

Architectural Program

# **Law Enforcement Training Center Development Phase 1 – Professional Development and Administration Building**

KU Project No. Lz\_Off/12708  
SR R2153834

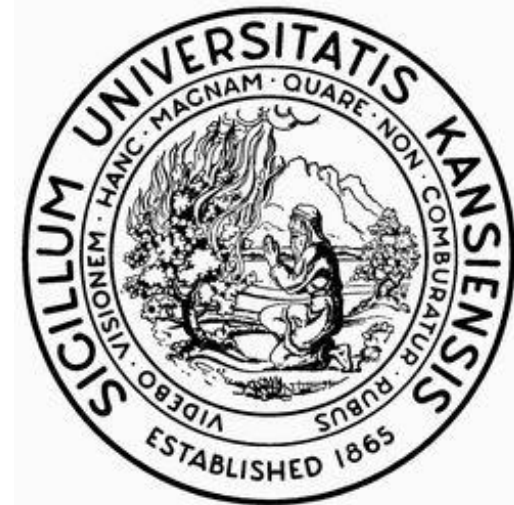
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## **Programming Committee**

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Alvin Sowers – Associate Director – Basic Training

Troy Livingston – Director – Center for Public Safety Leadership

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## Introduction

Established by the Kansas Legislature in 1968, the Kansas Law Enforcement Training Center (KLETC) serves as the central law enforcement training facility for the State and as headquarters for all law enforcement training in Kansas. KLETC is a unit of the University of Kansas. KLETC is located at the former naval air station, which is situated south of the City of Hutchinson and west of the City of Yoder in Reno County, Kansas. Its mission, as expressed in the Law Enforcement Training Act, K.S.A. 74-5601 et. seq. is “the promotion and development of improved law enforcement personnel and procedures throughout the state, and the training center shall offer to qualified applicants such programs and courses of instruction designed to fulfill this end.”

KLETC trains the overwhelming majority of municipal, county and state law enforcement officers in Kansas, and oversees, supervises, and monitors the training of the remaining officers at eight authorized and certified academy programs operated by local law enforcement agencies and the Kansas Highway Patrol.

Recognizing the shift in societal expectations of higher education to prepare career-ready professionals, the University of Kansas has demonstrated a desire to create more educational pathways for individuals throughout their lifetimes. Suitable technology, classroom and office space is therefore required.

## Programming

This program was developed with the vision of the August 2020 Master Plan in mind. A strategic plan created by the KLETC prior to this engagement informed the process. The following phases were conducted:

- Visioning – a visioning session was conducted with KLETC leadership to establish the physical capacity and operational goals for this program.
- Space Needs Workshop (2020 Master Plan) – Initial space programs were developed for each component of campus, including components of this facility. Findings were reviewed with the Programming Committee for input.
- Refined Space Needs (2020 Master Plan) - A final draft space program with rough order of magnitude cost estimate as cost per square foot was reviewed with the Executive Committee for final comment.
- Reporting - A conceptual cost estimate was generated to reflect the space and physical improvements envisioned by this program.

## Design Criteria and Goals

The programmatic improvements described herein are needed for KLETC to achieve the goal of expanding Professional Development and Allied Agencies Training outlined in the Center's strategic plan.

### Campus Environment

Expansion and improvements at KLETC will create a unified campus experience that reflects a commitment to integrity and professionalism. The Professional Development and Administration Building is the first step in this commitment.

This new building will be centrally located on campus, adjacent to the Integrity Conference Center, proximate to the existing residential portion of the campus to the west and the academic/training facilities to the east.

### Site Considerations

The current campus and the areas planned for expansion have very little topography. Careful planning for site grading and the finish floor levels of new buildings will be necessary to create positive drainage patterns and to avoid marshes.

Due to its location, the campus is served by rural utility systems. Confirmation of service capacities with local service providers will be required. Enhancements of all existing systems may be necessary.

## Space and Program Needs

### New Professional Development and Administration Building:

- **Professional Development Portion of the Building** - Should provide for eight 1,500 square foot classrooms. Class sections serve 24 students per section. Classrooms require technology and furnishings that support learning and interaction in small groups.
- **Administration Portion of the Building** – Facility for Executive Administration presently accommodated in the Administration Building. Departmental Administration should remain within the departments (LE Basic, CE, etc.). Instructors among the various disciplines and departments need to be together. Administrators need offices with acoustical privacy.
- **Housing Associated with Professional Development** – The upper story(s) of the building shall be professional development program housing and should provide up to 60 beds in single-occupancy rooms, each with a private bathroom. The facility should be designed to allow for future expansion.

### Mechanical and Utility Systems:

- **HVAC Systems** - This facility will be designed with a standalone hot and chilled water system with VAV boxes or similar.
- **Electrical Service** – The existing overhead electrical service will need to be extended through the core of the campus. Coordination with the utility provider will be required to determine if the existing substation and overhead electrical service will be able to support the proposed additional load.

The building will be served from an underground service with a utility pad.

- mounted transformer located near each building. The building should be provided with a generator to support emergency systems and the building elevator.
- **Water Service** – Campus water is provided through Reno Rural Water District (RWD) #2. The RWD currently maintains a 50,000-gallon, elevated water tower storage tank, as well as 4 x 100,000-gallon ground storage tanks immediately north of the KLETC property. Only the water tower and one ground storage tank are being used to operate the system. No major system improvements are anticipated.
- **Sanitary Sewer** – It is not anticipated that modifications to the existing treatment plant or pre-treatment on campus is warranted for sanitary service. The existing sanitary sewer system all appears to be gravity fed.

**Site Improvements:**

- **Parking** – Parking facilities will be provided to accommodate the use of this facility.
  - Residential parking
  - Daytime student parking
  - Visitor parking
  - Staff parking

**Space Summary**

Space Name	Occ.	Qty	NSF	Subtotal	Total NSF	Remarks
<b>Professional Development and Administration Offices</b>						
<b>Staff and Faculty</b>					<b>2,260</b>	
Vice Provost Office	1	1	200	200		
Associate Director Office	1	1	160	160		
Offices	1	5	120	600		
Instructors	1	10	100	1,000		
Guest Instructors	6	1	300	300		Hoteling stations.

<b>Space Name</b>	<b>Occ.</b>	<b>Qty</b>	<b>NSF</b>	<b>Subtotal</b>	<b>Total NSF</b>	<b>Remarks</b>
<b>Support Spaces</b>					<b>1015</b>	
Waiting / Reception	1	1	63	63		Waiting for 2 persons
Coats	1	1	16	16		
Conference Room	15	1	228	228		12'x19'
Meeting Room	6	2	150	300		11.5'x13'
Coffee Station	1	1	48	48		Adj. to conf/mtg rooms
Copy / Workroom	1	1	80	80		8'x10'
Supplies and Files	1	1	80	80		8'x10'
General Storage	1	1	120	120		
Warming Kitchen	2	1	80	80		
<b>Classrooms &amp; Instructional Spaces</b>					<b>14,048</b>	
Standard Classroom (36'x42')	30	8	1,512	12,096		6-pod "Smart" classroom
In-classroom storage	1	8	108	864		
Utility Room (Service Sink & Supplies)	1	1	48	48		
Instructional Storage Room	1	1	320	320		
<b>Professional Development Housing</b>					<b>7,500</b>	
Housing Units	1	30	250	7,500		Single user with on suite
<b>Total Assignable Square Feet</b>					<b>24,823</b>	
<b>Total Non-Assignable Square Feet</b>					<b>9,900</b>	
<b>Total Gross Square Feet</b>					<b>34,723</b>	

## Code Requirements

- Codes currently used on KU projects include the following:
  - International Building Codes, 2018 edition.
  - Kansas Fire Prevention Code, KSFMO, current edition.
  - ASHRAE 90.1, 2016 edition (plus 30% performance improvement).
  - Other codes as listed at the State of Kansas, Office of Facilities & Procurement Management – Design, Construction & Compliance (OFPM-DCC) website.
- Code Footprints: Templates of the existing building(s) shall be prepared by FPD and furnished to the A/E on FPD's standard 11x17 code footprint sheets.
  - A/E shall update these drawings to reflect all proposed work and submit them for approval to OFPM through FPD Compliance, immediately following approval of the Schematic Design phase.
  - Addition or remodeling projects shall evaluate and prepare code footprint drawings that show how the overall facility (existing & new/remodel) will meet code.
  - A/E shall finalize and submit code footprint on a schedule that assures its approval soon after DD approval, and prior to the 50% CD milestone.
  - Electronic files of the approved code drawings shall be forwarded to FPD in both .PDF and .DWG formats.

- Construction Exiting: Temporary fire-rated exit corridors shall be provided through the construction site, if required to protect and direct occupants from all required exits in the surrounding occupied existing buildings to a public way. They shall always remain in place while construction work is underway.
- Fire Sprinkler and Addressable Fire Alarm Systems:
  - New Buildings or Additions: Provide throughout.
- ADA Compliance: KU seeks to design buildings which are universally accessible, and which provide accessibility for all in an integrated, discreet manner.
- Project scope will include all code and ADA-related improvements that are required to complete the proposed scope of work, including required ADA improvements along accessible paths of travel to primary function areas.

## Design Standards / Consultant Services

The architectural/engineering (A/E) team shall comply with the latest provisions of the University of Kansas *Design and Construction Standards*, as maintained by the Office of Facilities Planning and Development (FPD), posted online at FPD's website at: <http://www.fpd.ku.edu/standards>

- The A/E team shall also comply with supplemental updates to these standards which may be issued during the project.
- The A/E team shall comply with KU Audit and Strategic Sourcing guidelines, also posted at the FPD website.

- The Owner’s Representative shall be an FPD staff person assigned to serve as KU’s Project Manager, and who shall be the primary point of contact for all communications between the Owner, A/E and Contractor.
- Special Consultants that will be required on the A/E team, in addition to the usual A/E disciplines:
  - Telecommunications Engineer (KU-IT pre-approved)
  - Acoustical Engineer (to evaluate & advise on M/E sound isolation provisions & meeting spaces)
- Electronic Files: Consultants shall deliver to KU a complete set of electronic files for all drawings and specs for each design submittal, bid set & as-built documents.
  - Each set of electronic files shall include both PDF and AutoCAD .dwg files for each drawing sheet.
- Physical or 3D/CAD models, if produced by the consultant to explain the design, shall be delivered to and remain the property of the University.
  - Photo-realistic renderings may be required during the design phase to clearly communicate the proposed design options, for both exterior and interior spaces, and for the Owner’s use in media distribution, fund-raising and other purposes.
- Program Verification: A/E shall review and confirm all program needs with KU client/FPD and shall reconcile the proposed project scope with the available funding.
- Energy Efficiency: KU is committed to designing and constructing the most energy efficient facilities possible. Required services to evaluate and plan for this will include:
  - Energy modeling of proposed building options.
  - Life-cycle cost analyses

- Analysis of infrastructure serving the proposed facility, considering both new and existing loads on those overall systems, to confirm capacity and ability to cost-effectively provide services.
  - Electrical
  - Water
  - Sewers

## **Architectural Guidelines**

- Site building to reinforce master planned open spaces and continuity with existing building massing and edges.
- Utilize elements to relate to human scale – window fenestration, added detail at entrances, etc.
- Balance window and wall composition on building façades to maximize daylighting.
- Utilize covered building entries to create a usable threshold between outdoor space and indoor lobby space.
- Materials should help create a unified campus appearance and be durable with minimal maintenance needs.
- Materials that reflect or complement existing buildings is preferred, along with generous use of transparent glazing.
- Enhance surface parking lots to the extent possible, with street trees and landscaping.
- Enhance perimeter landscaping and add trees to further strengthen campus identity from surrounding streets.



## **Historic Preservation Reviews**

This project **is not** located within the listed KU Historic District, so historic preservation compliance reviews will not be required.

## **Impact on Overall Campus Space**

This project involves a new Professional Development and Administration Building. At completion, the project will add approximately 35,000 GSF of additional space to current space inventory.

## **Annual Maintenance & Operating Costs**

KLETC operating funds will be used to pay for operating and maintenance costs.

## **Proposed Project Delivery Process**

The University plans to request approval to proceed with a design build process for this project. Design build will be requested because of the speed that the moneys need to be encumbered and construction needs to be completed.

## **Proposed Project Budget**

### Building Construction Costs

New Building Construction Costs 34,723 GSF @ \$450 / GSF = \$15,625,350

### Miscellaneous Costs

A/E and outside consultant fees	\$ 1,500,000
FPD, OFPM and state agency fees	\$ 200,000
Site survey, boring and testing	\$ 50,000
Printing, shipping and travel reimbursement	\$ 10,000
Building commissioning	\$ 40,000
Infrastructure renewal fee	\$ 300,000
A/V systems and equipment	\$ 320,000
Moving and OEM	\$ 40,000
Furniture and equipment	\$ 914,650
<u>Contingency</u>	<u>\$ 1,000,000</u>

## **Total Project Costs**

**\$20,000,000**

## **Proposed Project Schedule**

June 2024	Request Permission to use design build process
July 2024	Advertise, Interview & Select Design Builder
July 2024	Negotiate Fees & Start Design
August 2024	Schematic Design Submittal
September 2024	Design Development Submittal
November 2024	100% Construction Document Submittal
December 2024	Final design build cost
January 2025	Start Construction
January 2026	Construction Complete