



Public Safety Center Justification

Parsons Kansas
December 6, 2023



Robert Spinks - Chief of Police * rspinks@parsonspd.com * 620-421-7070

WHY BUILD A NEW PUBLIC SAFETY CENTER FOR POLICE AND FIRE?



BACKGROUND INFORMATION:

The current Fire Headquarters was built in 1938 and entails 12,775 sq ft. The Police Department operates out of three separate structures with the headquarters built in 1994; a Police Annex for investigations and a drug task force; and a 9,200 ft overflow facility for excess evidence and property storage. Both facilities were damaged in a 2000 tornado and continue to suffer structural issues. Both police and fire operations have outgrown their current facilities.

A new Public Safety Facility has been discussed at the staff level for some time. In 2020 the City Commission authorized the purchase of 3.43 acres of land that is bordered by the Union Pacific RR to the east, Belmont Avenue to the north, South 21st Street to the west and Corning Avenue to the South. One potential use of that land is to build a new Public Safety Center to consolidate police and fire operations.

The Road So Far

In late 2020, City Staff recommended that an architectural firm with specialized expertise in public safety facility design be encumbered to conduct a feasibility study, space needs assessment, architectural design, and community engagement services for a new public safety center.

On March 30, 2021, the City Commission approved the posting of a Request for Qualifications (RFQ) to solicit proposals for a feasibility study and architectural services for a new Public Safety Center. Last year the Commission approved the purchase of a 3.43-acre parcel that is bordered by the Union Pacific RR to the east, Belmont Avenue to the north, South 21st Street to the west and Corning Avenue to the South for a future public safety center.

Thirty-one (31) architectural firms with specialized expertise in designing police, fire and public safety facilities received copies of the RFQ in April. A total of **seven (7) proposals were received** by the City. These proposals were **blind reviewed by and scored on 34 key points that were required in the RFQ**. Three proposals were eliminated based on the composite scores assigned to the seven proposals.

The top four vendors were invited to an in-person presentation in front of a selection board comprised on the City Manager, City Attorney, Fire Chief, Police Chief, Deputy Police Chief, Director of Utilities, and the Code Enforcement/Building Official. A total of **9 hours of interviews were conducted** involved the four (4) firms. At the end of this process, the RFQ's were again reviewed along with the materials presented by each of the firms.

The result of this review process resulted in a unanimous recommendation for the Commission to award the RFQ work to **SFS-Redstone out of Kansas City (MO)**. SFS is nearly a 50-year-old company that specializes in municipal projects across the United States. The firm has designed more than **100 community facilities including 25+ City Halls, 40+ Justice/Law Enforcement Centers, 50+ Public Safety Centers and 20+ Municipal/County Courts**. Their detailed response to the requirements of the RFQ exceeded the other vendors.

The Parsons Police Department and Parsons Fire Department are partnering together to plan for a **NEW PUBLIC SAFETY CENTER** to provide all the community's emergency services in one building. With current structures dating back to the 1930's a new center would bring the fire and police service together under one roof. A new building would provide the police department needed space and provide a safer work environment and larger evidence areas to meet our growing needs as the department continues to meet the demands of our citizens and community.

Having community support in this planning will be crucial to the development and design of the new Public Safety Center. Providing input for the community needs and wants for emergency services will assist the City in making the new center a success. Ideas include adding a public storm shelter in the new building and a training facility that can be used for the police departments Citizen's Academy and potential development of a Police and Fire Cadet Program.

The Fire Department headquarters building is probably the oldest operating fire facility in the State of Kansas. It no longer is adequate for modern fire apparatus. The living quarters are abysmal for the Firefighters. Both the fire and police departments suffer from structural damage caused by the 2000 tornado.

Working with SFS Architecture of Kansas City and Redstone of Bloomfield Hills (MI), a space needs assessment was conducted and that has now evolved into initial site design and concept drawings.

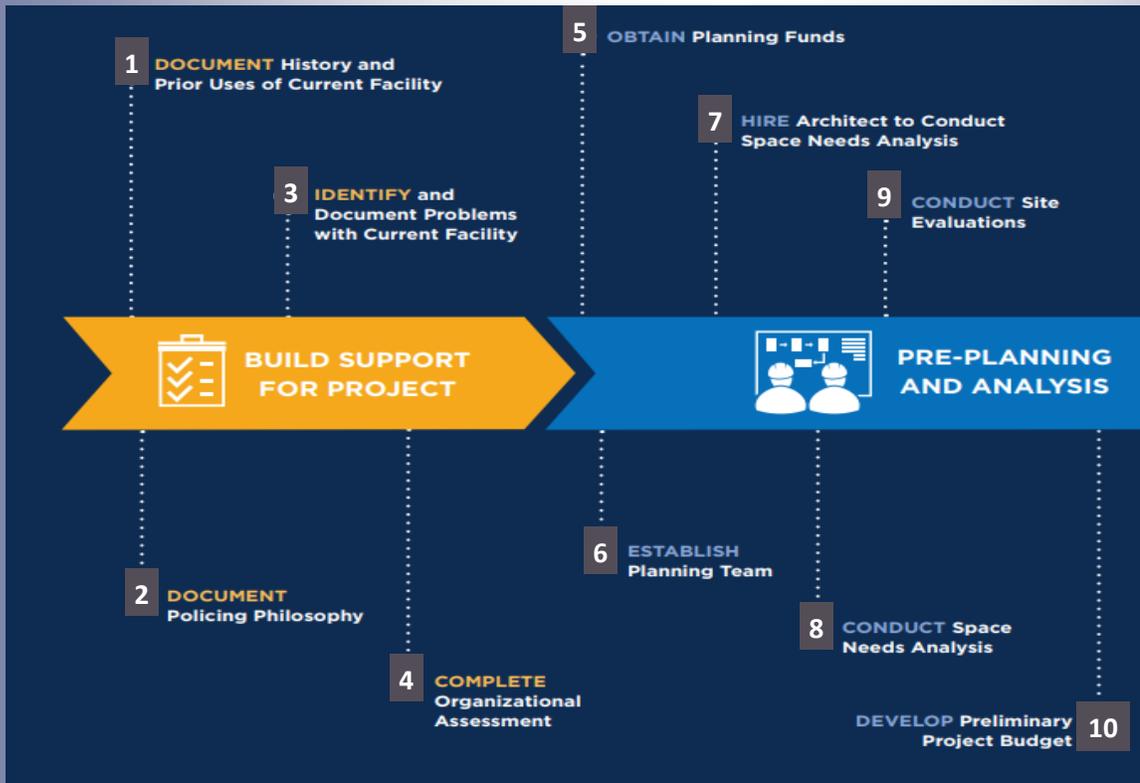
Revised Site and Plan Concepts

Option A Site Plan

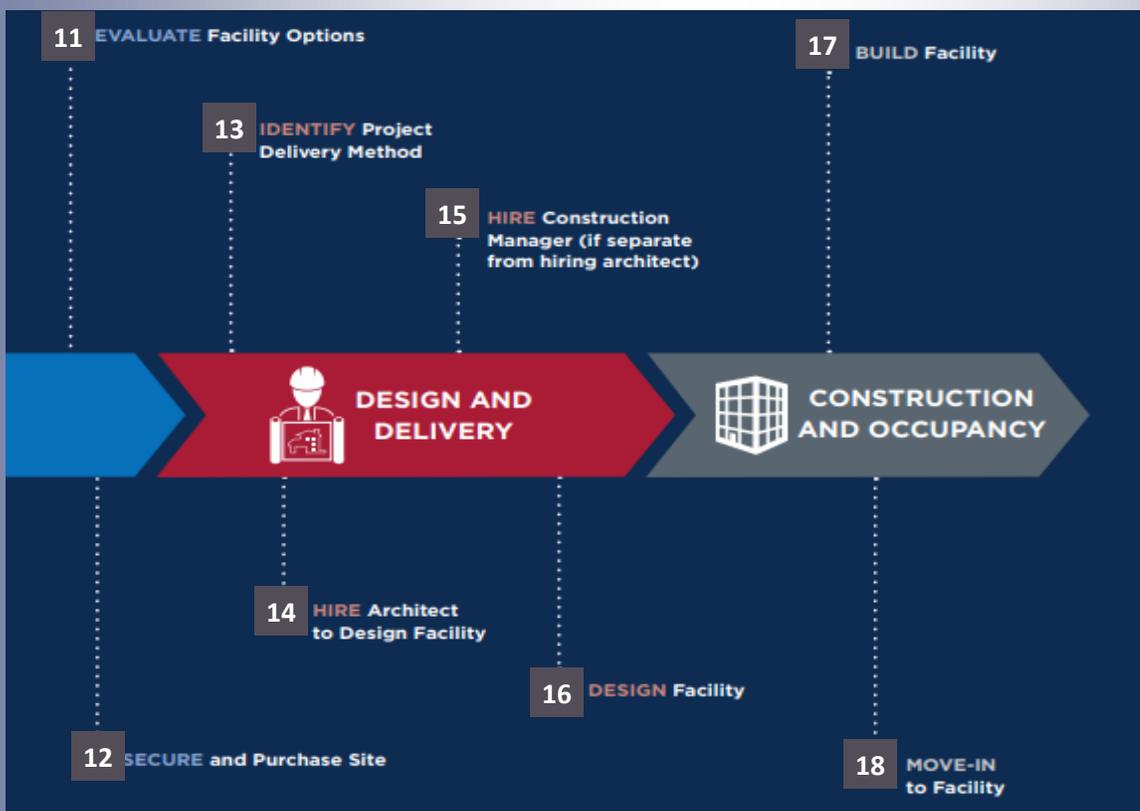


PUBLIC SAFETY CENTER PROJECT TIMELINE

A lot of work and progress has already been completed on the public safety facility.



1. 2022
2. 2018-2022 Police Annual Reports
3. Jan 2021
4. Jan 2021
5. March 2021
6. Nov 2021
7. July 2021
8. Summer 2021
9. Jan 2020
10. Summer 2023



11. Spring 2023
12. 2020
13. TBD
14. July 2021
15. TBD
16. July 2021
- FUNDING OPTIONS AND SECURE REVENUE STREAMS
17. TBD
18. TBD

Justification to build a new public safety center

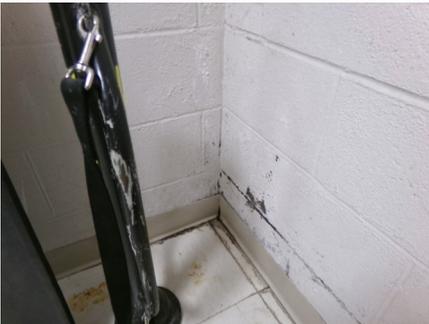
CURRENT POLICE DEPARTMENT DEFICIENCIES

- Structural damage for 2020 tornado
- Deficient plumbing for the Lock-Up cells
- No K9 kenneling nor cleaning care area
- Inadequate police dispatch center
- No Emergency Operations Center
- Inadequate Locker Rooms
- Unsafe HVAC System for evidence room
- No mental health safety room
- Not enough office space for supervisors
- No dedicated workspaces for officers (spread out over 3 rooms)
- Inadequate training area for inhouse training

CURRENT FIRE DEPARTMENT DEFICIENCIES

- Inadequate apparatus bays
- Outside storage of haz-mat equipment
- Roof and structural deficiencies
- No physical fitness training area
- Flooding in basement
- No training room for in-service training
- Inadequate hose trying facilities
- No decontamination area and turnout cleaning

Proof is in the Pictures



Structural Issues from damage sustained during an April tornado in 2000 never properly fixed. Plumbing issues from aging pipes and damaged flooring. Lack of secure parking causes traffic crashes in the alley that is shared with a business.



Had to repurpose janitorial closets to store radio and computer equipment. These spaces lack proper ventilation and electrical supply.

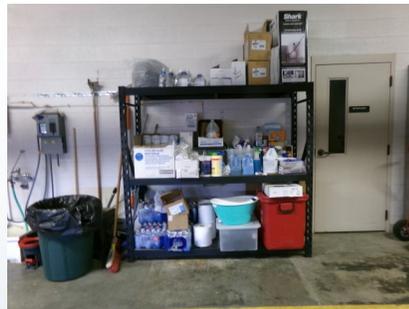


Converting part of a sally port to accommodate a laundry facility is a hazard with combative prisoners.

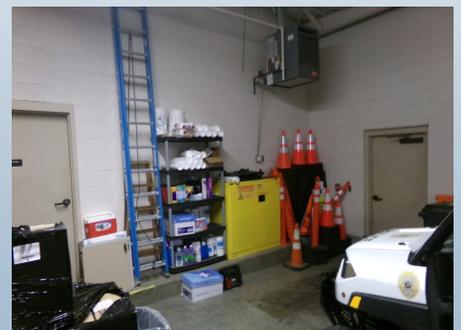




Repurposing dedicated rooms and spaces has been common practice to accommodate growth and changes in the industry. This comes as a quick fix but not sustainable. Lack of office space, lobby waiting, and even secure parking has been issues in the past.



Evidence storage and processing has taken over much of the free space station wide. Even taking over the evidence laboratory to have a space to process seized items to avoid contaminating the breakroom.



PUBLIC SAFETY CENTER



- Fire, EMS, Police
- 50,000 GSF
- Single Story
- 3.4 acres

FACILITY CONSTRUCTION

\$16,400,000

Site Work

Building

SOFT COSTS

\$2,150,000

Contingency

Equipment & Technology

Field Services

PROJECT COST

\$18,550,000

