

Treanor Architects, P.A.

City of Lawrence, Kansas Police Department

Needs Assessment and Pre-Design Study



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1. Introduction

Background

Treanor Architects, in association with Wilson Estes Police Architects, was retained by City of Lawrence, Kansas to review the previous Police Facility Need Assessment Study and potential sites for the new police facility. In May, 2012 a Need Assessment Study was presented to the City for review and consideration. This study reviewed the existing facilities of the Police Department and provided space needs requirements for the department to meet current and future needs. This study was the basis for the work completed in this scope.

The design team met with the Lawrence City Commission on May 27, 2014 in a study session to review the prior scope of work and to begin to outline the next steps required. A follow up presentation was made at the June 3, 2014 City Commission meeting. The outcome of this meeting directed the team to meet with the Police Department to review its space needs with the potential in reducing the overall square footage, development of a concept site plan, and the preliminary study of five sites within the community. This report is a summary of these findings and the resulting program, project costs and evaluations of potential sites

Steering Committee and Consultant Team

The consultant team has been working with a steering committee that includes representatives from the Lawrence Police Department, the City Manager's office, Planning Department, and Public Works. Additional city leaders and departments were consulted during the study per their area of expertise. The consultant team included Treanor Architects (Prime Architect), and Wilson Estes Police Architects (police programming consultant; a national firm specializing in the planning and design of police facilities.)

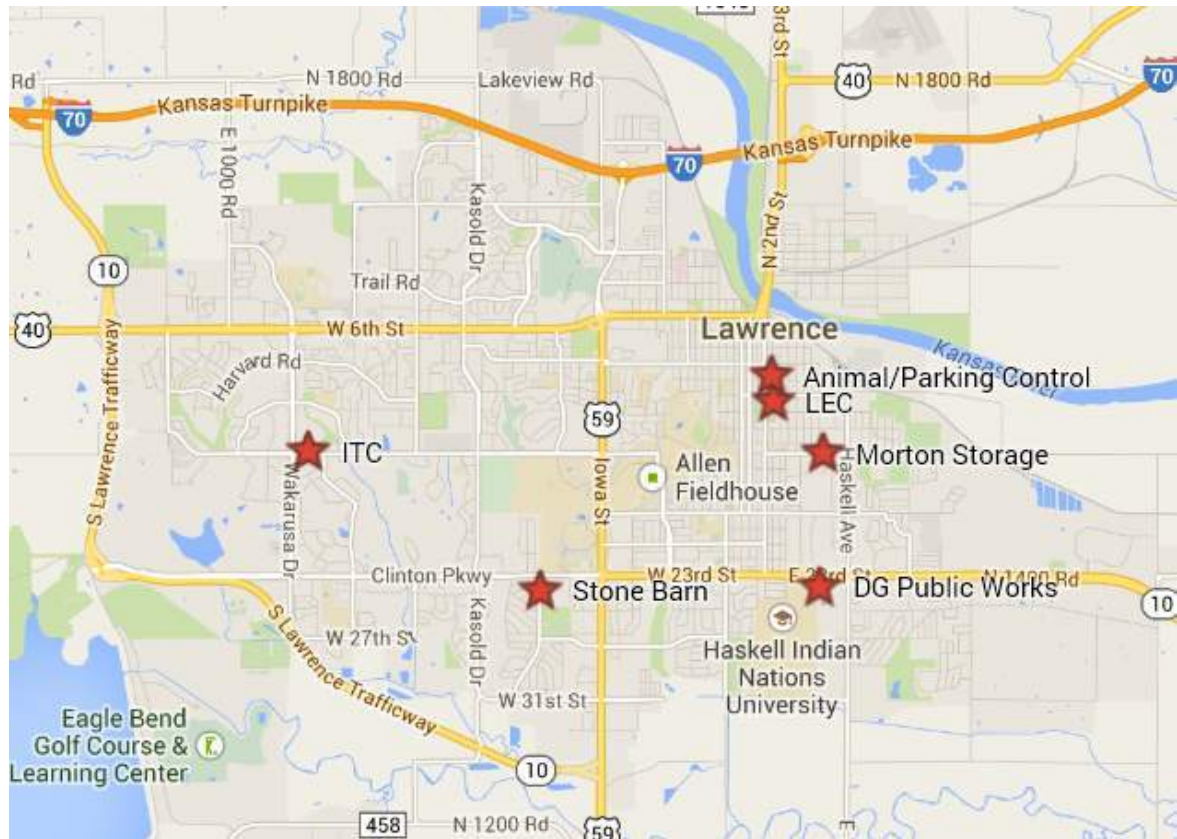
Existing Facilities

The Lawrence Police Department occupies two primary facilities for law enforcement operations and several ancillary facilities throughout Lawrence for department use and storage needs.

The Investigations and Training Center on Bob Billings Parkway was built in 1988 and occupied by the police department in 2001. This facility predominantly houses Administration, Investigations and Community Services divisions. The police department also occupies a small portion of the Law Enforcement Center, a county-owned facility at 111 East 11th Street in downtown Lawrence that was constructed in 1976. That facility predominantly houses Patrol, Information Services and Evidence & Property divisions of the Lawrence Police Department in addition to the Douglas County Sheriff's offices, Douglas County District Court, Douglas County Emergency Management and Douglas County District Attorney.

The other facilities in use include a portion of the 9th & New Hampshire garage for animal and parking control, Stone Barn Fire Station for specialty vehicle storage and two separate storage buildings for additional evidence & property storage.

EXISTING FACILITIES MAP



2. Population and Staffing Projections

Planning for Growth

The primary factor influencing the cost of a new facility is 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 functions they perform in a given space. Therefore, planning new buildings requires the projection of future personnel in order to avoid premature inadequacy. 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 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. Considering that life cycle costs (heating, cooling, maintenance and repair) can far exceed initial construction costs, the economic sense of building at today's prices 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 starts 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 needs in 20 years. Planning beyond 20 years is not recommended. 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 2032? At that time the building structure should still have many years of useful life remaining. At the year 2032, the space in the facility should provide a "perfect fit" for the building's personnel and their functional requirements (in planning theory). Due to limitations in the service population, personnel increases beyond those identified in the Space Need Tables are not anticipated. However, future changes in the demand for police services could unexpectedly demand more personnel.

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 Lawrence Planning Department to utilize current population numbers used by the city along with their accepted method of projecting population. These population numbers were recently used to assist in the development of other public works projects in the City.

City of Lawrence: 2011 Population Projections			
	2020	2030	2040
Low (Average Growth Rate .5%)	97,469	102,454	107,693
Medium (Linear Regression 2000-2009)	106,667	119,529	132,391
High (Average Growth Rate 1.9%)	111,930	135,111	163,092

Source: City of Lawrence, Planning Department.

If the above medium numbers are projected to the planning year of 2032 then the population would be approximately 123,180 people.

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 need 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. Architects worked with department managers in ascertaining likely personnel growth in the department over the next 20 years. The current staffing level is 1.95 full-time staff per 1,000 Lawrence residents. Typically, as noted above, the ratio projected should be close to the current ratio to maintain a comparable level of service to the City of Lawrence. The below numbers were used in the previous Needs Assessment Study.

Year	Personnel	Population	Ratio/1,000
2012	181	92,727	1.95
2032	240	123,180	1.95

3. Space Needs Review

Space Needs- 2012 Needs Assessment

Information contained in the Space Needs Tables represents the net total square footage for the proposed building project. The sum of all divisions is the Net Area Subtotal, representing the total usable space in each room, and is indicated in the Summary Table.

Areas not programmed by function include circulation space such as halls, stairways, and elevators; and unusable space defined by and within walls. These are added to the total net area by the use of a multiplier that is established through historical precedence with reference to similar buildings constructed in the past. The result is the gross square footage of the building, which is the total floor area of all floor levels measured to the outside face of exterior walls.

The space needs table that follows is the summary of the space needs presented in the 2012 Needs Assessment. This table was used as the base for the space needs review.

FUNCTIONAL ELEMENTS AND SPACE NEEDS SUMMARY							
LAWRENCE POLICE DEPARTMENT							
#	DIVISION		EXISTING SPACE	2012		2032	
				P1	S1	P4	S4
1	ADMINISTRATION		1,213	4	1,370	6	1,775
2	INFORMATION SERVICES		5,211	29	5,475	41	6,865
3	COMMUNITY SERVICES		4,536	14	6,260	19	7,000
4	PATROL		2,374	96	3,720	116	4,595
5	INVESTIGATIONS		6,871	35	6,075	51	8,525
6	EVIDENCE & PROPERTY		8,848	3	4,768	5	6,059
7	FORENSICS		1,498	0	3,635	0	3,975
8	BUILDING SUPPORT		6,938	0	10,035	2	12,880
	SUBTOTAL (Net Area)		37,489		41,338		51,674
	ACCESSORY SUPPORT SPACE	3%			1,240		1,550
	CIRCULATION	27%			11,496		14,371
	WALLS AND UNUSABLE AREA	9%			4,867		6,084
	BUILDING TOTAL			181	58,941	240	73,678
9	GARAGE		1,448	0	20,170	0	23,470
10	FIRING RANGE		0	0	3,650	0	3,650
	WALLS AND UNUSABLE AREA	9%			2,144		2,441
	GARAGE AND RANGE TOTAL				25,964		29,561
	GRAND TOTAL				84,905		103,239

Space Needs- 2014 Update

As part of this study the consultant team worked with the stakeholders to review each of the program areas documented in the Needs Assessment. The following table represents a summary of the modifications from this update.

2014 Spaces Needs Review		
DIVISION	PREVIOUS TOTAL	REVISED TOTAL
1 ADMINISTRATION	1,775	1,525
2 INFORMATION SERVICES	6,865	4,535
3 COMMUNITY SERVICES	7,000	6,030
4 PATROL	4,595	4,360
5 INVESTIGATIONS	8,525	7,115
6 EVIDENCE & PROPERTY	6,059	5,912
7 FORENSICS	3,975	2,635
8 BUILDING SUPPORT	12,880	11,670
Sub-Total	51,674	43,782
Accessory Support (3%)	1,550	1,313
Circulation (27%)	14,371	12,176
Walls and unusable (9%)	6,084	5,154
Building Total	73,678	62,426

The changes noted above represent the outcomes of the meetings with stakeholders to review the program of spaces. The reductions indicated do not change the ability to increase staffing projections or reductions in necessary program spaces. Detailed changes of the specific divisions can be found in the Appendix.

Also reviewed during this process were specialty spaces. The following is a summary of those changes.

DIVISION	PREVIOUS TOTAL	REVISED TOTAL
9 GARAGE	18,520	14,330
Walls and unusable (9%)	1,667	1,290
Garage Total	20,187	15,620

DIVISION	PREVIOUS TOTAL	REVISED TOTAL
10 FIRING RANGE	3,650	3,650
Walls and unusable (9%)	329	329
Garage Total	3,979	3,979

	DIVISION	PREVIOUS TOTAL	REVISED TOTAL
11	OUTBUILDING (property/evidence/etc)	5,940	3,675
	Walls and unusable (9%)	535	331
	Garage Total	6,475	4,006

For comparison, the following reflects the existing net program areas currently used by the police department compared to the proposed program areas for expansion to 2032.

Review of Current SF versus Proposed SF

	DIVISION	EXISTING TOTAL	PROPOSED TOTAL	DIFFERENCE
1	ADMINISTRATION	1,213	1,525	312
2	INFORMATION SERVICES	5,211	4,535	-676
3	COMMUNITY SERVICES	4,536	6,030	1,494
4	PATROL	2,374	4,360	1,986
5	INVESTIGATIONS	6,871	7,115	244
6	EVIDENCE & PROPERTY	8,848	5,912	-2,936
7	FORENSICS	1,498	2,635	1,137
8	BUILDING SUPPORT	6,938	11,670	4,732
	Total (Net SF)	37,489	43,782	6,293

The significant increase/decrease in the proposed square footage from the existing square footage can be identified as follows:

1. Community Services: Creation of dedicated training spaces, including, a dedicated training classroom, a defensive tactics training room, Academy training/computer lab, and associated storage and support spaces.
2. Patrol: Dedicated open office area for patrol sergeants, enlarged patrol roll call room, report writing areas, and equipment and lockers for the Critical Response Team.
3. Evidence and Property: A reduction of square footage is proposed as the current allotment is inefficient and divided into three locations. The proposed amount is an increase to the current actual used square footage based upon a report provided by the police department (see appendix.) The proposed square footage will utilize high density storage to better utilize the available square footage.
4. Forensics: Increased space for a forensics laboratory, computer and electronics lab, and vehicle processing.
5. Building Support: Includes the square footage for patrol locker rooms and locker space for future staff. In addition, this includes an allotment for a secure vehicle sallyport, fitness area, general storage and data/server rooms.

4. Project Budget

Statement of Probable Construction Costs

Preliminary new construction cost can be estimated by utilizing average new facility square footage construction costs for typical police facilities built around the country. By adjusting these numbers to the local construction market and factoring in inflation, the total probable cost can be developed for the Lawrence police facility for a predetermined point in time.

The process begins with a review of the cost of a typical new public safety facility. Cost information and other survey data have been collected from over 200 new facilities. The facilities have been constructed in many locations and bidding climates over many years. Therefore, the cost figures from the database have been adjusted for inflation and regional cost differences to develop the average.

Construction activity at the time of bidding can have a dramatic affect on costs. Low activity means more competitive bids. Increased activity results in fewer bidders and higher project cost.

Site development typically comprises approximately 8 - 10% of the total square footage cost, and this is reflected in the Statement of Probable Construction Cost tables on the following pages.

Average base construction cost for Public Safety Centers constructed in late 2008 was \$275 per square foot. Since that time, construction costs steadily decreased through 2009, leveling off in the first quarter of 2010. The Turner Construction Cost Index currently shows a national average construction cost decrease of approximately 9% since late 2008, placing the national average for police facility construction cost at \$253 per square foot.

The Lawrence area benefits from proximity to multiple nearby municipal areas where potential bidding construction companies originate. The Topeka area drives construction cost slightly lower than typical construction cost in other nearby metropolitan areas.

Other project costs have been identified under the category of "Soft Costs". These include, but are not limited to, professional fees, geotechnical exploration, site surveys, construction phase testing, and furnishings. The costs do not include site acquisition costs or unknown site development costs depending on the selected site

Total project cost is a combination of the hard costs required to physically construct a building as well as the soft costs needed to support project development and to ready a completed facility for occupancy. The total project cost is established around the current construction market for a building constructed in 2014.

Estimate of Probable Costs

Construction Costs (2014 dollars)

Item	Unit Cost	Quantity	Units	Sub-Total
Building Construction- Above Grade	\$ 216	55,697	sf	\$ 12,030,552
Building Construction- Basement	\$ 147	26,328	sf	\$ 3,870,216
Building Construction- Outbuilding	\$ 80	4,006	sf	\$ 320,480
Site Development Allowance	\$ 20	82,025	sf	\$ 1,640,500
Phone/Data	\$ 4	61,606	sf	\$ 246,424
Security	\$ 5	61,606	sf	\$ 308,030
Landscape	1%	17,861,748	bldg/ site costs	\$ 178,617
Firing Range	\$ 210	3,979	sf	\$ 835,485
SUBTOTAL				\$ 19,430,304
Design Contingency		10%		\$ 1,943,030
TOTAL				\$ 21,373,334

Soft Project Costs

Item	Sub-Total
Professional Fees	\$ 1,816,733
Construction/Owners Contingency	\$ 1,068,667
Geotechnical and Surveying	\$ 25,000
Construction Testing	\$ 75,000
Furnishings/Fixtures/Equipment	\$ 1,189,500
Percent for Art	213,000
TOTAL	\$ 4,387,900

Total Project Costs

Construction Costs	\$ 1,373,334
Soft Costs	\$ 4,387,900
Total Project Costs	\$ 25,761,234

A summary of the estimated costs in the 2012 Needs Assessment can be found in the appendix.

5. Site Analysis

Overview of the Process

With 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. Forty percent open area is sufficient, but would not be considered excessive. While zero lot line developments are more common in some urban planning, especially where land is in high demand, we would recommend against it as it greatly minimizes design flexibility and future expansion.

In an initial step, to gain an understanding of site needs under ideal conditions, we looked at typical site planning requirements that could be expected to meet the needs of our program, including an additional 30% expansion beyond the current twenty-year planning horizon, and a final open area of 60%. This is referred to as a low density site development, and is represented in the diagrams used on each site study.

The following table was presented in the 2012 Needs Assessment Study as minimum site requirements.

SITE DEVELOPMENT SCENARIOS - OPTION #1			
Building Configuration per Table 6.1			
LAWRENCE POLICE DEPARTMENT			
LOW DENSITY DEVELOPMENT (Recommended)		HIGH DENSITY DEVELOPMENT (Not Recommended)	
Total Project Space Need	103,239 SF	Total Project Space Need	103,239 SF
Total Police Building Size	94,648 SF	Total Police Building Size	94,648 SF
Total Outbuilding Size	8,591 SF	Total Outbuilding Size	8,591 SF
First Floor Footprint	44,350 SF	First Floor Footprint	44,350 SF
Outbuilding Footprint	8,591 SF	Outbuilding Footprint	8,591 SF
Staff Parking (289 spaces at 400 SF each)	115,600 SF	Staff Parking (289 spaces at 350 SF each)	101,150 SF
Public Parking (96 spaces at 400 SF each)	38,400 SF	Public Parking (96 spaces at 350 SF each)	33,600 SF
Mechanical/Electrical Yard	1,600 SF	Mechanical/Electrical Yard	1,600 SF
Miscellaneous Paved Area	6,000 SF	Miscellaneous Paved Area	6,000 SF
Total Developed Area	214,541 SF	Total Developed Area	195,291 SF
Unplanned Expansion Space 30.00%	13,305 SF	Unplanned Expansion Space 0.00%	- SF
Open Area 60.00%	341,800 SF	Open Area 0.00%	- SF
TOTAL SITE REQUIREMENT	569,646 SF	TOTAL SITE REQUIREMENT	195,291 SF
	13.1 acres		4.5 acres

During this study a "long list" of potential sites was developed and studied based upon the following criteria:

- *Historic environs.* Is the site within the environs of a historic property?
- *Flood Plain.* Is the site within or adjacent to designated flood plain?
- *Ownership.* Is ownership private, public, City, or a combination?
- *Adequate Green Space – Acreage.* Does the site meet the minimum architectural recommendations?

- *Central Location (current).* How close to the geographic center of Lawrence is the site under consideration?
- *Central Location (future).* How does the site geographically fit into the predicted growth of Lawrence?
- *Compatible with Neighboring Land Uses.* What are the current zoning classifications for adjacent property?
- *Expansion Potential.* Is the site larger than the recommended site?
- *Future or Back-up E.O.C. (Dispatch, Emergency Management) Location Suitability.* Is the site large enough to accommodate additional expansion?
- *On/Near Main Arteries.* Is the site accessible from multiple access points and is the traffic flow adequate?
- *Public Accessibility.* Does the public have access to the site from current public transportation, bike paths, and/or pedestrian paths?
- *Tower and Communications Support.* Is the site elevation suitable for radio communications networks?
- *Visibility.* How public (adjacency to and visibility from existing arterial, collector, and local streets) of a presence will the site allow the facility to be?
- *Site Constructability.* What are the contours, grade, and public utilities available at the site?
- *Site Acquisition.* What are the acquisition costs of the site?

In September of 2013, the City of Lawrence invited the public to submit information concerning privately owned parcels within the community that should be considered. The city received eight proposals from this request. The sites submitted included:

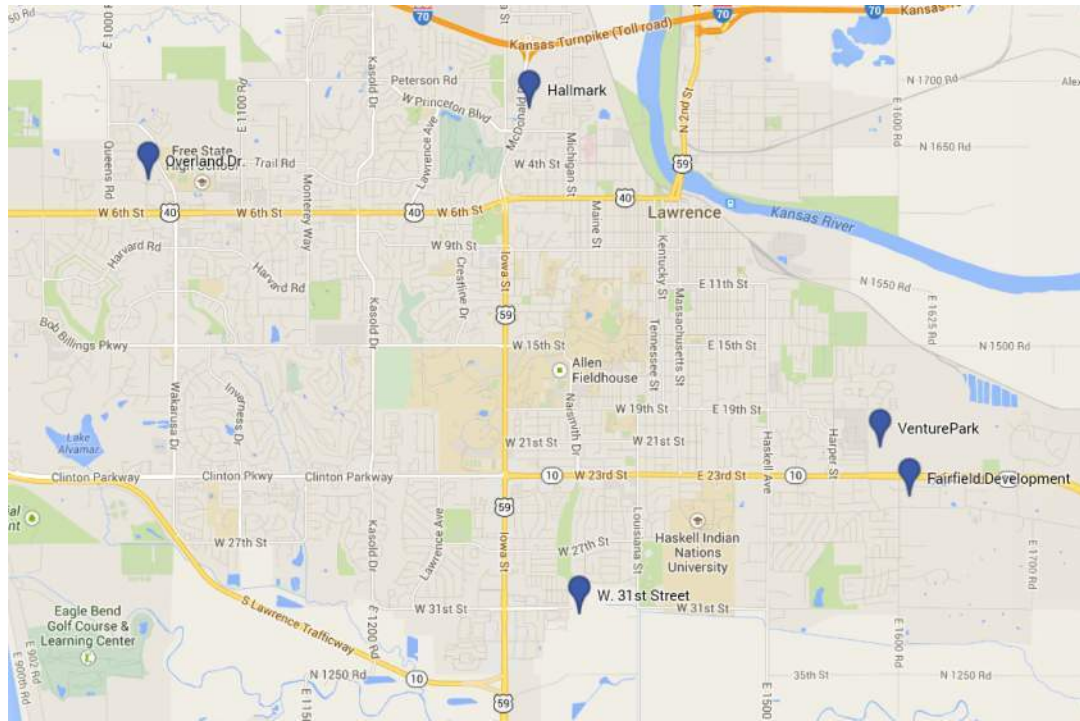
- One Riverfront Plaza, East Side.
- 5651 West 6th Street.
- K-10 Highway and 6th Street interchange.
- W. 31st Street.
- Fairfield.
- Mercato (northeast corner of the K-10 Highway and 6th Street interchange).
- Northeast corner of Wakarusa and Clinton Parkway.
- Franklin Road.

Each proposal was reviewed based upon the criteria established above. Some of the submitted sites had been considered in the initial “long list” of sites.

A final shortlist of sites was determined as a basis for this study. The sites include:

1. VenturePark, Block A, Lot 5 and 6, 2100 and 2200 VenturePark Drive
2. Fairfield Development, 2501 Exchange Place
3. West 31st Street, 1353 N 1300 Road
4. Overland Drive at Wakarusa, 5100 Overland Drive
5. Hallmark Land, 100 McDonald Drive

Proposed Site Map



For the purpose of this evaluation, the following items were studied and documented:

- Acquisition
 - Current ownership.
 - Costs associated with land purchase.
- Zoning
 - Current zoning of the property.
 - Zoning of adjacent properties to review compatibility.
- Flood Plain
 - Does the site contain a designated flood plain and its impact to the site from usability to site development costs?
- Grading
 - Review the existing grades of the site, based upon grades available through City G.I. S system and site visits.
 - Determine the ability to access a lower (basement level) using existing grades
 - Requirement for “cut or fill” (the amount of earth that would need to be removed or brought to the site to make the land useable.)
- Utilities
 - Location of existing water, sanitary sewer and storm sewer service.
 - Length of extension required to serve project.
 - Potential costs associated with extension.
- Access / Roads
 - Existing access to the potential site. (Multiple entry /exit points are desired from a security perspective.

- Ability to access collector or arterial streets to respond to different areas of the City.
 - Traffic flow to and from site.
 - Improvements required or additional roads required developing the site.
- Potential Development Costs
 - Costs associated with developing specific site outside construction costs
 - Includes range of costs for water service, sanitary sewer service, additional roads or drives and/or anticipated rock excavation.
- Accessibility / Drive Times
 - Evaluated the distance (miles) and time (minutes) from the proposed site to the following areas.
 - Lawrence Memorial Hospital
 - Law Enforcement Center/Courthouse
 - Douglas County Jail (served as the east quadrant of City)
 - South Quadrant of City (Wal-Mart)
 - North Quadrant of City (Lawrence Airport)
 - West Quadrant of City (Rock Chalk Park)
 - Each site was studied using Google maps and directions.

VenturePark

Address	2100 and 2200 VenturePark Drive
Acres	14.32
Acquisition Costs	None- City owned land
Current Zoning	IM
Adjacent Zoning	
North	Green Space (detention area), IG
East	Public easement (Westar), Green Space
South	IM
West	GPI (County Fair Grounds)
Historic Environs	No
Flood plain	None
Existing Access	Single point of access from dead-end street accessed from O'Connell Road. O'Connell has direct access to 23rd Street.
Existing Utilities (on site)	
Water	Located at street in southeast corner of site. Extension to building required. (~851')
Sanitary Sewer	Located across street in southeast direction. Extension across street to site and to building required. (~510')
Storm Sewer	Existing creek serving as surface drainage on-site will need to be relocated as part of the project.
Grading	<p>Gentle slope from south to north of ~ 16'. Existing creek will need to be relocated or incorporated into storm sewer system and will require additional site work and fill.</p> <p>Slope allows for potential "walk-out" basement but finish floor elevation will be critical to maintain slope to sanitary sewer and the excavation of rock. Rock is known to exist a few feet below current grades. Any work would require rock excavation. Building pad would need to be raised to bring building to correct elevation.</p>
Access to Streets/Roadways	Site has access to 23rd Street to travel west. Access north and south is limited until Haskell Ave. Second egress would need to be obtained from an extension of E 1575 Rd to west (~345'). Additional road improvements on 1575 Road may be necessary. Extension of this road to E.19th would be desired. With extension of roadways to 19th Street additional access to the west and north is improved.
Potential Development Costs	\$650,000- \$750,000
Average Distance (miles)	5.6 miles
Average Drive Time (minutes)	13.8 minutes

Site Map



Fairfield

Address	2501 Exchange Place
Acres	26.29 (11.83 acres used)
Acquisition Costs	Privately owned; land cost to be determined
Current Zoning	CC200
Adjacent Zoning	
North	CC200
East	IL
South	RM12D, RS5
West	PRD
Historic Environs	No
Flood plain	None
Existing Access	Access to site from Exchange Place to the North and E 25th Terrace to the South. Both are accessed from O'Connell Road with direct access to 23rd Street. No additional road improvements required.
Additional Access/Roads	None beyond typical drives and parking lots.
Utility Information	
Water	Located at street on west side of property and across street at north. Extension from west required. (~120')
Sanitary Sewer	Located at northeastern portion of lot. Extension down street to west and to building required. (~1050')
Storm Sewer	Existing on-site surface drainage and area detention basin installed.
Grading	Gentle slope from north to south to north of ~ 15'. Site allows building to be set above parking for added security and site presence. Grades limit natural walk-out basement. Additional grading required to gain access to basement garage.
Access to Streets/Roadways	Site has access to 23rd Street to travel west. Access north and south is limited until Haskell Ave.
Potential Development Costs	\$75,000- \$90,000
Average Distance (miles)	5.7 miles
Average Drive Time (minutes)	13.7 minutes

Site Map



W. 31st Street

Address	1353 N 1300 Road
Acres	41.32
Acquisition Costs	Privately owned; land advertised at \$37,000 per acre
Current Zoning	AG (County, would required annexation into City)
Adjacent Zoning	
North	CR/Open Space
East	A/B (County)
South	K-10 Easement
West	RM15
Historic Environs	No
Flood plain	Yes, contains both .2 percent and AE flood hazard
Existing Access	Access to site from planned Michigan Street from 31st Street. Additional access to 31st on eastern portion of the site would be desired (right in/right out.)
Additional Access/Roads	None beyond typical drives and parking lots. Michigan St. development is outside project costs and not associated with this project.
Utility Information	
Water	Located at 31st Street. Service is being extended with the SLT project. Extension to the building would be required. (~112')
Sanitary Sewer	Located on southern portion of site. Limited extension required (~117')
Storm Sewer	Existing on-site surface drainage.
Grading	Gentle slope from northwest to southeast to north of ~16'. Slope allows for potential "walk-out" basement but will import fill material. Building pad would need to be raised to bring building above parking lot for security and to mitigate floor plain. (Base floor elevation at 823.)
Access to Streets/Roadways	Site has access to 31rd Street from newly developed Louisiana Street. 31st allows quick access to Iowa to travel north or access to the east. Michigan will connect to the south to 35th Street which will be adjacent to K-10 extension. Michigan St. development is outside project costs and not associated with this project.
Potential Development Costs	\$15,000- \$20,000
Average Distance (miles)	5.6 miles
Average Drive Time (minutes)	12.5 minutes



Overland Drive

Address	5100 Overland Drive
Acres	29.09 (16.5 acres used)
Acquisition Costs	None- City owned land
Current Zoning	OS
Adjacent Zoning	
North	RM12
East	GPI (Free State High School)
South	PCD/RM15
West	PRD
Historic Environs	No
Flood plain	None
Existing Access	Access to site from south at Overland Drive and Congressional Road. Access to Wakarusa to east would be desired.
Additional Access/Roads	Extension from staff parking lot to Wakarusa (~630')
Utility Information	
Water	Located at Southside of property at Overland Drive. Extension to building would be required. (~97')
Sanitary Sewer	Located north of proposed building. Limited extension required (~33')
Storm Sewer	Existing on-site surface drainage. Creation of below grade required at parking lot. (~450')
Grading	Gentle slope from south to north of ~ 10'. Slope allows for potential "walk-out" basement at northern edge of development. Building pad would need to be raised to bring building above parking lot for security. Rock may be encountered in any subsurface excavation.
Access to Streets/Roadways	Site has access from Congressional Drive to West 6th Street and Wakarusa from site or Overland Drive. 6th Street allows access both east and west and Wakarusa allows access to the south. Turn lane improvements would be required on Wakarusa.
Potential Development Costs	\$275,000- \$300,000
Average Distance (miles)	6.2 miles
Average Drive Time (minutes)	13.3 minutes

Site Map



OVERLAND DRIVE SITE



Hallmark

Address	100 McDonald Drive
Acres	47.58 (15.35 acres used)
Acquisition Costs	Privately owned; land advertised at \$69,149 per acre
Current Zoning	IG
Adjacent Zoning	
North	RS10 (KDOT/I-70)
East	RS10/RM12D
South	GPI/CS
West	IG
Historic Environs	No
Flood plain	Yes, contains .2 percent flood hazard (predominately on northern portion of site)
Existing Access	Access to be developed as part of project. Access can occur to the site from east to McDonald Drive and to the south to W. 2nd Street.
Additional Access/Roads	Development of roads and access from McDonald Drive and W/ 2nd Street. (1130' plus any required access development to McDonald Drive)
Utility Information	
Water	Located at W 2nd Street. Extension loop to building would and around site be required. (~1385')
Sanitary Sewer	Located northeast of proposed building. Extension to building would be required. (~614')
Storm Sewer	Existing on-site surface drainage. Existing surface drainage south of proposed build may require additional work depending on final layout.
Grading	Gentle slope from west to east of ~ 16'. Slope allows for potential "walk-out" basement at eastern edge of development. Building pad would need to be raised to bring building above parking lot for security. Import fill or borrow from other portions of the site would be required.
Access to Streets/Roadways	Site would have access to McDonald Drive. McDonald Drive allows direct access to I-70 (turnpike) for access to east and west Lawrence and Iowa Street for southern access. Iowa Street allows access south and east west to all portions of the City.
Potential Development Costs	\$750,000- \$830,000
Average Distance (miles)	4.7 miles
Average Drive Time (minutes)	10.5 minutes

Site Map





6. Appendix

A. Revised Program of Spaces

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2												↓
Workstation Standard - WST2												↓
Planning Horizon Workstations Required - WS2												↓
Planning Horizon Personnel - P2												↓
Current Space Needs - S1												↓
Current Frequent Peak Occupants - O1												↓
Workstation Standard - WST1												↓
Current Workstations Required - WS1												↓
Current Personnel - P1												↓
1.00 ADMINISTRATION		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
1.01	Chief of Police	1	1	PS-1	6	295	1	1	PS-1	6	295	295
1.02	Assistant to the Chief	1	1	PS-4	4	150	1	1	PS-4	4	150	150
1.03	Deputy Chief	0	0	-	0	0	1	1	PS-2	5	200	200
1.04	Administrative Support	1	1	PS-5	3	125	1	1	PS-5	3	125	125
1.05	Public Affairs Sergeant	1	1	PS-4	3	150	1	1	PS-4	3	150	150
1.06	Staff Attorney	0	0	-	0	0	1	1	PS-5	3	125	0
1.07	Special Assignment	0	1	PS-5	2	125	0	1	PS-5	2	125	0
1.08	Personnel/OPA Files	0	0	-	1	80	0	0	-	1	125	125
1.09	Work Room	0	0	-	1	80	0	0	-	1	80	80
1.10	Conference Room ^{1, 2}	0	0	PS-13	12	365	0	0	PS-13	14	400	400
Totals (Areas= Net Square Feet)		4				1,370	6				1,775	1,525

1. Additional seating at side of conference room.

2. Service counter in conference room.

FUNCTIONAL ELEMENTS AND SPACE NEEDS													
LAWRENCE POLICE DEPARTMENT													
Planning Horizon Space Needs - S2													
Planning Horizon Frequent Peak Occupants - O2											↓		
Workstation Standard - WST2									↓	↓	↓		
Planning Horizon Workstations Required - WS2								↓	↓	↓	↓		
Planning Horizon Personnel - P2							↓	↓	↓	↓	↓		
Current Space Needs - S1						↓	↓	↓	↓	↓	↓		
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓	↓		
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1			↓	↓	↓	↓	↓	↓	↓	↓	↓		
Current Personnel - P1		↓	↓	↓	↓	↓	↓	↓	↓	↓	↓		
2.00 INFORMATION SERVICES		2012					2032					Revised	
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2	
2.01	Information Services Captain	1	1	PS-3	5	175	1	1	PS-3	5	175	175	
2.02	Records Civilian Manager	1	1	PS-4	3	150	1	1	PS-4	3	150	150	
2.03	Records Clerks	8	11	PS-8	12	935	11	11	PS-8	15	1,175	930	
2.04	Staff Records Counter	0	0	-	2	40	0	0	-	5	40	40	
2.05	Teleserve	3	2	PS-9	4	120	4	3	PS-9	6	180	180	
2.06	Records Work Room	0	0	-	2	80	0	0	-	2	80	80	
2.07	Active Records Storage ¹	0	0	-	2	240	0	0	-	3	285	180	
2.08	Archive Records Storage ¹	0	0	-	1	1,285	0	0	-	1	1,645	800	
2.09	Report Taking	0	0	PS-17a	3	75	0	0	PS-17a	3	75	75	
2.10	Report Taking / Booking / Fingerprinting	0	0	PS-17a	3	90	0	0	PS-17a	3	90	90	
2.11	Receiving / Central Supply / Mail Room	0	0	-	2	120	0	0	-	2	130	130	
2.12	Animal/Parking Control Civilian Manager	1	1	PS-5	3	125	1	1	PS-5	3	125	125	
2.13	Animal Control Officers ²	3+[1]	3	PS-13	3	160	5+[1]	5	PS-13	5	250	250	
2.14	Parking Control Officers ²	5	3	PS-13	5	160	6	4	PS-13	6	235	0	
2.15	Meter Technician / Work Room	1	1	PS-9	1	500	2	2	PS-9	2	700	0	
2.16	Crossing Guards	[14]	0	-	0	0	[14]	0	-	0	0	0	

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2											↓	
Workstation Standard - WST2									↓	↓	↓	
Planning Horizon Workstations Required - WS2								↓	↓	↓	↓	
Planning Horizon Personnel - P2							↓	↓	↓	↓	↓	
Current Space Needs - S1						↓	↓	↓	↓	↓	↓	
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓	↓	
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓	↓	
Current Workstations Required - WS1			↓	↓	↓	↓	↓	↓	↓	↓	↓	
Current Personnel - P1		↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	
2.00 INFORMATION SERVICES		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
2.17	Professional Accountability Sergeant	1	1	PS-4	3	150	1	1	PS-4	3	150	150
2.18	Professional Accountability Conference	0	0	PS-17d	4	100	0	0	PS-17d	4	100	0
2.19	Chaplains	[4]	0	PS-17b	5	100	[4]	0	PS-17b	5	100	0
2.20	Crime Analysis	2+[1]	2	PS-8	4	165	4+[1]	4	PS-8	8	350	350
2.21	Information Technology	3	5	PS-8	6	450	5	5	PS-8	7	530	530
2.22	Information Technology Work Room	0	0	-	5	120	0	0	-	5	120	120
2.23	Information Technology Storage	0	0	-	1	80	0	0	-	1	110	110
2.24	Technology / Media / Equipment	0	0	-	2	55	0	0	-	2	70	70
Totals (Areas= Net Square Feet)		29				5,475	41				6,865	4,535

1. High Density Storage

2. Report writing style workstations with a small conference table.

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2										↓		
Workstation Standard - WST2									↓	↓		
Planning Horizon Workstations Required - WS2								↓	↓	↓		
Planning Horizon Personnel - P2							↓	↓	↓	↓		
Current Space Needs - S1							↓	↓	↓	↓		
Current Frequent Peak Occupants - O1						↓	↓	↓	↓	↓		
Workstation Standard - WST1					↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1					↓	↓	↓	↓	↓	↓		
Current Personnel - P1					↓	↓	↓	↓	↓	↓		
3.00 COMMUNITY SERVICES		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
3.01	Community Services Captain	1	1	PS-3	5	175	1	1	PS-3	5	175	175
3.02	Management Analyst	1	1	PS-5	3	150	1	1	PS-5	3	125	125
3.03	Administrative Support	1	1	PS-5	3	125	1	1	PS-5	3	125	125
3.04	Training Sergeant	1	1	PS-4	4	150	1	1	PS-4	4	150	150
3.05	Training Officers	2	2	PS-8	4	160	4	4	PS-8	8	350	350
3.06	Training Files	0	0	-	1	115	0	0	-	1	120	0
3.07	Resource Room / Equipment	0	0	-	2	125	0	0	-	2	175	0
3.08	Academy Training / Computer Lab ¹	0	0	PS-12d	30	925	0	0	PS-12d	30	925	700
3.09	Training Room ²	0	0	PS-12a	60	1,535	0	0	PS-12a	60	1,535	1,535
3.10	Training Room Galley	0	0	-	1	60	0	0	-	1	60	60
3.11	Training Room Storage/ Files/ Equipment	0	0	-	2	325	0	0	-	2	325	400
3.12	Defensive Tactics Training	0	0	-	25	900	0	0	-	25	900	900
3.13	Defensive Tactics Storage	0	0	-	2	80	0	0	-	2	110	110
3.14	F.A.T.S. Storage	0	0	-	2	120	0	0	-	2	120	120
3.15	Armorer / Gun Cleaning	0	0		4	145	0	0		6	180	180
3.16	Ammunition Storage	0	0	-	1	60	0	0	-	1	80	80
3.17	Quartermaster	0	0	-	2	120	0	0	-	2	120	120

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2											↓	
Workstation Standard - WST2										↓	↓	
Planning Horizon Workstations Required - WS2								↓	↓	↓	↓	
Planning Horizon Personnel - P2							↓	↓	↓	↓	↓	
Current Space Needs - S1							↓	↓	↓	↓	↓	
Current Frequent Peak Occupants - O1						↓	↓	↓	↓	↓	↓	
Workstation Standard - WST1					↓	↓	↓	↓	↓	↓	↓	
Current Workstations Required - WS1					↓	↓	↓	↓	↓	↓	↓	
Current Personnel - P1					↓	↓	↓	↓	↓	↓	↓	
3.00 COMMUNITY SERVICES		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
3.18	Special Projects Unit Sergeant	0	0	-	0	0	1	1	PS-4	4	150	150
3.19	School & Neighborhd Resource Officers	8	8	PS-9	8	530	10	10	PS-9	10	650	650
3.20	SRO/ NRO/ Community Services Storage	0	0	-	1	55	0	0	-	1	75	100
3.21	Blue Santa Program Storage	0	0	-	2	350	0	0	-	3	475	0
3.22	Community Services Storage	0	0	-	1	55	0	0	-	1	75	0
Totals (Areas= Net Square Feet)		14				6,260	19				7,000	6,030

1. Subdividable into two separate classrooms with sound-rated operable panel partition.

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2											↓	
Workstation Standard - WST2										↓	↓	
Planning Horizon Workstations Required - WS2								↓	↓	↓	↓	
Planning Horizon Personnel - P2							↓	↓	↓	↓	↓	
Current Space Needs - S1							↓	↓	↓	↓	↓	
Current Frequent Peak Occupants - O1						↓	↓	↓	↓	↓	↓	
Workstation Standard - WST1					↓	↓	↓	↓	↓	↓	↓	
Current Workstations Required - WS1					↓	↓	↓	↓	↓	↓	↓	
Current Personnel - P1					↓	↓	↓	↓	↓	↓	↓	
4.00 PATROL		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
4.01	Patrol Captain	1	1	PS-3	5	175	1	1	PS-3	5	175	175
4.02	Patrol Captain	1	1	PS-3	5	175	1	1	PS-3	5	175	175
4.03	Patrol Captain	1	1	PS-3	5	175	1	1	PS-3	5	175	175
4.04	Patrol Sergeants	9	9	PS-8	9	775	16	16	PS-8	16	1,335	1,060
4.05	Administrative Support	0	0	-	0	0	1	1	PS-5	3	125	125
4.06	Patrol Conference #1	0	0	PS-13	6	185	0	0	PS-13	6	185	185
4.07	Squad Room	84	0	PS-11	30	700	96	0	PS-11	36	800	800
4.08	Report Writing	0	14	PS-15b	14	155	0	20	PS-15b	20	210	400
4.09	Work Room / Mail Room	0	0	-	2	120	0	0	-	2	120	0
4.10	Patrol Supply Storage	0	0	-	1	80	0	0	-	1	80	100
4.11	Patrol Technology Storage	0	0	-	1	50	0	0	-	1	50	0
4.12	Bag Drop	0	0	-	35	85	0	0	-	50	120	120
4.13	Critical Response Team Lockers ¹	0	35	PS-18c	35	925	0	35	PS-18c	35	925	925
4.14	Critical Response Team Equipment	0	0		4	120	0	0		4	120	120
Totals (Areas= Net Square Feet)		96				3,720	116				4,595	4,360

1. Uses Type #1 lockers but at 36" square and turn-out style without doors.

FUNCTIONAL ELEMENTS AND SPACE NEEDS																	
LAWRENCE POLICE DEPARTMENT																	
Planning Horizon Space Needs - S2																	
Planning Horizon Frequent Peak Occupants - O2										↓							
Workstation Standard - WST2								↓		↓							
Planning Horizon Workstations Required - WS2								↓		↓			↓				
Planning Horizon Personnel - P2							↓		↓		↓		↓				
Current Space Needs - S1							↓		↓		↓		↓		↓		
Current Frequent Peak Occupants - O1						↓		↓		↓			↓		↓		
Workstation Standard - WST1						↓		↓		↓			↓		↓		
Current Workstations Required - WS1					↓		↓		↓		↓		↓		↓		
Current Personnel - P1				↓		↓		↓		↓			↓		↓		
5.00 INVESTIGATIONS			2012				2032					Revised					
#	NAME		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2				
5.01	Investigations Captain		1	1	PS-3	5	175	1	1	PS-3	5	175	175				
5.02	Investigations Sergeant		1	1	PS-4	4	150	1	1	PS-4	4	150	150				
5.03	Investigations Sergeant		1	1	PS-4	4	150	1	1	PS-4	4	150	150				
5.04	Investigations Sergeant		0	0	-	0	0	1	1	PS-4	4	150	150				
5.05	Investigators / CSI		22	26	PS-8	26	2,140	30	34	PS-8	40	3,260	2,770				
5.06	Aministrative Support		1	1	PS-5	3	125	2	2	PS-7	6	215	215				
5.07	Active Files		0	0	-	1	110	0	0	-	2	150	0				
5.08	Work Room		0	0	-	2	80	0	0	-	3	80	80				
5.09	Detective Equipment		0	0	-	1	80	0	0	-	1	110	110				
5.10	Conference Room ¹		0	0	PS-13	24	530	0	0	PS-13	24	530	530				
5.11	Soft Interview Room		0	0	PS-17b	4	100	0	0	PS-17b	4	100	100				
5.12	Interview Room		0	0	PS-17d	3	100	0	0	PS-17d	3	100	100				
5.13	Interview Room		0	0	PS-17d	3	100	0	0	PS-17d	3	100	100				
5.14	Interview Room		0	0	PS-17d	3	100	0	0	PS-17d	3	100	100				
5.15	Interview Room		0	0	PS-17d	3	100	0	0	PS-17d	3	100	100				
5.16	Interview Room		0	0	PS-17d	3	100	0	0	PS-17d	3	100	100				
5.17	Interview Room		0	0	PS-17d	3	100	0	0	PS-17d	3	100	100				
5.18	Interview Room		0	0	-	0	0	0	0	PS-17d	3	100	100				

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2										↓		
Workstation Standard - WST2									↓	↓		
Planning Horizon Workstations Required - WS2								↓	↓	↓		
Planning Horizon Personnel - P2							↓	↓	↓	↓		
Current Space Needs - S1						↓	↓	↓	↓	↓		
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓		
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1			↓	↓	↓	↓	↓	↓	↓	↓		
Current Personnel - P1		↓	↓	↓	↓	↓	↓	↓	↓	↓		
5.00 INVESTIGATIONS			2012				2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
5.19	Interview Room	0	0	-	0	0	0	0	PS-17d	3	100	0
5.20	Interviewee Restroom	0	0	PS-14b	1	65	0	0	PS-14b	1	65	65
5.21	Drug Enforcement Unit Sergeant	0	0	-	0	0	1	1	PS-4	4	150	150
5.22	Drug Enforcement Investigators/Officers	3+[2]	8	PS-8	8	700	4+[3]	8	PS-8	10	850	690
5.23	Drug Enforcement Administrative Support	[1]	1	PS-5	3	125	[1]	1	PS-5	3	125	125
5.24	Drug Enforcement Files	0	0	-	1	55	0	0	-	1	75	75
5.25	Drug Enforcement C.I. Prep Room	0	0	PS-17c	4	85	0	0	PS-17c	4	85	0
5.26	Drug Enforcement Equipment / Work Room	0	0	-	1	80	0	0	-	1	110	110
5.27	Drug Enforcement Processing & Storage	0	0	-	2	110	0	0	-	2	150	150
5.28	Traffic Unit Sergeant	0	0	-	0	0	1	1	PS-4	4	150	150
5.29	Traffic Unit Officers	6	6	PS-8	6	530	9	5	PS-?	9	775	350
5.30	Traffic Unit Storage	0	0	-	1	50	0	0	-	1	70	70
5.31	Crimestoppers Storage	0	0	-	1	35	0	0	-	1	50	50
Totals (Areas= Net Square Feet)		35				6,075	51				8,525	7,115

1. Additional seating at side of conference room.

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2										↓		
Workstation Standard - WST2										↓	↓	
Planning Horizon Workstations Required - WS2								↓	↓	↓	↓	
Planning Horizon Personnel - P2							↓	↓	↓	↓	↓	
Current Space Needs - S1						↓	↓	↓	↓	↓	↓	
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓	↓	
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓	↓	
Current Workstations Required - WS1			↓	↓	↓	↓	↓	↓	↓	↓	↓	
Current Personnel - P1		↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	
6.00	EVIDENCE & PROPERTY	2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
6.01	Evidence Officers & Technicians	3	4	PS-9	6	300	5	5	PS-9	8	425	350
6.02	Evidence Intake	0	0	PS-16	3	90	0	0	PS-16	4	125	125
6.03	Evidence Review	0	0	PS-13	6	185	0	0	PS-13	6	185	185
6.04	Evidence Restroom	0	0	PS-14b	1	65	0	0	PS-14b	1	65	65
6.05	Evidence & Property - General Storage ¹	0	0		2	1,800	0	0		3	2,300	2,300
6.06	Evidence & Property - Firearms ²	0	0		1	130	0	0		1	175	175
6.07	Evidence & Property - Drugs ³	0	0		1	150	0	0		1	200	200
6.08	Evidence & Property - Hazardous ³	0	0		1	60	0	0		1	80	80
6.09	Evidence & Property - Large Items ³	0	0		2	1,000	0	0		2	1,200	1,200
6.10	Evidence & Property - Bicycles ⁴	0	0		1	800	0	0		1	1,050	1,050
6.11	Large Evidence Drop	0	0		1	36	0	0		1	36	36
6.12	Large Evidence Drop	0	0		1	36	0	0		1	36	36
6.13	Large Evidence Drop	0	0		1	36	0	0		1	36	0
6.14	Large Evidence Drop	0	0		0	0	0	0		1	36	0
6.15	Incinerator (Exterior)	0	0		1	0	0	0		1	0	0
6.16	Evidence Supplies	0	0		1	80	0	0		1	110	110
Totals (Areas= Net Square Feet)		3				4,768	5				6,059	5,912

1. High Density Mobile Storage, 2. High Density Weapons Storage, 3. Standard 4-Post Storage Shelving, 4. High Density Hanging Bicycle Storage

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2										↓		
Workstation Standard - WST2									↓	↓		
Planning Horizon Workstations Required - WS2								↓	↓	↓		
Planning Horizon Personnel - P2							↓	↓	↓	↓		
Current Space Needs - S1						↓	↓	↓	↓	↓		
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓		
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1			↓	↓	↓	↓	↓	↓	↓	↓		
Current Personnel - P1		↓	↓	↓	↓	↓	↓	↓	↓	↓		
7.00 FORENSICS		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
7.01	Officer Processing (Unsecured)	0	0		4	500	0	0		4	500	300
7.02	Forensics Laboratory	0	0		3	700	0	0		3	700	600
7.03	DNA / Clean Room	0	0		2	220	0	0		2	220	220
7.04	Photo Lab	0	0		2	120	0	0		2	120	0
7.05	Faraday Room	0	2		2	75	0	2		2	75	75
7.06	Computer Forensics	0	6+2		8	850	0	8+3		10	1,120	600
7.07	Supplies	0	0		1	80	0	0		1	110	110
7.08	Dirty Evidence Processing	0	0		2	80	0	0		2	80	80
7.09	Vehicle Processing	0	0		2	900	0	0		3	900	500
7.10	Crime Scene Equipment	0	0		2	110	0	0		2	150	150
Totals (Areas= Net Square Feet)		0				3,635	0				3,975	2,635

FUNCTIONAL ELEMENTS AND SPACE NEEDS												
LAWRENCE POLICE DEPARTMENT												
Planning Horizon Space Needs - S2												
Planning Horizon Frequent Peak Occupants - O2										↓		
Workstation Standard - WST2									↓	↓		
Planning Horizon Workstations Required - WS2								↓	↓	↓		
Planning Horizon Personnel - P2							↓	↓	↓	↓		
Current Space Needs - S1						↓	↓	↓	↓	↓		
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓		
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1				↓	↓	↓	↓	↓	↓	↓		
Current Personnel - P1			↓	↓	↓	↓	↓	↓	↓	↓		
8.00 BUILDING SUPPORT		2012					2032					Revised
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
8.01	Public Vestibule	0	0	-	2	80	0	0	-	2	80	80
8.02	Public Lobbies	0	0	-	12	600	0	0	-	12	800	700
8.03	Waiting Lounge	0	0	-	8	120	0	0	-	8	120	0
8.04	Men's Public Restrooms (2)	0	0	PS-14a	4	265	0	0	PS-14a	4	350	250
8.05	Women's Public Restrooms (2)	0	0	PS-14a	4	265	0	0	PS-14a	4	350	250
8.06	Men's Locker Room	0	155/20	PS-18b	-	2,000	0	199/30	PS-18b	-	2,585	2,585
8.07	Men's Staff Restrooms (2)	0	-	PS-14a	7	430	0	-	PS-14a	10	570	440
8.08	Men's Showers	0	-	PS-19	4	150	0	-	PS-19	5	200	150
8.09	Women's Locker Room	0	23/20	PS-18b	-	350	0	29/30	PS-18b	-	460	460
8.10	Women's Staff Restrooms (2)	0	-	PS-14a	4	350	0	-	PS-14a	6	400	400
8.11	Women's Showers	0	-	PS-19	2	85	0	-	PS-19	3	115	115
8.12	Fitness Room	0	0	-	15	750	0	0	-	20	1,000	1,000
8.13	Staff Break Room / Kitchen	0	0	-	14	475	0	0	-	20	650	450
8.14	Staff Entry / Mud Room	0	0	-	3	80	0	0	-	4	100	100
8.15	Quiet Room	0	0	-	4	105	0	0	-	4	105	0
8.16	Sally Port	0	0	PS-20b	2	960	0	0	PS-20b	2	960	900
8.17	Secure Interview Room	0	0	PS-17a	3	75	0	0	PS-17a	3	75	75

FUNCTIONAL ELEMENTS AND SPACE NEEDS													
LAWRENCE POLICE DEPARTMENT													
Planning Horizon Space Needs - S2													
Planning Horizon Frequent Peak Occupants - O2											↓		
Workstation Standard - WST2									↓	↓	↓		
Planning Horizon Workstations Required - WS2								↓	↓	↓	↓		
Planning Horizon Personnel - P2							↓	↓	↓	↓	↓		
Current Space Needs - S1						↓	↓	↓	↓	↓	↓		
Current Frequent Peak Occupants - O1					↓	↓	↓	↓	↓	↓	↓		
Workstation Standard - WST1				↓	↓	↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1				↓	↓	↓	↓	↓	↓	↓	↓		
Current Personnel - P1			↓	↓	↓	↓	↓	↓	↓	↓	↓		
8.00 BUILDING SUPPORT		2012					2032					Revised	
#	NAME	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2	
8.18	Decontamination Shower	0	0	-	1	25	0	0	-	1	25	25	
8.19	Custodian / Supplies/ Maintenance	0	0	-	0	110	1	1	PS-9	2	150	175	
8.20	Facility Maintenance	0	0	-	0	0	1	1	PS-9	2	125	0	
8.21	Janitors Closets (3)	0	0	-	2	150	0	0	-	2	150	105	
8.22	Exterior Equipment Storage	0	0	-	1	50	0	0	-	1	50	50	
8.23	DEMARC Room	0	0	-	1	50	0	0	-	1	50	50	
8.24	File Server Room	0	0	-	2	100	0	0	-	2	150	290	
8.25	Data Closets (2)	0	0	-	2	100	0	0	-	2	100	100	
8.26	Mechanical Rooms	0	0	-	2	2,000	0	0	-	2	2,750	2,610	
8.27	Electrical Rooms	0	0	-	2	150	0	0	-	2	200	200	
8.28	Radio Equipment	0	0	-	1	80					110	110	
8.29	Recycling Room	0	-	-		80	0	-	-		100	0	
Totals (Areas= Net Square Feet)		0				10,035	2				12,880	11,670	

FUNCTIONAL ELEMENTS AND SPACE NEEDS													
LAWRENCE POLICE DEPARTMENT													
Planning Horizon Space Needs - S2													
Planning Horizon Frequent Peak Occupants - O2												↓	
Workstation Standard - WST2												↓	↓
Planning Horizon Workstations Required - WS2												↓	↓
Planning Horizon Personnel - P2												↓	↓
Current Space Needs - S1												↓	↓
Current Frequent Peak Occupants - O1												↓	↓
Workstation Standard - WST1												↓	↓
Current Workstations Required - WS1												↓	↓
Current Personnel - P1												↓	↓
9.00 GARAGE		CURRENT SPACE	0					0					Revised
#	NAME		P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
9.01	Fleet Vehicles	0	0	30	-	30	9,900	0	40	-	40	13,200	9,900
9.02	Mobile Breath Test Van												
9.03	CRT Vehicles		0	2	-	2	700	0	2	-	2	700	700
9.04	Evidence Vans												
9.05	Surveillance Vehicle												
9.06	Undercover Vehicles		0	7	-	7	2,310	0	7	-	7	2,310	2,310
9.07	Speed Trailer												
9.08	Patrol Bicycles (4 per stall)		0	2	-	8	660	0	2	-	8	660	660
9.09	Patrol Motorcycles (2 per stall)		0	2	-	4	660	0	2	-	4	660	660
9.10	Armored Vehcile												
9.11	Siezure Vehicles												
9.12	EVOC Trailer												
9.13	Motorcycle Trailer												
9.14	Gator												
9.15	Vehicle Maintenance / Wash Bay / Supply		0	0	-	3	100	0	0	-	3	990	100
Totals (Areas= Net Square Feet)		0	0	43		54	14,330	0	53		64	18,520	14,330

0												
0												
												0
											0	↓
										0	↓	↓
									0	↓	↓	↓
								0	↓	↓	↓	↓
							0	↓	↓	↓	↓	↓
						0	↓	↓	↓	↓	↓	↓
					0	↓	↓	↓	↓	↓	↓	↓
				0	↓	↓	↓	↓	↓	↓	↓	↓
			0	↓	↓	↓	↓	↓	↓	↓	↓	↓
		0	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
10.00 FIRING RANGE			0					0				
#	NAME	CURRENT SPACE	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2
10.01	Secure Entry Vestibule	0	0	0	-	2	50	0	0	-	2	50
10.02	Firing Range	0	0	0	-	8	3,400	0	0	-	8	3,400
10.03	Range Control Room	0	0	0	-	2	100	0	0	-	2	100
10.04	Range Storage	0	0	0	-	2	100	0	0	-	2	100
Totals (Areas= Net Square Feet)			0	0	0	14	3,650	0	0		14	3,650

FUNCTIONAL ELEMENTS AND SPACE NEEDS													
LAWRENCE POLICE DEPARTMENT													
Planning Horizon Space Needs - S2													
Planning Horizon Frequent Peak Occupants - O2											↓		
Workstation Standard - WST2										↓	↓		
Planning Horizon Workstations Required - WS2									↓	↓	↓		
Planning Horizon Personnel - P2								↓	↓	↓	↓		
Current Space Needs - S1							↓	↓	↓	↓	↓		
Current Frequent Peak Occupants - O1							↓	↓	↓	↓	↓		
Workstation Standard - WST1						↓	↓	↓	↓	↓	↓		
Current Workstations Required - WS1					↓	↓	↓	↓	↓	↓	↓		
Current Personnel - P1				↓	↓	↓	↓	↓	↓	↓	↓		
11.00 OUTBUILDING			0					0					Revised
#	NAME	CURRENT SPACE	P1	WS1	WST1	O1	S1	P2	WS2	WST2	O2	S2	S2
##	Fleet Vehicles												
##	Mobile Breath Test Van	1,200	0	1	-	1	330	0	1	-	1	330	330
##	CRT Vehicles												
##	Evidence Vans	in 9.02	0	2	-	2	660	0	2	-	2	660	660
##	Surveillance Vehicle	in 9.02	0	1	-	1	330	0	1	-	1	330	330
##	Undercover Vehicles												
##	Speed Trailer	in 9.02	0	1	-	1	330	0	1	-	1	330	330
##	Patrol Bicycles (4 per stall)												
##	Patrol Motorcycles (2 per stall)												
##	Armored Vehcile	0	0	1	-	1	330	0	1	-	1	330	330
##	Siezure Vehicles	in 6.10	0	6	-	6	1,980	0	6	-	6	1,980	0
##	EVOC Trailer	0	0	1	-	1	330	0	1	-	1	330	0
##	Motorcycle Trailer	in 6.10	0	1	-	1	330	0	1	-	1	330	0
##	Gator	0	0	1	-	1	330	0	1	-	1	330	330
##	Vehicle Maintenance / Wash Bay / Supply	200	0	0	-	3	890	0	0	-	3	990	890
##	Blue Santa Program Storage												475
Totals (Areas= Net Square Feet)		1,400	0	15		18	5,840	0	15		18	5,940	3,675

B. Building Configuration Table

BUILDING CONFIGURATION - OPTION #3										
LAWRENCE POLICE DEPARTMENT										
FUNCTIONAL ELEMENTS				BASEMENT		1ST FLOOR		2ND FLOOR		GROSS TOTAL
				NET	GROSS	NET	GROSS	NET	GROSS	
1.0	ADMINISTRATION							1,525		
2.0	INFORMATION SERVICES			800		1,855		1,880		
	2.08, 2.15			●						
	2.01-2.07, 2.09-2.14, 2.17-2.20					●				
	2.21-2.24							●		
3.0	COMMUNITY SERVICES			260				5,770		
	3.15, 3.16			●						
	3.12, 3.13					●				
	3.01-3.11, 3.14, 3.17-3.20, 3.22							●		
	3.21									
4.0	PATROL			240		4,120				
	4.12, 4.14			●						
	4.01-4.11, 4.13					●				
5.0	INVESTIGATIONS							7,115		
6.0	EVIDENCE & PROPERTY					5,912				
7.0	FORENSICS					2,635				
8.0	BUILDING SUPPORT			3,420		6,525		1,725		
	8.14, 8.19, 8.20, 8.21, 8.22, 8.25-8.29			●						
	8.01-8.12, 8.15-8.18, 8.21, 8.25, 8.27					●				
	8.02, 8.04, 8.05, 8.07, 8.10, 8.13, 8.21, 8.24, 8.27							●		
	NET SPACE SUBTOTALS			4,720		21,047		18,015		
	Accessory Support Space		3%	142		631		540		
	Circulation		27%	1,313		5,853		5,010		
	Walls and Unusable Area		9%	556		2,478		2,121		
	1.00 - 8.00 GROSS SUBTOTALS				6,730		30,009		25,686	62,426
9.0	GARAGE			14,330						
	9.01, 9.03, 9.08, 9.09, 9.15			●						
	9.02, 9.04-9.07, 9.10-9.14									
10.0	FIRING RANGE			3,650						
	NET SPACE SUBTOTALS			17,980						
	Walls and Unusable Area		9%	1,618						
	9.0 - 10.0 GROSS SUBTOTALS				19,598					19,598
GROSS TOTALS FOR ALL FLOORS					26,328		30,009		25,686	82,024

Table 6.3

C. Estimate of Probable Costs (2012 Needs Assessment)

STATEMENT OF PROBABLE COST - BUILDING CONFIGURATION OPTION #1					
LAWRENCE POLICE DEPARTMENT					
	Unit Cost	Quantity	Units	Cost	
BUILDING AND SITE DEVELOPMENT	Building Construction - Above Grade	58,837	Sq. Ft.	\$ 216.00	\$ 12,708,792.00
	Building Construction - Basement	35,811	Sq. Ft.	\$ 147.00	\$ 5,264,217.00
	Building Construction - Outbuilding	8,591	Sq. Ft.	\$ 100.00	\$ 859,100.00
	Normal Site Development	103,239	Sq. Ft.	\$ 20.00	\$ 2,064,780.00
MISCELLANEOUS HARD COSTS	Phone / Data Wiring	103,239	Sq. Ft.	\$ 4.00	\$ 412,956.00
	Security Systems	103,239	Sq. Ft.	\$ 5.00	\$ 516,195.00
	Landscaping / Irrigation System	\$20,896,889	Building/Site Cost	1.00%	\$ 208,968.00
	Firing Range Equipment & Acoustics	3,979	Sq. Ft.	\$ 210.00	\$ 835,485.00
		SUBTOTAL			\$ 22,870,493.00
		10% BID CONTINGENCY			\$ 2,287,049.00
		TOTAL HARD COSTS			\$ 25,157,542.00
SOFT COSTS	Professional Fees				\$ 2,012,603.00
	Construction Phase Contingency				\$ 250,000.00
	Geotechnical and Surveying				\$ 25,000.00
	Construction Testing Services				\$ 50,000.00
	Furnishings				\$ 914,819.00
	High Density Storage Systems				\$ 175,000.00
	Audio/Visual Systems				\$ 200,000.00
	Evidence Incinerator				\$ 34,500.00
	Unknown Site Development Contingency				\$ 500,000.00
		TOTAL SOFT COSTS			\$ 4,161,922.00
PROJECT COST		HARD PROJECT COSTS			\$ 25,157,542.00
		SOFT PROJECT COSTS			\$ 4,161,922.00
		TOTAL PROJECT COSTS			\$ 29,319,464.00
		Escalation Cost 2013 (2012 +4%)			\$ 30,492,242.00
		Escalation Cost 2014 (2013 +4%)			\$ 31,711,931.00

D. Summary of Additional Site Costs

City of Lawrence, KS

Police Facility Study

Additional Site Costs (does not include grading of site)

McDonald Drive

Item	Qty.		\$/lf		sub-total
Water	3705	\$	70.00	\$	259,350.00
Sanitary	614	\$	70.00	\$	42,980.00
Storm sewer	0	\$	6.70	\$	-
Roads	1130	\$	400.00	\$	452,000.00
Sub-Total				\$	754,330.00
Contingency			10%	\$	75,433.00
Totals				\$	829,763.00

Overland Drive

Item	Qty.		\$/lf		sub-total
Water	97	\$	70.00	\$	6,790.00
Sanitary	33	\$	70.00	\$	2,310.00
Storm sewer	450	\$	15.00	\$	6,750.00
Roads	630	\$	400.00	\$	252,000.00
Rock excavation	allowance			\$	-
Sub-Total				\$	267,850.00
Contingency			10%	\$	26,785.00
Totals				\$	294,635.00

31 st Street

Item	Qty.		\$/lf		sub-total
Water	112	\$	70.00	\$	7,840.00
Sanitary	117	\$	70.00	\$	8,190.00
Storm sewer	0	\$	6.70	\$	-
Roads	0	\$	400.00	\$	-
Sub-Total				\$	16,030.00
Contingency			10%	\$	1,603.00
Totals				\$	17,633.00

VenturePark

Item	Qty.		\$/lf		sub-total
Water	851	\$	70.00	\$	59,570.00
Sanitary	510	\$	70.00	\$	35,700.00
Storm sewer	470	\$	6.70	\$	3,149.00
Roads	345	\$	400.00	\$	138,000.00
Rock excavation	allowance			\$	438,000.00
Sub-Total				\$	674,419.00
Contingency			10%	\$	67,441.90
Totals				\$	741,860.90

Fairfield

Item	Qty.		\$/lf		sub-total
Water	120	\$	70.00	\$	8,400.00
Sanitary	1050	\$	70.00	\$	73,500.00
Storm sewer	0	\$	6.70	\$	-
Roads	0	\$	400.00	\$	-
Sub-Total				\$	81,900.00
Contingency			10%	\$	8,190.00
Totals				\$	90,090.00

E. Summary of Drive Times

City of Lawrence, KS

Police Facility Study

Drive Times

McDonald Drive

Location	Distance (miles)	Time (minutes)
LMH	1.4	3
LEC	2.8	8
Jail	6.7	16
South Walmart	6.8	15
Rock Chalk Park	5.2	11
Lawrence Airport	5.5	10
Average	4.7	10.5

Overland Drive

Location	Distance (miles)	Time (minutes)
LMH	4	10
LEC	5	13
Jail	8.8	22
South Walmart	8.5	11
Rock Chalk Park	2	5
Lawrence Airport	9.1	19
Average	6.2	13.3

31 st Street

Location	Distance (miles)	Time (minutes)
LMH	4.6	13
LEC	4.2	12
Jail	5.2	12
South Walmart	0.7	2
Rock Chalk Park	9	14
Lawrence Airport	9.7	22
Average	5.6	12.5

VenturePark

Location	Distance (miles)	Time (minutes)
LMH	4.7	14
LEC	3.1	8
Jail	1.3	3
South Walmart	6.4	16
Rock Chalk Park	9.5	23
Lawrence Airport	8.5	19
Average	5.6	13.8

Fairfield

Location	Distance (miles)	Time (minutes)
LMH	4.9	13
LEC	3.2	8
Jail	0.7	2
South Walmart	6.6	16
Rock Chalk Park	9.6	23
Lawrence Airport	8.9	20
Average	5.7	13.7

F. Memo on Evidence Storage

Police Department Facility Information

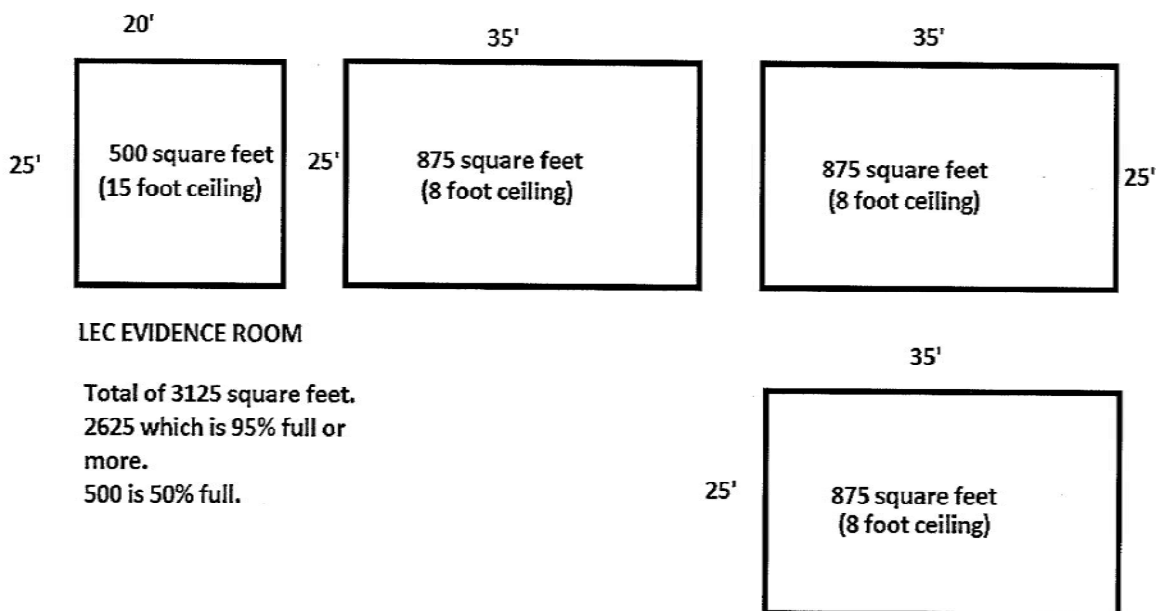
Evidence Division; Current Footprint and Utilization

Investigative Evidence, Found Property, and Personal Property vary in size and amount in unpredictable ways depending on factors that are difficult to estimate. One case may consist of one piece of evidence the size of a Driver's License while another case may necessitate the collection of one hundred or more pieces of evidence.

In order to assist in the determination of what potential Evidence Space the Lawrence Police Department will need in the future we have assessed our current space available and indicated how much of it is used. Some estimation was necessary to identify how much of a given space is currently used. The Department currently occupies four primary sites to store evidence; The Law Enforcement Center General Evidence Storage, the "Morton Block Building, the "County Shop", and the Law Enforcement Center Garage. Additionally, evidence has been temporarily stored in an Investigations and Training Center secured room as well as several small temporary storage lockers.

General Storage at the LEC:

The General Storage room consists of a large "cube" of space divided into three levels, eight feet in height, that measure 25 feet by 35 feet and a one story room adjacent that measures 20 feet by 25 feet.



The two lower tiers which total 1750 square feet each are at 95% capacity. The third tier is at approximately 50% utilized due to duct work and no room for proper shelving. The side section which totals 500 square feet is approximately 50% utilized at this time.

First floor side (500 x .50)	250
First floor shelf area (875 x .95)	831.25
Second floor shelf area (875 x .95)	831.25
Third floor shelf (875 x .50)	437.5
<u>Total Used</u>	<u>2350</u>

Douglas County Shop Storage:

The Douglas County Shop building consists of two standard height floors with approximately 850 square feet per floor totaling 1700 square feet. The second story is approximately 95% utilized with standard shelving and aisles between shelves. Approximately 75% of the first floor is utilized in a fairly inefficient manner. The material present could probably be compacted into 50% of the available space.

First Floor (850 x .75)	637.5
Second Floor (850 x .95)	807.5
<u>Total Used</u>	<u>1445</u>

East 15th Morton Block Building:

The Morton Block building located on East 15th Street measures 98 feet by 38.5 feet totaling 3773 square feet. The Police department currently uses approximately 1/3 or 1372 square feet of this space. The items stored in this space, a vehicle, bicycles, and a trailer, are larger than average items stored at the Law Enforcement Center and don't lend themselves to many of the high capacity storage solutions.

<u>Total Used (large items)</u>	<u>1372</u>
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Garage Storage at the Law Enforcement Center:

The evidence division utilizes a portion of the garage space on the ground floor at the Law Enforcement Center. This area is adjacent to the "Sally Port" and contains a handful of cages that can be secured. The occupied area has grown and shrank throughout the years depending on projects taking place in the Center. Currently evidence occupies 325 square feet. The storage is a mixture of all sizes of items and the use of "High Capacity" storage systems would not be practical.

<u>Total Used</u>	<u>352</u>
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Investigations and Training Center, Misc.:

A room at the ITC, between 200 and 300 square feet, is currently being used to store items related to a single investigation. The items are not shelved in an efficient manner due to the lack of storage in the LEC Storage area and so they can be readily accessed for an ongoing court proceeding. This area is also not secured properly as an evidence storage area should be. Since these items were not part of our "normal" storage needs and not stored in a manner consistent with the other items I did not include them with our totals.

The derived numbers are not exact and only represent a conservative estimation of square footage currently USED by the department and make no assumptions about future needs.

Captain Adam Heffley

G. Enlarged Site Layout Diagrams

VENTURE PARK SITE



FAIRFIELD SITE

23RD STREET

EXCHANGE PLACE

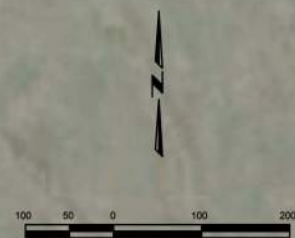
O'CONNELL ROAD

FAIRFIELD STREET

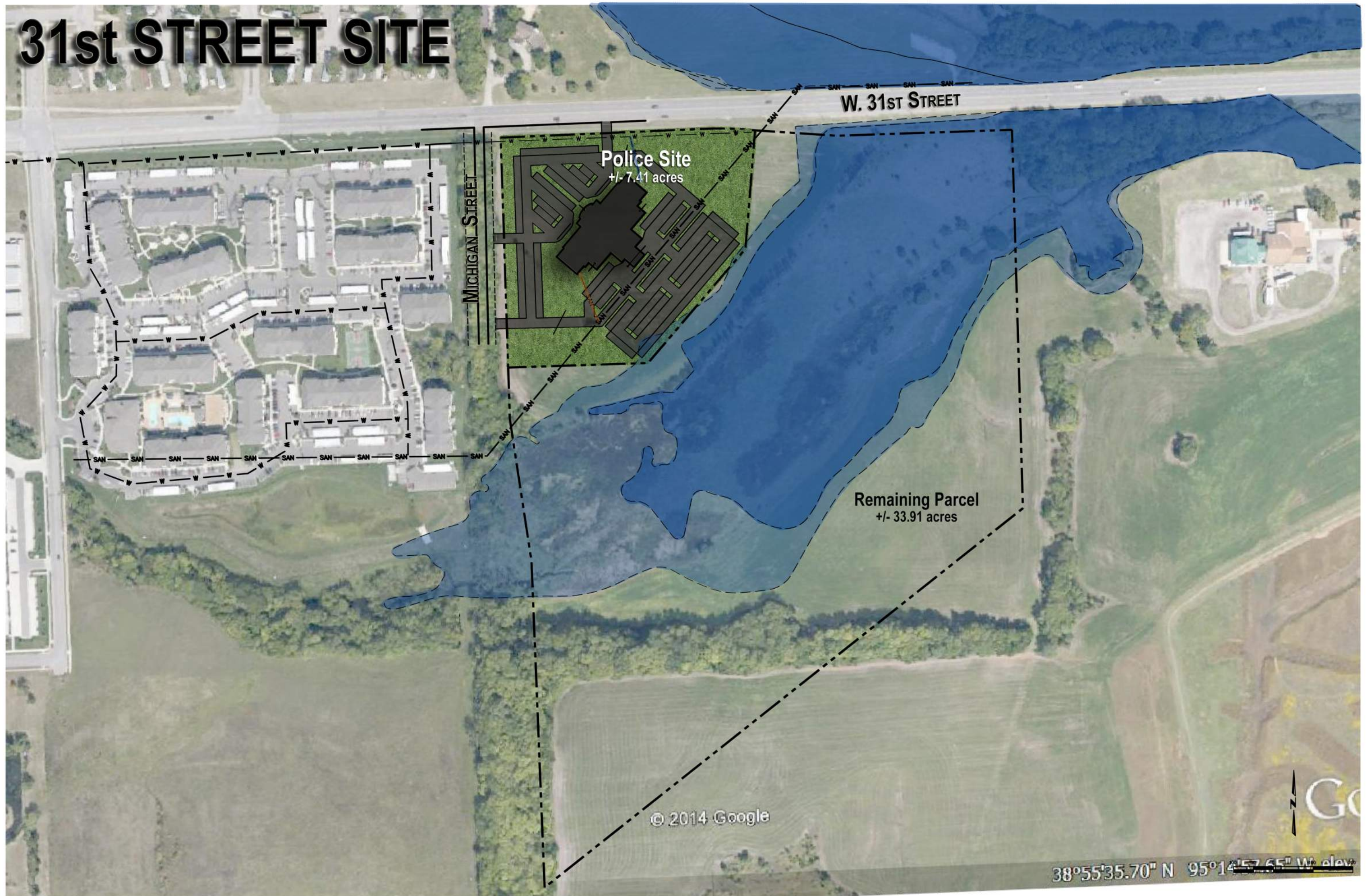
Police Site
+/- 11.83 acres

Out Parcel
+/- 14.46 acres

25TH STREET



31st STREET SITE



OVERLAND DRIVE SITE



HALLMARK SITE

