University City Police Department Facility Analysis

Focus Group Meeting
Tuesday, April 28, 2015
Analysis Purpose

- EVALUATE EXISTING POLICE DEPARTMENT FACILITY
  - CITY HALL ANNEX – PHYSICAL EVALUATION
  - POLICE DEPARTMENT – OPERATIONAL EVALUATION
  - CURRENT AND FUTURE POLICE DEPARTMENT NEEDS

- RECOMMEND AN EFFICIENT AND ECONOMICAL SOLUTION TO MEET POLICE DEPARTMENT’S EXISTING AND FUTURE SPACE NEEDS
  - RENOVATION OF THE CITY HALL ANNEX
  - NEW POLICE DEPARTMENT FACILITY
BACKGROUND

- CITY HALL ANNEX CONSTRUCTED IN 1903 (112 YEARS OLD)
  - CONVERTED FOR POLICE AND FIRE DEPARTMENTS IN 1938
    (78 YEARS OF OCCUPANCY)
  - FIRE DEPARTMENT RELOCATED TO NEW FACILITY IN 2013
BACKGROUND

- UNIVERSITY CITY POLICE DEPARTMENT
  - ONE OF THE LARGEST POLICE DEPARTMENTS IN ST. LOUIS COUNTY
  - 79 COMMISSIONED OFFICERS
  - 19 CIVILIANS
  - 6 PART-TIME EMPLOYEES
  - THREE BUREAUS – INVESTIGATION, FIELD OPERATIONS, SERVICES
  - OVER 2,300 “911” POLICE AND FIRE DEPARTMENTS CALLS PER MONTH
  - 56,196 CALLS FOR SERVICE IN 2014
ANALYSIS SCOPE

- Space and Operational Needs Assessment
- Physical / Operational Analysis
- Development of Conceptual Alternatives
- Renovation and New
- Evaluation of Alternatives
- Recommendation

April 2015
METHODOLOGY

CRITERIA:

STATE & NATIONAL POLICE DEPARTMENT FACILITY AND OPERATIONAL GUIDELINES (BEST PRACTICES)

- Commission on Accreditation of Law Enforcement Agencies (CALEA)
- Missouri Police Chiefs Association (MOPCA)
  - Missouri-Based Law Enforcement Agency Certification Program
- Department of Justice (DOJ):
  - PREA – Prisoner Rape Elimination Act
  - Design Guidelines – Forensic Labs
  - National Institute of Corrections – Jail Design Guidelines
- Judicial Conference of the United States
  - US Court Design Guidelines
- NFPA
  - NFPA 730 – Guide for Premises Security
- Department of Defense (DOD):
  - Emergency Operations Center Planning and Design – UFC 4-141-04
  - Minimum Anti-Terrorism Standards for Buildings – UFC 4-010-01
- FEMA – Risk Management
- Department of Homeland Security
  - NIMS National Incident Management Series
- International Association of Chiefs of Police
  - Police Facility Guidelines
- International Association for Property and Evidence, Inc.
  - Professional Standards
- International Building Code
  - Essential Services
POLICE DEPARTMENT OF THIS SIZE AND POLICE SERVICE DIVERSITY BASIC NEEDS:

- Safety and Security – Site and Facility
- Separation of Public/Police/Prisoner Traffic Flow
- Work Flow Efficiencies and Adjacencies
- Consolidated Evidence Processing and Storage
- Consolidated Prisoner Processing and Holding

EXISTING FACILITY OBSERVATIONS/EXISTING SPACE ALLOCATION

POLICE DEPARTMENT PERSONNEL OPERATIONAL SURVEYS/QUESTIONNAIRES/INTERVIEWS

POLICE DEPARTMENT EXISTING SPACE ALLOCATION/ADJACENCY ASSESSMENT

POLICE DEPARTMENT SPACE & OPERATIONAL NEEDS ASSESSMENT-BEST PRACTICES

SPACE & OPERATIONAL NEEDS ASSESSMENT CONCLUSIONS
EXISTING POLICE DEPARTMENT/CITY HALL ANNEX FACILITY EVALUATION

ANNEX PHYSICAL EVALUATION

- FEMA/DHS Reports – September 2010 / May 2011
- Structural Analysis – Engine House #1, 2007
EXISTING POLICE DEPARTMENT/CITY HALL ANNEX FACILITY EVALUATION

- CODES/STANDARDS/GUIDELINE COMPLIANCE
  - Building Code Compliance
  - Essential Services/Seismic Code Compliance
  - ADA Accessibility Compliance
  - Energy Standards Compliance
  - State / National Police Facility Operational Guidelines
PHYSICAL OBSERVATIONS

- Antiquated Systems
- Absence of Fire Protection System
- Continual Water Infiltration Issues
- Continual Microbial/Mold Issues
- Continual Structural Deterioration
- Asbestos/Lead Containing Materials
- Continual Pest Infiltration

EXISTING POLICE DEPARTMENT/CITY HALL ANNEX FACILITY EVALUATION
POLICE DEPARTMENT OPERATIONAL EVALUATION

- **SITE**
  - Safety and Security
  - Inadequate Setbacks From Public Ways
  - No Police/Public Vehicular or Pedestrian Separation
POLICE DEPARTMENT OPERATIONAL EVALUATION

**OPERATIONS**

- Lack of Public/Police/Prisoner Circulation Separation
- Lack of Separation of Prisoner Processing and Police Operations
POLICE DEPARTMENT OPERATIONAL EVALUATION
**OPERATIONS**

- Inefficient Work Flow and Departmental Adjacencies
POLICE DEPARTMENT OPERATIONAL EVALUATION

- **OPERATIONS**
  - Prisoner Holding Cells – Don’t Meet Current Standards

[Images of prison cells showing modern cell design]
POLICE DEPARTMENT OPERATIONAL EVALUATION

- OPERATIONS
  - Investigation Bureau Interview Rooms Accessed thru Bureau Detective Area
POLICE DEPARTMENT OPERATIONAL EVALUATION

- MUNICIPAL COURTS OFF-SITE LOCATION
  - Multiple Off-site Concerns and Efficiencies
POLICE DEPARTMENT OPERATIONAL EVALUATION

• CONCLUSIONS
  • Police Safety/Security Concerns
  • Police/Public/Prisoner Separation Concerns
  • Work Flow/Processing Inefficiencies
  • Employee Satisfaction, Moral, Retention and Attraction Concerns
NEXT STEPS

CONCEPTUAL DEVELOPMENT

Annex Renovation Concepts
- Complete Gut Renovation
  - Address Physical Condition
  - Address Systems
- More Than Likely Will Require An Addition to Accommodate Space and Operational Needs
- Site Security and City Hall Staff/Police Department/Public Parking Concerns

Development of New Facility Concepts on Alternative Sites
CONCEPTUAL DEVELOPMENT CRITERIA

- Planning Utilizing Established State and National Standards will Result in a “State of the Art” Police Department Facility
  - Address ALL Safety & Security Requirements
  - Separation of Police/Public/Prisoner Circulation
  - Improved Operation Efficiencies
  - Improved Working Conditions
  - Improved Prisoner Processing
  - Improved Evidence Processing
  - Improved Employee Moral
  - Improved Employee Retention and Recruiting
  - Improved Community Service