff and areas for 2031 population.
10. Reflects walls/circulation as described on previous page.

Program of Spaces

The following reflects the program of spaces established by the study team in conjunction with the Police staff. Each department will have a program, explanatory text and possibly associated sketches. Within this program of spaces three options are explored. Essentially, these options modify the number of firing lanes in the 50 yard tactical range and the size of the classroom. All other elements remain the same. The options are as follows:

Option A: 10 lanes, 30 person classroom

Option B: 8 lanes, 24 person classroom

Option C: 8 lanes, 30 person classroom

Plans for each options will be presented at the end of this section.

FIREARMS TRAINING STAFF

An entry vestibule is provided to meet energy code requirements. This will reduce energy consumption by providing an air-lock condition at the entry point where the majority of in and out traffic will occur. This will lead to a small lobby where all of the toilets for the facility will be located.

Off of the lobby will also be a small break room. Some training functions can be day long events so provision of a space for breaks, particularly when inclement weather prevents outdoor activity, is essential.

Office space is provided for the range masters/instructors. This is a shared office environment. There is also a small staff toilet and shower provided. This is to meet the OSHA recommendations that range masters should shower and don clean clothes before going home, particularly if small children or pregnant women are present in the home. It is also recommended that the soiled clothes be cleaned in a location other than the home.

A large classroom is also to be provided (there will be two options for sizing this room). This room is to serve as both classroom training space and will also have storage space to allow the room to also serve as a defensive tactics space in the future.

FIREARMS TRAINING STAFF (CONT.)

A simulator room is also to be provided. This will make more situation training available to the officers in addition to the live fire training to be provided in the range.

It was also discussed that space should be provided at his facility for the SWAT officers. A room with oversized lockers to be provided for their use.

Salina Police Training Center
Training Staff

Requirements Data Sheet	Future Space Needs				Option A Requirements			Option B Requirements			Option C Requirements		
Item Description	Space Code	Note Code	Unit Size	Unit Area	Staff	No. of Spaces	Total Area	Staff	No. of Spaces	Total Area	Staff	No. of Spaces	Total Area
Firearms Training / Staff													
Vestibule			10x10	100		1	100		1	100		1	100
Lobby			10x20	200		1	200		1	200		1	200
Drinking Fountains			5x5	25		1	25		1	25		1	25
Male Toilet (3 stall)			13x17	221		1	221		1	221		1	221
Female Toilet (3 stall)			13x17	221		1	221		1	221		1	221
Break Room (8)			16x24	384		1	384		1	384		1	384
Range Master/Instructor			12x13	156		1	156		1	156		1	156
Classroom (Opt. A=30, B=24, C=30)			varies		28x40	1	1,120	28x34	1	782	28x40	1	1,120
Storage			9x12	108		1	108		1	108		1	108
Simulator Room			24x16	384		1	384		1	384		1	384
SWAT Room			12x20	240		1	240		1	240		1	240
Staff Toilet/Shower			7x13	91		1	91		1	91		1	91
Net Subtotal							3,250			2,912			3,250
20% Gross Circulation							813			728			813
Total Gross Square Footage							4,063			3,640			4,063
Total Area							4,063			3,640			4,063

FIREARMS TRAINING

The firearms training ranges are the primary function at this facility. The proposed 50 yard tactical range is an indoor/outdoor type with steel deceleration type bullet trap, tactical baffling, lead recovery mechanism, fan system to keep lead particulates moving downrange, lights to allow night-time use if desired, acoustical treatment to reduce sound levels within the range itself, moving target systems to train for decision making and accuracy as well as weapons proficiency. A control room will house the controls to run targets, mechanical systems and lights. The range is to be provided with an overhead door to allow vehicular access. This will allow the officers to pull a patrol car or other vehicles into the range for more realistic training scenarios. Options were explored for eight or ten, 6' wide, double targeted lanes.

Associated with the range will be ready room and weapons cleaning room. This provides a location for pre-fire instructions from the range master and to clean weapons after firing is complete.

An additional firing range consists of 2 single targeted lanes at 100 yards. This will be more of an outdoor type range with steps taken to reduce any chance of overshoot or ricochet. Several options for location of this range exist on the site.

Salina Police Training Center
Firearms Training

Requirements Data Sheet	Future Space Needs				Option A Requirements			Option B Requirements			Option C Requirements		
Item Description	Space Code	Note Code	Unit Size	Unit Area	Staff	No. of Spaces	Total Area	Staff	No. of Spaces	Total Area	Staff	No. of Spaces	Total Area
Firearms Training													
Ready Room/Weapons Clean			10x12	120		1	120		1	120		1	120
50 Yard Range (lanes: A=10, B&C=8)													
Firing/Staging Area			varies		60x30	1	1,800	50x30	1	1,500	50x30	1	1,500
Firing Range			varies		60x150	1	9,000	50x150	1	7,500	50x150	1	7,500
Trap			varies		60x25	1	1,500	50x25	1	1,250	50x25	1	1,250
100 Yard Range (2 lanes, single target)													
Firing/Staging Area			10x30	300		1	300		1	300		1	300
Firing Range			10x300	3,000		1	3,000		1	3,000		1	3,000
Trap			10x25	250		1	250		1	250		1	250
Control			10x10	100		1	100		1	100		1	100
Net Subtotal							16,070			14,020			14,020
5.5% Gross Circulation							935			816			816
Total Gross Square Footage							17,005			14,836			14,836
Total Area							17,005			14,836			14,836

WAREHOUSE

The warehouse area for the firearms training is intended to provide storage for various range needs. Primary among those is ammunition and targets. Other supplies can be stored in this area as well. Because ammo is being stored in this area, the space needs to be temperature and humidity controlled. The space should be located directly off of the range with an overhead door to allow easy movement of pallets of ammunition or targets.

An armory will also need to be provided for the secure storage of weapons. A gun repair area will also need to be provided to allow armorer(s) to repair guns that are not functioning correctly.

Salina Police Training Center
Firearms Warehouse

Requirements Data Sheet	Current 2014		Future Space Needs				Options A, B and C Requirements		
Item Description	Staff	Area	Space Code	Note Code	Unit Size	Unit Area	Staff	No. of Spaces	Total Area
Firearms Training									
Storage Area					25x25	625		1	625
Target Storage									
Ammunition Storage									
Supplies									
Gun Repair Workroom					10x12	120		1	120
Armory Vault (44 long)					10x8	80		1	80
Net Subtotal									825
0% Gross Circulation									
Total Gross Square Footage									825
Total Area									825

Building support consists of those spaces required for the building to function effectively. These will include central electrical room, mechanical space, phone/data demark and distribution, a central janitors area and a sprinkler room.

Salina Police Training Center
Building Support

Requirements Data Sheet	Future Space Needs				Options A, B & C Requirements		
Item Description	Space Code	Note Code	Unit Size	Unit Area	Staff	No. of Spaces	Total Area
Building Support							
Sprinkler			8x8	64		1	64
Central Electrical			12x12	144		1	144
Central Janitor			10x12	120		1	120
Mechanical			12x12	144		1	144
Electrical Closet			10x12	120		1	120
IT/Data Closet			10x12	120		1	120
Net Subtotal							712
17% Gross Circulation							146
Total Gross Square Footage							858
Total Area							858

TOTAL FOR TRAINING CENTER

The following represent the total for the training center and the options previously noted. Note that the garage to be included on site is not in this number but has a separate chart following.

Salina Police Training Center
Totals

Requirements Data Sheet	Option A Requirements		Option B Requirements		Option C Requirements	
Item Description	Staff	Total Area	Staff	Total Area	Staff	Total Area
Indoor Firing Range						
Training Staff		4,063		3,640		4,063
Firearms Training		17,005		14,836		14,836
Warehouse		825		825		825
Building Support		858		858		858
Net Subtotal		22,751		20,159		20,581
7% Building Circulation Factor		1,593		1,411		1,441
Subtotal		24,343		21,570		22,022
Total		**24,343**		**21,570**		**22,022**

GARAGE

The Police have a number of high value vehicles that need special consideration. The desire is to place these vehicles into a garage where they can be protected from harmful UV radiation and where shore power can be provided in order to keep onboard electronics and batteries active and charged. The garage needs to be secure. The desire is for the garage to be pull through. A pedestrian entry will need to be provided, as will a small electrical and data closet and some storage for supplies, tools etc.

Salina Police Training Center
Garage

Requirements Data Sheet	Future Space Needs				Options A, B & C Requirements		
Item Description	Space Code	Note Code	Unit Size	Unit Area	Staff	No. of Spaces	Total Area
Building Support							
4 vehicle bays							
Puma (202.2"x109"x87")			25x12	300		1	300
SWAT Van			25x12	300		1	300
Evidence Van			25x12	300		1	300
Vehicular Evidence/Storage			25x12	300		1	300
Elec/Data Closet			10x12	120		1	120
Storage			9x12	108		1	108
Pedestrian Entry			5x12	60		1	60
Net Subtotal							1,488
9% Building Envelope							149
Total Gross Square Footage							1,637
Total Area							1,637

5

Option Plans and Budgets

GENERAL NOTES ON PLANS AND BUDGETS

The following plans are based upon the Space Needs in Section 4 of this study. It is worth noting that the shown square footage and that of the Space Needs are not exact matches. This is usually the case. The budgets are based upon the square footage of the presented plans rather than the generic Space Needs as the plan is a realistic rather than theoretical depiction of the required functions and spaces.

It should also be noted that the location indicated for the 100yd range is flexible and options exist to locate this in other areas of the site. The most desirable and cost efficient is to be determined after design of the project is actually undertaken.

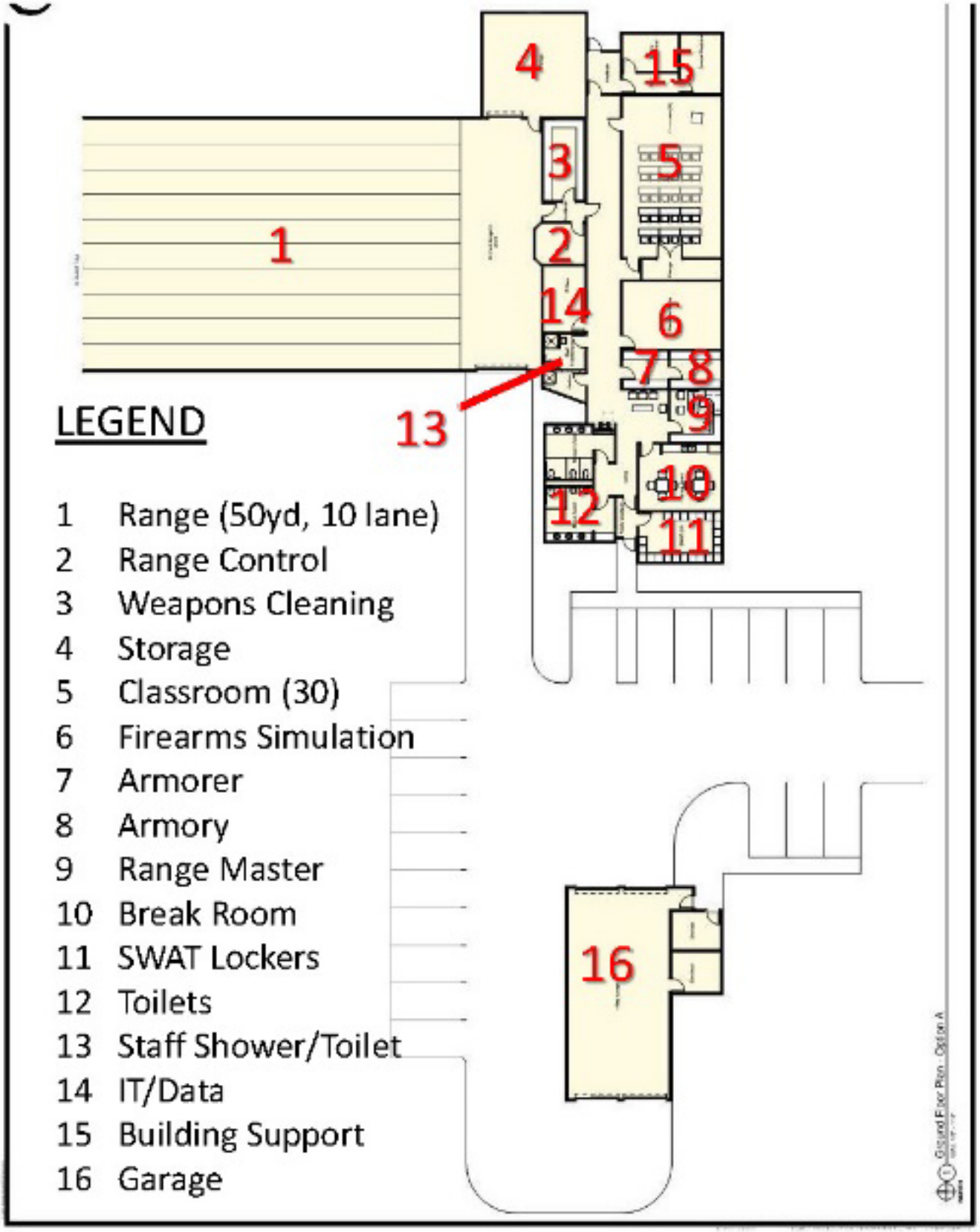
A final note, under each of the budgets the following options, there exists a line item "Site Development – Fill for Building Pad". This is intended to cover the cost of hauling fill material to the site to be compacted on-site in order to create a building pad for the main facility that will raise the building up above the flood plain. A pad to elevate the building by two feet above the existing grade is what is estimated to be required. This can be refined once a full topographical survey is performed on the existing site.

OPTION A SYNOPSIS

Option A provides all of the training and garage functions noted in the program of spaces under the "Option A" headings. This is the largest of the three options providing 10 firing lanes within the firearms range and space for 30 in the classroom.

OPTION A SITE PLAN

OPTION A BUILDING SCHEMATIC PLAN



OPTION A BUDGET

Salina Firing Range and Training Facility

Option A
Project Budget
November 18, 2015

Site Acquisition		
Site Acquisition Cost	0	Note D
Closing Costs	0	Note D
Total	**0**	
Testing Services		
Environmental Assessment	0	Note H
Abatement	0	Note H
Geotechnical Report	0	Note E
Construction Materials	32,800	Note F
Total	**32,800**	
Construction		
Demolition of existing structures	41,650	Note Z
New Firing Range (50yd tactical - 10 lanes)	2,044,440	Note G
New Firing Range (100yd fixed - 2 lanes)	301,500	Note L
Training Facility (w/ 30 person classroom)	1,421,750	Note J
Vehicle Storage Building	159,588	Note K
I.T. /Security	37,400	Note M
Site Landscape	20,000	
Site Development - Fill for Building Pad	55,000	Note P
Site Development - Septic System	140,000	
New Site Fencing	28,950	Note AA
On-Site Development/Parking	288,000	Note R
Contingency (10%)	449,658	
Sub-Total	4,987,936	Note B
Escalation	448,914	Note C
Total	**5,436,850**	Note A
FF&E		
Furniture	30,000	Note S
A/V Equipment	33,300	Note T
Total	**63,300**	
City Budgets		
Telephone	32,500	Note V
Site Survey / Platting	6,000	
Fiber to Site	0	Note H
Owner Contingency	54,000	Note X
Total	**92,500**	
Professional Services		
Site Submittal Process	10,000	
A/E Services	459,182	Note Y
Civil Engineering On-Site	30,000	
Technology/Security Consultant	12,000	
AV/Acoustical Consulting	12,000	
FF & E/Interior Design	40,000	
CAD/Record Drawings (post construction)	5,000	
ADA Consultant	6,000	
Reimbursable	46,998	
Total	**621,180**	
Total Project Cost	**6,246,630**	Note A/B

Notes:

Note A: Schedule as follows:
- 11/2015 Start Design
- 6/2016 Bid Project
- 8/2016 Start Construction
- 8/2017 Occupancy

Note B: All base pricing to July 2015

Note C: Inflation costs beyond a bid date 6/2016 not included in estamate (7.5%)

2015	3%
2016	6%

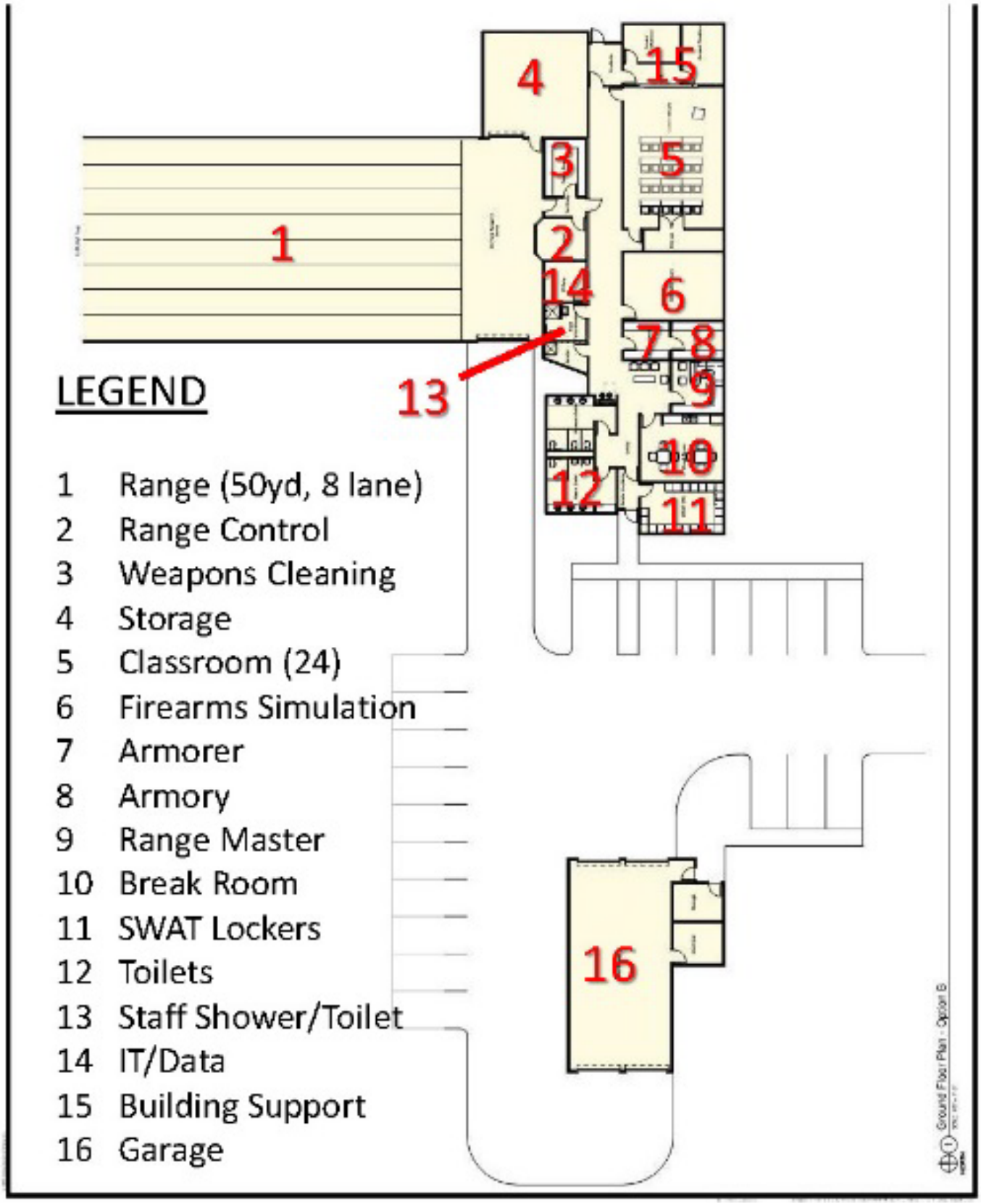
Note D: City Owned
Note E: Already provided
Note F: 19,400 s.f. (total new s.f.) @ $1.25/s.f.
Note G: 12,620 s.f. @ $162/s.f.
Note H: Assuming not required at this time
Note J: 5,170 s.f. @ $275/s.f.
Note K: 1,612 s.f. @ $99 s.f.
Note L: 3,350 s.f. @ $90/s.f.
Note M: 6,800 s.f. @ $5.50/ft.
Note P: Assumes 2,200CY select fill @ $25/CY
Note R: 15,200 s.f. @ $19/s.f.
Note S: Developed Budget
Note T: 4,500 s.f. @ $7.40/s.f.
Note V: 5,200 s.f. @ $6.25/s.f. VOIP
Note X: 1% of construction budget
Note Y: 8.5% of construction cost
Note Z: 3 structures = 4,900 s.f. @ $8.50/s.f.
Note AA: Chain-link fence = 1,930lf @ $15/lf

OPTION B SYNOPSIS

Option B provides all of the training and garage functions noted in the program of spaces under the “Option B” headings. This is the smallest of the three options providing 8 firing lanes within the firearms range and space for 24 in the classroom.

OPTION B SITE PLAN

OPTION B BUILDING SCHEMATIC PLAN



OPTION B BUDGET

Salina Firing Range and Training Facility

Option B

Project Budget

November 18, 2015

Site Acquisition		
Site Acquisition Cost	0	Note D
Closing Costs	0	Note D
Total	**0**	
Testing Services		
Environmental Assessment	0	Note H
Abatement	0	Note H
Geotechnical Report	0	Note E
Construction Materials	32,800	Note F
Total	**32,800**	
Construction		
Demolition of existing structures	41,650	Note Z
New Firing Range (50yd tactical - 8 lanes)	1,726,920	Note G
New Firing Range (100yd fixed - 2 lanes)	301,500	Note L
Training Facility (w/ 24 person classroom)	1,225,125	Note J
Vehicle Storage Building	159,588	Note K
I.T. /Security	33,385	Note M
Site Landscape	20,000	
Site Development - Fill for Building Pad	55,000	Note P
Site Development - Septic System	140,000	
New Site Fencing	28,950	Note AA
On-Site Development/Parking	229,501	Note R
Contingency (10%)	391,996	
Sub-Total	4,353,615	Note B
Escalation (7.5%)	391,825	Note C
Total	**4,745,440**	Note A
FF&E		
Furniture	24,400	Note S
A/V Equipment	29,600	Note T
Total	**54,000**	
City Budgets		
Telephone	28,750	Note V
Owner Cost Site Survey Platting	6,000	
Fiber to Site	0	Note H
Owner Contingency	47,450	Note X
Total	**82,200**	
Professional Services		
Site Submittal Process	10,000	
A/E Services	403,362	Note Y
Civil Engineering On-Site	30,000	
Technology/Security Consultant	12,000	
AV/Acoustical Consulting	12,000	
FF & E/Interior Design	38,500	
CAD/Record Drawings (post construction)	5,000	
ADA Consultant	6,000	
Reimbursable	46,897	
Total	**563,759**	
Total Project Cost	**5,478,200**	Note A/B

Notes:

Note A: Schedule as follows:
- 11/2015 Start Design
- 6/2016 Bid Project
- 8/2016 Start Construction
- 8/2017 Occupancy

Note B: All base pricing to July 2015

Note C: Inflation costs beyond a bid date 6/2016 not included in estamate (7.5%)

2015	3%
2016	6%

Note D: City Owned

Note E: Already provided

Note F: 26,250 s.f. (total new s.f.) @ $1.25/s.f.

Note G: 10,660 s.f. @ $162/s.f.

Note H: Assuming not required at this time

Note J: 4,455 s.f. @ $275/s.f.

Note K: 1,612 s.f. @ $99 s.f.

Note L: 3,350 s.f. @ $90/s.f.

Note M: 6,070 s.f. @ $5.50/ft.

Note P: Assumes 2,200CY select fill @ $25/CY

Note R: 10,560 s.f. @ $19/s.f. + 4,640 s.f. @ $6.22 s.f.

Note S: Developed Budget

Note T: 4,000 s.f. @ $7.40/s.f.

Note V: 4,600 s.f. @ $6.25/s.f. VOIP

Note X: 1% of construction budget

Note Y: 8.5% of construction cost

Note Z: 3 structures = 4,900 s.f. @ $8.50/s.f.

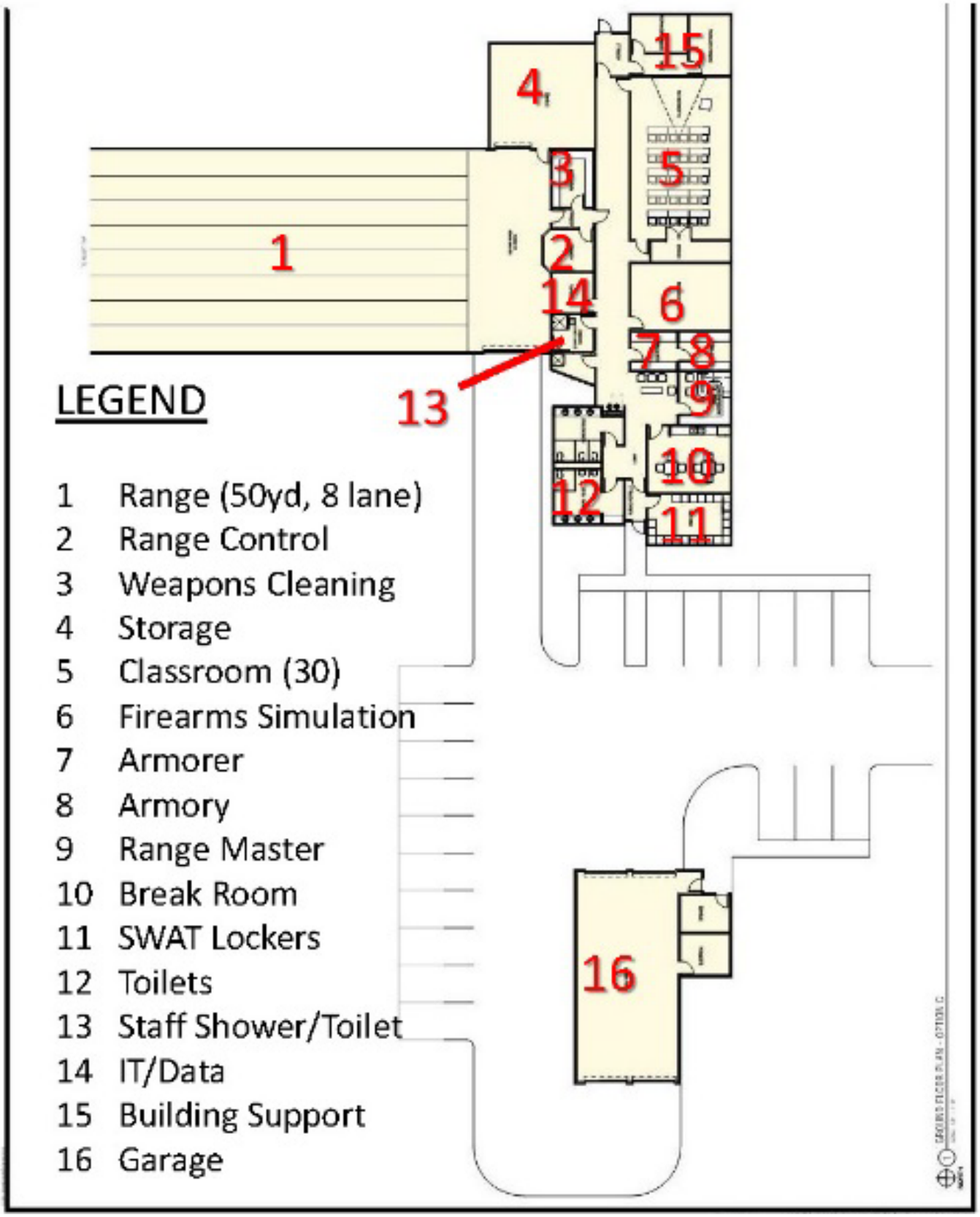
Note AA: Chain-link fence = 1,930lf @ $15/lf

OPTION C SYNOPSIS

Option C provides all of the training and garage functions noted in the program of spaces under the “Option C” headings. This is the mid-sized of the three options providing 8 firing lanes within the firearms range and space for 30 in the classroom.

OPTION C SITE PLAN

OPTION C BUILDING SCHEMATIC PLAN



OPTION C BUDGET

Salina Firing Range and Training Facility

Option C
Project Budget
November 18, 2015

Site Acquisition		
Site Acquisition Cost	0	Note D
Closing Costs	0	Note D
Total	**0**	
Testing Services		
Environmental Assessment	0	Note H
Abatement	0	Note H
Geotechnical Report	0	Note E
Construction Materials	28,100	Note F
Total	**28,100**	
Construction		
Demolition of existing structures	41,650	Note Z
New Firing Range (50yd tactical - 8 lanes)	1,726,920	Note G
New Firing Range (100yd fixed - 2 lanes)	301,500	Note L
Training Facility (w/ 30 person classroom)	1,421,750	Note J
Vehicle Storage Building	159,588	Note K
I.T. /Security	33,385	Note M
Site Landscape	20,000	
Site Development - Fill for Building Pad	55,000	Note P
Site Development - Septic System	140,000	
New Site Fencing	28,950	Note AA
On-Site Development/Parking	229,501	Note R
Contingency (10%)	411,654	
Sub-Total	4,569,898	Note B
Escalation (7.5%)	342,742	Note C
Total	**4,912,640**	Note A
FF&E		
Furniture	24,400	Note S
A/V Equipment	29,600	Note T
Total	**54,000**	
City Budgets		
Telephone	28,750	Note V
Owner Cost Site Survey Platting	6,000	
Fiber to Site	0	Note H
Owner Contingency	49,120	Note X
Total	**83,870**	
Professional Services		
Site Submittal Process	10,000	
A/E Services	417,574	Note Y
Civil Engineering On-Site	30,000	
Technology/Security Consultant	12,000	
AV/Acoustical Consulting	12,000	
FF & E/Interior Design	37,500	
CAD/Record Drawings (post construction)	5,000	
ADA Consultant	6,000	
Reimbursable	46,885	
Total	**576,959**	
Total Project Cost	**5,655,570**	Note A/B

Notes:

Note A: Schedule as follows:
- 11/2015 Start Design
- 6/2016 Bid Project
- 8/2016 Start Construction
- 8/2017 Occupancy

Note B: All base pricing to July 2015

Note C: Inflation costs beyond a bid date 6/2016 not included in estamate (7.5%)

2015	3%
2016	6%

Note D: City Owned
Note E: Already provided
Note F: 16,800 s.f. (total new s.f.) @ $1.25/s.f.
Note G: 10,660 s.f. @ $162/s.f.
Note H: Assuming not required at this time
Note J: 5,170 s.f. @ $275/s.f.
Note K: 1,612 s.f. @ $99 s.f.
Note L: 3,350 s.f. @ $90/s.f.
Note M: 6,070 s.f. @ $5.50/ft.
Note P: Assumes 2,200CY select fill @ $25/CY
Note R: 10,560 s.f. @ $19/s.f. + 4,640 s.f. @ $6.22/s.f.
Note S: Developed budget
Note T: 4,000 s.f. @ $7.40/s.f.
Note V: 4,600 s.f. @ $6.25/s.f. VOIP
Note X: 1% of construction budget
Note Y: 8.5% of construction cost
Note Z: 3 structures = 4,900 s.f. @ $8.50/s.f.
Note AA: Chain-link fence = 1,930lf @ $15/lf

5000 Quorum, Suite 600
Dallas, Texas 75254
972-960-9970