

Neighborhood
to the World



University City

University City Police Department
Facility Analysis

City Council Presentation
Study Session

September 8, 2015

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■ 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



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



David Mason & Associates
Civil Engineering / Survey / Structural Engineering



Cooper Construction Estimating, LLC
Estimating



- **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

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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

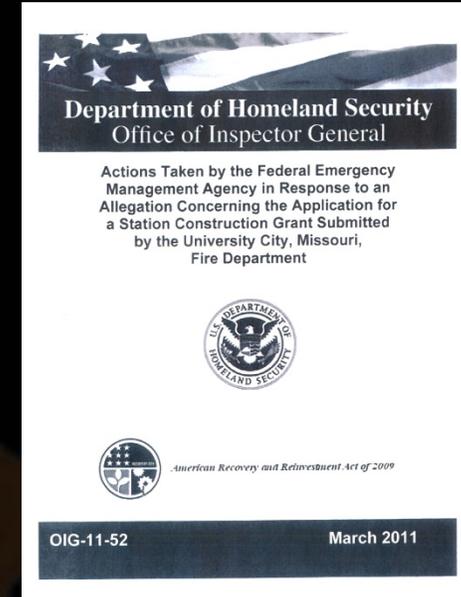
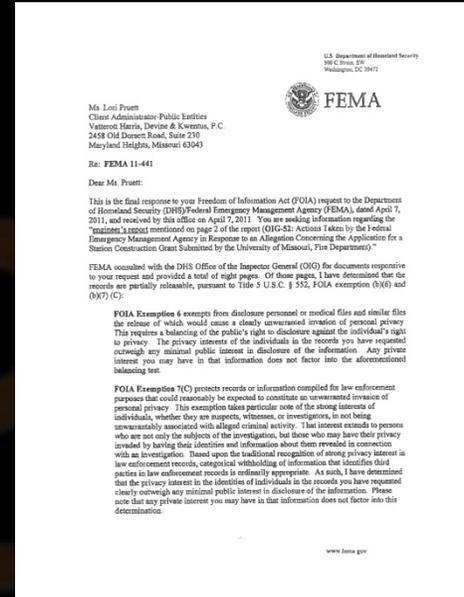
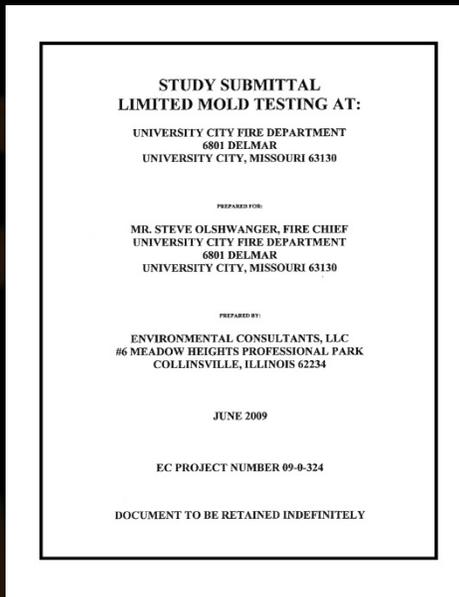
c. Does not meet Accreditation Requirements of **Senate Bill No. 5**
(required within 6 Years)

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



POLICE DEPARTMENT / CITY HALL ANNEX
Physical Evaluation



- **ANNEX PHYSICAL EVALUATION REPORTS**
 - Environmental Assessment Reports – June 2009/January 2014 (Mold, Asbestos, Lead, Radon, and Sewer Gas)
 - 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



BASEMENT – WATER STAINING
BIKE EVIDENCE ROOM



1ST WATER STAINED CEILING TILES
ROLL CALL AREA OF POLICE DEPARTMENT



3RD FLOOR SUSPECT VISIBLE MOLD GROWTH
WEST PLASTER WALL-COMMAND CENTER



3RD FLOOR – WATER DAMAGE EAST PLASTER
WALL IN D.A.R.E. OFFICE

- **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



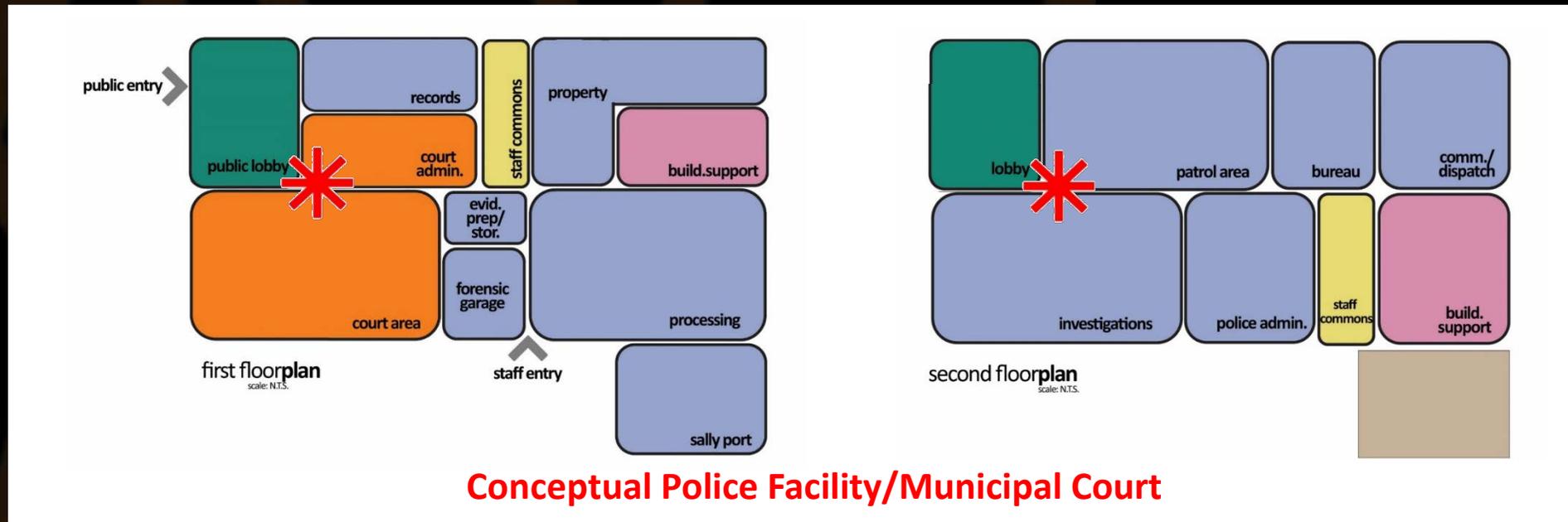
Lack of ADA Compliance



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

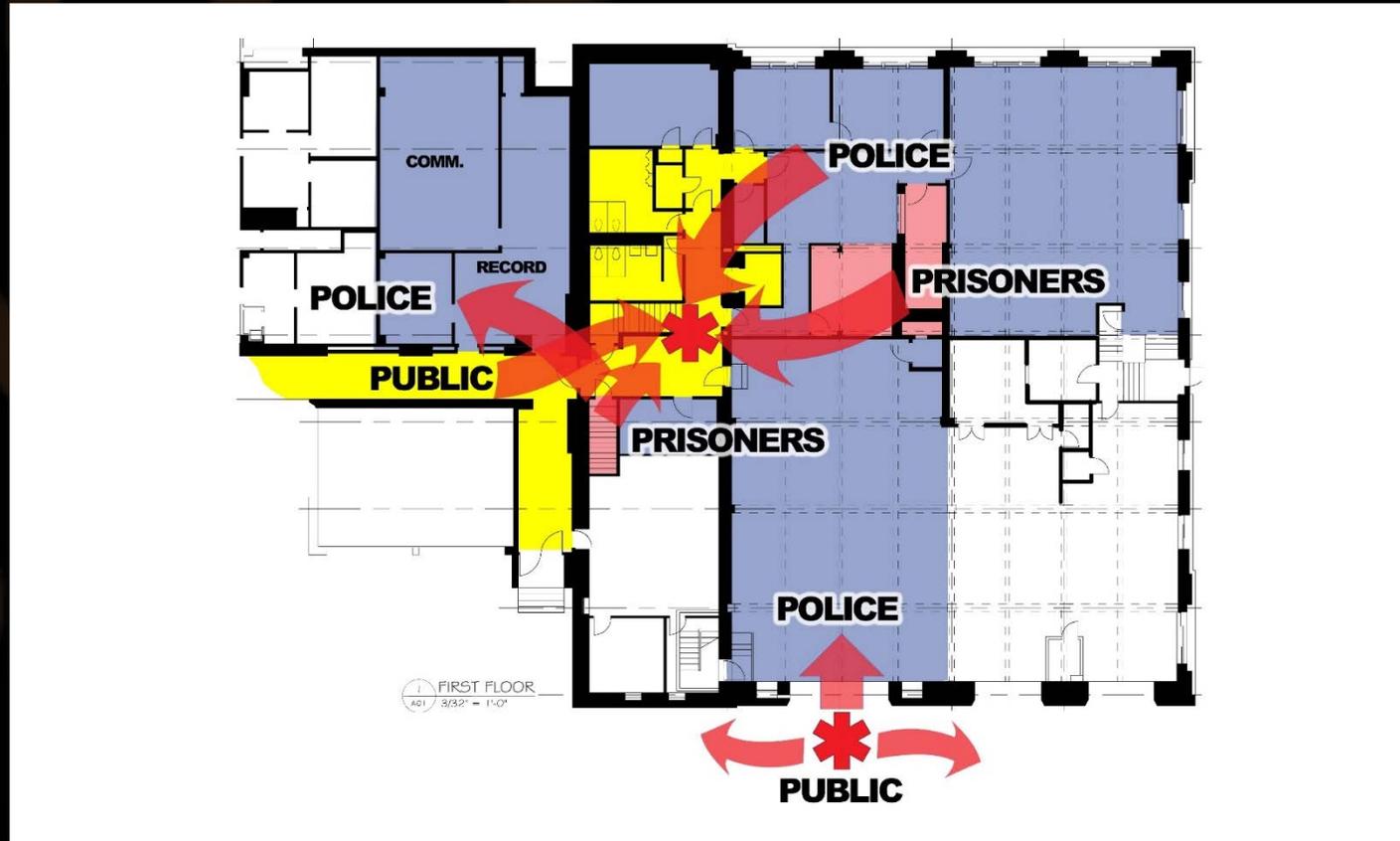


70 Spaces + Miscellaneous vehicles Recommended for Secure Police Alone

***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



modern cell design

9. Evidence Processing

- a. Not Contiguous
- b. Improved Chain of Custody Needed
- c. Lack of Observation

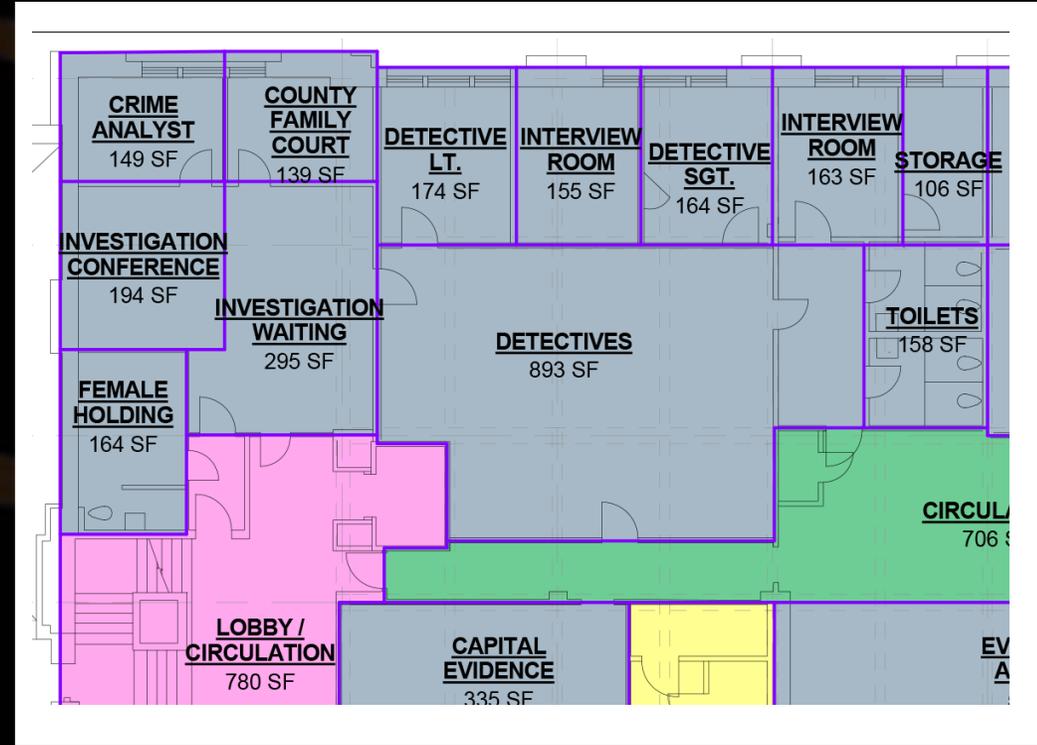
10. Evidence Storage

- 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





POLICE DEPARTMENT / CITY HALL ANNEX

Existing Facility Space Allocation & 2015 Space Needs Assessment

Space	Staff		Space Standards		Comments
	Current	Proj'd.	Existing Police Facility Space Allocation (Square Feet)	2015 Space Needs Assesment (Square Feet)	
1. PUBLIC AREAS					
Net Area			--	3,735	
20% Internal Circulation Factor			--	747	
Subtotal: Public Areas	0	0	5,025	4,482	*Includes: Municipal Court Area @ Community Center
2. POLICE DEPARTMENT STAFF COMMON AREAS					
Net Area			--	2,750	
25% Internal Circulation Factor			--	688	
Subtotal: Staff Common Areas	0	0	1176	3,438	*Includes: Break Room and Adequate Locker Rooms w/ Restrooms and Showers
3. POLICE ADMINISTRATION					
Net Area			--	936	
30% Internal Circulation Factor			--	281	
Subtotal: Police Administration	2	2	637	1,217	*Includes: Admin Conference Room, File Room, Waiting, Restroom, and Work Room
4. BUREAU OF SERVICES					
Net Area			--	995	
30% Internal Circulation Factor			--	299	
Subtotal: Bureau of Services	2	3	798	1,294	*Includes: Support Services Assist, Quarter Master Storage, IT Work Room/Storage, and
5. RECORDS					
Net Area			--	824	
30% Internal Circulation Factor			--	247	
Subtotal: Records	3	3	1271	1,071	
6. COMMUNICATIONS (DISPATCH)					
Net Area			--	1,194	
35% Internal Circulation Factor			--	418	
Subtotal: Communications (Dispatch)	11	11	633	1,612	Offices, Conference Room/Quiet Room, Break Room, Training Alcove, Restroom
7. INVESTIGATIONS BUREAU					
Net Area			--	2,370	
30% Internal Circulation Factor			--	711	
Subtotal: Investigations Bureau	10	14	2,590	3,081	*Includes: 4 Interview Rooms, and Observation Work Station

8. PATROL					
Net Area			--	2,209	
30% Internal Circulation Factor			--	663	
Subtotal: Patrol	52	58	1476	2,872	*Includes: Shift Lieutenant Offices, Road Patrol Office, Juvenile Holding, Work Room, Briefing Room Properly Sized, and Kennel
9. HOLDING					
Net Area			--	2,347	
40% Internal Circulation Factor			--	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			--	2,222	
20% Internal Circulation Factor			--	444	
Subtotal: Property	0	0	2,861	2,666	
11. TRAINING -REQUIRED PERSONNEL AND FACILITIES INCLUDED ELSEWHERE IN ASSESSMENT					
Net Area			--	0	
25% Internal Circulation Factor			--	0	
Subtotal: Training	0	0	0	0	Included in Municipal Court and Recreation Center
12. COURT ADMINISTRATION OFFICE- SELF CONTAINED SUITE					
Net Area			--	824	
30% Internal Circulation Factor			--	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			--	3,284	
20% Internal Circulation Factor			--	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			--	2,452	
15% Internal Circulation Factor			--	368	
Subtotal: Building Support Areas	0	0	2,148	2,820	

Existing Police Facility Space Allocation & 2015 Space Needs Assessment Comparison - SUMMARY



Space	Staff		Space Standards		Comments
	Current	Proj'd.	Existing Police Facility Space Allocation (Square Feet)	2015 Space Needs Assessment (Square Feet)	
Total Net Area			--	26,142	
SUBTOTAL			--	32,851	
15% GROSS-UP FACTOR			--	4,928	Common Circulation, Structure, Shafts, Interior and Exterior Walls, etc.
TOTAL PROJECTED GROSS SF	83	95	--	37,779	
Exist. Annex Police Allocation Net Area			28,149	--	
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	--	*Subtracting Off-Site Municipal Courts (3650sf) and Off-Site Court Records Storage (200sf)
Unusable Annex Square Footage in Future			12,767	--	Basement - Due to water/mold/flooding
Usable Exist. Annex Gross SF Available for Renovation			26,096	--	*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

45 Secure Spaces

24 Secure Spaces

Total Secure Parking

70 Spaces

Public/Visitor Parking

- Visitor Parking
- Municipal Court Parking

15 Spaces

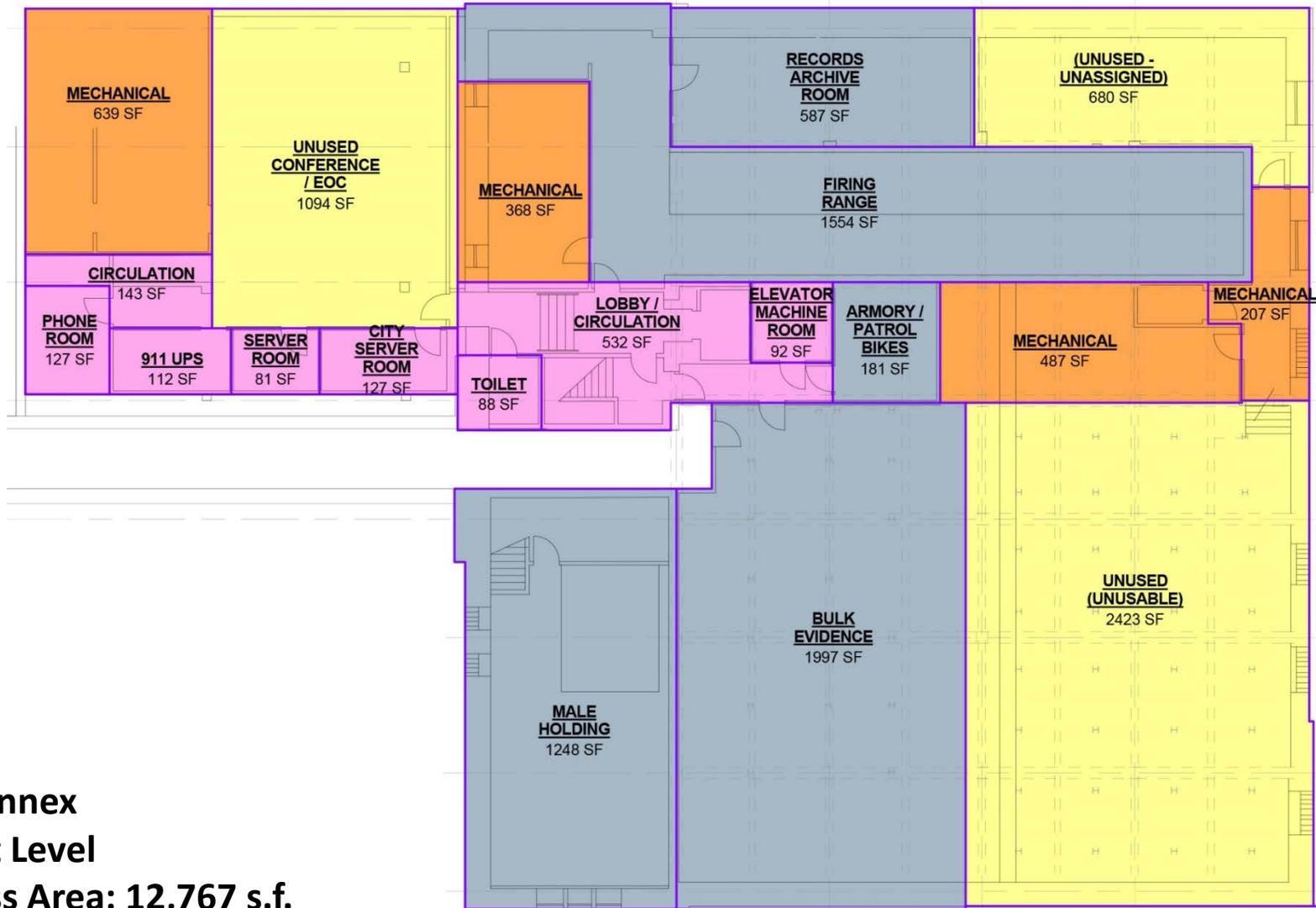
100 Spaces

Total Public/Visitor Parking

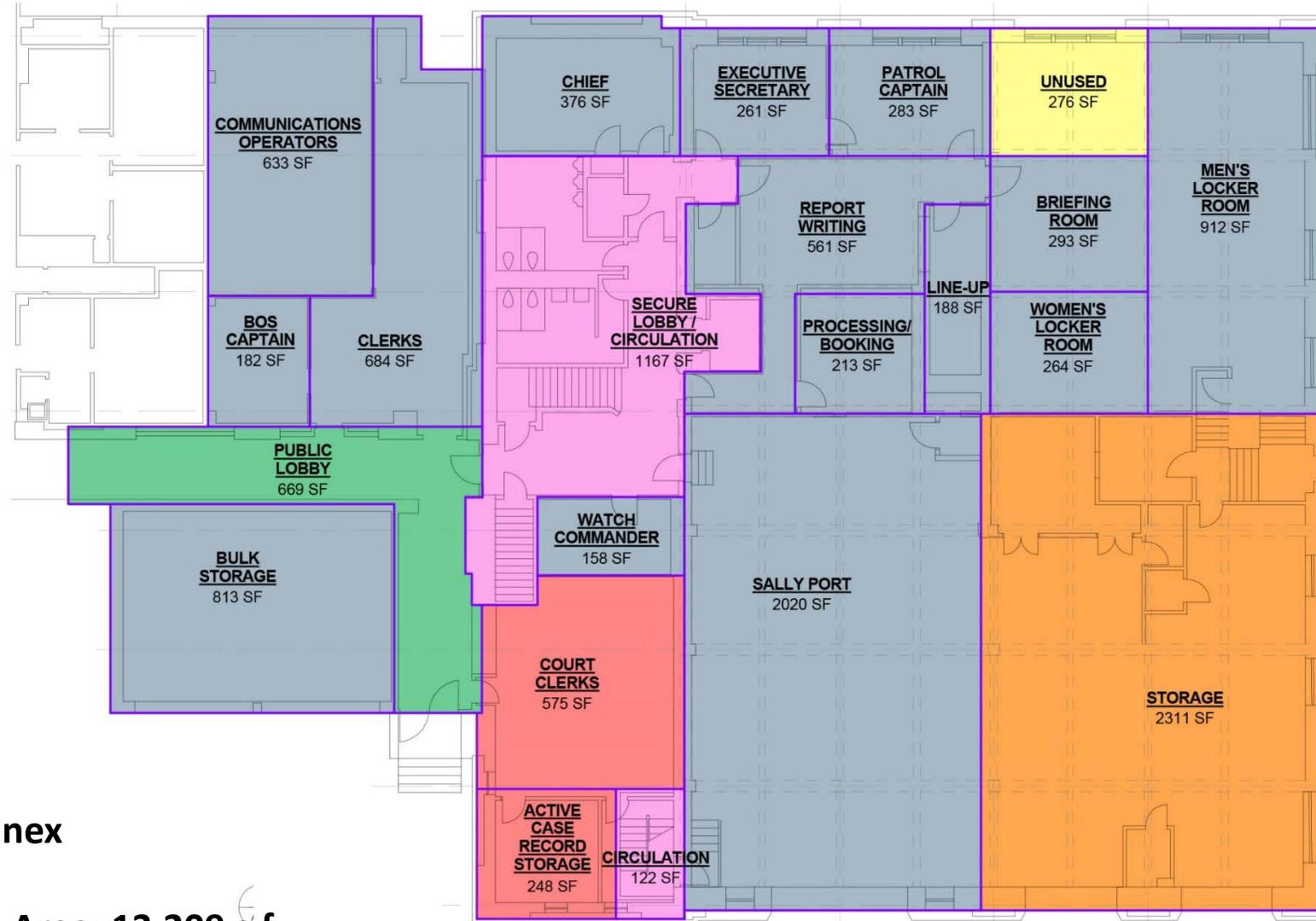
115 Spaces

Total Site Parking for Police Department/Municipal Court

185 Spaces



Existing Annex
Basement Level
Total Gross Area: 12,767 s.f.
Police Space Allocation: 9,664 s.f.

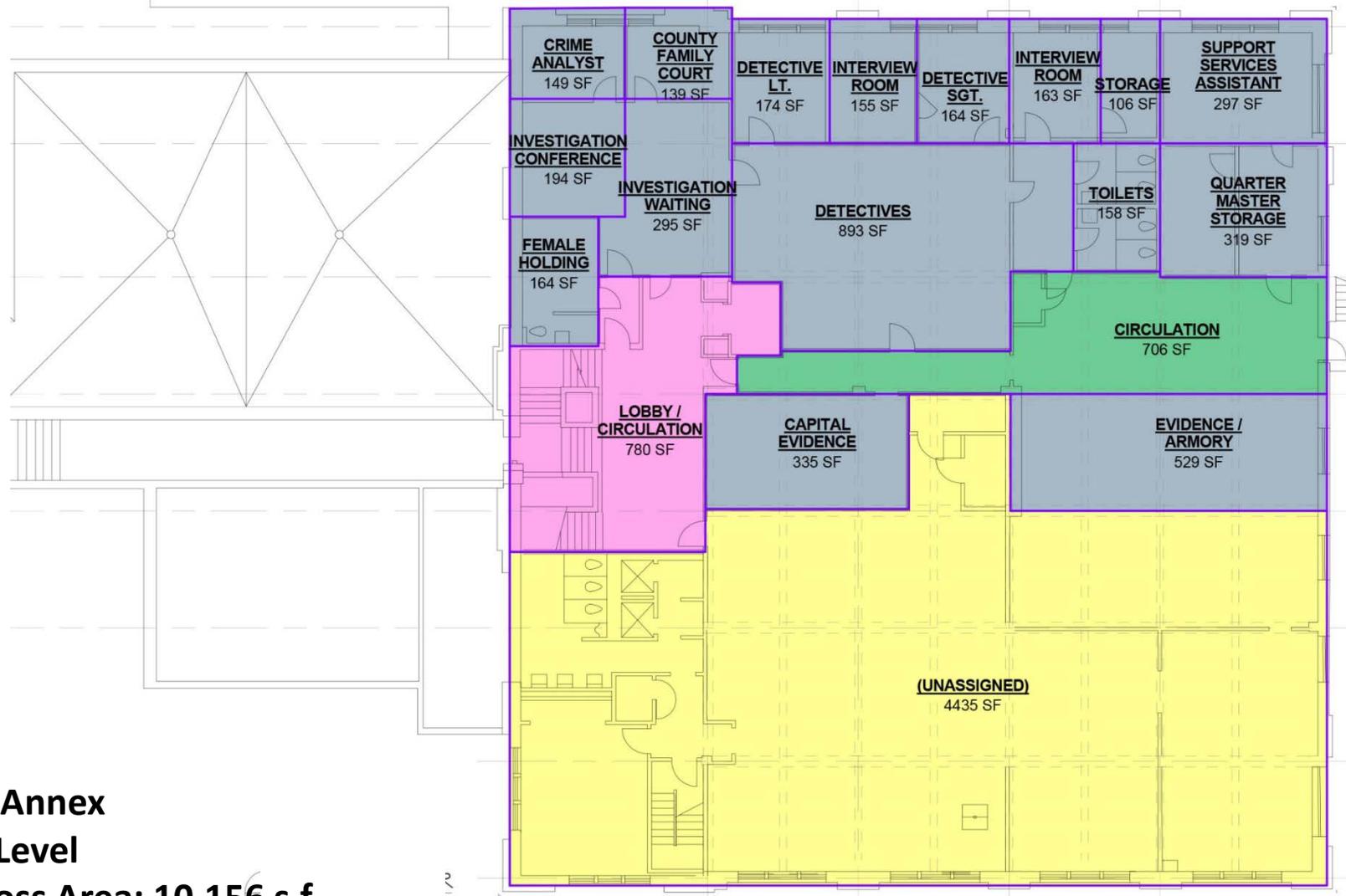


Existing Annex

First Level

Total Gross Area: 13,209 s.f.

Police Space Allocation: 12,933 s.f.

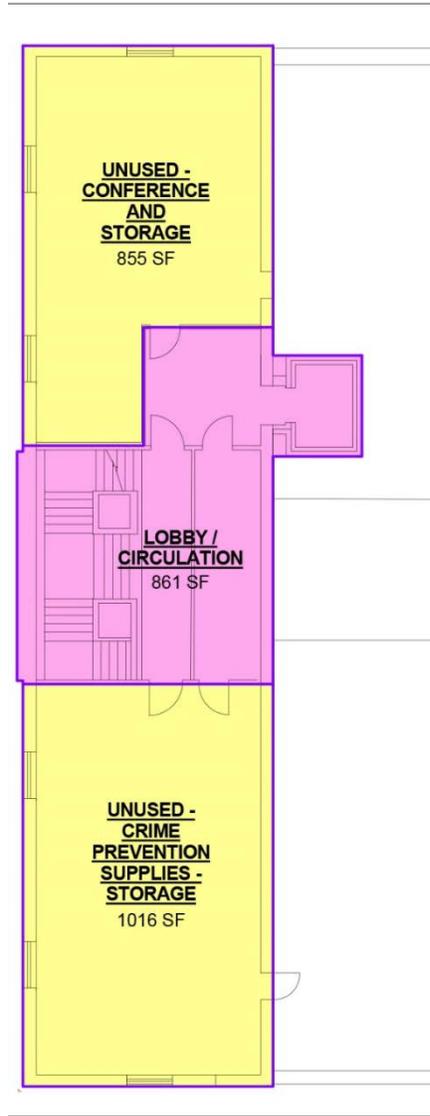


Existing Annex

Second Level

Total Gross Area: 10,156 s.f.

Police Space Allocation: 5,721s.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

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(Unforeseen/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
- *INCREASED RISK OF UNFORSEEN 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

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.)



Next Steps

Where Do We Go From Here?

■ Cost Estimating | 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 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