

# Montana Law Enforcement Academy Master Plan



Prepared by:

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# Introduction

In 1997, the Montana Law Enforcement Academy (MLEA) relocated to its current location (the former Mountain View School for Girls campus) northeast of Helena. The campus covers approximately 22 acres and consists of 10 occupied structures originally constructed from 1920 to 1960. When MLEA took over the campus the buildings were in very poor and deteriorating condition due to vacancy and lack of maintenance. The Department of Justice (DOJ) and past and current administration of MLEA have been diligent in their continuing efforts to improve and upgrade not only the educational programs at MLEA, but also the buildings and campus in order to provide a more conducive learning environment for law enforcement cadets.

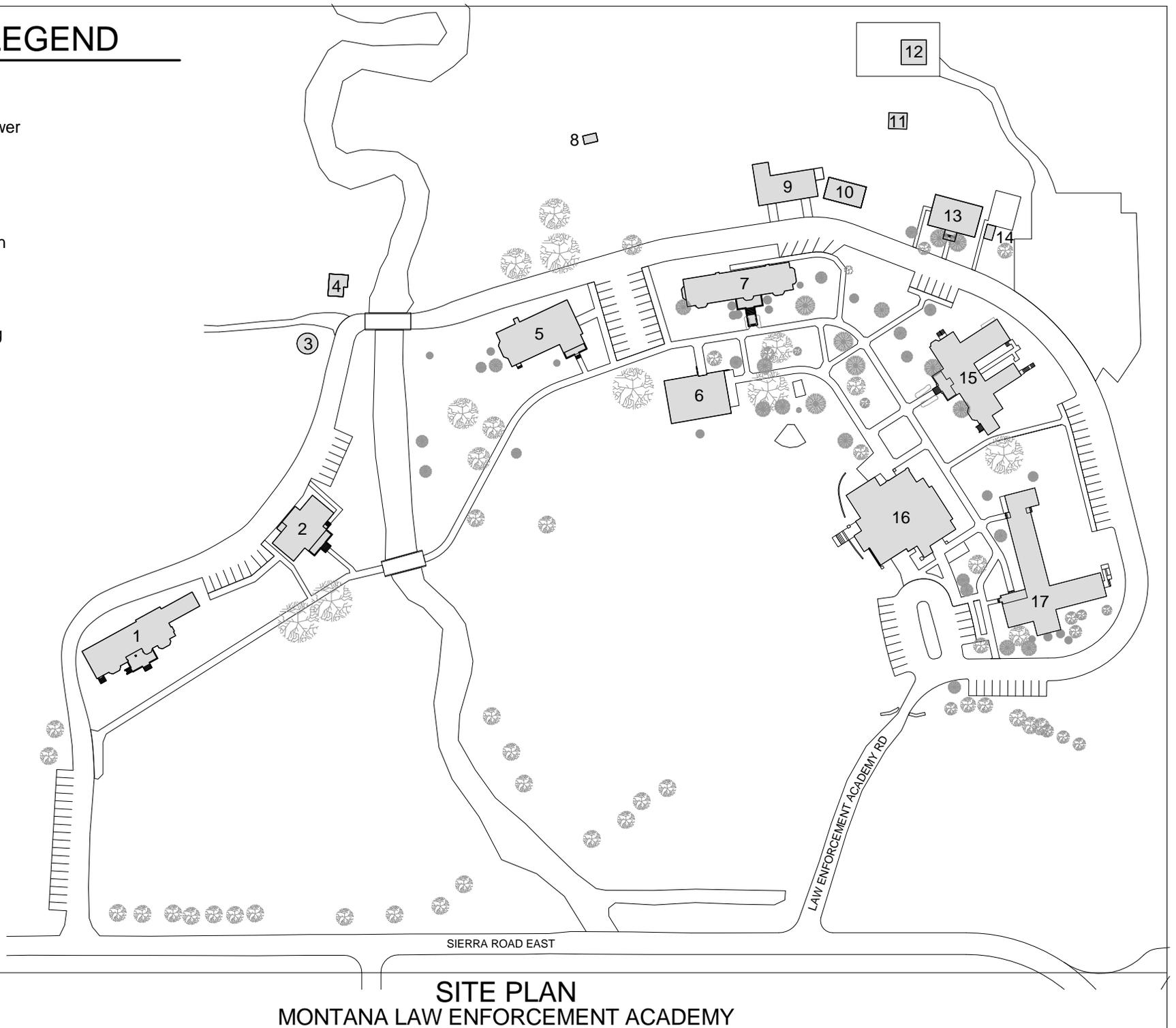
To date over \$8.2 million in infrastructure improvements have been made on campus. Work includes a new waste water treatment system, a new water system, a new classroom building (Ohs Education Center) as well as stabilizing existing buildings and foundations, improving existing building exterior envelopes, upgrading campus fire alarm systems, mitigating seismic building hazards, and retrofitting heating, ventilating and air conditioning as systems fail.

The campus location and existing facilities have worked well for the MLEA program, and the DOJ has made significant investments but, until now, no plan or assessment of future goals and requirements has been prepared for the MLEA. In anticipation of the future, growth and continued success of the academy, the campus and its facilities, the Department of Administration Architecture & Engineering Division teamed with MLEA staff and administration to prepare this Masterplan report.

This report reflects the findings of on-site building and facility assessments and educational and programming surveys of the requirements of the Montana Law Enforcement Academy. This campus development plan provides planning principles, priorities, ideas and estimates to help guide and shape the direction and future of the MLEA. The information is preliminary in nature and intended to be used as a baseline scope and estimating tool to work with in presenting future goals and visions for the MLEA.

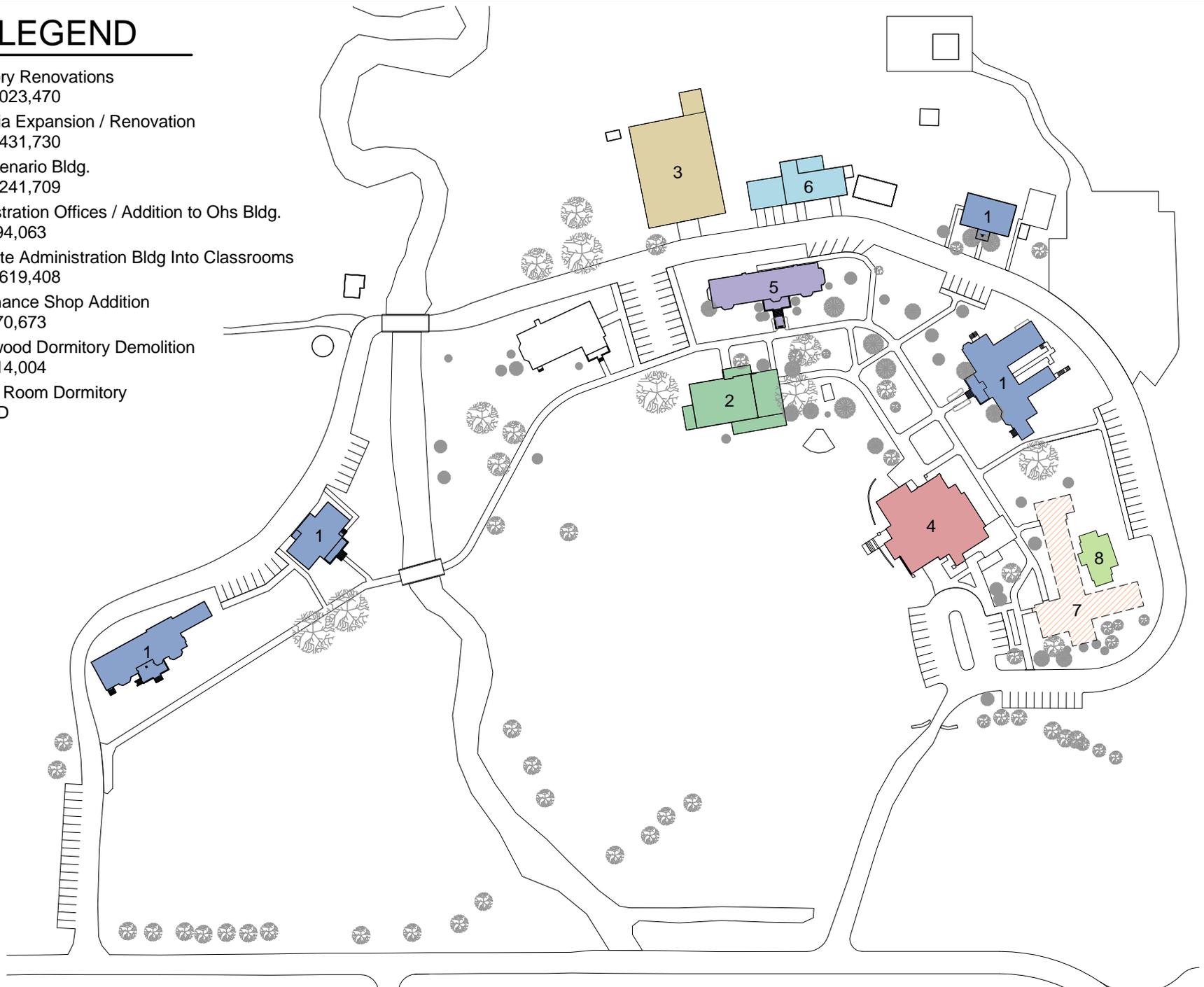
# CAMPUS LEGEND

- 1 Spruce Dorm
- 2 Aspen Dorm
- 3 Water Storage Tower
- 4 Pump House
- 5 Gymnasium
- 6 Kitchen / Dining
- 7 Administration
- 8 Sewage Lift Station
- 9 Shop
- 10 Garage
- 11 Training Structure
- 12 Treatment Building
- 13 Clinic
- 14 Storage
- 15 Maple Dorm
- 16 Education Center
- 17 Cottonwood Dorm

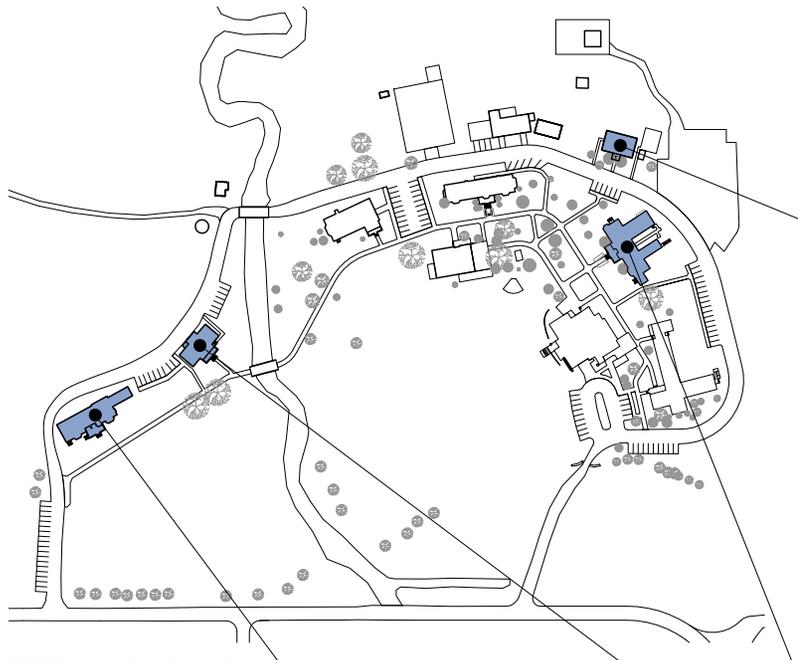


# PHASING LEGEND

- PHASE 1: Dormitory Renovations  
Cost Estimate: \$5,023,470
- PHASE 2: Cafeteria Expansion / Renovation  
Cost Estimate: \$1,431,730
- PHASE 3: New Scenario Bldg.  
Cost Estimate: \$3,241,709
- PHASE 4: Administration Offices / Addition to Ohs Bldg.  
Cost Estimate: \$594,063
- PHASE 5: Renovate Administration Bldg Into Classrooms  
Cost Estimate: \$1,619,408
- PHASE 6: Maintenance Shop Addition  
Cost Estimate: \$370,673
- PHASE 7: Cottonwood Dormitory Demolition  
Cost Estimate: \$314,004
- PHASE 8: New 30 Room Dormitory  
Cost Estimate: TBD



## MASTER PLAN PHASING MONTANA LAW ENFORCEMENT ACADEMY



## CLINIC BUILDING

- Upgrade Heating & Ventilation Systems
- Upgrade Lighting
- Remodel existing unused building into 7 dorm suites
- Add laundry facility



## MAPLE DORM

- Upgrade Heating & Ventilation Systems
- Upgrade Lighting
- Remodel existing building to add 20 private rooms
- Add laundry facilities in basement
- Add student lounge in basement
- New paint & flooring
- Renovate basement scenario training area



## SPRUCE DORM

- Upgrade Heating & Ventilation Systems
- Upgrade Lighting
- Remodel existing building to add 10 private rooms
- Add laundry facilities in basement
- Add student lounge in basement
- New paint & flooring

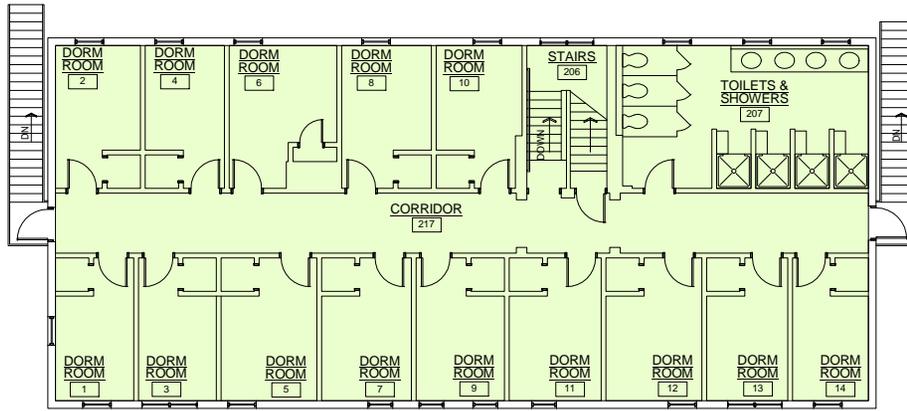


## ASPEN DORM

- Upgrade Heating & Ventilation Systems
- Upgrade Lighting
- Remodel existing building to add 6 private rooms
- Add laundry facilities in basement
- Add student lounge in basement
- New paint & flooring

# PHASE 1 - DORMITORY RENOVATIONS MONTANA LAW ENFORCEMENT ACADEMY

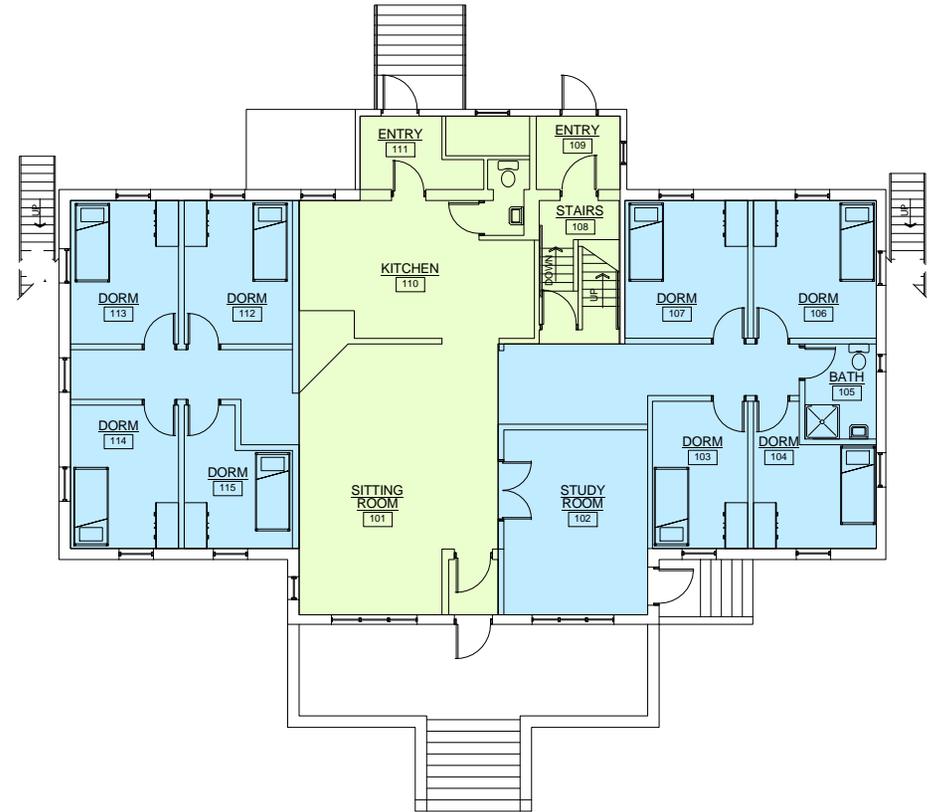




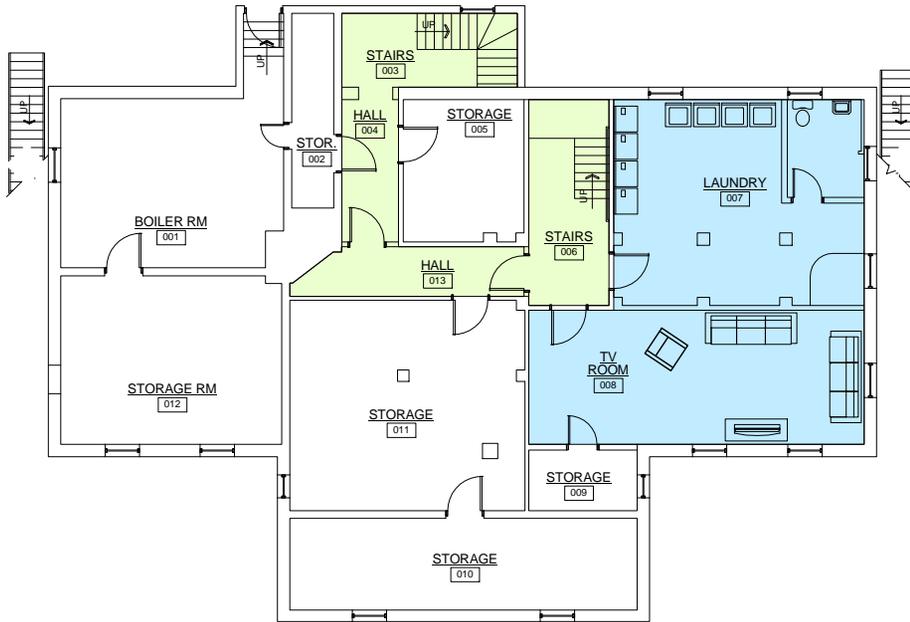
SECOND FLOOR

**LEGEND**

- REMODEL CONSTRUCTION
- NEW FINISHES



FIRST FLOOR



BASEMENT

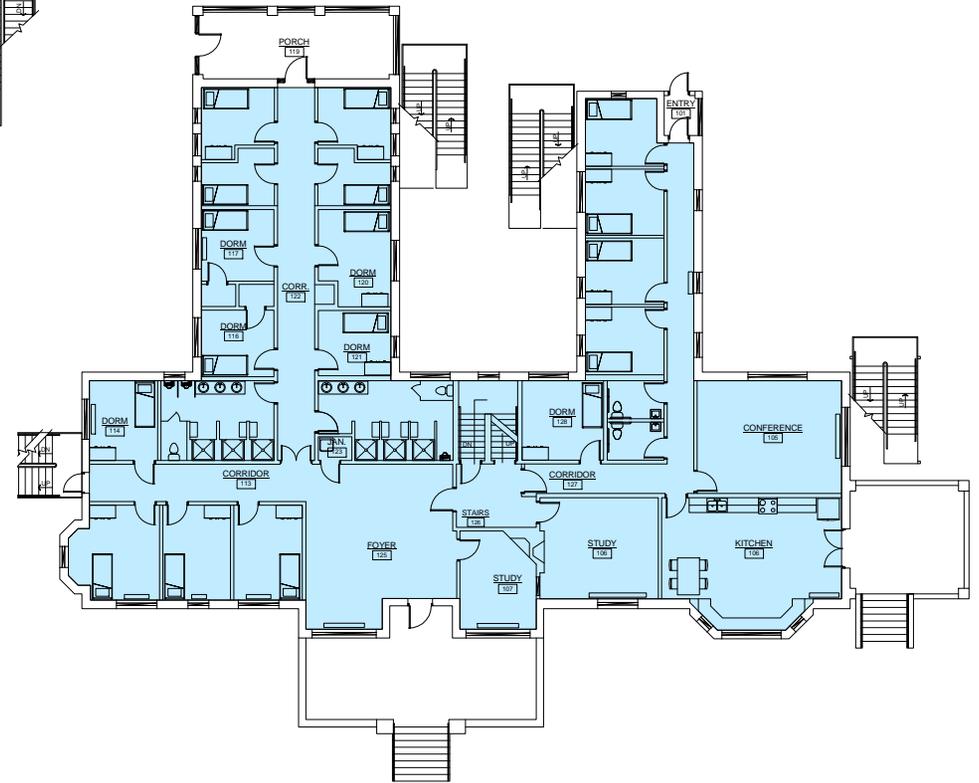
**PHASE 1 - ASPEN DORMITORY  
MONTANA LAW ENFORCEMENT ACADEMY**



**SECOND FLOOR**

**LEGEND**

- REMODEL CONSTRUCTION
- NEW FINISHES



**FIRST FLOOR**

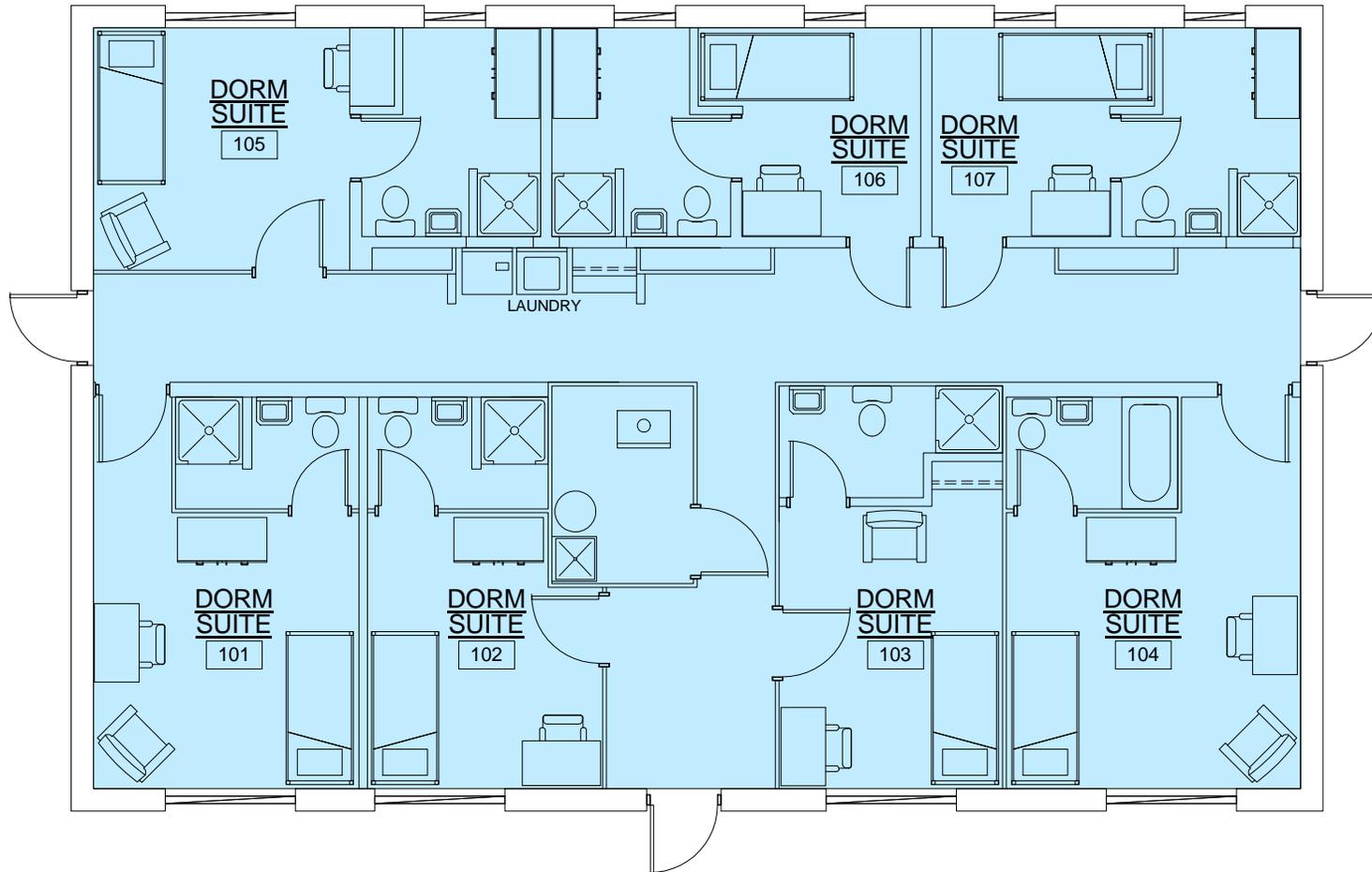


**BASEMENT**

**PHASE 1 - MAPLE DORMITORY  
MONTANA LAW ENFORCEMENT ACADEMY**

**LEGEND**

- REMODEL CONSTRUCTION
- NEW FINISHES



**CLINIC BUILDING FLOOR PLAN**

**PHASE 1 - CLINIC BUILDING DORMITORY  
MONTANA LAW ENFORCEMENT ACADEMY**

**Phase 1 Estimate of Cost: Dormitory Renovation**

**Description:** Complete interior renovation/remodel of existing dormitories on campus . Work to each building includes but is not limited to: Upgraded interior finishes; Upgraded heating, ventilation, air conditioning, lighting and power; On- site laundry facilities, Multiple study areas, Kitchenette

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**A. Renovation/Remodel Work**

- |   |         |
|---|---------|
| 1. Building Renovation                          | 3372640 |
| 2. Permits, Fees, Testing, Survey, Mobilization | 67452.8 |

**Subtotal Renovation Costs \$ 3,440,093**

**B. Architect Engineer Fees & Expenses**

- |                                |            |
|--------------------------------|------------|
| 1. New Construction - Building | \$ 344,009 |
| 2. Expenses                    | \$ 17,200  |

**Subtotal A/E Fees & Expenses \$ 361,210**

**C. Equipment & Furnishings**

- |                            |            |
|----------------------------|------------|
| 1. Furnishings & Equipment | \$ 137,604 |
|----------------------------|------------|

**Subtotal Equip. & Furnishings \$ 137,604**

**Subtotal Project Cost \$ 3,938,906**

**D. Contingency 15% \$ 590,836**

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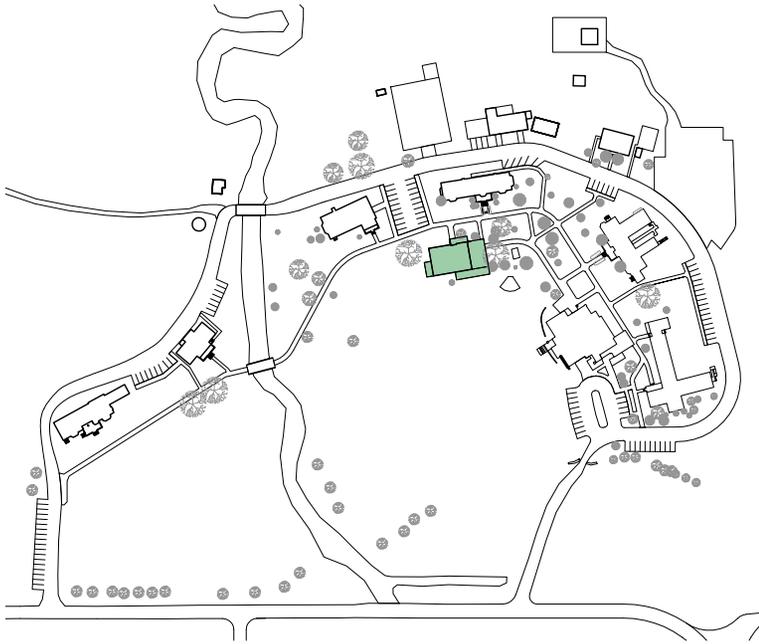
**TOTAL DESIGN AND CONSTRUCTION COST \$ 4,529,742**

**E. Escalation to Mid Point Const - 3.5 years @ 3.0% per year \$ 493,727**  
(Bid Jan 2018, Move in Sept 2019)

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**F. TOTAL DESIGN & CONSTRUCTION COST \$ 5,023,470**

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## CAFETERIA EXPANSION

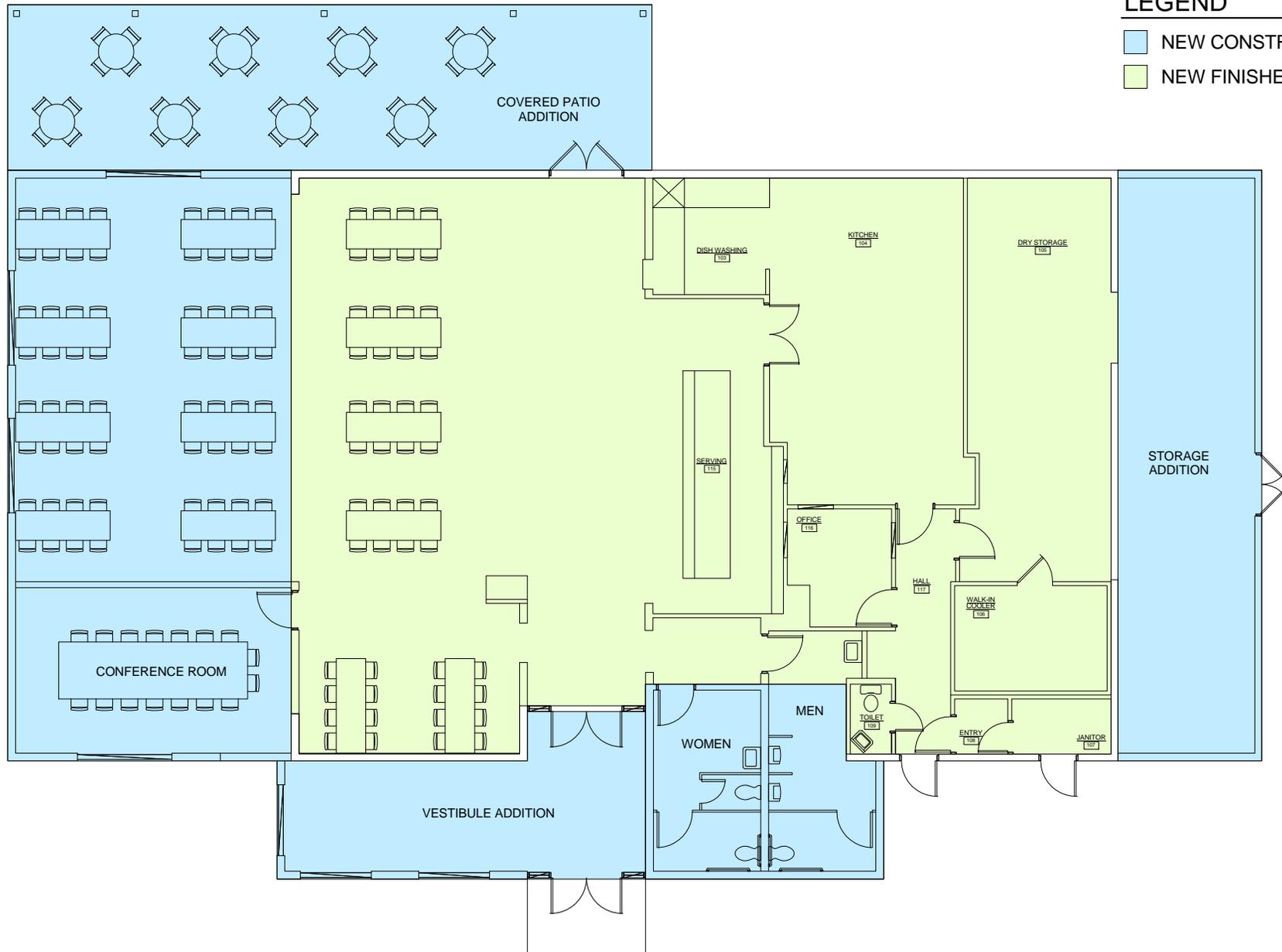
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- Upgrade heating & ventilation systems
- Upgrade lighting
- Construct addition to increase seating capacity to 120
- Add conference room
- Construct entry vestibule addition
- Expand existing bathrooms to meet current codes
- Construct covered patio for additional seating
- Construct dry storage addition
- Upgrade kitchen equipment
- Upgrade food service serving line

### PHASE 2 - CAFETERIA EXPANSION & RENOVATION MONTANA LAW ENFORCEMENT ACADEMY

**LEGEND**

- NEW CONSTRUCTION
- NEW FINISHES



**CAFETERIA FLOOR PLAN**

**PHASE 2 - CAFETERIA EXPANSION & RENOVATION  
MONTANA LAW ENFORCEMENT ACADEMY**

**Phase 2 Estimate of Cost: Cafeteria Expansion & Renovation**

**Description:** Complete interior renovation & addition to cafeteria . Work includes but is not limited to: Dining addition to increase dining capacity to 120; Covered exterior eating area; Enclosed entry vestibule addition; Upgraded/ toilet rooms; Dry storage addition; Upgraded interior finishes; Upgraded heating, ventilation, air conditioning, and

**A. Renovation/Remodel Work**

- |   |         |
|---|---------|
| 1. Building Renovation                          | 961230  |
| 2. Permits, Fees, Testing, Survey, Mobilization | 19224.6 |

**Subtotal Renovation Costs \$ 980,455**

**B. Architect Engineer Fees & Expenses**

- |                                |           |
|--------------------------------|-----------|
| 1. New Construction - Building | \$ 98,045 |
| 2. Expenses                    | \$ 4,902  |

**Subtotal A/E Fees & Expenses \$ 102,948**

**C. Equipment & Furnishings**

- |                            |            |
|----------------------------|------------|
| 1. Furnishings & Equipment | \$ 147,068 |
|----------------------------|------------|

**Subtotal Equip. & Furnishings \$ 147,068**

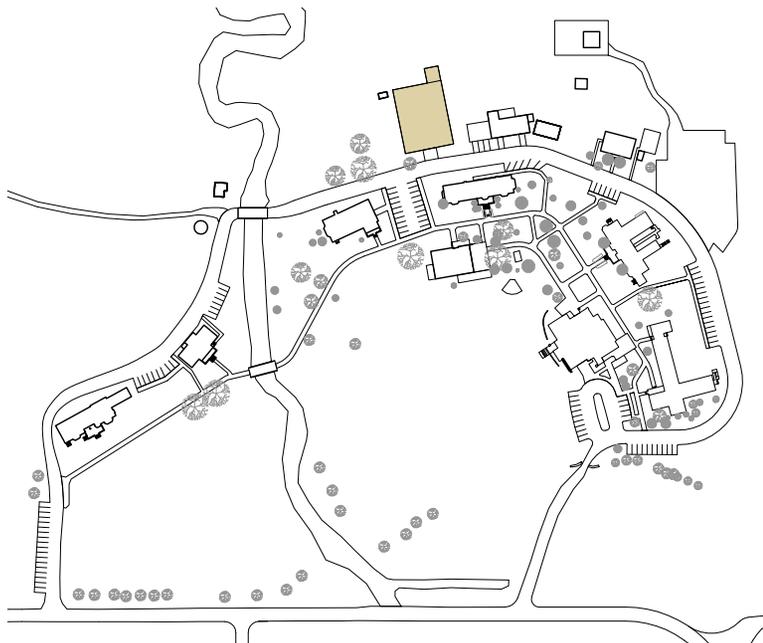
**Subtotal Project Cost \$ 1,230,471**

<b>D. Contingency</b>	15%	<b>\$ 184,571</b>
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**TOTAL DESIGN AND CONSTRUCTION COST \$ 1,415,041**

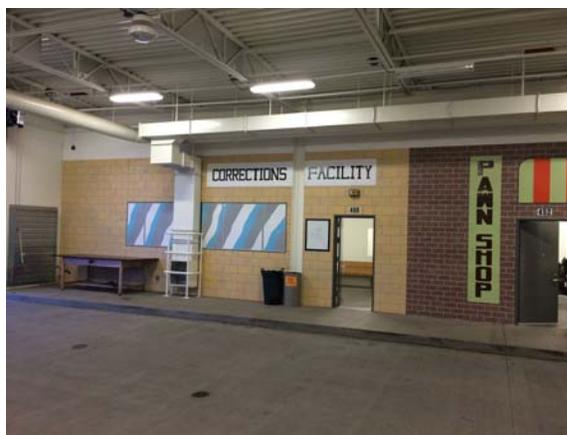
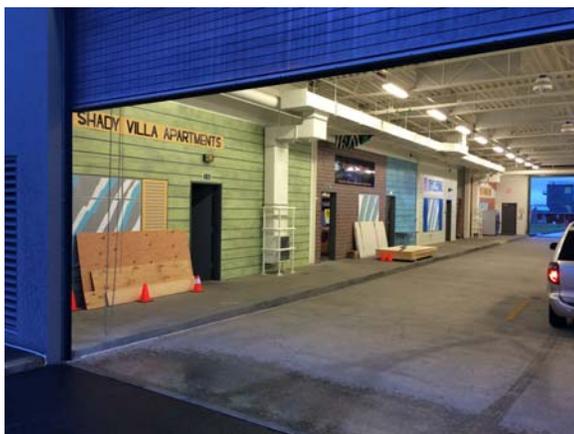
<b>E. Escalation to Mid Point Const -</b>	3 years	@	3.0% per year	<b>\$ 131,213</b>
(Bid Jan 2018, Jan 2019)				

**F. TOTAL DESIGN & CONSTRUCTION COST \$ 1,546,254**



## SCENARIO BUILDING

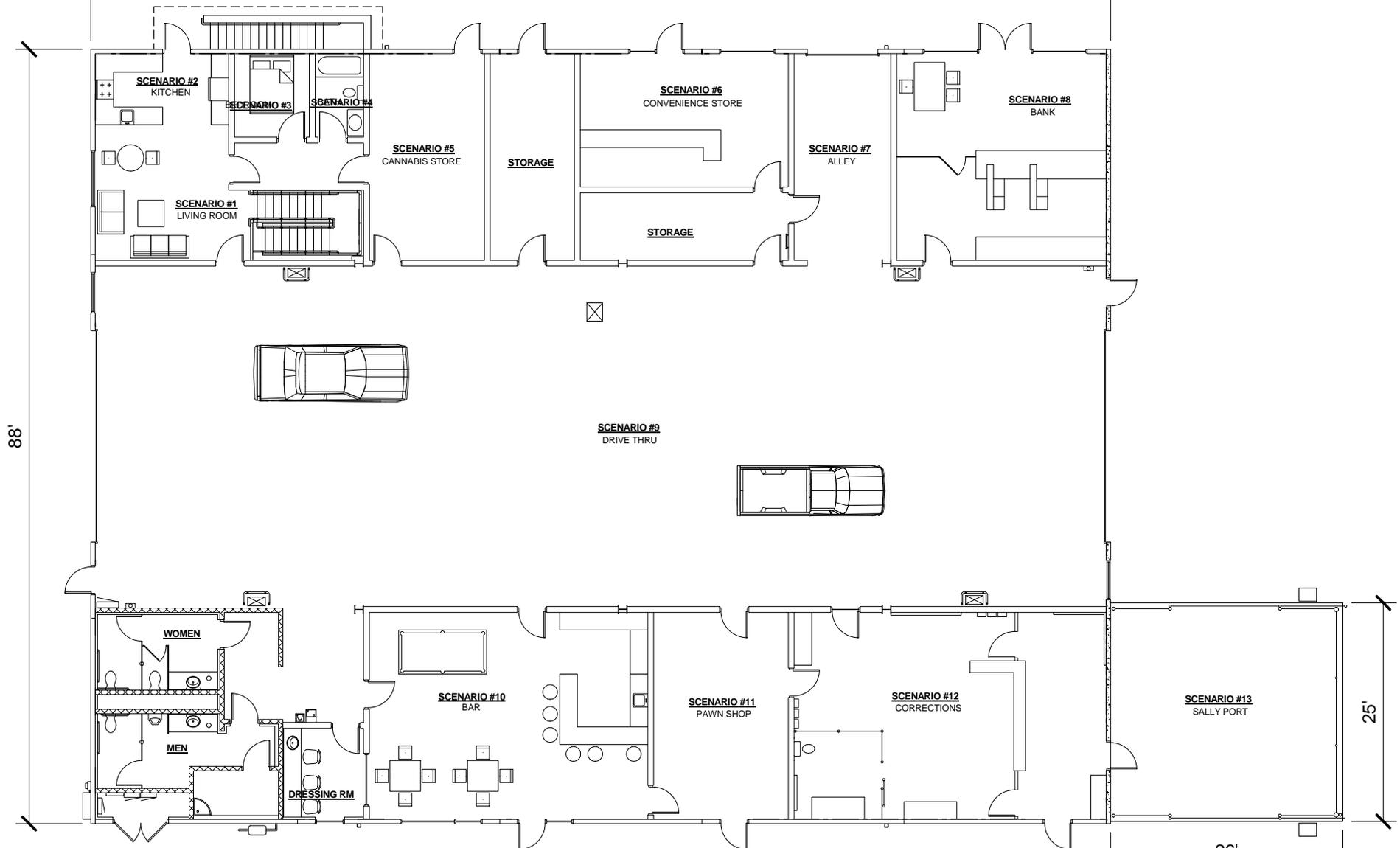
The scenario building can house a full-sized city street, with curbs and sidewalks. The street is flanked by building facades that represent businesses and residences found in any police agency's jurisdiction. These facades are set up with furniture that realistically replicates business and residential settings and gives students a chance to respond to calls at a bank, a bar, an apartment or any other configuration that training staff members create. The scenario building also has a correctional facility facade and equipment that allows for practice of safe suspect/inmate transportation and booking, as well as more tactical maneuvers like safe cell extraction.



Photos provided courtesy of the Oregon Public Safety Academy

## PHASE 3 - SCENARIO TRAINING BUILDING MONTANA LAW ENFORCEMENT ACADEMY

116'



88'

25'

26'

### SCENARIO BUILDING FLOOR PLAN

10,200 SQ FT

Floor plan provided courtesy of the Oregon Public Safety Academy

## PHASE 3 - SCENARIO TRAINING BUILDING MONTANA LAW ENFORCEMENT ACADEMY

**Phase 3 Estimate of Cost: New Scenario Building**

**Description:** Construct scenario training building to provide full-sized city street with curbs and sidewalks flanked by building facades which represent typical businesses and residences found in any police agency's jurisdiction. The building also contains a correctional facility facade and equipment that allows for practice of safe suspect/inmate

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**A. Renovation/Remodel Work**

- |   |         |
|---|---------|
| 1. Building Renovation                          | 1938000 |
| 2. Permits, Fees, Testing, Survey, Mobilization | 38760   |

**Subtotal Renovation Costs \$ 1,976,760**

**B. Architect Engineer Fees & Expenses**

- |                                |            |
|--------------------------------|------------|
| 1. New Construction - Building | \$ 197,676 |
| 2. Expenses                    | \$ 9,884   |

**Subtotal A/E Fees & Expenses \$ 207,560**

**C. Equipment & Furnishings**

- |                            |            |
|----------------------------|------------|
| 1. Furnishings & Equipment | \$ 395,352 |
|----------------------------|------------|

**Subtotal Equip. & Furnishings \$ 395,352**

**Subtotal Project Cost \$ 2,579,672**

**D. Contingency 15% \$ 386,951**

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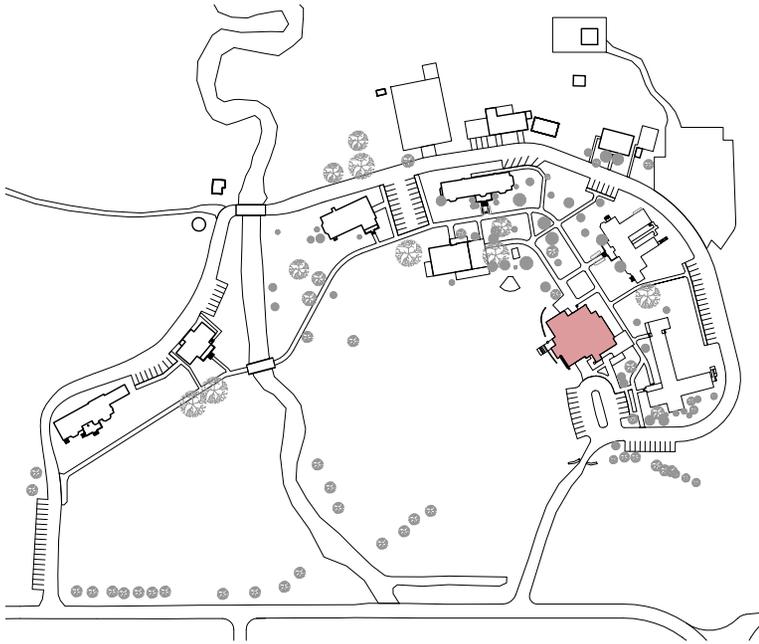
**TOTAL DESIGN AND CONSTRUCTION COST \$ 2,966,623**

**E. Escalation to Mid Point Const - 3 years @ 3.0% per year \$ 275,086**  
(Bid Jan 2018, Move in Jan 2019)

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**F. TOTAL DESIGN & CONSTRUCTION COST \$ 3,241,709**

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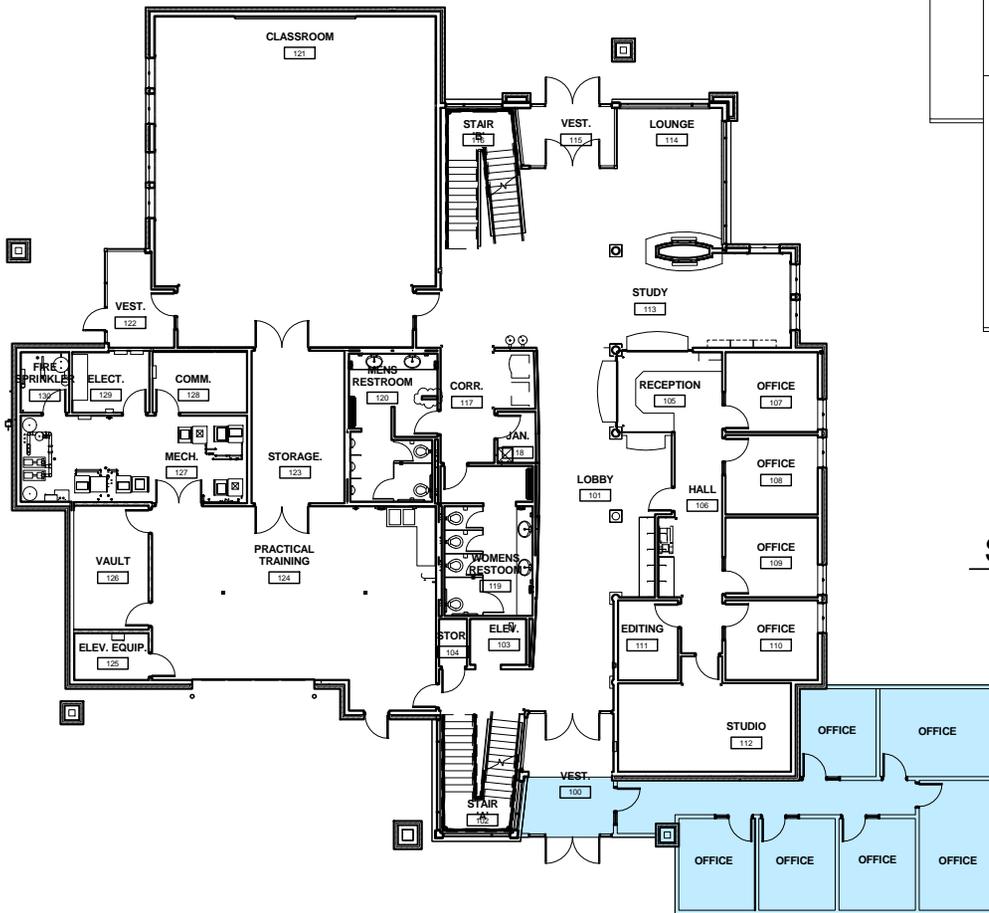
## ADMINISTRATION OFFICES ADDITION

- Construct 12-office addition to accommodate all administrative functions
  - Relocate offices currently located in the Administration Building
  - Relocate Public Safety Officer Standards and Training (POST) Council from Maple Dormitory
  - Provide offices for adjunct teachers

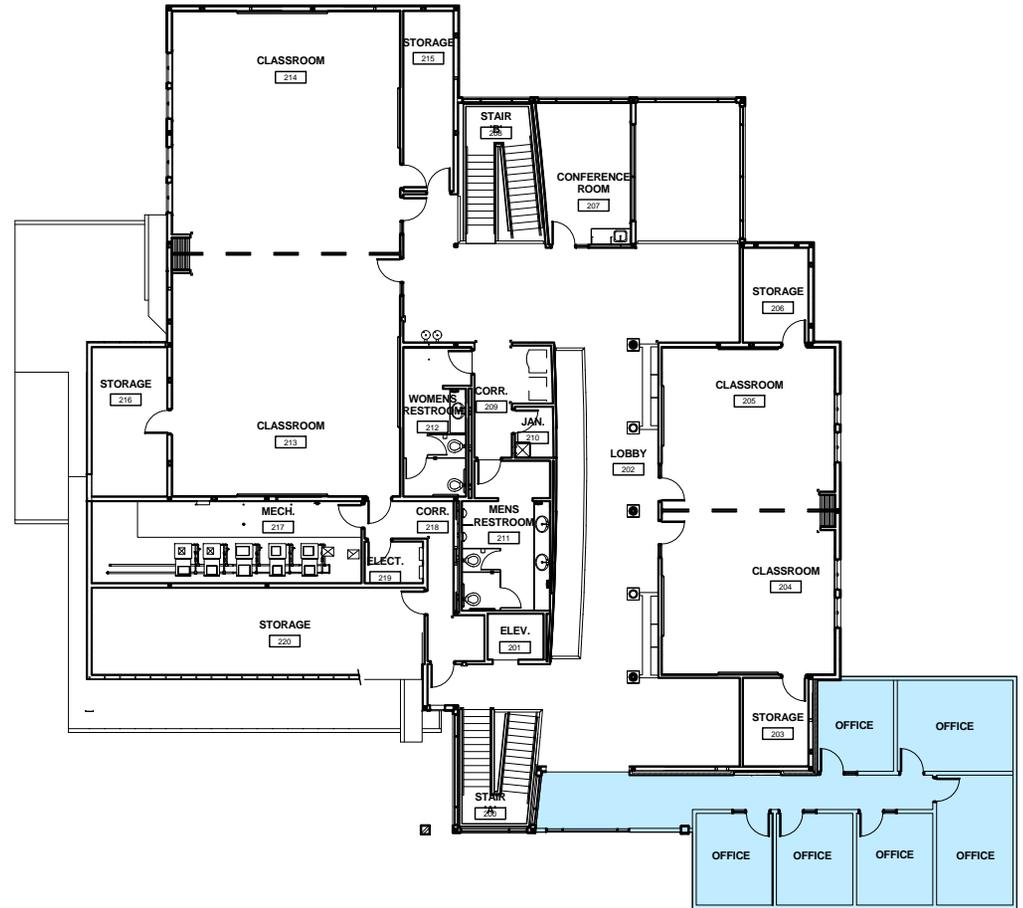
PHASE 4 - ADMINISTRATION OFFICES - ADDITION TO OHS BUILDING  
MONTANA LAW ENFORCEMENT ACADEMY

# LEGEND

- NEW CONSTRUCTION
- NEW FINISHES



FIRST FLOOR



SECOND FLOOR

## PHASE 4 - ADMINISTRATION OFFICES - ADDITION TO OHS BUILDING MONTANA LAW ENFORCEMENT ACADEMY

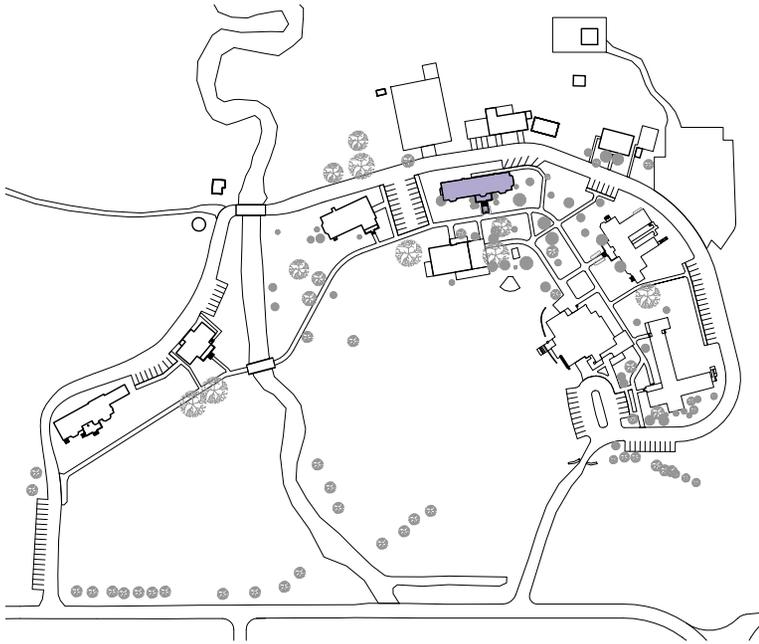
**Phase 4 Estimate of Cost: Administration Offices Addition**

**Description:** Construct 12-office addition to the Ohs Building to accommodate all administrative functions

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<b>A. Renovation/Remodel Work</b>					
1.	Building Renovation			369300	
2.	Permits, Fees, Testing, Survey, Mobilization			7386	
				<b>Subtotal Renovation Costs</b>	<b>\$ 376,686</b>
<b>B. Architect Engineer Fees &amp; Expenses</b>					
1.	New Construction - Building			\$ 37,669	
2.	Expenses			\$ 1,883	
				<b>Subtotal A/E Fees &amp; Expenses</b>	<b>\$ 39,552</b>
<b>C. Equipment &amp; Furnishings</b>					
1.	Furnishings & Equipment			\$ 56,503	
				<b>Subtotal Equip. &amp; Furnishings</b>	<b>\$ 56,503</b>
				<b>Subtotal Project Cost</b>	<b>\$ 472,741</b>
<b>D. Contingency</b>		15%			<b>\$ 70,911</b>
				<b>TOTAL DESIGN AND CONSTRUCTION COST</b>	<b>\$ 543,652</b>
<b>E. Escalation to Mid Point Const -</b>		3 years	@	3.0% per year	\$ 50,411
(Bid Jan 2018, Move in Sept 2019)					
<b>F.</b>				<b>TOTAL DESIGN &amp; CONSTRUCTION COST</b>	<b>\$ 594,063</b>

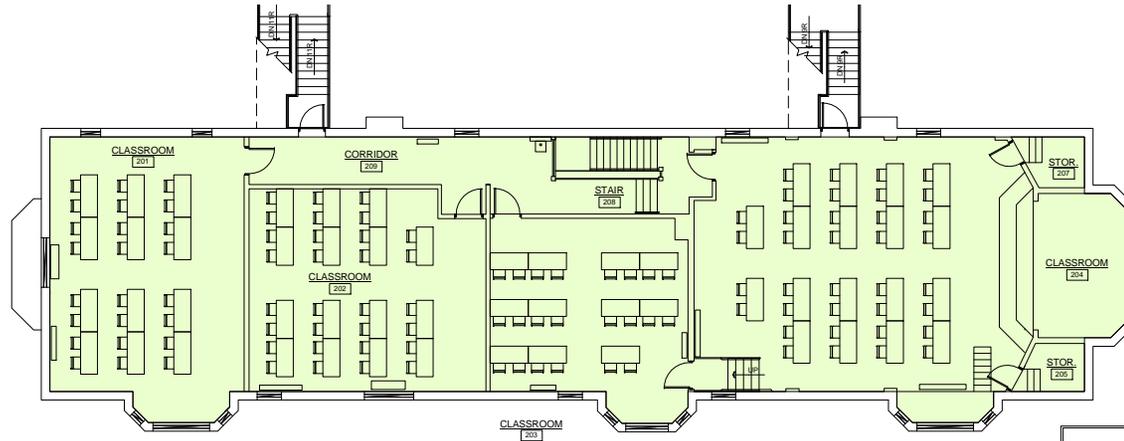
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## ADMIN BUILDING RENOVATION

- Return entire building function to educational space
- Upgrade Heating & Ventilation Systems
- Upgrade Lighting
- Remodel main floor into classrooms
- Add bathrooms to meet current codes

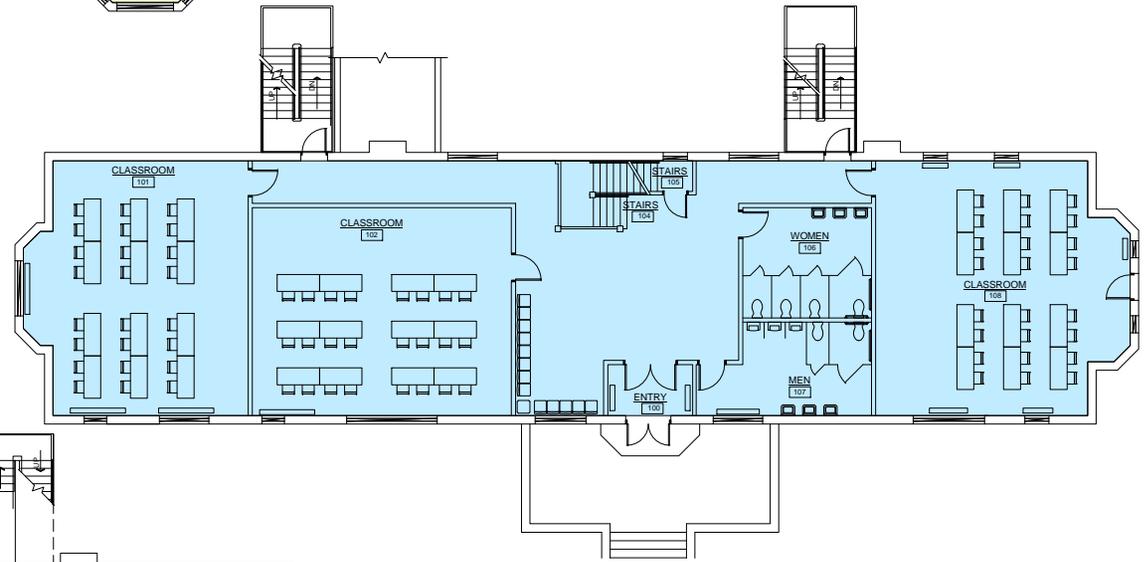
**PHASE 5 - RENOVATE ADMINISTRATION BUILDING INTO CLASSROOMS**  
**MONTANA LAW ENFORCEMENT ACADEMY**



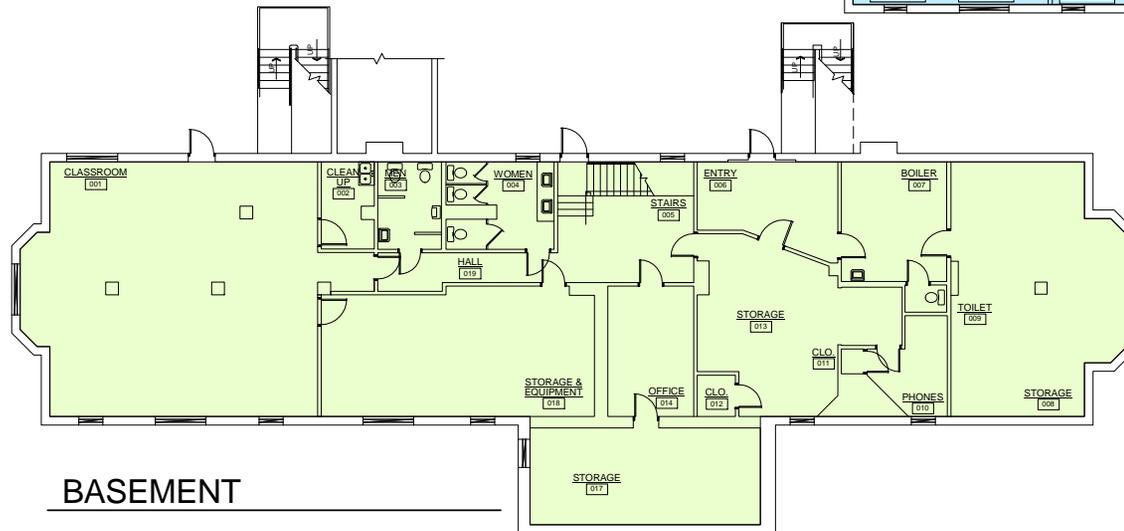
**SECOND FLOOR**

**LEGEND**

- REMODEL CONSTRUCTION
- NEW FINISHES



**FIRST FLOOR**



**BASEMENT**

**PHASE 5 - RENOVATE ADMINISTRATION BUILDING INTO CLASSROOMS  
MONTANA LAW ENFORCEMENT ACADEMY**

**Phase 5 Estimate of Cost: Renovate Admin Building back to Classrooms**

**Description:** Return/renovate existing admin building back to classrooms. Work includes but is not limited to: Upgrade heating, ventilation, air conditioning and lighting; Add toilet facilities to comply with interior finishes throughout.

**A. Renovation/Remodel Work**

- |   |         |
|---|---------|
| 1. Building Renovation                          | 1103420 |
| 2. Permits, Fees, Testing, Survey, Mobilization | 22068.4 |

**Subtotal Renovation Costs \$ 1,125,488**

**B. Architect Engineer Fees & Expenses**

- |                                |            |
|--------------------------------|------------|
| 1. New Construction - Building | \$ 112,549 |
| 2. Expenses                    | \$ 5,627   |

**Subtotal A/E Fees & Expenses \$ 118,176**

**C. Equipment & Furnishings**

- |                            |           |
|----------------------------|-----------|
| 1. Furnishings & Equipment | \$ 45,020 |
|----------------------------|-----------|

**Subtotal Equip. & Furnishings \$ 45,020**

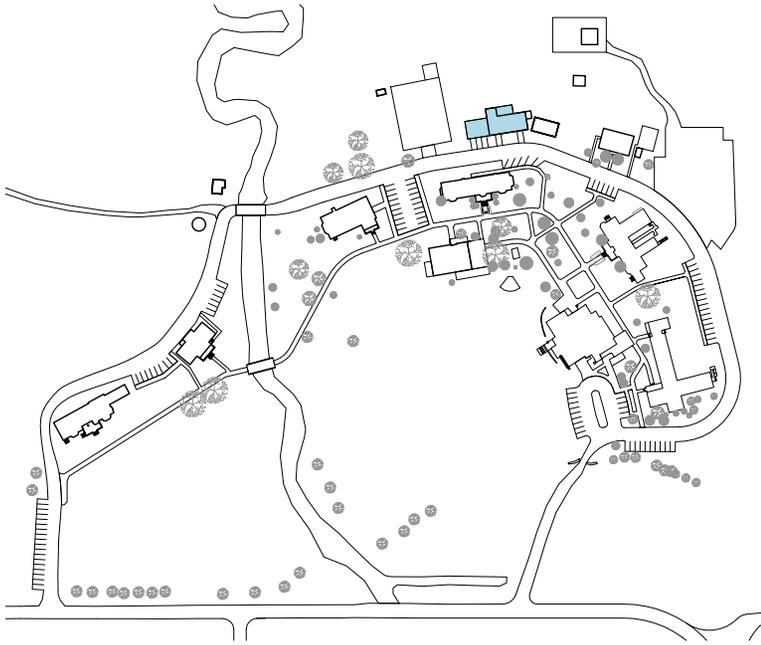
**Subtotal Project Cost \$ 1,288,684**

<b>D. Contingency</b>	15%	<b>\$ 193,303</b>
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**TOTAL DESIGN AND CONSTRUCTION COST \$ 1,481,987**

<b>E. Escalation to Mid Point Const -</b>	3 years	@	3.0% per year	<b>\$ 137,420</b>
(Bid Jan 2018, Move in Jan 2019)				

<b>F.</b>	<b>TOTAL DESIGN &amp; CONSTRUCTION COST \$ 1,619,407</b>
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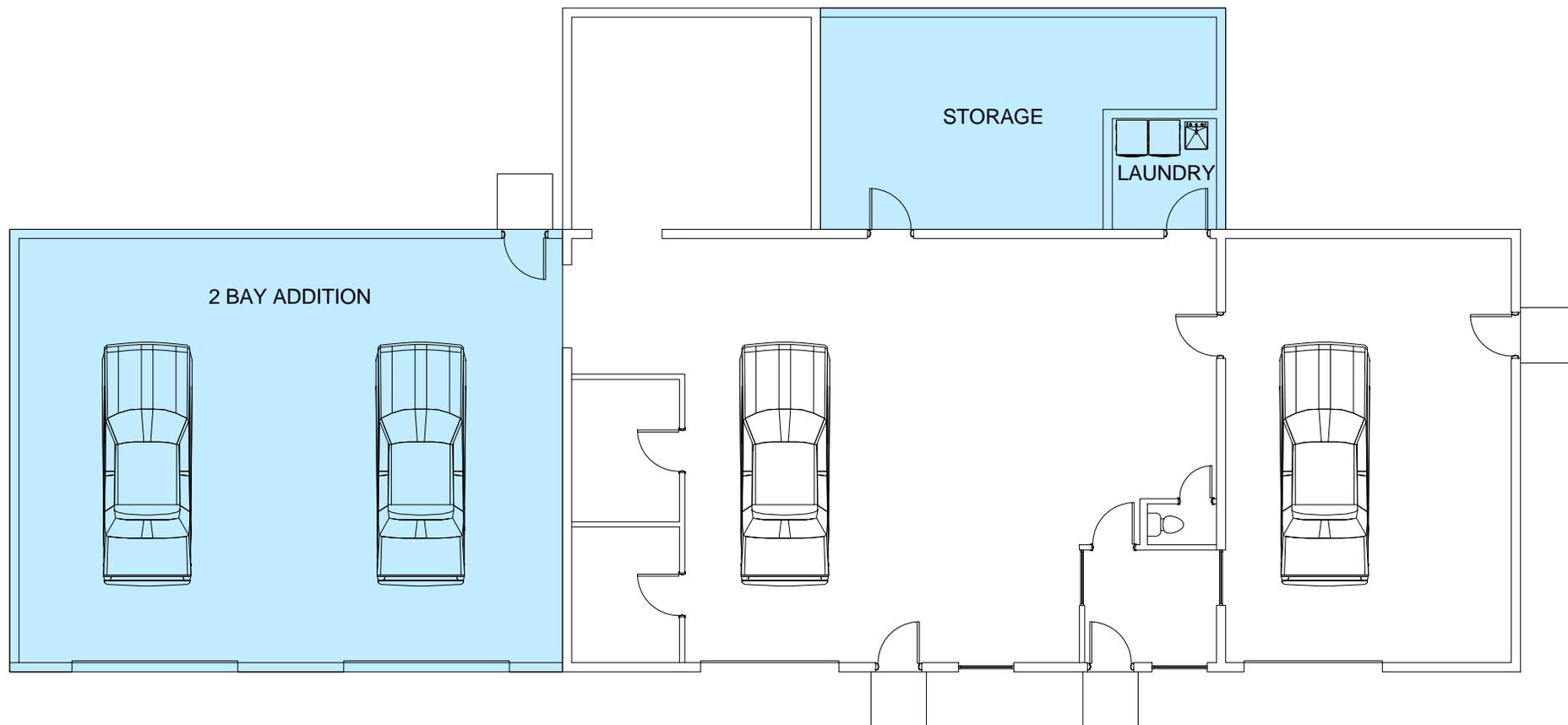
## MAINTENANCE SHOP ADDITION

- Construct 2-Bay addition
- Construct storage / laundry addition

**PHASE 6 - MAINTENANCE SHOP ADDITION  
MONTANA LAW ENFORCEMENT ACADEMY**

**LEGEND**

- NEW CONSTRUCTION
- NEW FINISHES



**MAINTENANCE SHOP FLOOR PLAN**

**PHASE 6 - MAINTENANCE SHOP ADDITION  
MONTANA LAW ENFORCEMENT ACADEMY**

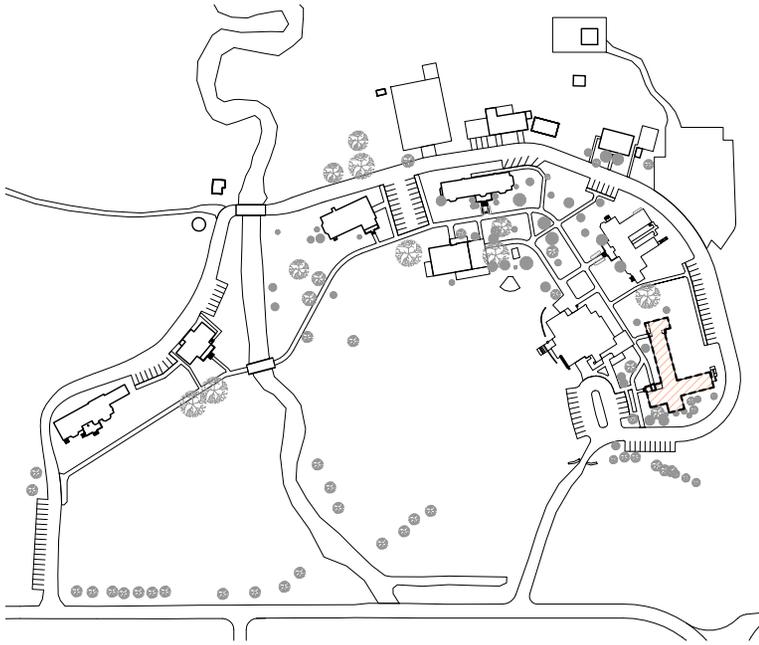
**Phase 6 Estimate of Cost: Maintenance Shop Addition**

**Description:** Construct an addition to the existing maintenance shop to provide two additional vehicle service bays, additional storage space and on-site laundry facility.

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<b>A. Renovation/Remodel Work</b>			
1. Building Renovation		224900	
2. Permits, Fees, Testing, Survey, Mobilization		4498	
		<b>Subtotal Renovation Costs</b>	<b>\$ 229,398</b>
<b>B. Architect Engineer Fees &amp; Expenses</b>			
1. New Construction - Building		\$ 22,940	
2. Expenses		\$ 1,147	
		<b>Subtotal A/E Fees &amp; Expenses</b>	<b>\$ 24,087</b>
<b>C. Equipment &amp; Furnishings</b>			
1. Furnishings & Equipment		\$ 45,880	
		<b>Subtotal Equip. &amp; Furnishings</b>	<b>\$ 45,880</b>
		<b>Subtotal Project Cost</b>	<b>\$ 299,364</b>
<hr/>			
<b>D. Contingency</b>	15%		<b>\$ 44,905</b>
<hr/>			
		<b>TOTAL DESIGN AND CONSTRUCTION COST</b>	<b>\$ 344,269</b>
<b>E. Escalation to Mid Point Const -</b>	2.5 years	@	3.0% per year
(Bid Jan 2018, Move in Sept 2018)			\$ 26,404
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<b>F.</b>		<b>TOTAL DESIGN &amp; CONSTRUCTION COST</b>	<b>\$ 370,673</b>

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## COTTONWOOD DORM DEMOLITION

- Constructed in 1960 as a secure, prison-like women's dormitory for the Mountain View School for Girls.
- The foundation continues to settle causing cracking in many of the cinder block walls.
- Heating and ventilation are inadequate and the type of construction makes it difficult to upgrade.
- The building's architectural style is vastly different than the rest of the campus

It is anticipated that prior to the demolition of Cottonwood, planning would commence for a replacement dorm which would bring the total dorm capacity to 140. The replacement dorm cost was not estimated for this plan since many factors could affect the cost such as total dorm rooms needed, configuration of the building, amenities and additional space that may be utilized for classrooms, meetings rooms, or a weight room.

## PHASE 7 - COTTONWOOD DORMITORY DEMOLITION MONTANA LAW ENFORCEMENT ACADEMY

**Phase 7 Estimate of Cost: Cottonwood Dormitory Demolition**

**Description:** Demolish Cottonwood dormitory due to structural issues.

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**A. Renovation/Remodel Work**

- |   |        |
|---|--------|
| 1. Building Renovation                          | 225000 |
| 2. Permits, Fees, Testing, Survey, Mobilization | 4500   |

**Subtotal Renovation Costs \$ 229,500**

**B. Architect Engineer Fees & Expenses**

- |                                |           |
|--------------------------------|-----------|
| 1. New Construction - Building | \$ 22,950 |
| 2. Expenses                    | \$ 1,148  |

**Subtotal A/E Fees & Expenses \$ 24,098**

**C. Equipment & Furnishings**

- |                            |  |
|----------------------------|--|
| 1. Furnishings & Equipment |  |
|----------------------------|--|

**Subtotal Equip. & Furnishings \$ -**

**Subtotal Project Cost \$ 253,598**

**D. Contingency 15%**

**\$ 38,040**

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**TOTAL DESIGN AND CONSTRUCTION COST \$ 291,637**

**E. Escalation to Mid Point Const - 2.5 years @ 3.0% per year**  
(Bid Jan 2018, Demo complete in Sept 2018)

**\$ 22,367**

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**F.**

**TOTAL DESIGN & CONSTRUCTION COST \$ 314,004**

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