Agenda

- Introductions
- Overview and Background
- Space Allocation and Needs Assessment
- Physical Evaluation
- Operational Assessment
- Options – Annex Renovation or New Facility
- Recommended Next Steps
University City Police Department Team

University City Police Department

Chiadine Architects

Redstone Architects, Inc.

William Tao & Associates
Mechanical / Electrical / Plumbing / Lighting Technology

David Mason & Associates
Civil Engineering / Survey / Structural Engineering

Cooper Construction Estimating, LLC
- **University City Police Department Overview**
  
  i  City Hall Annex constructed in 1903 as a press building; 112 years old
  
  ii  Converted for Police and Fire in 1938; 78 years of occupancy (Fire department moved out in 2013)
  
  iii  University City Police Department

  1. One of the largest Police Departments in St. Louis County
     a. 79 Commissioned Officers
     b. 19 Civilians
     c. 6 Part-time employees
  
  2. Bureaus
     a. Investigation
     b. Field Operations
     c. Services
  
  3. Calls for Service
     a. Over 2,300 “911” Police and Fire Department calls per month
     b. 56,196 Calls for Service in 2014; **Diversity of Calls should be noted**
SENATE BILL NO. 5:

Requires a St. Louis County Police Department to be accredited or certified by the Commission on Accreditation for Law Enforcement Agencies or the Missouri Police Chiefs Association or contract for police services with a police department accredited or certified by such entities; **Accreditation or Certification shall be completed with 6 Years.**

- **Missouri Police Chiefs Association**
  - Chapter 35 - Custodial (prisoner) Care Standards
  - Chapter 36 - Communications (Dispatch) Security
  - Chapter 29 - Training (adequate training space)
  - Chapter 32 - Information Security
    - (public lobby area; public in secure spaces; poor separation of public and staff)
  - Chapter 33 - Evidence (booking, processing, securing, and monitoring/auditing)

- **Commission for Accreditation of Law Enforcement Agencies**
  - Chapter 72 - Custodial (Prisoner) Care Standards
  - Chapter 84 - Evidence
SENATE BILL NO. 5:

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Existing University City Police Department Facility Analysis – City Hall Annex

Summary

a. Physical Analysis:
   i. Poor Physical Condition
   ii. Lack of Code Compliance
   iii. Lack of ‘Essential Services” Facility Compliance

b. Operational Analysis:
   i. Safety, Security Concerns – Site and Building
   ii. Lack of Police/Public/Prisoner Circulation Separation
   iii. Inefficient, inappropriate Work Flow
   iv. Lack of Appropriate Adjacencies
   v. Remote Location of Municipal Courts
c. Does not meet Accreditation Requirements of **Senate Bill No. 5** *(required within 6 Years)*

1. Extremely High Cost of Renovation for Compliance:
   - i. Accreditation
   - ii. Building Code Compliance
   - iii. Essential Services Facility Compliance
   - iv. ADA Compliance
   - v. National and State Guidelines
ANNEX PHYSICAL EVALUATION REPORTS

- FEMA/DHS Reports – “unsafe”; “uninhabitable”
- Structural Analysis – Engine House #1, 2007

Minor and temporary fixes are not the long term solution
University City Building Commissioner, Property Maintenance Inspection of Fire Station – 2009

- “Pose an Immediate Threat to the Health, Safety, & Welfare of the Occupants and General Public”
- 58 Code Violations (only 6 have been addressed to date)
  - Electrical Hazards
  - Improper Fire Separations
  - Rodent Infestation
  - Lack of Fire Alarm System
  - Mold
  - Water/Sewer Seepage & Damage

- David Mason & Associates Structural Analysis – April 2015
Physical Observations

1. Antiquated Systems – Efficiency, Parts, Dirt and Mold
2. Absence of Fire Protection System
3. Continual Water Infiltration Issues
4. Continual Microbial/Mold Issues
5. Continual Structural Deterioration
6. Asbestos/Lead Containing Materials
7. Continual Pest Infiltration
Lack of Accreditation and Code Compliance

1. Senate Bill No. 5 – Accreditation/Certification Requirement
2. Building Code
3. Essential Services/Seismic Code
4. ADA Accessibility Code
5. Energy Standards
6. National/State Police Facility Operational Guidelines

Lack of ADA Compliance
EXISTING POLICE DEPARTMENT and COURT ADMINISTRATION

Operational Assessment
Police Department Basic Operational Needs:
1. Safety and Security – Site and Facility
2. Separation of Police/Public/Prisoner Traffic Flow – Site and Facility
3. Consolidated Evidence Processing & Storage
4. Consolidated Prisoner Processing & Storage
5. Efficient Work Flow and Appropriate Adjacencies
Existing Site Assessment

Site Evaluation

1. Inadequate Setbacks from Public Ways
2. No Police/Public Vehicular or Pedestrian Separation – risk of Police/Public/Prisoner Physical Conflict
3. Inadequate Parking for Citizens, Staff, and Police
Existing Visitor / Employee Parking Assessment

Area #1 – 19 parking spaces
Area #2 – 14 parking spaces
Area #3 – 15 parking spaces (Visitor and Carpool spaces not counted)
Area #4 – 24 parking spaces (School property)
Area #5 – 15 parking spaces
Area #6 – 6 parking spaces
Area #7 – 16 parking spaces

109 Total Spaces – City Hall / Police Personnel
85 Total Spaces – w/o School Property

70 Spaces + Miscellaneous vehicles Recommended for Secure Police Alone
*185 total Spaces Recommended for Police & Municipal Court Facility
Exiting Police Department – Annex Assessment

1. Lack of Police/Public/Prisoner Circulation Separation – risk of physical conflict
2. Lack of Separation of Prisoner Processing and Police Operations – risk of physical conflict
3. Inefficient, Unsafe Work Flow and Department Adjacencies
4. Lack of Separation of Prisoner Processing and Police Operations
5. Unhealthy / Unsafe Working Environment
6. Lack of Secure Transport of Prisoners to Cells – risk of physical conflict/harm to officers
7. Lack of ADA compliance – Police, Staff, Public or Prisoners
8. Prisoner Holding Cells Do Not Meet Current Standards
   a. Suicide Risk / Police Safety Risk / Sanitary Issues – sewer back-up
9. Evidence Processing
   a. Not Contiguous
   b. Improved Chain of Custody Needed
   c. Lack of Observation

10. Evidence Storage
    a. Not Contiguous with Evidence Processing
    b. Improved Levels Security Needed
    c. Lacks Proper Ventilation
    d. Inadequate Space for Proper Organization
11. Investigation Bureau
a. Interview Rooms Accessed thru Bureau Detective Area
b. Restrooms Accessed Through Detective Work Area
12. Municipal Court – off Site
   a. Transfer of Records Outside of Secure Police Facility - risk
   b. Transfer of Money Outside of Secure Police Facility - risk
   c. Police/Courts Employees Outside of Secure Facility

13. Municipal Court on 5th Floor of City Hall Council Chamber - risk
   a. Access Concern – Elevator
   b. Queuing / Waiting – Security
   c. Lack of Security / Separation for Court / Police / City Hall Personnel
   d. Parking Concern
Operational and Physical Evaluation Conclusions

1. Police Safety/Security Concerns
2. Police/Public/Prisoner Circulation Separation Concerns
3. Unhealthy Work Environment
4. Unsafe Work Environment
5. Work Flow/Processing Inefficiencies
6. Employee Satisfaction, Morale, Retention and Attraction Concerns
<table>
<thead>
<tr>
<th>Space</th>
<th>Staff</th>
<th>Space Standards</th>
<th>Comments</th>
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</tr>
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<tr>
<td>2. POLICE DEPARTMENT STAFF COMMON AREAS</td>
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<td>3. POLICE ADMINISTRATION</td>
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<td>Net Area</td>
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<td>30% Internal Circulation Factor</td>
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<td>5. RECORDS</td>
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<td>30% Internal Circulation Factor</td>
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<td>Subtotal: Records</td>
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<td>6. COMMUNICATIONS (DISPATCH)</td>
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<td>Net Area</td>
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<tr>
<td>30% Internal Circulation Factor</td>
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<td>Subtotal: Communications (Dispatch)</td>
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<td>7. INVESTIGATIONS BUREAU</td>
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<td>Subtotal: Investigations Bureau</td>
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<td>10</td>
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### 8. PATROL

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<th>Net Area</th>
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<th>2,209</th>
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<td>30% Internal Circulation Factor</td>
<td>0</td>
<td>663</td>
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<tr>
<td>Subtotal: Patrol</td>
<td>52</td>
<td>58</td>
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<tr>
<td>*Includes: Shift Lieutenant Office, Road Patrol Office, Juvenile Holding, Work Room, Briefing Room Property Sized, and Kennel</td>
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</table>

### 9. HOLDING

| Net Area | 0   | 2,347 |
| 10% Internal Circulation Factor | 0   | 939   |
| Subtotal: Holding | 0   | 0   | 1,813   | 3,286   |
| *Includes: Intake Vestibule, Prisoner Processing Area, Interrogation Rooms, Attorney/Client Interview Room, Separate Male/Female Holding Tank and Cells, Isolation |

### 10. PROPERTY

| Net Area | 0   | 2,222 |
| 20% Internal Circulation Factor | 0   | 444   |
| Subtotal: Property | 0   | 0   | 2,861   | 2,666   |

### 11. TRAINING - REQUIRED PERSONNEL AND FACILITIES INCLUDED ELSEWHERE IN ASSESSMENT

| Net Area | 0   | 0   |
| 25% Internal Circulation Factor | 0   | 0   |
| Subtotal: Training | 0   | 0   | 0   | Included in Municipal Court and Recreation Center |

### 12. COURT ADMINISTRATION OFFICE - SELF CONTAINED SUITE

| Net Area | 0   | 824   |
| 30% Internal Circulation Factor | 0   | 247   |
| Subtotal: Court Administration | 3   | 4   | 1,023   | 1,071   |
| *Includes: Prosecutor Work Table, Staff Toilet (for use during Court, as well) |

### 13. MISCELLANEOUS SPACES

| Net Area | 0   | 3,284 |
| 20% Internal Circulation Factor | 0   | 657   |
| Subtotal: Miscellaneous Spaces | 0   | 0   | 6,698   | 3,941   |
| *Includes: Forensic Garage, FG Evidence Prep Area, Evidence Storage Room, and 2 Lane |

### 14. BUILDING SUPPORT AREAS

| Net Area | 0   | 2,452 |
| 15% Internal Circulation Factor | 0   | 368   |
| Subtotal: Building Support Areas | 0   | 0   | 2,148   | 2,820   |
### Existing Police Facility Space Allocation & 2015 Space Needs Assessment Comparison - SUMMARY

<table>
<thead>
<tr>
<th>Space</th>
<th>Staff</th>
<th>Space Standards</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Current</td>
<td>Prof'd.</td>
</tr>
<tr>
<td>Total Net Area</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15% GROSS-UP FACTOR</td>
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<tr>
<td>TOTAL PROJECTED GROSS SF</td>
<td>83</td>
<td>95</td>
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</tbody>
</table>

- **Exist. Annex Police Allocation Net Area**: 29,149
- **Lobbies and Internal Circulation**: 3,785
- **Total Net Area**: 31,934
- **Unused/Unassigned Space**: 10,779
- **TOTAL EXISTING GROSS SF UTILIZED**: 42,713

*Includes Existing, Used, Unused, Unassigned, Circulation, and Off-site Municipal Court and Court Archives

- **Exist. Annex Gross Square Footage**: 38,863
- **Unusable Annex Square Footage in Future**: 12,767
- **Usable Exist. Annex Gross SF Available for Renovation**: 26,096

*Subtracting Off-Site Municipal Courts (3650sf) and Off-Site Court Records Storage (200sf)

- Basement - Due to water/mold/flooding
- *Inefficiencies in planning the existing facility would yield an increase in overall required Gross SF*
Police Department / Municipal Parking Needs Analysis

Secure Parking
- Secure Civilian and “Official Visitor” Parking
- Police Vehicle Parking

Total Secure Parking: 70 Spaces

Public/Visitor Parking
- Visitor Parking
- Municipal Court Parking

Total Public/Visitor Parking: 115 Spaces

Total Site Parking for Police Department/Municipal Court: 185 Spaces

- 45 Secure Spaces
- 24 Secure Spaces
- 100 Spaces
- 15 Spaces
Existing Annex
Basement Level
Total Gross Area: 12,767 s.f.
Police Space Allocation: 9,664 s.f.
Existing Annex
First Level
Total Gross Area: 13,209 s.f.
Police Space Allocation: 12,933 s.f.
Existing Annex
Second Level
Total Gross Area: 10,156 s.f.
Police Space Allocation: 5,721 s.f.
Existing Annex
Third Level
Total Gross Area: 2,132 s.f.
Police Space Allocation: 1,016 s.f.
University City Police Department
Conceptual Cost Estimate Development

- ANNEX RENOVATION
- NEW FACILITY
### Existing Annex Renovation / Addition Conceptual Cost Estimate

<table>
<thead>
<tr>
<th>Renovation/Addition Construction Costs (2016 Dollars)</th>
<th>Cost/SF</th>
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</thead>
<tbody>
<tr>
<td>Annex Building – Renovation ($/sf)</td>
<td>$300</td>
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<tr>
<td>Basement/3rd Floor Renov</td>
<td>$100</td>
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<tr>
<td>Building Addition</td>
<td>$240</td>
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<tr>
<td>Annex Building – Façade Demo/Reconstruction ($/sf)</td>
<td>$95</td>
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<tr>
<td>Annex Building – Essential Services Structure</td>
<td>$1,700,000</td>
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<tr>
<td>Library Building - Renovation</td>
<td>$300(18.2)</td>
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<tr>
<td>Library Building – Façade Demo/Reconstruction</td>
<td>$95</td>
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<tr>
<td>Library Building – Essential Services Structure</td>
<td>$639,200</td>
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<tr>
<td>Environmental Abatement</td>
<td>$241,435</td>
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<tr>
<td>Site (Retaining Walls Req’d)</td>
<td>$500,000</td>
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<tr>
<td>Subtotal Renovation Cost:</td>
<td>$18,288,875</td>
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<tr>
<td>Design Contingency(Unforeseen/Phasing)</td>
<td>15%</td>
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<tr>
<td>Renovation/Addition Cost (Hard Cost)</td>
<td>43,383 sf</td>
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<tr>
<td>B. ALLOWANCE FOR SOFT COSTS</td>
<td>20%</td>
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<tr>
<td>C. TOTAL PROJECT BUDGET (2016 Dollars)</td>
<td>$25,238,648</td>
</tr>
</tbody>
</table>

*CONSTRUCTION OF TEMPORARY FACILITY: 30,000 +/- SF @ $200/SF = $6,000,000
*RENT: 30,000 +/- SF @ $20/SF = $1,200,000 (24 Months)
*Moving/Storage Expenses
*Increased Risk of Unforeseen Conditions
*Historical Reconstruction Bidding is not very competitive
ANNEX RENOVATION / ADDITION CONCEPTUAL COST ESTIMATE

- **Complete Gut Renovation**
  - Address Physical Condition
  - Address Antiquated Systems

- **Require an Addition to Meet Space & Operational Needs**
  - The Existing Facility was NOT Originally Designed or Constructed to House a Police Department
    - Essential Services Structural Requirements
    - Column Spacing
    - Lack of Vertical Circulation – Stairs/Elevators

- **Site Security Concerns (Separations/Setbacks) Will Remain**

- **Police Secure Parking Concerns Will Remain – Setbacks/Quantity/Separation**
  - 45 +/- Secure Parking Spaces Provided
  - 70+ Secure Parking Spaces Required – Space Needs Analysis

- **City Hall Staff/Public Parking (Municipal Court) Concern – Quantity**
  - 46 +/- City Hall Staff/Public Parking Spaces Provided
  - 115 Public/Visitor Parking Spaces Required – Space Needs Analysis
Concerns

Existing Location – Site and Facility Conceptual Space Analysis:
- Can the Existing Site Accommodate the Space Needs Analysis Square Footage
- Can the Existing Site Accommodate the Space Needs Analysis Parking Requirements
- Can the Site Accommodate Required Separation of Secure/Staff/Public Parking
- Can the Existing Structure Be Retrofitted Per Essential Services Requirements and What are Associated Costs
- Can the Differing Floor Levels of the Existing Structure Accommodate Renovation/Rehabilitation Needs
- Unforeseen Conditions Risk
### New Police Department Facility Conceptual Cost Estimate

**Total Cost $12,463.387**

<table>
<thead>
<tr>
<th>A. NEW Construction Costs (2016 Dollars)</th>
<th>Cost/SF</th>
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</thead>
<tbody>
<tr>
<td>Building ($/sf)</td>
<td>$ 240</td>
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<tr>
<td>Site (per Acre)</td>
<td>$ 150,000</td>
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<tr>
<td>Subtotal - Building Cost</td>
<td>$ 9,441,960</td>
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<tr>
<td>Design Contingency</td>
<td>10.0%</td>
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<tr>
<td>Building Construction Cost (Hard Cost)</td>
<td>$ 10,386,156</td>
</tr>
</tbody>
</table>

| B. ALLOWANCE FOR SOFT COSTS              | $ 2,077,231 |

| C. TOTAL PROJECT BUDGET (2016 Dollars)   | $ 12,463,387 |

*Plus Land Cost

* Alternate Bulk Evidence/Ancillary Storage: 2,500 sf Outbuilding @ $70/sf = $175,000
  (Within Secure Parking Area; Outbuilding is less expensive to build than the main building.*)
Next Steps

Where Do We Go From Here?
Cost Estimating I Control

- Columbia, Missouri Government Center - New City Hall Tower and Boone Renovation
  - Budget $22,000,000
  - Final Cost $21,891,373

- Howard & Gentry Historic Building Renovations Phase I - Columbia Govt Center Complex
  - Budget $2,820,000
  - Final Cost $2,736,990

- City of Bridgeton, Missouri - New Government Center & Police Headquarters
  - Budget $10,284,162
  - Final Cost $10,229,087

- City of Maryland Heights, Missouri - New Government Center & Police Headquarters
  - Budget $15,575,831
  - Final Cost $14,538,722

- City of Maryland Heights, Missouri - New Maintenance Facility
  - Budget $1,200,000
  - Final Cost $1,135,024

- City of Woodson Terrace - City Hall and Police Renovation
  - Budget $1,000,000
  - Final Cost $1,015,167

- City of Ladue - Fire House #2
  - Budget $2,200,000
  - Final Cost $2,144,000
### Team Representative Projects

- City of Brentwood, MO – Community Center Renovation
- City of Ladue, MO – Municipal Fire Facility Master Plan/Feasibility Study
- City of Maryland Heights, MO – Government Center and Police Headquarters
- City of Maryland Heights, MO – Maintenance Facility
- City of Bridgeton, MO – Government Center and Police Headquarters
- City of Bridgeton, MO – Maintenance Facility
- City of Columbia, MO – Government Center
- City of Woodson Terrace, MO – City Hall
- City of Clayton, MO – Council Chamber Renovation
- City of Des Peres, MO – Maintenance Facility
- City of Hazelwood, MO – City Hall Additions and Renovations Planning
- City of Hazelwood, MO – City Hall Window Replacement
- St. Louis County – District 5 Department of Highways Roof Replacement
- St. Louis County – Departmental Office Relocations/Renovations and Roof Replacement
- State of Missouri – Potosi Correctional Center Roof Replacement
- State of Missouri – Missouri Eastern Correctional Center Phase I & II Roof Replacement
- Department of Veterans Affairs – VAMC – Jefferson Barracks; Spinal Cord Injury Suite Renovation
- Department of Veterans Affairs – VAMC – Poplar Bluff; Kitchen/Cafeteria
- Consolidation & Renovations Study
- Department of Veterans Affairs – VAMC – Dallas, Texas; Patient Parking Garage
- City of Edmundson, MO – City Hall
- City of Sedalia, MO – Council Chamber Renovation/ City of Clayton, MO – Police Needs Assessment
- City of Bridgeton, MO – Police Department and Court
- City of Troy, MI – Public Safety Headquarters/Fire Administration
- City of Waterford, MI – Police Headquarters
- Village of Franklin, MI – Police Department
- City of Kentwood, MI – Justice Center
- Grosse Pointe Park, MI – Public Safety Building
- City of Saline, MI – Police Department
- City of Novi, MI – Firearms Training Center
- West Bloomfield, MI – Police Headquarters and Addition
- City of Milford, MI – Police Department (D/B)
- Grand Blanc Township, MI – Police Department Strategic Plan
- City of Lowell, MI – Police Department and City Hall
- City of Utica, MI – Police Needs Assessment
- City of Chelsea, MI – Police Department
- City of Richmond, MI – “Shared” Local and State Police
- Aylmer, Ontario – Ontario Police College
- City of Meridian, MS – Police Headquarters and Court
- City of Carbondale, IL – Police Headquarters
- City of Bridgeport, WV – Public Safety Substation
- City of Grosse Point, MI – Police Needs Analysis
- City of Jacksonville, NC – Police Department
- City of Lansing, MI – Police Department and Court
- Detroit Metro Airport – Public Safety Department
- Oklahoma City, OK – Police Headquarters Study
- City of Millbrae, CA – Police Space Needs Analysis
- Harrison County, WV – 911 Emergency Management Center
- City of Inkster, MI – Police Department
- Macomb Township, MI – Town Hall/Village Square
- Waterford Township, MI – Department of Public Works
- Waterford Township, MI – Civic Center Master Plan
- City of Kentwood, MI – Civic Center Master Plan
- City of Saline, MI – City Hall Renovation/Addition
- Bay City, MI – Utility Department Study
- City of Detroit, MI – Northwest Activities Center
- City of Detroit, MI – Belle Isle Casino Renovation
- City of Pontiac, MI – Housing Commission
- City of Utica, MI – City Hall and Department of Public Works
- Grand Blanc Township, MI – 20 Year Facilities Strategic Plan
- City of Kentwood, MI – Department of Public Works Needs Assessment
- City of Glendale, MO – Preliminary Fire House Design
- City of Southfield, MI – Fire Station No. 2
- City of Detroit, MI – Engine Company No. 5
- Chesterfield Township, MI – Fire Headquarters No. 3
- City of Taylor, MI – Midtown Fire Station
- City of Monroe, MI – Central Fire Station Replacement
- City of Utica, MI – Fire Department Needs Assessment
- Putnam Township, MI – Fire Department Needs Assessment
- City of Springfield, MI – Public Safety Addition (D/B)
- City of Jacksonville, NC – Fire Headquarters and Station
- City of Plymouth, MI – Fire Department Substation
- **Historic Preservation**

- **Daniel Boone Historic Hotel**
  - Exterior Preservation, Renovation & Addition
  - City of Columbia Complex, MO

- **Howard & Gentry Buildings**
  - Preservation, Renovation & Addition - City of Columbia Complex, MO
  - *Preservation Award*

- **St. Mary’s Church**
  - Historic Reconstruction
  - Brussels, Illinois

- **Bonne Terre Memorial Library**
  - Historic Renovation & Addition
  - Bonne Terre, Missouri

- **Saint Louis University**
  - Historic Renovation
  - 4th Flr DuBourg Hall
  - St. Louis, Missouri

- **St. Francis Borgia**
  - Historic Renovation, Addition & Renovation Annex Bldg
  - St. Louis, Missouri

- **Saint Louis University**
  - Aquinas Institute of Theology
  - Historic Preservation
  - St. Louis, Missouri

- **Rosebud Cafe**
  - Historic Restoration
  - St. Louis, Missouri