

Neighborhood
to the World



University City

University City Police Department
Facility Analysis

Focus Group Meeting
Tuesday, April, 28, 2015

Chiodini
ARCHITECTS

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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



University City Police Department Analysis Project Team



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



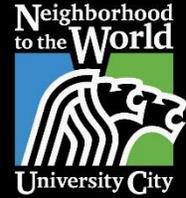
David Mason & Associates
Civil Engineering / Surveying / Structural Engineering



**Cooper Construction
Estimating, LLC**
Estimating



ANALYSIS SCOPE

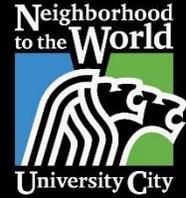


APRIL 2015



- SPACE AND OPERATIONAL NEEDS ASSESSMENT
- **PHYSICAL / OPERATIONAL ANALYSIS**
- DEVELOPMENT OF CONCEPTUAL ALTERNATIVES
RENOVATION AND NEW
- EVALUATION OF ALTERNATIVES
- RECOMMENDATION

SPACE & OPERATIONAL NEEDS ASSESSMENT



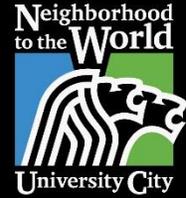
METHODOLOGY

■ 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*

SPACE & OPERATIONAL NEEDS ASSESSMENT



- **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

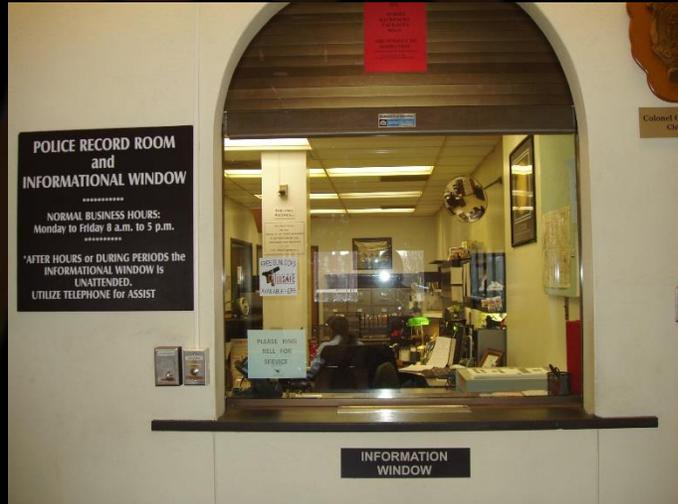
- Environmental Assessment Reports – June 2009/January 2014
(Mold, Asbestos, Lead, Radon, and Sewer Gas)
- FEMA/DHS Reports – September 2010 / May 2011
- Structural Analysis – Engine House #1, 2007

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



EXISTING POLICE DEPARTMENT/CITY HALL ANNEX FACILITY EVALUATION



■ 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



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

POLICE DEPARTMENT OPERATIONAL EVALUATION

■ SITE

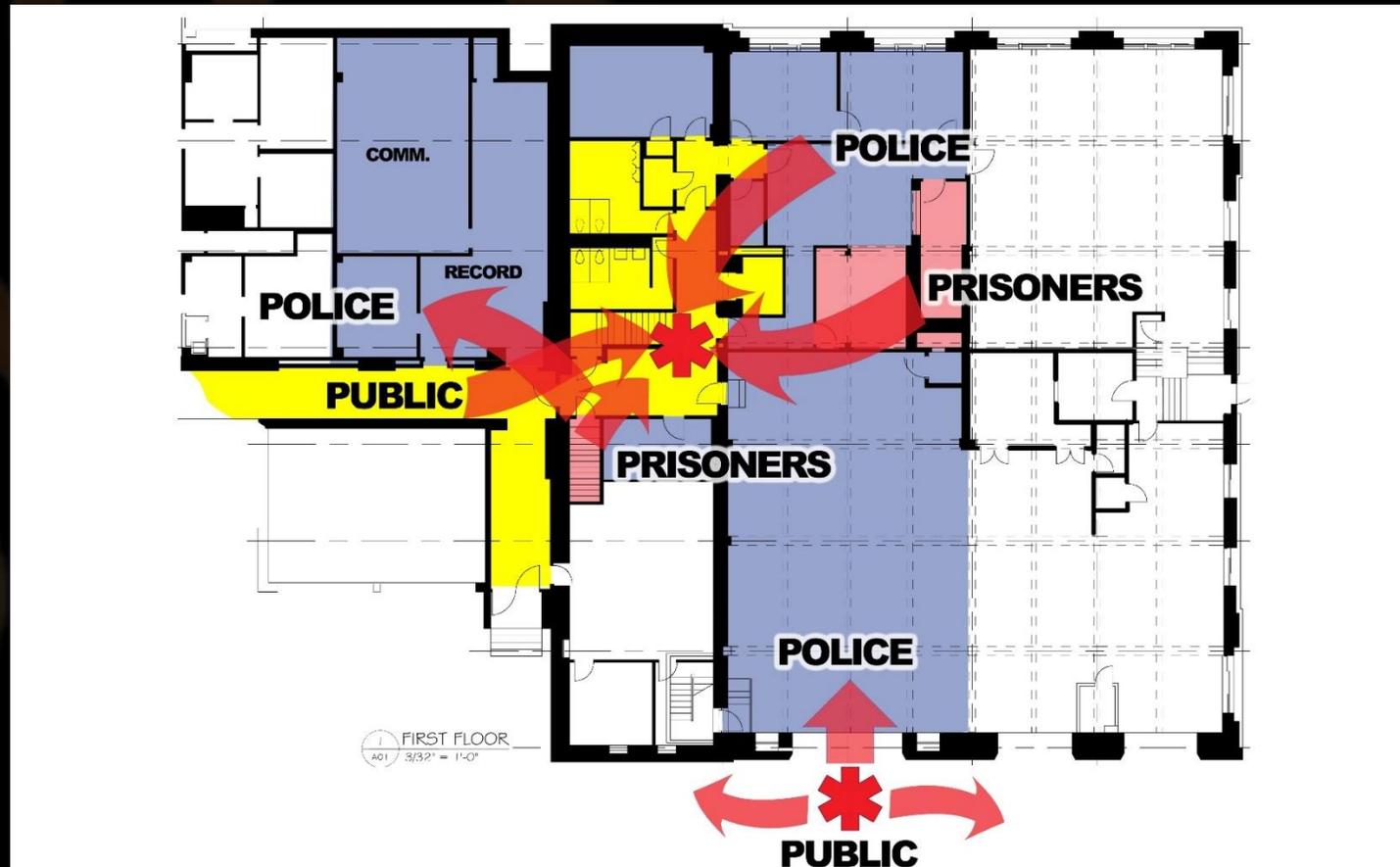
- Safety and Security
 - Inadequate Setbacks From Public Ways
 - No Police/Public Vehicular or Pedestrian Separation



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

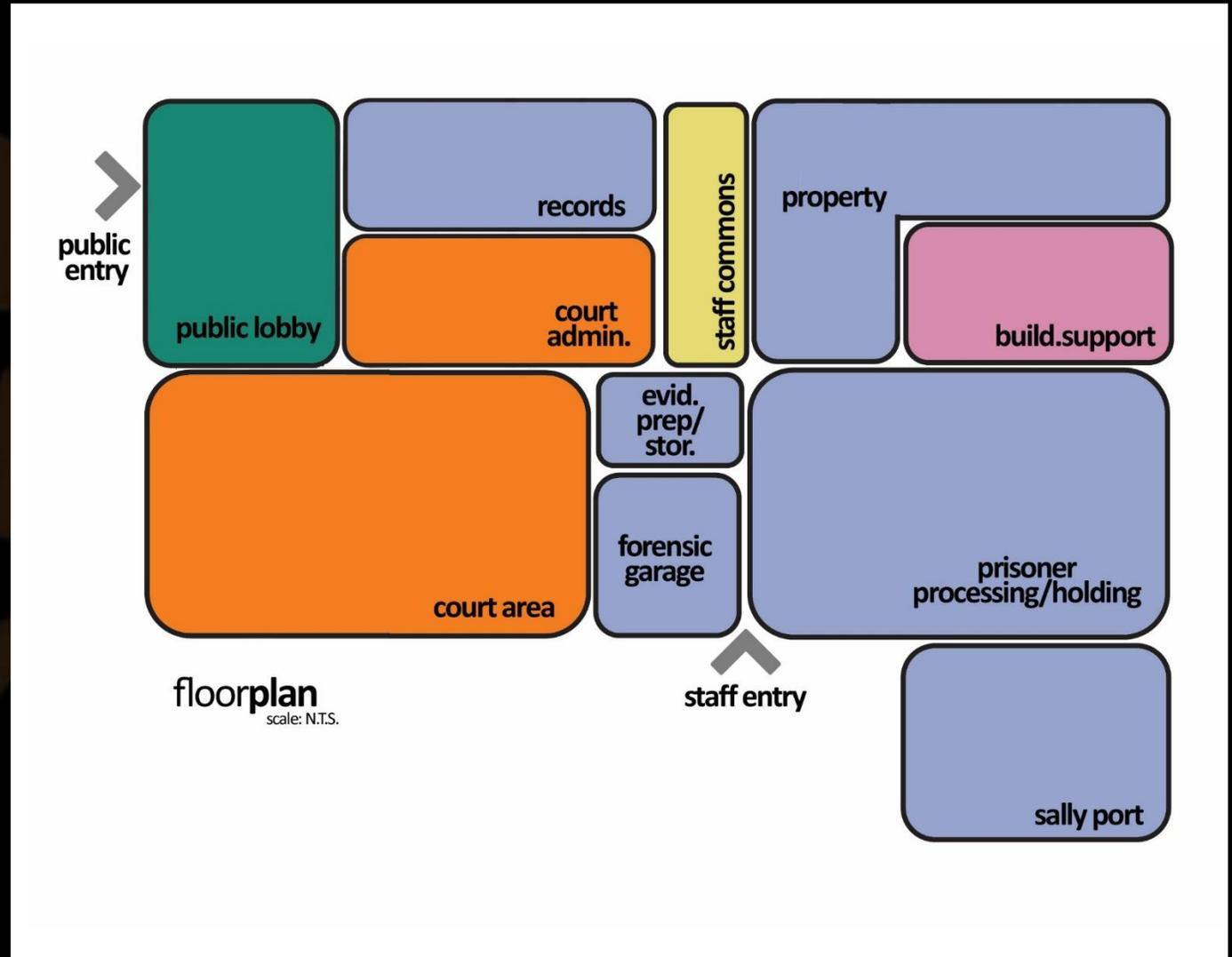


POLICE DEPARTMENT OPERATIONAL EVALUATION



■ OPERATIONS

- Inefficient Work Flow and Departmental Adjacencies



POLICE DEPARTMENT OPERATIONAL EVALUATION

■ OPERATIONS

- Prisoner Holding Cells – Don't Meet Current Standards



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

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