



AGENDA ITEM: 14
MEETING DATE: 12/16/2014
TO: City Council
FROM: Luke Hecker, Chief of Police
PRESENTERS: Luke Hecker, Chief of Police; Ken Cooper, Facilities Operations Manager; Consultant Will Welch

TITLE:
Regional Training Campus for Law Enforcement - RFP

RECOMMENDED CITY COUNCIL ACTION:
Discussion, feedback, and direction regarding the potential for an RFP process to solicit alternative project and service delivery methods for the Regional Training Campus project.

- OPTIONS:**
1. Accept for information only and take no action.
 2. Direct staff to prepare and issue an RFP for Public-Private proposals for the development of a Regional Training Campus.
 3. Direct staff to return to Council with the information requested from the September Study Session, but do not prepare and issue an RFP.
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SUMMARY:
Regional Training Campus project team members will provide a framework to support a possible RFP process, shared by the Cities of Loveland and Fort Collins, to solicit proposals to provide potential alternative project and/or service delivery methods.

- BUDGET IMPACT:**
- Positive
 - Negative
 - Neutral or negligible

This is currently planned as a shared capital project between the Cities of Loveland and Fort Collins with costs shared evenly. The potential RFP process itself does not create any significant budgetary impact.

BACKGROUND:
Police and Facilities Management received Loveland City Council direction in early 2013 to develop a long-term solution to meet weapons and vehicle training needs for the Loveland Police

Department. Following an RFP and selection process, Belford Watkins Group of Fort Collins was chosen in April 2013 to lead design and engineering. By mid-summer of 2013, Fort Collins joined Loveland and formed a project partnership for all capital investment. The project model creates a campus in Northern Colorado to meet the training needs for both Police Departments, as well as for other law enforcement agencies.

Current plans locate the campus along the western edge of the Fort Collins-Loveland Airport, and include a separate entrance from Boyd Lake Road. The site will require a long-term lease between the Cities, and a formal process is underway to craft the lease agreement. Airport master plan consultant CH2M Hill was recently contracted to provide engineering work needed to secure FAA support for non-aeronautical use at an Airport site.

The total project capital investment is projected to be about \$23.5M. This plan includes a large outdoor driving track, indoor pistol and rifle ranges, a street grid for City training scenarios, indoor SWAT/simunitions training, classrooms, and support spaces. The roughly 43-acre site allows for project, Airport and PRPA electrical substation growth.

At a September Study Session, the Loveland City Council reviewed progress on the Training Facility, and raised a number of questions and issues needing further work by staff. During a Fort Collins Council meeting in November, Ft. Collins Council members also raised a number of very similar questions. Staff have been working on developing responsive information and believe it will be ready in January for review and consideration by the Councils. The information and revisions include, but are not limited to:

- Weld County as potential capital project partner
- Letters of Intent for anticipated campus use from user agencies across the region
- Comparative cost data with other training options, including Liberty Arms
- Liberty Arms – next steps
- Letter from Klen Brothers / Front Range Gun Club – next steps
- Improved and revised business plan and pro forma
- Comparison of operating costs with alternative training opportunities

Four City Council members requested that the project be added to the December 16, 2014 City Council agenda, to consider a possible RFP process to gather business proposals that provide the two Cities with alternative methods for capital investment and possibly for long-term operations and maintenance of the campus.

If the RFP is developed and issued, it is desired that that the proposals address unique FFA and TABOR requirements and cover an array of contract possibilities including but not limited to:

- Private entity finances and builds the campus, then sells the facility to the Cities;
- Private entity finances and builds the campus as part of a lease/purchase agreement so that the Cities would own the campus at the conclusion of a capital lease agreement. City/Cities would be fully responsible for operations and maintenance from inception of operations.

- Private entity finances and builds the campus as part of a lease/purchase agreement so that the Cities eventually own the campus at the conclusion of a capital lease agreement. Private entity takes full responsibility for operations and maintenance from inception.
- Cities and builder jointly finance and build the campus. Private entity assumes ongoing service and operational responsibilities with the potential for the Cities to participate in revenue sharing.

Should an RFP process be undertaken, uninterrupted progress on some of the project's next steps can continue, barring any unforeseen circumstances. However, in order to maintain the project's progress, the RFP would allow a maximum 60-day response window and submitted proposals would require a high degree of specificity to be considered responsive. Should the RFP process result in a successful proposal and agreement, the changes will be incorporated as quickly as possible with the goal of at least maintaining the currently planned 2017 completion date.

Whether or not the Council directs the issuance of an RFP, the staff will continue developing the information requested in September and return that material for Council consideration.

REVIEWED BY CITY MANAGER:



LIST OF ATTACHMENTS:

None.