

METRO PATROL DIVISION 2010



A May 2001 study called the “Frewen Report” estimated the cost of a new Metro Patrol Division Station at \$10,382,799, and this estimated cost was shared with the general public prior to the 2002 Public Safety Sales Tax election. In 2008, construction began on the new Metro Patrol Division Station, with a final cost of \$16,064,634. This document will describe some of the features of the new MPD facility, as well as explain the disparity between the Frewen Report’s estimated cost in 2001 and the final cost of the facility in 2010.

The Metro Patrol Division of the Past

The old Metro Patrol Division building on 63rd Street is 11,180 square feet and was built in 1977. It was initially staffed with 163 personnel when it opened, but this number has increased over the years to over 200 personnel. The old MPD building does not function well as a Police Station due to adjacencies, size, and types of spaces. The Desk Sergeant and Detention areas are on opposite ends of the building and on different floors. The open floor plan of the station causes privacy and noise problems. And the insufficient parking area cannot be expanded, forcing the police department to lease off-site parking spaces for Patrol Cars and the staff’s private vehicles.



Due to the age of the building, there are maintenance issues with the old Metro Patrol Building as well. The roof of the old building leaks, and every attempt to repair these leaks has failed. In 1994 the station required mud-jacking to raise the basement 1/2”, but since that time it has continued to sink. The floor in the back of the men’s locker room area in the basement has dropped several inches from its original position. The retaining wall, stairs, and parking lot are also sinking, and the outside stairway on the

side of the building is currently closed due to rusted out steps and problems caused by continued sinking. The heating, ventilation, and air conditioning system is over 32 years old and needs to be completely replaced.

A new Metro Patrol Division building was part of the 2002 Public Safety Sales Tax vote, and the Frewen Report estimated we would need a 23,592 square foot building.



Our New Metro Patrol Division

The new Metro Patrol Division broke ground in June of 2007 near the intersection of 75th and Prospect. This state of the art 28,000 square foot facility was designed to fit the needs of a modern patrol division. The Desk Sergeant's area, the front desk, and detention areas were designed to allow the Desk Sergeant better oversight and control of the employees working under his/her supervision. The personnel assigned to Metro Patrol are provided with the privacy and space they need to properly perform their jobs.

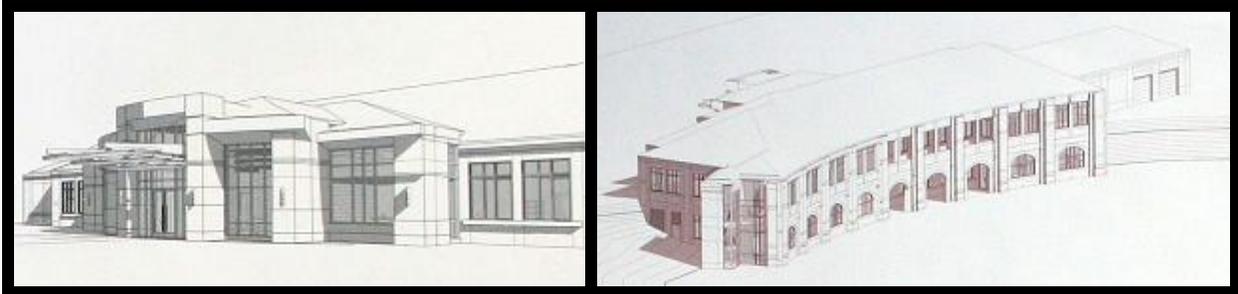
In addition, there is a fuel building with two pumps and two 8,000 square foot specialty vehicle storage buildings, allowing the police department to centralize the storage of all of its specialized vehicles (i.e. Command Post Bus, Mass Arrest Bus, armored vehicles, etc.) One of the vehicle storage buildings features a large-vehicle washing bay.

The new Metro Patrol Division was designed to serve the needs of our personnel now and into the future. It is expected that by June of 2010, all MPD personnel will be able to move into the new facility.



REASONS FOR COST DISPARITY

As stated at the beginning of this document, the 2001 Frewen Report estimated the cost of a new MPD facility at \$10,382,799, and this estimated cost was shared with the general public prior to the 2002 Public Safety Sales Tax election. The new MPD Facility, built from 2008 to 2010 had a final cost of \$16,064,634. There are clear and unavoidable reasons for the disparity between the Frewen Report's cost estimates and the final cost of the facility. The following explains some of those reasons.



Inflation and Steel Costs

The Frewen Report's estimate of \$10,382,799 was based on land, design, and construction prices for 2002. The fact that Metro Patrol Division was built between 2007 and 2010, means that there will be a natural increase in the final cost of the project based on inflation. In addition, in the post-9/11 world, steel prices rose dramatically, having a dramatic affect on construction costs.

According to City Architect Eric Bosch, from 2002 to 2006, inflation rose 30.7%, and from 2002 to 2008, construction inflation rose 46.7%. Just based on 30.7% inflation, the new Metro Patrol Division's cost would have risen to at least \$13,570,318.

Additional Buildings and Land

The 2001 Frewen cost estimates did not include a fuel building for the new facility, though the old Metro Patrol Division building did have a fuel building. All of our Patrol Divisions include a fuel building, except for CPD and EPD, which are close enough to use our centralized fueling facility at 12th and Prospect. Not having a fuel building at the new Metro Patrol Division site would have added many miles to our police vehicles, as well as wasting fuel and manpower. The new fuel building at Metro Patrol Division has two pumps and can refuel vehicles using both regular gasoline and diesel fuel. The fuel buildings account for approximately \$500,000 of the construction costs.

The 2001 Frewen cost estimates did not include two specialty vehicle storage buildings. These two 8,000 square foot buildings will allow us to centralize our specialty vehicle storage and lengthen the life of the vehicles that were once stored outside. These two buildings account for approximately \$1,400,000 of the construction costs.

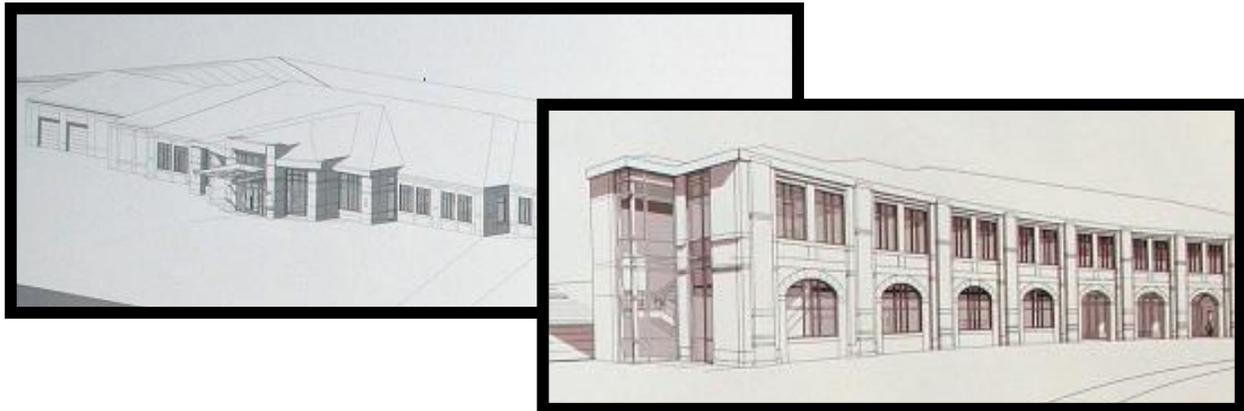
The Frewen Report recommended 165 parking spaces, but it was decided that 181 parking spaces were needed at the new facility. The Frewen Report only includes one emergency generator, while the new facility required two of them.



The 2001 Frewen report estimated a need for 4 acres of land on which to build its proposed 23,592 square foot MPD facility. Including the additional buildings, the new Metro Patrol Division is a total of 45,000 square feet. This increased size plus the additional parking required that 7 acres of land be acquired for the project.

Additional Fees and Costs

The Frewen Report's cost estimates did not include fees charged to us by Kansas City CIMO office, nor the Project Manager. These two fees are part of any project our Police Department currently builds, and together they amount to approximately \$500,000.



Initially, the new Metro Patrol Division building was going to be built on land on 63rd Street, a block west of MPD's current location. The new MPD was designed as a one story building, and some of the drawings were completed by the architect for this plan. It was discovered during this process that the land on 63rd Street was part of a 100-year-flood area, and that this would not be appropriate for the construction of a patrol division station. More appropriate land was located near 75th and Prospect, and the plans for the facility were changed. This change of location and plans cost money not anticipated in the 2001 Frewen Report.

Insight/Cisco Video Networking Backbone

The 2001 Frewen Report did not include costs for video and video networking. Our police department is currently updating its approach to security, detention, front desk, and interrogation videos. The new approach requires digital video storage and networking. The new Metro Patrol Division has the Insight/Cisco video networking system built into it, including all of the hardware and software required to operate it. This same system will be included in all future building projects, and over time our older facilities will also be updated to this system.

While the final cost of the 2007-2010 construction of the new Metro Patrol Division facility was higher than the 2001 Frewen Report cost estimates, there are clear and necessary reasons for this disparity. The new Metro Patrol Division is a state-of-the-art police facility that meets the needs of our police department and community.