

Neighborhood
to the World



University City

University City Police Department
Facility Analysis

Police Focus Group

March 22, 2016



chiodini architects | planners | architecture | interior design | graphics
1401 south brentwood blvd. | saint louis, missouri 63144 | 314.725.5588 | www.chiodini.com



University City Police Department Analysis Project Team



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



David Mason & Associates
Civil Engineering / Survey / Structural Engineering



**Cooper Construction
Estimating, LLC**
Estimating



Public Safety - 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 and Police 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 & Renovation 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 Milford, DE – 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**
Aquanis Institute of Theology
Historic Preservation
St. Louis, Missouri
- **Rosebud Cafe**
Historic Restoration
St. Louis, Missouri



POLICE DEPARTMENT / CITY HALL ANNEX
Recommendation

Recommendation



- Chiodini Architects/Redstone Architects Team makes the **recommendation** to the City of University City, the University City Community, and the University City Police Department and Court Administration that the current and future Space and Operational Needs of the University City Police Department and Court Administration would be most safely, efficiently, and economically served by the development and construction of a **NEW** University City Police Department and Courts Administration facility.

Recommendation



- Recommendation Criteria:
 - Overall Cost – 50% Less than Annex Renovation/Additions
 - Adequate Site Area – Address Security, Circulation, and Parking Requirements
 - Space Needs planning flexibility and efficiencies – 37,779 gsf versus 43,383 gfs
 - Building Systems Integration Efficiencies
 - Code Compliance more efficiently and economically realized
 - Including IBC Essential Building requirements

Recommendation



SPACE NEEDS ASSESSMENT & CONSTRUCTION COST (HARD COST) ANALYSIS						
BID DATE	BLDG. GROSS SQUARE FOOTAGE	POLICE GROSS SQUARE FOOTAGE	CONSTRUCTION COST	2016 ESCALATED CONSTRUCTION COST	CONSTRUCTION COST/GSF	NOTES
MARYLAND HEIGHTS CITY HALL & POLICE HEADQUARTERS: 79 COMMISSIONED / 17 FULL-TIME						
2006	67,000 GSF	32,757 GSF	\$13,200,000	\$15,795,534	\$235.75	150 SEAT MUNICIPAL COURT 3,237 GSF PRISONER PROCESSING/HOLDING * 20% REDUCTION FROM ORIGINAL PROGRAM BY OTHERS
BRIDGETON CITY HALL & POLICE HEADQUARTERS: 75 COMMISSIONED / 12 FULL-TIME						
2010	42,773 GSF	33,254 GSF	\$9,429,000	\$10,864,090	\$253.99	92 SEAT MUNICIPAL COURT/COUNCIL CHAMBER 2,500 GSF PRISONER PROCESSING/HOLDING 947 GSF COMMUNICATIONS
UNIVERSITY CITY POLICE DEPARTMENT: 79 COMMISSIONED / 17 FULL-TIME						
2017*	37,779 GSF	37,779 GSF	--	\$12,463,387 est	\$275 est	125 SEAT MUNICIPAL COURT/COUNCIL CHAMBER 3,825GSF PRISONER PROCESSING/HOLDING 2-LANE FIRING RANGE 1854 GSF COMMUNICATIONS INCLUDES 10% DESIGN CONTINGENCY * 23% REDUCTION FROM ORIGINAL PROGRAM (49,200 SF)



POLICE DEPARTMENT / CITY HALL ANNEX
Evaluation Process -
Overview

Overview - University City Police Department

- City Hall Annex constructed in 1903 as a press building;
112 years old
- Converted for Police and Fire in 1938; 78 years of occupancy
(Fire department moved out in 2013)
- 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**



Overview - University City Municipal Courts



- **Municipal Courts**
 - **Meets 3 Times Per Month**
 - **Housing Court once a Month**
 - **150 – 200 people per Night**
 - **900 – 1,300 Docket Cases Per Night**
 - **Security Queuing and Screening
(First come, First Serve)**

SENATE BILL NO. 5



Requires a 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 within 6 Years.**

- **Passed July 9, 2015; Accreditation required by July 9, 2021**
 - **Design and Construction Timeframe – 2 to 2 ½ Years**

Facility Analysis Purpose



- **Evaluate Existing Police Department Facility**
 - City Hall Annex – Physical Evaluation
 - Police Department – Operational Evaluation
 - Current and Future Police Department Space and Operational Needs/Existing Police Department Annex Space Allocation

- **Development of Efficient / Economical Solutions to Meet Police Department and Courts Administration Existing and Future Space / Operational Needs**
 - Renovation / Addition to the City Hall Annex
 - New Police Department Facility

Facility Analysis Purpose



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

March 14, 2016





POLICE DEPARTMENT / CITY HALL ANNEX **Physical Evaluation**

- **ANNEX PHYSICAL CONDITION OBSERVATIONS**
- **ACCREDITATION AND CODE COMPLIANCE**
- **ESSENTIAL SERVICES CLASSIFICATION**



POLICE DEPARTMENT / MUNICIPAL COURTS / CITY HALL ANNEX

2015 Space Needs Assessment Existing Facility Space Allocation

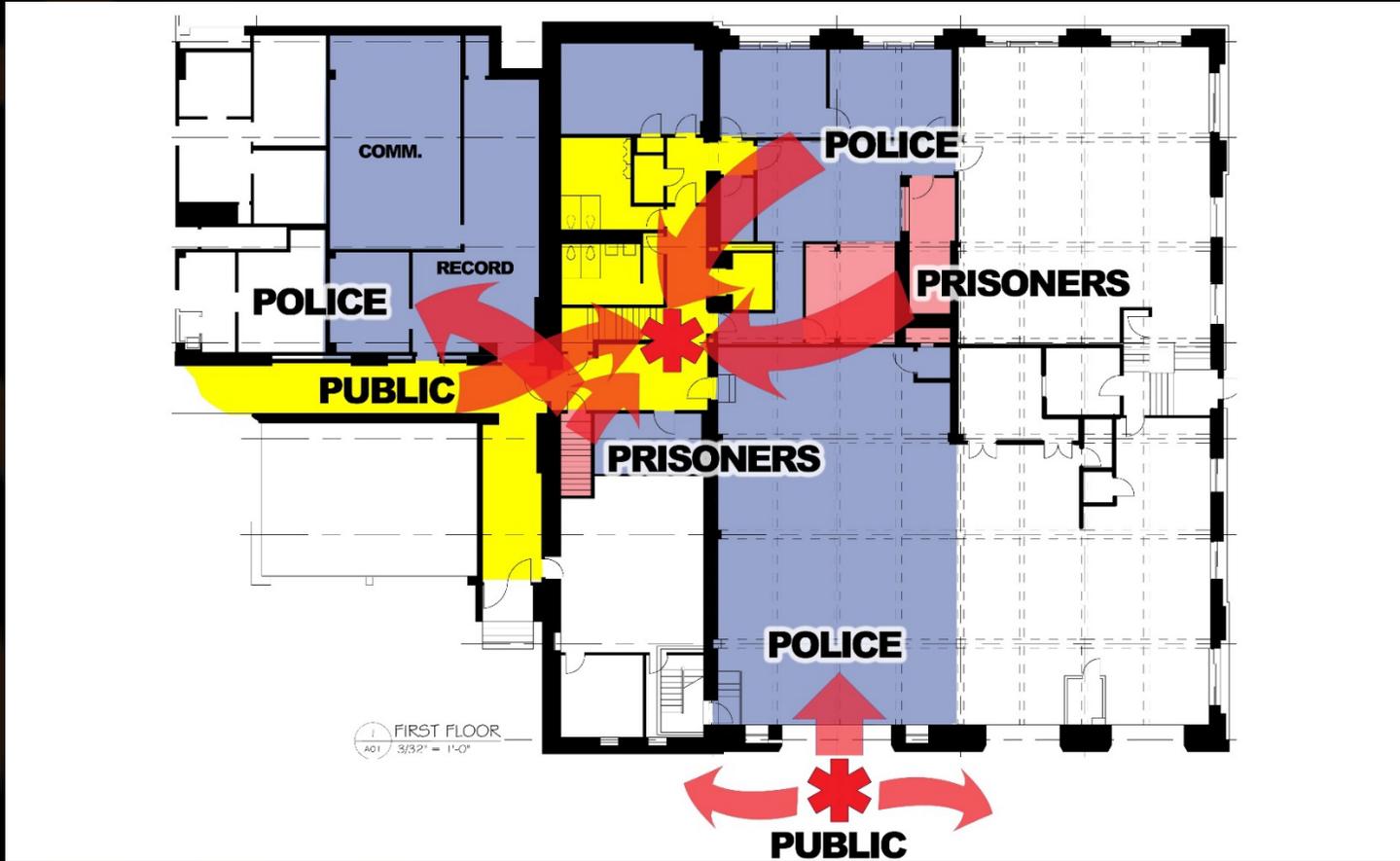
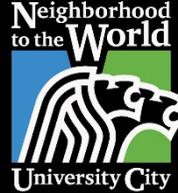
- **2015 SPACE NEEDS ANALYSIS – 37,779 GROSS SQUARE FEET**
 - **Utilizing State & National Police Department Facility and Operational Standards; ‘Best Practices’**



EXISTING POLICE DEPARTMENT and COURT ADMINISTRATION Operational Assessment

- Site and Facility Safety and Security Concerns
- Inadequate Parking: Public and Secure
- Inefficient Work Flow and Departmental Adjacencies

EXISTING POLICE DEPARTMENT ANNEX ASSESSMENT



OPERATIONAL AND PHYSICAL EVALUATION CONCLUSIONS



1. Police Safety/Security Concerns
2. Police/Public/Prisoner Circulation Separation Concerns
3. Environmental Concerns/Structural Deterioration/Antiquated Systems
4. Lack of Code Compliance
5. Inefficient Work Flow/Processing Inefficiencies
6. Employee Satisfaction, Morale, Retention and Attraction Concerns





University City Police Department And Court Administration Conceptual Development Alternatives and Cost Estimates

- ANNEX RENOVATION / ADDITION
- NEW FACILITY

CONCEPTUAL DEVELOPMENT CRITERIA



- **Planning Utilizing Established State and National Standards**

=

Police Department Facility Complying with Required Standards and Meeting Modern Functional Needs

- Address ALL Safety & Security Requirements
- Separation of Police/Public/Prisoner Circulation
- Improved Operational Efficiencies
- Improved Working Conditions
- Improved Prisoner Processing
- Improved Evidence Processing
- Improved Employee Morale
- Improved Employee Retention and Recruiting
- Improved Community Service

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

ANNEX RENOVATION / ADDITION CONCEPTUAL COST ESTIMATE



Renovation/Addition Construction Costs (2016 Dollars)				Cost/SF
Annex Building – Renovation (\$/sf)	\$300	26,096 sf	\$ 7,828,800	
Basement/3 rd Floor Renov	\$100	11,079 sf	\$ 1,107,900	
Building Addition	\$240	6,208 sf	\$ 1,489,920	
Annex Building – Façade Demo/Reconstruction (\$/sf)	\$95	10,062 sf	\$ 955,820	
Annex Building – Essential Services Structure			\$ 1,700,000	
Library Building - Renovation	\$300(1&2)	9,400 sf	\$ 2,820,000	
	\$100 (B)	4,700 sf	\$ 470,000	
Library Building – Façade Demo/Reconstruction	\$95	5,640 sf	\$ 535,800	
Library Building – Essential Services Structure			\$ 639,200	
Environmental Abatement			\$ 241,435	
Site (Retaining Walls Req'd)			\$ 500,000	
Subtotal Renovation Cost:			\$ 18,288,875	
Design Contingency(Unforseen/Phasing)			15%	\$ 2,743,332
Renovation/Addition Cost (Hard Cost)		43,383 sf	\$ 21,032,207	\$485
B. ALLOWANCE FOR SOFT COSTS	20%		\$ 4,206,441	
C. TOTAL PROJECT BUDGET (2016 Dollars)			25,238,648	\$582

- *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
- *ESSENTIAL SERVICES CRITERIA - EXPENSIVE
- *INCREASED RISK OF UNFORSEEN CONDITIONS
- *REQUIRES CONSTRUCTION PHASING
- *HISTORICAL RECONSTRUCTION BIDDING IS
NOT VERY COMPETITIVE

NEW POLICE DEPARTMENT FACILITY CONCEPTUAL COST ESTIMATE



Total Cost \$12,463.387

A. NEW Construction Costs (2016 Dollars)				Cost/SF
Building (\$/sf)	\$ 240	37,779 sf	\$ 9,066,960	
Site (per Acre)	\$ 150,000	2.5	\$ 375,000	
Subtotal - Building Cost			\$ 9,441,960	\$ 250.00
Design Contingency		10.0%	\$ 944,196	
Building Construction Cost (Hard Cost)			\$ 10,386,156	\$ 275
B. ALLOWANCE FOR SOFT COSTS		20.0%	\$ 2,077,231	
C. TOTAL PROJECT BUDGET (2016 Dollars)			\$ 12,463,387	\$ 330

* 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.)

CITIZEN AND CITY COUNCIL PARTICIPATION AND CONSULTATION



- April 28, 2015 – University City Community Meeting
- September 08, 2015 - University City Council Study Session
- November 10, 2015 – University City Community Meeting
- November 23, 2015 – University City Community Meeting
- Community Survey: Police Facility Space Needs Analysis
January 2016 – February 2016

CITIZEN AND CITY COUNCIL PARTICIPATION AND CONSULTATION



Annex Renovation – “White Box”

Renovation Construction Costs (2016 Dollars)				Cost/SF
Exterior Renovation	\$25/sf	(Masonry, Windows, Roof)		
Interior Renovation	\$80/sf			
Systems Replacement	\$60/sf			
Water/Structural Remediation	\$10/sf			
Demolition	\$5/sf			
Renovation Cost/SF	\$180/sf			
Annex Renovation:				
Floors 1, 2, & 3	\$180/sf	27,597 sf	\$4,967,460	
Basement	\$100/sf	12,767 sf	\$1,276,700	
Annex Renovation Subtotal			\$6,244,160	\$154/sf
Library Renovation:				
Floors 1 & 2	\$180/sf	9,400 sf	\$1,692,000	
Basement	\$100/sf	4,700 sf	\$470,000	
Library Renovation Subtotal			\$2,162,000	\$154/sf
Environmental Abatement			\$241,435	
Site Work Allowance			\$500,000	
Subtotal Renovation Cost:			\$9,147,595	
Design Contingency – Renovation		15%	\$1,372,140	
Renovation Total Construction Cost: (Hard Cost)			\$10,519,735	\$194/sf
Allowance for Renovation Soft Costs:		15%	\$1,577,960	
Total Project Cost – Renovation “White Box” (2016 Dollars)			\$12,097,695	\$222/sf





Chiodini
ARCHITECTS

Significant Mechanisms Available to Municipalities to Fund Capital Improvements

- General Fund Reserve
- General Obligation Bonds
- Sales Tax
- Revenue Bonds
- Grants, Taxes
- Lease-Purchase Obligations (Certificates of Participation)



FINANCING THE POLICE FACILITY

- General Fund Reserve

GENERAL FUND RESERVE STATUS AS OF MARCH 21, 2016		
Date of Action/Commitment	General Fund Reserve Status (in millions)	Purpose
June 30, 2015	15,800	Unassigned fund reserve Excludes \$750,000 for expenses associated with flooding in the City and \$90,000 for the City Hall Fire escape.
July 2015	(7,000)	Police Facility Needs
October 2015	(500)	Repair/remediation of Annex
March 2015	(2,000)	Additional repair/remediation Annex
Fund Reserve	6,300	27% of operating expenditures
Operating expense FY16	23,510	Adopted Budget

To maintain the City's AA+ bond rating, the recommended General Fund Reserve should not be less than 25% of budgeted operating expenditures. The current General Fund Reserve is at 27%. In recent years, the General Fund reserve has been tapped to address planned or immediate capital needs. With the current ratio at 27%, use of General Fund Reserve for the Police Department facility needs is not a viable option.



FINANCING THE POLICE FACILITY

General Obligation (GO) Bonds

Bonds secured by the full faith and credit and taxing power of a municipality.

Debt service on bonds are paid through either a property tax levy or other identified revenue sources (such as sales tax proceeds).

Need approval of four-sevenths or two-thirds (depending on the date the election is held) of the qualified voters of the city. Will impose an additional financial burden on city taxpayers.

Next available election dates for a GO bond issue are August and November. The required voter approval is not guaranteed.

Construction of a new facility must occur in advance of the police department accreditation requirements of Senate Bill No. 5 (SB5). With voter approval uncertain, GO bonds are not a reliable option.

Sales Tax

The City may impose a sales tax as a financing alternative.

The sales tax would require a majority of voters needs to approve.

The City's sales tax rate is one of the highest in the region and is at the maximum rate permitted. Due to the maximum sales tax cap rate being reached, this mechanism is not an option.

Revenue Bonds

Revenue bonds are issued to finance facilities that have a definable user or revenue base.

Payable from and secured by the pledge of a specific source of funds from the facility or project that is financed, such as water or sewerage system, which generates revenue.

The new police facility will not generate revenue, therefore revenue bonds are not a viable option.

Grants, Tax Credits

The City explored federal and state grant opportunities for this effort. No funds are currently available.

Tax credits were explored as a possible funding mechanism for the Annex renovation should that option be recommended. It was determined that State historic tax credits were not available for the project. Federal historic tax credits could be applicable for the Annex renovation with the formation of a public-private partnership. The Annex would need to be transferred to a taxable entity and then be leased back to the City and purchased once an obligation is satisfied.

Lease-Purchase Obligation (COPs)

City can lease the real property to be acquired and constructed from a lessor, which may be an investor or a trustee bank. The City makes rental payments annually and can purchase the property at the end of term. A lease-purchase agreement outlining the terms must be approved by the governing body, but is not a voter approved obligation. No debt service levy.

Annual appropriation from either the General Fund or Capital Improvement Sales Tax Funds will be used to retire COPs.

Has been used by many St. Louis County municipalities for the construction of public facilities.