CITY HALL ANNEX - FACILITY ASSESSMENT REPORT

PREPARED FOR UNIVERSITY CITY
PREPARED BY TRIVERS
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INDEX

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The loop, Delmar boulevard

City hall, university city

Lions gate, Delmar boulevard

PURPOSE & SCOPE

According to the National Register Nomination, "the City Hall Plaza Historic District forms the central core of the business district of University City, Missouri." It further describes the buildings within the district as "a 'showplace' of early twentieth century artistic talent and an early example of city planning." Located within the University City Hall Plaza Historic District, the approximately 36,000 sf City Hall Annex facility was built between 1903-1909 for use as a Magazine Press Building. Designed by architect Herbert Chivers, the building was designed in the Second Renaissance Revival style.

The Department of Public Works solicited an assessment of the City Hall Annex to identify and outline recommendations for upgrades, modifications, and renovations to better serve the building's proposed functions while preserving the character-defining historic features of the building itself. The Assessment takes into consideration both current and future needs of the Police Department. All work and recommendations follow the Secretary of the Interior's Standards for Rehabilitation and/or Preservation as applicable to each component of the project.

In addition, Master Planning options have been created to test fit possible programmatic solutions for the Police Department within and/or in addition to the City Hall Annex. The ultimate goal for the Department of Public Works is to house as much of the police program as possible within the Annex itself and to identify program that would have to be housed elsewhere (if applicable).

Previous studies have been completed by University City and other design consultants. These have been used for reference, but the design team has included new or revised ideas for consideration. Floor plans from 1973 have also been referenced in planning studies and documentation. Required Police Department program has been developed through conversations/interviews with the Police Chief and Public Works, as well as a review of the program currently housed in the modular facilities.

Aerial view of site + surrounding context

ORIGINAL WOMEN'S MAGAZINE BUILDING & PRESS ANNEX

1908

In 1903, Edward Gardner Lewis hired architect Herbert C. Chivers to design the new headquarters for the Lewis Publishing Company.

The Conservatory, first, was built on the south end of the Woman's Magazine Press Annex and was intended to serve as the public entry into the building.

DECONSTRUCTION AND RECONSTRUCTION OF THE PRESS ANNEX

1908-1909

The Press Annex was redesigned in late 1908 by architects Eames and Young so that it more closely resembled the design of the Magazine Building, and included the addition of a second story to provide additional work space.

COMPLETION OF THE NEW PRESS ANNEX

1909-1910

The Press Annex reconstruction was completed. The first picture shows the completed facade while concrete was being poured for the second floor.

COMPLETED PRESS ANNEX: INTERIOR

1909-1912

When the Press Annex was remodeled, a second floor was added, providing much needed office and work space for the Lewis Publishing Company. Pictured above was the composing room for the magazines and the Subscription Department. The middle photo demonstrates the light filled quality of the second floor space during the American Womens' League Convention in 1910.

COMPLETED PRESS ANNEX: EXTERIOR

1909-1912

The west side of the Press Annex after remodeling was complete. There is terracotta ornamentation around the windows and the new second story roofline. Only the five bays in the right of the photograph exist today.

AERIAL LOOKING NORTH

1934

The Woman's Magazine Building had been acquired for University City's City Hall in 1930, and the former Press Annex now housed the City's police and fire departments.

Original floor lowered in the Annex order to accommodate the fire trucks,

ANNEX BUILDING FIRE

1940

Fire decimated the northern bays of the building in the 1940's. Portions of the facade were salvaged for the new northern facade extant today.

NEW PARKINGS LOTS

1967

Three blocks of parking were added to the east of City Hall and the Annex to relieve the lack of available parking.

FACILITY ASSESSMENT
EXECUTIVE SUMMARY

The Annex building is a high quality building that is an integral component of a larger City Beautiful City Hall Plaza Plan. The historic integrity of the building is difficult to summarize in one statement as portions of the building are largely intact while other areas are significantly modified and some conditions are entirely manufactured without historic precedent. The building's period of significance is established between 1910 (when redesigned to match the headquarters building) and 1930 (when the building complex became the city's government seat). The building was assessed in general by floor and by exterior conditions and then by specific issue to best describe the general conditions as well as focus on items of specific interest.

The building is in good repair architecturally. There are few limitations due to the open floor plates although years of ad hoc plan changes have left the interior ill suited for reuse in its present form. Reuse is recommended with a preservation focus on the main stair, clerestory windows, open floor plans, and rhythm/detailing of exterior components.

Structurally, the building has several shortcomings in context of the building's test-fit program. The lateral bracing system could require significant seismic retrofit but extent of work is to be determined as required by code interpretation and final use determination. Several other minor issues include deteriorated cast in place concrete window lintels and limited spalled concrete at load bearing beams. Required program area may necessitate removal of the structural system installed specifically for the fire engine bays.

Removal would afford an increase in net area in the basement.

Mechanical, plumbing, electrical, and fire protection systems are specific to the previous space needs and configurations and are recommended to be removed in their entirety.

GENERAL CONDITIONS

BASEMENT

The basement currently is the most underutilized area of the building. It houses evidence storage, a 2 lane firing range, inmate cells, and an emergency operations center. The spaces are limited by access to natural light, ADA accessibility, and reduced head clearance.

Approximately 4,000 square feet of the building are currently used for stolen bicycle storage. The lowered head clearance is resultant of the lowered floor elevation above as required for fire engine access at the first floor. Removing this modification would greatly increase the program flexibility in the basement. In addition, several window openings have been infilled which could be reopened to further improve the conditions within the space.

The firing range is a windowless space yet is adjacent to an exterior wall. In addition, the subterranean space increases the difficulty of maintaining proper air exchange rates in the potentially toxic environment. And, additional access to daylight could be investigated along this exterior wall. The firing range should be considered for relocation.

The inmate cells are unsafe as they have only one means of egress and do not have access to daylight. Relocation of these spaces should be considered.

The "EOC" has been described as a bunker like environment. In terms of safety, this is advantageous but is not a desirable work environment. This space should be relocated, potentially offsite, which may help decentralize some critical services and afford better working environs.

GENERAL CONDITIONS

FIRST FLOOR

The first floor has two basic space types: compartmentalized offices and hi-bay garages. The southern end of the annex building is bisected by the historic stair preservation zone. In addition, the southern end is primarily solid due to adjacencies with the connector building or window openings that have been infilled. Building entry and/or office space quality can be greatly improved by removing the non-historic infill at this area.

The eastern side of the building is primarily office space. The area has few to no limitations on space configurations and has generous ceiling heights.

The western side of the building has been significantly altered to accommodate the fire department once housed within the building. The floor has been lowered several feet in all but the southernmost bay. The area is currently completely inaccessible for those with disabilities. The elevator does not service this half level and two stairs connect this level to the primary first floor level. The window openings on this elevation have been altered significantly by removing the sills and widening at least one bay. The result is several different window and door openings that are not consistent with the historical rhythm of the building.

GENERAL CONDITIONS

SECOND FLOOR

The second floor was the primary entrance level for the building and is connected to the first floor of City Hall via a rooftop walk. The south end is bisected by the building entry hall and stair. This is the highest priority preservation area within the building. The volume of the space and extensive use of stone stair steps, railings, and wainscoting should be preserved. The remainder of the floor plate is highly compartmentalized with little to no coordination with the window locations. The arched windows are a unique feature to this floor. In addition, the center bay running north-south is punctuated by a set of ribbon clerestory windows. These two sets of windows can be organizing elements in any near space configuration.

The ceilings are exposed board formed concrete barrel vaults. Similar to the windows, these elements can organize new space configuration. The floors may have original wood, but the extent of flooring is unknown due to the multiple layers of flooring.

Originally this level was a open floor plate with large amounts of daylight. New spaces should be organized to allow the occupant to recognize the historic volume and maintain historic elements.

GENERAL CONDITIONS

THIRD FLOOR

The third floor is smaller in area than the other three floors. It is one bay in width along the entire south end of the building. The stair hall bisects the floor plate which creates two equally sized rooms. Ceiling heights are much shorter on this floor. However, a set of north-facing unitized skylights add ceiling height and potential to flood the stair hall with natural light. Currently the skylights have been roofed over but look to be suitable to renovate and reuse. The windows are significantly smaller at this floor. Wood flooring was found under the existing carpeting and could potentially be salvaged and refinished.

There is access to the rooftop which could be investigated for an addition if space is needed. However, the addition should be offset from the building facade as to not negatively impact the historic sightlines of the existing building.

GENERAL CONDITIONS

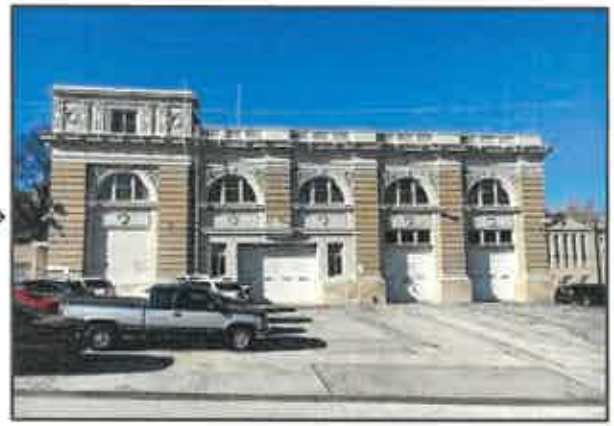
EXTERIOR

The exterior of the building is in good condition and has been renovated in the recent past. The only element that has not been renovated is the roofing system. It is near the end of its useful life and is showing signs of deterioration.

The building does suffer from lack of clear entry and lack of primary facade. The connector currently functions as the entrance but wayfinding is not intuitive and is not accessible. Back of house functions co-located with the existing front of building further confuses entry sequence and co-mingles disparate population groups.

The annex functions as the rear yard of the City Hall building which contributes visual clutter at an inappropriate location relative to the annex entry. A dedicated mechanical yard and enclosure should be explored. A celebrated entrance combined with reworking of the multiple modified openings along the east and north facades could greatly improve the user experience.

Image showing example of one location where Issue noted below is applicable; reference Appendix for additional locations



04.08 MASONRY INFILL ← Specification section and category

Specific issue → *Modified Openings*

Areas that were established as a basis for assessing each issue within the building; reference the following pages for more in-depth descriptions

Additional information regarding issue

Note: terms shown in *italics* will have definition for reference below

All five bays at ground level have been modified in height and or width to accommodate emergency vehicle access. Bays 2 and 3 have been modified to create a single opening that reads as historic but is in fact arbitrary and not historically accurate.

Recommendation: Evaluate future space needs to determining if openings are still needed in the current configuration. If needed, consider more appropriate overhead doors. If not needed, restore openings to original configurations as allowable by program needs.

← Design team recommendation

EXAMPLE ISSUE

SYSTEMS DESCRIPTION & OBSERVATIONS

The following section provides an overview of issues that have been identified during our facility assessment. Reference the example issue above for further explanation of labeling, graphic representation, and rankings. Not all specific locations are addressed.


Good
Fair
Poor


No concern
Moderate concern
Major concern


Good
Fair
Poor


Efficient
Unknown
Inefficient


Good
Fair
Poor

AREAS OF ASSESSMENT

HISTORIC INTEGRITY [HI]

Features and elements shall contribute to the unique visual character of the building. Extant features and elements shall be preserved to the maximum extent possible. Where replacements or additional material is present, they shall replicate existing details where salvage is not reasonable. Where no precedent exists, new features and elements shall be sympathetic but clearly definable from original materials.

SECURITY [S]

The City Hall Annex shall be an open and welcoming environment while allowing for appropriate levels of security. Circulation of all personnel and visitors, separation of critical areas, sight lines, and technology shall contribute to a safe environment for City Hall Annex activities. Proposed modifications to improve security will be thoughtfully designed so as not to have an adverse effect on the historic integrity of the property.

FUNCTIONALITY [F]

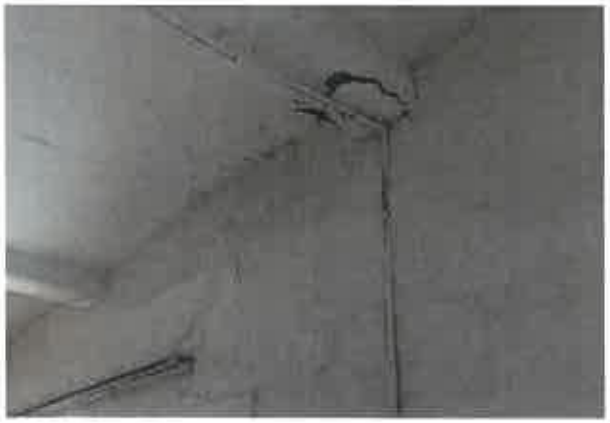
Elements and features shall serve their intended purpose. Broken or out of date elements or features shall be serviced, supplemented, or replaced.

ENERGY & RESOURCE EFFICIENCY [E&RE]

Equipment, lamping, plumbing fixtures, windows, and doors shall all be evaluated against current energy codes. Need for replacement or upgrade shall be balanced with historic integrity and coordinated with projects that share adjacencies to minimize cost.

HEALTH & SAFETY [H&S]

The well-being of the citizens and visitors shall be of highest priority. All occupants shall be afforded a safe environment in which to dwell and expeditiously egress in case of natural or man-made emergency. Code minimums shall be met where explicitly defined such as guardrail heights, or hardware requirements at electrical rooms. Where minimum requirements are not explicitly stated, industry best practice shall be utilized. Any health and safety upgrades that would have an adverse impact on historic fabric will be described as such. Determination on best practice will be made on a case by case basis.



03.00 CONCRETE

Spalled Beam

At the 2nd floor south wall there is one instance of a spalled concrete beam at its intersection with the exterior wall. This represents concern both architecturally and structurally. See structural assessment for additional information

Recommendation: Remove loose and unsound material. Document condition of reinforcing steel. See structural assessment for additional information.

03.00 CONCRETE

Board Formed Barrel Vault

The building is comprised of a one-way reinforced concrete beam and slab system. The beams run east-west with concrete slab spanning north-south. The concrete slabs are board formed barrel vaults and are a distinctive feature of the spaces. Floor slabs likely transmit high sound and impact levels

Recommendation: Limit use of dropped ceilings and organize systems to coordinate with barrel spacing. Emphasize the vaults as a character defining feature. Consider topping slabs and/or other sound mitigating solutions.

03.00 CONCRETE

Exposed Slab on Grade

Exposed concrete slabs are mainly confined to the basement and hi-bay areas. In general, slabs were found to be in good condition with adequate crack control joints. Concrete coatings and finishes ranged from none to painted

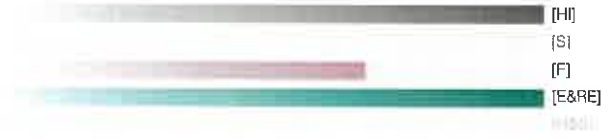
Recommendation: Evaluate moisture content of concrete at basement level for suitability of adhesives and floor finishes. Remove loose and unsound finishes and clean and prepare surface for new floor finishes.

SYSTEMS DESCRIPTION & OBSERVATIONS

ARCHITECTURAL

03.00 CONCRETE

Penthouse



A concrete penthouse compromised of concrete columns, beams, and board formed roof deck is located at the central column bay running east-west for several bays. It is concealed above dropped ceilings in secured evidence storage rooms. Several additional bays have been infilled to eliminate the penthouse. The concrete structure looks to be appropriately roofed and painted with only minor indications of deterioration.

Recommendation: Limit use of dropped ceilings and organize systems to coordinate with penthouse. Consider restoring extents of penthouse for entire length of building. Emphasize the penthouse as a character defining feature and organizing element. See structural assessment for additional information.

03.00 CONCRETE

Cast-in-place stairs

It is assumed existing stair treads and risers are cast-in-place concrete however they could be terrazzo. The painted surfaces are not adequately slip-resistant and are high-maintenance. Stair tread rise and run are not compliant with current codes.

Recommendation: Clean and prep for new floor finishes. Modify existing guardrails to meet code required height and add handrails. Consider new stair for primary vertical circulation and limit public use to the extent possible.

03.00 CONCRETE

Deteriorated Lintel

Several cast in place reinforced concrete lintels along the south elevation have been compromised by water infiltration. Rust pack on reinforcing steel has spalled the lower half of the lintel.

Recommendation: Remove window and see structural assessment for further information.

03.02 CAST IN PLACE CONCRETE SIDEWALKS & TERRACES

Rooftop walk

Rooftop walk looks to be in good condition. No cracking or other signs of roof deflection. Walking surface coating is sanded but should be evaluated to ensure proper slip coefficient. Walking surface is not adequately lit.

Recommendation: Maintain surface coating and test for proper slip coefficient. Provide Min 3 footcandles per foot at walking surface.

03.02 CAST IN PLACE CONCRETE

Hi-bay slab

The four southern bays of the first floor have been lowered and structurally modified to accommodate emergency vehicle loads and widen typical column bays. The first floor has increased in height at the expense of the basement ceiling height, making the basement unsuitable for occupiable space in these bays. Concrete deck is high quality and well maintained.

Recommendation: Test concrete for toxic and/or hazardous materials. Consider unique open floor and increased head height areas for multifunction, sally-port, or other program elements not suitable for other locations in the building. Evaluate potential replace floor at original elevation.

04.01 INTERIOR MASONRY CLEANING

Stone Railings/Wainscoting

Existing stair elements including the railings, newelpost, wainscoting, base, treads, and risers are natural or synthetic plaster based stone. They are a central character defining feature and preservation shall be prioritized. In general, elements are in good albeit soiled condition. Joint sealants/mortars should be evaluated for toxic and/or toxic materials.

Recommendation: Clean with gentlest means possible to remove atmospheric and biological staining.

SYSTEMS DESCRIPTION & OBSERVATIONS

ARCHITECTURAL

04.01 INTERIOR MASONRY CLEANING

Atmospheric Staining

Glazed brick was likely added to the building when converted to the police/fire department. Brick condition is in good condition and while not original, may be beneficial to future space usage needs. Mortar is stained especially along the floor and high against the ceiling. Both are likely a result of idling emissions and/or washdown protocols.

Recommendation: Identify what extent brick may be exposed in new spaces. Remove, and re-point mortar and clean with the appropriate masonry cleaners with the gentlest means possible.

04.02 INTERIOR STONE

Base Trim

Stair landing rooms have base trim that are natural or synthetic plaster based stone. They are a central character defining feature and preservation shall be prioritized. In general, elements are in good albeit soiled condition. Joint sealants/mortars should be evaluated for toxic and/or toxic materials.

Recommendation: Clean with gentlest means possible to remove atmospheric and biological staining.

04.03 INTERIOR BRICK RE-POINTING

Mechanical Tunnel

A brick mechanical tunnel connects utilities between he City Hall and Annex building. The brick is lower quality and softer brick. However it is in good condition. Toxic and hazardous material testing should be performed due to the extent of pipe wraps and coating used in the space. IT is unclear if there have been water infiltration problems in this subterranean space.

Recommendation: Spot re-point as needed. Perform hazardous material testing. Apply crystalline coating if water infiltration is problematic in the space.

04.04 EXTERIOR MASONRY CLEANING

Site Walls

Site retaining walls concrete with extensive biological and atmospheric staining. The walls are unsightly and located adjacent to Annex Building entrances.

Recommendation: Apply biological and atmospheric cleaners.

04.04 EXTERIOR MASONRY REPAIR

Typical Masonry Condition

Existing brick is a unique buff color in contrast to the ubiquitous red brick in the St. Louis region. Brick of this color tends to be of poorer quality and is not locally sourced. However, the masonry envelope is in good condition with proper joint material and profiling. Brick is clean and devoid of staining on all elevations. No signs of step cracking or spalling which is evidence of larger issues.

Recommendation:
None.

04.08 MASONRY INFILL

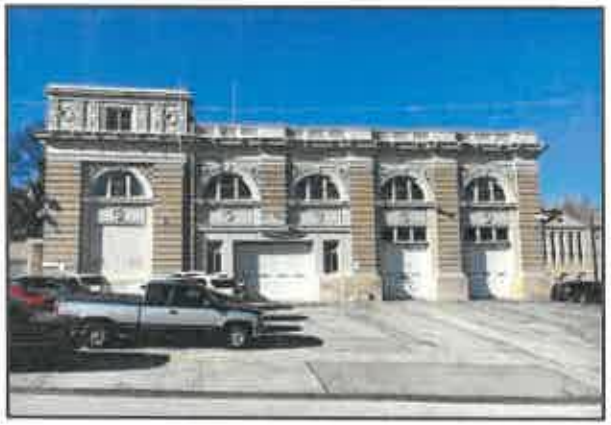
Inappropriate Material

Glazed concrete masonry units in stack bond, infill existing opening once occupied by windows. The material, scale and pattern are not consistent with the larger building

Recommendation: Remove infill materials and replace with windows. Consider new space uses that may utilize additional natural light.

SYSTEMS DESCRIPTION & OBSERVATIONS

ARCHITECTURAL



04.08 MASONRY INFILL

Modified Openings

All five bays at ground level have been modified in height and or width to accommodate emergency vehicle access. Bays 2 and 3 have been modified to create a single opening that reads as historic but is in fact arbitrary and not historically accurate.

Recommendation: Evaluate future space needs to determine if openings are still needed in the current configuration. If needed, consider more appropriate overhead doors. If not needed, restore openings to original configurations as allowable by program needs.

05.03 DECORATIVE METAL RAILINGS

Inconsistent styling

Existing rooftop walk railings are utilitarian and not historically sensitive. While no pickets are required per code due to proximity to potential falls, their absence is a potential liability.

Recommendation: Remove and replace with more compatible railing style that limits access to rooftop.

05.03 DECORATIVE METAL RAILINGS

Non-Code Compliant

Faux traditional railings are non-code compliant. Handrails do not extent beyond top and bottom-most riser nosing.

Recommendation: Remove and replace railing to meet handrail code requirements.

05.03 DECORATIVE METAL RAILINGS

Non-ADA Compliant

[F]

[H&S]

Utilitarian railings are non-code compliant. Handrails do not extent beyond top and bottom most riser nosing. Paint loss along length of railing.

Recommendation: Remove and replace railing to meet handrail code requirements.

05.03 DECORATIVE METAL RAILINGS

Window Security Grille

[HI]

[S]

[F]

[E&RE]

[H&S]

Window security grilles limit proper maintenance of windows. Cleanliness in interstitial space and of railings is compromised.

Recommendation: Remove grilles and locate high security threats away from windows.

05.03 DECORATIVE METAL RAILINGS

Non-ADA Compliant

[HI]

[F]

[H&S]

Faux traditional railings are non-code compliant. Handrails do not extent beyond top and bottom-most riser nosing and are not continuous.

Recommendation: Remove and replace railing to meet handrail code requirements.

05.04 METAL STAIR FABRICATIONS

Non-Code Compliant

The second floor's second means of egress is an uncovered exterior stair. It is an unsecure location with high probability for slips and falls. Current railings are not code compliant and allow for someone to fall off the stairs between the rails . Painting requires consistent upkeep. Stair is an eyesore at the north elevation

Recommendation: Remove exterior stair and replace with an interior second means of egress.

06.01 MAINTENANCE OF WOOD, PLASTICS & COMPOSITES

Rotted Raised Floor

Newer restrooms have been inserted at the 2nd floor. Raised flooring has been constructed which makes the restrooms inaccessible to disabled visitors/employees. In addition, plumbing fixtures had multiple leaks which resulted in significant wood rot and conditions conducive to mold growth.

Recommendation: Remove all restroom partitions and overbuilt floor materials down to historic fabric. Consider new locations and configure spaces for maximum inclusiveness.

07.01 GUTTERS & DOWNSPOUTS

Typical Condition

Pre-finished flashing and downspouts are in good condition. In general, most are not visible from historic elevations. Majority of gutters utilize internally draining leaders. Quantity and redundancy of drain inlets seemed to be lacking. Internal leaders were concealed in many locations and not evaluated

Recommendation: Remove and replace as needed with installation of new roof systems.

07.01 GUTTERS & DOWNSPOUTS

Lack of Splashblock

No splash blocks at downspouts. Scouring of roof ballast evident at some locations

Recommendation: Provide splashblocks at all downspout locations and reduce water travel distance to drain inlets.

07.02 METAL FLASHINGS

Typical Condition

Pre-finished metal flashings were in good condition, securely attached and colorfast

Recommendation: Remove and replace as required when installing new roofing systems

07.02 METAL FLASHINGS

Counterflashing

Galvanized metal counter flashing was in fair condition. The flashings were serviceable but in some locations had begun rusting.

Recommendation: Remove and replace with a stainless steel counterflashing when new roofing systems are installed

07.03 JOINT SEALANTS

Adhesion Failure

Most joint sealants were serviceable but show signs of repeated stress and UV degradation.

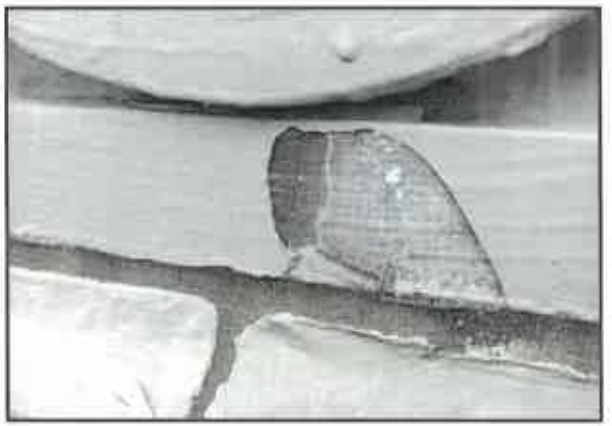
Recommendation: Replace areas where sealants have failed. Evaluate sealants on a periodic basis and remove and replace accordingly.

07.04 WATERPROOF COATINGS

Typical Condition

It is assumed the original glazed coating of the extensive terracotta work have been compromised beyond repair. A fluid applied coating now conceals all historic terracotta. In general, the coating was in good condition and the color selection looks to be an appropriate color for the building. Additional information is needed to evaluate the longterm suitability of the coating.

Recommendation: Evaluate coatings on a periodic basis and remove and replace accordingly.



07.04 WATERPROOF COATINGS

Adhesion Failure

Some locations of the terracotta coating have been compromised. This allows for possible further deteriorations as moisture is allowed into the system and the breathability of the coating is likely non-porous

Recommendation: Remove unsound and loose materials to substrate. Reapply coating.

07.05 WATERPROOF MEMBRANES

Ballasted Roof

There are no roof walk mats to access rooftop equipment. Ballasted roofs have the propensity for punctures do to walking on the ballast. The roofing technology installed is antiquated and the system installed is near end of service. A new roof may accommodate increased thermal performance over the existing system

Recommendation: Consider new roofing systems with high albedo and or high thermal efficiency. Provide walking mats for rooftop access.

07.05 WATERPROOF MEMBRANES

Fluid Applied Membrane Damage

A liquid aluminum coating has been applied to the EPDM roofing substrate at the vertical parapet wall surfaces. This was likely applied in an effort to add longevity or remedy observed deterioration. Several locations were found to be compromised. In some areas the liquid coating had delaminated, in others, the substrate was not suitable for liquid application.

Recommendation: None. The liquid coating is integral to the roofing membrane and will be removed as part of a new roofing system installation.

07.06 METAL ROOFING

Typical Condition

Metal standing seam roofing is installed over clerestory windows. Roofing is in good condition with no obvious signs of storm damage or leaks. However, roofing obscures metal skylights that are a character defining feature.

Recommendation: Remove metal roofing and restore skylights to original conditions.

08.01 HOLLOW METAL DOORS & FRAMES

Historically Inaccurate

Exterior metal doors, frames. And blind transoms are in good condition. However, anodized aluminum finish is not historically compatible.

Recommendation: Remove and replace with door styles and colors that are more consistent with the color and style of the building.

08.01 INTERIOR HOLLOW METAL DOORS & FRAMES

Typical Condition

Interior hollow metal frames are functional but utilitarian. Door leaves were inconsistent in both material, style, and finish.

Recommendation: Consider consistent door types and frame types. Reserve current frame and door styles for back of house and/or strictly utilitarian functions.

08.02 EXTERIOR HOLLOW METAL DOORS & FRAMES

Typical Condition

Exterior hollow metal doors and frames were in poor condition. Many doors did not close properly. Doors and frames had extensive rusting at heads and sills

Recommendation: Remove and replace doors and frames to ensure properly functionality and aesthetic consistency.

08.07 WOOD WINDOWS

Typical Condition

New wood replica windows installed at existing window openings. Infilled windows were not reopened to original configurations. Accuracy of sight lines and profiles undetermined. Energy efficiency undetermined at time of assessment.

Recommendation: Review original windows against new window sight lines and profiles. Review window performance numbers. Reopen all original window openings and remove infill materials.

08.08 STEEL WINDOWS

Rust

Moderate rust is evident along with single pane glazing units at clerestory windows. These windows are a prominent character defining feature of the second floor space and should be prioritized for restoration and/or replacement back to their original configuration to the extent possible. Windows are in fair condition.

Recommendation: Preference restoration over replacement but consider overall energy performance.

08.09 METAL-FRAMED SKYLIGHTS

Metal skylights are a key feature of the existing space that are no longer being used . Glazing units look to be painted opaque. Limited signs of water infiltration at failed sealants/gaskets.

Recommendation: Remove roofing materials. Review existing conditions. Preference restoration over replacement but consider overall energy performance.

SYSTEMS DESCRIPTION & OBSERVATIONS

ARCHITECTURAL

08.16 WALL VENTS

Inconsistent Size and Finish

Wall vents create inconsistent openings and create a negative impact on multiple elevations.

Recommendation: Remove vents, consolidate, and/ or locate vents at rooftop or other discreet location. Consider more aesthetically pleasing vent options where no other placement option is feasible.

08.17 OVERHEAD DOOR

Historically Inaccurate

Overhead doors are inconsistent with the period of significance. Doors should be considered for removal.

Recommendation: Restore openings to original configuration if possible. Where overhead doors are required, provide insulated, energy efficient options with details more compatible with historic building.

08.17 OVERHEAD DOOR

Historically Inaccurate

Proximity of door to entrance is undesirable and confuses wayfinding. This overhead door in particular should be removed or the entrance location should be reconsidered.

Recommendation: Infill openings where overhead doors are no longer needed. Consider storefront systems that adequately differentiate themselves from historic elements. Where overhead doors are required, provide insulated, energy efficient options with details more consistent with historic building.

09.01 PAINT

Exterior Wall Efflorescence

Paint efflorescence in and of itself is of little consequence especially since walls will be furred out in future work. However, it is indicative of moisture migration through the wall system. Furthermore, existing wall does not meet current R-Values

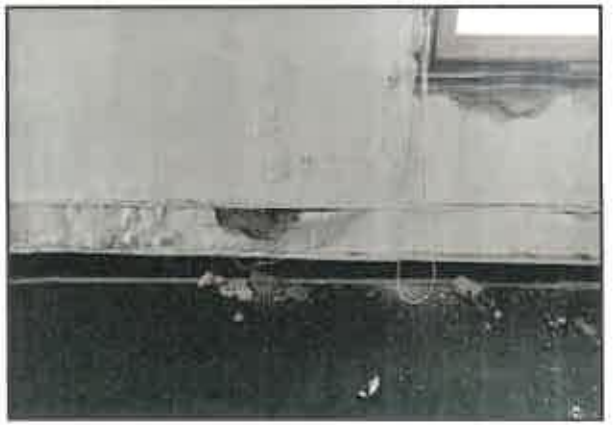
Recommendation: Review exterior wall conditions to determine if moisture is currently migrating through the wall. Review for structural cracks, open joints, and any sky facing ledges that may be allowing moisture into the wall. Furr out walls with appropriate materials as to not trap moisture within the wall assembly.

09.01 PAINT

Peeling Paint

Peeling paint is not only unsightly but is likely lead based.

Recommendation: See environmental assessment for removal protocol. If no hazardous materials are present, remove paint down to substrate in locations where surface is exposed.



09.02 GYPSUM PLASTERING

Spalling

Spalling is indicative of moisture migration through the wall system. Furthermore, existing wall does not meet current R-Values

Recommendation: Review exterior wall conditions to determine if moisture is currently migrating through the wall. Review for structural cracks, open joints, and any sky facing ledges that may be allowing moisture into the wall. Furr out walls with appropriate materials as to not trap moisture within the wall assembly.

SYSTEMS DESCRIPTION & OBSERVATIONS

ARCHITECTURAL

09.03 CERAMIC TILING

Restroom Conditions

Mosaic, small format tile was present on floors and 4" square tile was present on the walls of the restrooms. They are functional but have a high proportion of grout joints to solid surface which results in high maintenance requirements and fosters unsanitary restroom environments.

Recommendation: Consider large format tile in colors that demonstrate sanity conditions.

09.04 ACOUSTICAL TILE CEILINGS

Dropped Ceilings

Dropped ceilings significantly altered the quality of the spaces especially at the first floor. Most transom level windows were completely concealed above the ceiling plane.

Recommendation: Remove acoustical ceiling tile systems. Consider floating planes and/or ceiling soffits that allow spaces to have access to natural light to the greatest extent possible.

09.05 STONE FLOORING

Worn Finish

Stone flooring at the stair landings are in good condition. Some minor staining and loss of finish are evident

Recommendation: Remove stains using the gentlest means necessary and grind as needed to remove deeper scratches and gouges.

09.05 STONE FLOORING

Threshold(s)

[HI]

[F]

Stone thresholds were found in few locations. They are historic and should be preserved in any new flooring application

Recommendation: Maintain in place.

09.06 WOOD FLOORING

Concealment

[F]

[E&RE]

[H&S]

Original wood flooring was found in multiple locations below vct and carpet. Original flooring materials are important contributors to the quality of historic spaces.

Recommendation: Remove flooring materials concealing wood floors. Evaluate condition of wood flooring and identify areas where wood could be exposed in new spaces.

09.08 RESILIENT FLOORING

Multiple Plys

[F]

[H&S]

Floors are uneven and in various degrees of disrepair.

Recommendation: Remove existing floor finished down to structural deck or historic flooring, whichever comes first.

SYSTEMS DESCRIPTION & OBSERVATIONS

ARCHITECTURAL

09.11 SHEET CARPETING

Stained/Crushed Pile

Existing carpets are beyond their useful life. Wide-spread staining and crushed pile were observed in most spaces.

Recommendation: Remove all carpeting. Consider carpet tiles and/or more durable flooring materials that require less maintenance, have more longevity, and could be replaced in part as needed when damaged beyond repair.

09.14 RAISED FLOOR

General Condition

The raised floor system is highly specialized and likely is not suitable for reuse in the new program.

Recommendation: Remove flooring system.

09.15 ACOUSTIC COATING

General Condition

Acoustic coatings are present on many wall and ceiling surfaces. This sound mitigation material is antiquated and the firing range is not currently master planned for the same location. Lastly, the material is porous which presents two additional concerns in that cleanliness cannot be maintained and lead dust is captured which is a significant health risk. See environmental reports for additional hazardous material information.

Recommendation: Remove all acoustic coating in keeping with hazardous material removal protocol.

10.04 TOILET COMPARTMENTS

Non-ADA compliant

Current toilet compartments are in fair condition. New restroom layouts will not match existing in size or layout. In addition, current compartments are floor mounted and make housekeeping difficult and have shorter lifespan due to contact with wet surfaces.

Recommendation: Dispose of toilet compartments.

11.01 Water Reservoir

General Condition

A single hot water source is inefficient and not needed in future uses. See environmental report for any additional hazardous material information associated with tank piping or room finishes.

Recommendation: Remove tank and consider point source hot water for future needs.

14.01 ELEVATOR

General Condition

Elevator is in good working order but location limits accessibility. Adjacency to non-compliant historic stairs in limiting in centralized vertical circulation goals. In addition, current location is not advantageous to potential needs for separation of guests, staff, and inmates.

Recommendation: Review future circulation paths and consider all users when establishing best location for vertical circulation. Consider locations which minimize impact to historic building materials as designated in attached preservation plans.

14.01 ELEVATOR

Lift General Condition

Lift requires power and maintenance and limits space for circulation. While still functional, modern lifts have additional safety components that better ensure safe operation

Recommendation: Remove lift. Consider ramp and stair combinations that afford all users a similar experience, limits energy consumption, and reduces maintenance needs. Provide new lift(s) only where ramps are not feasible.

26.01 INTERIOR LIGHTING

General Condition

Current lighting is not compatible with historic building and is inefficient. Lighting should compliment historic features and match rhythms and proportions of spaces and other defining elements. See electrical assessment for lighting performance information.

Recommendation: Dispose lighting in accordance with hazardous material protocol. Consider light fixtures are compatible with the architecture of the building and are "smart" (photo sensors, occupancy sensors, etc.)

STRUCTURAL SUMMARY

The City Hall Annex proper structure was built circa 1905 to 1908. It is a 3-story building with full basement. The third floor is one bay wide on the very south end of the building. The floors and roof consist of reinforced concrete construction, with one-way slabs and beams. The one-way slabs are reinforced and are barrel arch construction. The exterior masonry walls are bearing walls on the south, east and west. The north masonry wall is not load-bearing. The foundation system is not known, but is likely strip and spread footings supported directly on soil. There are light monitors on the third and second floor roofs.
The building has been structurally modified over the years, including:

- The original building was longer in the north south direction, and consisted of 13 bayed arch portions. A subsequent fire occurred circa the 1940s, and the northern most portion of the building was demolished leaving what exists today. The north masonry wall was added to enclose the building. This masonry wall is built outside th3e concrete frame system and is non-load bearing.

- A portion of the second-floor roof monitor has been infilled with a one-way slab system.

- A portion of the ground floor on the east side was lowered in the past and re-framed with a one-way reinforced concrete slab supported by steel beams and columns. This was done to provide adequate vertical clearance inside for fire trucks. In addition, a wider opening was created on the east elevation for fire truck access. Interior first floor columns were removed with steel transfer girders under the second floor to create clearance for fire truck widths.

- Portions of the ground floor have been replaced and/or supplemented on the west side with reinforced concrete systems for unknown reasons.

The connector building that connects the City Hall Annex to City Hall consists of a number of additions. The original connector was an enclosed corridor with a level underground. This original structure is a reinforced concrete roof and floor slab that spans between two masonry bearing walls. On the west side of this original corridor, a two-level structure with one level below grade. Basement walls are reinforced concrete. The ground floor is a reinforced concrete pan-joist floor, and the roof is a one-way slab and beam system. Exterior walls appear to be concrete block masonry with a brick veneer, and are load-bearing. A one-story garage was built on the east side of the original corridor and consists of masonry bearing walls and a wood joist roof. The original garage had two bays and garage doors. The southern most garage door opening has since been infilled with masonry.

SYSTEMS DESCRIPTION & OBSERVATIONS
STRUCTURAL

SEISMIC SAFETY

As part of this Facility Assessment, the seismic safety of the City Hall Annex was checked.
Current building codes put a higher level of importance on buildings that house police and fire functions than normal occupancy buildings. This means that police stations and fire department are designed to higher levels of structural design for earthquake forces than normal buildings. The rational is that this type of buildings are needed to assist in post-earthquake response operations.
A renovation of the City Hall Annex building will be governed by the 2018 Edition of the International Existing Building Code (IEBC). The IEBC contains certain triggers on renovation projects that would require either partial or complete seismic retrofit to current code standards if the triggers are met. For the City Hall Annex, a full seismic retrofit would be very costly. A partial or full seismic retrofit mandated by the building code depends on the City functions relocated to the Annex, and the structural modifications made to the building as part of the renovation. These factors can be controlled by the City and design team preparing the renovation construction documents to avoid a full building code mandated seismic retrofit. If full code mandated seismic upgrade requirements are required, the requirements for "normal" occupancy (such as administrative) would be less than a police/fire occupancy.

Even if the renovation is not required to have a full IEBC code mandated seismic retrofit, University City may elect to voluntarily retrofit the City Hall Annex. Incremental seismic improvements to the expected seismic performance of the building can be implemented, which would not bring the building up to full building code compliance, but would improve the expected seismic performance. These incremental improvements can be much less expensive than full building code compliance upgrades. The extent of these potential improvements can be explored by the City and renovation design team at the time of renovation project design.

To aide in understanding the seismic safety of the City Hall Annex, an evaluation was performed. This evaluation was conducted in accordance with the Federal Emergency Management Agency (FEMA) document entitled, "Rapid Visual Screening of Buildings for Potential Seismic Hazards", FEMA 154. This type of evaluation "scores" a building for expected seismic performance. The completed FEMA 154 screening forms are attached for reference.

Using this procedure, police stations and fire depart buildings would be expected to have acceptable seismic performance with a 3.0 or higher. The City Hall Annex building has a score of 0.0, or less than the cut-off score of 3.0 for acceptable expected performance.

It should be noted that this level of evaluation merely provides an indication of actual expected seismic performance. More rigorous evaluation types are available that could change this initial finding. However, these rigorous evaluations are not in the scope of this Facility Assessment.

DEFINITIONS

Rebar: Steel rods used in reinforced concrete construction, aka reinforcing steel.

Lintel: A structural member located over the top of a masonry wall penetration (window, door, etc.) to support the weight of masonry wall above.

Beam Pocket: A void in a masonry wall with a structural beam supported inside.

Spalled: Generally referred to as describing some sort of coating or covering that has come off.

Re-pointing: Otherwise known as tuck-pointing.

Cornice: A masonry element that projects from the face of the wall usually for decorative purposes.

Concrete Frame: A structural terms to describe a system of beams and supporting columns.

Plate Stringer: The main structural member supporting a stair or fire escape, usually found in a diagonal position.

Bearing Wall: A wall that is supporting the weight of floors or roofs above.

Load Bearing Wall: See Bearing Wall.

Non-Load Bearing: A wall that is not supporting the weight of floors or roofs above. Generally, they only support the self-weight of the wall itself.

Transfer Girder: A beam that supports a column(s)

03.03 RUSTED REBAR AT WINDOW LINTELS

Natural Seams

Lintels consist of reinforced concrete. Moisture damage has saturated the concrete in the past and has caused the reinforcing steel to rust and expand, resulting in spalled concrete. Exposed conditions exist on the third-floor south elevation on the west side. Other latent but not visible conditions could exist at other locations with flat window heads.

03.03 RUSTED REBAR AT WINDOW LINTELS

Freeze-Thaw Damage

Lintels consist of reinforced concrete. Moisture damage has saturated the concrete in the past and has caused the reinforcing steel to rust and expand, resulting in spalled concrete. Exposed conditions exist on the third-floor south elevation on the west side. Other latent but not visible conditions could exist at other locations with flat window heads.

03.03 SPALLED CONCRETE AT ROOF BEAM

Overload Condition

The roof construction consists of reinforced concrete slabs and beams. Moisture damage has saturated the concrete beams at beam pockets in the past and has caused the reinforcing steel to rust and expand, resulting in spalled concrete. Exposed conditions exist on the roof east elevation towards the center of the building as viewed from the second floor at two locations.

SYSTEMS DESCRIPTION & OBSERVATIONS

STRUCTURAL

03.03 CRACKS IN MAIN ROOF BEAMS AT MONITOR

Cracking

The monitor roof construction appears to consist of a system of reinforced concrete slabs and beams. The ends of the main concrete roof beams have cracks, that could be shear cracks. We recommend that the construction type and cause of cracks be investigated to determine the cause and degree of concern.

03.03 SPALLED CONCRETE COVER AT ROOF BEAM

Spalling

The roof construction consists of reinforced concrete slabs and beams. At select interior roof beams (as viewed from the second floor), the concrete cover on the bottom of the beams has spalled, exposing reinforcing steel. This lack of concrete cover does not provide an adequate fire rating for the beams.

**Spalling* - a result of water entering brick, concrete, or natural stone and forcing the surface to peel, pop out, or flake off; in concrete spalling happens because there is moisture in the concrete

03.03 SPALLED CONCRETE COVER AT MONITOR ROOF

Spalling

The monitor roof construction consists of reinforced concrete. Concrete has spalled at the gutter line exposing the reinforcing steel bars to the elements. Long term exposure will cause deterioration to the reinforcing steel.

04.03 POINTING AT PARAPET

04.03 POINTING AT THIRD FLOOR CORNICE

04.03 LOOSE BRICK AT GARAGE

Overload Condition

The masonry facade was re-pointed 2 to 3 years ago. In general, the masonry pointing is in very good condition, as the back side of the parapets show. The condition of the exterior masonry facade for the entire building is very good.

The masonry facade was re-pointed 2 to 3 years ago. In general, the masonry pointing is in very good condition, as the north side of the third-floor cornice shows. The terracotta on the building appears to have also been painted and sealed. The condition of the exterior masonry facade for the entire building is very good.

Brick at the junction of the garage and main building at the roof line on the east elevation is dislodged and likely loose. It is likely that the masonry restoration contractor did not remove and reset the brick 2 to 3 years ago to avoid tampering with the roofing membrane. Open joints can allow water intrusion and resulting freeze-thaw damage to surrounding masonry.

SYSTEMS DESCRIPTION & OBSERVATIONS

STRUCTURAL

04.03 SPALLING PAINT ON TERRACOTTA

Spalling

Terracotta was painted and sealed 2 to 3 years ago during the masonry restoration project. The paint is beginning to spall and peel on the water table on the east elevation. The condition shown occurs randomly around the building. The paint will continue to peel allowing moisture infiltration inside the terracotta eventually causing freeze-thaw damage.

04.03 SPALLING RE-POINTING MORTAR

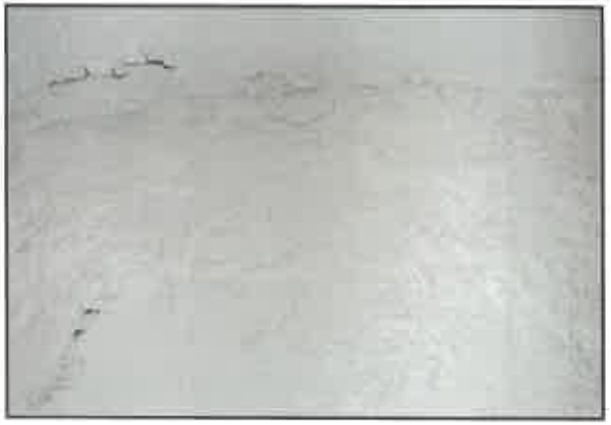
Spalling

The masonry facade was re-pointed 2 to 3 years ago during the masonry restoration project. The re-pointing mortar is starting to spall on the water table on the east elevation. The condition shown occurs randomly around the building. The mortar will continue to spall allowing moisture infiltration inside the mortar joints eventually causing freeze-thaw damage.

04.03 CRACKED RE-POINTING MORTAR & SPALLING PAINT AT TERRACOTTA

Spalling

The masonry facade was re-pointed and terracotta painted and sealed 2 to 3 years ago during the masonry restoration project. The re-pointing mortar is starting to crack and paint starting to peel at localized locations on the water table on the east elevation. The condition shown occurs randomly around the building. The cracked mortar and peeling paint will continue to crack, spall and peel allowing moisture infiltration inside the mortar joints and into the terracotta eventually causing freeze-thaw damage



04.03 BUBBLED PAINT FROM MOISTURE INFILTRATION

04.20 NORTH WALL SEPARATION AT COLUMN

04.20 NORTH WALL GAP AT FLOOR BEAM

Paint has "bubbled" randomly throughout the building on the inside of exterior walls. The masonry facade was re-pointed and terracotta painted and sealed 2 to 3 years ago during the masonry restoration project. Thus, the bubbled paint could be a result of moisture infiltration into the masonry wall prior to the facade restoration and may not be advancing. We would suggest removing the interior paint in bubbled areas to allow the moisture in the masonry to evaporate, then re-paint. Refer to environmental engineer assessment for hazardous material content discussion.

The north exterior masonry wall was added to the structure when the northern portion of the building was demolished from fire damage. The wall sits outside the concrete frame at this elevation. The wall has separated from the concrete frame at certain locations, primarily on the middle of the elevation. This is likely from expansion/contraction from temperature changes and possibly moisture infiltration. It is not known whether the masonry facade was anchored to the concrete frame when constructed. We suggest that an investigation be performed on any facade anchorage, and the wall be anchored to the concrete frame if it does not exist, or if it is found to be inadequate.

The north exterior masonry wall was added to the structure when the northern portion of the building was demolished from fire damage. The wall sits outside the concrete frame at this elevation. The wall has separated from the concrete frame at certain locations, primarily on the middle of the elevation. This is likely from expansion contraction from temperature changes and possibly moisture infiltration. It is not known whether the masonry facade was anchored to the concrete frame when constructed. We suggest that an investigation be performed on any facade anchorage, and the wall be anchored to the concrete frame if it does not exist, or if it is found to be inadequate.

SYSTEMS DESCRIPTION & OBSERVATIONS

STRUCTURAL

05.12 STEEL LINTEL AT GARAGE DOOR

05.52 STEEL FIRE ESCAPE RAILING

There is no caulking above the garage door lintel on the east elevation. Water can accumulate in the gap between the masonry and steel lintel, eventually causing rust and deterioration to the steel lintel.

The railing at the steel fire escape on the north elevation does not appear to meet building code requirements. Other structural members such as plate stringers and posts appear to be undersized based on current code requirements. Also, the egress route is not covered. We suggest that an architectural and structural review be undertaken to determine the adequacy if the fire escape, and that it be upgraded or replaced as required.

23.01 POWER VENTILATORS

Insufficient

Exhaust systems appear to not have proper protection from outside air infiltrating into the building. The exhaust fan located in the old Fire house basement that is causing the ductwork to fill with unconditioned air. The temperature difference between the unconditioned air and the conditioned interior space is causing condensate to form and leak into the conditioned space.

23.03 VENTILATION RATES

Age and Inefficient

There are only two units within the building that appear to be bringing in ventilation air to the building. There is a rooftop unit serving the second floor of the firehouse and an air handling unit serving the first floor police station. The building is not meeting current codes for ventilation rates.

This equipment was manufactured around 2006 and the average life expectancy of this equipment if 15-20 years.

23.03 MECHANICAL UNITS

Absent

The building is served by multiple units; packaged rooftop units, split systems with packaged air handlers and remote condensing units. Many appear to be past their average life expectancy of 10-20 years.

SYSTEMS DESCRIPTION & OBSERVATIONS

MECHANICAL

23.04 RESIDENTIAL SPLIT SYSTEMS

Unknown

23.05 MECHANICAL PIPING

Leaking

The remainder of the building is served with residential split systems with DX cooling and natural Gas heating. These systems are not equipped to overcome any humidity issues with a space.

The date of manufacture for the residential splits is unknown. The average life expectancy of this equipment is 10-15 years.

Existing mechanical piping appears to be leaking near the air handler on the first floor.

26.01 ELECTRICAL SERVICE

26.02 MAIN SWITCHBOARD

Inoperable

26.03 SUB PANELS

Inoperable

The existing electrical service is fed overhead from the eastern side of the property to a pole on the north side of the Annex building, and underground from the pole to a 225KVA pad-mounted transformer adjacent to the building. The service entrance feeders enter the building underground from the transformer.

The main electrical switchboard is located in a basement hallway against the north exterior wall. It is a Federal Pacific QMQB switchboard, 1600 amps, 120/208,3-phase, 4-wire. The switchboard is likely adequately sized to service the building for any major renovation project, but it is not re-usable for two reasons. Firstly, the switchboard has exceeded what is considered to be its useful life of 20-25 years, and it could experience catastrophic failure at any time. Secondly, replacement parts are no longer manufactured for this switchboard. Any renovation project would undoubtedly require a different configuration of switches. For these reasons, a new service entrance switchboard would be required as part of any upgrades to the facility. Additionally, we would recommend choosing a different location for the building's main distribution switchgear. The current location makes for difficult distribution of electrical feeders to different areas of the building.

Existing panelboards in the facility are also outdated and have exceeded their useful life, with new parts no longer manufactured. Multiple manufacturers of panelboards were observed including Frank Adams and Federal Pacific. Certain subpanels were observed to be single-phase, 3-wire. Others were observed to be inadequately sized for the areas they serve.

SYSTEMS DESCRIPTION & OBSERVATIONS

ELECTRICAL

26.04 LIGHTING

In general, existing interior lighting consists of fluorescent lights with local light switches. The lighting is outdated, inefficient and prone to failure. The existing lighting would not be reused in any improvements to the facility.

26.05 BRANCH POWER

No exposed wiring was observed. In general, exposed branch circuits were installed in conduit or in MC cable. From casual field investigation, it was unclear whether the existing branch circuits are properly grounded.

Existing receptacles are present throughout the facility. It is unlikely that any of the existing receptacles would be reused, as any improvement project would likely include an complete reconfiguration of the building's electrical system.

27.01 TELECOMMUNICATIONS

Telecommunications enters the Annex from overhead lines on the North side of the building, and it is routed through the basement crawlspace to other areas. Communications to (or from) the Annex are also routed under the pavement to the north.

Phone service is present in certain areas of the Annex building. Phones are connected and active in formerly occupied areas.

28.01 ELECTRONIC SAFETY & SECURITY

Fire Alarms

A fire alarm system was not observed. Battery operated smoke detectors were present in certain areas. Any improvements to the facility would require the installation of a new fire alarm system. Ideally, the fire alarm system would be connected and/or integrated with the fire alarm systems of the connected structures and the University Police building to the north.

28.02 ELECTRONIC SAFETY & SECURITY

Access Controls

Certain doors in the Annex were equipped with card readers and electronic door hardware. These locations included former holding areas and passageways between building structures. As part of any improvement project, this equipment can be relocated and repurposed.

28.03 ELECTRONIC SAFETY & SECURITY

CCTV

Existing CCTV cameras in the Sally-port and prisoner transport/holding areas can be relocated and reused as part of upgrades to the facility.

SYSTEMS DESCRIPTION & OBSERVATIONS

ELECTRICAL

22.01 PLUMBING FIXTURES

Fire Alarms

Several existing fixtures have been removed from the building. It is unclear as to why they were removed, however several spots indicate water damage near the area. Many fixtures have sat with stagnant water and are starting to show signs of damage. Many fixtures will require replacement.

The current plumbing fixtures do not meet current ADA guidelines for required clearances and protection. Current fixtures in public restrooms have mostly manual operations and are higher flow fixtures that use more water and are less efficient.

22.02 PLUMBING PIPING

The existing piping appears to be a mixture of newer PVC piping and older, possibly original to the building, cast-iron piping for the sanitary and storm systems. The domestic water piping appears to be copper of varying years.

SYSTEMS DESCRIPTION & OBSERVATIONS

PLUMBING

FIRE PROTECTION

Sprinklers

It appears that only the main three cells in the basement are covered by wet sprinklers.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. The spaces within the Women's Magazine Press Building (City Hall Annex Building) will continue to be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of the Women's Magazine Press Building will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize this structure will be avoided.

3. The Women's Magazine Press Building will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to the Women's Magazine Press Building that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize this structure will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

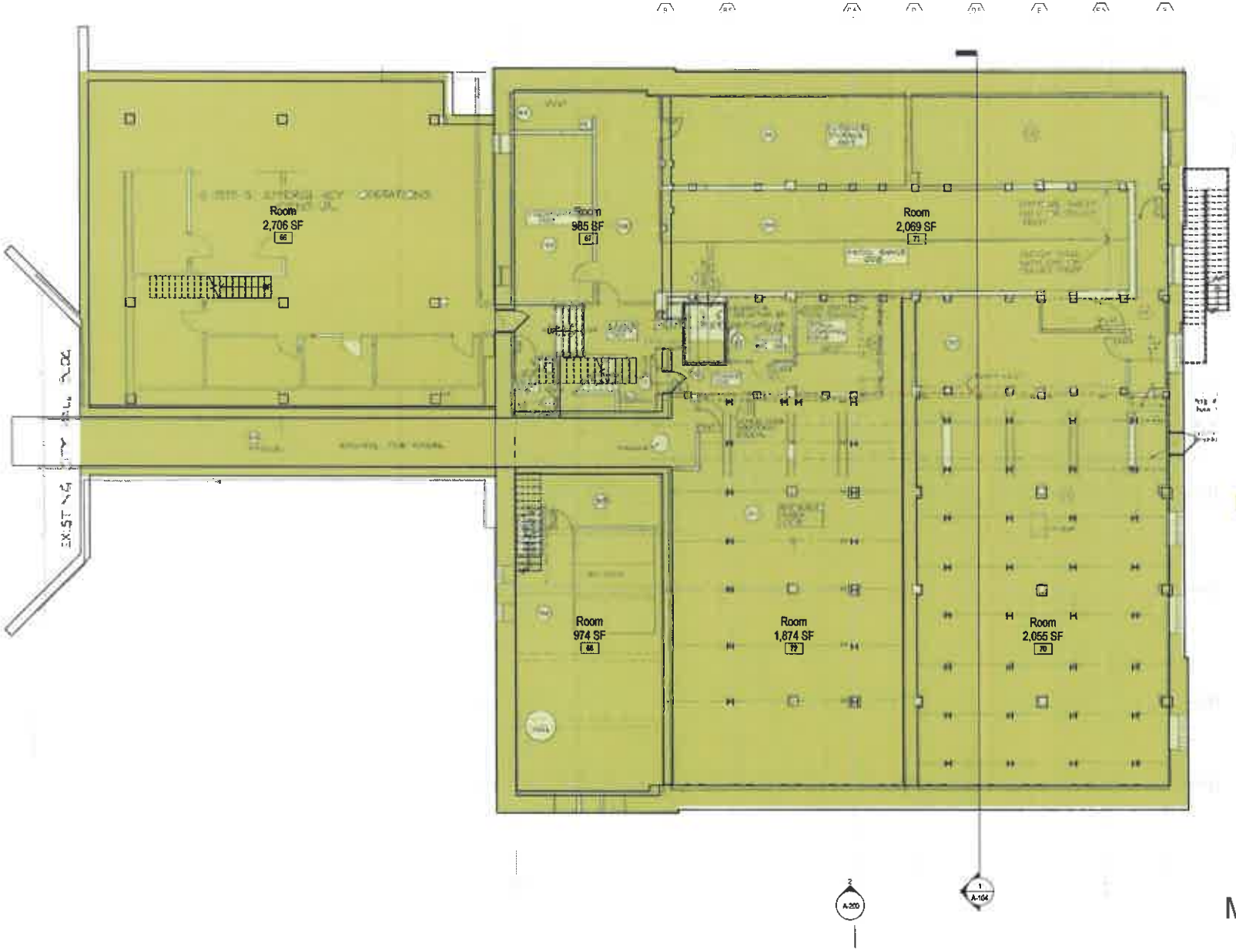
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the Women's Magazine Press Building and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MASTER PLANNING

PROGRAM

PRESERVATION ZONES
BASEMENT PLAN



LEVEL 1

PRESERVATION ZONE:
THE CHARACTER & QUALITIES OF THIS ZONE SHOULD BE MAINTAINED & PRESERVED AS THE HIGHEST PRIORTIY

LEVEL 2

PRESERVATION ZONE:
EVERY EFFORT SHOULD BE MADE TO MAINTAIN & PRESERVE THE CHARACTER & QUALITIES OF THIS ZONE

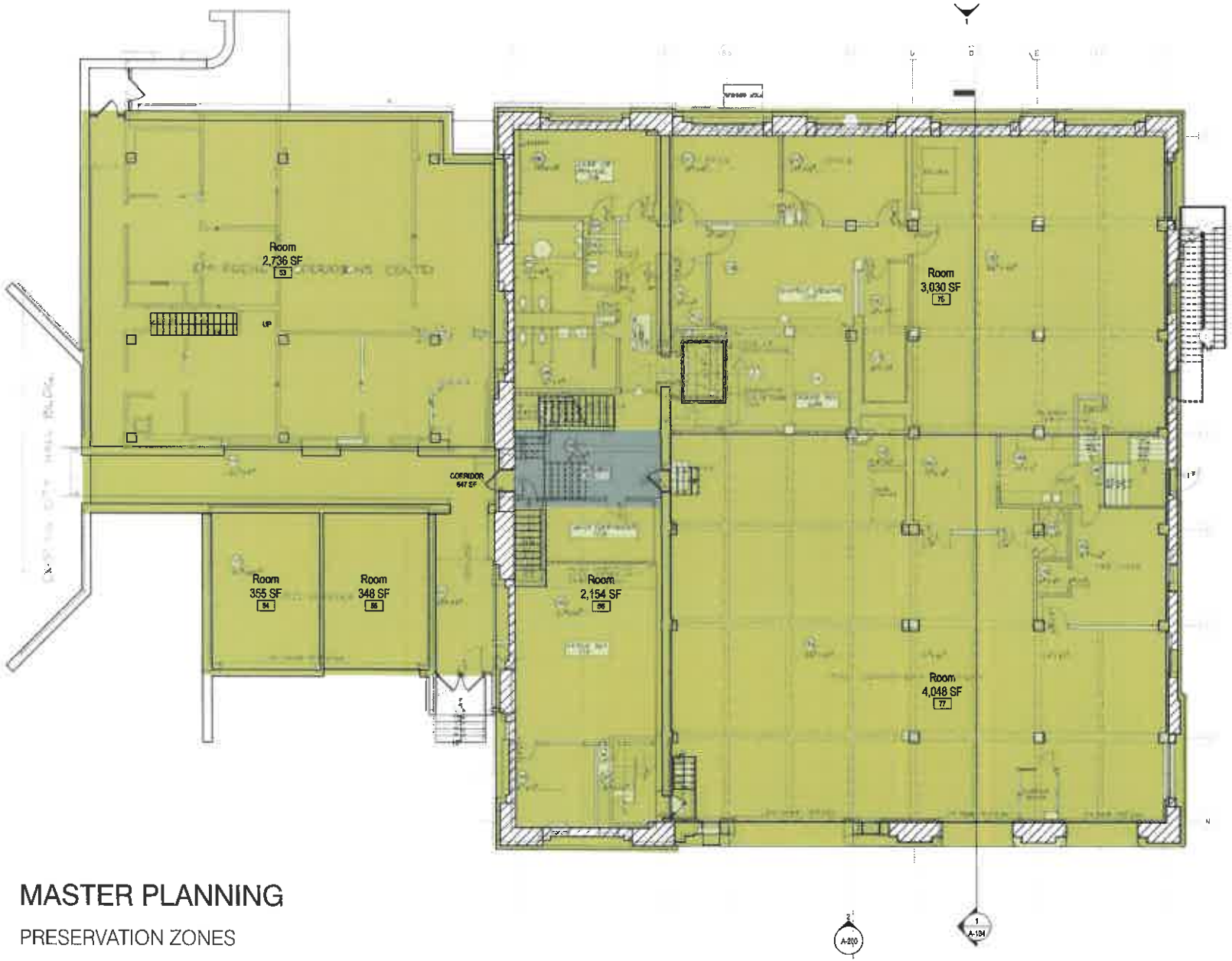
LEVEL 3

REHABILITATION ZONE:
UNDERTAKE ALL WORK IN THIS ZONE AS SENSITIVELY AS POSSIBLE; HOWEVER, CONTEMPORARY METHODS, MATERIALS & DESIGNS MAY BE SELECTIVELY INCORPORATED

LEVEL 4

FREE ZONE:
TREATMENTS IN THIS ZONE, WHILE SYMPATHETIC TO THE HISTORIC QUALITIES & CHARACTER OF THE BUILDING, MAY INCORPORATE EXTENSIVE CHANGES OR TOTAL REPLACEMENT THROUGH THE INTRODUCTION OF CONTEMPORARY METHODS, MATERIALS & DESIGNS

PRESERVATION ZONES
FIRST FLOOR PLAN



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LEVEL 2

PRESERVATION ZONE: EVERY EFFORT SHOULD BE MADE TO MAINTAIN & PRESERVE THE CHARACTER & QUALITIES OF THIS ZONE

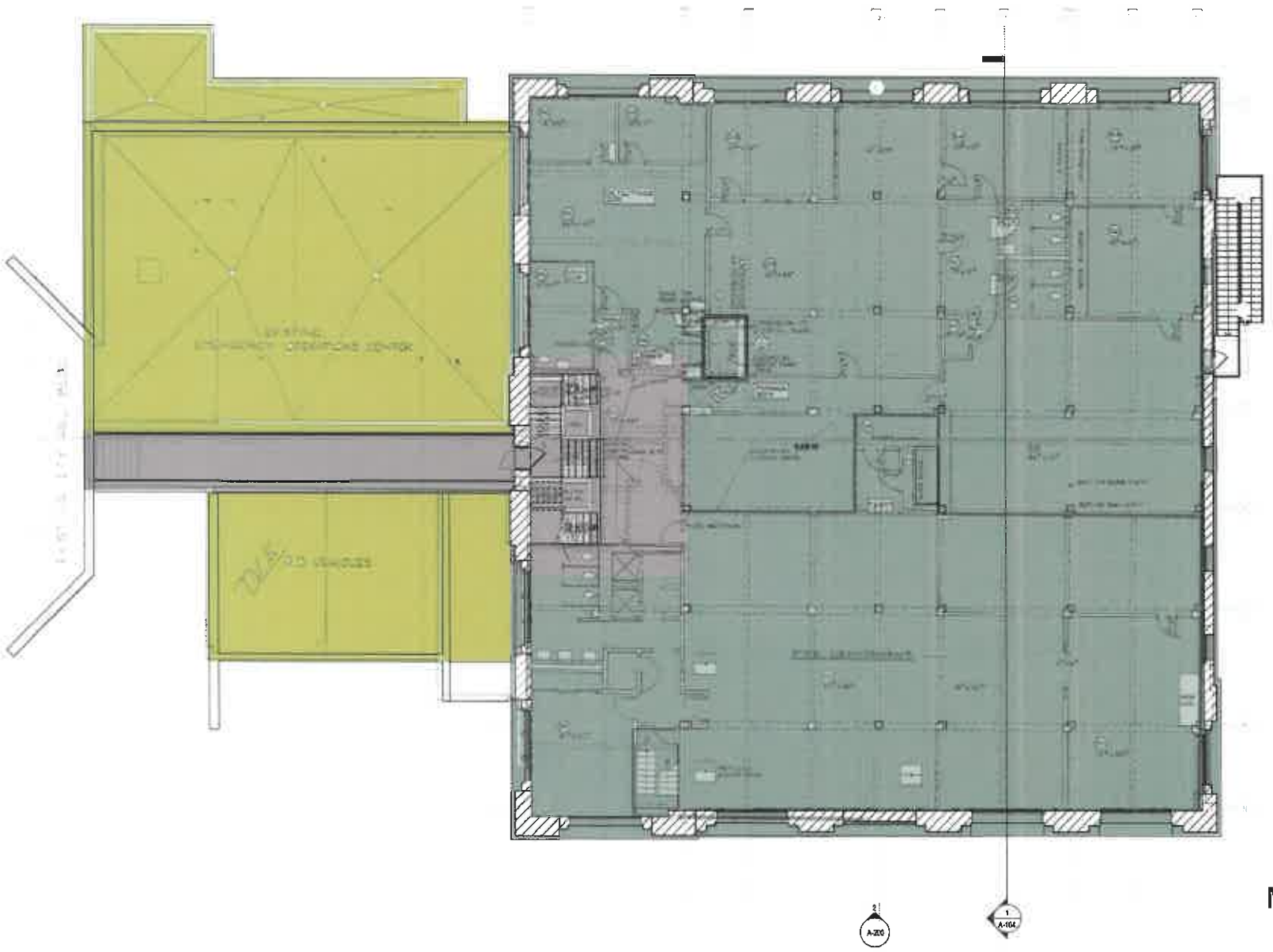
LEVEL 3

REHABILITATION ZONE: UNDERTAKE ALL WORK IN THIS ZONE AS SENSITIVELY AS POSSIBLE; HOWEVER, CONTEMPORARY METHODS, MATERIALS & DESIGNS MAY BE SELECTIVELY INCORPORATED

LEVEL 4

FREE ZONE: TREATMENTS IN THIS ZONE, WHILE SYMPATHETIC TO THE HISTORIC QUALITIES & CHARACTER OF THE BUILDING, MAY INCORPORATE EXTENSIVE CHANGES OR TOTAL REPLACEMENT THROUGH THE INTRODUCTION OF CONTEMPORARY METHODS, MATERIALS & DESIGNS

PRESERVATION ZONES
SECOND FLOOR PLAN



LEVEL 1

PRESERVATION ZONE:
THE CHARACTER & QUALITIES OF THIS ZONE SHOULD BE MAINTAINED & PRESERVED AS THE HIGHEST PRIORTIY

LEVEL 2

PRESERVATION ZONE:
EVERY EFFORT SHOULD BE MADE TO MAINTAIN & PRESERVE THE CHARACTER & QUALITIES OF THIS ZONE

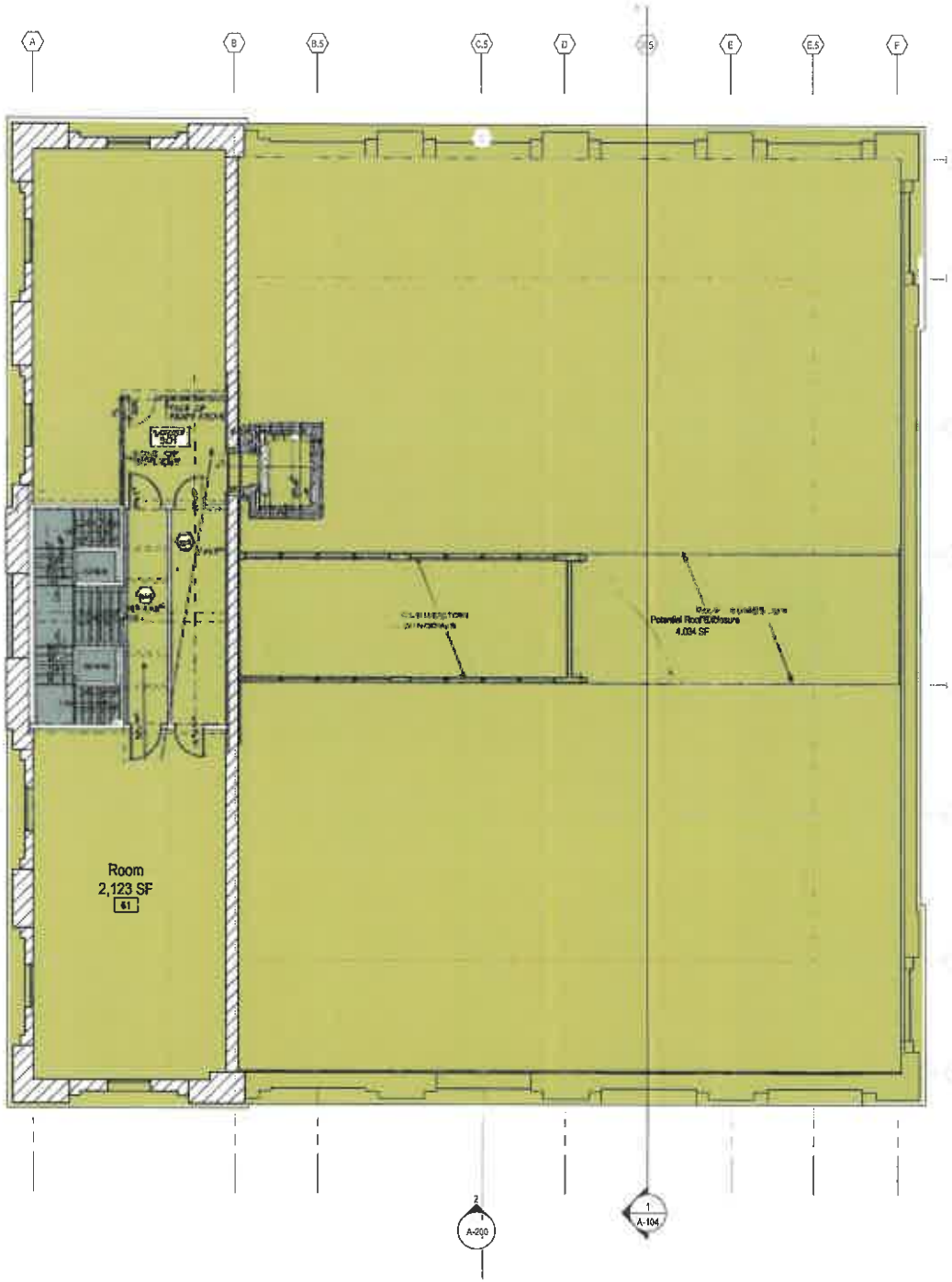
LEVEL 3

REHABILITATION ZONE:
UNDERTAKE ALL WORK IN THIS ZONE AS SENSITIVELY AS POSSIBLE; HOWEVER, CONTEMPORARY METHODS, MATERIALS & DESIGNS MAY BE SELECTIVELY INCORPORATED

LEVEL 4

FREE ZONE:
TREATMENTS IN THIS ZONE, WHILE SYMPATHETIC TO THE HISTORIC QUALITIES & CHARACTER OF THE BUILDING, MAY INCORPORATE EXTENSIVE CHANGES OR TOTAL REPLACEMENT THROUGH THE INTRODUCTION OF CONTEMPORARY METHODS, MATERIALS & DESIGNS

PRESERVATION ZONES
THIRD FLOOR PLAN



LEVEL 1

PRESERVATION ZONE:
THE CHARACTER & QUALITIES OF THIS ZONE SHOULD BE MAINTAINED & PRESERVED AS THE HIGHEST PRIORTIY

LEVEL 2

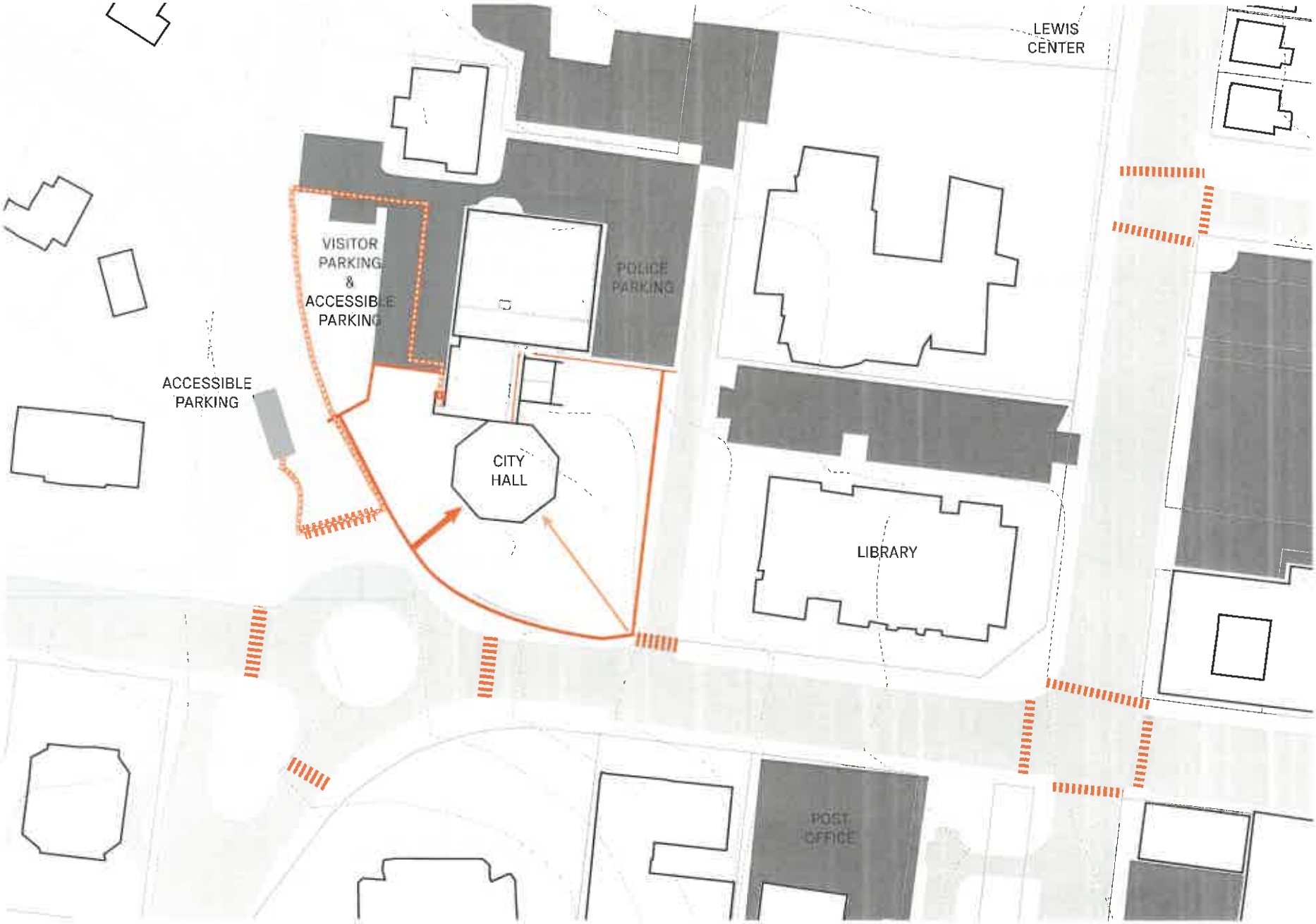
PRESERVATION ZONE:
EVERY EFFORT SHOULD BE MADE TO MAINTAIN & PRESERVE THE CHARACTER & QUALITIES OF THIS ZONE

LEVEL 3

REHABILITATION ZONE:
UNDERTAKE ALL WORK IN THIS ZONE AS SENSITIVELY AS POSSIBLE; HOWEVER, CONTEMPORARY METHODS, MATERIALS & DESIGNS MAY BE SELECTIVELY INCORPORATED

LEVEL 4

FREE ZONE:
TREATMENTS IN THIS ZONE, WHILE SYMPATHETIC TO THE HISTORIC QUALITIES & CHARACTER OF THE BUILDING, MAY INCORPORATE EXTENSIVE CHANGES OR TOTAL REPLACEMENT THROUGH THE INTRODUCTION OF CONTEMPORARY METHODS, MATERIALS & DESIGNS



SITE ANALYSIS

EXISTING PEDESTRIAN ACCESS

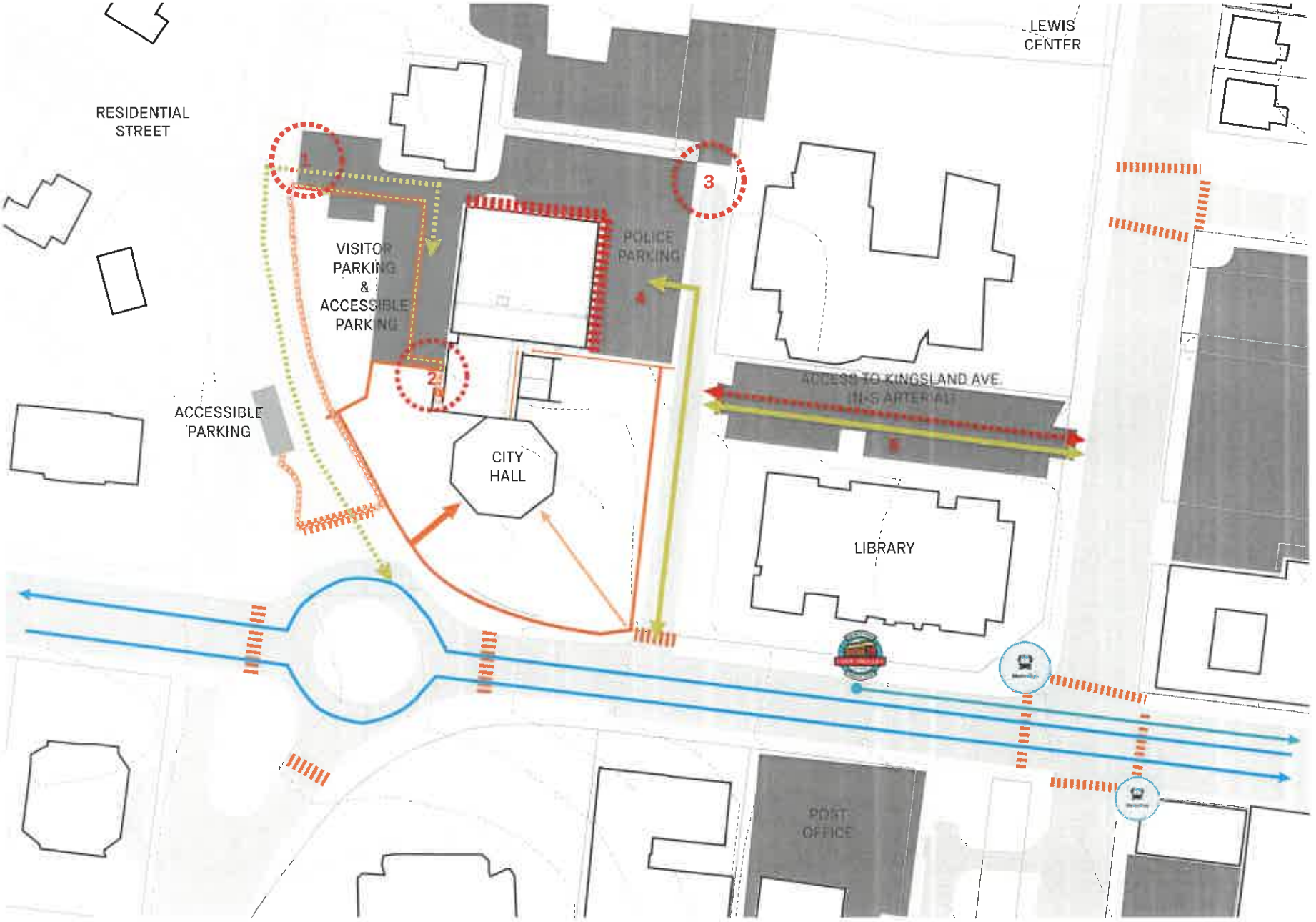
PEDESTRIAN ACCESS

HISTORIC ENTRANCE (CLOSED TO PUBLIC)

CROSSWALKS

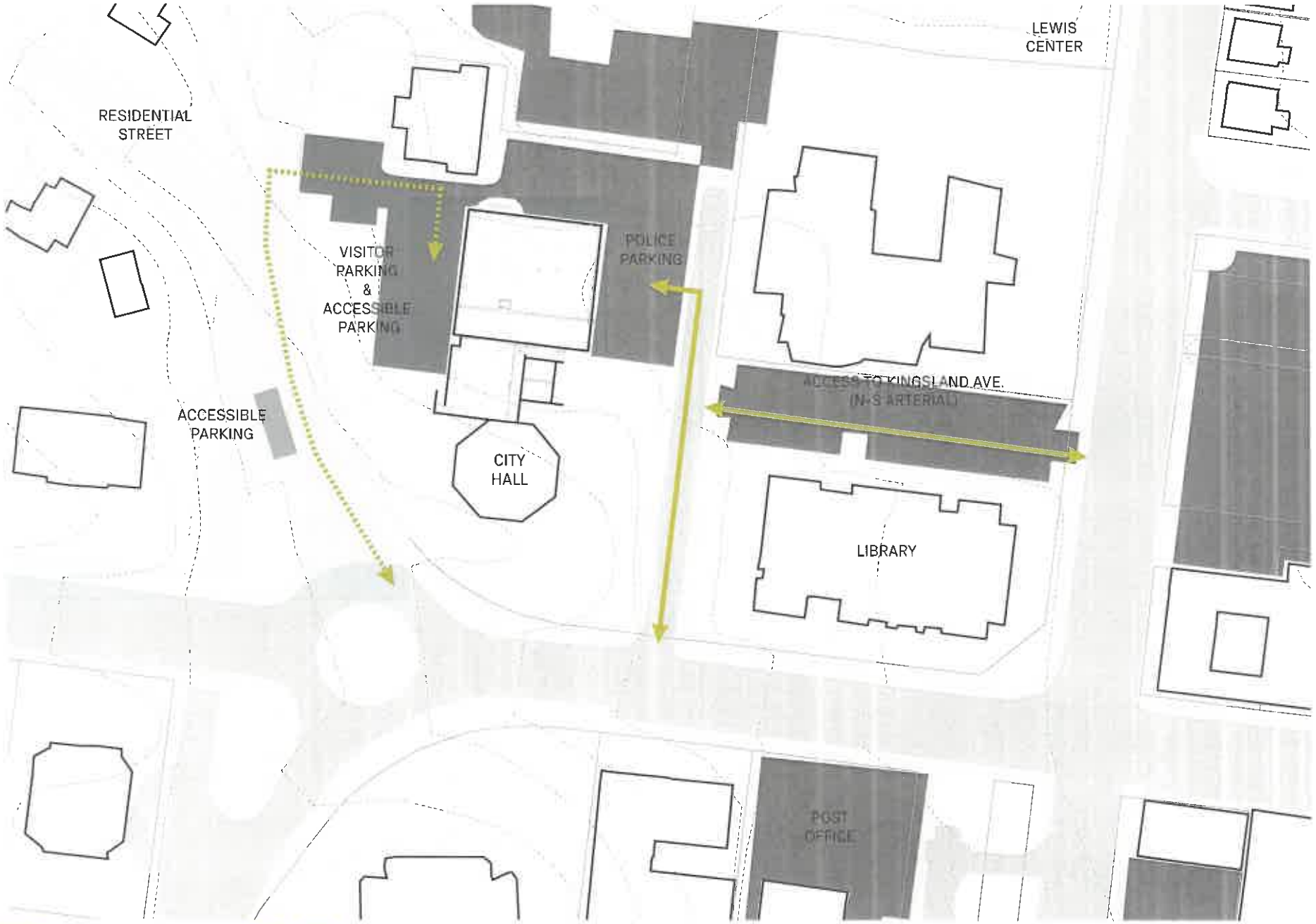
ADA PATHWAY

0 75 150 300



SITE ANALYSIS

SUMMARY OF EXISTING CONDITIONS



SITE ANALYSIS

EXISTING VEHICLE ACCESS

SITE ANALYSIS

EXISTING PUBLIC TRANSIT

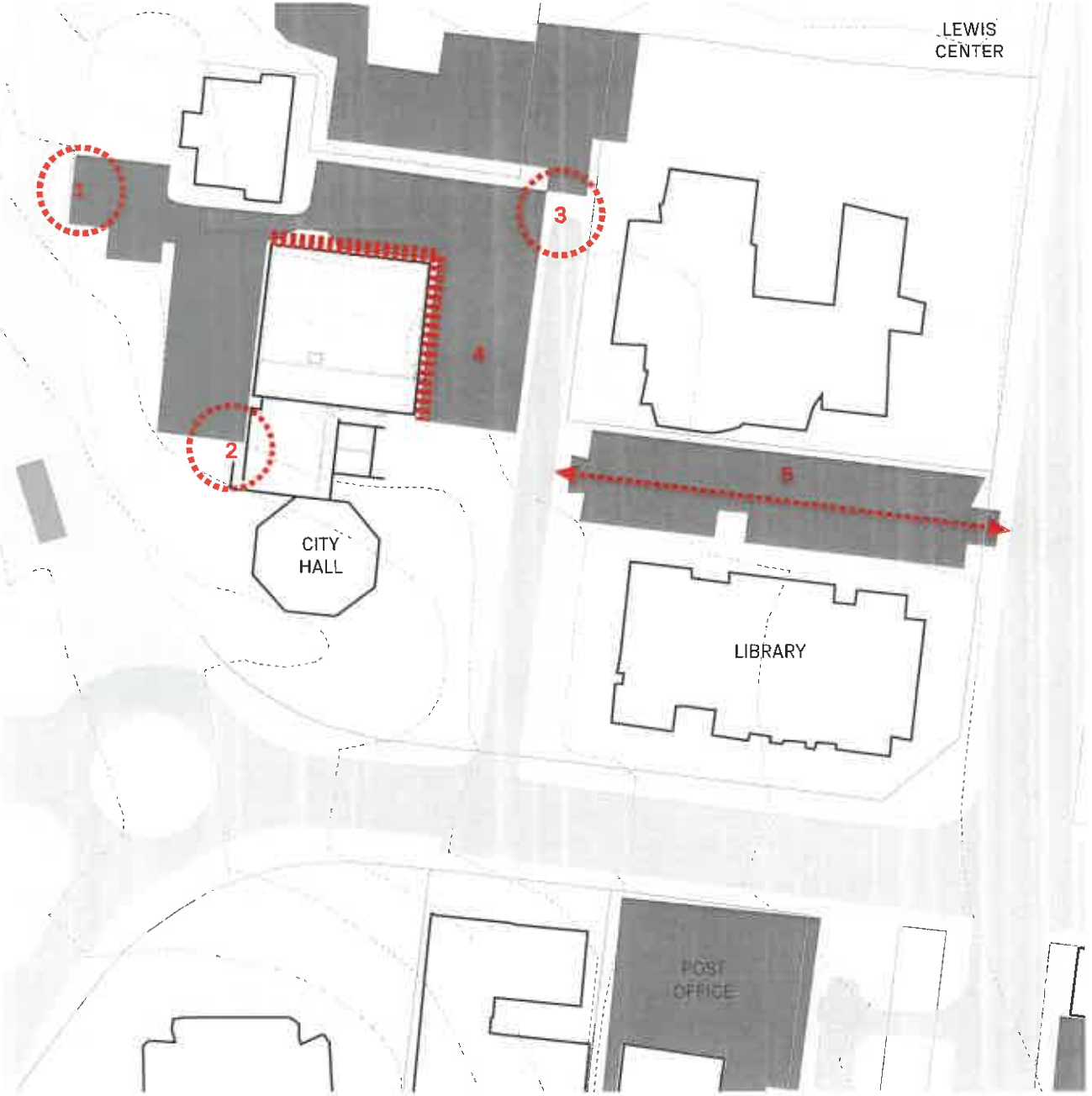
1. High traffic volume on residential street.

2. Hidden and remote accessible entrance.

3. Dead end street limits police mobility.

4. Back of house program elements occur at primary elevation.

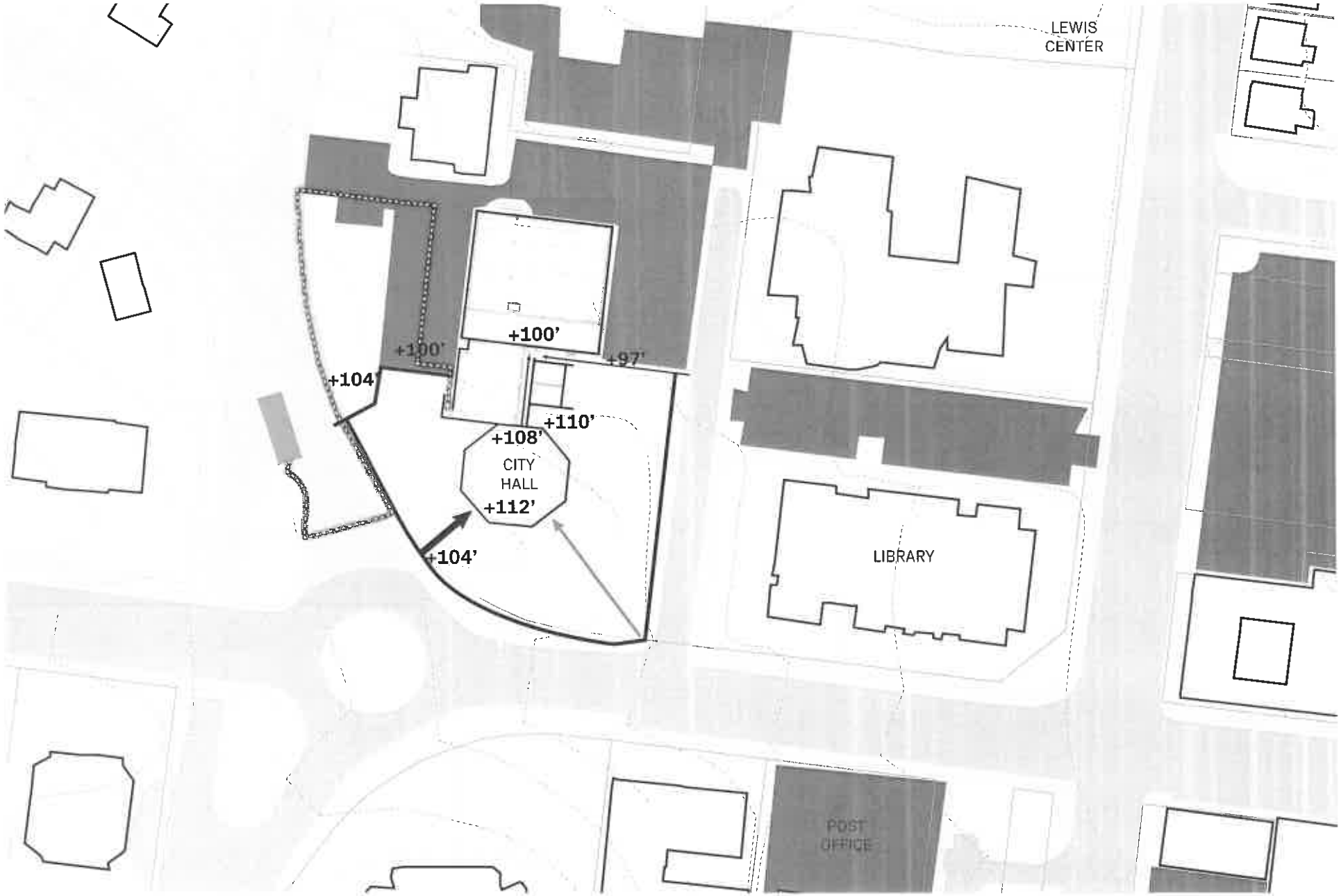
5.Library parking lot functions as short cut between Kingsland Ave and Sgt Mike King Dr.



0 75 150 300

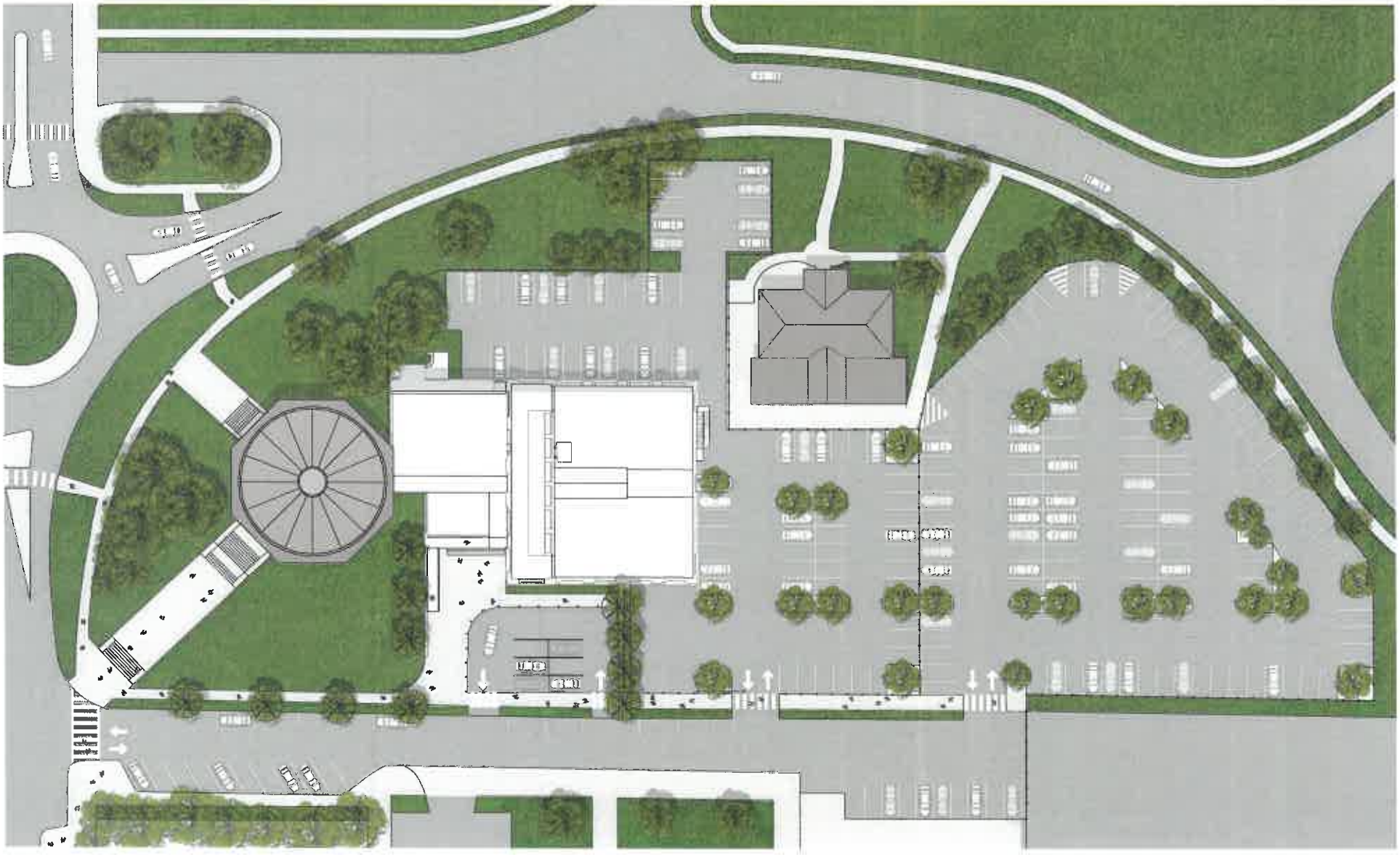
SITE ANALYSIS

NEGATIVE ACTIVITY GENERATORS



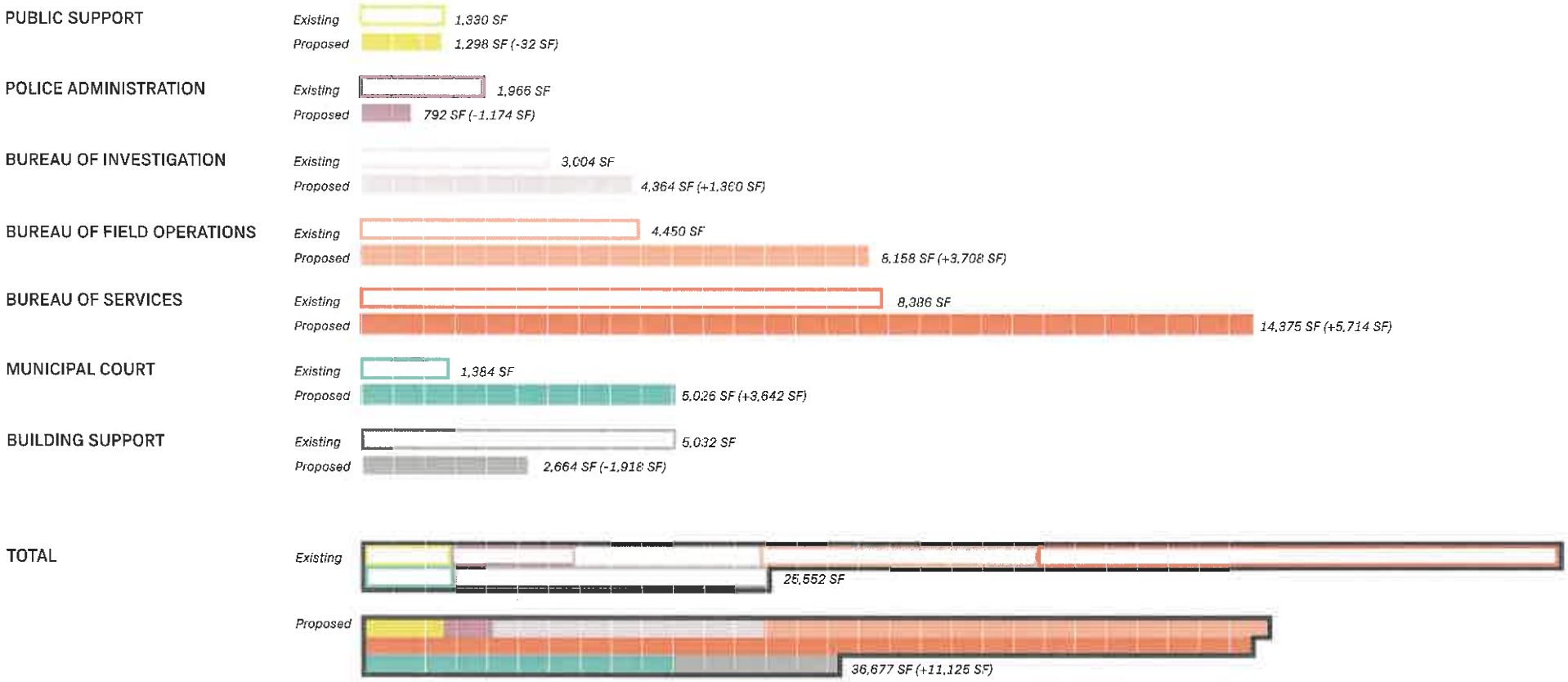
SITE ANALYSIS

ELEVATION CHANGES



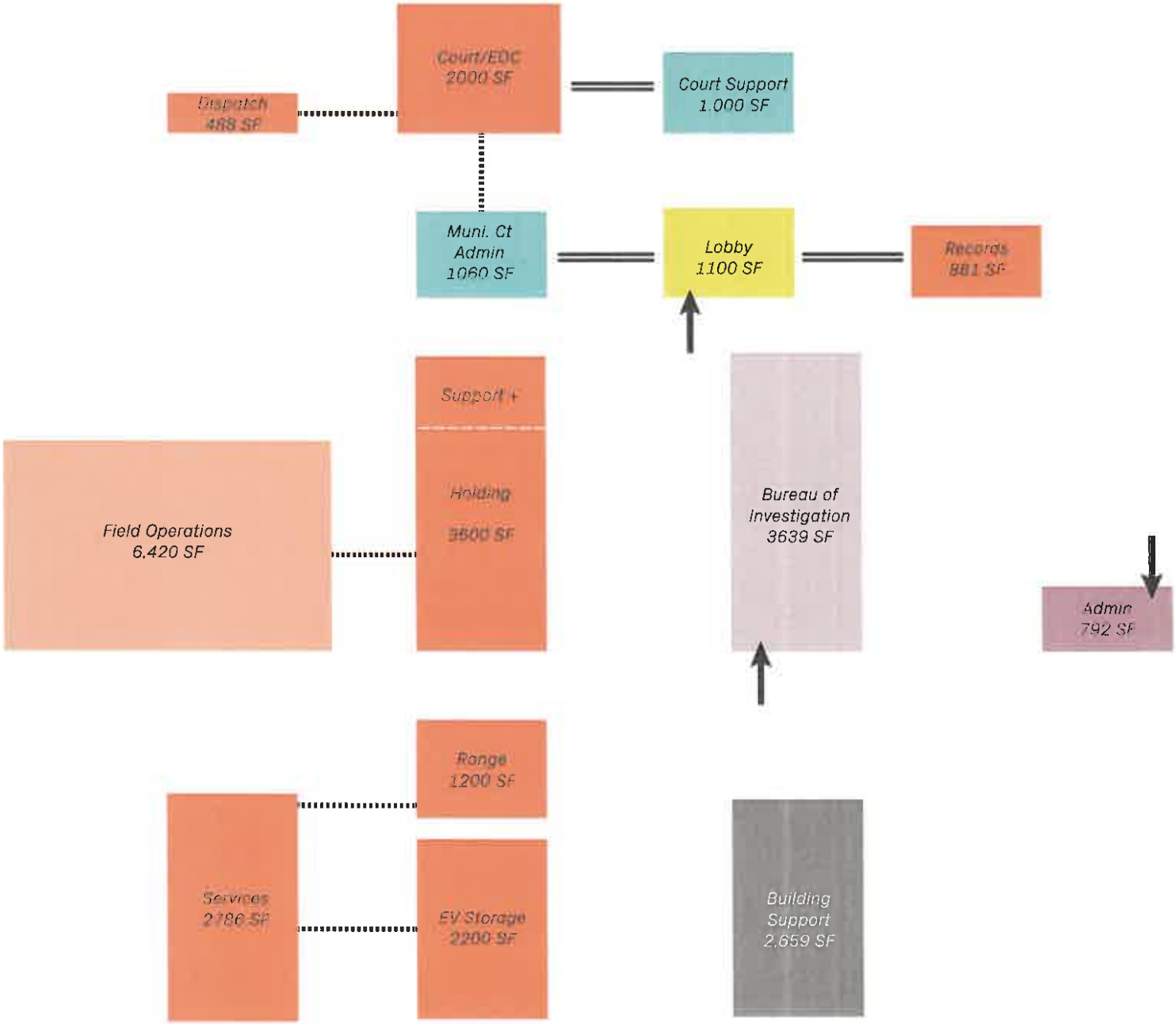
This plan is one option explored for the purpose of this feasibility study. Final design will be determined in a separate future project.

PROPOSED SITE PLAN



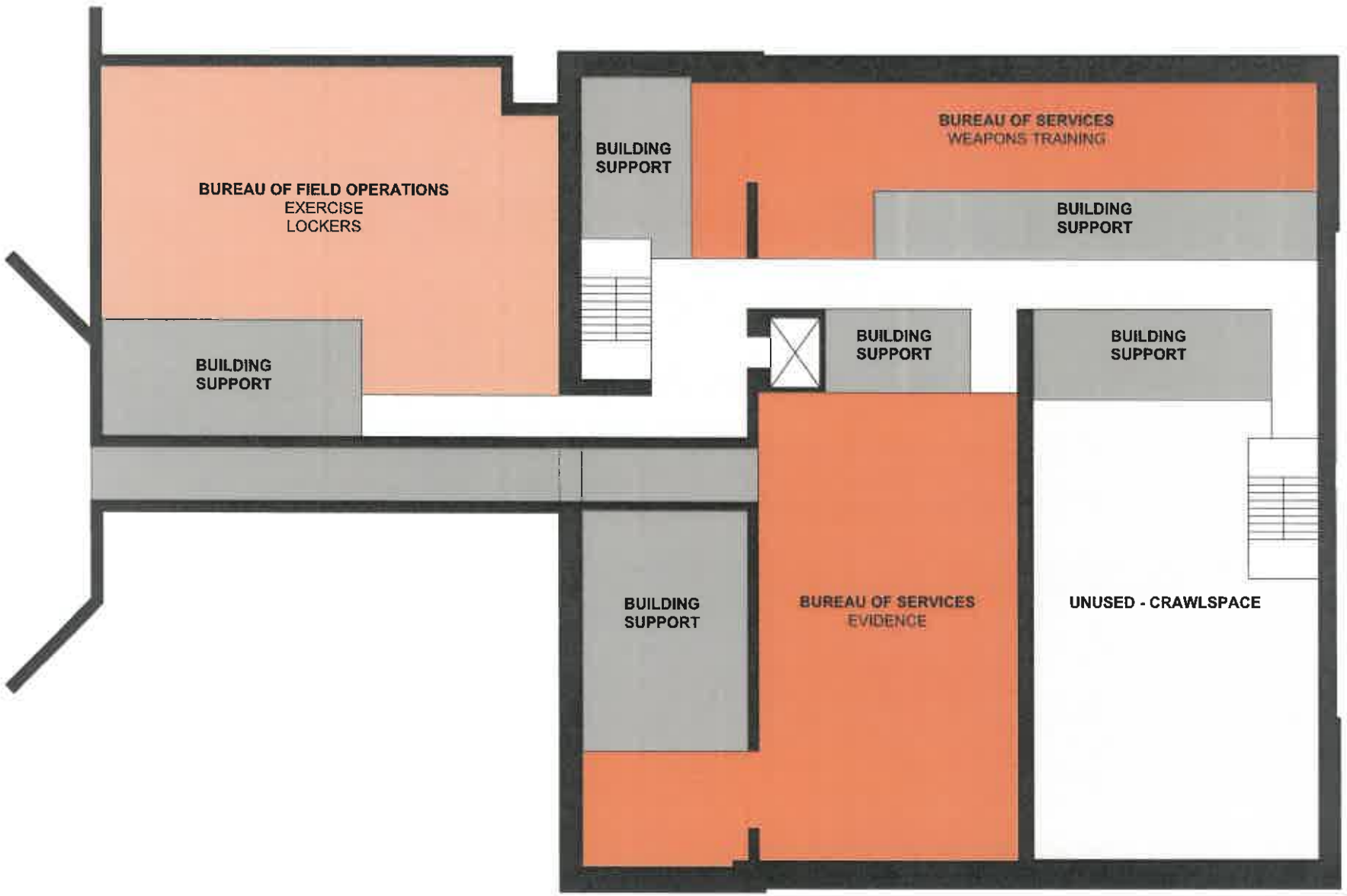
MASTER PLANNING

PROGRAM



MASTER PLANNING

PROGRAM ADJACENCIES

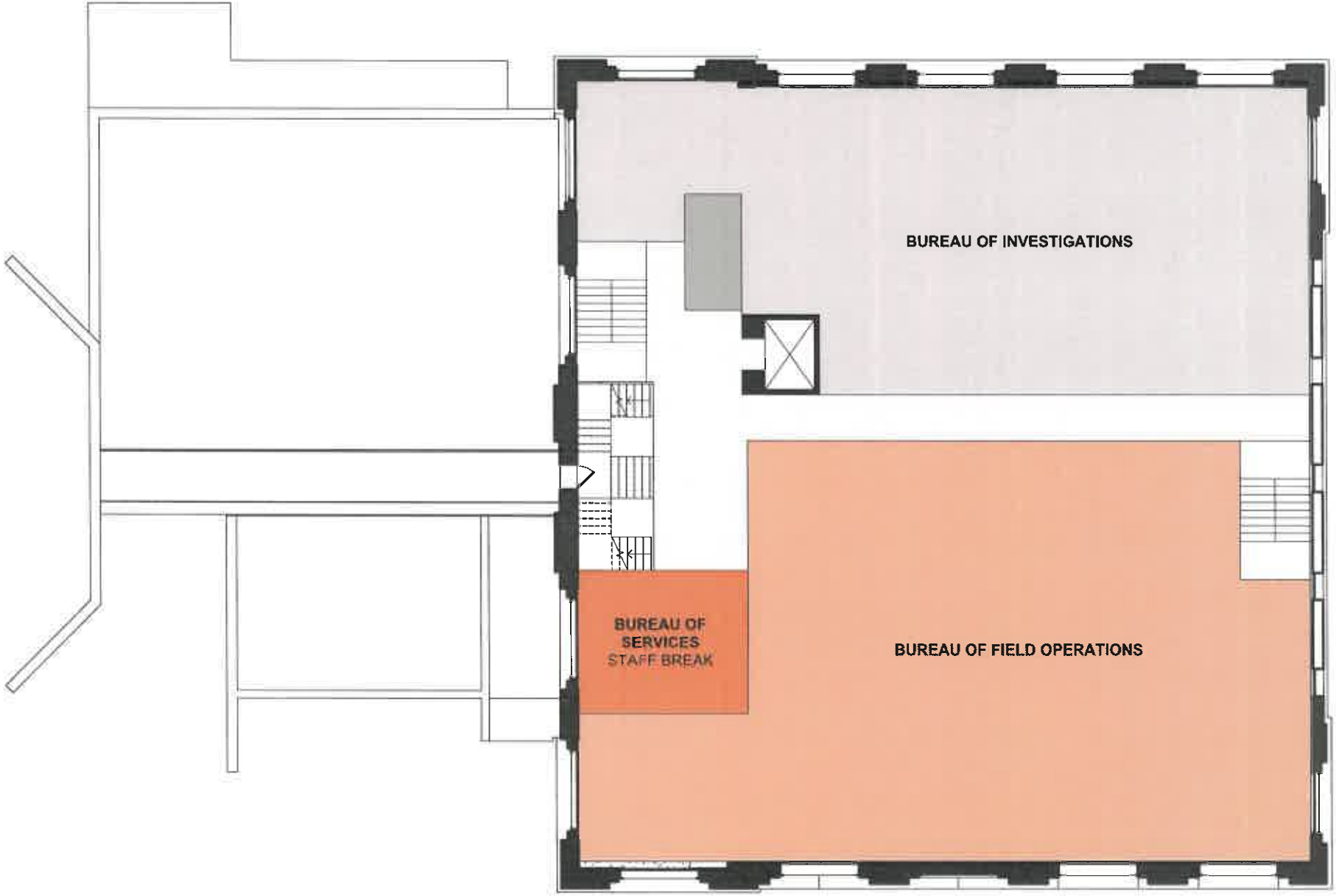


MASTER PLANNING

BASEMENT LEVEL PROGRAM

This plan represents a test-fit to determine feasibility of housing police program within the Annex.

This plan represents a test-fit to determine feasibility of housing police program within the Annex.



MASTER PLANNING

SECOND LEVEL PROGRAM

This plan represents a test-fit to determine feasibility of housing police program within the Annex.

This plan represents a test-fit to determine feasibility of housing police program within the Annex.

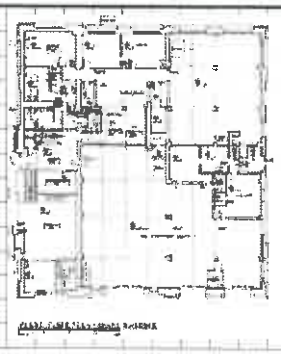
MASTER PLANNING

THIRD LEVEL PROGRAM

APPENDIX

ADDITIONAL INFORMATION

Rapid Visual Screening of Buildings for Potential Seismic Hazards — **Level 1**
FEMA 154 Data Collection Form — **MODERATE Seismicity**



SKETCH

Address: 6801 Delmar Blvd., St. Louis, MO — **Zip:** 63130
Other Identifiers:
Building Name: UC City Hall Annex
Use: Partial Police/Fire Department Occupancy
Latitude: 38.65648 — **Longitude:** -90.30997
S_S: .409g — **S_1:** .160g
Screener(s): ARS — **Date/Time:** 11/30/2018

No. Stories: Above Grade: 2-1/2 — Below Grade: 1/2 — **Year Built:** 1905 ☐ EST
Total Floor Area (sq. ft.): — **Code Year:** N/A
Additions: [X] None ☐ Yes, Year(s) Built:

Occupancy: Assembly ☐ Commercial ☐ Emer. Services ☐ Historic ☐ Shelter; Industrial ☐ Office ☐ School [X] Government; Utility ☐ Warehouse ☐ Residential, # Units:

Soil Type: A Hard Rock ☐ — B Avg Rock ☐ — C Dense Soil [X] — D Stiff Soil ☐ — E Soft Soil ☐ — F Poor Soil ☐ — DNK ☐ *If DNK, assume Type D for < 3 stories and height < 25'; otherwise use Type E.*

Geologic Hazards: ☐ Liquefaction ☐ Landslide ☐ Surface Rupture ☐ DNK

Adjacency: [X] Pounding ☐ Falling Hazards from Taller Adjacent Building

Irregularities: [X] Vertical (type/severity) Out of Plane Setback, B, Severe; [X] Plan (type) Torsion,Severe

Exterior Falling Hazards: ☐ Unreinforced Chimneys ☐ Heavy Cladding; [X] Parapets ☐ Appendages; ☐ URM Gable Walls ☐ Other:

COMMENTS:

Interior is a reinforced concrete gravity frame structure with reinforced concrete barrel arch slabs. Exterior walls are URM bearing walls on three sides. The north URM wall is not an infill wall, and is outside the gravity frame, thus it is not a shear wall and creates torsion in the lateral system.

The parapet h/t>2.5, therefore requires bracing.

The ground floor has been modified over time. The floor in the fire truck garage area was lowered and consists of a one-way reinforced concrete slab supported by steel beams/columns. Other areas were replaced with what appears to be one-way reinforced concrete slabs and beams with some new concrete columns and footings. Some smaller areas of the ground floor are original construction.

BASIC SCORE, MODIFIERS, AND FINAL SCORE, S_{L1}

FEMA BUILDING TYPE	Do Not Know	W1	W1A	W2	S1 (MRF)	S2 (BR)	S3 (LM)	S4 (RC SW)	S5 (URM INF)	C1 (MRF)	C2 (SW)	C3 (URM INF)	PC1 (TU)	PC2	RM1 (FD)	RM2 (RD)	URM	MH
Basic Score		5.2	4.8	4.8	3.6	3.6	3.8	3.6	3.6	3.0	3.6	3.2	3.2	3.2	3.6	3.4	3.4	3.5
Mid Rise (4-7 stories above grade)		N/A	0.0	N/A	0.4	0.4	N/A	0.4	0.4	0.2	0.4	0.2	N/A	0.4	0.4	0.4	-0.4	N/A
High Rise (> 7 stories above grade)		N/A	N/A	N/A	1.4	1.4	N/A	1.4	0.8	0.5	0.8	0.4	N/A	0.6	N/A	0.6	N/A	N/A
Severe Vertical Irregularity, V_{L1}		-3.3	-2.9	-2.9	-2.0	-2.0	N/A	-2.0	-2.0	-2.0	-2.0	-2.0	N/A	-2.0	-2.0	-2.0	-2.0	N/A
Moderate Vertical Irregularity, V_{L1}		-1.0	-1.0	-1.0	-1.0	-1.0	N/A	-1.0	-1.0	-1.0	-1.0	-1.0	N/A	-1.0	-1.0	-1.0	-1.0	N/A
Plan Irregularity, P_{L1}		-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	-1.5	N/A
Pre-Code		0.0	-0.2	-0.2	-0.4	-0.4	-0.4	-0.4	-0.2	-1.0	-0.4	-1.0	-0.2	-0.4	-0.4	-0.4	-0.4	-0.4
Post-Benchmark		1.8	1.8	1.8	1.4	1.4	N/A	1.2	N/A	1.2	1.6	N/A	1.8	N/A	2.0	1.8	N/A	0.4
Soil Type C		-0.2	-0.8	-0.8	-0.6	-0.8	-0.6	-0.8	-0.8	-0.6	-0.8	-0.6	-0.6	-0.6	-0.6	-0.6	-0.4	-0.7
Soil Type D		-0.6	-1.2	-1.2	-1.0	-1.2	-1.0	-1.2	-1.2	-1.0	-1.2	-1.0	-1.0	-1.2	-1.2	-1.2	-0.8	-1.1
Soil Type E		-1.2	-1.8	-1.8	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6	-1.6

FINAL SCORE, S_{L1}: 1.6

EXTENT OF REVIEW
Exterior: ☐ Partial [X] All Sides ☐ Aerial
Interior: ☐ None [X] Visible [X] Entered
Drawings Reviewed: ☐ Yes [X] No
Soil Type Source: Knowledge of Neighboring Buildings
Geologic Hazards Source: Knowledge of General Area
Contact Person:

LEVEL 2 SCREENING PERFORMED?
[X] Yes, S_{L2} = 0.0 ☐ No
Nonstructural hazards? ☐ Yes [X] No

OTHER HAZARDS
Are There Hazards That Trigger A Detailed Evaluation?
[X] Pounding potential (unless S_{L2} > cut-off, if known)
☐ Geologic hazards or Soil Type F
☐ Significant damage/deterioration to the structural system

ACTION REQUIRED
Detailed Structural Evaluation Required? *(check one)*
☐ Yes, unknown FEMA building type
[X] Yes, score less than cut-off
☐ Yes, other hazards present
☐ No
Detailed Nonstructural Evaluation Recommended? *(check one)*
☐ Yes, nonstructural hazards identified that should be evaluated
[X] No, nonstructural hazards exist that may require mitigation, but a detailed evaluation is not necessary
☐ No, no nonstructural hazards identified

Where information cannot be verified, screener shall note the following: EST= Estimated or unreliable data OR DNK = Do Not Know

Legend: MRF = Moment-resisting frame; RC = Reinforced concrete; URM INF = Unreinforced masonry infill; MH = Mobile Home; FD = Flexible diaphragm; BR = Braced frame; SW = Shear wall; TU = Tilt up; LM = Light metal; RD = Rigid diaphragm

Rapid Visual Screening of Buildings for Potential Seismic Hazards — **Level 2 (Optional)**
FEMA 154 Data Collection Form — **MODERATE Seismicity**
Optional Level 2 data collection to be performed by a civil or structural engineering professional, architect, or graduate student with background in seismic evaluation or design of buildings.

Bldg Name: UC City Hall Annex	**Level 1 Score:**	S_{L1} = 1.6	
Screener: ARS	**Level 1 Irregularity Modifiers:**	*Vertical Irregularity, V_{L1} =*	*Plan Irregularity, P_{L1} =*
Date/Time: 11-30-2018	**ADJUSTED BASELINE SCORE:**	$S' = (S_{L1} - V_{L1} - P_{L1})$ = 1.6	

STRUCTURAL MODIFIERS TO ADD TO ADJUSTED BASELINE SCORE

Topic	Statement *If statement is true, circle the "Yes" modifier; otherwise cross out the modifier.*		Yes	Subtotals
Vertical Irregularity, V_{L2}	Sloping Site	W1 Building: There is at least a full story grade change from one side of the building to the other.	-3.3	
		Non-W1 Building: There is at least a full story grade change from one side of the building to the other.	-0.7	
	Weak and/or Soft Story *(check one maximum)*	W1 Building Cripple Wall: An unbraced cripple wall is visible in the crawl space.	-1.0	
		W1 House Over Garage: Underneath an occupied story, there is a garage opening without a shear wall (at least the length of the garage opening) or a steel moment frame.	-3.3	
		W1A: There are openings at the ground story (such as for parking) over at least 50% of the length of the building.	-2.9	
		Non-W1: Length of lateral system at any story is less than 50% of that at story above or height of any story is more than 2.0 times the height of the story above. *Do not combine with W1A Building Open Front modifier.*	-2.0	
		Non-W1: Length of lateral system at any story is between 50% and 75% of that at story above or height of any story is between 1.3 and 2.0 times the height of the story above.	-1.0	
	Setback	Vertical elements of the lateral system at an upper story are outboard of those at the story below causing the diaphragm to cantilever at the offset.	-2.0	
		Vertical elements of the lateral system at upper stories are inboard of those at lower stories.	-1.0	
		There is an in-plane offset of lateral system that is greater than the length of the elements.	-0.7	
	Short Column/ Pier	C1,C2,C3,PC1,PC2,RM1,RM2: There are one or more columns (or piers) with a height/depth ratio less than 50% of the nominal height/depth ratio at that level.	-1.0	
		C1,C2,C3,PC1,PC2,RM1,RM2: The column depth (or pier width) is less than one half of the depth of the spandrel, or there are infill walls or adjacent floors that shorten the column.	-0.7	
	Split Level	There is a split level at one of the floor levels or at the roof.	-1.0	
	Other Irregularity	There is another observable severe vertical irregularity that obviously affects the building's seismic performance.	-2.0	V_{L2} = -1.0 *(Cap at V_{L1})*
		There is another observable moderate vertical irregularity that may affect the building's seismic performance.	-1.0	
Plan Irregularity, P_{L2}	Torsional Irregularity: Lateral system does not appear relatively well distributed in plan in either or both directions. *(Do not include the W1A open front irregularity listed above.)*		-1.5	
	Non-Parallel System: There are one or more major vertical elements of the lateral system that are not orthogonal to each other.		-0.8	
	Reentrant Corner: Both projections from an interior corner exceed 50% of the overall plan dimension in that direction.		-0.8	
	Diaphragm Opening: There is an opening in the diaphragm with a width over 50% of the total diaphragm width at that level.		-0.5	
	C1 Building Out-of-Plane Offset: The exterior beams do not align with the columns in plan.		-0.8	P_{L2} = -1.5 *(Cap at P_{L1})*
	Other Irregularity: There is another observable plan irregularity that obviously affects the building's seismic performance.		-1.5	
Gravity System	The gravity load-carrying system consists of regularly spaced columns with regularly spaced beams.		+0.5	
Pounding	Building is separated from adjacent structures by less than 4% of the height of the shorter of the building and adjacent structure and:	The floors do not align vertically within 2 feet.	-1.2	
		One of the buildings is 2 or more stories taller than the other.	-1.2	
		The building is at the end of the block.	-0.7	
S2 Building	"K" bracing geometry is visible.		-1.5	
	Supplemental plates to address net section fracture at tube or pipe brace-to-gusset connections are visible		+0.8	
C1 Building	Flat slab serves as the beam in the moment frame.		-1.2	
PC1/RM1 Bldg	There are roof-to-wall ties that are visible or known from drawings that do not rely on cross-grain bending.		+0.8	
MH	There is a supplemental seismic bracing system provided between the carriage and the ground.		+1.5	
Retrofit	Comprehensive seismic retrofit is visible or known from drawings.		+1.5	M = +1.5

FINAL SCORE, $S_{L2} = (S' + V_{L2} + P_{L2} + M)$: 0.0 *(Transfer to Level 1 form)*

There is observable damage or deterioration or another condition that negatively affects the building's seismic performance: ☐ Yes [X] No
If yes, describe the condition in the comment box below and indicate on the Level 1 form that detailed evaluation is required by an engineer of the building's score.

OBSERVABLE NONSTRUCTURAL HAZARDS

Location	Statement *(Check "Yes" or "No")*	Yes	No	Comment
Exterior	There is an unbraced unreinforced masonry parapet.	[X]		
	There is an unbraced unreinforced masonry chimney.			
	There is heavy cladding.			
	There is a heavy canopy over exit doors or pedestrian walkways.			
	There is an unreinforced masonry gable wall.			
	There is an unreinforced masonry appendage over exit doors or pedestrian walkways.			
	There is a sign posted on the building that indicates hazardous materials are present.			
	There is a taller adjacent building with an unanchored URM wall or unbraced URM parapet.			
	Other observed exterior nonstructural falling hazard:			
Interior	There are hollow clay tile or brick partitions at any stair or exit corridor.			
	Other observed interior nonstructural falling hazard:			

Estimated Nonstructural Seismic Performance *(Check appropriate box and transfer to Level 1 form conclusions)*
☐ Potential nonstructural hazards with significant threat to occupant life safety --> Detailed Nonstructural Evaluation Recommended
[X] Nonstructural hazards identified with significant threat to occupant life safety --> But No Detailed Nonstructural Evaluation Required
☐ Low or no nonstructural hazard threat to occupant life safety --> No Detailed Evaluation Required

Comments:

SUPPLEMENTAL INFORMATION

RAPID VISUAL SCREENING DATA COLLECTION FORM

CPTED SUMMARY (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

Principals and Strategies:
CPTED promotes design principles in planned environments that encourage safe behavior to reduce opportunities for crime to occur. Three inter-related basic principles guide CPTED: natural access control, natural surveillance, and territorial reinforcement.

-Natural Access Control (controls access)
Guides people entering and leaving a space through the placement of entrances, exits, fences, landscaping and lighting. Access control can decrease opportunities for criminal activity by denying criminals access to potential targets and creating a perception of risk for would-be offenders.

-Natural Surveillance (increases visibility)
The placement of physical features, activities and people in a way that maximizes visibility. A potential criminal is less likely to attempt a crime if he or she is at risk of being observed. At the same time, we are likely to feel safer when we can see and be seen.

-Territorial Reinforcement (promotes a sense of ownership)
The use of physical attributes that express ownership such as fences, signage, art, landscaping, lighting, pavement designs, etc. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be seen in gateways into a community or neighborhood.

In addition to the three main principles described, two other ideas support CPTED; Activity Support and Maintenance.

-Activity Support (fosters community interaction)
Encouraging activities in public spaces that are intended for use by residents and other legitimate users discourages criminal acts.

-Maintenance (deters offenders)
A well-maintained home, building or community creates a sense of ownership. A well-kept area tends to make someone feel like they will be observed by neighbors or business owners as it is obvious people care about the area.

Summary of existing conditions:

-Natural Access Control
Site has few to no defined boundaries that guide people's entering and exiting of the site. This contributes to unclear wayfinding and when people wander, it becomes more difficult to clearly identify good and bad actors. In addition, once inside the building there are few to no additional safeguards that require a visitor to address an employee on who they are, and what their intent may be.

-Natural Surveillance
Nearly all entrance point have limited visibility and in some cases, intentionally concealed.

-Territorial Reinforcement
There is little delineation between public and private areas. Property lines are ambiguous and there are many opportunities to express ownership that are not currently utilized.

-Activity Support
There are no outdoor break areas, gardens, or other assets that encourage people to dwell and become casual observers which enhances people's sense of safety.

-Maintenance
The site shows obvious signs of neglect but in general is in fair condition. Planting and surplus paving surfaces are in dire need of attention.

CPTED REVIEW

ARCHITECTURAL

FUNGAL EVALUATION REPORT SUMMARY

- Fungal Evaluation completed by PSI in April, 2016.
- Identified locations and possible sources of airborne fungal amplification (visible mold, water staining, water damage, and efflorescence)
- Recommended exterior of building be evaluated and repaired before interior remediation activities are implemented
- Recommended completing fungal remediation at the same time as planned asbestos and lead abatement

Recommendation from Report:
"Based on observations and sample results, there appears to be airborne fungal amplification within the DARE Office on the 3rd Floor, Ms. Price's Office and the Former Fire Department Hallway near the Bathrooms on the 2nd Floor, the Former Fire Chief's Office and Captain Jackson's Office on the 1st Floor, and the EOG, the Gun Range, the Bike Storage Hallway, and the Former Fire Department area within the Basement at the University City Annex Building located at 6801 Delmar Boulevard in University City, Missouri. Although suspect visible mold and/or water staining, water damage, and efflorescence was identified in other areas throughout the building, it does not appear to be airborne at this time."

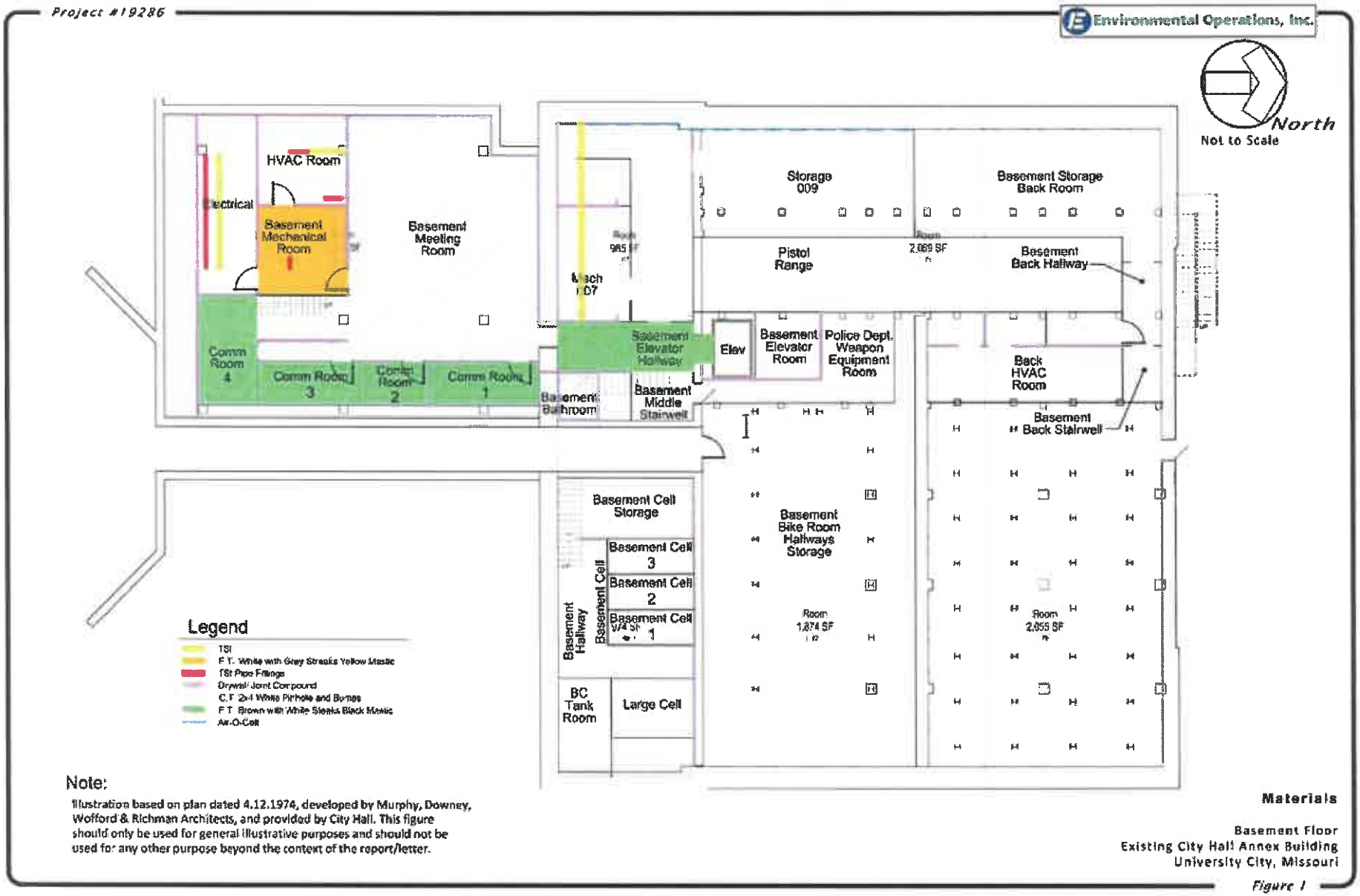
*The report in its entirety is available for viewing

ASBESTOS, LEAD, & REGULATED WASTE MATERIALS REPORT SUMMARY

- 21 out of 65 samples tested positive for asbestos
- 47 out of 565 painted and glazed ceramic surfaces are lead-based by EPA standards
- 19 categories, totaling 1,382 items, were identified as regulated waste materials in the building
- Cost of abatement included in Cost Estimate

Conclusion from Report:
"A firing range occupies the subject building. According to persons familiar with the subject site, a firing range is currently used by the University City Police Department for practice. This room has been the firing range for the department since the building was turned over to the City circa 1930. Based on the age and length of time as a firing range (at least 50 years), it is likely that lead has accumulated from lead bullets that have been discharged in this space and therefore represents a recognized environmental condition for the subject site. Additional investigation would be required to further evaluate this issue."

*The report in its entirety is available for viewing

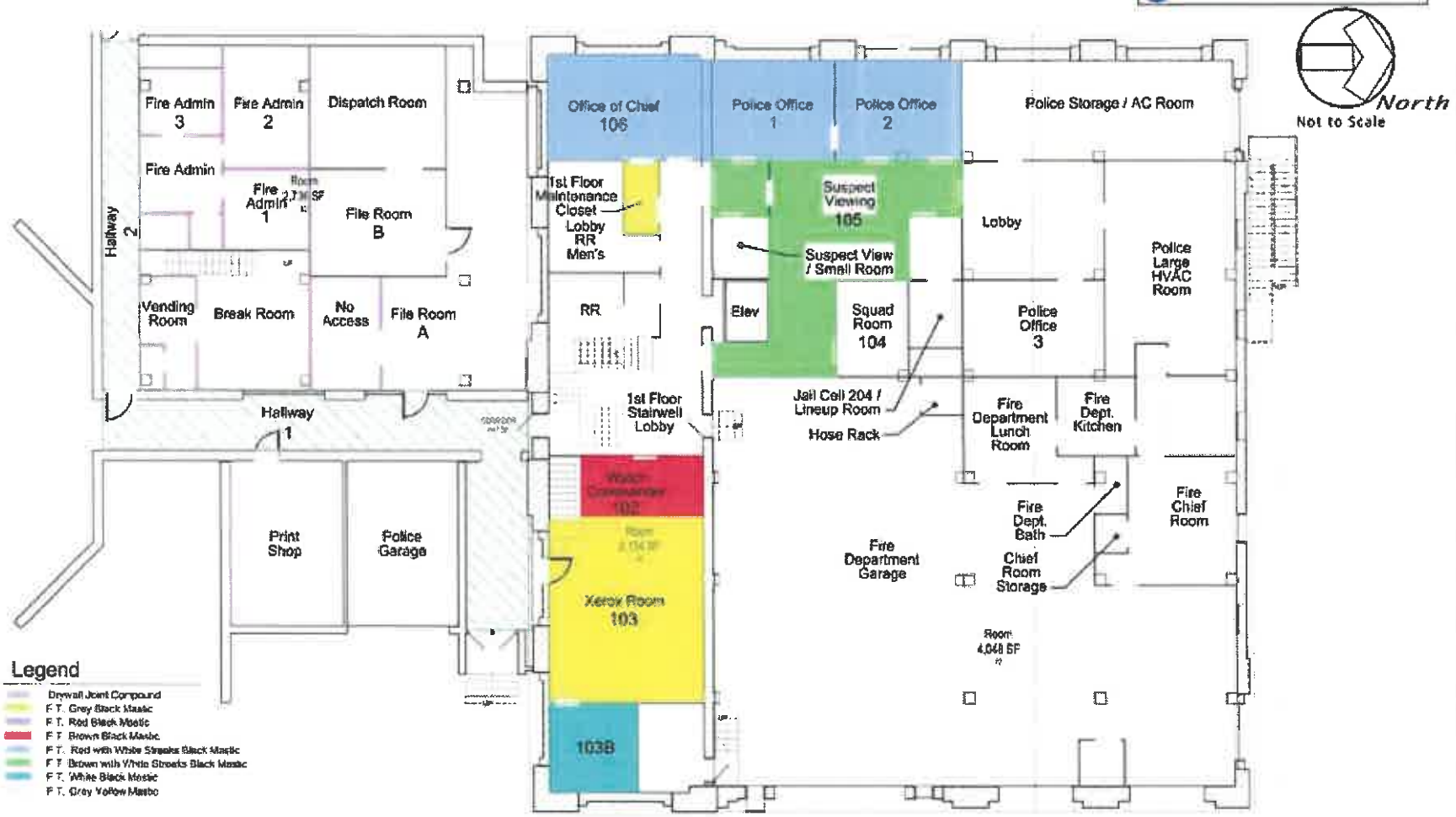


SUPPLEMENTAL INFORMATION

ENVIRONMENTAL ASSESSMENT

Project #19286

Environmental Operations, Inc.



Note:

Illustration based on plan dated 4.12.1974, developed by Murphy, Downey, Wofford & Richman Architects, and provided by City Hall. This figure should only be used for general illustrative purposes and should not be used for any other purpose beyond the context of the report/letter.

Materials

1st Floor
Existing City Hall Annex Building
University City, Missouri

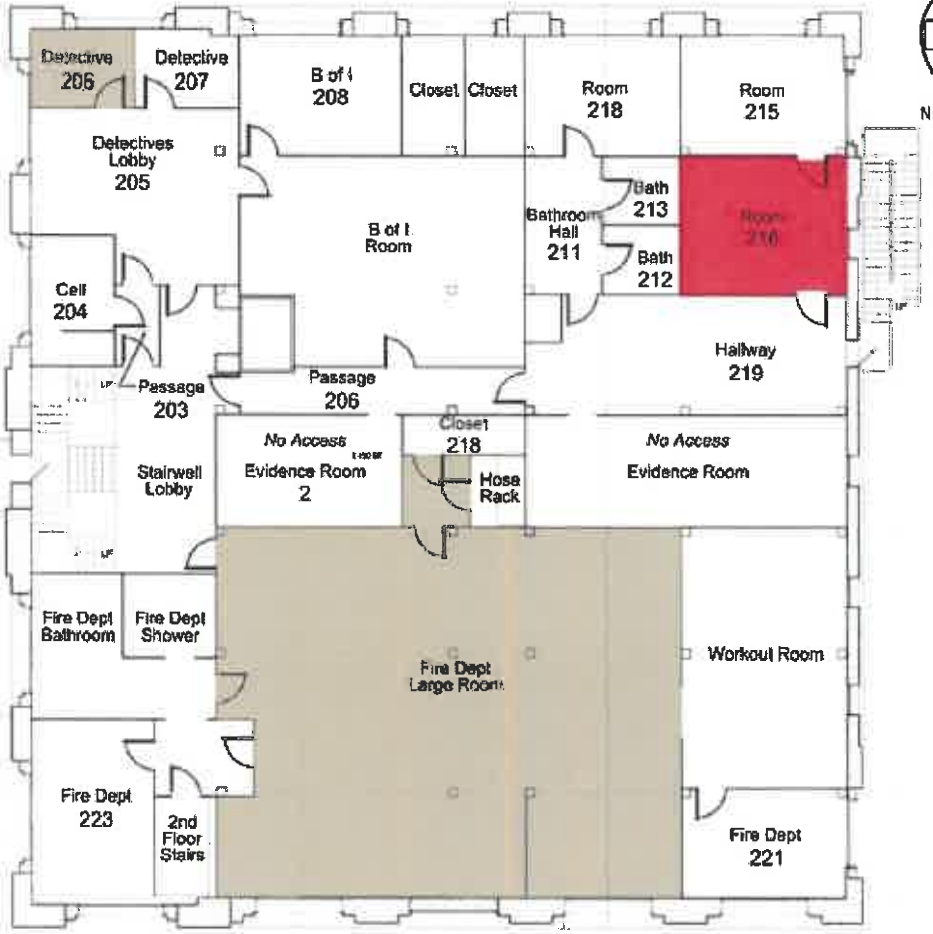
Figure 2

SUPPLEMENTAL INFORMATION

ENVIRONMENTAL ASSESSMENT

Project #19286

Environmental Operations, Inc.



North

Not to Scale

Note:

Illustration based on plan dated 4.12.1974, developed by Murphy, Downey, Wofford & Richman Architects, and provided by City Hall. This figure should only be used for general illustrative purposes and should not be used for any other purpose beyond the context of the report/letter.

Legend

- F.T. Dark Brown Black Mastic
- F.T. Green Black Mastic

Materials

2nd Floor
Existing City Hall Annex Building
University City, Missouri

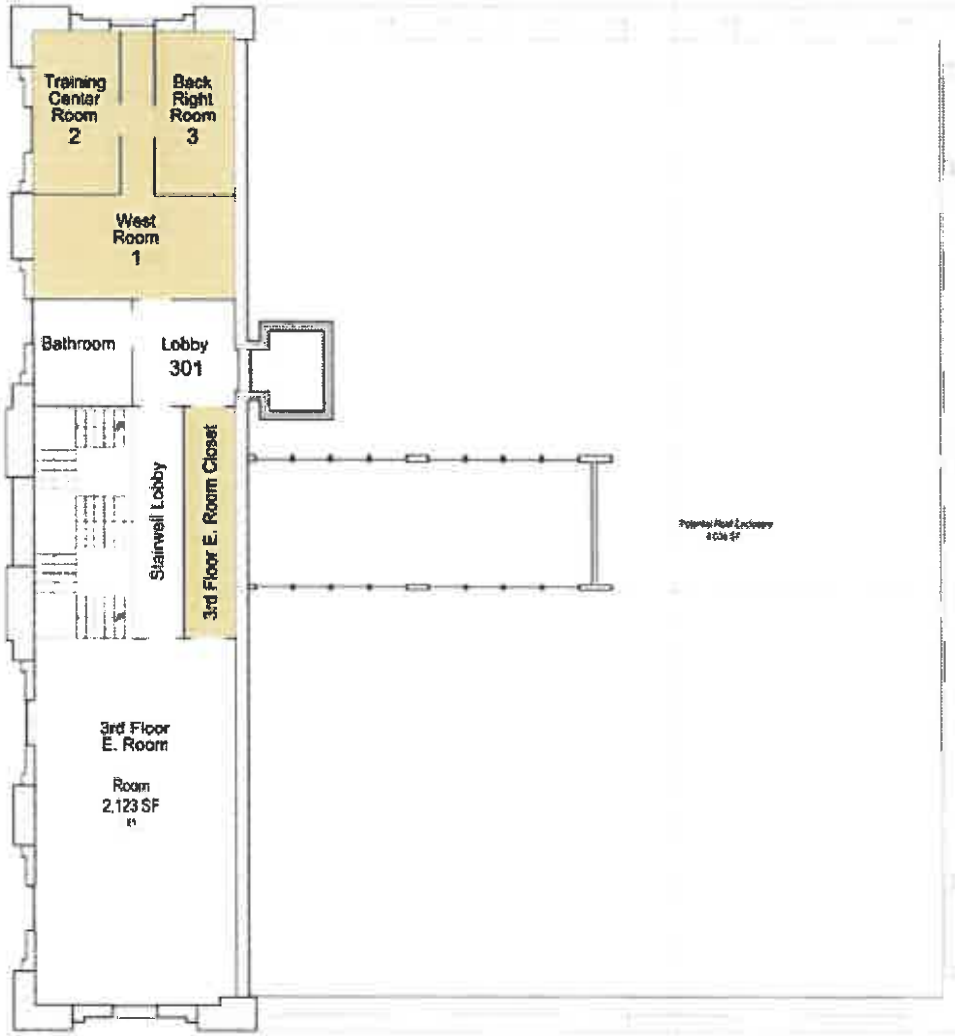
Figure 3

SUPPLEMENTAL INFORMATION

ENVIRONMENTAL ASSESSMENT

Project #19286

Environmental Operations, Inc.



North

Not to Scale

Legend

F.T. 9x9 Brown Black Mastic

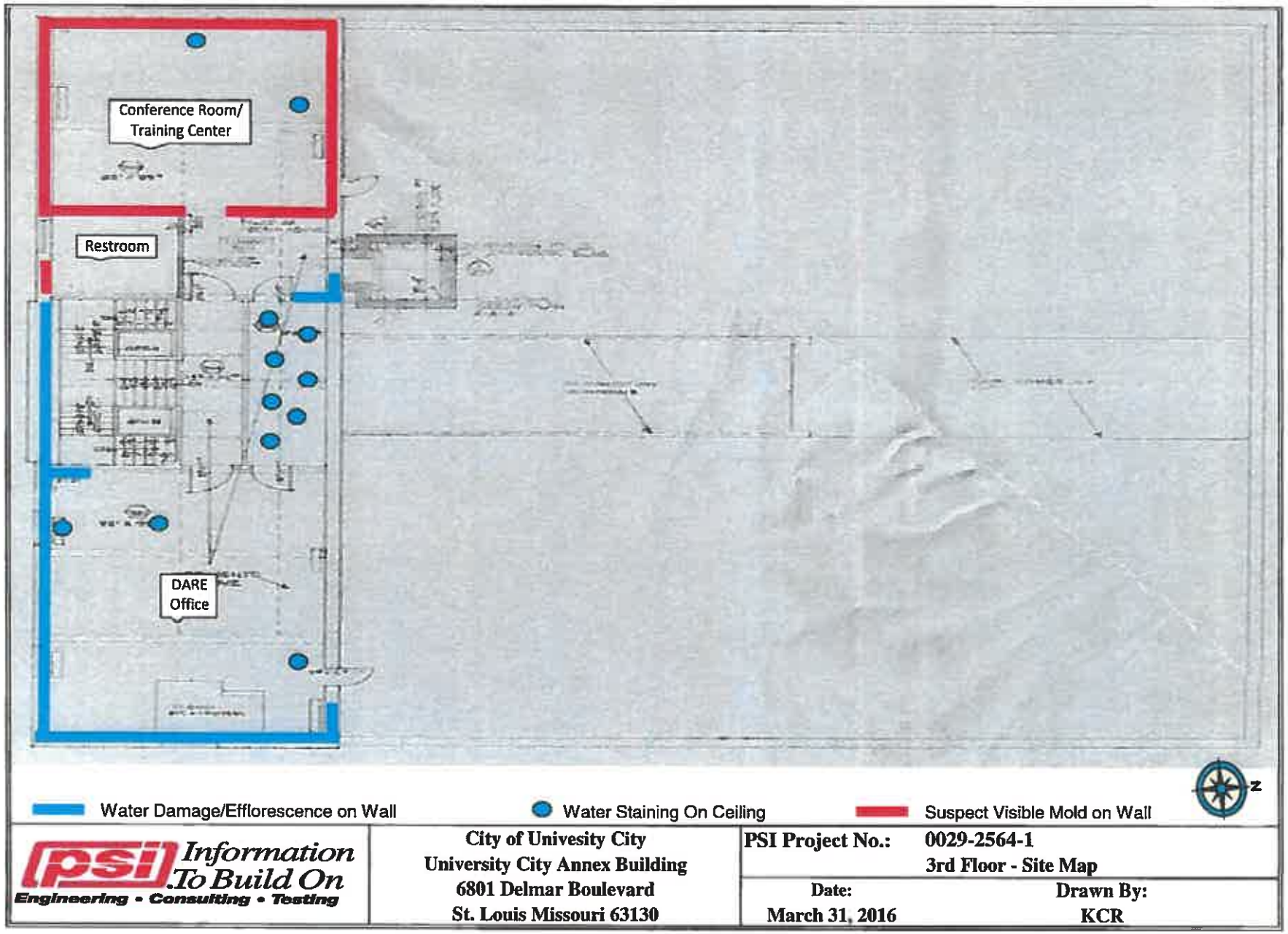
Note:

Illustration based on plan dated 4.12.1974, developed by Murphy, Downey, Wofford & Richman Architects, and provided by City Hall. This figure should only be used for general illustrative purposes and should not be used for any other purpose beyond the context of the report/letter.

Materials

3rd Floor
Existing City Hall Annex Building
University City, Missouri

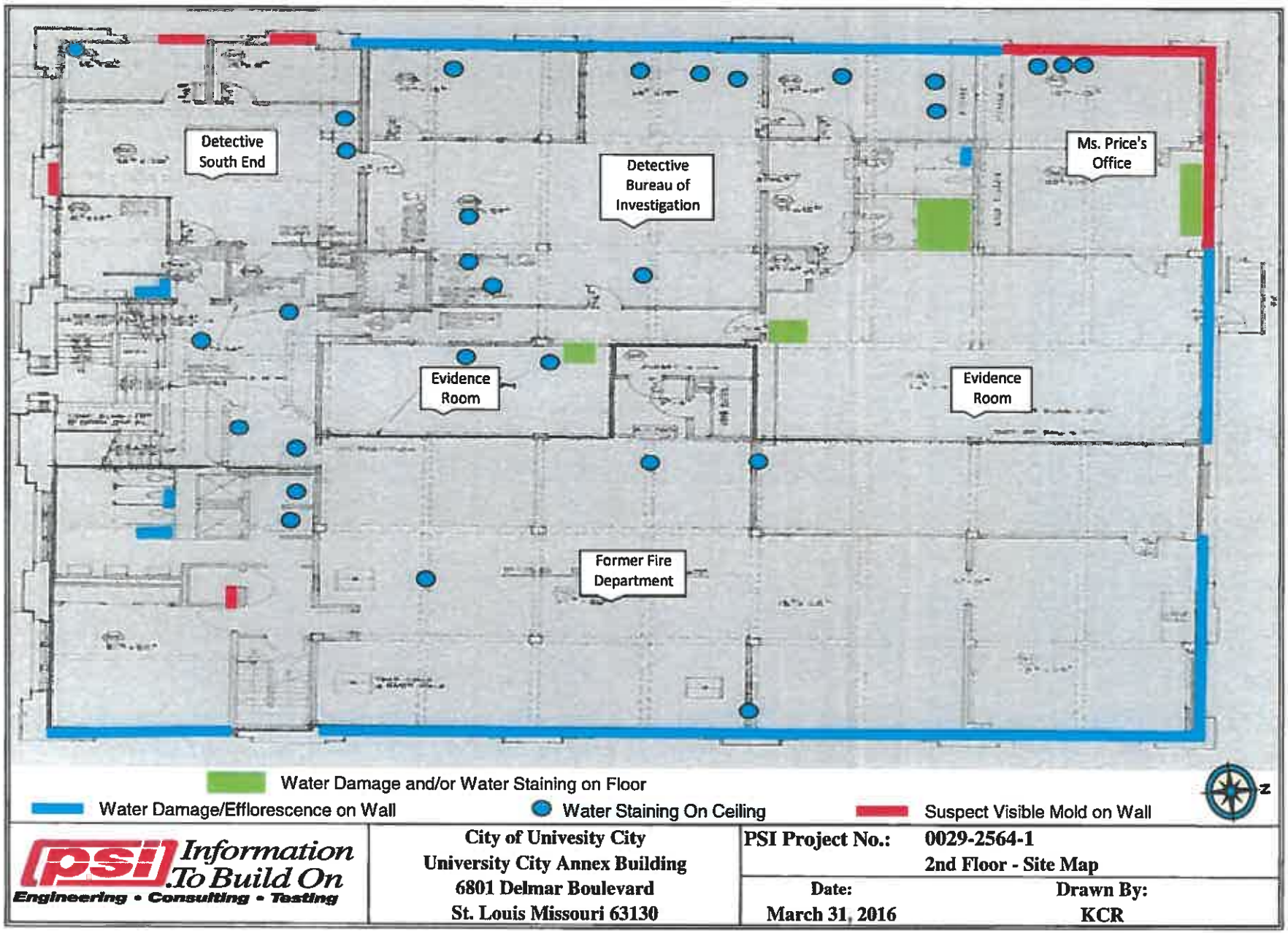
Figure 4



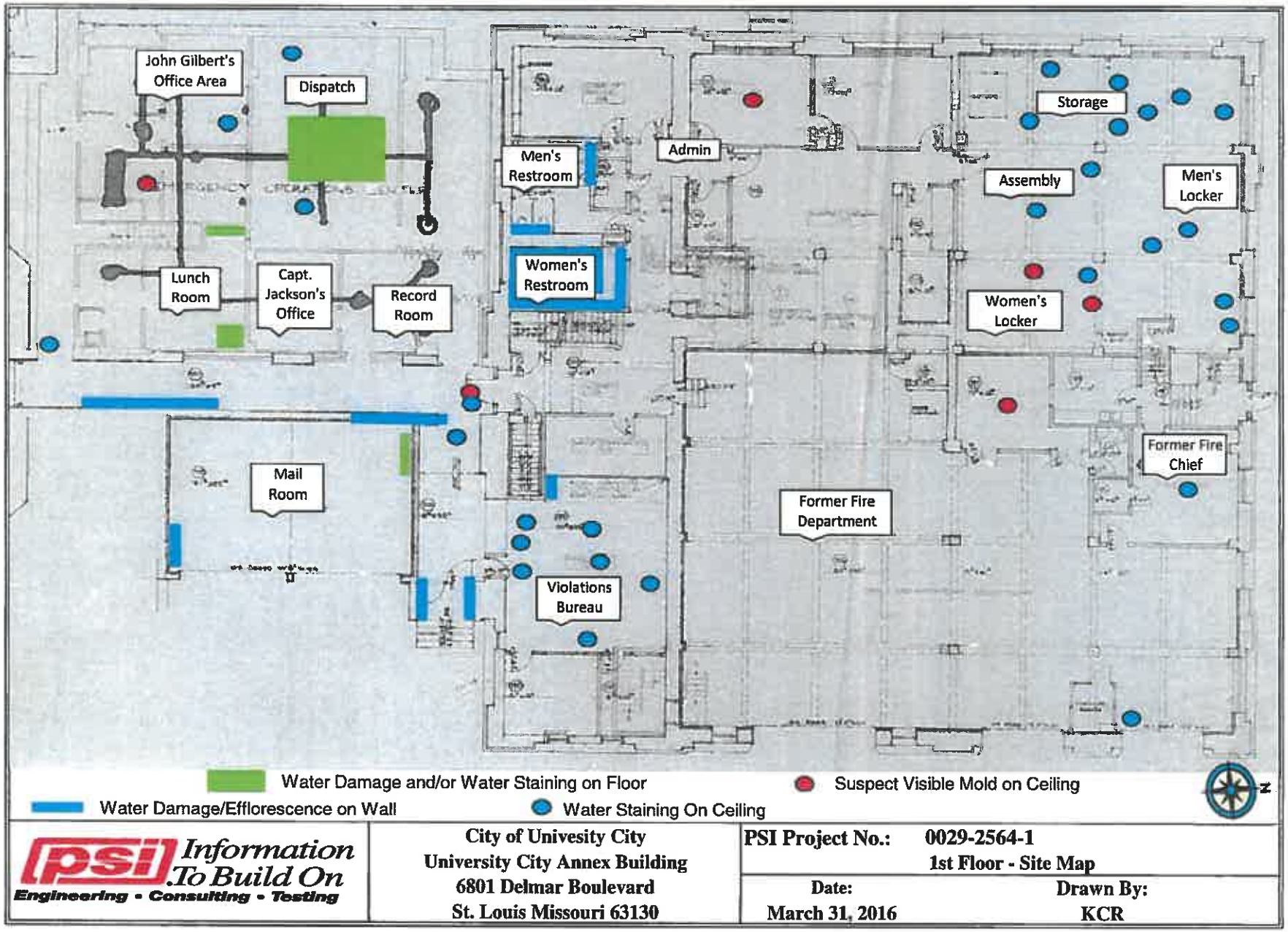
psi Information To Build On Engineering • Consulting • Testing	City of Univesity City University City Annex Building 6801 Delmar Boulevard St. Louis Missouri 63130	PSI Project No.:	0029-2564-1 3rd Floor - Site Map
		Date: March 31, 2016	Drawn By: KCR

SUPPLEMENTAL INFORMATION

ENVIRONMENTAL ASSESSMENT - FUNGAL



[psi] Information To Build On Engineering • Consulting • Testing	City of Univesity City University City Annex Building 6801 Delmar Boulevard St. Louis Missouri 63130	PSI Project No.:	0029-2564-1 2nd Floor - Site Map
		Date: March 31, 2016	Drawn By: KCR

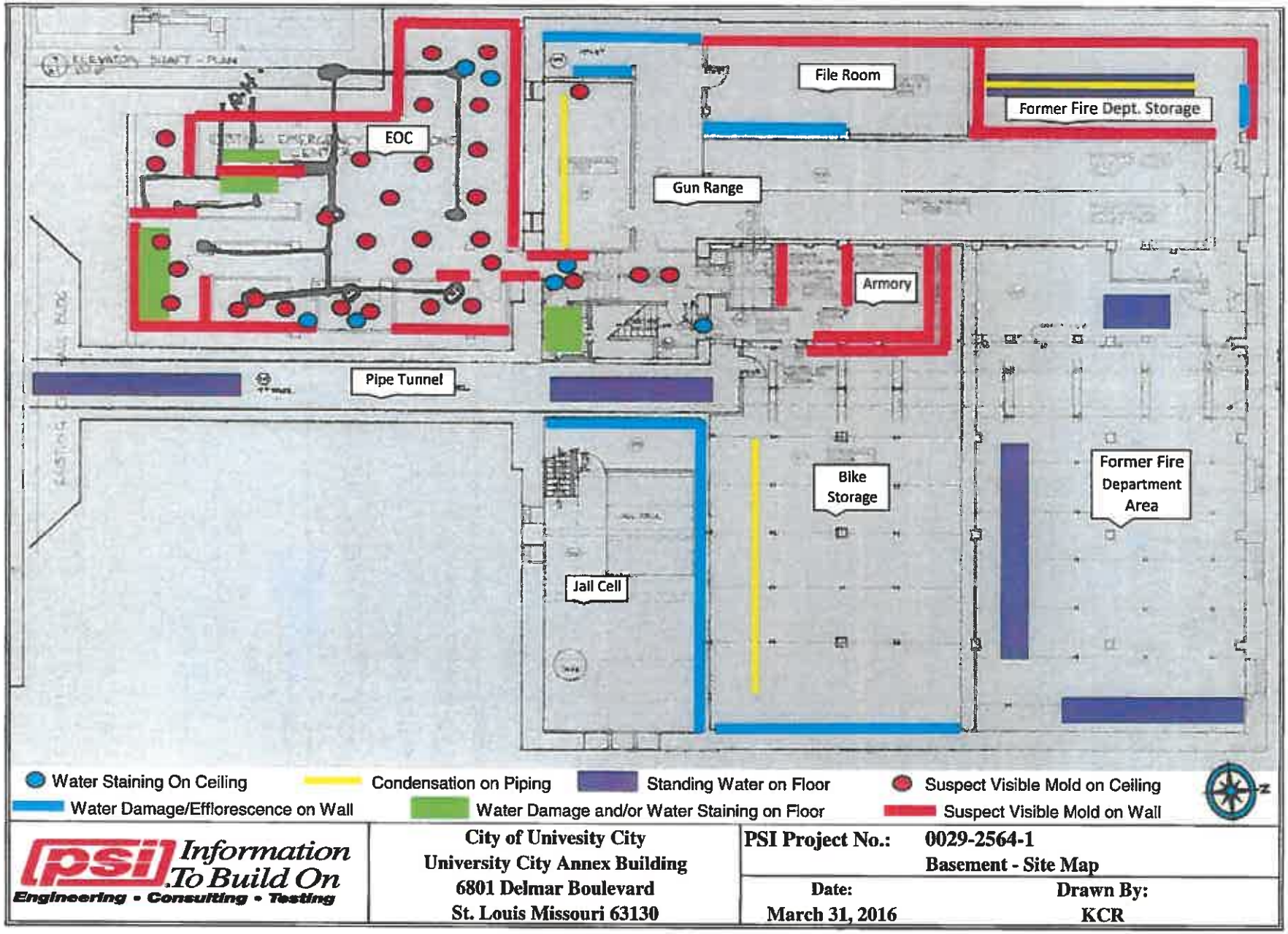


[psi] Information To Build On
Engineering • Consulting • Testing

City of Univesity City University City Annex Building 6801 Delmar Boulevard St. Louis Missouri 63130	PSI Project No.: 0029-2564-1 1st Floor - Site Map Date: March 31, 2016 Drawn By: KCR

SUPPLEMENTAL INFORMATION

ENVIRONMENTAL ASSESSMENT - FUNGAL



[psi] Information To Build On
Engineering • Consulting • Testing

City of Univesity City
University City Annex Building
6801 Delmar Boulevard
St. Louis Missouri 63130

PSI Project No.: 0029-2564-1
Basement - Site Map

Date: March 31, 2016

Drawn By: KCR

PROGRAM SUMMARY
All Located at Annex

University City Police Department and Municipal Court
April 22, 2019

NO.	DEPARTMENT	EXISTING		PROJECTED	
		Staff	Department Area (SF)	Staff	Department Area (SF)
1.0	**Public Support**	**0**	**1,330**	**0**	**1,100**
1.100	Police Department	0	1,330	0	528
1.200	Municipal Court	0	0	0	572
2.0	**Police Administration**	**2**	**1,966**	**2**	**792**
2.100	Administration	2	1,966	2	792
3.0	**Bureau of Field Operations**	**79**	**4,450**	**77**	**6,320**
3.100	Patrol	79	890	77	1,226
3.200	Field Operations	0	908	0	2,819
3.300	Support	0	2,652	0	2,275
4.0	**Bureau of Services**	**25**	**8,661**	**27**	**12,223**
4.100	Support Services	25	6,553	27	7,081
4.200	Holding	0	2,108	0	3,601
4.300	Support	0	0	0	1,541
5.0	**Bureau of Investigation**		**3,004**	**15**	**3,639**
5.100	Administration	10	2,055	15	2,683
5.200	Support	0	949	0	956
6.0	**Municipal Court**	**4.5**	**1,384**	**5.5**	**4,658**
6.100	Administration	4.5	1,384	5.5	1,057
6.200	Court	0	0	0	3,601
7.0	**Building Support**	**0**	**5,032**	**0**	**2,464**
7.100	Support	0	5,032	0	2,321
7.200	Receiving	0	0	0	143
	Departmental Area Subtotal	**111**	**25,826**	**127**	**31,195**
	TOTAL GROSS BUILDING AREA	**0.15**	**29,700**	**0.20**	**37,434**
P	**Parking**			**169**	**51,100**
P1	Staff and Secure Parking			66	20,200
P2	Public Parking			103	30,900
S	**Substation**				
S.100	Public Support			0	429
S.200	Services			2	3,709
S.300	Building Support			0	767
	Departmental Area Subtotal			**0**	**4,905**
	TOTAL GROSS BUILDING AREA			**0.20**	**5,886**

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
1.0	**Public Support**									
1.100	**Police Department**									no security screening
1.101	Vestibule		1	68	68		1	50	50	After hours intercom
1.102	Lobby		1	860	860		1	240	240	Public vending (2 machines); drug drop box; window queuing
1.103	Records Counter		1	-	-		1	10	10	
1.104	Report Writing			-	-		1	80	80	Interview room off lobby
1.105	Toilets		2	201	402		2	50	100	Not required if collocated with Municipal Court
	Subtotal	*0*			*1,330*	*0*			*480*	
	Staff	0				0				
	Net Area (NSF)				**1,330**				**480**	
	Departmental Grossing Factor			*0%*	-			*10%*	48	
	Total Departmental Gross Square Footage (DGSF)				**1,330**				**528**	
1.200	**Municipal Court**									security screening to courtroom
1.201	Vestibule		0	-	-		1	50	50	If separate from Police Department
1.202	Queuing		0	-	-		1	160	160	
1.203	Security Screening		0	-	-		1	50	50	
1.204	Lobby		0	-	-		1	240	240	10 seats, queuing at windows
1.205	Payment Counter		0	-	-		2	10	20	
1.206	Toilets		0	-	-		0	50	-	If separate from Police Department and including Municipal Courtroom
	Subtotal	*0*			-	*0*			*520*	
	Staff	0				0				
	Net Area (NSF)				-				**520**	
	Departmental Grossing Factor			*0%*	-			*10%*	52	
	Total Departmental Gross Square Footage (DGSF)				-				**572**	
	Total Staff	-				-				
	Total Public Support (DGSF)				**1,330**				**1,100**	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
2.0	**Police Administration**									
2.100	**Administration**									
2.101	Lobby/Waiting		1	200	200		1	120	120	Private entry
2.102	Chief of Police	1	1	274	274	1	1	300	300	desk, table +4 chairs, printer
2.103	Closet		1	-	-		1	15	15	
2.104	Executive Secretary	1	1	150	150	1	1	150	150	desk, floor copier, lockable file storage, 2 guest chairs
2.105	EOC		1	1,094	1,094		0	-	-	Located at Substation
2.106	Staff Toilets		1	69	69		1	50	50	
2.107	Coffee Bar		1	-	-		1	25	25	sink, undercounter refrigerator, microwave, coffee maker
	Subtotal	*2*			*1,787*	*2*			*660*	
	Staff	2				2				
	Net Area (NSF)				**1,787**				**660**	
	Departmental Grossing Factor			*10%*	179			*20%*	132	
	Total Departmental Gross Square Footage (DGSF)				**1,966**				**792**	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
3.0	**Bureau of Field Operations**									
3.100	**Patrol**									
3.101	Captain	1	1	228	228	1	1	225	225	desk, table +4 chairs
3.102	Command Center / Conference Room		1	189	189		1	180	180	Table w/seating for 6; security monitors
	Watch Command									*Near lockers and roll call room*
3.103	Patrol Lieutenants	3	1	392	392	3	3	50	150	
3.104	Patrol Sergeants	5	0	-	-	5	2	50	100	Shared Desks
3.105	Work Logs		0	-	-		1	60	60	
3.106	Personal File Drawers		0	-	-		8	10	80	
3.107	Technology		0	-	-		1	60	60	computers, phones, chargers, radios
3.108	Ticket Drop Box		0	-	-		1	5	5	
3.109	Pistol Lockers		0	-	-		1	5	5	12 lockers
3.110	Patrol Officers	56	0	-	-	56	0	-	-	
3.111	K-9 Officers	4	0	-	-	2	2	40	80	2 kennels, floor drain, washable
3.112	School Resource Officers / DARE	4	0	-	-	4	0	36	-	*located at Substation*
3.113	Community Action Team	6	0	-	-	6	1	36	36	
	Subtotal	*79*			*809*	*77*			*981*	
3.200	**Field Operations**									
3.201	Roll Call		1	418	418		1	900	900	classroom style desks for up to 24
3.202	Training Room		0	-	-		0	280	-	*located at Substation*
3.203	Multipurpose Training		0	-	-		0	900	-	*Use EOC at Substation*
3.204	Exercise Room		0	-	-		1	900	900	treadmill, rowing, weights; typ. 3-4 people at a time
3.205	Report Writing Room		1	307	307		1	240	240	6 computers; mail
3.206	Storage		0	-	-		1	80	80	radios, forms
3.207	Interview		1	100	100		1	135	135	table w/ 4 chairs
3.208	Body Cam Viewing		0	-	-		0	120	-	*use dispatch viewing*
	Subtotal	*0*			*825*	*0*			*2,255*	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
3.0	**Bureau of Field Operations**									
3.300	**Support**									
3.301	Staff Entry Vestibule		1	107	107		1	50	50	
3.302	Locker - Men		1	1,507	1,507		***80***	***12***	***960***	police lockers
3.303	Toilet		3	-	-		3	15	45	
3.304	Shower		2	-	-		2	30	60	
3.305	Locker - Women		1	522	522		30	12	360	
3.306	Toilet		2	-	-		2	15	30	
3.307	Shower		1	-	-		1	30	30	
3.308	Break		1	113	113		0	-	-	shared with services
3.309	Print/Copy		1	-	-		1	40	40	
3.310	Staff Toilets		2	61	122		2	50	100	
3.311	Kitchenette		0	-	-		1	25	25	
3.312	Police Bike Storage		1	40	40		1	120	120	8 bikes
	Subtotal	*0*			*2,411*	*0*			*1,820*	
	Staff	79				77				
	Net Area (NSF)				**4,045**				**5,056**	
	Departmental Grossing Factor			*10%*	405			*25%*	1,264	
	Total Departmental Gross Square Footage (DGSF)				**4,450**				**6,320**	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
4.0	**Bureau of Services**									
4.100	**Support Services**									
4.101	Captain	1	1	242	242	1	1	225	225	desk, table +4 chairs
4.102	Support Service Assistant	1	1	376	376	1	1	150	150	
4.103	Support Services Storage		1	-	-		1	240	240	office supplies, etc.
4.104	Armory		1	228	228		1	200	200	
4.105	Prosecutor	0.5	0	-	-	0.5	1	80	80	
4.106	Assistant to Prosecutor	0.5	1	36	36	0.5	1	64	64	
4.107	Parking Controllers	2.5	0	-	-	2.5	0	-	-	
	Dispatch									*viewing monitors for holding, GPS map, wall map*
4.108	Lead Dispatchers	3	0	-	-	3	1	64	64	
4.109	Dispatchers	7	1	660	660	9	3	64	192	
4.110	Dispatchers - PT	6	0	-	-	6	1	64	64	
4.111	Report Writing		0	-	-		0	48	-	
4.112	Viewing Room		0	-	-		1	120	120	city and body camera viewing
4.113	Lockers		0	-	-		0	3	-	use locker room
4.114	Kitchenette/Break Room		0	-	-		0	120	-	use common break
4.115	Staff Toilet		0	-	-		0	50	-	use central staff toilets
	Evidence									
4.116	Evidence Clerk / Processing Workstation	0.5	1	36	36	0.5	1	100	100	
4.117	Evidence Preparation / Lockers		0	-	-		1	120	120	Desk for officer to tag evidence, various size lockers including one with refrigerator accessed from officer work area backing up to evidence room
4.118	Evidence Storage*		1	2,342	2,342		1	2,000	2,000	firearm lockers, drug lockers, safe, refrigerator, high-density file storage; separate space for homicide evidence
4.119	Vehicle Investigation Garage		0	-	-		0	1,000	-	Vehicle lift, tool cabinets, work bench rolling ladder, lighting
	Records									
4.120	Counter Workstation		0	-	-		1	36	36	
4.121	Records Room Clerks	3	1	502	502	3	3	64	192	
4.122	Records Room Workspace		1	-	-		1	80	80	printer/copier, fax, document prep table
4.123	Records Storage		1	-	-		1	120	120	adjacent/combined with clerks
4.124	Records Archive		1	250	250		1	250	250	
	Weapons Training									
4.125	Firing Range		2	475	950		2	475	950	2 lanes
4.126	Storage		0	-	-		1	80	80	
4.127	Workspace		1	335	335		1	120	120	
	Subtotal	*25*			*5,957*	*27*			5,447	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
4.0	**Bureau of Services**									
4.200	**Holding**									
	Male									
4.201	Holding Cell - Large		1	154	154		***3***	***150***	***450***	2 person, non-bunked cell, collect call speaker
4.202	Holding Cell - Isolation		2	96	192		***2***	***70***	***140***	collect call speaker
4.203	Shower		0	-	-		1	25	25	
	Female									
4.204	Holding Cell - Large		1	158	158		1	150	150	2 person, non-bunked cell, collect call speaker
4.205	Holding Cell - Isolation		1	100	100		1	70	70	collect call speaker
4.206	Shower		0	-	-		1	25	25	
	Support									
4.207	Processing		1	148	148		1	150	150	
4.208	Sobriety Testing		1	97	97		1	100	100	Intoxilizer
4.209	Search Room		0	-	-		1	80	80	
4.210	Identification		0	-	-		1	150	150	camera, fingerprinting
4.211	Gun Lockers		1	20	20		1	20	20	
4.212	Property Lockers		1.5	5	8		4	5	20	(4) 5 tier lockers
4.213	In-Custody Interview Room		0	-	-		1	100	100	
4.214	Non-Contact Visitation		0	-	-		1	40	40	
4.215	Food Storage/Prep		0	-	-		1	40	40	full sized refrigerator, hand washing sink, lockable
4.216	Staff Toilet		0	-	-		1	50	50	
4.217	Vehicle Sallyport		1	1,040	1,040		2	500	1,000	12 foot inside clear height
4.218	Pedestrian Sallyport		0	-	-		1	80	80	
4.219	Storage		0	-	-		1	80	80	
	Subtotal	*0*			*1,917*	*0*			*2,770*	
4.300	**Support**									
4.301	File Storage		0	700	-		1	700	700	
4.302	Break Room		0	240	-		1	320	320	shared with field ops, municipal court, investigations
4.303	Kitchenette		0	25	-		1	25	25	
4.304	Print/Copy		0	40	-		1	40	40	
4.305	Staff Toilets		0	50	-		2	50	100	
	Subtotal	*0*			-	*0*			*1,185*	
	Staff	25				27				
	Net Area (NSF)				**7,874**				**9,402**	
	Departmental Grossing Factor			*10%*	787			*30%*	2,821	
	Total Departmental Gross Square Footage (DGSF)				**8,661**				**12,223**	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
5.0	**Bureau of Investigation**									
5.100	**Administration**									
5.101	Lobby		1	143	143		1	140	140	
5.102	Lieutenant Commander	2	2	206	412	2	2	180	360	
5.103	Storage		0	-	-		0	80	-	located between commander offices
5.104	Detectives	6	1	891	891	10	10	80	800	
5.105	Interview		1	132	132		2	135	270	one "softer"
5.106	Interview - Large		1	151	151		1	180	180	
5.107	Open Meeting		0	-	-		0	150	-	conference table with 4-6 seats
5.108	Processing		0	-	-		1	80	80	
5.109	Identification		1	20	20		1	40	40	
5.110	Crime Analyst	1	1	119	119	1	1	120	120	
5.111	Victim Service Advocate	0	0	-	-	1	1	120	120	
5.112	Volunteer in Police Service	1	0	-	-	1	1	36	36	
	Subtotal	*10*			*1,868*	15			2,146	
5.200	**Support**									
5.201	Lockers		2	5	10		2	5	10	Located near cubicles, for quick storage of weapon while in office
5.202	Equipment Storage		1	300	300		1	300	300	Drones, robotic entry, cameras, firearms, files
5.203	File Storage		0	-	-		1	150	150	
5.204	Homicide File Storage		0	-	-		0	120	-	use file storage room
5.205	Break		1	237	237		0	120	-	use central staff break
5.206	Staff Toilets		2	132	264		2	100	200	
5.207	Coffee Bar		1	-	-		1	25	25	sink, undercounter refrigerator, microwave, coffee maker
5.208	Evidence Storage - Temporary		1	52	52		1	80	80	shelving, refrigerator
	Subtotal	*0*			*863*	0			765	
	Staff	10				15				
	Net Area (NSF)				**2,731**				**2,911**	
	Departmental Grossing Factor			*10%*	273			*25%*	728	
Total Departmental Gross Square Footage (DGSF)					**3,004**				**3,639**	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
6.0	**Municipal Court**									
6.100	**Administration**									
6.101	Transaction Counter Workstation		0	-	-		2	36	72	
6.102	Court Administrator	1	0	-	-	1	1	80	80	
6.103	Court Clerks	2	1	1,240	1,240	3	3	64	192	
6.104	Assistant	0.5	0	-	-	0.5	1	64	64	
6.105	Judge	1	0	-	-	1	0	-	-	
6.106	File Storage*		1	144	144		1	300	300	
6.107	Storage		0	-	-		1	80	80	
6.108	Coffee Bar		1	-	-		1	25	25	sink, undercounter refrigerator, microwave, coffee maker
6.109	Toilet		0	-	-		0	50	-	use central staff toilets
	Subtotal	*4.5*			*1,384*	5.5			813	
6.200	**Court**									
6.201	Check-In		0	-	-		1	120	120	
6.202	Courtroom		0	-	-		1	2,000	2,000	seating for 180; potential use as meeting and multi-purpose room; witness stand, clerk, 2 atty tables; judge raised 12 inches
6.203	Soundlock Vestibule		0	-	-		1	60	60	
6.204	Conference Rooms		0	-	-		1	100	100	also used for witness waiting
6.205	Equipment Storage		0	-	-		1	150	150	furniture
6.206	Child Waiting		0	-	-		1	100	100	
6.207	Public Toilets		0	-	-		2	120	240	
	Subtotal	*0*			-	*0*			*2,770*	
	Staff	4.5				5.5				
	Net Area (NSF)				**1,384**				**3,583**	
	Departmental Grossing Factor			*0%*	-			*30%*	1,075	
	Total Departmental Gross Square Footage (DGSF)				**1,384**				**4,658**	

SPACE NO.	DIVISION / DEPARTMENT	Existing				Annex				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas	Space Std.	Net Sq. Ft.	
7.0	**Building Support**									
7.100	**Support**									
7.101	Electrical Switchgear		0	-	-		1	250	250	
7.102	Emergency Generator		0	-	-		0	-	-	outside
7.103	Mechanical		0	-	-		1	600	600	
7.104	Domestic Water Service Entrance		0	-	-		1	50	50	
7.105	Water Softener		0	-	-		1	-	-	
7.106	Domestic Water		0	-	-		1	80	80	
7.107	Domestic Water Pump		0	-	-		1	-	-	
7.108	Fire Protection and Fire Pump		0	-	-		1	-	-	
7.109	MDF		1	150	150		1	120	120	
7.110	IDF Rooms		0	-	-		2	80	160	80 SF per 30,000 SF floor plate; 1 per floor
7.111	Electrical Rooms		2	57	114		2	80	160	80 SF each; 2 per 30,000 SF floor plate, card reader system, paging
7.112	Fire Control Center		0	-	-		1	20	20	
7.113	Building Server Room		0	-	-		1	100	100	Key control, building systems
7.114	Janitor Closets		2	60	120		3	40	120	
7.115	Utility / Housekeeping		0	-	-		1	100	100	Housekeeping Storage; equipment & supplies; floor drains
7.116	Custodial Storage		0	-	-		1	-	-	
7.117	Equipment Storage*		1	1,244	1,244		-	-	-	seized bikes, misc other storage
7.118	Evidence Drying		0	-	-		1	60	60	
7.119	Misc Storage*		1	2,696	2,696		1	500	500	
7.120	File Storage*		1	707	707		0	-	-	included in departments
	Subtotal	*0*			*5,031*	*0*			*2,320*	
7.200	**Receiving**									
7.201	Recycling		0	-	-		1	80	80	
7.202	Trash Staging		0	-	-		1	50	50	
7.203	Loading Dock		0	-	-		0	-	-	
7.204	Building Receiving		0	-	-		0	-	-	
	Subtotal	*0*			-	*0*			*130*	
	Staff	0				0				
	Net Area (NSF)				**5,031**				**2,450**	
	Departmental Grossing Factor			*10%*	503			*10%*	245	
	Total Departmental Gross Square Footage (DGSF)				**5,534**				**2,695**	

SPACE NO.	DIVISION / DEPARTMENT	Projected Need				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	
S	**Substation**					
S.100	**Public Support**					
S.101	Waiting		1	150	150	
S.102	Toilet		2	90	180	
	Subtotal	*0*			*330*	
S.200	**Services**					
S.201	EOC/Community Room		1	1,000	1,000	
S.202	EOC Storage		1	80	80	
S.203	Training Room		1	280	280	virtual training
S.204	Chief of Police Satellite Office		1	150	150	
S.205	Captain Satellite Office		1	120	120	shared as needed
S.206	K-9 Officers	2	2	40	80	2 kennels, floor drain, washable
S.207	Patrol Lieutenants		1	48	48	shared workstation
S.208	Patrol Sergeants		1	48	48	shared workstation
S.209	Files		3	10	30	
S.210	Technology		1	30	30	
S.211	Pistol Lockers		1	5	5	
S.212	Report Writing		1	120	120	
S.213	Bike Storage		1	60	60	
S.214	Investigations		2	48	96	workstation
S.215	Interview		1	120	120	
S.216	Community Action Team		1	36	36	workstation
S.217	Staff Toilets / Changing		2	120	240	includes shower
S.218	Lockers		1	120	120	
S.219	Break		1	120	120	
S.220	Copy/Print/Supplies		1	70	70	
	Subtotal	*2*			*2,853*	

SPACE NO.	DIVISION / DEPARTMENT	Projected Need				COMMENTS
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	
S	**Substation**					
S.300	**Building Support**					
S.301	Mechanical		1	100	150	
S.302	Domestic Water Service Entrance		1	20	20	
S.303	Domestic Water		1	50	50	
S.304	MDF		1	90	90	computer room
S.305	Electrical Room		1	80	80	
S.306	Janitor Closet		1	40	40	
S.307	Utility / Housekeeping		1	80	80	
S.308	Storage		1	80	80	
	Subtotal	*0*			*590*	
	Staff	2				
	Net Area (NSF)				**3,773**	
	Departmental Grossing Factor			*30%*	1,132	
	Total Departmental Gross Square Footage (DGSF)				**4,905**	

Total Departmental Gross Square Footage (DGSF)		*20%*	981	
Total Building Gross Square Footage (BGSF)			**5,886**	

SPACE NO.	DIVISION / DEPARTMENT	All at Annex		
		No. of Spaces	Space Std.	Net Sq. Ft.
P	**Parking**			
P.100	**Secure Parking**			
P.101	Command Staff Parking	5	300	1,500
P.102	Fleet Parking			
P.103	Transfer Van	2	350	700
P.104	Bus	1	400	400
P.105	Evidence Van	1	350	350
P.106	Evidence Parking	3	350	1,050
P.107	Patrol Vehicles	18	300	5,400
P.108	Detective Vehicles	10	300	3,000
P.109	Radar Trailer	1	300	300
P.110	Police Staff Personal Vehicles	18	300	5,400
P.111	Court Staff Parking	5	300	1,500
P.112	Prosecutor Parking	2	300	600
	Subtotal	66		*20,200*
P.200	**Public Parking**			
P.201	Police Window	4	300	1,200
P.202	Police Visitors	3	300	900
P.203	Court Clerk Windows	6	300	1,800
P.204	Courtroom	90	300	27,000
	Subtotal	103		*30,900*
	Staff	169		
	Parking Area			**51,100**
	Acres			*1.17*


POLICE
CITY HALL