

Minutes of the Independence City Commission's August 15, 2019 Special Meeting

The Independence City Commission met for a special meeting on August 15, 2019 at 10:00 A.M. in the Veterans Room at the Memorial Hall. Mayor Louis Ysusi, Commissioner Gary Hogsett and Commissioner Leonhard Caflisch were present. Others present included:

City Staff

Kelly Passauer, Assistant City Manager/Zoning Administrator
David Schwenker, City Clerk/City Treasurer
Shawn Wallis, Fire/EMS Chief
Barb Beurskens, Park and Zoo Director
Jerry Harrison, Police Chief
David Cowan, Director of Public Safety
Terry Lybarger, Director of Utilities
Mike Passauer, Public Works Director
Barry Beurskens, Memorial Hall Maintenance
Brian McHugh, Memorial Hall Supervisor
Lacey Lies, Director of Finance
April Nutt, Director of Housing Authority

Visitors

Sue Scovel
Larry McHugh
Andy Taylor
Jon Risner
Dean Hayse
Ian Pitts
Andy Pitts

I. SPECIAL SESSION

A. Call to Order

Mayor Ysusi called the meeting to order at 10:00 A.M.

II. DISCUSSION

A. August 21, 2019 Site Visit at Water Treatment Plant, and KDOT Consult Meeting.

This item was moved from item B to Item A

Assistant City Manager Passauer advised the Commission that the site visit at the Water Treatment Plant is set for the same time and date as the KDOT Consult meeting.

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Commissioner Caflisch suggested that the site visit could be moved to a different date.

Motion:

On the motion of Mayor Ysusi, seconded by Commissioner Hogsett the Commission moved to reschedule the Water Treatment site visit on August 21, 2019 at 9:00 A.M. and set a special meeting at the same date and time to attend the KDOT Consult meeting.

Aye: Ysusi, Caflisch, Hogsett

Nay: None

B. Programming of 1916 City Hall and Public Safety Facilities.

Andrew Pitts reviewed the project. A PowerPoint presentation, documents relating to updated programming and estimated costs for each option are attached.

Commissioner Caflisch noted that each time this is examined the space needs get larger, but the financing gets smaller.

Mayor Ysusi agreed that the costs are too excessive.

Commissioner Caflisch noted that maybe it's time to look at reorganizing the departments to make more efficient use of people.

Commissioner Hogsett asked if there is room for growth.

Mr. Pitts responded that there is not significant area for staff growth.

Commissioner Hogsett noted that the cost to renovate the 1916 City hall building sounded reasonable to him but had an issue with the cost of a new Public Safety building and wondered what that building would look like.

Mr. Pitts replied that you could take a premanufactured facility and make it look like a downtown building. He cited a building his company just completed that averaged \$300 a square foot and noted that for this project they are averaging \$250 a square foot. He noted that a lot of the costs are due to the moving of the 911 facilities into the new building.

Commissioner Caflisch noted that the City needs to weigh both space and type of construction.

Mayor Ysusi mentioned that the Commission needs to get together and determine what adjustments need to be made that will serve the City's needs in the future and palatable to the taxpayers. how much they want to invest.

Commissioner Caflisch inquired about the construction process for Phase I.

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Ian Pitts reviewed the progress.

Assistant City Manager Passauer went through where to find the progress reports on the website which are updated weekly.

Mayor Ysusi asked why exterior work can't be done while waiting for the mold abatement to be completed.

Mr. Pitts replied that with the delay in the submission of the tax credits the contractor had to shift their schedule with their sub-contractors due to other work that they had scheduled.

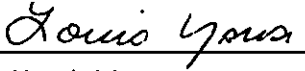
III. ADJOURNMENT

Motion:

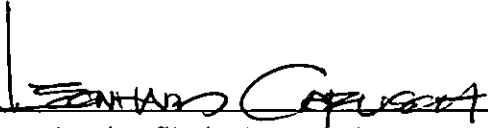
Mayor Ysusi moved to adjourn. Commissioner Hogsett seconded.

Aye: Ysusi, Caflisch, Hogsett

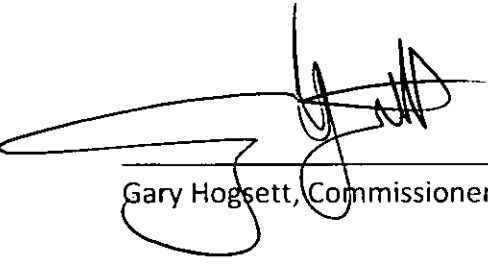
Nay: None



Louis Ysusi, Mayor



Leonhard Caflisch, Commissioner



Gary Hogsett, Commissioner

Attest:



City Clerk/Treasurer



**City Hall and Public Safety Center
Feasibility Study and Master Plan
INDEPENDENCE, KANSAS**

August 15, 2019

FEASIBILITY STUDY and MASTER PLAN

1. What is the condition of the existing facilities?
2. What program and/or departments should be in the City Hall?
3. How much space (square footage) is required to accommodate the program?
4. How does this program vary from the option developed in prior years?
5. What design options accommodate the desired program?
6. What are the desired concept options and their pros and cons?
7. How much does each option cost?
8. What other projects are anticipated in the City and what are their estimated costs?
9. How could the project be funded?
10. Conclusions



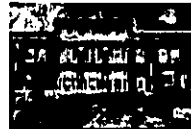
FEASIBILITY STUDY and MASTER PLAN

1. **What is the condition of the existing facilities?**
2. What program and/or departments should be in the City Hall?
3. **How much space (square footage) is required to accommodate the program?**
4. **How does this program vary from the option developed in prior study?**
5. **What design options accommodate the desired program?**
6. **What are the desired concept options and their pros and cons?**
7. **How much does each option cost?**
8. What other projects are anticipated in the City and what are their estimated costs?
9. How could the project be funded?
10. Conclusions

- 19,600 square foot, three-story building
- Historic masonry and concrete structure
- Ability to recognize tax-credits

[illegible]

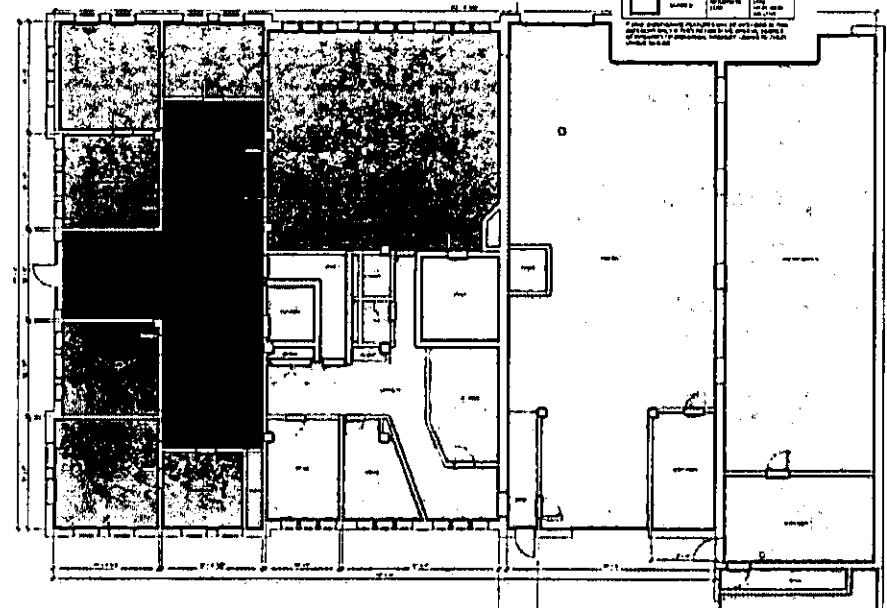
THE 71 MEMBERS
 Members of the 71 were photographed on a day of shopping and shopping bags were swapped by group when the rolling began. At the top is a lady, Member of the City Hall and



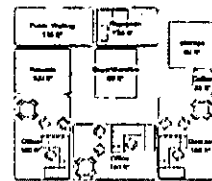
EXTERIOR CONDITIONS:

[illegible]

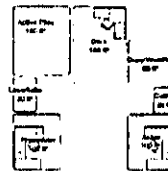
INDEPENDENCE CITY HALL - 1000 E. LIBERTY BLVD. (N. SIDE OF 10TH ST.)			
SLIDE NUMBER	DESCRIPTION	DATE	TIME
1	Slide 1	10:00 AM	10:00 AM
2	Slide 2	10:00 AM	10:00 AM
3	Slide 3	10:00 AM	10:00 AM
4	Slide 4	10:00 AM	10:00 AM



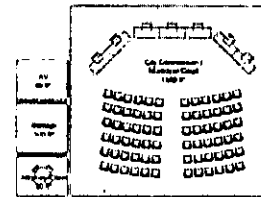
How much space (square footage) is required to accommodate the program?



Housing Authority



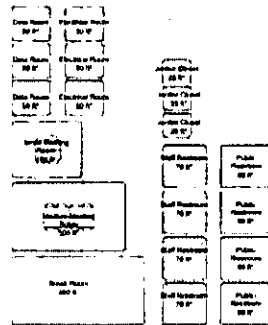
Court Clerk



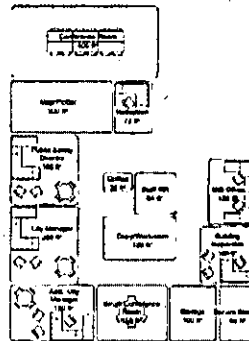
City Commission



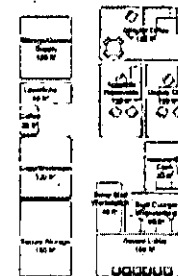
Information Technology



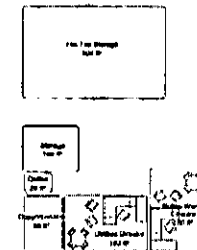
General Support Spaces



Administration



City Clerk



Public Works/Engineering

City of Independence, Kansas

City Hall Master Plan - City Hall

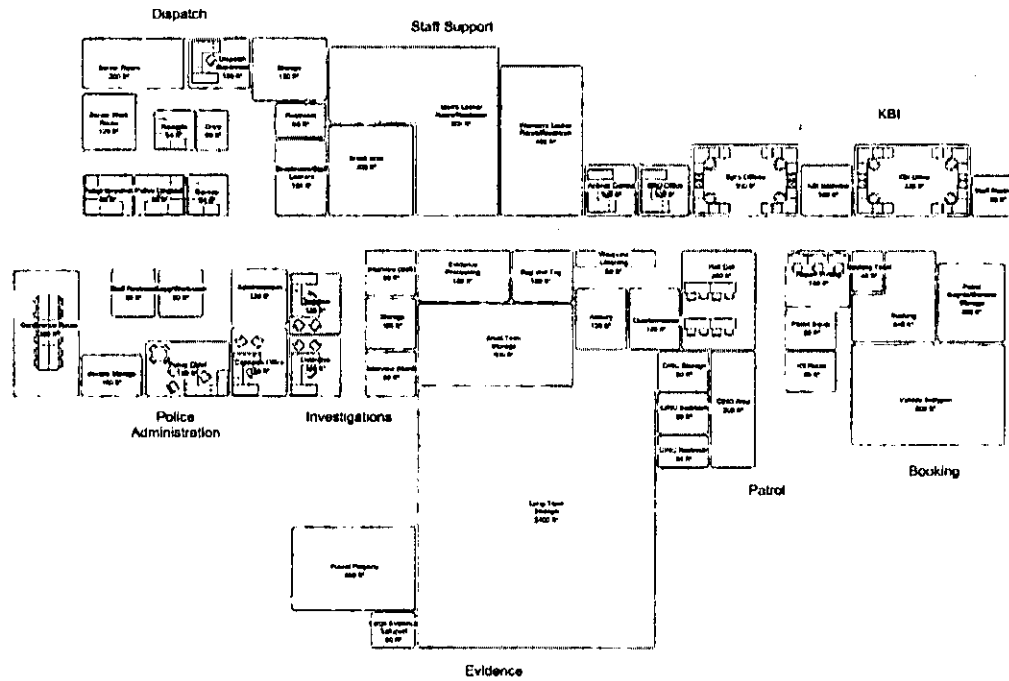
1/8" = 1'-0"

08/01/19

TREANORHL



How much space (square footage) is required to accommodate the program?



City of Independence, Kansas

City Hall Master Plan - Police

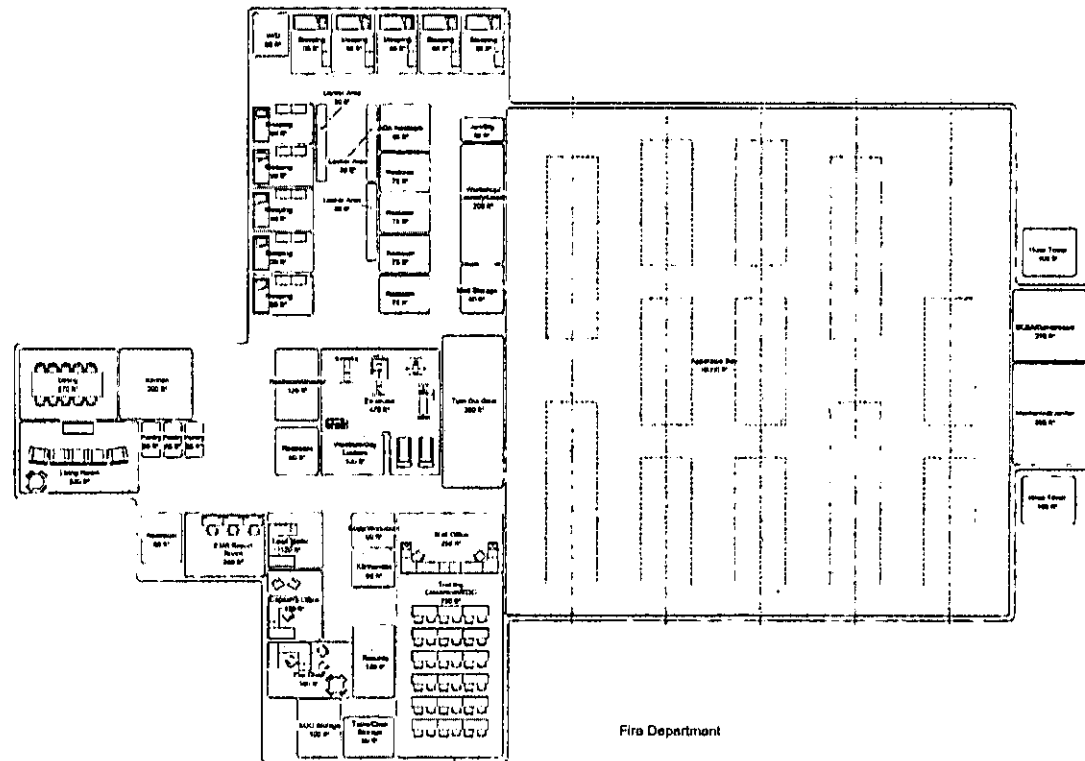
1.5" = 1'-0"

08/01/19

TREANORHL



How much space (square footage) is required to accommodate the program?



City of Independence, Kansas

City Hall Master Plan - Fire

$$1/8" = 1'-0"$$

March 2017

TREANORHL



How does this program vary from the option developed in prior study?

City Departments

- Modified “Administration” to current staffing and operational needs
- Modified “Finance and Clerk” to current staffing and operational needs
- Modified “Housing Authority” to current staffing and operational needs
- Reduced “Court Clerk” to share support with “Finance”
- Removed “Training Room”; use Commission Chamber or other City spaces



How does this program vary from the option developed in prior study?

Police Department

- Evidence storage increased due to recent trends and current storage requirements
- Added “Found Property” room to accommodate increased property collection
- Added “Child in need of Care” area to include a bed area, restroom, processing and storage
- Modified dispatch to remove County dispatch stations and added server room; space to be designed to ICC 500 standards
- Added a K9 kennel
- Included Emergency Operations Center with Fire Department program
- Increased office area for KBI to match current staffing levels



How does this program vary from the option developed in prior study?

Fire Department

- Added EMS report room
- Revised “Training Room” to be the “Emergency Operations Center”; space to be designed to ICC 500 standards
- Increased “Apparatus Bay” to include a 5th bay to accommodate current equipment



How much space (square footage) is required to accommodate the program?

- Developed on “HOW” the City works
- Comparison to prior programs

PROGRAM SUMMARY

<u>Department</u>	<u>Prior Program</u>	<u>Revised Program</u>
City Departments	15,467 gsf	13,870 gsf
Police Department	12,854 gsf	16,402 gsf
Fire/EMS Department	18,232 gsf	22,671 gsf
General Public Spaces	3,924 gsf	0 gsf
TOTAL	47,611 gsf	52,943 gsf <i>Delta 6,390</i>



What design options accommodate the desired program?

- Used program requirements developed with stakeholders
- Developed concepts that accommodated the entire program



What design options accommodate the desired program?

Option 1a:

- Renovation of 1916 City Hall Building for City Departments
- New Public Safety Building at NE corner of 6th Street and Myrtle Street

Option 1b:

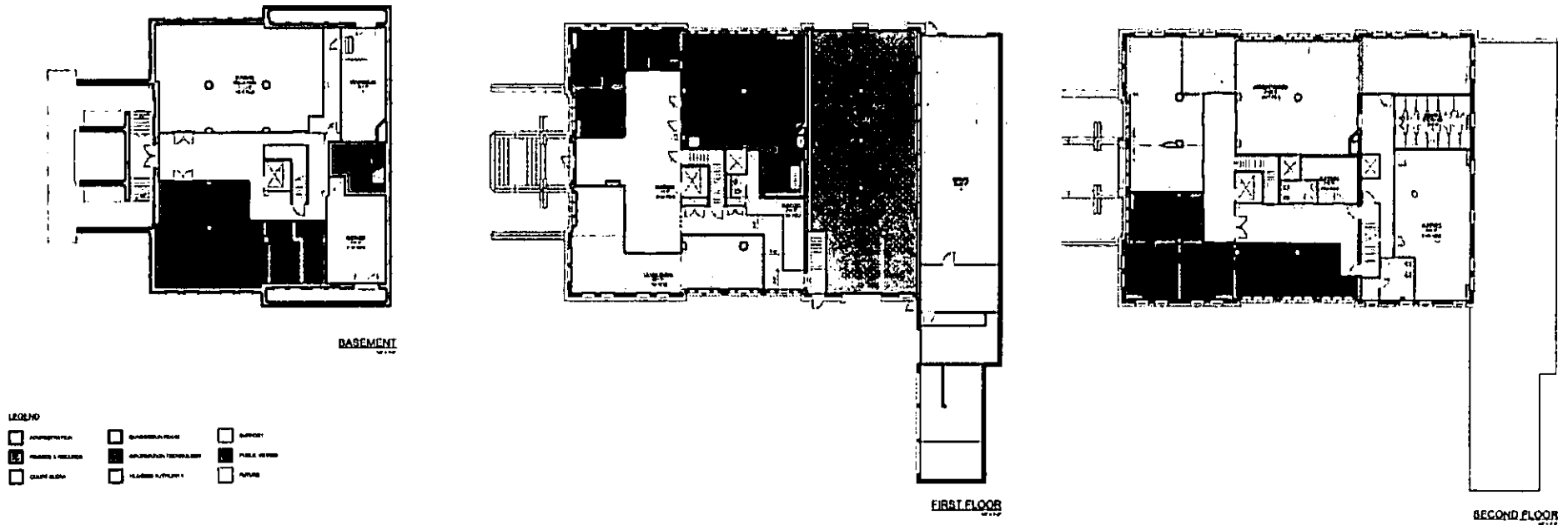
- Renovation of 1916 City Hall Building for City Departments
- Public Safety Building Addition to Existing Apparatus Bay

Option 2:

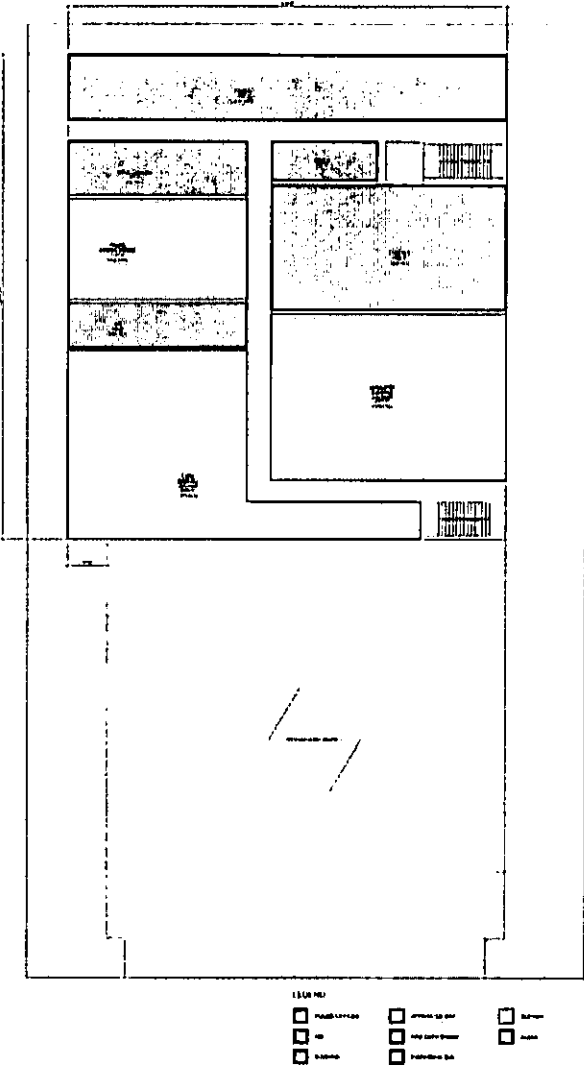
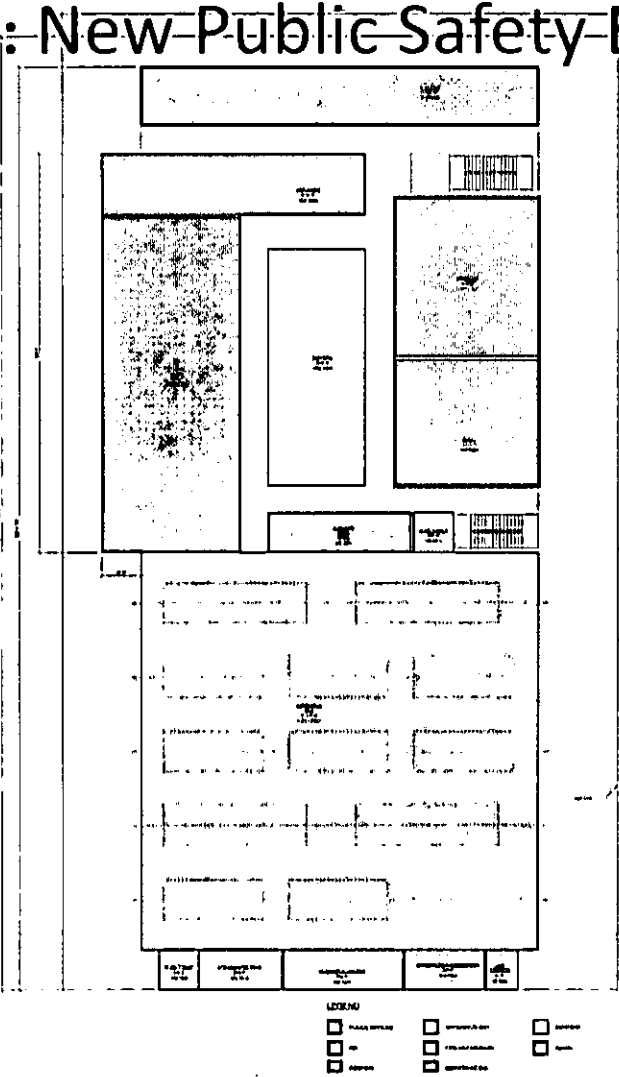
- Renovation of and Addition to 1916 City Hall Building for City Departments and Police Department
- Fire Department Addition to Existing Apparatus Bay



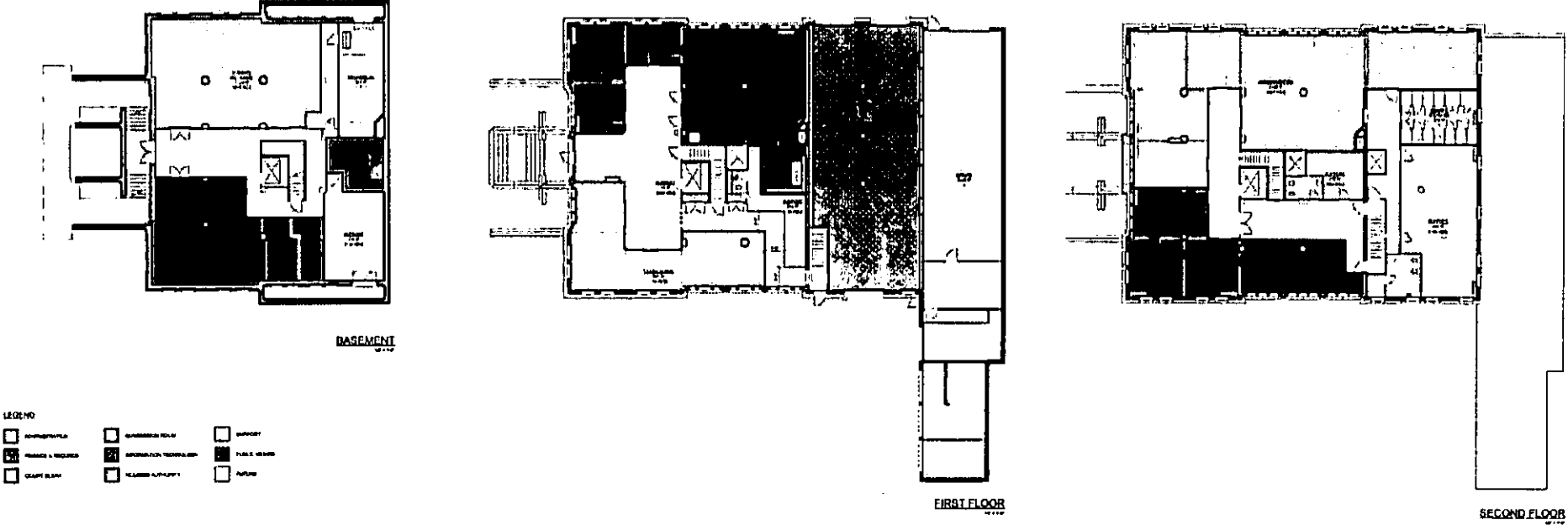
Option 1a: Renovation of 1916 City Hall Building for City Departments



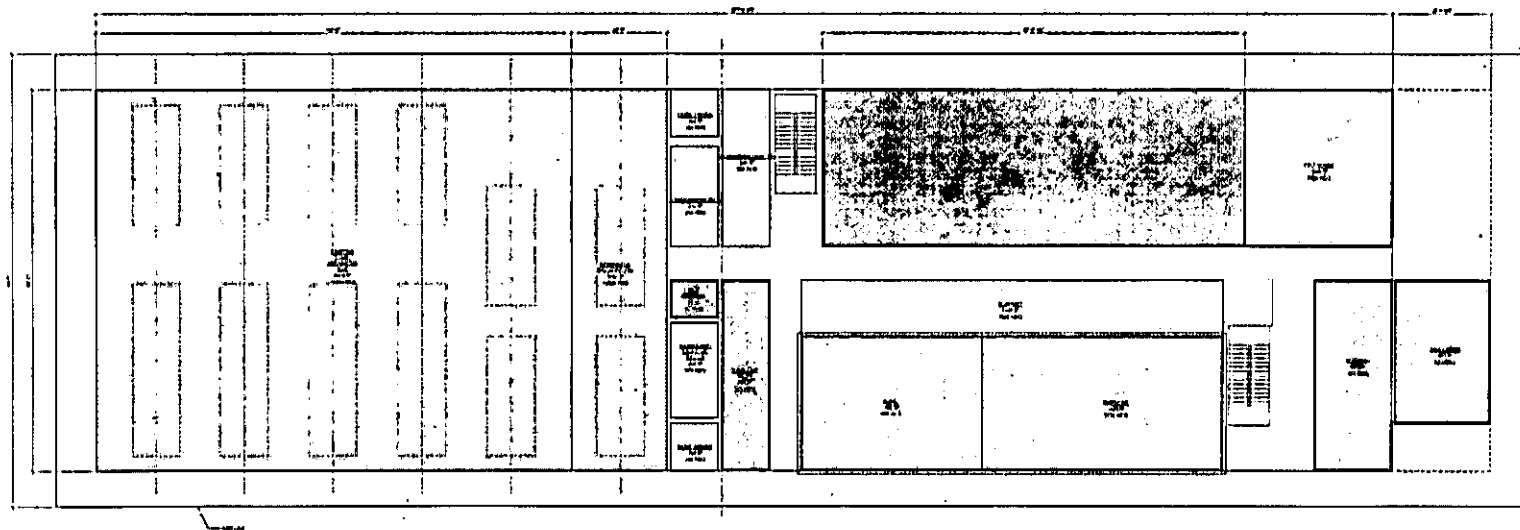
Option 1a: New Public Safety Building



Option 1B: Renovation of 1916 City Hall Building for City Departments



Option 1b: Public Safety Building Addition @ Existing App Bay



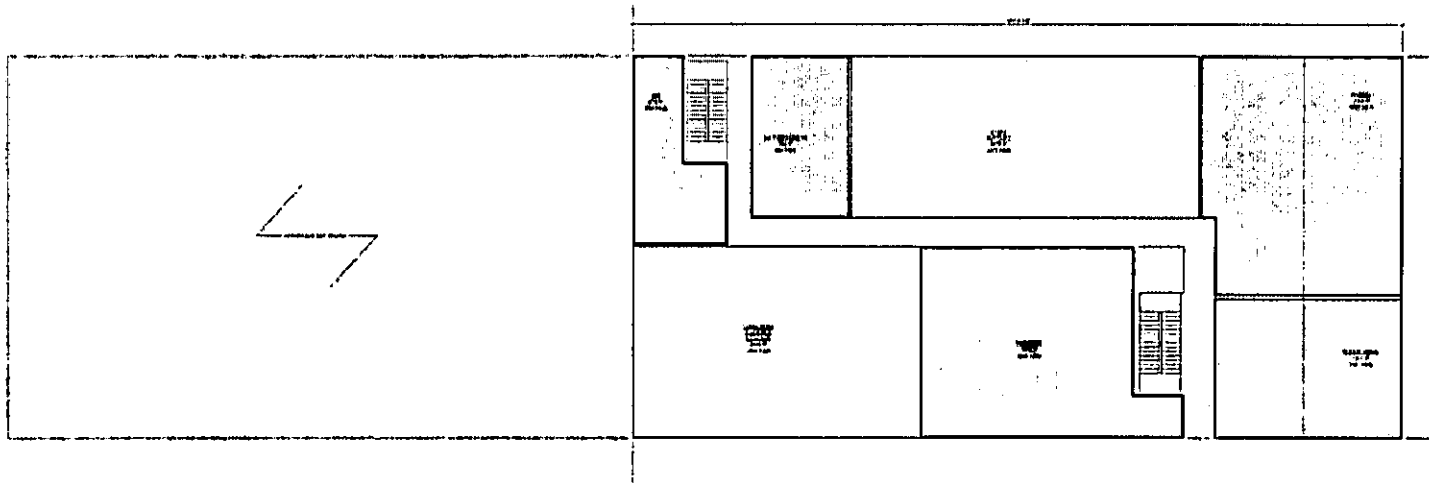
LEGEND

POLICE OFFICER	APPARATUS BAY	SUPPORT
AP	FIRE DEPARTMENT	STAIR
BULKY	OPERATIONS	

Connecting place to people



Option 1b: Public Safety Building Addition @ Existing App Bay



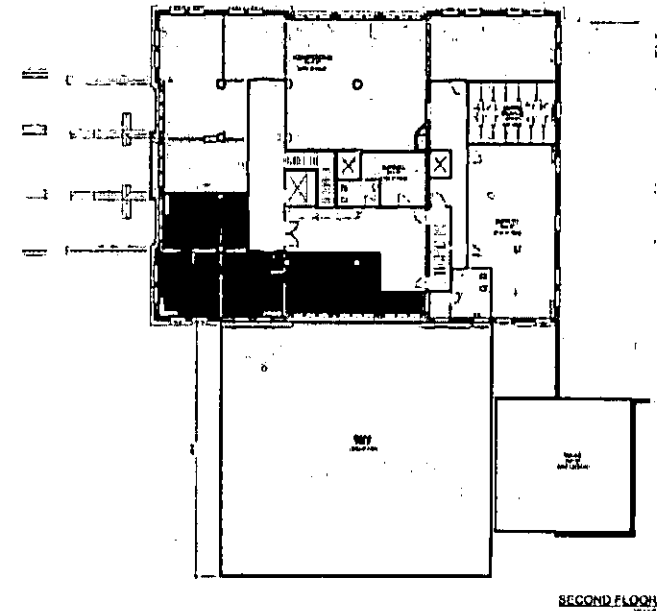
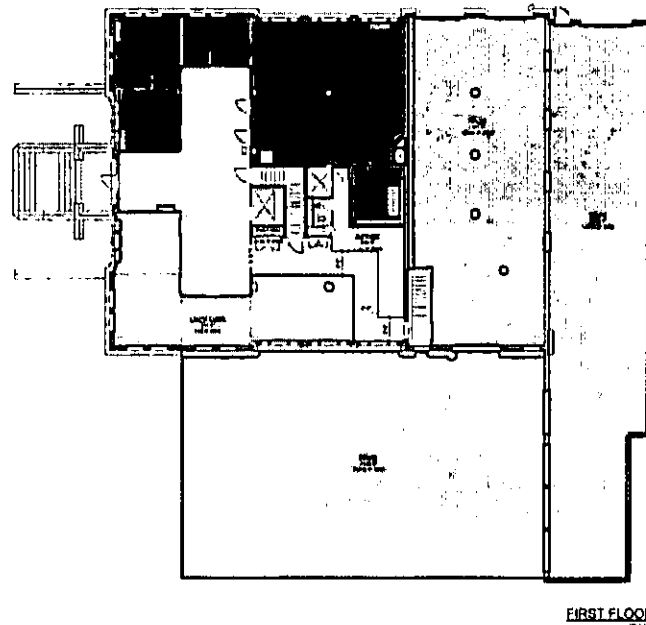
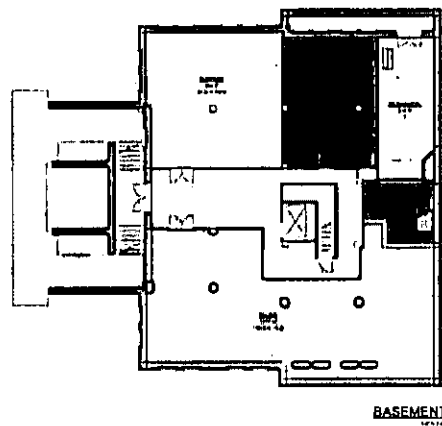
SECOND FLOOR PUBLIC SAFETY @ TEMP.
APPARATUS BAY 1

☐ POLICE OFFICER	☐ APPARATUS BAY	☐ STAIRCASE
☐ AIR	☐ FIRE STATION LIGHT	☐ STAIR
☐ STAIRCASE	☐ STAIRCASE B.S.	

Connecting place to people



Option 2: Renovation of and Addition to 1916 City Hall Building for City Departments and Police Department

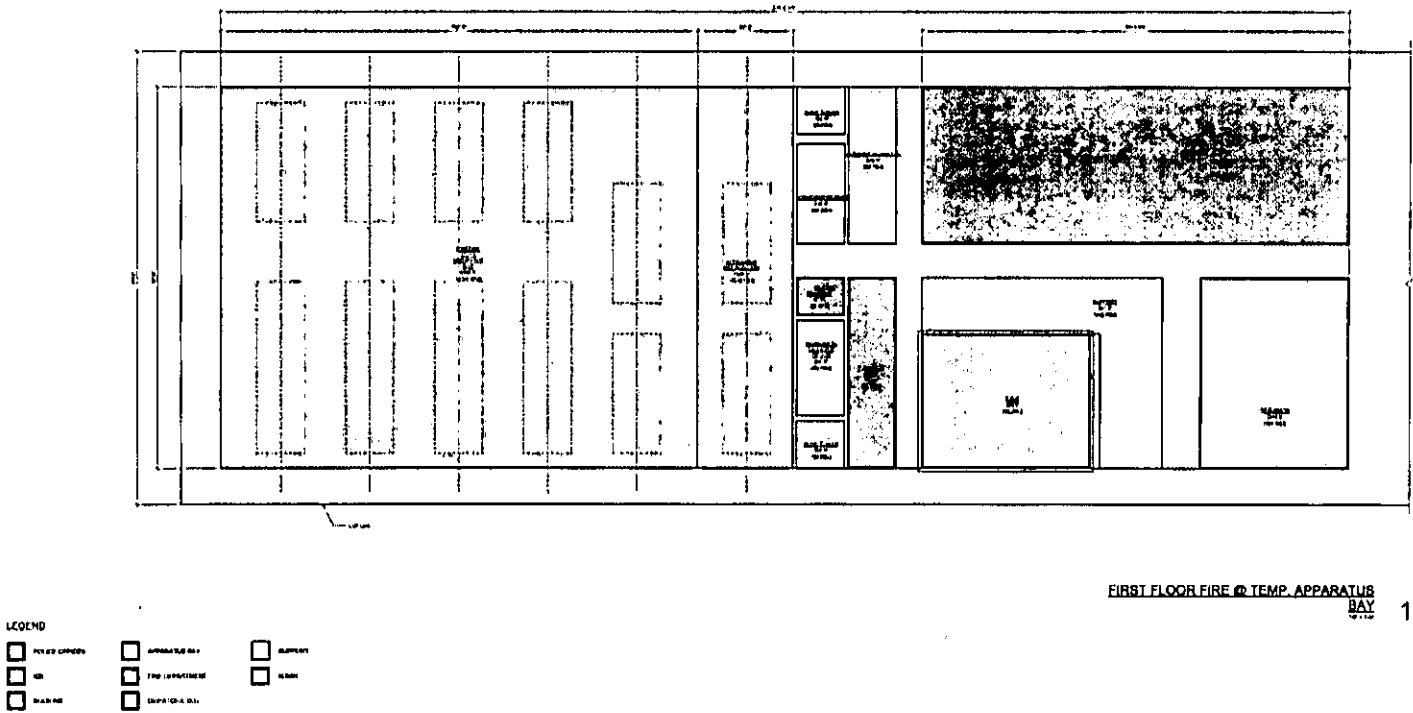


LEGEND

ADMINISTRATION	EXISTING IN FUTURE	SUPPORT	POLICE
PARKING & STORAGE	INFORMATION TECHNOLOGY	PUBLIC WORKS	
COURT CLERK	BUILDING AUTHORITY	FUTURE	



Option 2: Fire Department Addition to Existing Apparatus Bay



What are the desired concept options and their pros and cons?

Option 1a:

- Provides all the programmed departments in the existing building along with future expansion opportunities.
- Locates court clerk adjacent to finance and municipal courtroom.
- Locates Public Safety Department adjacent to City Departments.
- Provides the temporary apparatus bay to be relocated for another use.
- Allows maximum opportunities for Temporary City Hall building for future development.
- Utilizes existing parking lot that will displace parking opportunities.

What are the desired concept options and their pros and cons?

Option 1b:

- Provides all the programmed departments in the existing building along with future expansion opportunities.
- Locates court clerk adjacent to finance and municipal courtroom.
- Utilizes temporary apparatus bay for permanent apparatus bay; requires addition to accommodate current and future vehicle needs.
- Public Safety Department is remote from City Departments creating some staff inefficiencies.
- Requires separating the lot at the Temporary City Hall building; requires new utility service to new building.
- Limits a portion of land for future development.
- Does not utilize existing parking lot adjacent to 1916 City Hall.



What are the desired concept options and their pros and cons?

Option 2:

- Locates Police Department in an addition to the 1916 City Hall; requires addition to the historic building.
- Displaces Housing Authority.
- Remotes Municipal Court from Court Clerk
- Separates Police from Fire Department duplicating some program spaces
- Separates Emergency Operations Center from Dispatch creating staffing inefficiencies.
- Utilizes temporary apparatus bay for permanent apparatus bay; requires addition to accommodate current and future vehicle needs.
- Requires separating the lot at the Temporary City Hall building; requires new utility service to new building.
- Limits a portion of land for future development.
- Does not utilizes existing parking lot adjacent to 1916 City Hall.



How much does each option cost?

- Construction costs
 - 1916 City Hall
 - Interior Demolition
 - Renovation
 - Exterior Improvements
 - Site Work
 - Utility Upgrades
 - Public Safety Building
 - New Construction
 - Site Work
 - Utility Upgrades
 - Contingency
- Project (soft) costs.
 - Professional fees
 - Ste survey
 - Hazardous material abatement
 - Geotechnical survey
 - Bid Printing
 - Construction testing
 - Furniture/ Fixture/ Equipment
 - Owner's contingency

(These costs reflect 2020 dollars and escalation expenses should be applied for any project beyond 2020.)



How much does each option cost?

Option 1a:

- Renovation of 1916 City Hall Building for City Departments
- New Public Safety Building at NE corner of 6th Street and Myrtle Street

Independence Kansas
City Hall Options

Option 1a

1916 City Hall & New Public Safety Building

Summary of Costs

2020 Dollars

Program Name	Square Footage	Average \$/SF	Sub-Total
1916 Building			
Demolition Costs	21,800	\$ 5	\$ 108,000
Renovation Costs			
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 180	\$ 1,296,000
Second Floor	6,500	\$ 180	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,800	\$ 60	\$
Site Work / Parking Lot	21,600	\$ 10	\$ 216,000
Utility Upgrades/Generator	21,600	\$ 15	\$ 324,000
RENOVATION SUB-TOTAL	21,800	\$ 179	\$ 3,856,500
New Public Safety Facility			
New Construction			
Apparatus Bay	12,760	\$ 100	\$ 1,276,000
First Floor	13,200	\$ 280	\$ 3,696,000
Second Floor	13,113	\$ 280	\$ 3,671,840
ICC 500 Requirements	2,300	\$ 100	\$ 230,000
Site Work / Parking Lot	39,073	\$ 12	\$ 468,876
Utility Upgrades/Generator	39,073	\$ 10	\$ 390,730
NEW CONSTRUCTION SUB-TOTAL	39,073	\$ 249	\$ 9,793,246
SUB-TOTAL			\$ 13,689,746
Design Contingency		5%	\$ 679,487
TOTAL CONSTRUCTION BUDGET			\$ 14,369,233
SOFT COSTS			
Professional Fees	8.5%		\$ 1,221,865
Reimbursable Expense Allowance			\$ 5,000
Site Survey Allowance			\$ 7,750
Hazardous Material Abatement Allowance			\$
Geotechnical Survey Allowance			\$ 3,500
Printing / Bidding & CA Expense Allowance			\$ 8,000
Construction Special Inspections Allowance			\$ 65,000
Furniture, Fixtures, and Equipment	3%		\$ 428,077
Owner's Contingency	5%		\$ 713,462
SOFT COST TOTALS			\$ 2,443,673
TOTAL PROJECT COSTS			\$ 16,812,907

How much does each option cost?

Option 1b:

- Renovation of 1916 City Hall Building for City Departments
- Public Safety Building Addition to Existing Apparatus Bay

Independence Kansas

Option 1b

City Hall Options

1916 City Hall & Public Safety Building Addition @ App Bay

Summary of Costs

2020 Dollars

Program Name	Square Footage	Average \$/SF	Sub-Total
1916 Building			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs			
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 160	\$ 1,296,000
Second Floor	6,500	\$ 160	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$
Site Work / Parking Lot	21,600	\$ 10	\$ 216,000
Utility Upgrades/Generator	21,600	\$ 15	\$ 324,000
RENOVATION SUB-TOTAL	21,600	\$ 179	\$ 3,858,500
New Public Safety Facility @ Existing Temporary Facility			
New Construction			
Apparatus Bay (remodel and addition)	12,780	\$ 10	\$ 127,800
First Floor	11,831	\$ 280	\$ 3,312,680
Second Floor	12,848	\$ 280	\$ 3,597,440
ICC 500 Requirements	2,300	\$ 100	\$ 230,000
Site Work / Parking Lot	37,439	\$ 10	\$ 374,390
New Utilities/Generator	37,439	\$ 25	\$ 935,975
NEW CONSTRUCTION SUB-TOTAL	37,439	\$ 229	\$ 6,878,085
SUB-TOTAL			\$ 12,434,585
Design Contingency		6%	\$ 821,729
TOTAL CONSTRUCTION BUDGET			\$ 13,050,314
SOFT COSTS			
Professional Fees	8.5%		\$ 1,109,787
Reimbursable Expense Allowance			\$ 5,000
Site Survey Allowance			\$ 7,750
Hazardous Material Abatement Allowance			\$
Geotechnical Survey Allowance			\$ 3,500
Printing / Bidding & CA Expense Allowance			\$ 8,000
Construction Special Inspections Allowance			\$ 45,000
Furniture, Fixtures, and Equipment	3%		\$ 391,689
Owner's Contingency	5%		\$ 652,616
SOFT COST TOTALS			\$ 2,223,542
TOTAL PROJECT COSTS			\$ 15,278,856

How much does each option cost?

Option 2:

- Renovation of and Addition to 1916 City Hall Building for City Departments and Police Department
- Fire Department Addition to Existing Apparatus Bay (These costs

Independence Kansas
City Hall Options

Option 2

1916 City Hall & Public Safety Building Addition @ App Bay

Summary of Costs

2020 Dollars

Program Name	Square Footage	Average \$/SF	Sub-Total
1916 Building			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs			
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 180	\$ 1,296,000
Second Floor	8,500	\$ 180	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$ 1,296,000
Site Work / Parking Lot	21,600	\$ -	\$ -
Utility Upgrades/Generator	21,600	\$ -	\$ -
RENOVATION SUB-TOTAL	21,600	\$ 154	\$ 3,316,500
Police Addition to 1916 Building			
New Construction			
First Floor	6,065	\$ 285	\$ 1,728,525
Second Floor	4,612	\$ 285	\$ 1,314,420
ICC 500 Requirements	1,411	\$ 100	\$ 141,100
Site Work / Parking Lot	32,277	\$ 10	\$ 322,770
New Utilities/Generator	32,277	\$ 15	\$ 484,155
ADDITION SUB-TOTAL	32,277	\$ 124	\$ 3,990,970
New Fire Facility			
New Construction			
Apparatus Bay (renovate and addition)	12,760	\$ 10	\$ 127,600
First Floor	9,911	\$ 250	\$ 2,477,750
ICC 500 Requirements	1,000	\$ 120	\$ 120,000
Site Work / Parking Lot	22,671	\$ 10	\$ 226,710
New Utilities/Generator	22,671	\$ 25	\$ 566,775
NEW CONSTRUCTION SUB-TOTAL	22,671	\$ 155	\$ 3,518,835
SUB-TOTAL			\$ 10,826,305
Design Contingency		5%	\$ 541,315
TOTAL CONSTRUCTION BUDGET			\$ 11,367,620
SOFT COSTS			
Professional Fees	5.5%		\$ 625,248
Reimbursable Expense Allowance			\$ 5,000
Site Survey Allowance			\$ 7,750
Hazardous Material Abatement Allowance			\$ -
Geotechnical Survey Allowance			\$ 3,500
Printing / Bidding & CA Expense Allowance			\$ 5,000
Construction Special Inspections Allowance			\$ 55,000
Furniture, Fixtures, and Equipment	3%		\$ 341,029
Owner's Contingency	5%		\$ 568,381
SOFT COST TOTALS			\$ 1,164,907
TOTAL PROJECT COSTS			\$ 12,532,527



CITY HALL FEASIBILITY STUDY / MASTER PLAN INDEPENDENCE, KANSAS

Independence, Kansas

City Hall Master Plan

Summary of Program Areas

Program Name	Program		Updated Program	
	Program SF	Total	Program SF	Total
City Departments				
Administration	2,237		2,407	
Finance & Records -- City Clerk's Office	1,404		1,480	
Public Works / Engineering/Utilities	1,416		1,032	
Housing Authority	1,007		1,228	
Court Clerk	1,020		768	
Commission Room / Municipal Court	1,958		1,936	
Information Technology	578		578	
General Support Spaces	3,270		2,130	
Sub-Total		12,889		11,558
Building Grossing Factor	20%	2,578	20%	2,312
TOTAL		15,467		13,870
			<i>delta</i>	<i>(1,598)</i>
Police Department				
Administration	1,080		1,140	
Investigations	624		624	
Evidence	2,300		4,209	
Patrol	1,572		2,057	
Dispatch	1,315		1,411	
Booking	1,481		1,251	
Staff Support Services	1,856		2,473	
KBI	483		504	
Sub-Total		10,711		13,669
Grossing Factor	20%	2,142	20%	2,734
TOTAL		12,854		16,402
			<i>delta</i>	<i>3,549</i>
Fire Department				
Administration	780		1,020	
Support	1,320		2,208	
Living Quarters	2,753		2,904	
Apparatus Bay / Support	10,340		12,760	
Sub-Total		15,193		18,892
Grossing Factor	20%	3,039	20%	3,778
TOTAL		18,232		22,671
			<i>delta</i>	<i>4,439</i>
PROGRAM SUMMARY				
City Departments	15,467		13,870	
Police Department	12,854		16,402	
Fire Department	18,232		22,671	
TOTAL	46,552		52,943	
	<i>delta</i>	<i>5,904</i>	<i>delta</i>	<i>6,390</i>

City Departments

City Departments

	PROGRAM			UPDATED PROGRAM			Comments
	Qty.	SF/area	Sub-Total Total	Qty.	SF/area	Sub-Total Total	
Administration							
City Manager Office	1	200	200	1	200	200	Office plus meeting area for 3-5
Assistant City Manager Office	1	180	180	1	180	180	Office plus meeting area for 3
G.I.S. Manager / Flex Office	1	100	100	1	120	120	Part time / 2-workstations
Dir of Public Safety / Code Enforcement	1	180	180	1	180	180	Office plus meeting area for 3
Building Inspection Office	1	120	120	1	120	120	Office could be adjacent to Public Works
Flex Office	1	100	100	1	100	100	(2) workstations for city staff
Reception workstation				1	72	72	12 people
Large Conference Room	1	220	220	1	400	400	5 people, used by auditors
Small Conference Room	1	180	180	1	150	150	
Coffee area	1	20	20	1	20	20	
Copy/Workroom	1	120	120	1	120	120	
Maps/Plans/Plotter Room	1	200	200	1	200	200	
Staff Restrooms	1	64	64	1	64	64	
Storage- Secure	1	80	80	1	80	80	
Storage- General	1	100	100	1	100	100	
Sub-Total			1,864			2,006	
Grossing Factor		20%	373		20%	401	
TOTAL			2,237			2,407	
Finance & Records - City Clerk's Office							
Director Office	1	180	180	1	180	180	Office plus meeting area for 3
Deputy City Clerk Office	1	80	80	1	120	120	Workstation
Accounts Receivable Office	1	80	80	1	120	120	Workstation
Treasure / City Clerk Workstation	1	80	80	1	80	80	Workstation to be in clerk area
Laserfiche Station	1	40	40	1	40	40	adjacent to above workstation
Secure Public Counter	1	100	100	2	48	96	(2) full-time staff workstations
Secure Public Counter (temp)	1	40	40	1	48	48	(1) flex-staff workstation
Secure Public Waiting	1	120	120	1	150	150	Seating for 6, public kiosk
Open Office	2	80	160				
Coffee area	1	20	20	1	20	20	
Copy/Workroom	1	120	120	1	160	160	Mail distribution
Storage- Secure	1	150	150	1	120	120	
Storage- General	1	100	100	1	120	120	Central supply
Sub-Total			1,190			1,254	
Grossing Factor		18%	214		18%	226	
TOTAL			1,404			1,480	
Public Works / Engineering/Utilities							
Public Works Director Office	1	180	180	1	180	180	
Utilities Director Office	1	180	180	1	180	180	
Maintenance Office	1	100	100		100		
Flat Files Storage	1	500	500	1	500	500	Archive storage, utilize high density storage
Conference Room	1	220	220		220		
Coffee area	1	8	8	1	20	20	
Storage- General	1	100	100	1	100	100	

	PROGAM			UPDATED PROGAM			Comments
	Qty.	SF/area	Sub-Total Total	Qty.	SF/area	Sub-Total Total	
Copy/Workroom	1	80	80	1	80	80	Could be shared depending on location
Sub-Total			1,180			860	
Grossing Factor			20%			20%	
TOTAL			1,416			1,032	

Housing Authority							
Director	1	180	180	1	180	180	Open workstation Meeting for 3 people
Public Waiting	1	115	115	1	115	115	
Reception	1	88	88	1	88	88	
Office				2	180	360	
Meeting Room	1	176	176				Could be shared depending on location
Records	1	100	100	1	100	100	
Coffee area	1	20	20	1	20	20	
Storage- General	1	80	80	1	80	80	
Copy/Workroom	1	80	80	1	80	80	
Sub-Total			839			1,023	
Grossing Factor			20%			20%	
TOTAL			1,007			1,228	

Court Clerk							
Court Clerk	1	160	160	1	160	160	Adjacent to finance Open office with public window/pay counter Could be shared depending on location
Copy/Workroom	1	80	80	1	80	80	
Active files	1	80	80	1	150	150	
Archive Files	1	160	160				
Judge Chambers	1	100	100	1	100	100	Workstation Could be shared depending on location
City Prosecutor	1	100	100	1	100	100	
Laserfiche Station	1	30	30	1	30	30	
Coffee area	1	20	20	1	20	20	
Meeting Room	1	120	120				
Sub-Total			850			640	
Grossing Factor			20%			20%	
TOTAL			1,020			768	

	PROGRAM			UPDATED PROGRAM			
	Qty.	SF/area	Sub-Total Total	Qty.	SF/area	Sub-Total Total	Comments
Commission Room / Municipal Court							
Meeting Room	1	1,500	1,500	1	1,500	1,500	Dais have seating for 10 people
Attorney / Client Meeting	1	100	80	1	100	80	
Storage	1	100	100	1	100	100	Table and chairs
AV	1	80	80	1	80	80	
Sub-Total			1,760			1,760	
Grossing Factor			10%			10%	
TOTAL			1,936			1,936	
Information Technology							
Workroom / Office	1	175	175	1	175	175	(2) workstations
Server Room	1	250	250	1	250	250	
Storage	1	100	100	1	100	100	
Sub-Total			525			525	
Grossing Factor			10%			10%	
TOTAL			578			578	
General Support Spaces							
Training Room	1	1000	1,000				Use of commission chambers or EOC
Meeting Room, small	1	250	250	1	150	150	
Meeting Room, medium	1	350	350	1	300	300	
Break Room	1	150	150	1	350	350	
Staff Restrooms	4	70	280	4	70	280	Depends on the building layout
Lobby		0	-		0	-	
Public Restrooms	4	80	320	4	80	320	Depends on the building layout
Stairs		0	-		0	-	
Elevator		0	-		0	-	In grossing factor
Janitor Closet	3	25	75	3	25	75	
Data Rooms	3	50	150	3	50	150	In grossing factor
Electrical Rooms	3	50	150	3	50	150	
Sub-Total			2,725			1,775	
Grossing Factor			20%			20%	
TOTAL			3,270			2,130	

	PROGRAM				UPDATED PROGRAM				
	Qty.	SF/area	Sub-Total	Total	Qty.	SF/area	Sub-Total	Total	Comments
Police Department									
Administration									
Police Chief Office	1	180	180		1	180	180		
Captain Office	1	180	180		1	150	150		
Administration office	1	120	120		1	120	120		
Lt's Office									
Conference Room	1	220	220		1	320	320		8-10 people
Secure Storage	1	100	100		1	100	100		
Copy/Workroom/ Coffee	1	100	100		1	80	80		
Sub-Total				900				950	
Grossing Factor			20%	180			20%	190	
TOTAL				1,080				1,140	
Investigations									
Detective's Office	2	120	240		2	120	240		
Secure Storage	1	100	100		1	100	100		
Interview Rooms	2	90	180		2	90	180		(1) hard and (1) soft rooms
Sub-Total				520				520	
Grossing Factor			20%	104			20%	104	
TOTAL				624				624	
Evidence									
Bag and Tag Work area	1	120	120		1	120	120		
Lab / Evidence Processing	1	180	180		1	180	180		
Evidence Storage-Short Term	1	500	500		1	500	500		
Evidence Storage-Long Term	1	1,200	1,200		1	2,400	2,400		
Large Evidence Sallyport					1	60	60		access from vehicle sallyport
Found Property					1	400	400		
Sub-Total				2,000				3,660	
Grossing Factor			15%	300			15%	549	
TOTAL				2,300				4,209	
Patrol									
Sergeant's Office	1	320	320		2	150	300		(2) office with (2) workstations each
School Resource Officer	1	100	100		1	100	100		
Animal Control	1	100	100		1	100	100		
Patrol Roll Call	1	280	280		1	280	280		6-8 people
Patrol Report Writing	1	140	140		1	140	140		(3) workstations, office mailboxes
Patrol Equipment	1	80	80		1	80	80		
Weapons Cleaning	1	50	50		1	50	50		
Armory	1	120	120		1	120	120		
Quartermaster	1	120	120		1	120	120		
Child in Need of Care Area					1	200	200		
CINC Bedroom					1	80	80		

	PROGAM				UPDATED PROGAM				Comments
	Qty.	SF/area	Sub-Total	Total	Qty.	SF/area	Sub-Total	Total	
CINC Restroom					1	64	64		
CINC Storage					1	80	80		
Sub-Total				1,310				1,714	
Grossing Factor			20%	262			20%	343	
TOTAL				1,572				2,057	

Dispatch									
City Dispatch Stations (full)	2	80	160		2	80	160		Hardened space
City Dispatch Stations (backup)	1	64	64		1	64	64		
City Dispatch Supervisor					1	120	120		Office
Records workstation	1	64	64		1	64	64		
County Dispatch station	2	80	160			80			
County Dispatch Supervisor	1	120	120			120			
Work area / Copy / Print	1	50	50		1	50	50		
Break area / Staff lockers	1	150	150		1	150	150		
Restroom	1	68	68		1	68	68		
Records Storage (City)	1	180	180		1	180	180		
Records Storage (County)	1	80	80			80			
Server room					1	200	200		
Server Workroom					1	120	120		
Sub-Total				1,096				1,176	
Grossing Factor			20%	219			20%	235	
TOTAL				1,315				1,411	

Booking									
Booking	1	240	240		1	240	240		Cuff bench, ID, BAC
Booking restroom	1	48	48		1	48	48		
Sally port	1	800	800		1	600	600		
Patrol Bicycle / General Storage	1	200	200		1	200	200		
K9 Room					1	80	80		
Sub-Total				1,288				1,088	
Grossing Factor			15%	193			15%	163	
TOTAL				1,481				1,251	

Staff Support Services									
Breakroom	1	300	300		1	300	300		
Male Restroom / Locker room	1	660	660		1	800	800		20 Lockers w/ restroom and showers
Female Restroom / Locker room	1	480	480		1	480	480		16 Lockers w/ restroom and showers
Restroom- Staff					2	80	160		Depending on layout
Restroom - Public	2	80	160		2	80	160		

	PROGAM				UPDATED PROGAM				Comments
	Qty.	SF/area	Sub-Total	Total	Qty.	SF/area	Sub-Total	Total	
Server Room									
General Storage	1	256	256		1	250	250		Included in dispatch
Sub-Total				1,856				2,150	
Grossing Factor			15%	278			15%	323	
TOTAL				2,134				2,473	
KBI									
Office	1	320	320		4	80	320		(4) workstations in a office
Interview room	1	100	100		1	100	100		
Sub-Total				420				420	
Grossing Factor			15%	63			20%	84	
TOTAL				483				504	

PROGRAM		UPDATED PROGRAM		Comments	
Qty.	\$/Area	Sub-Total	Total		
Fire Department					
Administration					
Fire Chief Office	1	180	180	180	
Captain Office	1	150	150	150	
Lead Medic Office	1	120	120	120	
EMS Report Room	1	80	80	80	
Workroom / Copy	1	120	120	120	
Records Storage	1	120	120	120	
Sub-Total		650	650	650	
Grossing Factor		20%	130	170	
TOTAL			780	1,020	
Support					
Training Room / EOC	1	550	550	750	
EOC Storage	1			100	
Table and Chair Storage	1			80	
Kitchenette	1			60	
Restroom	1	80	80	80	
Exercise Room	1	470	470	470	
Restroom/Shower	1			160	
Vestibule / Day lockers	1			120	
Sub-Total		1,100	1,100	1,840	
Grossing Factor		20%	220	368	
TOTAL			1,320	2,208	
Living Quarters					
Living / Dayroom	1	330	330	330	
Dining Hall	1	270	270	270	
Kitchen	1	200	200	200	
Pantry / Storage	1	50	50	75	
Sleeping Quarters - total	10	96	960	960	
Shower / Restrooms - total	4	75	300	300	
Individual Restroom/Shower	1	95	95	95	
Locker Area	1	25	25	30	
Janitor/Storage	1	64	64	40	
Washer / Dryer	1			60	
Sub-Total		2,294	2,294	2,420	
Grossing Factor		20%	459	484	
TOTAL			2,753	2,904	

Emergency Operations Center, ICC 500 rated room

For outside city staff use

Dining for 10 people
(3) refrigerators
one per shift
10 bedrooms

(30) 18" w x 24" lockers in hallway

Emergency Operations Center, IOC 500 rated room

For outside city staff use

Dining for 10 people
(3) refrigerators
one per shift
10 bedrooms

(30) 18" w x 24" d lockers in hallway

	PROGRAM			UPDATED PROGRAM			Comments
	Qty	SF/area	Sub-Total	Qty	SF/area	Sub-Total	
Apparatus Bay / Support							
Shift Office	1	250	250	1	250	250	
Workshop / Laundry / Decon	1	200	200	1	200	200	
Turn Out Gear	1	360	360	1	360	360	
Mechanical / Janitor	1	300	300	1	300	300	
SCBA / Compressor	1	210	210	1	210	210	
Hose Tower	-	-	-	2	100	200	Two-story element
Medical Storage	1	80	80	1	80	80	
Apparatus Bay	1	8,000	8,000	1	10,000	10,000	
Sub-Total			9,400			11,600	
Grossing Factor			10%			10%	
TOTAL			10,340			12,760	
Summary							
Administration			780			1,020	
Support			1,320			2,208	
Living Quarters			2,753			2,904	
Apparatus Bay / Support			10,340			12,760	
Sub-Total			15,193			18,892	
Grossing Factor			20%			20%	
TOTAL			18,231			22,670	

Independence Kansas**Option 1a**

City Hall Options

1916 City Hall & New Public Safety Building

Summary of Costs

2020 Dollars

Program Name	Square Footage	Average \$/SF	Sub-Total
1916 Building			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs			
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 160	\$ 1,296,000
Second Floor	6,500	\$ 160	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$ -
Site Work / Parking Lot	21,600	\$ 10	\$ 216,000
Utility Upgrades/Generator	21,600	\$ 15	\$ 324,000
RENOVATION SUB-TOTAL	21,600	\$ 179	\$ 3,856,500
New Public Safety Facility			
New Construction			
Apparatus Bay	12,760	\$ 100	\$ 1,276,000
First Floor	13,200	\$ 280	\$ 3,696,000
Second Floor	13,113	\$ 280	\$ 3,671,640
ICC 500 Requirements	2,300	\$ 100	\$ 230,000
Site Work / Parking Lot	39,073	\$ 12	\$ 468,876
Utility Upgrades/Generator	39,073	\$ 10	\$ 390,730
NEW CONSTRUCTION SUB-TOTAL	39,073	\$ 249	\$ 9,733,246
SUB-TOTAL			\$ 13,589,746
Design Contingency		5%	\$ 679,487
TOTAL CONSTRUCTION BUDGET			\$ 14,269,233
SOFT COSTS			
Professional Fees	8.5%		\$ 1,212,885
Reimbursable Expense Allowance			\$ 5,000
Site Survey Allowance			\$ 7,750
Hazourdous Material Abatment Allowance			\$ -
Geotechnical Survey Allowance			\$ 3,500
Printing / Bidding & CA Expense Allowance			\$ 8,000
Construction Special Inspections Allowance			\$ 65,000
Furniture, Fixtures, and Equipment	3%		\$ 428,077
Owner's Contingency	5%		\$ 713,462
SOFT COST TOTALS			\$ 2,443,673
TOTAL PROJECT COSTS			\$ 16,712,907

Independence Kansas

Option 1b

City Hall Options

1916 City Hall & Public Safety Building Addition @ App Bay

Summary of Costs

2020 Dollars

Program Name	Square Footage	Average \$/SF	Sub-Total
1916 Building			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs	-	\$ -	
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 160	\$ 1,296,000
Second Floor	6,500	\$ 160	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$ -
Site Work / Parking Lot	21,600	\$ 10	\$ 216,000
Utility Upgrades/Generator	21,600	\$ 15	\$ 324,000
RENOVATION SUB-TOTAL	21,600	\$ 179	\$ 3,856,500
New Public Safety Facility @ Exisiting Temporary Facility			
New Construction-			
Apparatus Bay (remodel and addition)	12,760	\$ 10	\$ 127,600
First Floor	11,831	\$ 280	\$ 3,312,680
Second Floor	12,848	\$ 280	\$ 3,597,440
ICC 500 Requirements	2,300	\$ 100	\$ 230,000
Site Work / Parking Lot	37,439	\$ 10	\$ 374,390
New Utilities/Generator	37,439	\$ 25	\$ 935,975
NEW CONSTRUCTION SUB-TOTAL	37,439	\$ 229	\$ 8,578,085
SUB-TOTAL			\$ 12,434,585
Design Contingency		5%	\$ 621,729
TOTAL CONSTRUCTION BUDGET			\$ 13,056,314
SOFT COSTS			
Professional Fees	8.5%		\$ 1,109,787
Reimbursable Expense Allowance			\$ 5,000
Site Survey Allowance			\$ 7,750
Hazourdous Material Abatment Allowance			\$ -
Geotechnical Survey Allowance			\$ 3,500
Printing / Bidding & CA Expense Allowance			\$ 8,000
Construction Special Inspections Allowance			\$ 45,000
Furniture, Fixtures, and Equipment	3%		\$ 391,689
Owner's Contingency	5%		\$ 652,816
SOFT COST TOTALS			\$ 2,223,542
TOTAL PROJECT COSTS			\$ 15,279,856

Independence Kansas

City Hall Options

Option 2

1916 City Hall & Public Safety Building Addition @ App Bay

Summary of Costs

2020 Dollars

Program Name	Square Footage	Average \$/SF	Sub-Total
1916 Building			
Demolition Costs	21,600	\$ 5	\$ 108,000
Renovation Costs		\$ -	\$ -
Basement	4,500	\$ 180	\$ 810,000
First Floor	8,100	\$ 160	\$ 1,296,000
Second Floor	6,500	\$ 160	\$ 1,040,000
Attic	2,500	\$ 25	\$ 62,500
Exterior Improvements (Roof, Windows, Masonry Restoration, Waterproofing)	21,600	\$ 60	\$ -
Site Work / Parking Lot	21,600	\$ -	\$ -
Utility Upgrades/Generator	21,600	\$ -	\$ -
RENOVATION SUB-TOTAL	21,600	\$ 154	\$ 3,316,500
Police Addition to 1916 Building			
New Construction			
First Floor	6,065	\$ 285	\$ 1,728,525
Second Floor	4,612	\$ 285	\$ 1,314,420
ICC 500 Requirements	1,411	\$ 100	\$ 141,100
Site Work / Parking Lot	32,277	\$ 10	\$ 322,770
New Utilities/Generator	32,277	\$ 15	\$ 484,155
ADDITION SUB-TOTAL	32,277	\$ 124	\$ 3,990,970
New Fire Facility			
New Construction			
Apparatus Bay (remodel and addition)	12,760	\$ 10	\$ 127,600
First Floor	9,911	\$ 250	\$ 2,477,750
ICC 500 Requirements	1,000	\$ 120	\$ 120,000
Site Work / Parking Lot	22,671	\$ 10	\$ 226,710
New Utilities/Generator	22,671	\$ 25	\$ 566,775
NEW CONSTRUCTION SUB-TOTAL	22,671	\$ 155	\$ 3,518,835
SUB-TOTAL			\$ 10,826,305
Design Contingency		5%	\$ 541,315
TOTAL CONSTRUCTION BUDGET			\$ 11,367,620
SOFT COSTS			
Professional Fees	8.5%	\$	966,248
Reimbursable Expense Allowance		\$	5,000
Site Survey Allowance		\$	7,750
Hazourdous Material Abatment Allowance		\$	3,500
Geotechnical Survey Allowance		\$	8,000
Printing / Bidding & CA Expense Allowance		\$	55,000
Construction Special Inspections Allowance		\$	341,029
Furniture, Fixtures, and Equipment	3%	\$	568,381
Owner's Contingency	5%	\$	
SOFT COST TOTALS			\$ 1,954,907
TOTAL PROJECT COSTS			\$ 13,322,528