



HEADQUARTERS CONCERNS

The Kansas Bureau of Investigation (KBI) holds a vital public safety responsibility to the citizens of Kansas. The current HQ, built in 1929, a former junior high school, is located at 17th and Topeka Blvd. Several safety concerns and building deficiencies disrupt day-to-day operations and have the potential to cripple the KBI's ability to fulfill its obligations.

SAFETY & SECURITY CONCERNS

FIRE SUPPRESSION SYSTEM

The current HQ lacks a fire suppression system, a critical safety feature in any office setting. A fire incident could result in devastating consequences for employees, and for KBI's essential functions, such as case management and IT.

OBSTRUCTED FIRE ESCAPE LAYOUT

Retrofitting an older building has resulted in an obstructed fire escape layout. A new facility would allow for a well-designed layout prioritizing clear access to multiple emergency exits, unobstructed pathways, and easily accessible fire extinguishers.

FACILITY SECURITY

Given the increasing threats to law enforcement, industry standards mandate minimum security measures such as a fenced perimeter, standoff distance, and ballistic glass windows.

In recent years, over **40** incidents of suspicious or criminal activity on KBI grounds have been documented. These incidences divert KBI personnel from their investigative duties, ranging from minor disturbances like fires in the parking lot and attempted vehicle break-ins to more serious crimes like child abuse and property damage. The facility holds sensitive information, so maintaining a safe and secure environment is crucial.

PEST INFESTATION

An ongoing bat infestation in the KBI belfry and attic affects many KBI employees who work on the upper levels of the building. Unresolved bat infestations can cause significant damage to property and contamination of equipment.

PERSONNEL SAFETY CONCERNS

Significant safety risks to civilian personnel exist. While we have agents on the premise, **87 percent** of HQ employees are non-sworn civilians who are not permitted to carry weapons. The neighborhood surrounding the KBI HQ has a demonstrable history of criminal activity including armed robberies, officer-involved shootings, and drug activity. The building has been vandalized, struck with bullets, and employees have experienced vehicle break-ins.

Further, 266 registered offenders are located within a one-mile radius of HQ, which is 4-5x more than other high-traffic areas in Topeka.

Most criminal activity within the City of Topeka falls under the jurisdiction of local law enforcement. Addressing issues within its neighborhood is not within KBI investigative priorities or jurisdictional norms.

BUILDING DEFICIENCIES

BUILDING CODE COMPLIANCE

The KBI Headquarters building, a nearly century-old structure, presents significant building code deficiencies due to its age and subsequent renovations. These issues include inadequate airflow and electrical systems, which can impact both employee comfort and operational efficiency. Additionally, the building suffers from water damage, particularly near an IT server room, where a temporary solution involving a drip pan and drain has been implemented to mitigate leaks. These issues not only compromise the building's structural integrity but also pose potential risks to sensitive equipment and key KBI services.

Despite costly repairs, the attached garage continues to experience erosion on its upper level. The deterioration of the concrete ceiling causes structural issues and debris to fall on vehicles.

AMERICANS WITH DISABILITIES ACT COMPLIANCE

The KBI Headquarters building also falls short of modern ADA compliance standards, particularly in terms of wheelchair accessibility. Many areas of the building are not easily navigable for individuals with mobility impairments, hindering their ability to work effectively and safely. These accessibility issues not only create logistical challenges but also reflect a lack of inclusivity and regard for employees and visitors with disabilities.

INDUSTRY STANDARD OPERATING FACILITIES

The KBI Headquarters building lacks essential facilities considered industry standard for investigative agencies. This includes dedicated training space for new agents, K-9 kennels, adequate conference space, and a firing range. These deficiencies hinder the agency's ability to provide comprehensive training, utilize canine units effectively, facilitate collaboration, and ensure officer proficiency through regular firearms training.

PLUMBING REPLACEMENT

The KBI Headquarters building suffers from aging infrastructure, including a nearly 100-old plumbing system. This antiquated system has led to past incidents of pipe bursts, posing significant risks to the integrity of stored evidence and cold case files. Such occurrences not only undermine the agency's investigative capabilities but also jeopardize the pursuit of justice.



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HEADQUARTERS SOLUTIONS

A recent needs assessment revealed that the building's size constraints and necessary upgrades render it unsuitable for continued use as a functioning workplace. The budget estimate for a new HQ facility is projected to cost \$115 million and span 135,000 square feet.

WHAT IS NEEDED?

NEW KBI HEADQUARTERS

135,000 SQUARE FEET

ESTIMATED \$115 MILLION

WHY NOT RENOVATE?

COSTLY RENOVATION

Renovating the existing building is estimated to cost a staggering **75% (roughly \$86,250,000)** of the price of building a new headquarters – a substantial investment with uncertain returns that won't meet all needs.

UNRESOLVED SECURITY RISKS & LAYOUT ISSUES

Even with extensive renovations, critical security concerns, such as a fenced perimeter and standoff distance, would remain unaddressed. Parking, proper evidence storage, and other necessities are also not resolved. The building's existing structure, particularly the school's former atrium located in the center of the structure, hinders optimization of the office floor plan.

DISRUPTIVE TEMPORARY WORKSPACE

Renovations would necessitate a temporary, secure workspace for KBI personnel, adding significant costs and potentially delaying operations for multiple years.

WHERE CAN YOU BUILD?

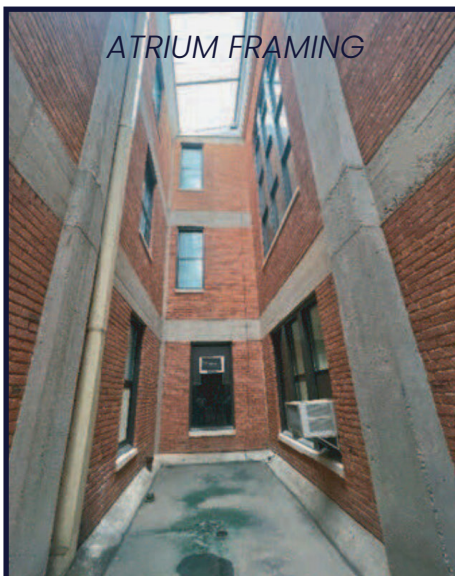
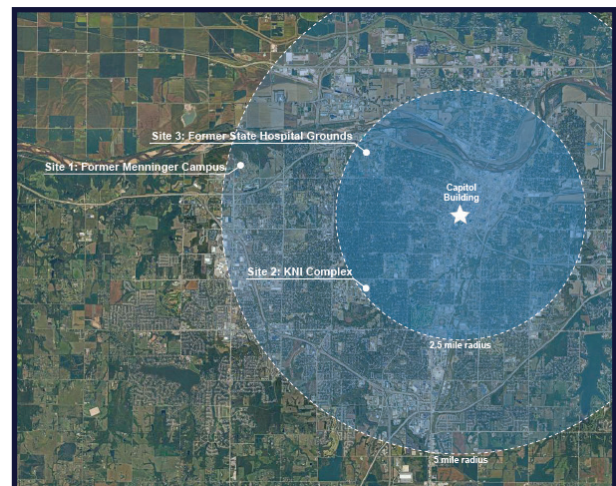
POTENTIAL BUILD SITES

Numerous locations around Topeka have been evaluated as potential build sites, three of which were identified as compatible with the needs of the KBI. The estimate for building a new HQ does not include the cost of land acquisition.

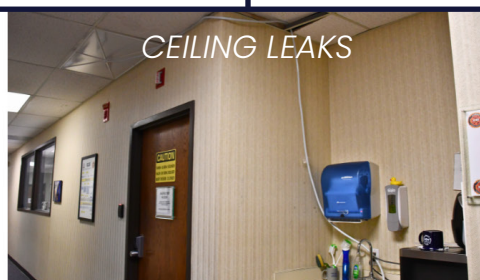
Site 1: Former Menninger Campus

Site 2: Kansas Neurological Institute Campus

Site 3: Former State Hospital Campus



ATRIUM FRAMING



CEILING LEAKS



CONCRETE FLOORING HOLES



NON-ADA COMPLIANT
PUBLIC ENTRANCE



STRUCTURE CRACKS