



SMYRNA POLICE

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Chief of Police
Keith Zgonc

Deputy Chief
Robert Harvey

Date: February 10, 2022

To: Chief Keith Zgonc

From: Deputy Chief Robert Harvey

Re: Possible PD Training Facility, 1100 Wilson Way, Suite 400 Smyrna, GA 30082

Issue: The police department will have a critical need for a facility to conduct law enforcement training once the existing structure has been removed on Atlanta Road.

Background: The PD training facility and records depository is being removed for future development creating a critical infrastructure need for officer training. This creates a critical need to locate a structure which could serve effectively as a training facility. The police department has very limited space for training at its headquarters which is limited to classroom only instruction.

1100 Wilson Way, Suite 400 (DBA- Highlands Overlook) has been offered as a possible solution to create a new and improved law enforcement training venue. The building, located off Highlands Parkway on the south end of the city has 6,400 square feet of usable space and is available for up to a three-year lease.

Solution: The venue (6,400 square feet) incorporates four (4) offices, a room for the firearms training simulator (FATS), a forty (40) student classroom, and 3,400 square feet of unfinished warehouse space which can be used for defensive tactics training and other simulated training needed to maintain a highly competent and well-trained work force. Additionally, this venue creates a footprint for law enforcement on the south end of the city. Officers training and utilizing this space places officers in strategic locations for a variety of service needs (presence, response times, handling local criminal issues confined to the south end of the city, etc). Additionally, this can be used to attract and recruit new police officers.

Impact: The facility will need some upgrades for security, internet, door access, paint, flooring, furniture and HVAC. To create a space conducive to training, at a minimum, would incorporate the following:

- Rent: \$5,000.00 monthly
- Furniture (office furniture, classroom tables/chairs, media): \$5,000.00
- Paint and flooring: \$33,000.00
- Internet connection (includes door access, security camera installation, firewall, rack, computer, and video conferencing): \$27,000.00

- Room preparation for FATS simulator: \$3,000.00
- Utilities (lights, HVAC, internet, water): \$1300.00 monthly

Approximate initial cost to have the venue ready for business is \$75,000.00 to \$90,000.00.
Annual cost between \$75,000 and \$85,000.

Submitted for your review and consideration February 10, 2022.