



# Public Safety Training Center Recommendations Report

These recommendations have been developed by the Atlanta Public Safety Training Center Advisory Council established in accordance with Administrative Order No. 2021-01.

The Advisory Council met on the dates below to develop, discuss, and finalize the recommendations.

January 22, 2021

February 12, 2021

March 4, 2021

March 26, 2021

## Advisory Council Members:

- Jon Keen, Chief Operating Officer
- Jestin Johnson, Deputy Chief Operating Officer
- Matthew Bartleet, Deputy Chief Operating Officer
- Rodney Bryant, Chief, Atlanta Police Department
- Rod Smith, Chief, Atlanta Fire Rescue Department
- Roosevelt Council, Chief Financial Officer
- John Gaffney, Deputy Chief Financial Officer
- Tina Wilson, Deputy Chief Financial Officer
- Dave Wilkinson, Atlanta Police Foundation
- Shirley Ann-Smith, Atlanta Fire Foundation
- Marshall Freeman, Atlanta Police Foundation
- Remy Saintil, Commissioner, Department of Enterprise and Asset Management
- Donna Wilson, Department of Law



## Summary of Recommendations:

The Council have developed recommendations in three primary areas.

### Site Recommendation:

The Committee recommends a 300-acre City-owned parcel located on Key Road as the most viable Center site give the location, existing condition, and accessibility. This area is also the current location for APD's tactical training. Additional information on the site selection analysis is detailed in this report.

### Scope of Facilities and Phasing Recommendation:

The Council recommends the below scope of facilities and phasing based upon the scope analysis.

Initial Phase	Second Phase
·Site preparation and infrastructure	·E911 training and backup building
·Administration / classroom buildings	·Olympic Pool
·Burn building	·Apartment Housing
·EVOG course	·Fueling station
·Mock city w/ shoot house	·Additional Training Features
·Leadership building/auditorium	·Swift water rescue
·Firing range	·Confined Space
·Fire station	·Hazardous Materials
·Water tower	·Rope Rescue Crane Tower
·Vehicle storage	·Vehicle Fire
·Physical Training Field/Drill Pad	·Structural Collapse
·Controlled access	·Trench Rescue
·Explosives	·Horse barn
·Urban farm	·Kennel
·PAT3 and detention housing	·Pasture
	·Running trail/Public Park

### Funding Recommendation:

The Council recommends the following approach to funding the Center based upon the financial analysis.

- First funding commitments and development begins in summer 2021
  - \$40 million from philanthropy and new market tax credits
  - \$20 million loan to APF from a banking institution
  - City commits to a \$1 per year ground lease on the property to the Atlanta Police Foundation for development
- City commits to a \$1 million per year lease on the developed property, payments to start in FY24, and a one-time payment via general obligation bond may be made to offset or remove the lease obligation



## Additional Information:

### Site Selection Analysis

Multiple site selection analyses have been conducted over the last several years to review potential options.

In November and December of 2020, the Department of Enterprise and Asset Management (DEAM) conducted an analysis of all City of Atlanta owned parcels of more than 10+ acres. Based upon the parcel analysis and input on other potential non-City owned options, DEAM conducted an additional in-depth analysis of three locations: Greenbriar Mall, Atlanta Metropolitan College, and Key Road.

#### Greenbriar Mall:

The City of Atlanta staff worked for several months reviewing several proposals and completing technical analysis for the site known more formally as Greenbriar Mall. There were several aspects that made this location worth exploring, including the locations and adjacency to existing transportation networks, an 80,000 sq. ft. stand-alone building already on the property, and relatively low cost to acquire.

However, several key aspects of the property that make this property less prohibitive is the relative age of the facility that will require upgrades, inability to meet the needs of AFRD, and required transportation to offsite facilities for other training needs.

#### Atlanta Metropolitan College (AMC):

Given the current enrollment numbers at Atlanta Metropolitan College, there is considerable underutilized space at AMC. During conversations with the AMC leadership responsible for facilities, it was articulated that there the only reasonable opportunity for utilization of space would only be on a temporary basis.

Key aspects of this location are the adjacency to an institute of higher learning, onsite fitness building with facilities, greenspace, onsite maintenance and facility support, virtually move in ready, ease of developing community partnerships.

Given the training needs for APD, AFRD, and Corrections, there is not enough square footage to accommodate all training needs, as well as the inability for AMC to serve as a long-term term solution.

#### Key Road

The City of Atlanta has possessed approximately 300+ acres for a considerable number of years. This parcel, while located within the corporate limits of Dekalb County, has long been considered a viable long-term option for public safety training, as there is an existence of APD tactical training facilities in close proximity. Further, developing on a greenfield would allow for more thoughtful planning for all public safety agencies without the need for adaptive reuse of aged facilities, which could become a challenging and somewhat limiting undertaking while consolidating all public safety agency training in one location.



Based upon an in-depth analysis, the Council reviewed the site selection analysis and recommendations from APF and DEAM. The consensus recommendation from the Council was to move forward with the Key Road site for the permanent public safety training center.

### Scope of Facilities and Phasing Analysis

In early 2017, APF facilitated a meeting of the Chiefs of APD, AFRD and Corrections. The goal of the meeting was to understand at a high-level the deficiencies, challenges and needs of the respective public safety training facilities. Following this initial meeting, each chief appointed a member of their leadership team to serve on a working group that would further examine and explore options for a consolidated training center.

APF also convened a team of experts in the field of architecture and design, engineering and land planning, construction management and facility operations. The work of these experts includes collectively The Battery, Westside Park, College Football Hall of Fame, and Emory University, as well as the headquarters of various Atlanta corporations such as Cox Enterprises, Coca-Cola and UPS. These experts have contributed their time and all work at no-cost. Through these working sessions with leadership from all city public safety agencies and these experts, the work began.

Each agency first specified their facility and overall training needs. The design team worked with the agencies to consolidate resources, assess structural needs and other components to ensure economies of scale. The phased construction plan was developed after each agency provided a prioritized list of facility requirements.

The Advisory Council built upon the prior work done by APF to reconfirm the appropriate scope and phasing of the facility and construction based upon needs and priorities.

### Funding Analysis

Funding estimates for the planned scope of facilities and phasing were developed by DaVinci Development Collaborative (Development Management), HGOR (Planning and landscape architecture), and POND (Architecture, engineering, planning and construction). The total estimated funding needed for both phases of the facility is \$90 million. The cost for the initial phase is estimated to be \$60 million and phase 2 is estimated to be \$30 million.

Funding requirements and options were analyzed and considered by the Council, including public funding options, how to fully leverage private funding, timing and phasing of the funding, and ongoing maintenance and operations. The below funding recommendation was developed by the Council based upon the analysis and discussion.

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- City commits to a \$1 million per year lease on the developed property, starting in FY24, and a one-time payment via general obligation bond may be made to offset or remove the lease obligation

The Georgia Power Facilities Management team assessed the annual operating costs for the center. The assessment revealed maintenance after the initial phase is completed of approximately \$800K. The cost would escalate to approximately \$1.2 million upon completion of all phases. These costs will primarily be covered by the elimination of existing costs for the Atlanta Police Department (APD) and the Atlanta Fire Rescue Department (AFRD) training facility leases and through revenue from regional jurisdictions training at the facility.