

RAYMORE JUSTICE CENTER PROGRAM AND DESIGN CONCEPT

City of Raymore, Missouri | July 15, 2026



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SECTION 1

PROJECT SUMMARY

EXECUTIVE SUMMARY

The PGAV+MWL team was selected through a qualifications-based selection process to provide professional design services for the City of Raymore's new Justice Center.

The proposed Justice Center is the culmination of several years of strategic planning, investment, and community growth. A staffing study completed in 2020 and finalized in January 2021 identified the need to add up to 20 sworn police officers by 2026 to maintain service levels as Raymore continued to grow. Since that time, the City has added 10 officers, underscoring both the accuracy of the study's projections and the increasing demand for expanded public safety facilities.

Recognizing the need for a permanent home to support these growing operations, the City purchased approximately 11 acres at the intersection of Highway 58 and Pine Street in December 2021 with the stated intent of developing a future municipal Justice Center. Shortly thereafter, the City initiated a comprehensive space needs analysis to evaluate the long-term facility requirements for the Police Department, Municipal Court, Emergency Management, and City Hall. Completed in late 2022 and early 2023, the study established the foundation for the Justice Center program and identified opportunities to repurpose existing City Hall space to better serve residents. During the current conceptual design phase, those recommendations have been refined to align the project with the City's operational priorities, budget considerations, and long-term vision.

The proposed Justice Center will create a modern, secure, and efficient public safety campus that brings together the Raymore Police Department, Municipal Court, Emergency Management, Dispatch, and Communications under one roof while providing flexibility for future growth. The conceptual design incorporates the updated space needs analysis, including secure public and staff circulation, a 150-seat courtroom, vehicle sally ports, command vehicle storage, parking, and other support spaces essential to an effective public safety facility.

The project has continued to gain momentum through strong community support and thoughtful long-range planning. On April 8, 2025, Raymore voters approved the Public Safety Sales Tax, providing funding to hire and equip additional police officers and reinforcing the community's commitment to maintaining exceptional public safety services. That commitment was further reflected in the City's Long-Range Comprehensive Plan, adopted in May 2025, which identifies the Justice Center as a catalyst for future development along the Highway 58 "S-Curve" corridor while strengthening the City's ability to provide dedicated municipal services for decades to come.

This initial phase of work focused on developing conceptual floor plans, site planning, and architectural renderings that clearly communicate the City's vision. These materials served as the foundation for two public engagement events held at City Hall, as well as an online survey that provided residents with an additional opportunity to review the concepts and share feedback at their convenience. Community members were also invited to tour the existing Police Department facilities to better understand the operational constraints, space limitations, and growth that have driven the need for a new Justice Center. Feedback gathered through these engagement opportunities has helped refine the conceptual design while fostering transparency, public understanding, and community ownership throughout the planning process.

Our team recognizes the importance of balancing operational efficiency, fiscal responsibility, and community trust. Working closely with City staff and stakeholders, we have developed a conceptual plan that reflects Raymore's vision, incorporates meaningful public input, supports informed decision-making, and establishes a strong foundation for future design and construction should the proposed bond initiative receive voter approval.

PROGRAMMING NARRATIVE

The programming process for the Raymore Justice Center focused on understanding the operational needs of the Police Department, Municipal Court, Emergency Management, and supporting administrative functions while identifying opportunities to improve efficiency, security, and long-term flexibility. Stakeholder interviews and departmental workshops confirmed that the new facility must address existing space limitations while accommodating projected growth for decades to come.

MUNICIPAL COURT

The Municipal Court is intended to serve a growing community while maintaining efficient public access and secure judicial operations. Court functions are limited to bench trials, eliminating the need for jury deliberation spaces. The courtroom is programmed to accommodate approximately 110 occupants with secure circulation for the judge, court staff, and detainees, while providing flexibility for overflow attendance during high-profile proceedings. Public queuing and waiting areas will be significantly improved over the existing facility, where lines currently extend into circulation corridors. The room would also be configurable for 66 occupants at training tables.

Court operations include payment processing, clerk workstations, judicial offices, prosecutor accommodations, records storage, and confidential attorney/client meeting space adjacent to the public lobby. A multipurpose consultation room will also function as a police interview room when court is not in session. The program anticipates growth from the current staffing model to three court clerks while supporting future electronic records management with reduced reliance on paper storage.

The courtroom could also serve as a community room which was identified as a flexible resource capable of supporting public meetings, police training, and emergency management functions. While Centerview provides larger community gathering space nearby, an on-site multipurpose room offers operational flexibility and enhances public access.

POLICE OPERATIONS

The Police Department is organized to improve operational efficiency while supporting anticipated staffing growth. Patrol operations include a centralized briefing room sized for approximately 25 personnel, adjacent report writing areas, officer resource spaces, equipment charging stations, and secure staff circulation. Locker rooms are designed using private restroom and shower facilities, with dedicated storage for duty gear, long guns, and tactical equipment.

Administrative offices provide accommodation for command staff, future captain positions, shared lieutenant offices, investigations, records, school resource officers, community outreach personnel, and victim advocacy services. Dedicated conference rooms support leadership meetings and investigative team collaboration while maintaining separation between public and secure areas.

The Records Division was programmed to improve customer service while increasing staff efficiency. A redesigned public service counter enhances visibility, provides secure transaction areas, and incorporates features for visitor notification, evidence and document exchange, fingerprinting support, and secure accommodations for victims or individuals requiring assistance. Long-term records storage remains necessary for archived materials while recognizing the City's continued transition toward digital record management.

EMERGENCY COMMUNICATIONS CENTER / RTIC

The Emergency Communications (Dispatch) Center represents one of the most critical operational components of the facility. The program anticipates expansion from three operational dispatch consoles up to a potential eight future positions arranged in collaborative podes. Supporting spaces include a supervisor station, training accommodations, wellness areas, lockers, adjacent restroom facilities, equipment storage, and technology infrastructure. In the plan layout, it has been positioned on the second floor facing north. The second-floor placement offers enhanced security per recommendations from national standards. The north facing orientation assures glare-free natural light. The dispatch center and its accompanying spaces will require structural hardening and tornado windows to address high wind risks.

The second-floor placement affords placement of supporting computer and server rooms directly below the dispatch center for ease of service without disturbing the operations of the emergency communications center. The configuration of the center initially illustrates 8 communications positions. There are 6 call taker /dispatch consoles plus a 2-person training and supervisor console at the back of the room. In addition to the 8 consoles shown there is space (shown in a lighter shade on the floor plan concept) for flexible future use. It is sized to readily accommodate 4 additional call taker/dispatch consoles. Part, or all, of the expansion space could also be used as space to develop a Real Time Information Center (RTIC).

Real Time Information Centers are being requested by many law enforcement buildings to allow for the collection and analysis of information and processing from multiple sources of data. These sources can include media, social media, license plate readers, intersection cameras, and data from drones etc.

INVESTIGATIONS, EVIDENCE, AND HOLDING

The investigations area provides dedicated offices, collaborative workspace, interview rooms, digital forensic capabilities, and secure evidence processing. Evidence operations are organized around clean and contaminated workflows with separate packaging, drying, storage, and processing functions. Specialized storage is provided for narcotics, firearms, refrigerated evidence, and oversized materials, while allowing future expansion for additional evidence technicians.

Temporary holding functions are designed to meet state requirements with secure holding cells, juvenile accommodations, inmate processing, interview rooms, sobriety testing, photography, and bond release functions. The layout emphasizes secure circulation between the sally port, booking, holding, and court functions while minimizing public interaction.

FLEET AND SUPPORT SERVICES

The Justice Center includes a secure, climate-controlled sally port supporting prisoner transfer, evidence handling, and limited fleet support. The facility is programmed with one vehicle exam bay and a service bay for minor maintenance and technology installations. A separate existing outbuilding provides secure storage for the City's mobile command vehicle and oversized equipment while preserving valuable indoor operational space.

EMERGENCY MANAGEMENT

Emergency Management functions are integrated into the facility while maintaining organizational independence from Police operations. The Emergency Operations Center (EOC) is envisioned as a flexible multipurpose space capable of supporting emergency response coordination, community meetings, CERT training, and other municipal functions. During emergency activation, the space accommodates approximately 30 responders representing local, county, and regional agencies with adjacent breakout space, kitchenette, storage, and extensive audiovisual capabilities. Technology reliability and operational flexibility were identified as the highest priorities.

WELLNESS AND TRAINING

Supporting employee wellness was identified as a key component of the facility program. A dedicated fitness center of approximately 1,200 SF provides space for strength and cardiovascular training while serving all building occupants. The IT installation bay can also support officer defensive tactics training. Police training classrooms are designed to accommodate routine departmental training as well as regional training events for outside agencies.

SITE DESIGN

Site planning is designed to maximize operational efficiency while providing safe, convenient, and welcoming access for the public. The layout emphasizes secure circulation by clearly separating public parking from secured police parking, reducing conflicts between public and law enforcement traffic while improving overall site functionality. Careful consideration was given to vehicular access, future traffic demands, and opportunities to minimize additional signalization along Highway 58, resulting in a more efficient and resilient transportation network.

The site supports streamlined daily operations through secure staff access, controlled perimeter security, dedicated evidence and service areas, efficient emergency vehicle circulation, and space for future expansion. By organizing these functions into a cohesive site plan, the facility enhances response capabilities, improves staff productivity, and strengthens the department's ability to serve the community.

The design also leverages existing grade changes, considers adjacent redevelopment opportunities, and preserves the command vehicle storage building, creating a thoughtful, long-term solution that balances operational needs with public accessibility and future growth.

DESIGN PRINCIPLES

Throughout the programming effort, several guiding principles consistently emerged. The facility should provide clear separation between public and secure operations while maintaining an inviting civic presence. Flexible spaces should support multiple functions and adapt to future operational needs. Technology infrastructure, physical security, and resilient building systems are fundamental to the building's success. Finally, the Justice Center should not only address today's operational challenges but also provide a scalable, efficient, and community-focused public safety campus capable of serving the City of Raymore for decades to come.

SECTION 2

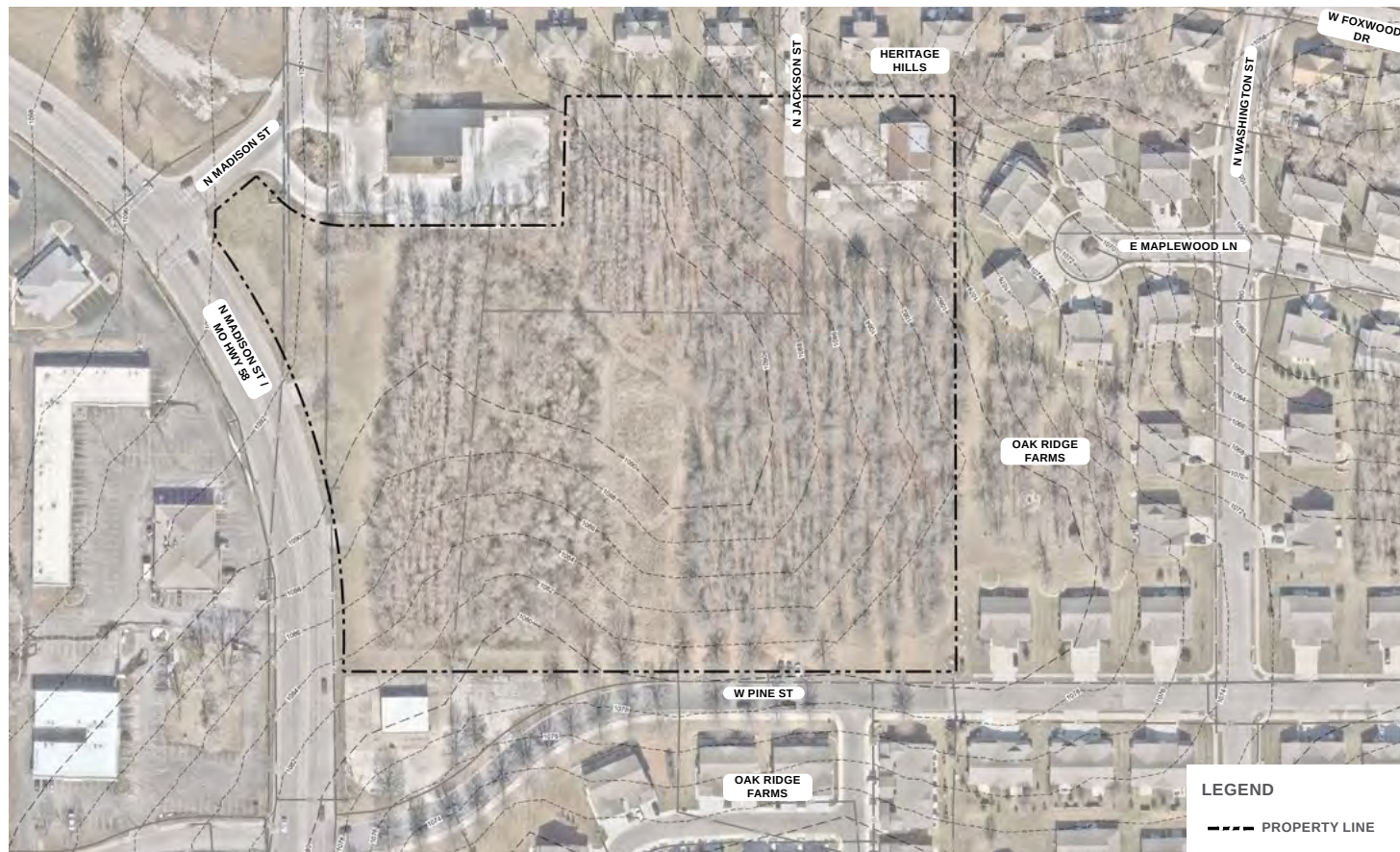
SITE CONSIDERATIONS

SECTION 2

SITE CONDITIONS

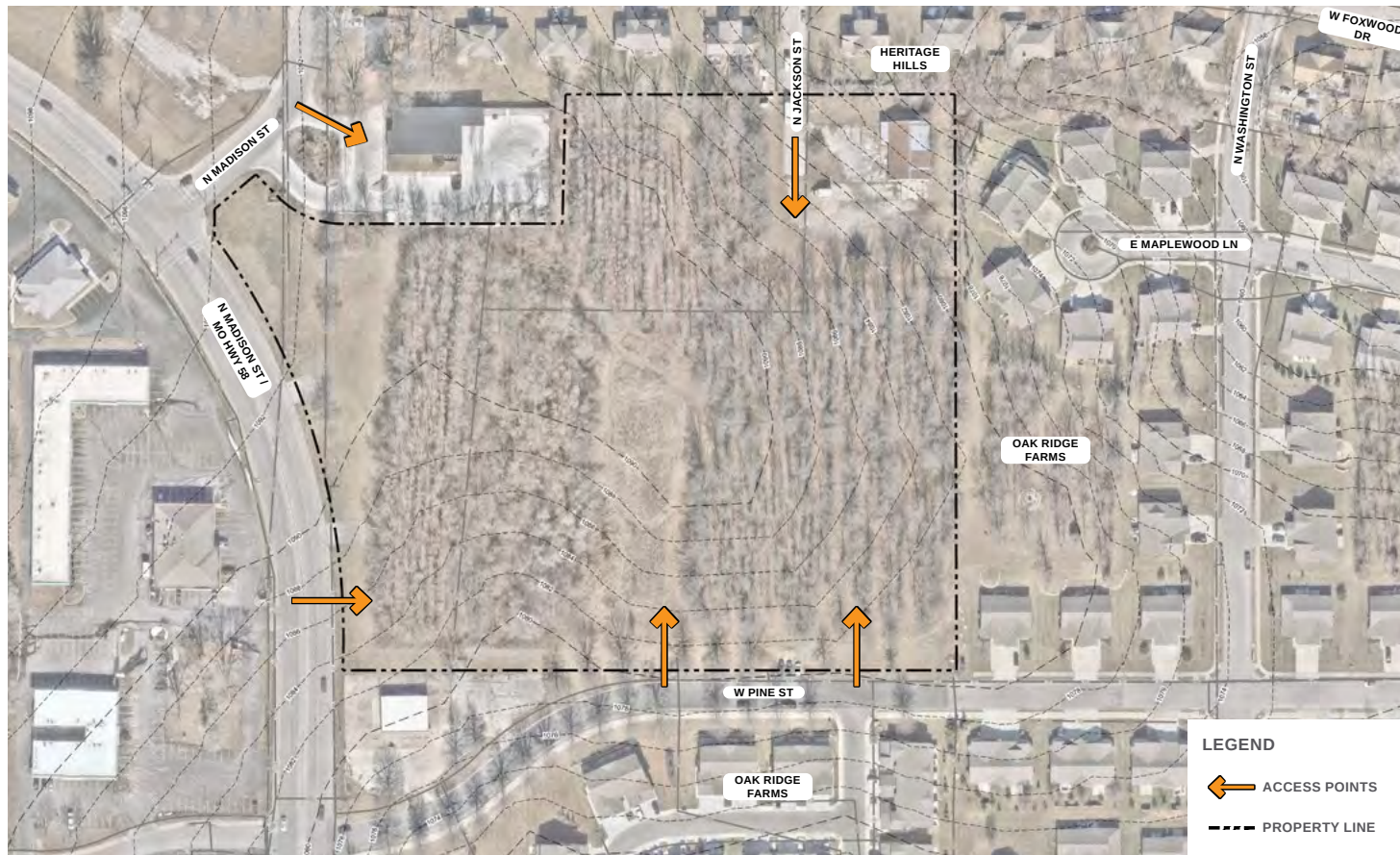
SITE EXISTING CONDITIONS

The Raymore Justice Center is proposed for the city-owned property at the intersection of Missouri Highway 58/Madison Street and Pine Street. The property consists of two tracts totaling approximately 11.65 acres. Kimley-Horn conducted a site review and analysis of the property to help inform the location of the Raymore Justice Center, which will include the Police Department, Municipal Court, and Emergency Management. The following summary is based on a site visit and desktop review of existing conditions using available GIS mapping and aerial imagery.



ACCESS POINTS

The property is bounded by Missouri Highway 58/Madison Street to the west, Pine Street to the south, the Oak Ridge Farms multifamily subdivision to the east, and the Heritage Hills single-family subdivision to the north. Potential access to the site could be provided from three locations: Pine Street to the south, Jackson Street to the north, and Missouri Highway 58/Madison Street to the west. However, access along Missouri Highway 58/Madison Street may be subject to MoDOT restrictions. One potential access option to evaluate with MoDOT would be aligning a site entrance with the existing drive serving the Pine Street Center retail shops. This access configuration would need to be reviewed and approved by MoDOT and would likely require a traffic study. Access from Pine Street may also require additional pavement width to accommodate a right-turn lane for eastbound traffic turning north onto Missouri Highway 58/Madison Street. The Jackson Street access point is routed through the residential neighborhood which is not preferred for emergency purposes.

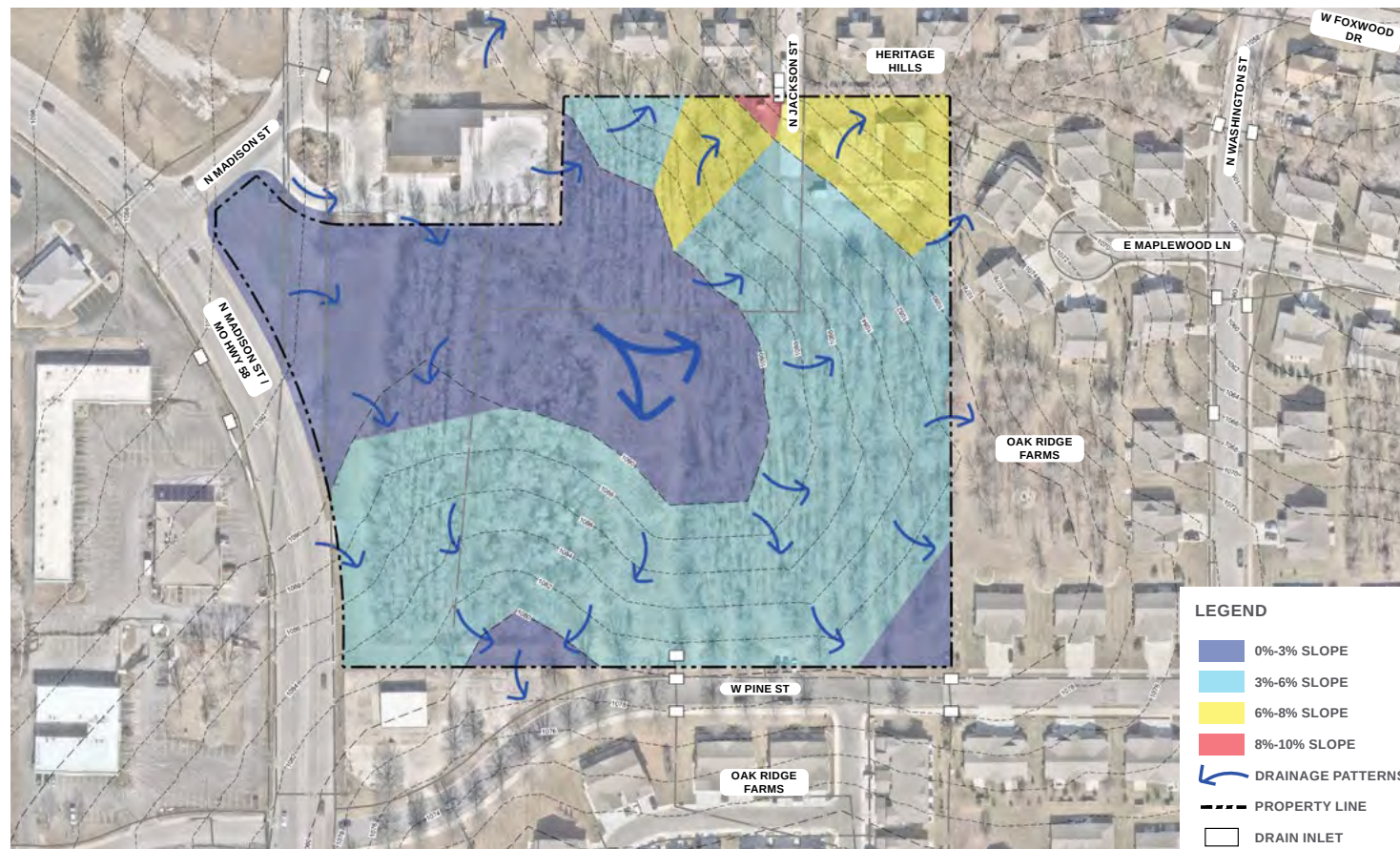


TOPOGRAPHY AND DRAINAGE

The existing site mostly contains a 3-6% slope sloping off the site from the northwest to the south, east, and northeast. The northwest corner of the site has a less than 1% slope with the existing United States Postal Service. Water flows from north MO Highway 58/Madison Street, through the parking lot and onto the site where there continues to be less than 1% slope. In the southwest edge of the property, the drainage flows to a shared area, then flows towards the Wildwood Boutique parking lot. With few inlets along the west portion of W. Pine Street, the water flows onto the street. The northeast corner of the site has higher slopes, ranging primarily in the 6-8% range with slivers of 8-10% slopes falling away from the site. This area contains an existing building at the south end of north Jackson Street.

For design considerations, keeping in mind the runoff into adjacent neighborhoods and roadways as well as water flow entering from the northwest. There is no existing floodplain on the site and no significant noticeable areas of ponding except for the southwest edge near the Wildwood Boutique.

The site consists of approximately 10' of grade change so incorporating a two-story building is feasible having an upper-level entry near the northwest corner and lower entry on the south, southeast and east sides of the building. Parking lots may need to be terraced to allow transition from higher elevations to lower access points to minimize the use of retaining walls.



WOODLAND AND OPEN SPACE VEGETATION

The existing site primarily contains overstory woodland vegetation surrounding a straight central patch of native grasses. The west and south edges and northeast corner contain more turf lawn with scattered woodland trees along the south edge. Existing tree cover provides valuable screening for adjacent residential neighborhoods to the north, east and south and should be carefully considered in siting and design decisions. Anticipated tree removal to accommodate the building will have implications for the site hydrology, potentially altering runoff patterns both on site and within surrounding neighborhoods, and should be addressed through thoughtful grading and stormwater design.



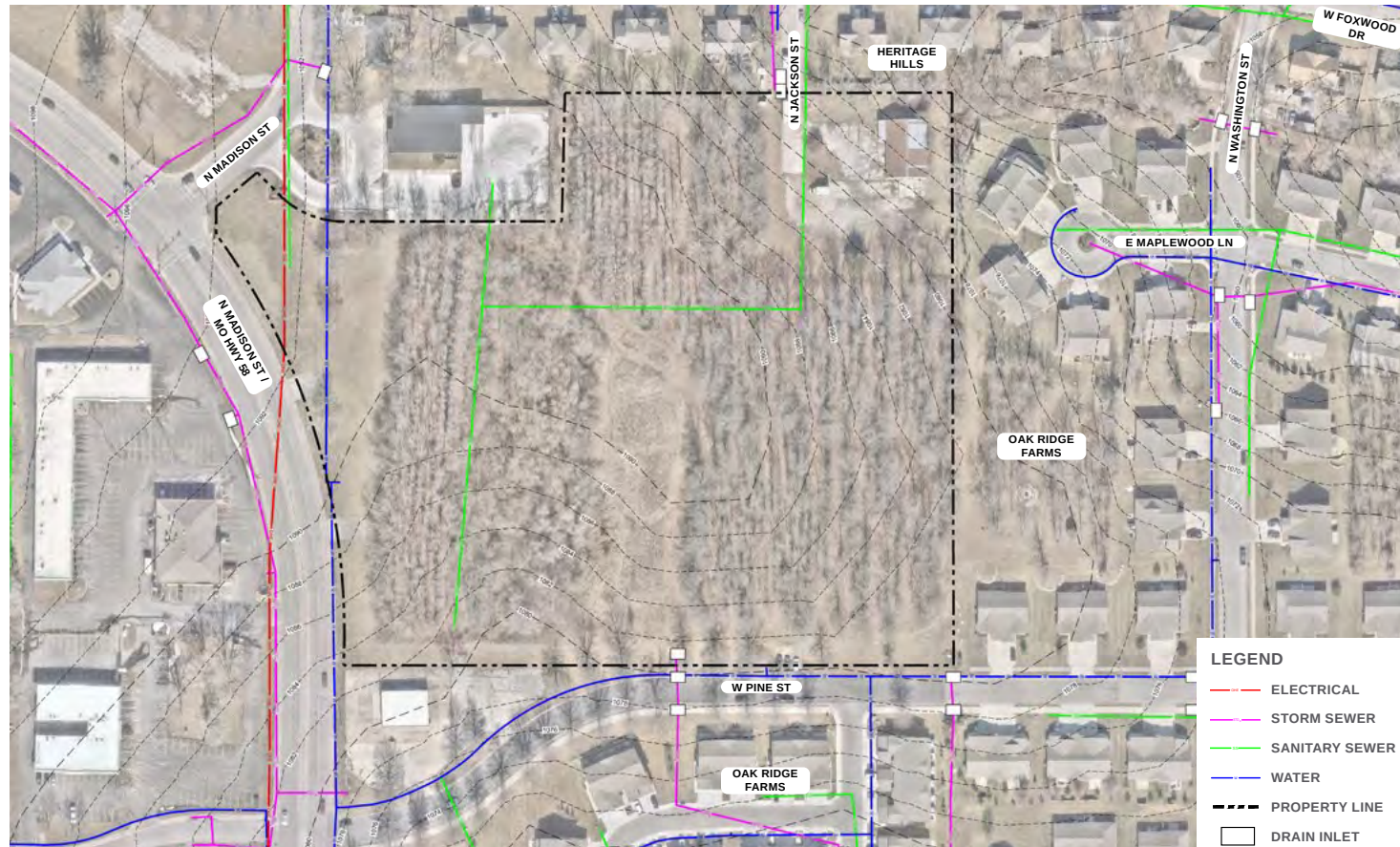
UTILITIES

The site benefits from multiple utility connection opportunities due to its frontage along public right-of-way on three sides. A sanitary sewer line runs through the property, providing access to the system but effectively bisecting the site. The location and elevation of this line should be carefully considered during building siting, as it may constrain development and require either avoidance strategies or potential relocation depending on project needs and budget.

The sanitary sewer line originates near the United States Postal Service parking lot, continues south, and branches toward West Pine Street while also extending east approximately 50 FT beyond the property line. The line then continues east before turning north along Jackson Street. A water main runs adjacent to the west property line along North Madison Street and continues east along Pine Street, offering multiple connection points.

Stormwater infrastructure includes a storm sewer line located centrally along the south side of the property, with an area inlet connecting to systems along Pine Street. An additional storm sewer line is located just outside the property boundary along North Jackson Street, providing potential connections for the northern portion of the site.

Overhead electrical lines run along the west property line and provide service to surrounding residential areas via underground distribution lines along Pine Street and near the Jackson Street access point.



FUTURE ANALYSIS AND DESIGN

Kimley-Horn completed a site reconnaissance and desktop analysis of the proposed Raymore Justice Center property, evaluating existing conditions including access, topography, drainage, vegetation, utilities, and overall site constraints and opportunities. This initial planning-level assessment, paired with a review of the conceptual site plan, establishes a clear understanding of how the site can be developed to support the proposed program. By identifying key opportunities and constraints early, this effort helps inform building placement, access strategies, and infrastructure integration, reducing risk and improving coordination as the project advances.

This early analysis and site plan review serve as a critical first step toward successful project implementation by aligning design intent with existing site conditions and potential regulatory considerations. Addressing these factors upfront allows the project team and City to make informed decisions, streamline future design efforts, and minimize potential conflicts during later phases of development.

As the project progresses, additional design, engineering and technical studies will be required to refine the site approach and fully evaluate site conditions. These efforts will include a traffic study, geotechnical investigation, topographic survey, stormwater study, environmental assessment, and detailed drainage analysis. The results of these studies will directly inform the development of preliminary and final design of the site, grading, hardscape, utilities, landscape, and drainage documents, ensuring the project meets regulatory requirements, supports operational needs, and responds appropriately to site-specific conditions.

Together, the initial analysis, site plan review, and subsequent technical studies create a coordinated and well-informed design process that positions the City of Raymore to move forward with confidence. This comprehensive approach ultimately supports efficient implementation and advances the project toward final design and construction.

SECTION 3

TABULAR PROGRAM

SECTION 3 TABULAR PROGRAM

PROGRAM SUMMARY

The planning process began with a comprehensive assessment of existing facilities, staffing levels, and operational workflows, along with discussions focused on industry best practices and the City's long-term service objectives. The evaluation also considered projected growth in personnel and facility needs.

Based on these findings, the project team developed an initial space needs program, which is summarized in the following section. As planning progressed, the team further evaluated operational requirements to identify opportunities for improved efficiency, strategic co-location of functions, and accommodation of future growth.

The space program establishes the foundation for the facility's floor plan development. It serves as the roadmap for identifying critical adjacencies, optimizing operational flow, and organizing spaces to support the facility's intended functions. As the design progresses, the floor plans will continue to evolve to incorporate design opportunities and improve operational efficiency.

At the same time, the anticipated construction cost will be evaluated throughout the design process to ensure the project scope remains aligned with the approved total project budget. A well-planned facility balances program requirements, operational effectiveness, and cost, maximizing space utilization while delivering the greatest overall value to the City.

Milestones	Staffing				Square Footage		Remarks
	2026		2049		2026	2049	
	LKR	WD	LKR	WD			
LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk							
Public Spaces							
1.00 Public Spaces	0	0	0	0	1,120	1,120	Police + Courts Lobby
Court							
2.00 Court / Multi-Purpose Room / ICC	0	0	0	0	4,555	4,555	
3.00 Court Offices	0	7	0	11	1,080	1,180	
Emergency Management							
4.00 Emergency Management	0	1	0	1	405	405	
Police							
5.00 Police Administration	3	1	4	1	1,070	1,295	
6.00 Records	0	1	0	4	398	698	
7.00 Communications	0	11	0	16	2,054	2,410	
8.00 Police Investigations	4	0	8	0	1,408	1,975	
9.00 Patrol	34	0	54	4	3,214	3,914	
10.00 Evidence/Central Storage	0	1	0	2	2,529	2,680	
11.00 Booking / Holding	0	0	0	0	2,750	2,750	
Support / Shared Spaces							
12.00 Staff Support	0	0	0	0	5,351	5,826	
13.00 Main Building Support Spaces	0	0	0	0	1,613	1,613	
Support Building							
14.00 Support Building	0	0	0	1			SF Not Included See Support Building
Pole Barn							
15.00 Vehicle Barn	0	0	0	0			SF Not Included See Pole Barn / Warehouse
					27,546	30,420	
Total Staff	41	22	66	39			
		63		105			

Main Essential Services Building						
Sub-Total Adjusted Net Square Footage					27,546	30,420
Grossing Factor 18%					4,958	5,476
Total Gross Square Footage					32,504	35,895

Support Building (Not Essential Services)						
14.00 Support Building					3,474	3,474
10.00 Evidence/Central Storage					2,529	2,680
Grossing Factor 12%					720	738
Total Gross Square Footage					6,723	6,892

Total Gross Square Footage Main + Support Bldg.					39,227	42,788
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Vehicle Barn (Not Essential Services)						
15.00 Vehicle Barn					3,600	3,600

Total Gross Square Footage Main + Support Bldg. + Pole Barn					42,827	46,388
Square Footage Delta					-10,064	-6,503
					Initial SF: 52,891	

	Milestones	2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

1.00 Public Spaces

1.01	Public Entry Vestibule					1	1	80	80	80	For energy efficiency and safety. Provide after hours call station to regional dispatch. Recommendation: Use ballistically rated doors between Vest and Lobby. Drug Amnesty Box Professional / Durable / Calming. ATM, Drink Fountain, Kiosk
1.02	Public Lobby										
	• Police Display					1	1	30	30	30	
	• Records Service Windows					2	2	SCTR1	48	48	Universal Design
	• Police Lobby					1	1	200	200	200	
	• Court Queuing / Screening					1	1	225	225	225	
	• Clerks Service Windows					2	2	SCTR1	48	48	Universal Design
1.03	Security Screening Device Storage					1	1	STOR2	80	80	

Report Taking

1.04	Report Taking					2	2	INT1	160	160	Also used for Lawyer Consult & Victim Advocate. One has service window to records
	• Fingerprinting					1	1	LIVE	25	25	Presently Ink, Livescan future.

Net Square Feet	0	0	0	0		896	896	
Circulation	25%					224	224	
Adjusted Net Square Feet						1,120	1,120	

2.00 Court / Multi-Purpose Room / ICC

2.01	Multi-Purpose Room										Used as Courtroom, Training, ICC, & Public Meeting Room.
	• Seating / Gallery					60	60	30	1,800	1,800	Seats 110 without tables
	• Judicial Well					1	1	CTLT	838	838	
2.02	Sound Vestibules					2	2	80	160	160	

Support

2.03	Public Restrooms					4	4	T1	256	256	
2.04	Catering Kitchen					1	1	100	100	100	
2.05	ICC / Training Storage					1	1	150	150	150	Store backpacks in rubbermaids. Emergency Supplies
2.06	Tables and Chairs / AV Storage					1	1	200	200	200	Consider Alcove for table storage

Net Square Feet	0	0	0	0		3,504	3,504	
Circulation	30%					1051	1,051	
Adjusted Net Square Feet						4,555	4,555	

	Milestones	2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

3.00 Court Offices

3.01	Clerks Service Windows					2	2	SCTR1	48	48	
3.02	Court Clerk	1		2		1	2	OP4	80	160	(1) PTE to (1) FTE + (1) PTE
3.03	Court Administrator	1		1		1	1	PO2	120	120	
3.04	Judge's Chambers	1		1		1	1	PO2	120	120	
3.05	Prosecutor	2		2							No space provided, lobby access, only here on courts nights, use hoteling office
3.06	Court Security / Victim Advocate Office	2		5		1	1	PO2	120	120	Shared office, lobby access, (4) Security Officers + (1) Victim Advocate
3.07	Hoteling Office					1	1	PO2	120	120	See 3.05

Court Support

3.08	Storage					1	1	STOR3	144	144	
3.09	Files					8	8	FL1	64	64	
3.10	Coffee Alcove					1	1	COF1	24	24	
3.11	Copy / Work Room					1	1	CPY1	24	24	

Net Square Feet	0	7	0	11		864	944	
Circulation	25%					216	236	
Adjusted Net Square Feet						1,080	1,180	

4.00 Emergency Management

4.01	Emergency Management Officer	1		1		1	1	PO4	180	180	
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Support

4.02	Storage					1	1	STOR3	144	144	(6) Cots, PPE Storage
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Net Square Feet	0	1	0	1		324	324	
Circulation	25%					81	81	
Adjusted Net Square Feet						405	405	

Milestones		2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

5.00 Police Administration

5.01	Police Chief	1		1		1	1	PO5	224	224	
5.02	Administrative Assistant		1		1	1	1	OP4	80	80	ws, Adjacent to Chief
5.03	Operations Captain	1		2		1	2	PO4	180	360	second office as interim admin conference room
5.04	Support Services Captain	1		1		1	1	PO4	180	180	

Admin Support

5.05	File Room					1	1	STOR3	144	144	Personnel, Internal Affairs, & Training
5.06	Storage					1	1	STOR1	48	48	Office Supplies

Net Square Feet	3	1	4	1		856	1,036	
Circulation	25%					214	259	
Adjusted Net Square Feet						1,070	1,295	

6.00 Records

6.01	Records Supervisor			1	0	1		OP4	0	80	
6.02	Records Clerks		1		3	1	3	OP4	80	240	

Support Spaces

6.03	Records Service Window					2	2	SCTR1	48	48	1 to lobby, 1 to Report Taking
6.04	File Storage					1	1	150	150	150	HD Files
6.05	Officer Window					1	1	40	40	40	Work Counter

Net Square Feet	0	1	0	4		318	558	
Circulation	25%					80	140	
Adjusted Net Square Feet						398	698	

	Milestones	2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

7.00 Communications

7.01	Communications Supervisor	1	1	1	1	PO2	120	120	
7.02	Communications Officers	8	12						
7.03	Reserve Communications Officers	2	3						

Support Spaces

7.04	Dispatch Center								
	• Supervisor/Training Console			1	1	CON3	144	144	
	• Dispatch Consoles			6	8	CON2	600	800	
	• Copy / Work			1	1	CPY1	24	24	
	• Storage Counter			1	1	210	210	210	Lateral files for warrants, training manuals, office supplies (3) cabinets
7.05	Break Room			1	1	BR1	196	196	Kitchenette
	• Lockers (12"x 24")			6	8	LKR1	22	32	
7.06	Staff Toilet			1	2	T1	64	128	
7.07	RTIC			1	1	200	200	200	For Discussion

Net Square Feet	0	11	0	16	1,580	1,854	
Circulation	30%				474	556	
Adjusted Net Square Feet					2,054	2,410	

8.00 Police Investigations

8.01	Sergeants	1	2	1	2	PO2	120	240	
8.02	Detectives	3	6	3	6	OP4	240	480	
	• Team Table			1	2	WTBL1	94	188	1 team table per 4 workstations

Support Spaces

8.03	Storage			1	1	STOR3	144	144	
8.04	Interview Room			2	2	INT2	200	200	One Standard, One Family
8.05	Sound Isolation Vestibule			1	1	120	120	120	
8.06	Interview Toilet			1	1	T1	64	64	
8.07	Hotel Office			1	1	PO2	120	120	ICAC/Cellebrite
8.08	Coffee Alcove			1	1	COF1	24	24	

Net Square Feet	4	0	8	0	1,126	1,580	
Circulation	25%				282	395	
Adjusted Net Square Feet					1,408	1,975	

	Milestones	2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

9.00 Patrol

9.01	Patrol Lieutenants	2		4		1	2	OP4	80	160	Shared office with Shared desks, dedicated wardrobes
9.02	Patrol Sergeants	4		8		2	4	OP4	160	320	Shared office with shared desks, dedicated wardrobes
9.03	Community Outreach		0		4	0	4	OP4	0	320	
	Patrol Officers	26		40							
	SRO	2		2		1	1	OP4	80	80	Assume 2nd SRO immediate hire

Support Spaces

9.04	Roll Call / Briefing					1	1	BRF16	690	690	
9.05	Report Writing					10	10	OP1	450	450	
	• Officer Resource Area					1	1	180	180	180	Mailboxes, misc. supplies, paper forms, body cams,
9.06	Juvenile Lounge					1	1	JUV01	70	70	
9.07	Armory										
	• Armorer Workstation					1	1	OP4	80	80	
	• Armorer's Weapons Cleaning					1	1	WM	63	63	
	• Ammunition / Weapons Storage					1	1	200	200	200	Secure Area - chain link fence
9.08	Staff Entry					1	1	80	80	80	
	• Boot Wash					1	1	40	40	40	
	• Duty Bag Storage					9	14	LKR9	210	210	Stacked four high, cubbies. At entry to secure lot
	• Long Gun Storage					1	1	48	48	48	Lockable Drawers under duty bags?
9.09	Community Outreach Storage					1	1	STOR2	80	80	
9.10	Phone Room					1	1	60	60	60	
	Defensive Tactics/ Mat Room										See Support Building 14.01

Net Square Feet	34	0	54	4		2,571	3,131	
Circulation	25%					643	783	
Adjusted Net Square Feet						3,214	3,914	

	Milestones	2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

10.00 Evidence/Central Storage

10.01	Bag & Tag					1	1	BAG2	320	320	2 workstations, center island.
	• Bio-Drying Cabinets					2	2	DRY2	72	72	Raymore currently owns 1 unit.
	• Pass - Through Lockers					4	4	LKR6	96	96	4 Units & Controller
10.02	Intake / Clerks Office					1	1	180	180	180	
	• Property Clerks	1		2		1	2	OP4	80	160	
10.03	Evidence Storage										
	• General Evidence					1	1	800	800	800	HD Racks
	• Gun Storage					1	1	150	150	150	Separately Secured in HD Racks
	• Large Evidence					1	1	100	100	100	
	• Coolers					3	6	REF1	51	102	(1) Fridge (2) Freezers
10.04	Narcotics					1	1	150	150	150	100% Exhaust
10.05	Evidence Return Vestibule					1	1	80	80	80	Also Bond-out
10.06	Large Evidence/Discovery					1	1	120	120	120	

Net Square Feet	0	1	0	2	2,199	2,330
Circulation	15%				330	350
Adjusted Net Square Feet					2,529	2,680

Milestones		2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

11.00 Booking / Holding

<u>11.00 Booking / Holding</u>							Maximum Capacity (6) Detainees in custody
11.01	2-Car Pull Through Sallyport	2	2	512	1,024	1,024	pistol Locker, don't need ambulance, Emergency Eyewash, Decon Shower
	• Cage Storage Lockers	2	2	80	160	160	Oversized Evidence & Misc.
	• Janitor	1	1	60	60	60	
11.02	Detainee Processing	1	1	300	300	300	
	• Processing Counter	1	1	40	40	40	Property Lockers below counter, Livescan/photo, Breathalyzer
	• Cuffing Bench	3	3	CUFF	36	36	
11.03	Detainee Restroom	1	1	T1	64	64	Anti-Ligature
11.04	Single-Occupant Holding Cells	3	3	C01	276	276	Benches and Sink / Toilet, 1 ADA
11.05	Storage	1	1	100	100	100	Portable Bed Storage
11.06	Interview Room	1	1	INT1	80	80	
11.07	Sound Isolation Vestibule	1	1	60	60	60	
	Bond-Out Vestibule			80	0	0	See Evidence Return Vestibule 10.05

Net Square Feet	0	0	0	0	2,200	2,200
Circulation	25%				550	550
Adjusted Net Square Feet					2,750	2,750

Milestones		2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

12.00 Staff Support

12.01	Open Lockers										Open Configuration
	• Sworn Officers	41	66	LKR4b		410	660				
	• Reserve Lockers	4	8	LKR4b		40	80				
12.02	Toilet / Showers	3	4	T4		270	360				ADA
12.03	Toilet / Changing	2	2	T1		128	128				
12.04	Fitness	1	1	1500		1,500	1,500				includes stretching / aerobic area
12.05	Wellness / First Aid	2	2	100		200	200				adjacent to communications? One is Mom's Room

Shared Space

12.05	Large Break Room	1	1	300		300	300				Shared Building Wide
12.06	Copy / Work Rooms	2	2	CPY3		260	260				1 per floor
12.07	Coffee Alcoves	2	2	COF3		96	96				1 per floor
12.08	Janitor Closet	2	2	48		96	96				1 per floor

Conference Rooms

12.09	Large Conference	1	1	CNF12		299	299				Near admin
12.10	Medium Conference	2	2	CNF08		442	442				1 per floor
12.11	Small Conference	2	2	CNF04		240	240				Near Patrol

Net Square Feet	0	0	0	0		4,281	4,661	
Circulation	25%					1070	1,165	
Adjusted Net Square Feet						5,351	5,826	

	Milestones	2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

13.00 Main Building Support Spaces

I.T.

13.01	IT Staff					2	2	OP4	160	160	Workstation & Tech Bench
13.02	Server / IT / Phone / 911/ Radio Room					1	1	150	150	150	(2) Server Racks, (2) Network Cabinets
	• UPS					1	1	60	60	60	In Rack?

Misc. Support Spaces

13.03	Mechanical Room					1	1	400	400	400	Placeholder, TBD by MEP
13.04	Fire Riser					1	1	60	60	60	
13.05	Central Electrical					1	1	200	200	200	Placeholder, TBD by MEP
13.06	Secondary Electrical					1	1	100	100	100	Serves second generator
13.07	IDF					2	2	80	160	160	

Net Square Feet	0	0	0	0		1,290	1,290	
Circulation	25%					323	323	
Adjusted Net Square Feet						1,613	1,613	

Milestones		2026		2049		26	49	Space Code	2026	2049	Remarks
Space No:	LKR = Staff W/Lockers	Staffing Projection				Number of Spaces			Area Totals		
	WD = Staff W/Wardrobe at Desk	LKR	WD	LKR	WD						

14.00 Support Building

14.01	IT Installation Bay					1	1	512	512	512	Use for Defensive Tactics and Vehicle Exam
14.02	IT Storage					1	1	230	230	230	
14.03	DT Mat Storage					1	1	STOR3	144	144	
14.04	Bike Work Bench					1	1	80	80	80	
	• Bike Storage					1	1	120	120	120	
14.05	Service / Deliveries					1	1	200	200	200	Loading Dock
14.06	Consolidated Storage / Central Supply					1	1	800	800	800	Overflow to vehicle barn
14.07	Quarter Master / Supplies					1	1	225	225	225	
14.08	Tactical Gear Storage					1	1	150	150	150	Special Equipment.
14.09	Tactical Gear Lockers					10	10	LKR10	180	180	Individual Gear Lockers, not stacked.
14.10	Central Janitor					1	1	150	150	150	
	• Workbench					1	1	150	150	150	
	• Building Maintenance			1		1	1	OP4	80	80	

Net Square Feet	0	0	0	1	3,021	3,021	
Circulation	15%				453	453	
Adjusted Net Square Feet					3,474	3,474	

15.00 Vehicle Barn

15.01	Mobile Command Vehicle					1	1	900	900	900	
15.02	Utility Vehicles (2 Gators)					1	1	AUTO1	295	295	
15.03	Traffic Trailer					1	1	AUTO1	295	295	
15.04	Tactical Gear Vehicle					1	1	512	512	512	

Net Square Feet	0	0	0	0	2,002	2,002	
Circulation	15%				300	300	
Adjusted Net Square Feet					2,302	2,302	

SECTION 4

TOTAL PROJECT BUDGET

SECTION 4

TOTAL PROJECT BUDGET

The project budget has been developed based on the current concept floor plans presented later in this document. While the overall square footage differs from the original space program, the concept plans have evolved throughout the design process to enhance functionality, improve operational efficiency, and optimize building organization. These refinements reflect opportunities identified during planning and represent a more efficient use of space rather than a reduction in the facility's capabilities. The concept plans continue to satisfy all operational and programmatic requirements while aligning the building scope with the anticipated project budget, ensuring the proposed design delivers the greatest overall value to the City.

Low Range				High Range		
Site Costs	\$2,000,000			\$3,500,000		
Primary Building	33,451 SF	\$575/SF	\$19,234,325	33,451 SF	\$625/SF	\$20,906,875
Secondary Building	6,757 SF	\$475/SF	\$3,209,575	6,757 SF	\$525/SF	\$3,547,425
Subtotal	\$24,443,900			\$27,954,300		
Soft Costs	25%		\$6,110,975	25%		\$6,988,575
Total Project Budget	\$30,554,875			\$34,942,875		
*No Escalation Included						

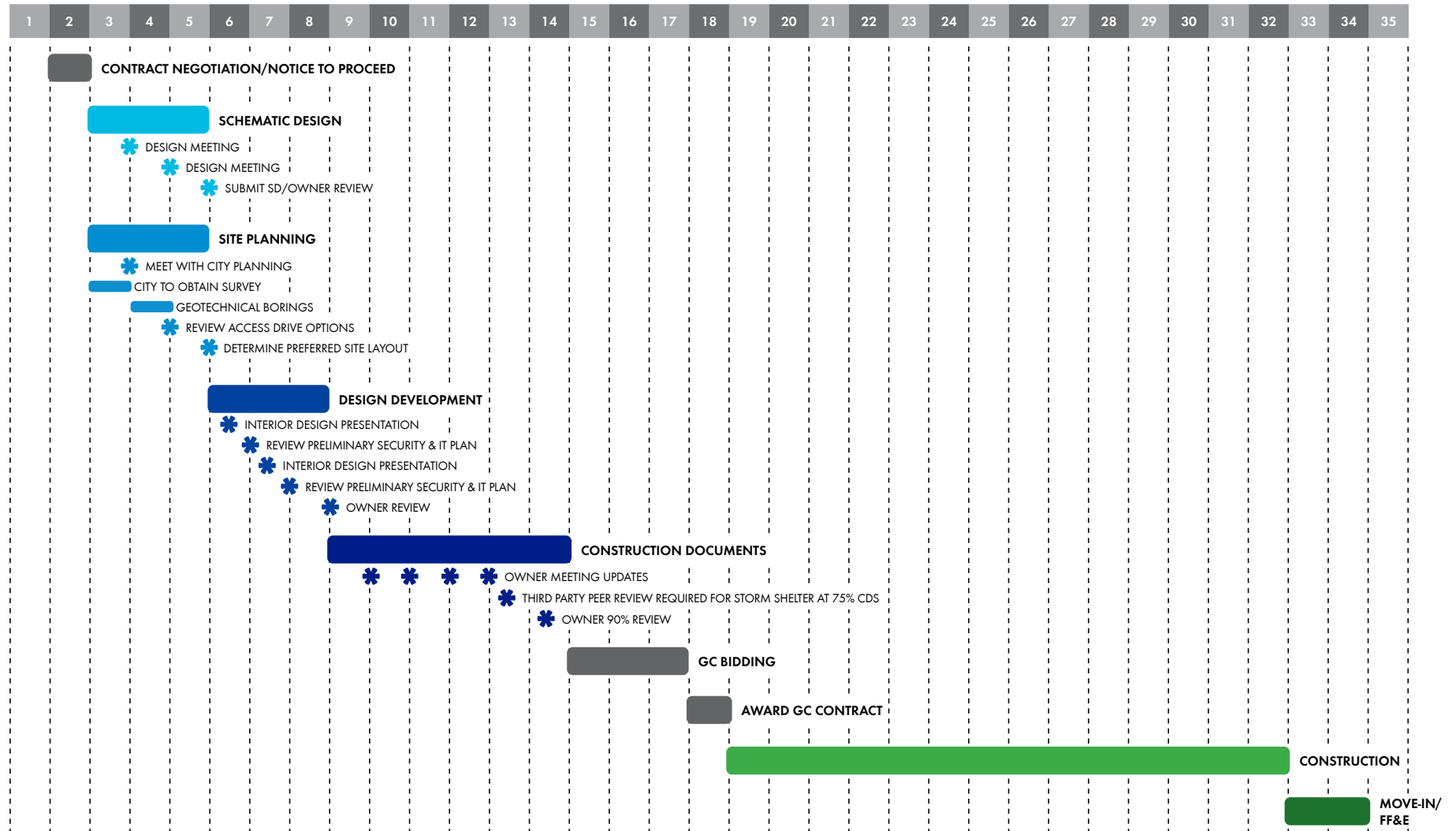
SECTION 5

PROJECT SCHEDULE

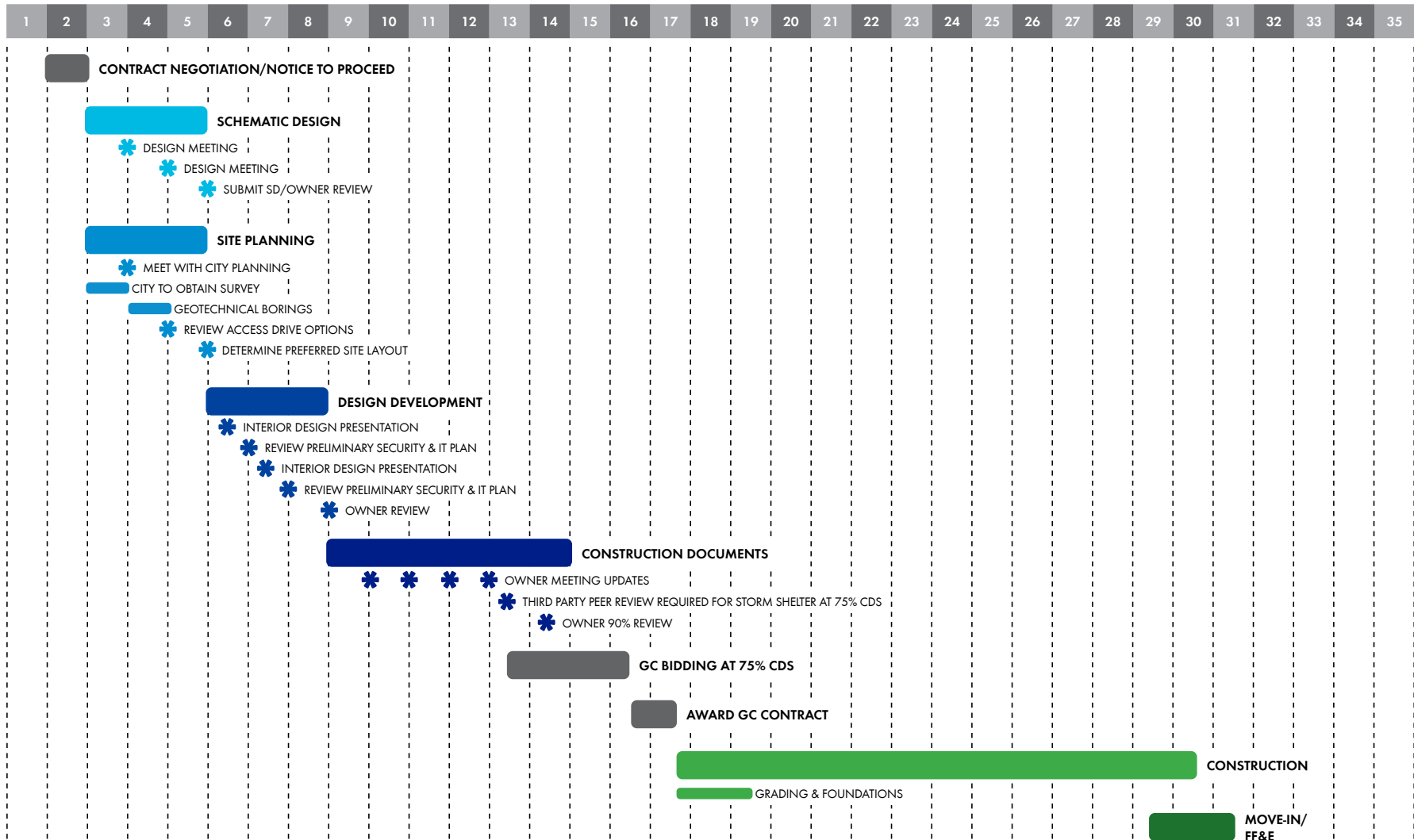
SECTION 5

PROJECT SCHEDULE

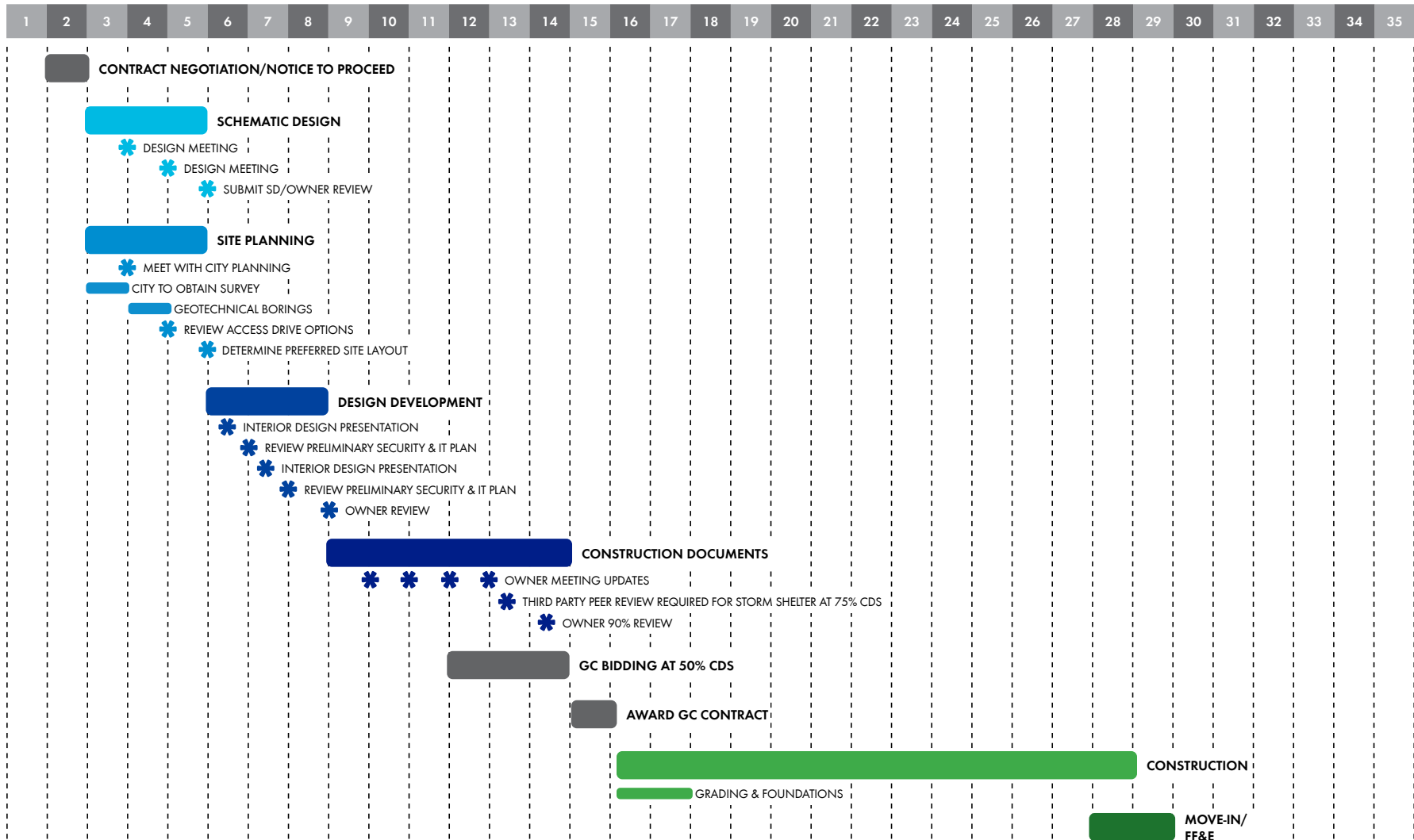
OPTION 1



OPTION 2 – GC BIDDING AT 75% CDS



OPTION 3 – GC BIDDING AT 50% CDS



SECTION 6

CONCEPTUAL PLAN

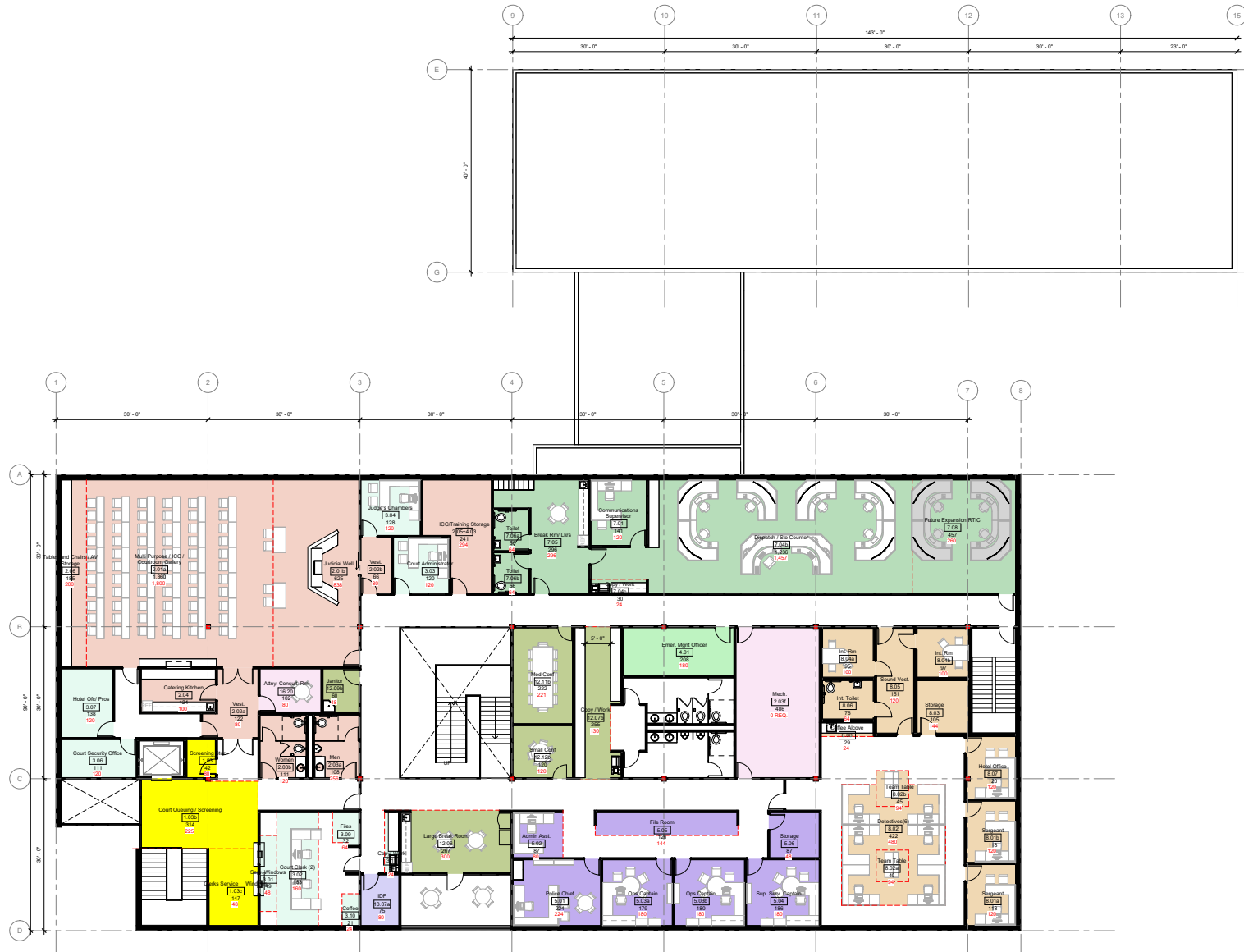
SECTION 6

CONCEPTUAL PLAN

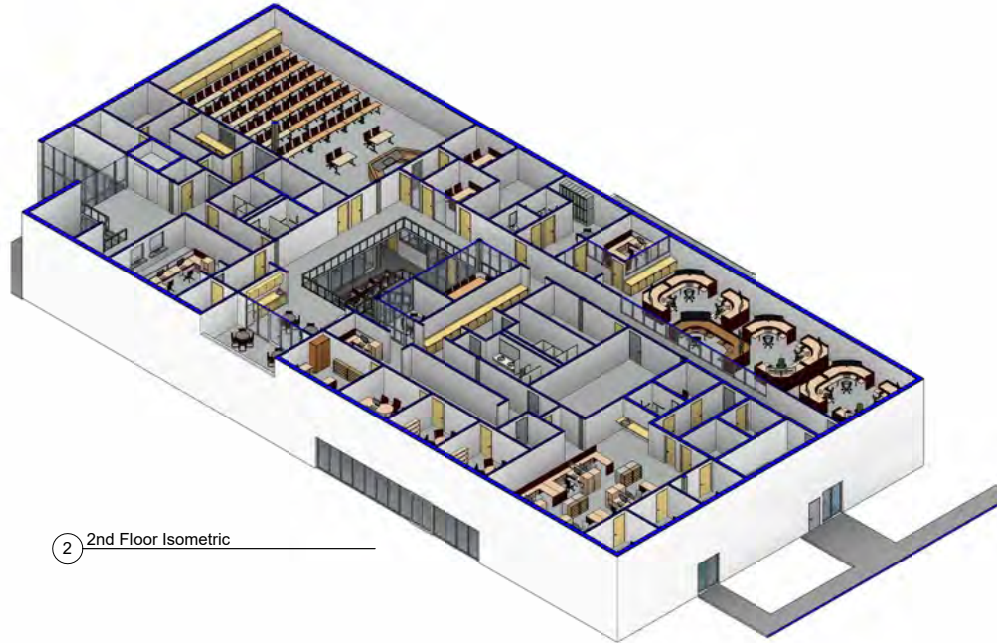
FIRST FLOOR PLAN



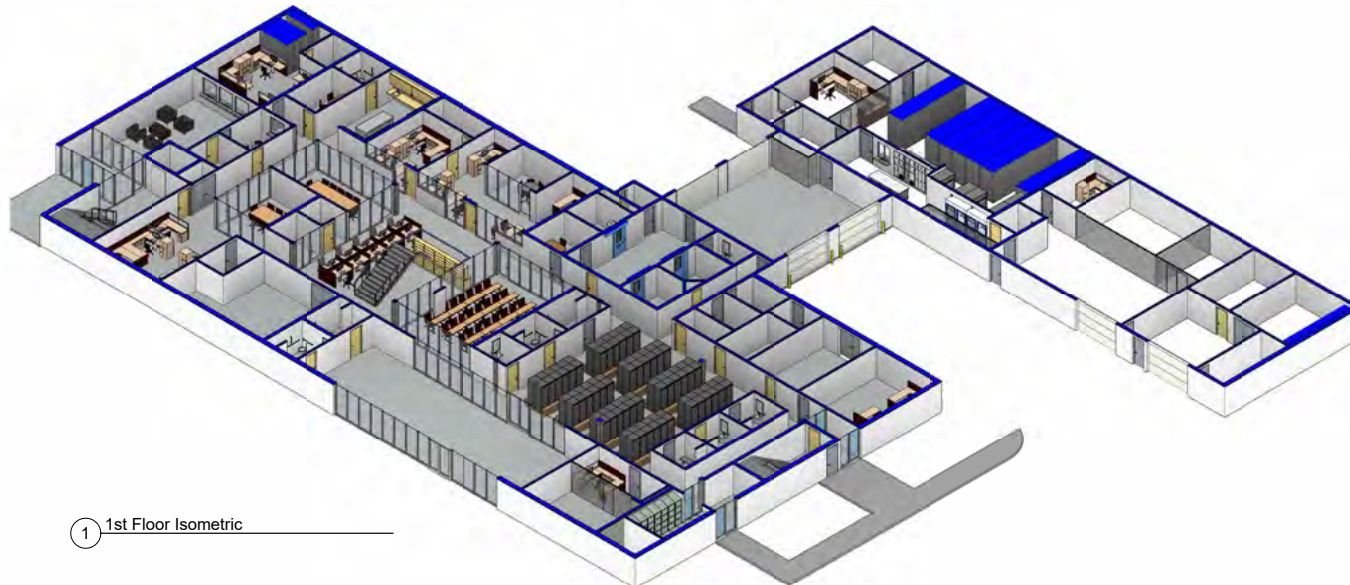
SECOND FLOOR PLAN



ISOMETRICS

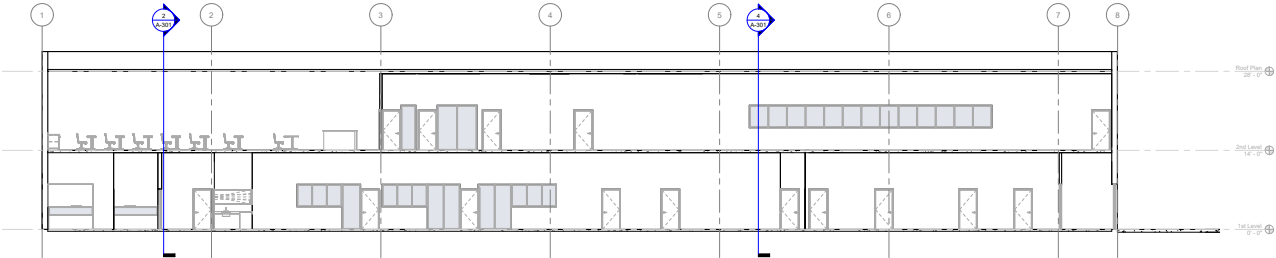


② 2nd Floor Isometric

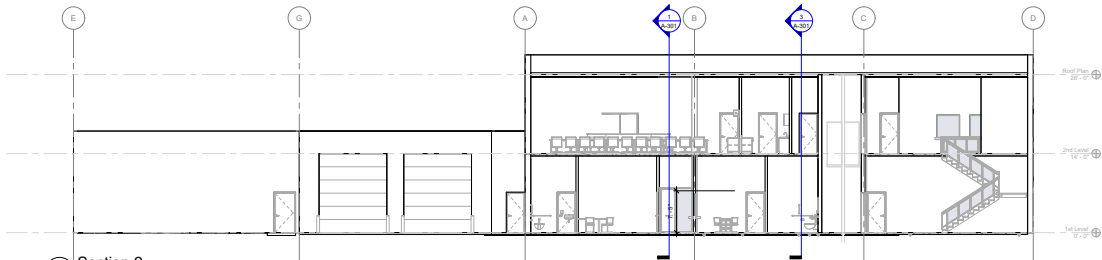


① 1st Floor Isometric

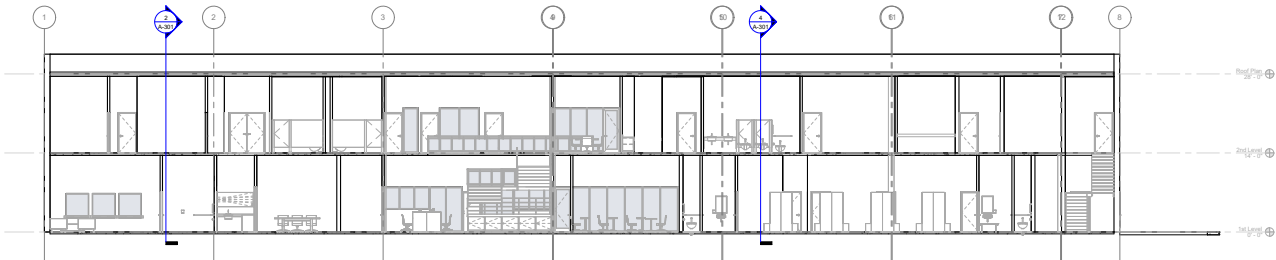
BUILDING SECTIONS



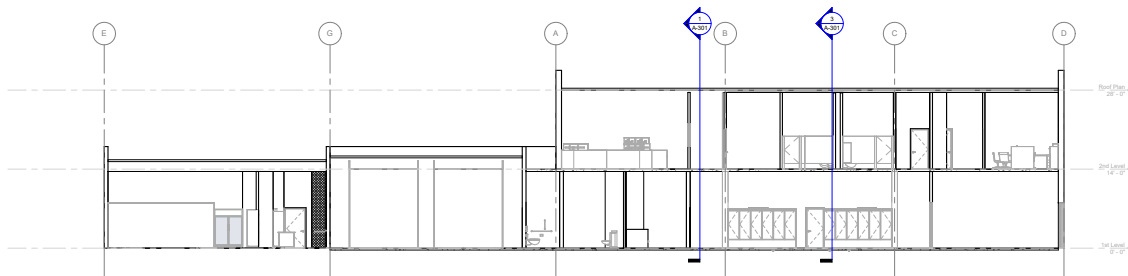
1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

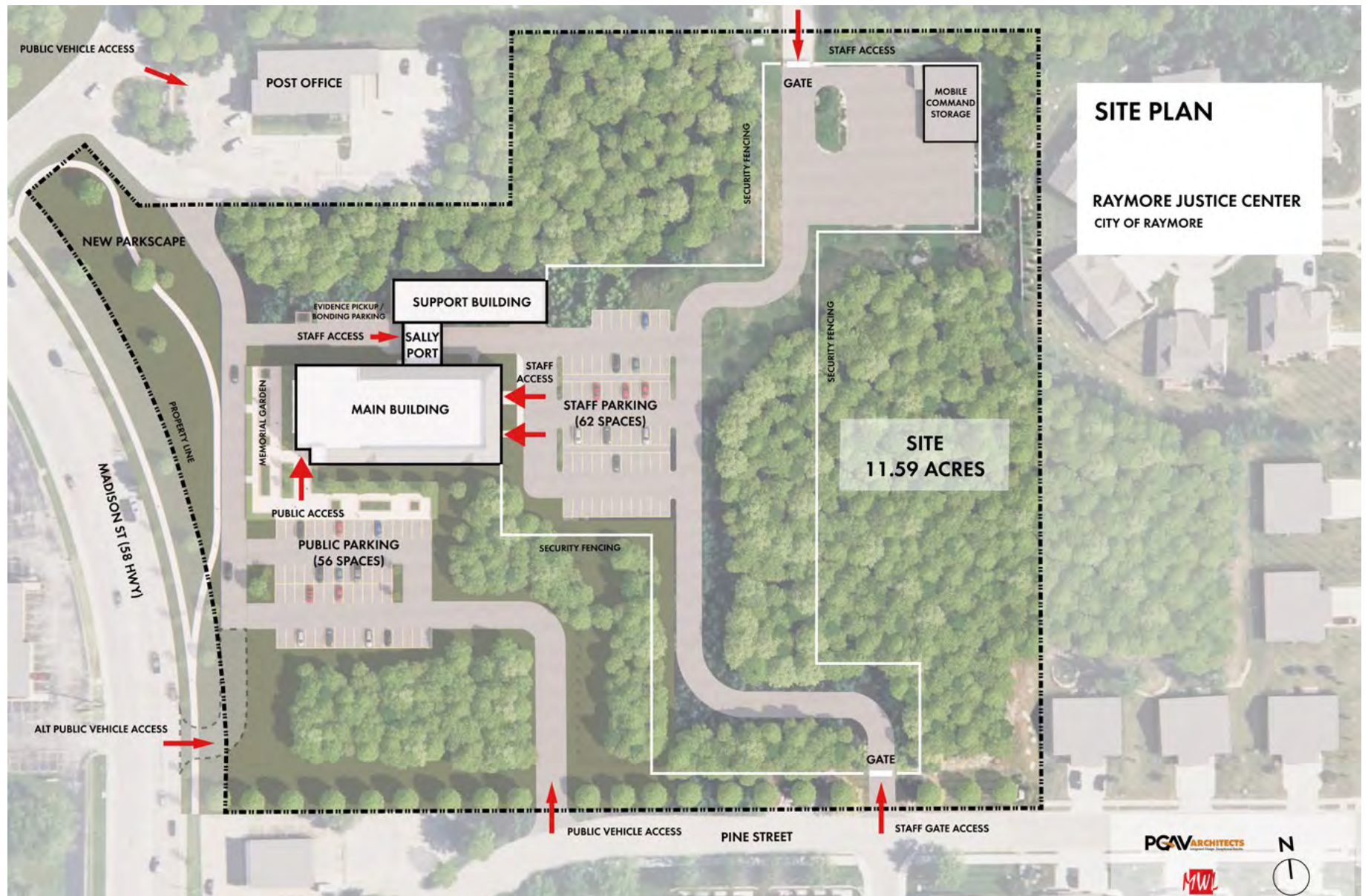
SECTION 7

PREFERRED SITE PLAN

SECTION 7

PREFERRED SITE PLAN

SITE PLAN



AERIAL



ROAD 1



ROAD 2



ROAD 3



ROAD 4



ROAD 5



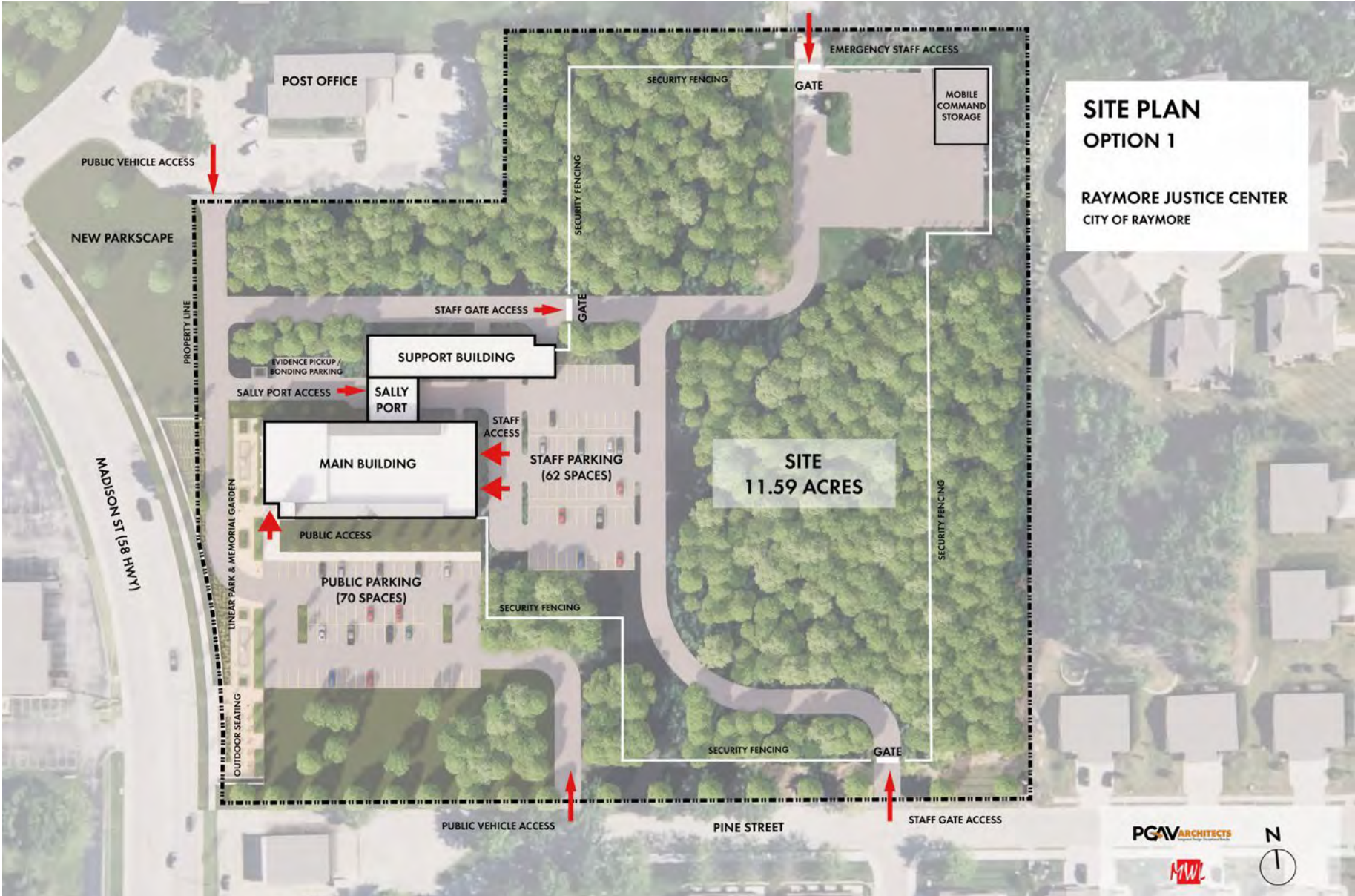
SECTION 8

APPENDIX

SECTION 8 **APPENDIX**

SECTION 8 **APPENDIX**

OPTION 1 – SITE PLAN



OPTION 1 – AERIAL



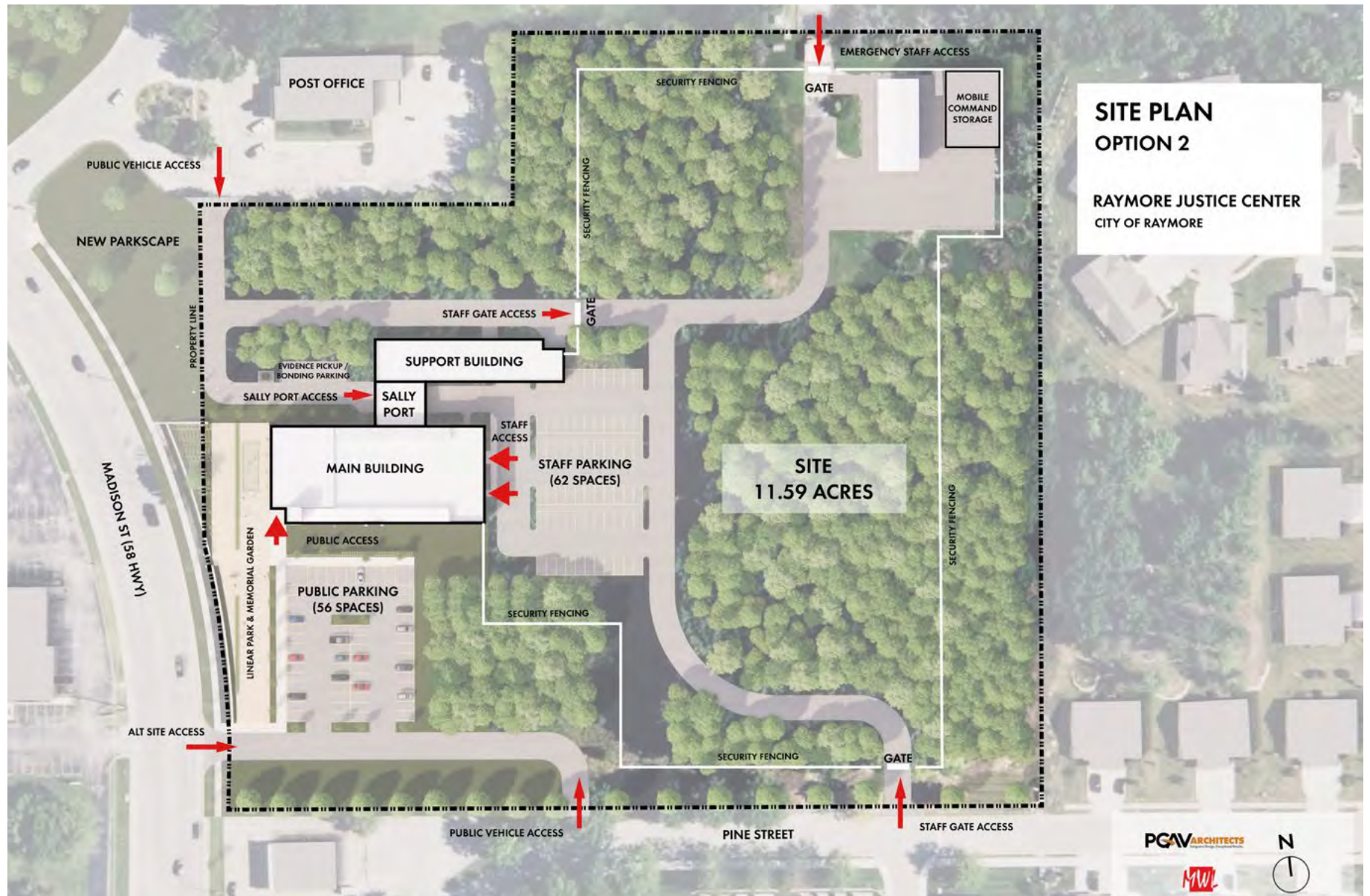
OPTION 1 – ROAD



OPTION 1 – SOUTH



OPTION 2 – SITE PLAN



OPTION 2 – AERIAL



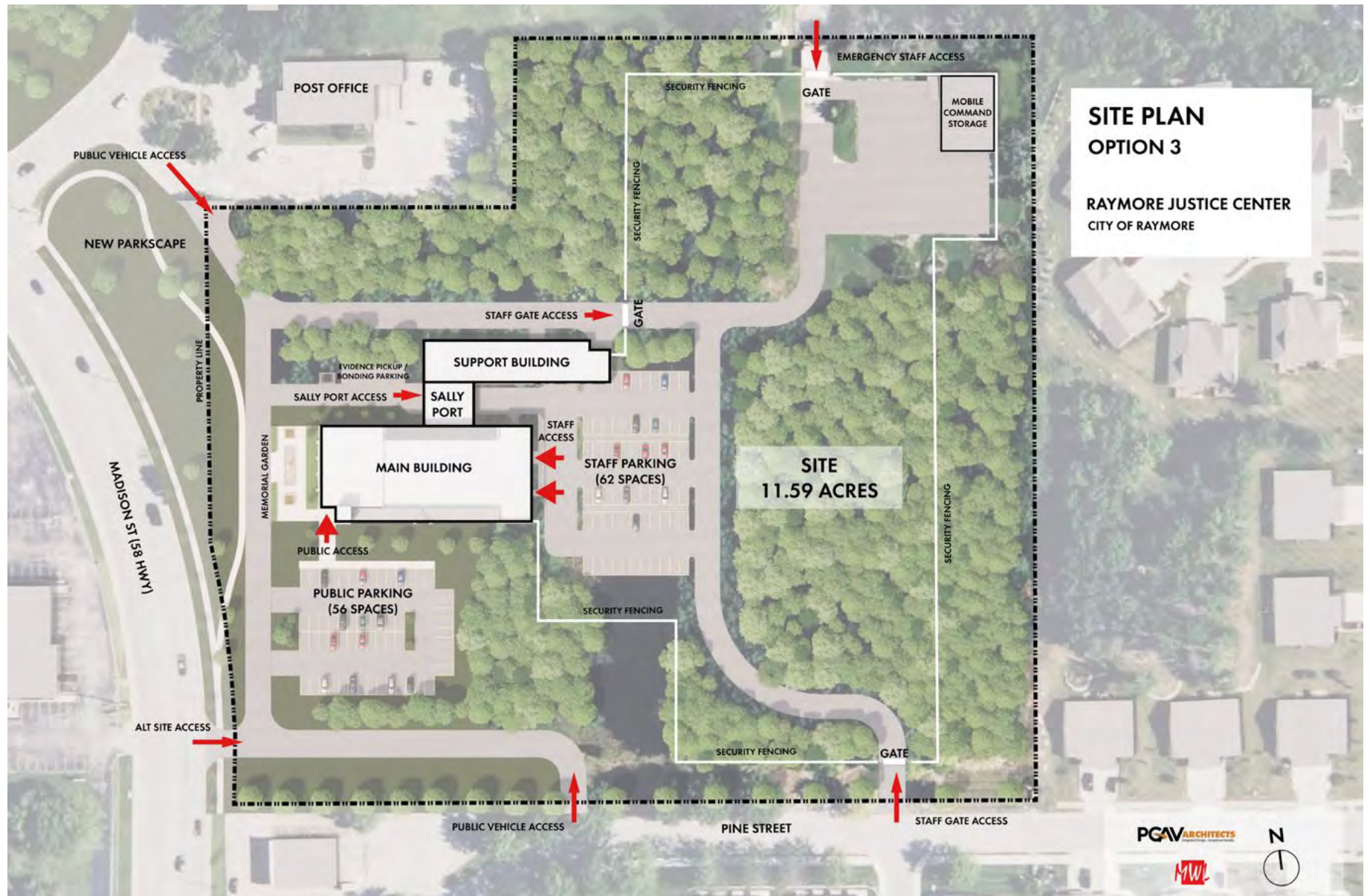
OPTION 2 – ROAD



OPTION 2 – SOUTH



OPTION 3 – SITE PLAN



OPTION 3 – AERIAL



OPTION 3 – ROAD



OPTION 3 – SOUTH



OPTION 3 – STREET VIEW





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