

NORTH DAKOTA  
LAW ENFORCEMENT  
TRAINING ACADEMY

**NORTH DAKOTA LAW ENFORCEMENT  
TRAINING ACADEMY**

## LEGISLATIVE MANAGEMENT STUDY ND LAW ENFORCEMENT TRAINING ACADEMY

SECTION 8. RELOCATION OF LAW ENFORCEMENT TRAINING ACADEMY - REPORT TO SIXTY-SEVENTH LEGISLATIVE ASSEMBLY. During the 2019-20 interim, the highway patrol shall develop alternatives to relocate the housing and classroom portions of the law enforcement training academy. In developing the alternatives, the highway patrol shall review locations for a new facility, evaluate the proper capacity of the facility to serve future law enforcement training needs, and obtain estimated costs of each alternative. The highway patrol shall report to the appropriations committees of the sixty-seventh legislative assembly regarding the alternatives to relocate the training academy.

# | OPTIONS EVALUATED

NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY

## OPTION 1

Build a new LETA facility located within the Bismarck, ND area that would replace the current facility with its current needs.

## OPTION 2

Build Option 1 plus provide additional space for the NDHP Southwest Regional Office and NDHP Headquarters.

## OPTION 3

Build Option 2 plus provide additional space for the Attorney General's Office.

## OPTION 4

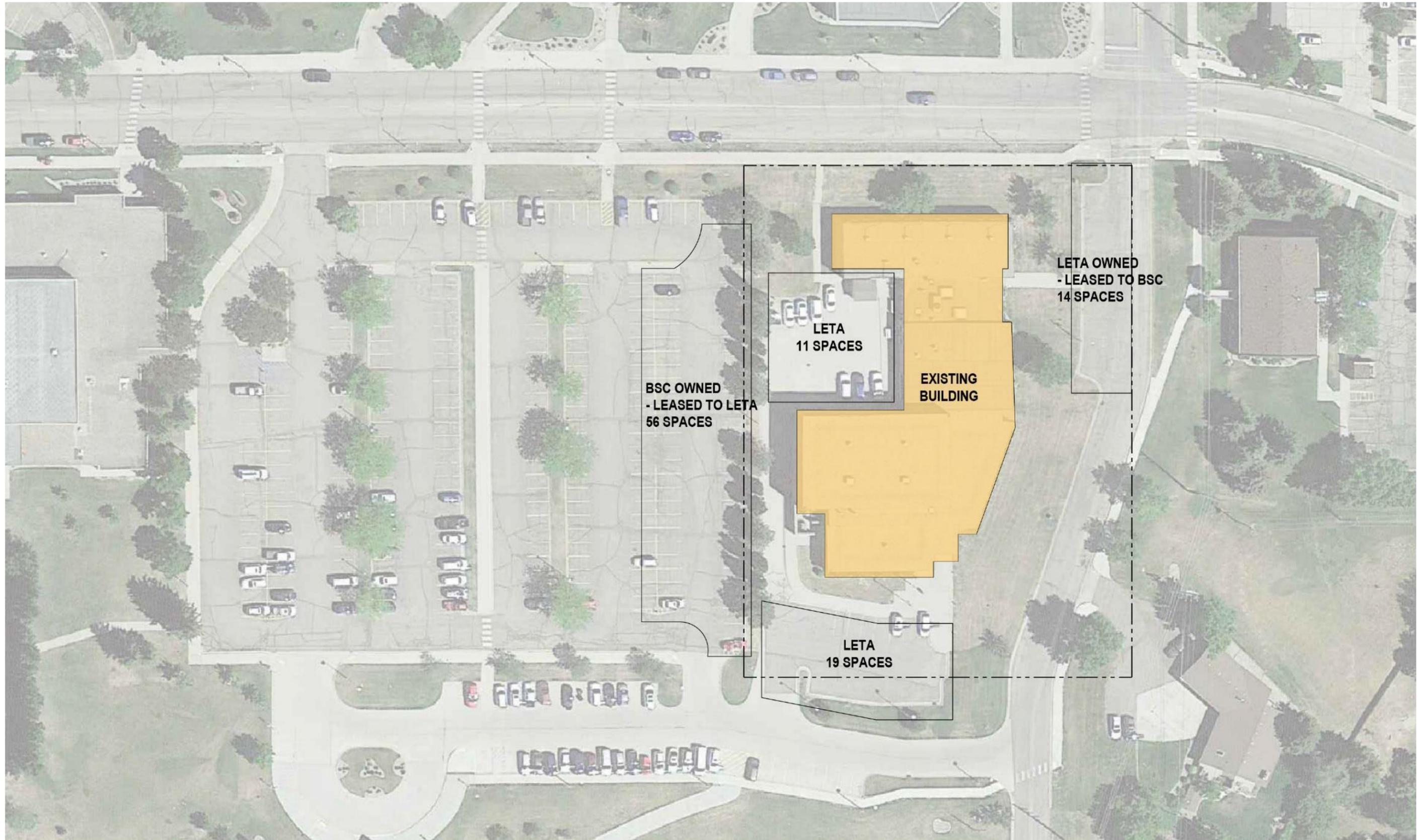
Remodel and update the current facility located at 1320 Schaefer Street, Bismarck, ND.

# EXISTING FACILITY

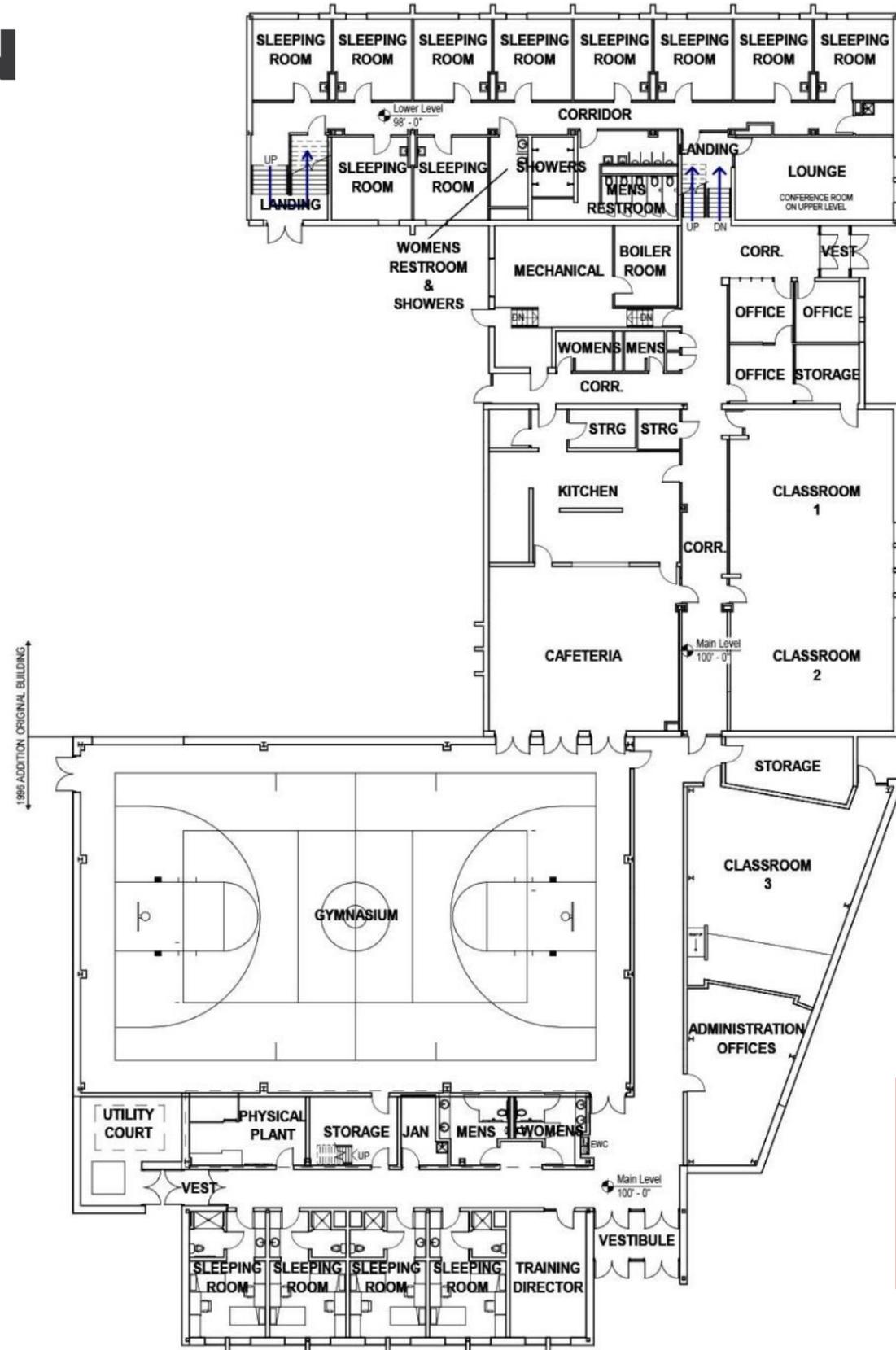
NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY



# EXISTING SITE



# EXISTING FLOOR PLAN



Bed Count - 44  
Classrooms - 3  
Cafeteria Occupancy - 40

# | CURRENT CONDITIONS

NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY



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NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY

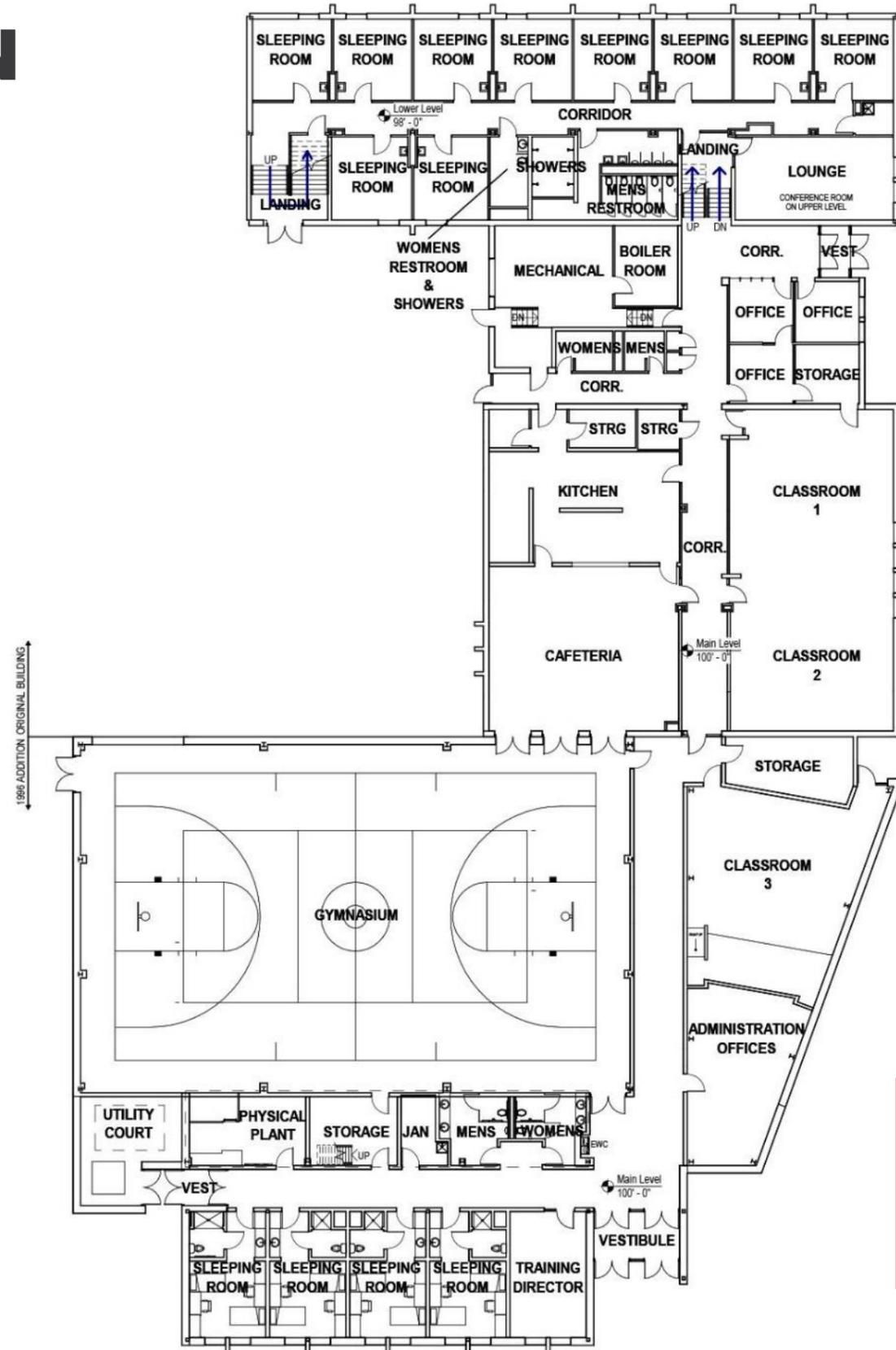


# | CURRENT CONDITIONS

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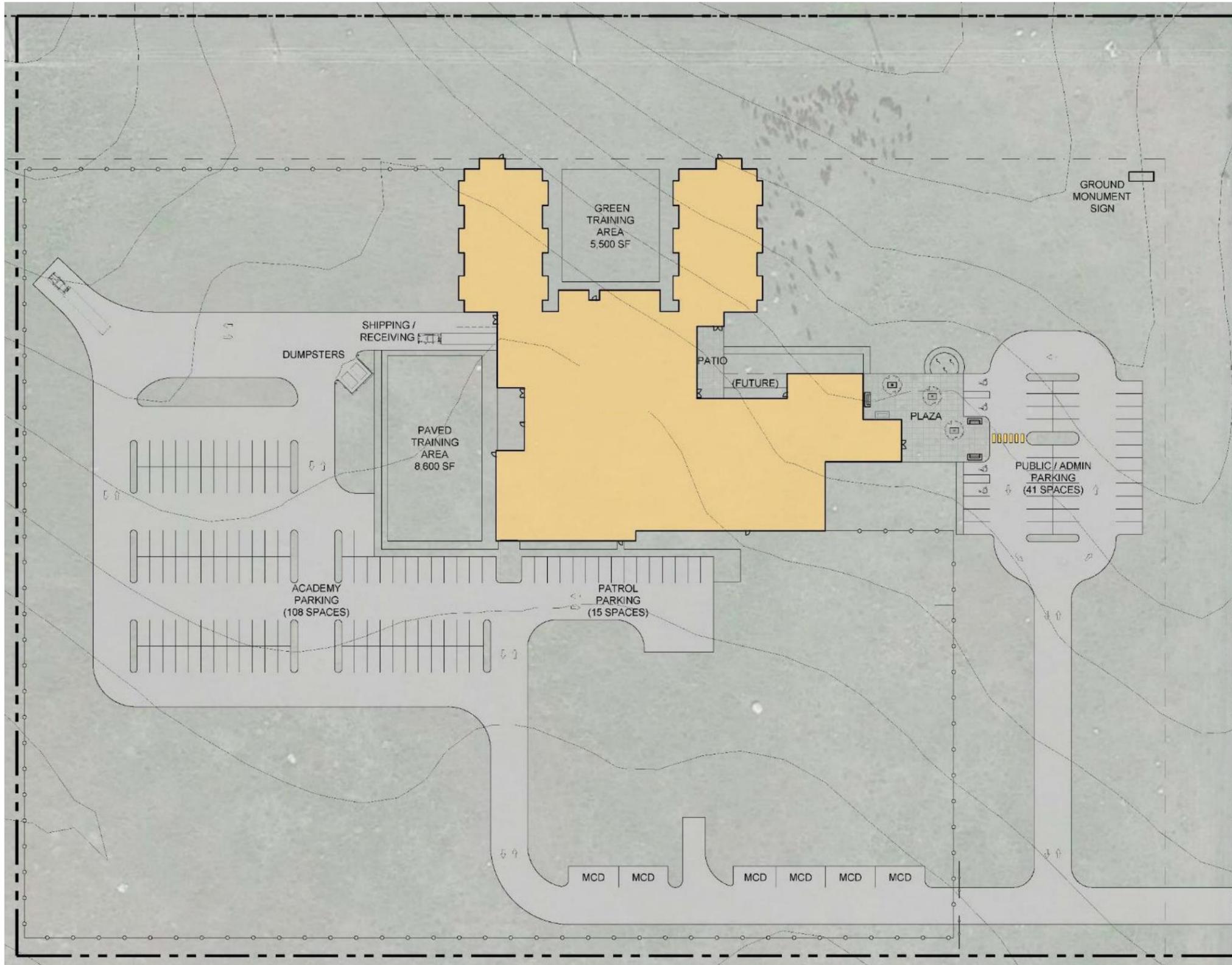
## OPTION 4

Remodel and update the current facility located at 1320 Schaefer Street, Bismarck, ND.

# SITE CONSIDERATIONS

NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY





<b>TOTAL PROJECT COST</b>		<b>\$27,103,944</b>
<b>Legislative Biennium 2021-2023</b>		
<b>Legislative Biennium 2023-2025</b>	<b>8%</b>	<b>\$29,272,259</b>
<b>Legislative Biennium 2025-2027</b>	<b>8%</b>	<b>\$31,614,040</b>

Bed Count – 102 (+58)  
 Classrooms – 5 (+2)  
 Cafeteria Occupancy – 90(+50)

**LEGEND**

LETA

<b>GROSS AREA CALCULATIONS:</b>	
LETA:	45,909 SF
LETA (2ND LEVEL):	14,864 SF
<b>TOTAL:</b>	<b>60,773 SF</b>



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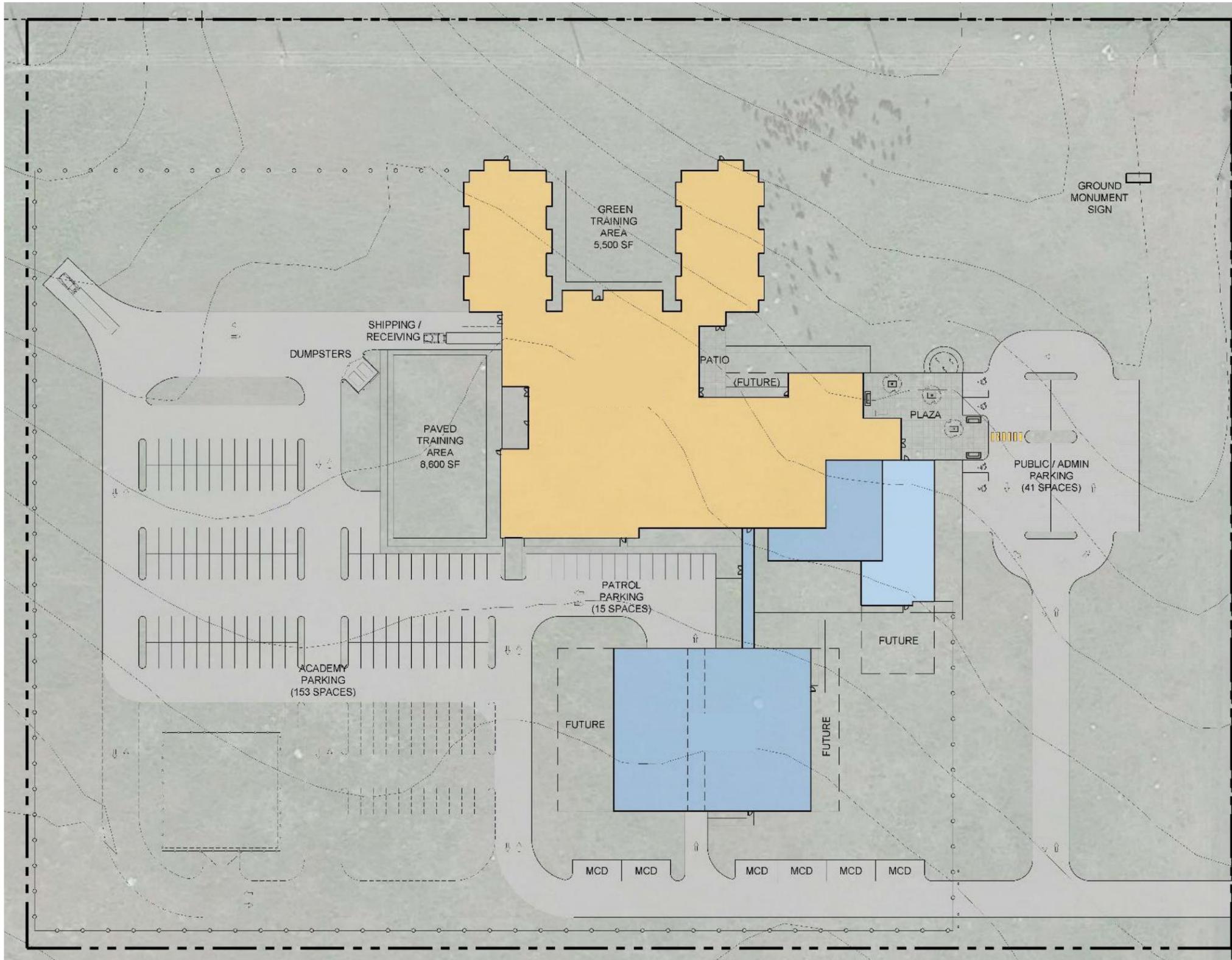
## OPTION 3

Build Option 2 plus provide additional space for the Attorney General's Office.

## OPTION 4

Remodel and update the current facility located at 1320 Schaefer Street, Bismarck, ND.

# SITE PLAN



**TOTAL PROJECT COST** **\$35,772,212**

**Legislative Biennium 2023-2025** **8%** **\$38,633,989**

**Legislative Biennium 2025-2027** **8%** **\$41,724,708**

**Bed Count – 102 (+58)**  
**Classrooms – 5 (+2)**  
**Cafeteria Occupancy – 90(+50)**

**LEGEND**

- SW DISTRICT
- HQ
- LETA

<b>GROSS AREA CALCULATIONS:</b>	
LETA:	60,773 SF
HQ:	4,943 SF
SW DISTRICT:	20,701 SF
<b>TOTAL:</b>	<b>86,417 SF</b>

# OPTION 2

## NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY

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**Legislative Biennium 2023-2025** **8% \$38,633,989**

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### LEGEND

- SW DISTRICT
- HQ
- LETA



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# OPTION 3 SITE PLAN



**TOTAL PROJECT COST** \$51,594,959

**Legislative Biennium 2023-2025** 8% \$55,722,556

**Legislative Biennium 2025-2027** 8% \$60,180,361

**Bed Count – 102 (+58)**  
**Classrooms – 5 (+2)**  
**Cafeteria Occupancy – 90(+50)**

### LEGEND

- AG
- SW DISTRICT
- HQ
- LETA

### GROSS AREA CALCULATIONS:

LETA:	60,773 SF
HQ:	4,943 SF
SW DISTRICT:	20,701 SF
AG:	39,261 SF
<b>TOTAL:</b>	<b>125,678 SF</b>

# OPTION 3

## NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY

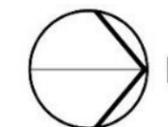
**TOTAL PROJECT COST** **\$51,594,959**

**Legislative Biennium 2023-2025** **8% \$55,722,556**

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### LEGEND

- AG
- SW DISTRICT
- HQ
- LETA



### GROSS AREA CALCULATIONS:

LETA:	60,773 SF
HQ:	4,943 SF
SW DISTRICT:	20,701 SF
AG:	39,261 SF
<b>TOTAL:</b>	<b>125,678 SF</b>

**Bed Count – 102 (+58)**  
**Classrooms – 5 (+2)**  
**Cafeteria Occupancy – 90(+50)**



2nd Level - Option 3

Overall Main Floor - Option 3

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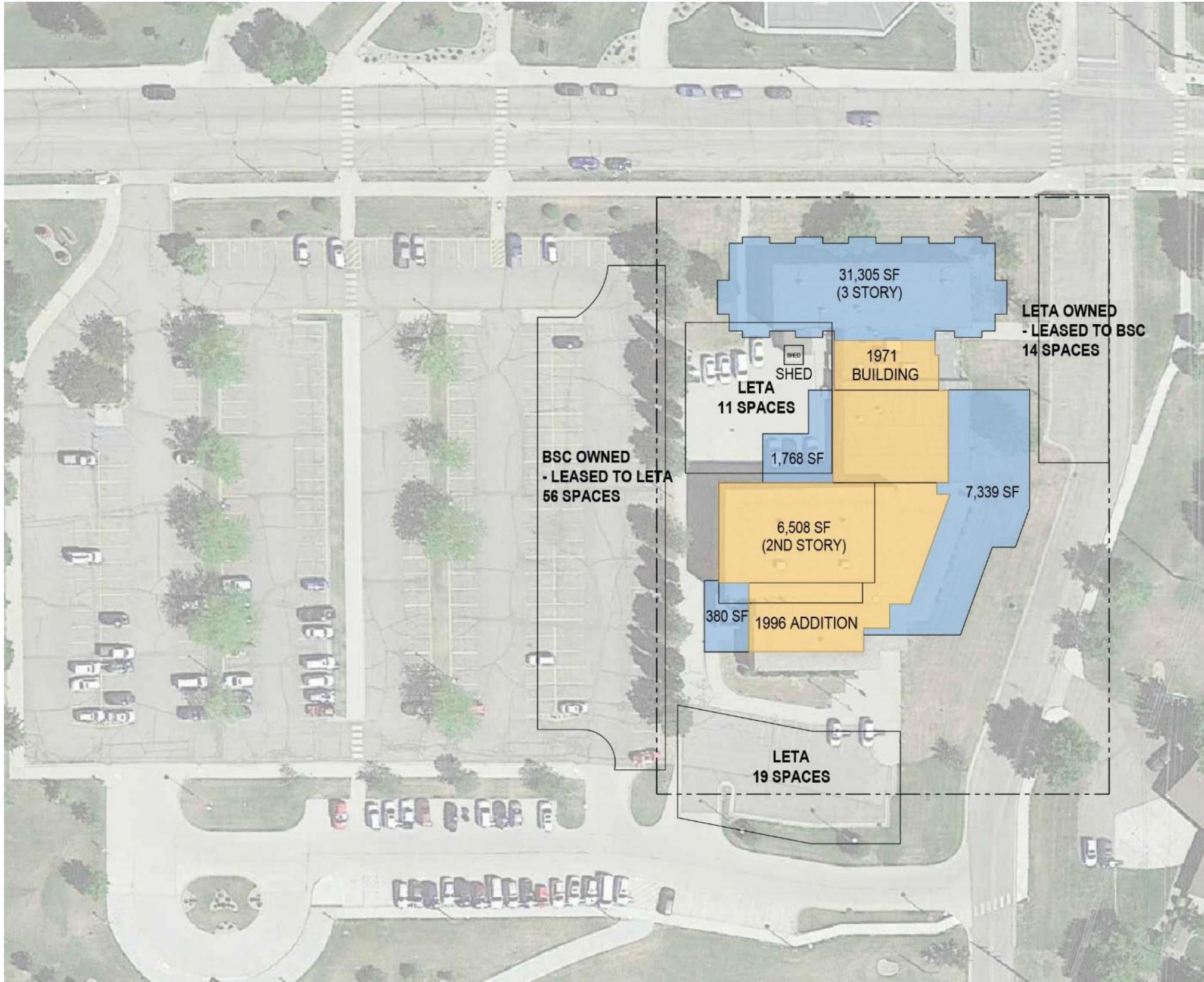
## OPTION 3

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## OPTION 4

Remodel and update the current facility located at 1320 Schaefer Street, Bismarck, ND.

# OPTION 4A



**TOTAL PROJECT COST** \$24,458,765  
**Legislative Biennium 2021-2023**

**Legislative Biennium 2023-2025** 8% \$26,415,466

**Legislative Biennium 2025-2027** 8% \$28,528,704

**Bed Count – 104 (+60)**  
**Classrooms – 5 (+2)**  
**Cafeteria Occupancy – 90(+50)**

# OVERALL MAIN FLOOR PLAN

## OPTION 4A

### NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY

**TOTAL PROJECT COST** \$24,458,765  
**Legislative Biennium**  
**2021-2023**

**Legislative Biennium** 8% **\$26,415,466**  
**2023-2025**

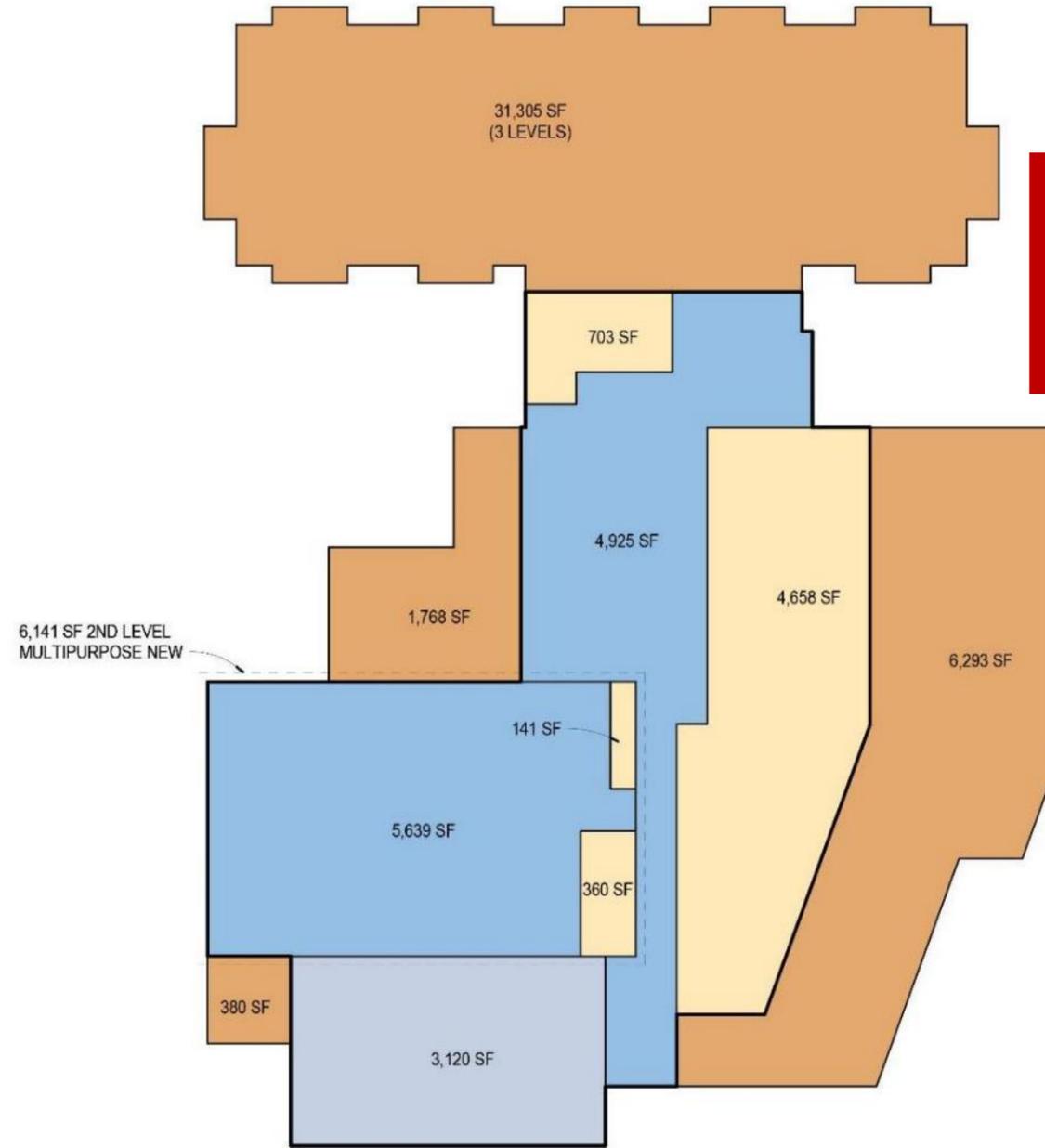
**Legislative Biennium** 8% **\$28,528,704**  
**2025-2027**

#### LEGEND

- ADMIN
- TRAINING SPACES
- DORMITORY
- CIRCULATION

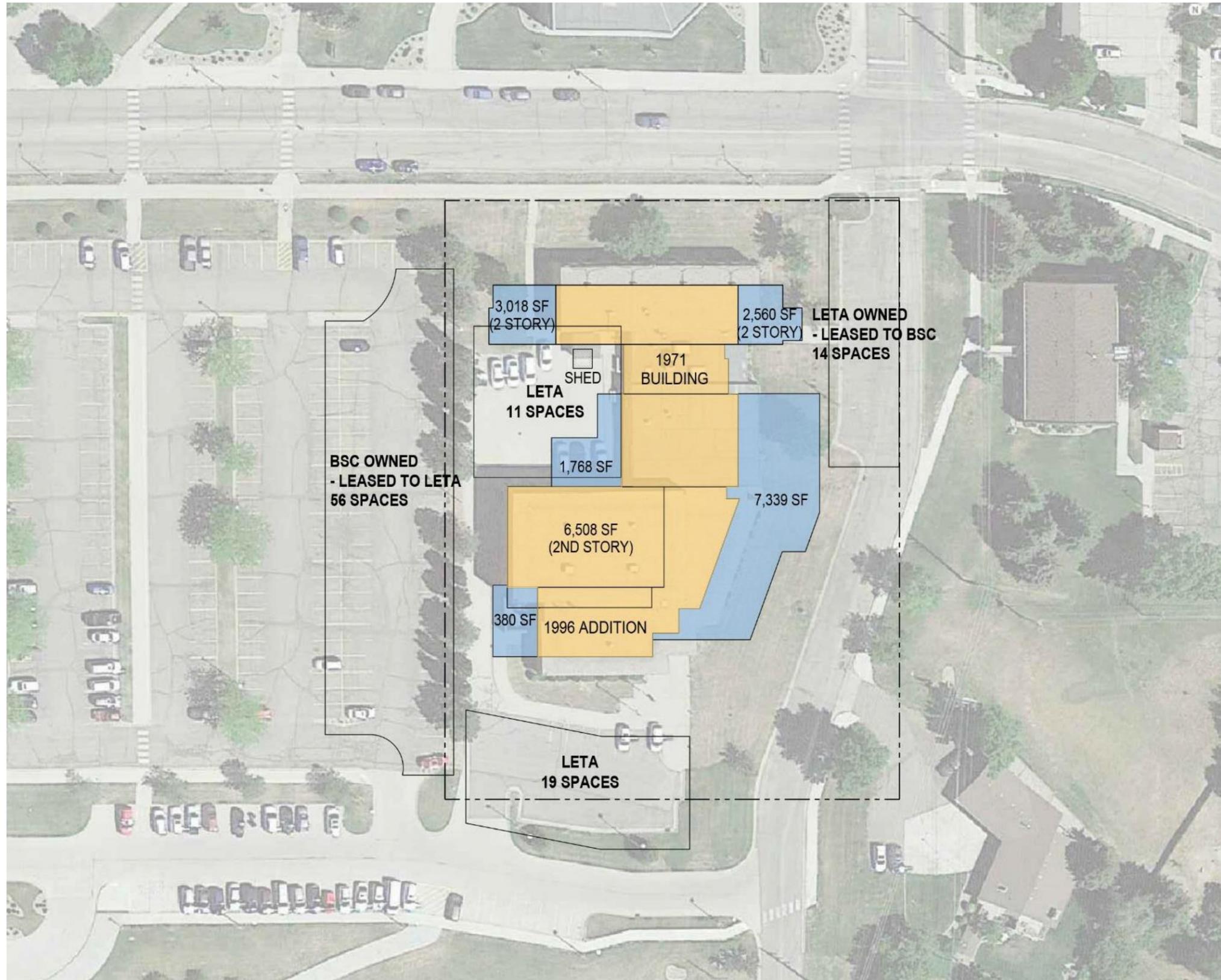
GROSS AREA CALCULATIONS:	
Main Floor:	38,424 SF
2nd Level Dorm:	10,435 SF
3rd Level Dorm:	10,435 SF
2nd Level Classes:	6,508 SF
<b>TOTAL:</b>	<b>65,802 SF</b>

RENO LEGEND:	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> NEW	45,887 SF
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> MAJOR	5,862 SF
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> MODERATE	10,564 SF
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> MINOR	3,120 SF



Bed Count – 104 (+60)  
 Classrooms – 5 (+2)  
 Cafeteria Occupancy – 90(+50)

# OPTION 4B



**TOTAL PROJECT COST** \$16,130,515  
**Legislative Biennium 2021-2023**

**Legislative Biennium 2023-2025** 8% \$17,420,957

**Legislative Biennium 2025-2027** 8% \$18,814,633

**Bed Count – 93 (+49)**  
**Classrooms – 5 (+2)**  
**Cafeteria Occupancy – 90(+50)**

# OVERALL MAIN FLOOR PLAN OPTION 4B

### LEGEND

- ADMIN
- TRAINING SPACES
- DORMITORY
- CIRCULATION

### GROSS AREA CALCULATIONS:

Main Floor:	35,701 SF
2nd Level Dorm:	7,006 SF
2nd Level Classes:	6,508 SF
<b>TOTAL:</b>	<b>49,215 SF</b>

### RENO LEGEND:

<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> NEW	20,867 SF
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> MAJOR	14,492 SF
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9e1f2; border: 1px solid black; margin-right: 5px;"></span> MODERATE	10,370 SF
<span style="display: inline-block; width: 15px; height: 10px; background-color: #e6e6fa; border: 1px solid black; margin-right: 5px;"></span> MINOR	3,120 SF

**TOTAL PROJECT COST** **\$16,130,515**

**Legislative Biennium**

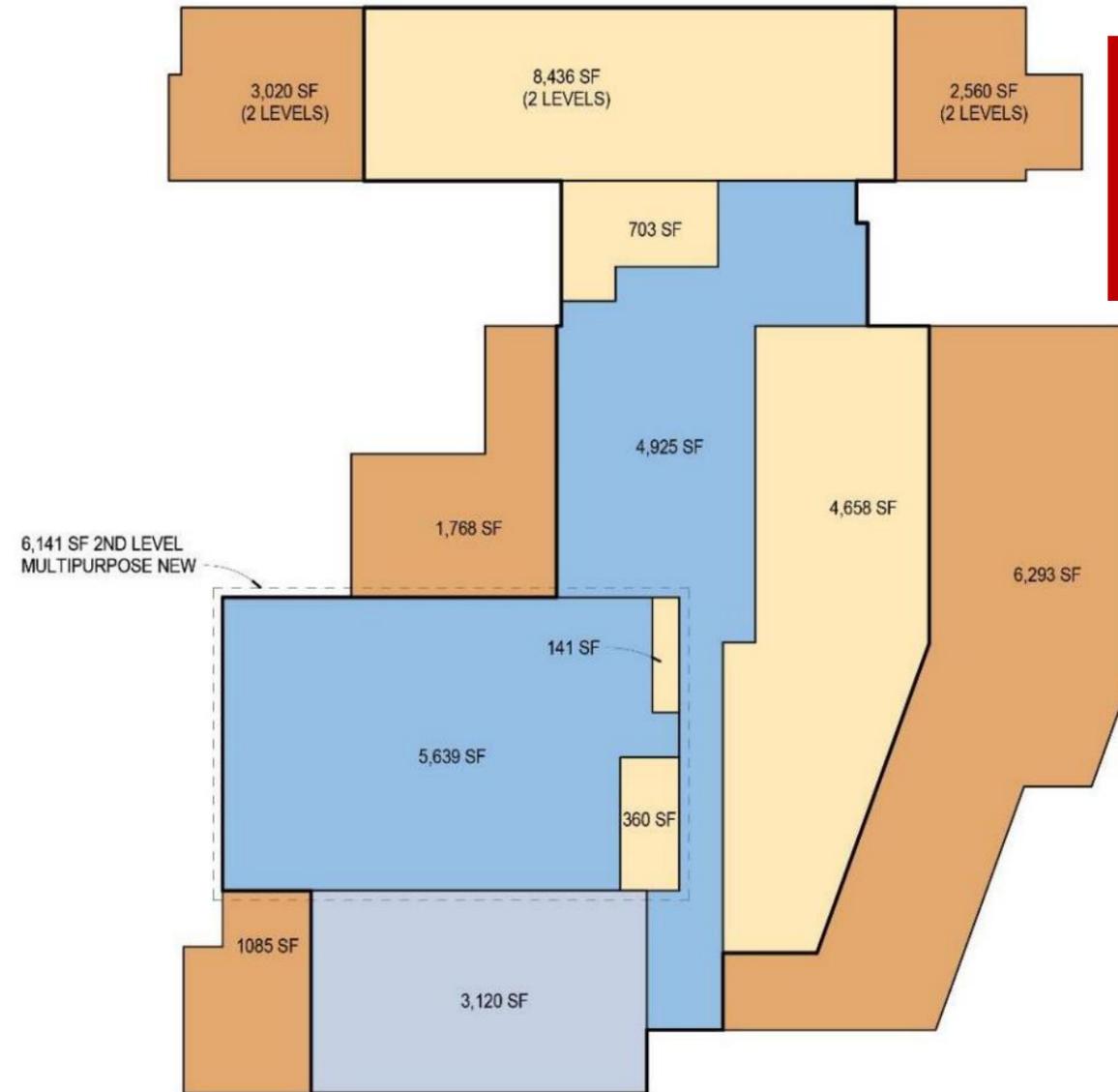
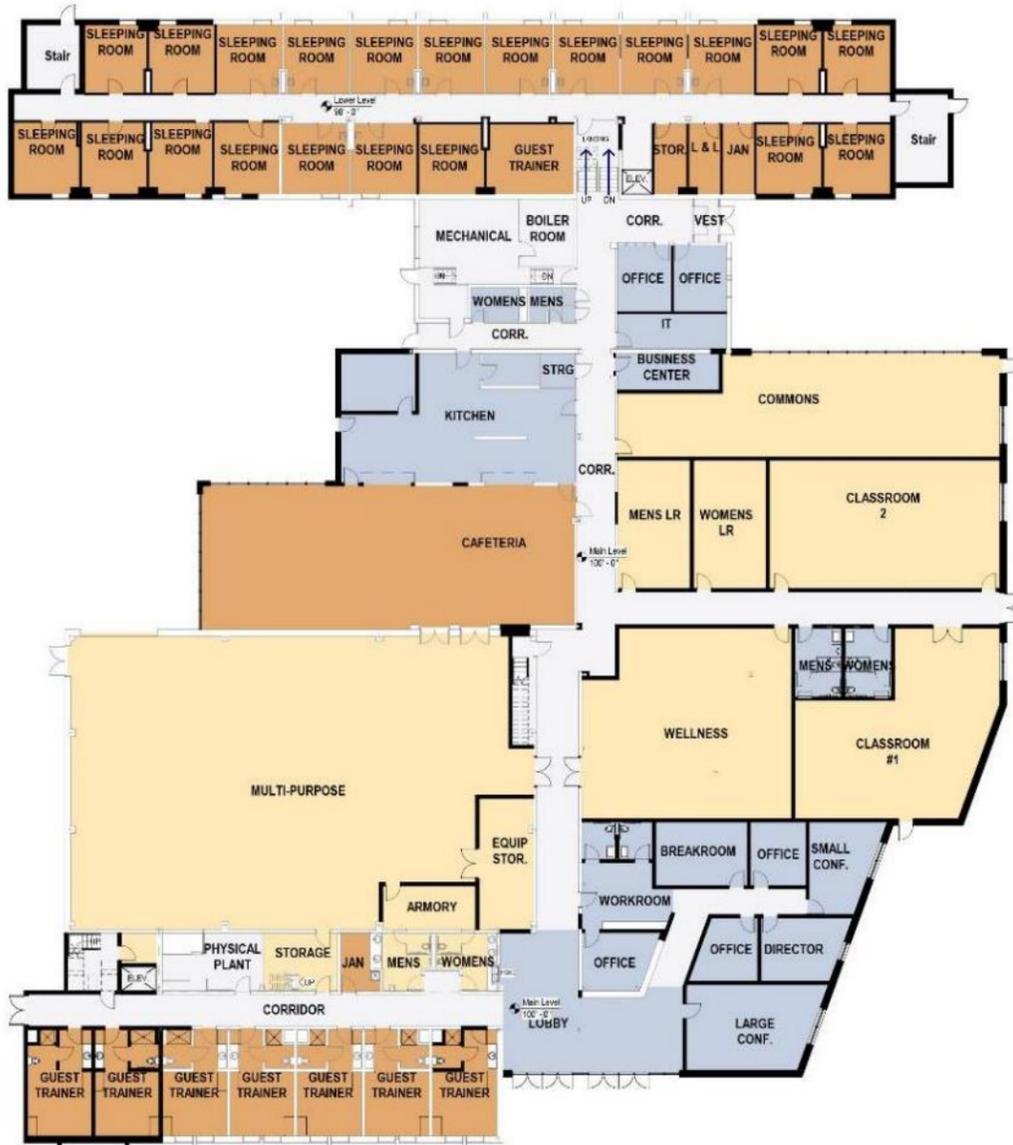
**2021-2023**

**Legislative Biennium** **8%** **\$17,420,957**

**2023-2025**

**Legislative Biennium** **8%** **\$18,814,633**

**2025-2027**



**Bed Count – 93 (+49)**  
**Classrooms – 5 (+2)**  
**Cafeteria Occupancy – 90(+50)**

## Options 4A and 4B Would Require The Below Concessions:

- Insufficient Parking – Would require leased spaces from BSC and City variance for lack or required parking spots
- Lack of Proper Exterior Training Space – Difficult to conduct tactical training on BSC campus
- Large Building Footprint – Would require city variance for setbacks and impervious area
- Temporary Transitional Space – Expenses of temporary relocation and leased space
- Reinvesting Into Aging Structures – Capital spent on buildings from 1971 and 1997
- Does not consider BSC Reuse Opportunity – BSC has interest in repurposing the current facility
- Multipurpose Room Limitations – Converting to classroom presents many drawback

# COST SUMMARY

## OPTION 1

## OPTION 2

## OPTION 3

## OPTION 4

NEW LETA FACILITY

**\$27,103,944**

(2021-2023 Legislative Biennium)

**\$29,272,259**

(2023-2025 Legislative Biennium)

**\$31,614,040**

(2025-2027 Legislative Biennium)

NEW LETA FACILITY

+ SW & HQ

**\$35,772,212**

(2021-2023 Legislative Biennium)

**\$38,633,989**

(2023-2025 Legislative Biennium)

**\$41,724,708**

(2025-2027 Legislative Biennium)

NEW LETA FACILITY

+ SW, HQ, & AG

**\$51,594,959**

(2021-2023 Legislative Biennium)

**\$55,722,556**

(2023-2025 Legislative Biennium)

**\$60,180,361**

(2025-2027 Legislative Biennium)

### OPTION 4A

RENOVATE CURRENT FACILITY

**\$24,458,765\***

(2021-2023 Legislative Biennium)

**\$26,415,466\***

(2023-2025 Legislative Biennium)

**\$28,528,704\***

(2025-2027 Legislative Biennium)

### OPTION 4B

RENOVATE CURRENT FACILITY

**\$16,130,515\***

(2021-2023 Legislative Biennium)

**\$17,420,957\***

(2023-2025 Legislative Biennium)

**\$18,814,633\***

(2025-2027 Legislative Biennium)

\*Does not consider the potential cost of temporary facilities during construction

# | **ADDITION INFORMATION**

**North Dakota Law Enforcement Training Academy**

**Option 1 (New Build) Law Enforcement Training Academy**

July 9, 2020

**Shared Spaces**

**Common Areas**

Room	Qty	(SF net)	Existing	Programmed	Revised	Notes
Secure Lobby/Visitor entrance/vestibule	1	824		824		
Conference Room (Large)	1	569		569		16-18 people
Conference Room (Small)	1	242		242		6-8 people
Breakroom	1	500		500		
Wellness/Fitness	1	1,425		1,425		
Locker Rooms (M&W)	2	518		1,036		
<b>Total Admin</b>			<b>0</b>	<b>4,596</b>		

**LETA**

**Administration**

Room	Qty	(SF net)	Existing	Programmed	Revised	Notes
Reception	1	212		212		
Directors office	1	179		179		
Staff Offices	4	149		596		
Workroom	1	212		212		
Gen. Storage	1	152		152		
Business Center	1	213		213		For Trainers/outside staff
<b>Total Admin</b>			<b>0</b>	<b>1,564</b>		

**Training Spaces**

Room	Qty	(SF net)	Existing	Programmed	Revised	Notes
Classroom	5	1,283		6,415		
Multipurpose	1	5,470		5,470		
Training Equipment Storage	1	274		274		
Restrooms (M&W)	2	344		688		Near classrooms
Janitorial Room	1	135		135		
Armory	1	161		161		Training Weapons and Ammo
IT closet	1	108		108		
<b>Total Training</b>			<b>0</b>	<b>13,251</b>		

**Dormitory**

Room	Qty	(SF net)	Existing	Programmed	Revised	Notes
Dining Room	1	2,206		2,206		Seating for 90
Kitchen	1	1,058		1,058		
4 person suites	24	800		19,200		4 bed- 2 bath
Common Area	1	1,806		1,806		
Business Center	1	210		210		For Trainees/adjacent to or part of commons
Guest/trainer Accommodations	6	297		1,782		presenters/trainers Hotel style
Custodial/Janitorial Room	1	155		155		
Laundry/Linen storage	1	233		233		
<b>Total Dormitory</b>			<b>0</b>	<b>26,650</b>		

**Grossing factor 32%**

Room	Qty	(SF net)	Existing	Programmed	Revised	Notes
Grossing Factor 32%	0.32	46,061		14,712		includes circulation, wall coverage, mechanical spaces
<b>Total Educational Space Special Needs</b>			<b>0</b>	<b>14,712</b>		

**Total SF for Combined Law Enforcement Center** 60,773

# EXTERIOR PERSPECTIVES

NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY



2 Dormitory - Lower Option Low Slope Roof



3 West Entrance



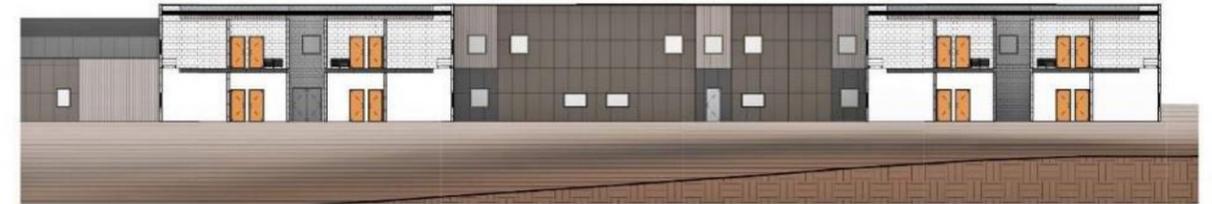
1 Main Entrance

# DORMITORY OPTIONS

NORTH DAKOTA LAW ENFORCEMENT TRAINING ACADEMY



2 Dorms - Upper Option



3 Section @ Upper Dorm Option



1 Dorms - Lower Option



4 Section @ Lower Dorm Option