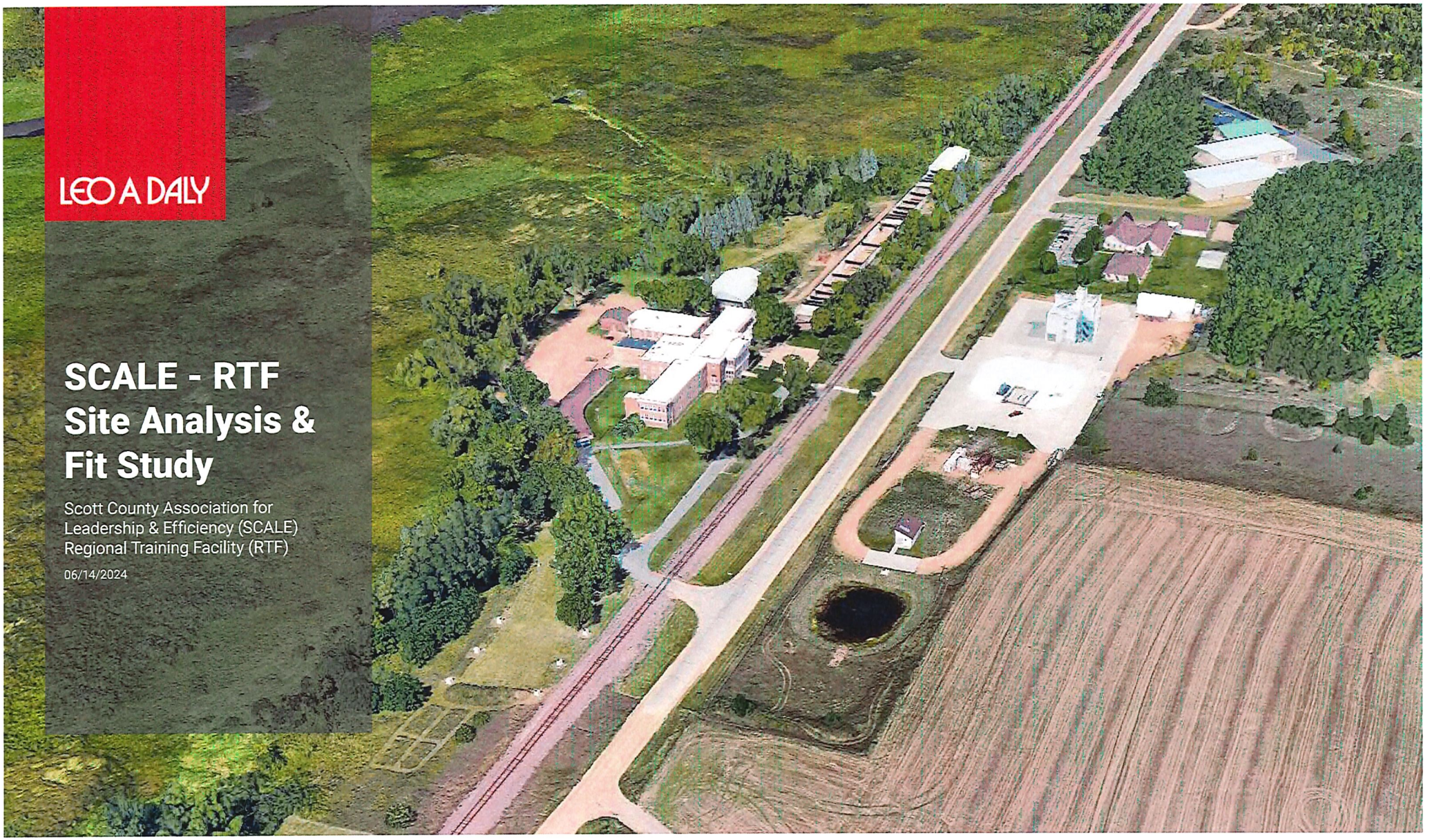
LEO A DALY

# SCALE - RTF Site Analysis & Fit Study

Scott County Association for Leadership & Efficiency (SCALE) Regional Training Facility (RTF)

06/14/2024



# Study Approach

**Site Test Fit Study: Questions to be answered...**

- What can fit on the site?
- Is this a site worth looking at for long range planning?
- Is it worth spending more money on this site if it isn't conducive becoming something bigger and better in the long term?

**Site Test Fit Study: Questions it was not intended to answer...**

- Is this the right location for the existing partners? For new partners?
- What are the EXACT training elements, their size, and relationships to each other and the site?

**What this is: A HIGH level masterplan options study to see what will work, and what will not and what the ROM cost will be under different scenarios.**

# Program Elements Considered - Primary Structures

6/14/2024

**SCOTT COUNTY ASSOCIATION FOR LEADERSHIP & EFFICIENCY (SCALE) REGIONAL TRAINING FACILITY (RTF)**

Program

| | | LENGTH (OR QUANTITY) | WIDTH (OR AREA) | AREA | NOTES |
|---|---|---|---|---|---|
| **COMMONS** | | | | | |
| "Dirty" Unisex Toilet | | 1 | 80 | 80 | Accessible from outside |
| Changing Room / Shower | | 4 | 80 | 320 | |
| Unisex Toilet | | 1 | 80 | 80 | Accessible from inside |
| Kitchen / Break | | 1 | 400 | 400 | Prep area only, can break in classrooms |
| Jan | | 2 | 60 | 120 | As necessary |
| Conference Room / Touchdown | | 2 | 100 | 200 | |
| | | | | **1,200** | **SubTotal** |
| **CLASSROOMS** | | | | | |
| 40 Person Classrooms | Classroom A | 1 | 1,000 | 1,000 | 40 ppl |
| | Classroom B | 1 | 1,000 | 1,000 | 40 ppl |
| | Furniture Storage & A/V | 2 | 100 | 200 | |
| | | | | **2,200** | **SubTotal** |
| **EXISTING 200 YARD RANGE SUPPORT** | | | | | |
| Control room | | 1 | 120 | 120 | (2) seats, one computer |
| Range Storage / Prop Storage | | 1 | 800 | 800 | Shelving for targets, floor cleaning, etc |
| Sound Vestibule | | 1 | 80 | 80 | |
| | | | | **1,000** | **SubTotal** |
| **OTHER - EXISTING 200 YARD RANGE SUPPORT** | | | | | Shared between both Ranges |
| Gun Cleaning | | 4 | 60 | 240 | (4) Stations |
| Weapons & Ammo Storage | | 6 | 50 | 300 | (6) Secure cages |
| Weapons Repair | | 1 | 120 | 120 | Work station with locked cabinets |
| Range Equipment Cleaning / Janitorial | | 1 | 80 | 100 | Lead containment cleaning. |
| Loading & Unloading Area | | 1 | 100 | 100 | Vehicle access to LE range |
| | | | | **620** | **SubTotal** |
| **UNCONDITIONED BUILDINGS** | | | | | |
| Residential Building: Wet/Dry, no burn. | | 2 | 1,400 | 2,800 | (2) stories |
| Commercial Building: Wet/Dry, no burn. | | 1 | 4,000 | 4,000 | Single story |
| Maintanence Building | | 1 | 2,000 | 2,000 | |
| Fire Storage Building: burn materials | | 1 | 800 | 800 | |
| | | | | **6,800** | **SubTotal** |
| **FIRE BURN BUILDINGS** | | | | | Site elements not tabulated in overall program |
| Unconditioned Training Structure | | 2 | 1,500 | 3,000 | Unconditioned Structure for training purposes, built out of CMU for wet or dry training |
| Fire Burn Tower | | 1 | 10,000 | 10,000 | 3 story commercial burn tower |
| Residential Burn Building | | 1 | 4,000 | 4,000 | 2 story residential burn building |
| | | | | **17,000** | **SubTotal** |
| **BUILDING SUPPORT SPACES** | | | | | |
| Mechanical | | 1 | 100 | 100 | |
| Electrical | | 1 | 75 | 75 | |
| I/T | | 1 | 75 | 75 | Needs TBD based on site layout |
| Fire Protection | | 1 | 100 | 100 | TBD Based on storage requirements |
| | | | | **350** | **SubTotal** |
| **Total** | | | | **29,170** | |
| Net-to-Gross Factor | | | | 20% | |
| Net-to-Gross Square Footage | | | | 5,834 | |
| **GRAND TOTAL** | | | | **35,004** | |

# Program - Other Support Structures

6/14/2024

**SCOTT COUNTY ASSOCIATION FOR LEADERSHIP & EFFICIENCY (SCALE) REGIONAL TRAINING FACILITY (RTF)**
Program

| | | LENGTH (OR QUANTITY) | WIDTH (OR AREA) | AREA | NOTES |
|---|---|---|---|---|---|
| **COMMONS** | | | | | |
| "Dirty" Unisex Toilet | | 2 | 80 | 160 | Accessible from outside |
| Changing Room / Shower | | 4 | 80 | 320 | |
| Unisex Toilet | | 2 | 80 | 160 | Accessible from inside |
| Kitchen / Break | | 1 | 400 | 400 | Prep area only, can break in classrooms |
| Jan | | 2 | 60 | 120 | As necessary |
| Conference Room / Touchdown | | 2 | 100 | 200 | |
| | | | | 1,360 | SubTotal |
| **CLASSROOMS** | | | | | |
| 40 Person Classrooms | Classroom A | 1 | 1,000 | 1,000 | 40 ppl |
| | Classroom B | 1 | 1,000 | 1,000 | 40 ppl |
| | Furniture Storage & A/V | 2 | 100 | 200 | |
| | | | | 2,200 | SubTotal |
| **BUILDING SUPPORT SPACES** | | | | | |
| Mechanical | | 1 | 100 | 100 | |
| Electrical | | 1 | 75 | 75 | |
| I/T | | 1 | 75 | 75 | Needs TBD based on site layout |
| Fire Protection | | 1 | 100 | 100 | TBD Based on storage requirements |
| | | | | 350 | SubTotal |
| Total | | | | 3,910 | |
| Net-to-Gross Factor | | | | 20% | |
| Net-to-Gross Square Footage | | | | 782 | |
| **GRAND TOTAL** | | | | 4,692 | |

# Additional Program / Cost Considerations

### Existing Facilities Maintenance Garage "St. Joe's Garage"

- Multiple concepts show relocation and/or demolition of garage.
- This square footage can be accounted for as either a separate, new out building or SF within the new primary structure.

### Demolition of Existing Range and Garage Facility

- All concepts show removal of these structures

### Existing Class A Burn Area

- (3) shipping containers will need to be relocated if burn ops moves to other side of the street

### Existing Burn Structure and Props

- Structure is within 5-10 years of reaching the end of its useful life.
- Props, likewise, are nearing the end of their useful life

### Renovation of Existing Primary Structure

- See Option 1A

### Existing LP Tanks

- If Burn ops located to other side of road, this will need to be relocated as well.

### Existing Confined Space Training Props

- (2) Props requiring approx 200 SF will need to be relocated if burn ops located to other side of road.

### Incorporation of Juvenile Alternative Facility (JAF) Structures

- This option not reflected in the program as further analysis is required to determine if JAF facilities would be useful as converted training spaces.

### Unconditioned Wet/Dry Training Structures

- CMU construction out-buildings for training
- Quantity and location TBD based on land acquisition

### K9 Facilities

- Size and location TBD based on land acquisition

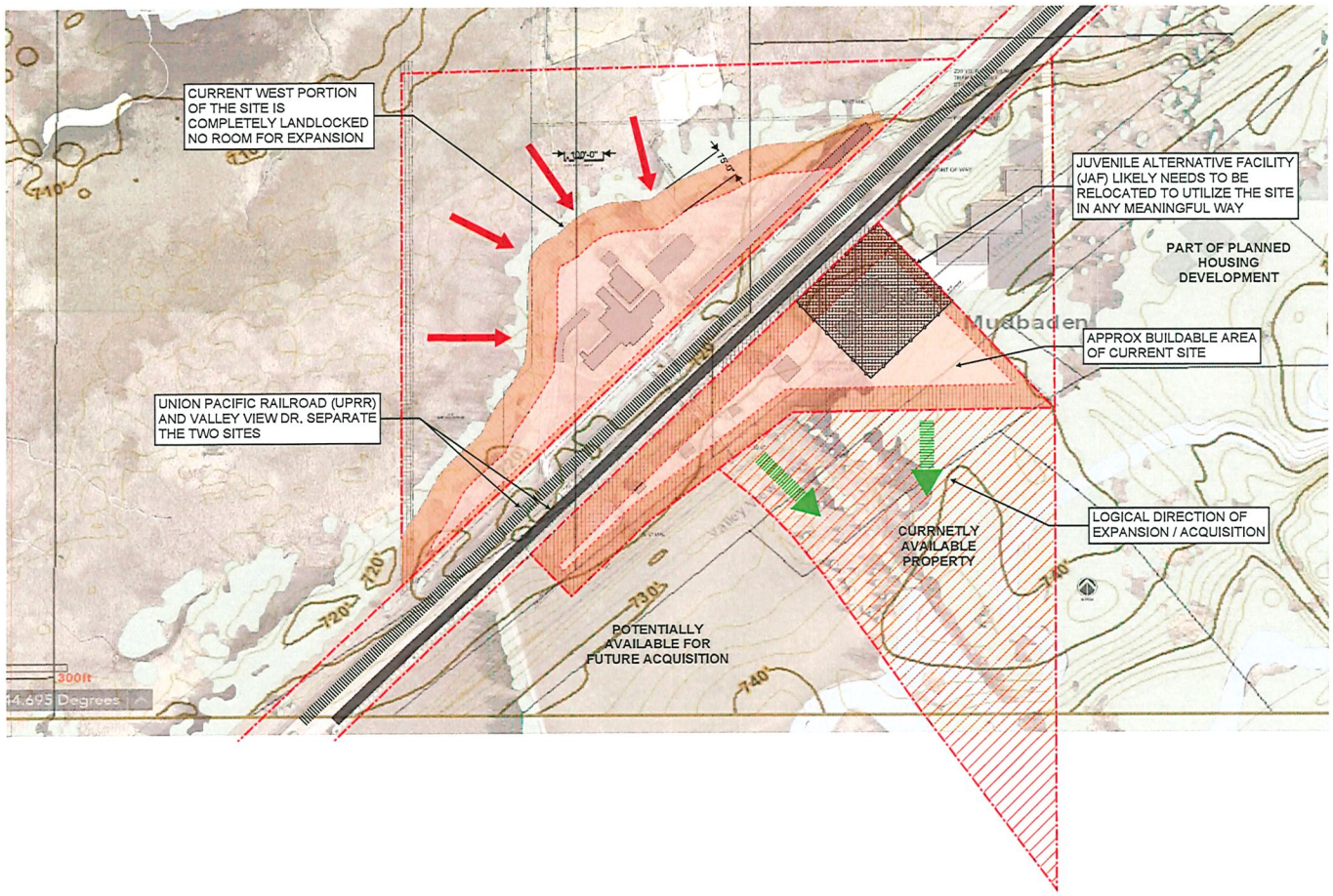
### UAV Facilities

- Size and location TBD based on land acquisition

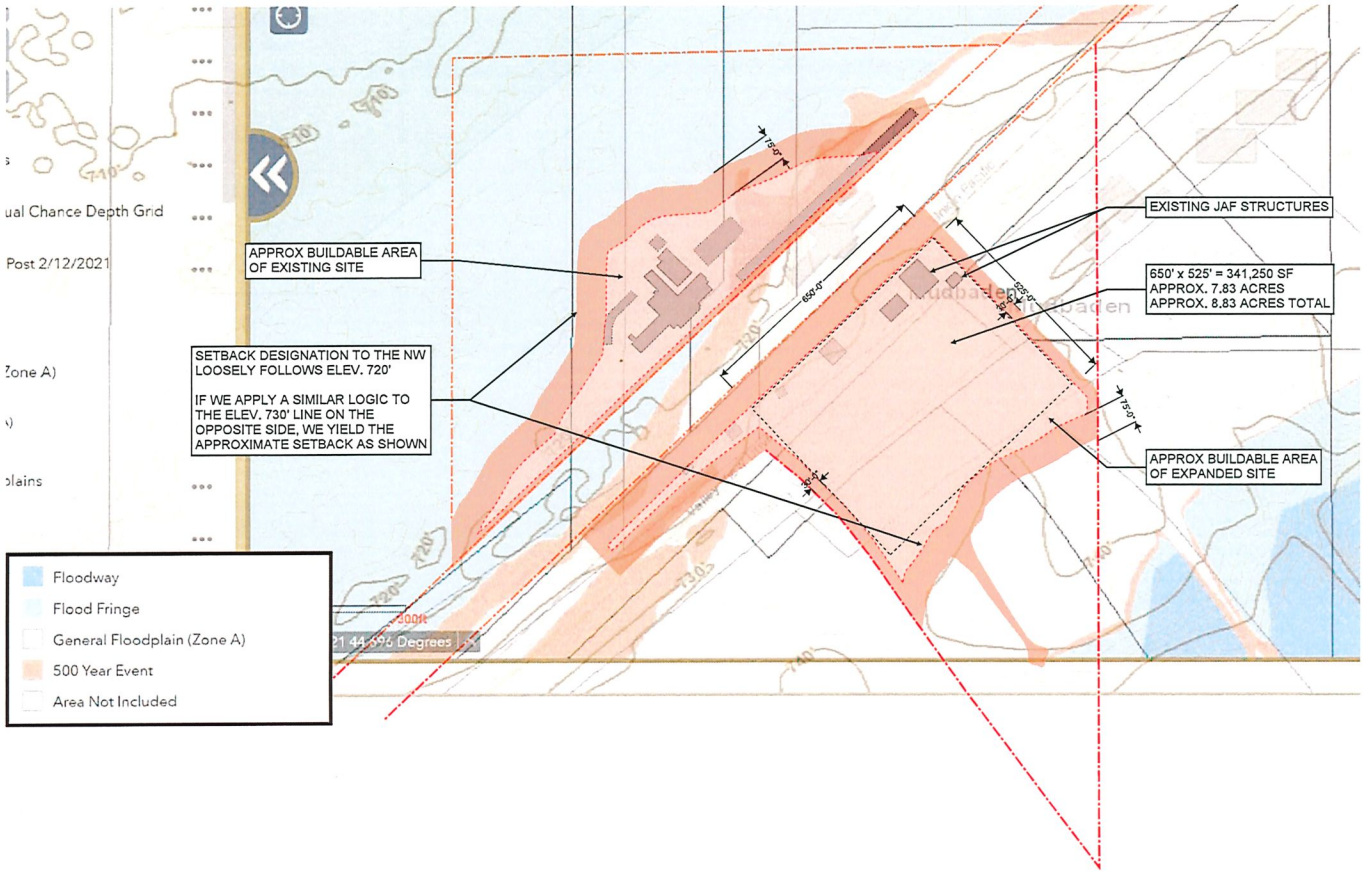
### Vehicular Training Pad

- Size and location TBD based on land acquisition

# Long Term Planning Considerations



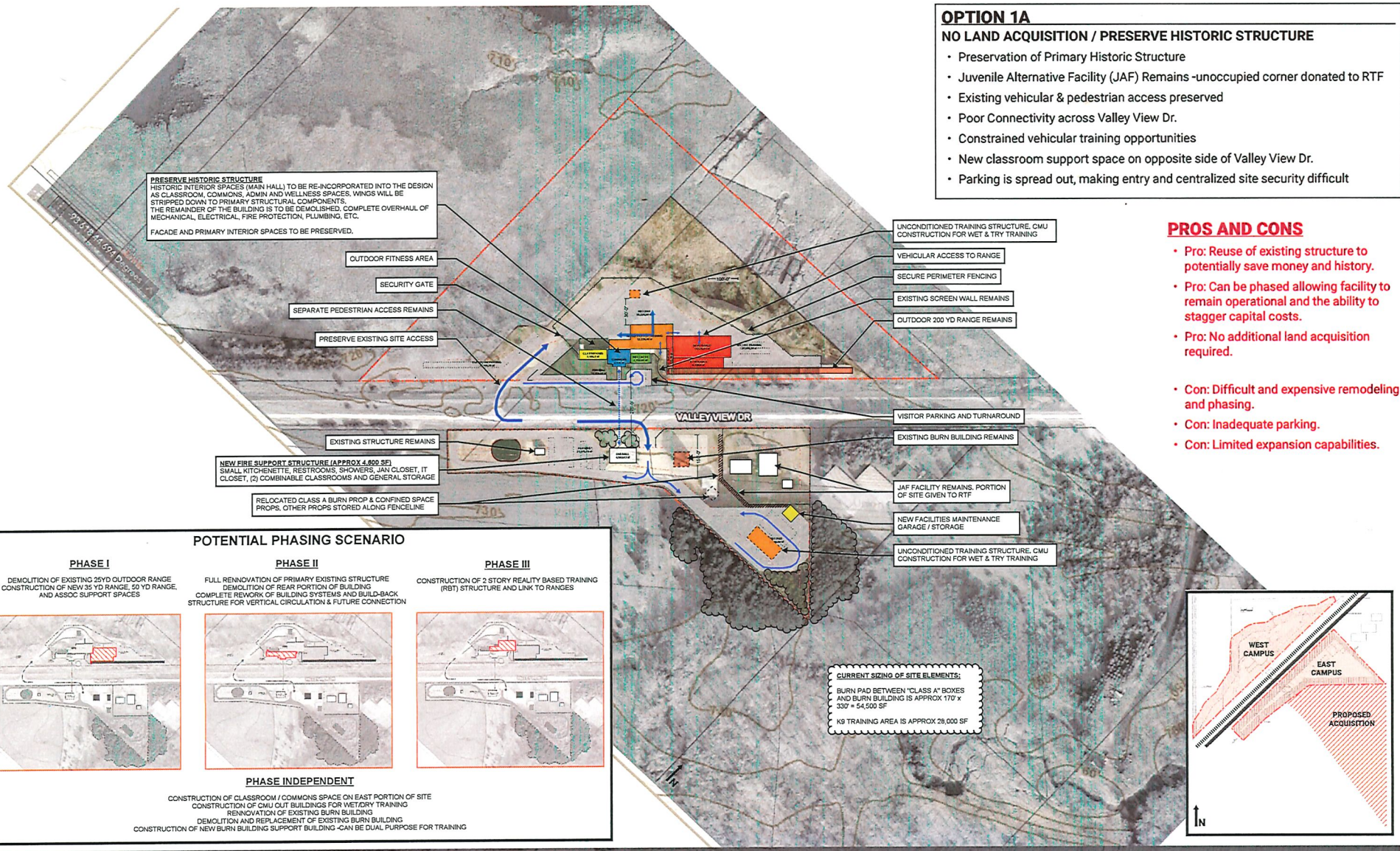
# Expanded Site Setback Approximations



## OPTION 1A

**NO LAND ACQUISITION / PRESERVE HISTORIC STRUCTURE**

- Preservation of Primary Historic Structure
- Juvenile Alternative Facility (JAF) Remains -unoccupied corner donated to RTF
- Existing vehicular & pedestrian access preserved
- Poor Connectivity across Valley View Dr.
- Constrained vehicular training opportunities
- New classroom support space on opposite side of Valley View Dr.
- Parking is spread out, making entry and centralized site security difficult




## POTENTIAL PHASING SCENARIO

**PHASE I**

DEMOLITION OF EXISTING 25YD OUTDOOR RANGE
CONSTRUCTION OF NEW 35 YD RANGE, 50 YD RANGE, AND ASSOC SUPPORT SPACES



**PHASE II**

FULL RENNOVATION OF PRIMARY EXISTING STRUCTURE
DEMOLITION OF REAR PORTION OF BUILDING
COMPLETE REWORK OF BUILDING SYSTEMS AND BUILD-BACK
STRUCTURE FOR VERTICAL CIRCULATION & FUTURE CONNECTION



**PHASE III**

CONSTRUCTION OF 2 STORY REALITY BASED TRAINING (RBT) STRUCTURE AND LINK TO RANGES



**PHASE INDEPENDENT**

CONSTRUCTION OF CLASSROOM / COMMONS SPACE ON EAST PORTION OF SITE
CONSTRUCTION OF CMU OUT BUILDINGS FOR WET/DRY TRAINING
RENNOVATION OF EXISTING BURN BUILDING
DEMOLITION AND REPLACEMENT OF EXISTING BURN BUILDING
CONSTRUCTION OF NEW BURN BUILDING SUPPORT BUILDING -CAN BE DUAL PURPOSE FOR TRAINING

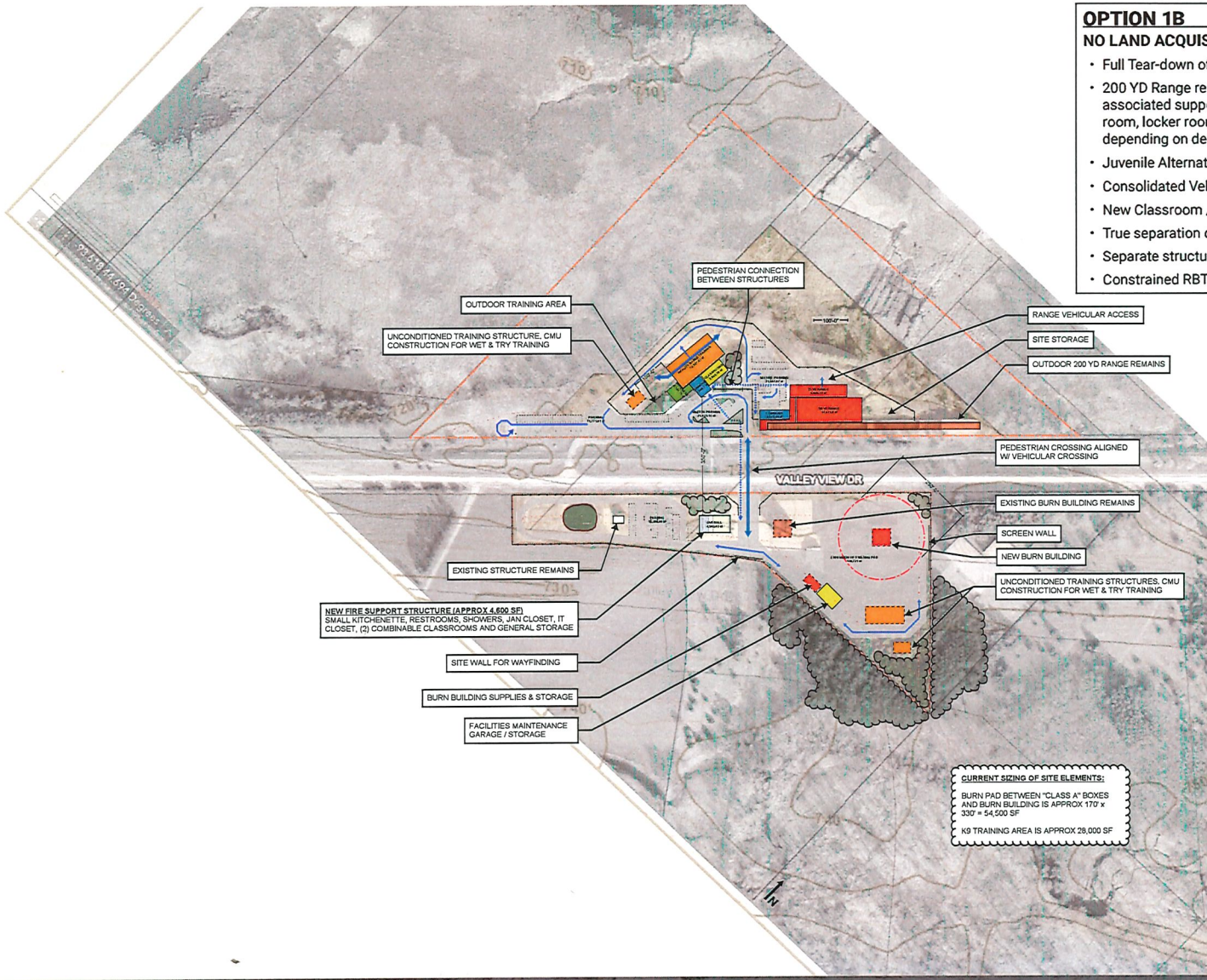
## PROS AND CONS

- Pro: Reuse of existing structure to potentially save money and history.
- Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.
- Pro: No additional land acquisition required.
- Con: Difficult and expensive remodeling and phasing.
- Con: Inadequate parking.
- Con: Limited expansion capabilities.

## OPTION 1B

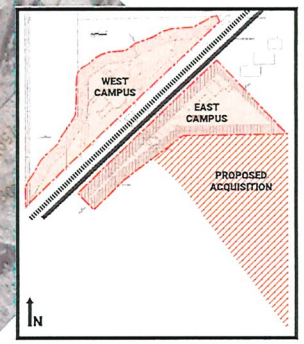
**NO LAND ACQUISITION / SEPARATED NEW BUILD**

- Full Tear-down of existing historic structure
- 200 YD Range remains. Receives additional 35 YD & 50 YD Ranges and associated support spaces per program. Additional Commons spaces (break room, locker room, showers, conference rooms, etc.) Can also be incorporated depending on desired Phasing option, if any.
- Juvenile Alternative Facility (JAF) Relocated
- Consolidated Vehicular & Pedestrian Access across Valley View Dr.
- New Classroom / Commons Area on East Campus
- True separation of live-fire training at ranges from simunition in RBT
- Separate structures leads to a cleaner "break" if a phased approach is desired
- Constrained RBT -Little room for expansion




## PROS AND CONS

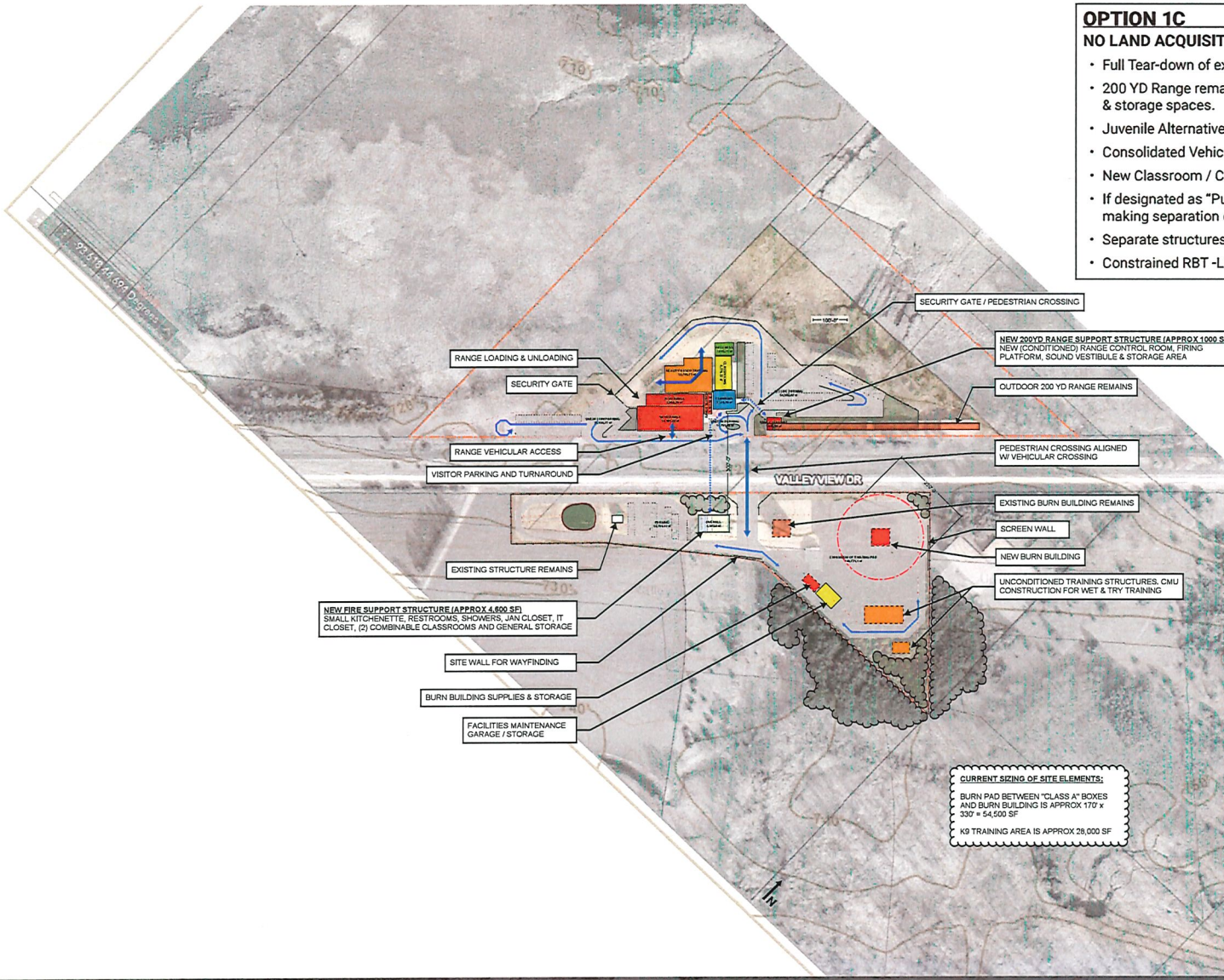
- **Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.**
- Pro: More room for Fire Training which can be planned / built over time.
- **Con: Difficult and expensive phasing.**
- Con: Inadequate parking and limited RBT growth and pad space.



## OPTION 1C

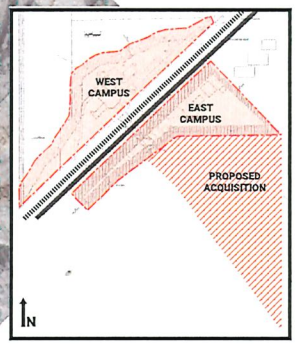
**NO LAND ACQUISITION / CONSOLIDATED NEW BUILD**

- Full Tear-down of existing historic structure
- 200 YD Range remains. Receives new, conditioned control room, firing platform & storage spaces.
- Juvenile Alternative Facility (JAF) Relocated
- Consolidated Vehicular & Pedestrian Access across Valley View Dr.
- New Classroom / Commons Area on East Campus
- If designated as "Public Use" Range, 200 YD Range is isolated in this concept making separation of site access more manageable
- Separate structures leads to a cleaner "break" if a phased approach is desired
- Constrained RBT -Little room for expansion




## PROS AND CONS

- Pro: Better parking situation on West Campus than 1A or 1B.
- Pro: More room for Fire Training which can be planned / built over time.
- Con: Difficult and expensive phasing.
- Con: Limited RBT growth and pad space.



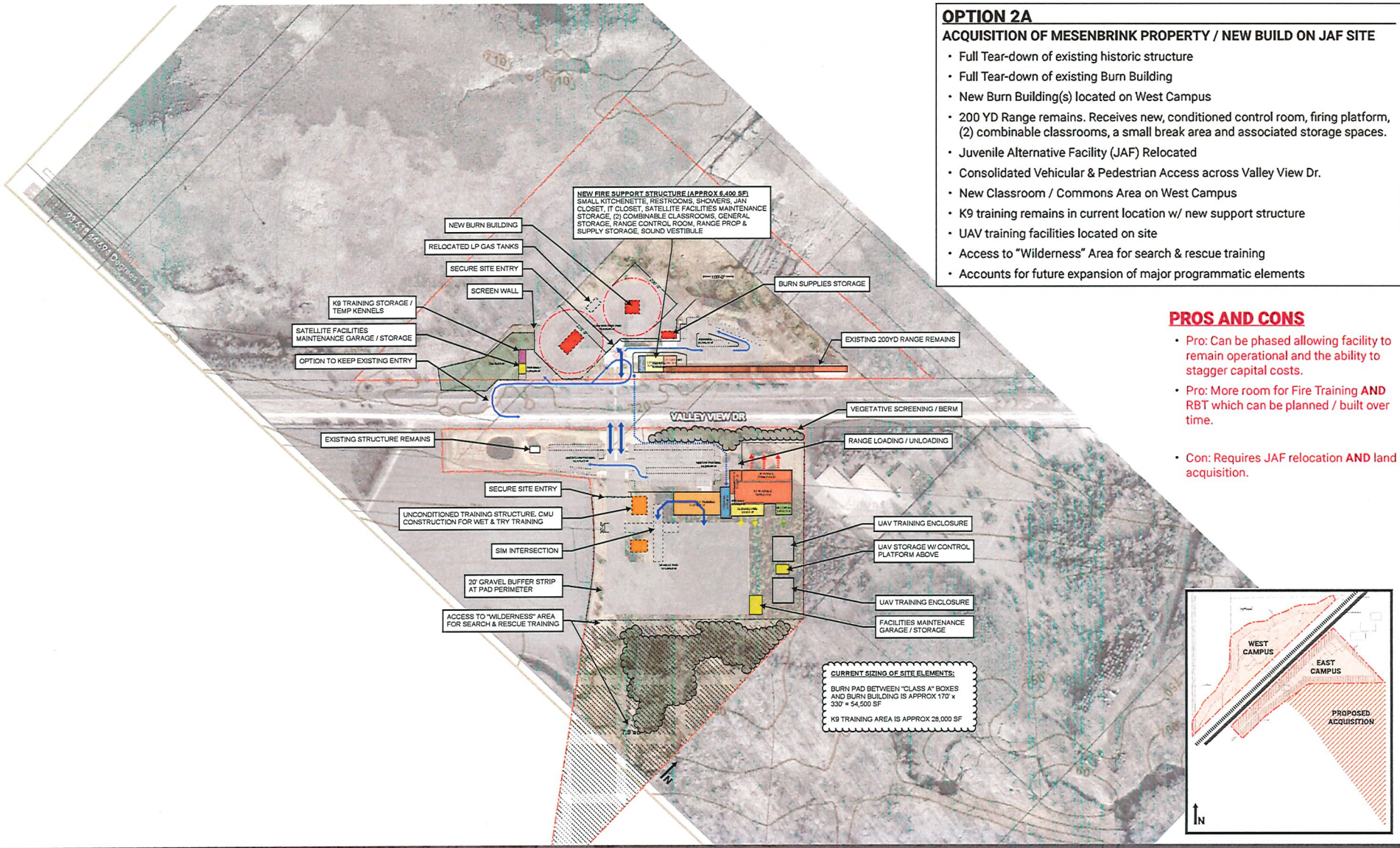
## OPTION 2A

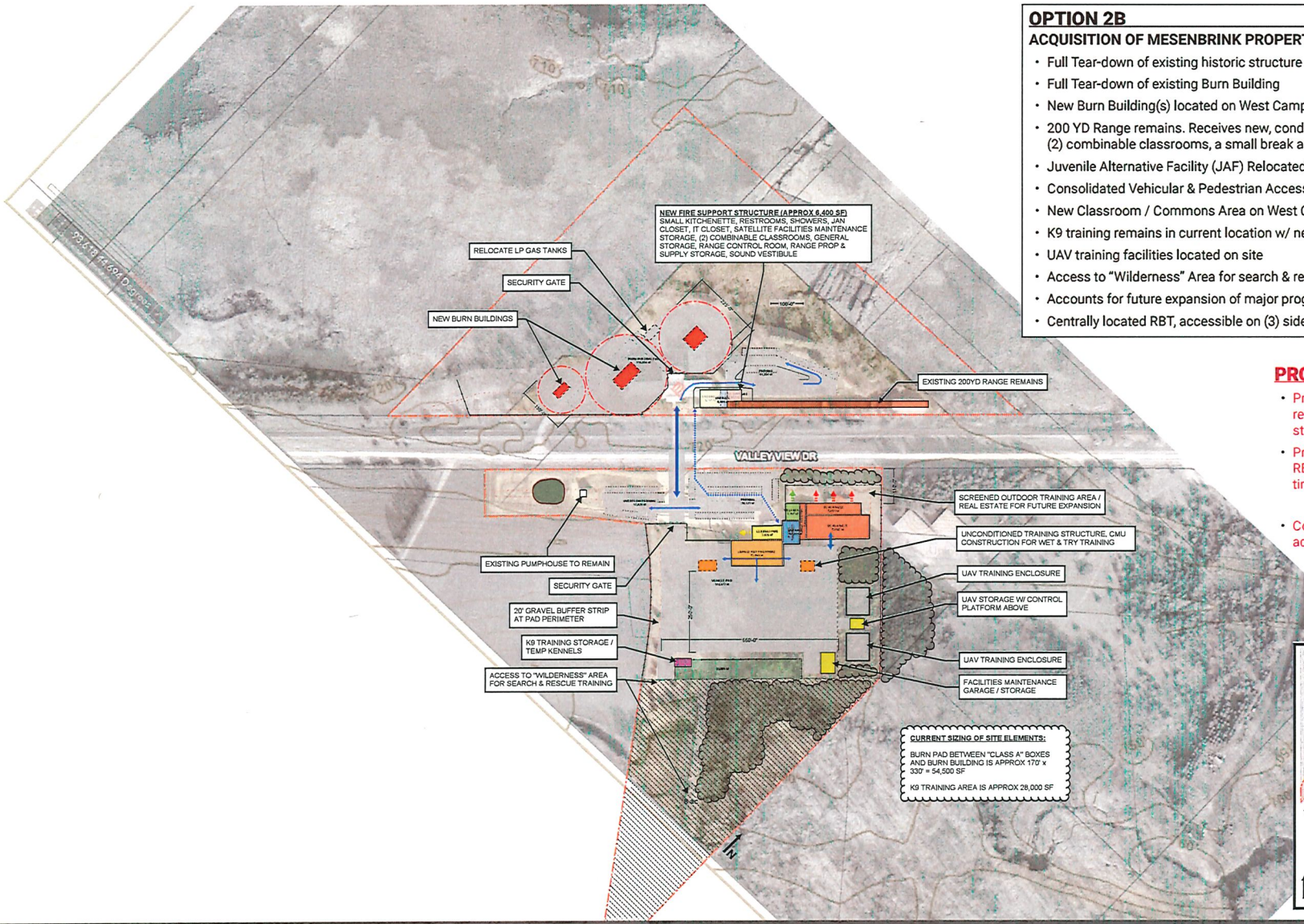
**ACQUISITION OF MESENBRINK PROPERTY / NEW BUILD ON JAF SITE**

- Full Tear-down of existing historic structure
- Full Tear-down of existing Burn Building
- New Burn Building(s) located on West Campus
- 200 YD Range remains. Receives new, conditioned control room, firing platform, (2) combinable classrooms, a small break area and associated storage spaces.
- Juvenile Alternative Facility (JAF) Relocated
- Consolidated Vehicular & Pedestrian Access across Valley View Dr.
- New Classroom / Commons Area on West Campus
- K9 training remains in current location w/ new support structure
- UAV training facilities located on site
- Access to "Wilderness" Area for search & rescue training
- Accounts for future expansion of major programmatic elements

## PROS AND CONS

- Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.
- Pro: More room for Fire Training **AND** RBT which can be planned / built over time.
- Con: Requires JAF relocation **AND** land acquisition.





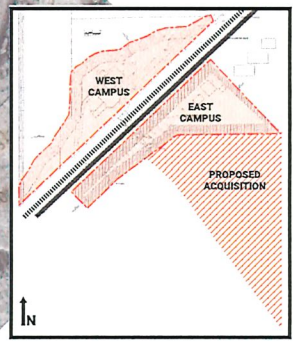

## OPTION 2B

### ACQUISITION OF MESENBRINK PROPERTY / NEW BUILD ON JAF SITE

- Full Tear-down of existing historic structure
- Full Tear-down of existing Burn Building
- New Burn Building(s) located on West Campus
- 200 YD Range remains. Receives new, conditioned control room, firing platform, (2) combinable classrooms, a small break area and associated storage spaces.
- Juvenile Alternative Facility (JAF) Relocated
- Consolidated Vehicular & Pedestrian Access across Valley View Dr.
- New Classroom / Commons Area on West Campus
- K9 training remains in current location w/ new support structure
- UAV training facilities located on site
- Access to "Wilderness" Area for search & rescue training
- Accounts for future expansion of major programmatic elements
- Centrally located RBT, accessible on (3) sides

## PROS AND CONS

- Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.
- Pro: More room for Fire Training **AND** RBT which can be planned / built over time.
- Con: Requires JAF relocation **AND** land acquisition.



# Rough Order of Magnitude Cost Estimate - OPTION 1A

**Site Test Fit Study: Questions to be answered...**

- What could fit on the site?
- Is this a site worth looking at for long range planning?
- Is it worth spending more money on this site, if it isn't conducive becoming something bigger and better in the long term?

**What this is: A HIGH level masterplan options study to see what might work, and what might not and what the ROM cost might be.**

## PROS AND CONS

- Pro: Reuse of existing structure to potentially save money and history.
- Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.
- Pro: No additional land acquisition required.
- Con: Difficult and expensive remodeling and phasing.
- Con: Inadequate parking.
- Con: Limited expansion capabilities.

**Option 1A - No Site Expansion & Keep Part of Existing Main Structure**

| | SF | Acre | Unit Cost | | Sub total | Inflation | Notes |
|---|---|---|---|---|---|---|---|
| New Main Structure | 34,000 | | $450 | $ | 15,300,000 | | |
| Renovated Existing Struture | 30,000 | | $400 | $ | 12,000,000 | | |
| Demo Existings Building | 21,260 | | $12 | $ | 255,120 | | Including allowance for abatement and site utility demo. Partial to remain. |
| Demo Existing Range | 5,800 | | $20 | $ | 116,000 | | Including allowance for abatement. |
| Demo Existing Outbuildings | 4,664 | | $8 | $ | 37,312 | | |
| New Burn Buildings | 0 | | $450 | $ | - | | |
| tange Support Buildings & Fire Support | 5,600 | | $400 | $ | 2,240,000 | | |
| Unconditioned Training Structure | 6,800 | | $275 | $ | 1,870,000 | | |
| Site Work - West | 127,500 | 2.93 | $500,000 | $ | 1,463,499 | | |
| Site Work - East | 99,322 | 2.28 | $250,000 | $ | 570,030 | | |
| Site Work - Acquisition | 0 | | | $ | - | | |
| Construction Cost Total | | | | $ | 33,851,960 | | |
| Site Acquisition | | | | $ | - | | |
| Soft Cost | | | 20% | $ | 6,770,392 | | |
| **Project Cost** | | | | **$** | **40,622,353** | | |
| Excalation | | | 5% | $ | 42,653,470 | 2025 | |
| | | | 5% | $ | 44,786,144 | 2026 | |
| | | | 5% | $ | 47,025,451 | 2027 | |
| | | | 5% | $ | 49,376,723 | 2028 | |
| | | | 5% | $ | 51,845,560 | 2029 | |

# Rough Order of Magnitude Cost Estimate - OPTION 1B

**Site Test Fit Study: Questions to be answered...**

- What could fit on the site?
- Is this a site worth looking at for long range planning?
- Is it worth spending more money on this site, if it isn't conducive becoming something bigger and better in the long term?

**What this is: A HIGH level masterplan options study to see what might work, and what might not and what the ROM cost might be.**

## PROS AND CONS

- Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.
- Pro: More room for Fire Training which can be planned / built over time.
- Con: Difficult and expensive phasing.
- Con: Inadequate parking and limited RBT growth and pad space.

**Option 1B - Expand onto JAF Site Only & Demo Entire Main Structure / Build 2 New Main Structures**

| | SF | Acre | Unit Cost | | Sub total | Inflation | Notes |
|---|---|---|---|---|---|---|---|
| New Main Structure | 61,853 | | $500 | $ | 30,926,400 | | Two buildings vs One building in Option 1A yeilding higher cost per sf. No site costs included. |
| Renovated Existing Struture | 0 | | $0 | $ | - | | |
| Demo Existings Building | 51,260 | | $10 | $ | 512,600 | | Less strategic and precision demolition than Option 1A. Including allowance for abatement and site utility dem |
| Demo Existing Range | 5,800 | | $20 | $ | 116,000 | | |
| Demo Existing Outbuildings | 4,664 | | $8 | $ | 37,312 | | |
| Burn Buildings | 17,000 | | $550 | $ | 9,350,000 | | Multiple structures. |
| tange Support Buildings & Fire Support | 6,800 | | $400 | $ | 2,720,000 | | |
| Site Work - West | 127,500 | 2.93 | $500,000 | $ | 1,463,499 | | |
| Site Work - East | 99,322 | 2.28 | $350,000 | $ | 798,042 | | |
| Site Work - Acquisition | | | | $ | - | | |
| Construction Cost Total | | | | $ | 45,923,852 | | |
| Site Acquisition | | | | $ | - | | |
| Soft Cost | | | 20% | $ | 9,184,770 | | |
| **Project Cost** | | | | $ | **55,108,623** | | |
| Excalation | | | 5% | $ | 57,864,054 | 2025 | |
| | | | 5% | $ | 60,757,257 | 2026 | |
| | | | 5% | $ | 63,795,120 | 2027 | |
| | | | 5% | $ | 66,984,876 | 2028 | |
| | | | 5% | $ | 70,334,119 | 2029 | |

# Rough Order of Magnitude Cost Estimate - OPTION 1C

**Site Test Fit Study: Questions to be answered...**

- What could fit on the site?
- Is this a site worth looking at for long range planning?
- Is it worth spending more money on this site, if it isn't conducive becoming something bigger and better in the long term?

**What this is: A HIGH level masterplan options study to see what might work, and what might not and what the ROM cost might be.**

## PROS AND CONS

- Pro: Better parking situation on West Campus than 1A or 1B.
- Pro: More room for Fire Training which can be planned / built over time.
- Con: Difficult and expensive phasing.
- Con: Limited RBT growth and pad space.

**Option 1C - Expand onto JAF Site Only & Demo Entire Main Structure / Build 1 New Main Structure**

| | SF | Acre | Unit Cost | | Sub total | Inflation | Notes |
|---|---|---|---|---|---|---|---|
| New Main Structure | 61,853 | | $450 | $ | 27,833,760 | | One Building, no site costs included. |
| Renovated Existing Struture | 0 | | $0 | $ | - | | |
| Demo Existings Building | 51,260 | | $10 | $ | 512,600 | | Less strategic and precision demolition than Option 1A. Including allowance for abatement and site utility dem |
| Demo Existing Range | 5,800 | | $20 | $ | 116,000 | | |
| Demo Existing Outbuildings | 4,664 | | $8 | $ | 37,312 | | |
| Burn Buildings | 17,000 | | $550 | $ | 9,350,000 | | Multiple structures. |
| ange Support Buildings & Fire Support | 6,800 | | $400 | $ | 2,720,000 | | |
| Site Work - West | 127,500 | 2.93 | $500,000 | $ | 1,463,499 | | |
| Site Work - East | 99,322 | 2.28 | $350,000 | $ | 798,042 | | |
| Site Work - Acquisition | | | | $ | - | | |
| Construction Cost Total | | | | $ | 42,831,212 | | |
| Site Acquisition | | | | $ | - | | |
| Soft Cost | | | 20% | $ | 8,566,242 | | |
| **Project Cost** | | | | **$** | **51,397,455** | | |
| Excalation | | | 5% | $ | 53,967,328 | 2025 | |
| | | | 5% | $ | 56,665,694 | 2026 | |
| | | | 5% | $ | 59,498,979 | 2027 | |
| | | | 5% | $ | 62,473,928 | 2028 | |
| | | | 5% | $ | 65,597,624 | 2029 | |

# Rough Order of Magnitude Cost Estimate - OPTIONS 2A/2B

**Site Test Fit Study: Questions to be answered...**

- What could fit on the site?
- Is this a site worth looking at for long range planning?
- Is it worth spending more money on this site, if it isn't conducive becoming something bigger and better in the long term?

**What this is: A HIGH level masterplan options study to see what might work, and what might not and what the ROM cost might be.**

## PROS AND CONS

- Pro: Can be phased allowing facility to remain operational and the ability to stagger capital costs.
- Pro: More room for Fire Training **AND** RBT which can be planned / built over time.
- Con: Requires JAF relocation **AND** land acquisition.

**Option 2A - Expand Site & Demo Entire Main Structure / Build 1 New Main Structure**

| | SF | Acre | Unit Cost | | Sub total | Inflation | Notes |
|---|---|---|---|---|---|---|---|
| New Main Structure | 61,853 | | $450 | $ | 27,833,760 | | One Building, no site costs included. |
| Renovated Existing Struture | 0 | | $0 | $ | - | | |
| Demo Existings Building | 51,260 | | $10 | $ | 512,600 | | Less strategic and precision demolition than Option A. Including allowance for abatement and site utility demo |
| Demo Existing Range | 5,800 | | $20 | $ | 116,000 | | |
| Demo Existing Outbuildings | 4,664 | | $8 | $ | 37,312 | | |
| Burn Buildings | 17,000 | | $550 | $ | 9,350,000 | | Multiple structures. |
| ange Support Buildings & Fire Support | 6,800 | | $400 | $ | 2,720,000 | | |
| Site Work - West | 127,500 | 2.93 | $500,000 | $ | 1,463,499 | | |
| Site Work - East | 341,075 | 7.83 | $500,000 | $ | 3,915,000 | | |
| Site Work - Acquisition | | | | $ | - | | |
| Construction Cost Total | | | | $ | 45,948,171 | | |
| Site Acquisition | | | | $ | - | | |
| Soft Cost | | | 20% | $ | 9,189,634 | | |
| **Project Cost** | | | | $ | **55,137,805** | | |
| Excalation | | | 5% | $ | 57,894,695 | 2025 | |
| | | | 5% | $ | 60,789,430 | 2026 | |
| | | | 5% | $ | 63,828,901 | 2027 | |
| | | | 5% | $ | 67,020,346 | 2028 | |
| | | | 5% | $ | 70,371,364 | 2029 | |

**Option 2B- Expand Site & Demo Entire Main Structure / Build 1 New Main Structure**

| | SF | Acre | Unit Cost | | Sub total | Inflation | Notes |
|---|---|---|---|---|---|---|---|
| New Main Structure | 61,853 | | $450 | $ | 27,833,760 | | One Building, no site costs included. |
| Renovated Existing Struture | 0 | | $0 | $ | - | | |
| Demo Existings Building | 51,260 | | $10 | $ | 512,600 | | Less strategic and precision demolition than Option A. Including allowance for abatement and site utility demo |
| Demo Existing Range | 5,800 | | $20 | $ | 116,000 | | |
| Demo Existing Outbuildings | 4,664 | | $8 | $ | 37,312 | | |
| Burn Buildings | 17,000 | | $550 | $ | 9,350,000 | | Multiple structures. |
| ange Support Buildings & Fire Support | 6,800 | | $400 | $ | 2,720,000 | | |
| Site Work - West | 127,500 | 2.93 | $500,000 | $ | 1,463,499 | | |
| Site Work - East | 341,075 | 7.83 | $500,000 | $ | 3,915,000 | | |
| Site Work - Acquisition | | | | $ | - | | |
| Construction Cost Total | | | | $ | 45,948,171 | | |
| Site Acquisition | | | | $ | - | | |
| Soft Cost | | | 20% | $ | 9,189,634 | | |
| **Project Cost** | | | | $ | **55,137,805** | | |
| Excalation | | | 5% | $ | 57,894,695 | 2025 | |
| | | | 5% | $ | 60,789,430 | 2026 | |
| | | | 5% | $ | 63,828,901 | 2027 | |
| | | | 5% | $ | 67,020,346 | 2028 | |
| | | | 5% | $ | 70,371,364 | 2029 | |

# Conclusions

**Site Test Fit Study: Questions to be answered...**

- What could fit on the site(s)?
  - Indoor 12 lane/50 yard range, Indoor 6 lane/35 yard range, 5-6 classrooms for Fire, EMS, and Law Enforcement, Mats Room, EMS Simulation, Dedicated VR Room, Indoor RBT/Storage, Fitness and Wellness Spaces, Commons and Support Spaces, Burn Tower, Training Structures, and Burn Building.
- Is this a site worth looking at for long range planning?
  - Without site acquisition of either the JAF property and/or the Mesenbrink property, the existing site likely will be too small for adequate parking, exterior Reality Based Training space for Law Enforcement, or expanded Fire Training Buildings and / or props. Nor will it allow for future expansions beyond what has been envisioned currently.
- Is it worth spending more money on this site, if it isn't conducive becoming something bigger and better in the long term?
  - If the goal of this site is to develop a primary building of approximately 61,000 sf with up to another 25-35,000 sf ancillary training and support buildings, site acquisitions will be required. Without site acquisitions, reductions in programmed spaces will be required to build a functional training facility.

**What this is: A HIGH level masterplan options study to see what might work, and what might not and what the ROM cost might be.**

| | |
|---|---|
| • Option 1A: No Site Expansion & Keep Part of Existing Main Structure | $40.6 Million Project Cost (2024 Dollars) |
| • Option 1B: Expand onto JAF Site Only & Demo Entire Main Structure / Build 2 New Main Structures | $55.1 Million Project Cost (2024 Dollars) |
| • Option 1C: Expand onto JAF Site Only & Demo Entire Main Structure / Build 1 New Main Structures | $51.4 Million Project Cost (2024 Dollars) |
| • Option 2A/2B: Expand Site & Demo Entire Main Structure / Build 1 New Main Structure on East Campus | $55.1 Million Project Cost (2024 Dollars) + Site Acquisition |