



CITY OF AVONDALE POLICE DEPARTMENT **BUILDING ASSESSMENT & SPACE PLANNING**

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Opinion of Probable Cost
Cost Organization Chart
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Avondale Detention Center Report

EXECUTIVE SUMMARY

BUILDING ASSESSMENT & SPACE PLANNING

EXECUTIVE SUMMARY

Project Overview

The City of Avondale contracted DWL Architects + Planners, Inc. to assess its existing Police Department facilities conditions and recommend strategies to solve the current space shortage and to plan space for the future police force increase.

The Avondale Police Department currently has four facilities:

- **Main Station** at 11485 Civic Center Drive Avondale, Arizona 85323
- **Western Substation** at 519 E. Western Avenue Avondale, Arizona 85323
- **Northwest Substation** at 3200 N. Dysart Road Avondale, Arizona 85392
- **Cashion Substation** at 10857 W. Pima Street Avondale, Arizona 85323

Main Station was built in 2003 to serve as police headquarters. The Department has outgrown the facility, and each division faces space shortage. The shortage is most apparent in the Property & Evidence division and parking spaces. The original building design included the capability to double its size on the east side of the building.

Western Substation, built in 1978, was originally designed as a police station and court building. The building is at the end of useful life. The substation houses the Detention facility, a Patrol squad, and CAT (Community Action Team). Many aspects of the Detention facility do not comply with the industry standards, and there are several building code and ADA issues at the substation.

Northwest Substation is the newest facility, built in 2010. It houses four Patrol squads and a motor unit. Except for the need to replace the floor finish, the building is in good condition. However, it has a major parking space shortage issue.

Cashion Substation was built in 2004, originally designed as a community center. Because the community was not utilizing the facility, it was converted to a substation to provide a presence in the precinct. It houses K-9 and Rangers functions. The station lacks secure parking spaces, and the plan layout is inefficient for the Police function.

Opportunities to solve these issues and prepare for the futures:

- Addition at the Main Station as planned originally.
- Construction of a new detention facility.
- Adaptive re-use of the existing Resource Center at 328 W. Western Avenue.
- Decommission both the Western Substation and Cashion Substation.

To achieve an optimum solution, steps and methodologies are required. This document illustrates them and provides recommendations.

EXECUTIVE SUMMARY

Objectives

The primary objectives of this study are:

- Assess deficiencies of the existing facilities.
- Assess current and future needs.
- Establish long-term program needs.
- Identify a location for the new the facility.
- Identify an alternative substation location within the Old Town area.
- Prioritize implementation steps.
- Establish budget for each step.

This study should be looked at as a “Road Map” for decision making and planning, not as a “Blueprint for Construction.” As such, the recommendations should provide specific direction to prepare infrastructure accommodating the Avondale Police Department’s future growth.

To accomplish objectives above, a series of tasks were performed:

- Meeting with the Police Chief and Assistant Chief to establish goals and expectations.
- Field investigations/assessments of the existing facilities.
 - o Compliance with Building Codes and Regulations
 - o Compliance with the Industry Standards
 - o Space needs/best practice
 - o Building conditions
- Gathering information on the current and future Department operation needs.
 - o Organization Chart
 - o Patrol Roster
 - o Future growth projection
 - o Operation Manuals
 - o Policy and Procedure Manuals
- Programming based on the current and future needs.
- Evaluation of available properties for new facilities.

- Test-fits of the new facilities, addition, and remodels.
- Conceptual Budget Estimate is based on the Test-fits.

Implementation steps, based on the findings through performance of the above tasks, have been identified and prioritized. The following pages exhibit the recommended scopes of each step, along with the test-fit plan and conceptual budget.

EXECUTIVE SUMMARY

Implementation Steps

The following are the recommended scopes on each step:

- Item 1: Addition to the existing Main Station including the Site Work and Tenant Improvement (TI) of the first floor for the Property & Evidence.
- Item 2: Construction of a new facility to house Detention facility.
- Item 3: Tenant Improvement of the second floor at the addition to the existing Main Station.
- Item 4: Tenant Improvement of the existing Main Station.
- Item 5: Tenant Improvement and Site Work at the current Resource Center to house a substation.
- Item 6: Addition to the new Detention facility to house future substation.

The table below is the cost summary.

Items	Cost
ITEM 1	8,245,719
ITEM 2	8,518,736
ITEM 3	828,146
ITEM 4	970,093
ITEM 5	1,864,652
ITEM 6	4,169,625
GRAND TOTAL	24,596,971

The following pages illustrate the conceptual budget and plan of each item above.

EXECUTIVE SUMMARY

Implementation Steps

Space Planning Report Summary Budget

308 POLICE DEVELOPMENT	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2024-28	TOTAL
CAPITAL COSTS							
Development Fee Eligible Projects							
PL1161 – Property and Evidence Room	742,000	7,504,000	0	0	0	0	8,246,000
Total – Development Fee Eligible	742,000	7,504,000	0	0	0	0	8,246,000
Non-Development Fee Eligible Projects							
PL1407 – Detention Center		3,648,000	4,871,000	0	0	0	8,519,000
PLXXXX – Headquarters/ P&E 2nd Floor TI		79,000	749,000	0	0	0	828,000
PLXXXX – Headquarters TI			93,000	877,000	0	0	970,000
PLXXXX – Historic Avondale Substation				1,865,000	0	0	1,865,000
PLXXXX – Detention Center Substation					4,170,000	0	4,170,000
Total – Non-Development Fee Eligible		3,727,000	5,713,000	2,742,000	4,170,000	0	16,352,000
TOTAL CAPITAL COSTS	742,000	11,231,000	5,713,000	2,742,000	4,170,000	0	24,598,000

Note: See Appendix for budget details.

EXECUTIVE SUMMARY

Implementation Steps - Item 1

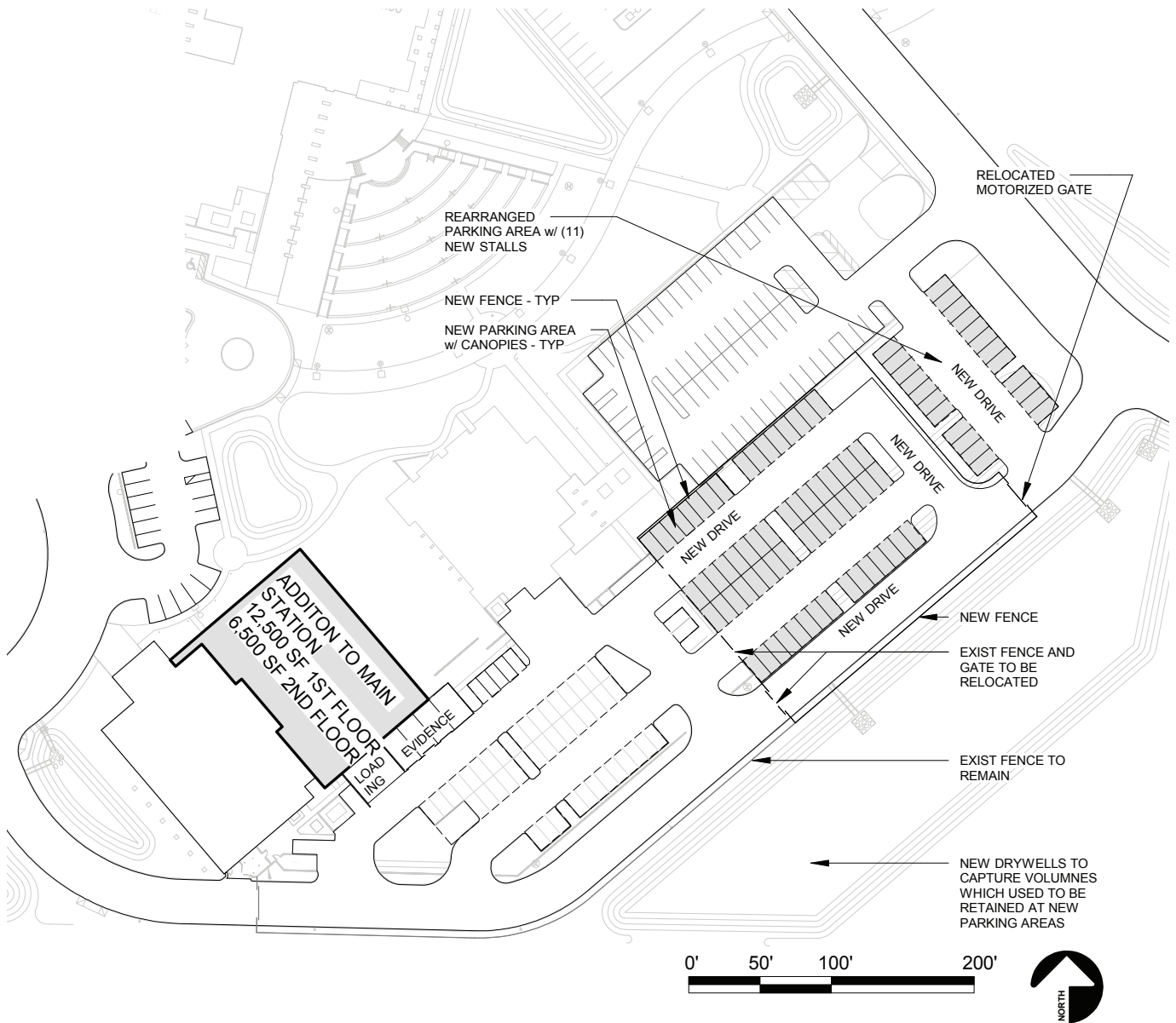
Item 1: Addition to the existing Main Station including the Site Work and Tenant Improvement of the first floor for the Property & Evidence.

Description		Cost
CONSTRUCTION	Siteworks	1,480,539
	Building Shell + 1 st Floor TI	4,113,176
	Design Contingency	559,372
	Escalation	246,123
CONSTRUCTION TOTAL		6,399,210
FFE		822,635
A/E FEE		511,937
OWNERS CONTINGENCY		511,937
TOTAL PROJECT COST		8,245,719

The following pages illustrate the conceptual site plan of the scope in Item 1.

EXECUTIVE SUMMARY

Implementation Steps - Item 1



**PLAN A - ITEM 1
MAIN STATION ADDITION
SITE PLAN**

EXECUTIVE SUMMARY

Implementation Steps - Item 2

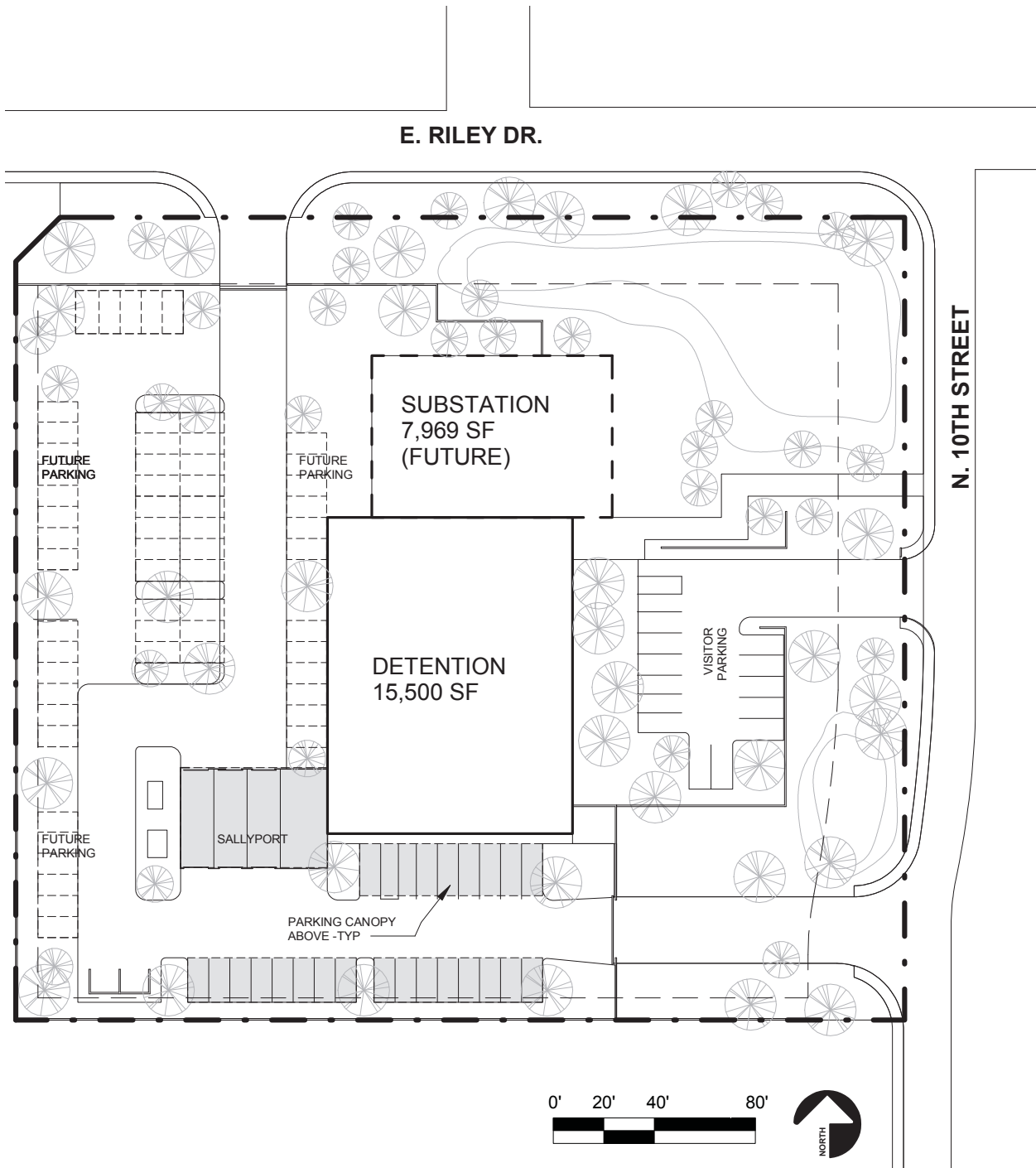
Item 2: Construction of a new facility to house the Detention facility.

Description		Cost
CONSTRUCTION	Siteworks	995,226
	Detention Building	4,541,886
	Design Contingency	553,711
	Escalation	243,633
CONSTRUCTION TOTAL		6,334,456
FFE		1,107,422
A/E FEE		570,101
OWNERS CONTINGENCY		506,756
TOTAL PROJECT COST		8,518,736

The following pages illustrate the Test-fit diagram of the scope in Item 2.

EXECUTIVE SUMMARY

Implementation Steps - Item 2



**PLAN B - ITEM 2
DETENTION FACILITY
TEST-FIT DIAGRAM**

EXECUTIVE SUMMARY

Implementation Steps - Item 3

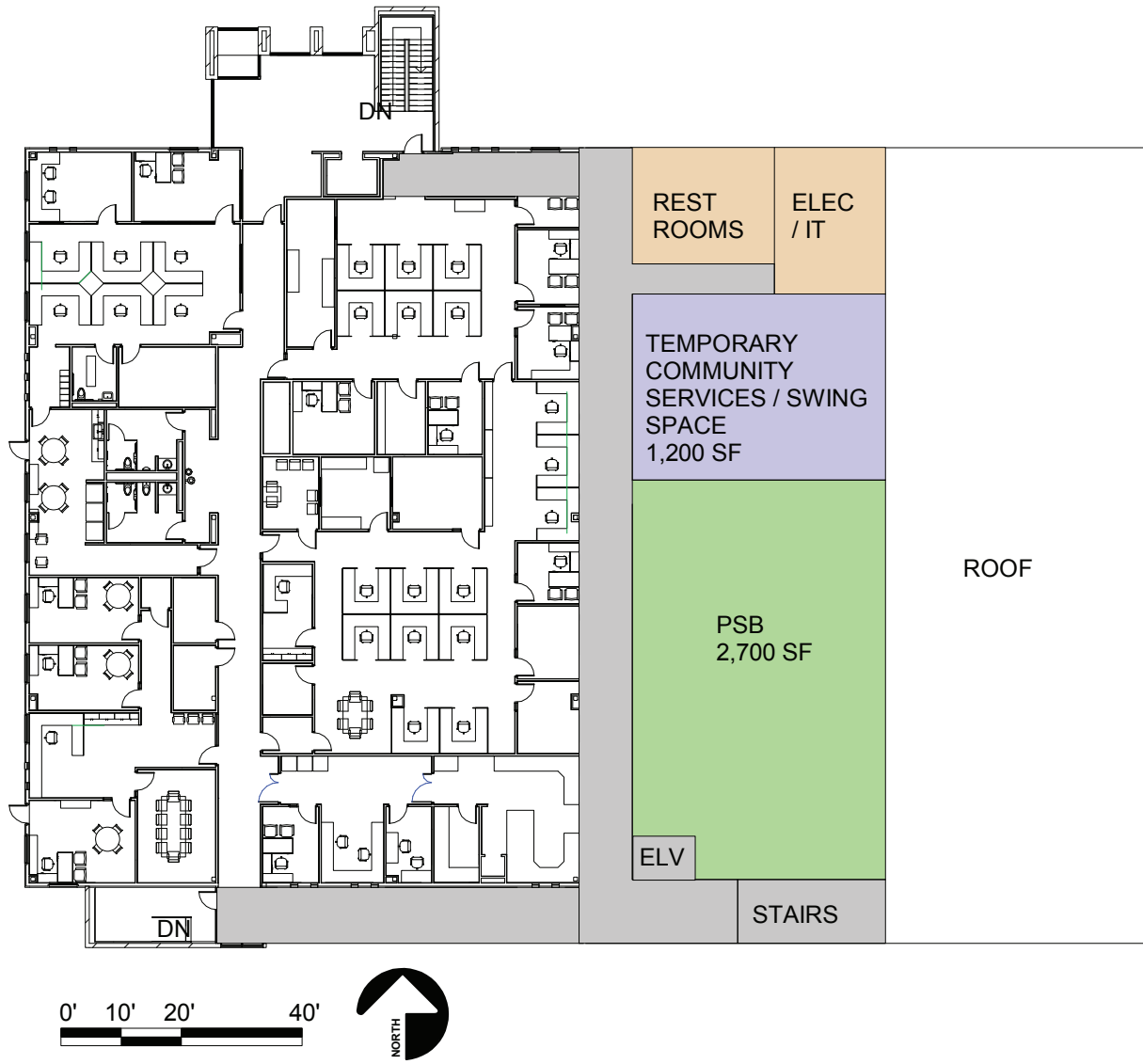
Item 3: Tenant Improvement of the second floor at the addition to the existing Main Station.

Description		Cost
CONSTRUCTION	Building Shell + 1 st Floor TI	556,370
	Design Contingency	55,637
	Escalation	24,480
CONSTRUCTION TOTAL		636,487
FFE		83,456
A/E FEE		57,284
OWNERS CONTINGENCY		50,919
TOTAL PROJECT COST		828,146

The following pages illustrate the conceptual TI (Tenant Improvement) diagram of the scope in Item 3.

EXECUTIVE SUMMARY

Implementation Steps - Item 3



PLAN C - ITEM 3
TI CONCEPTUAL DIAGRAM
AT MAIN STATION
ADDITION 2ND FLOOR

EXECUTIVE SUMMARY

Implementation Steps - Item 4

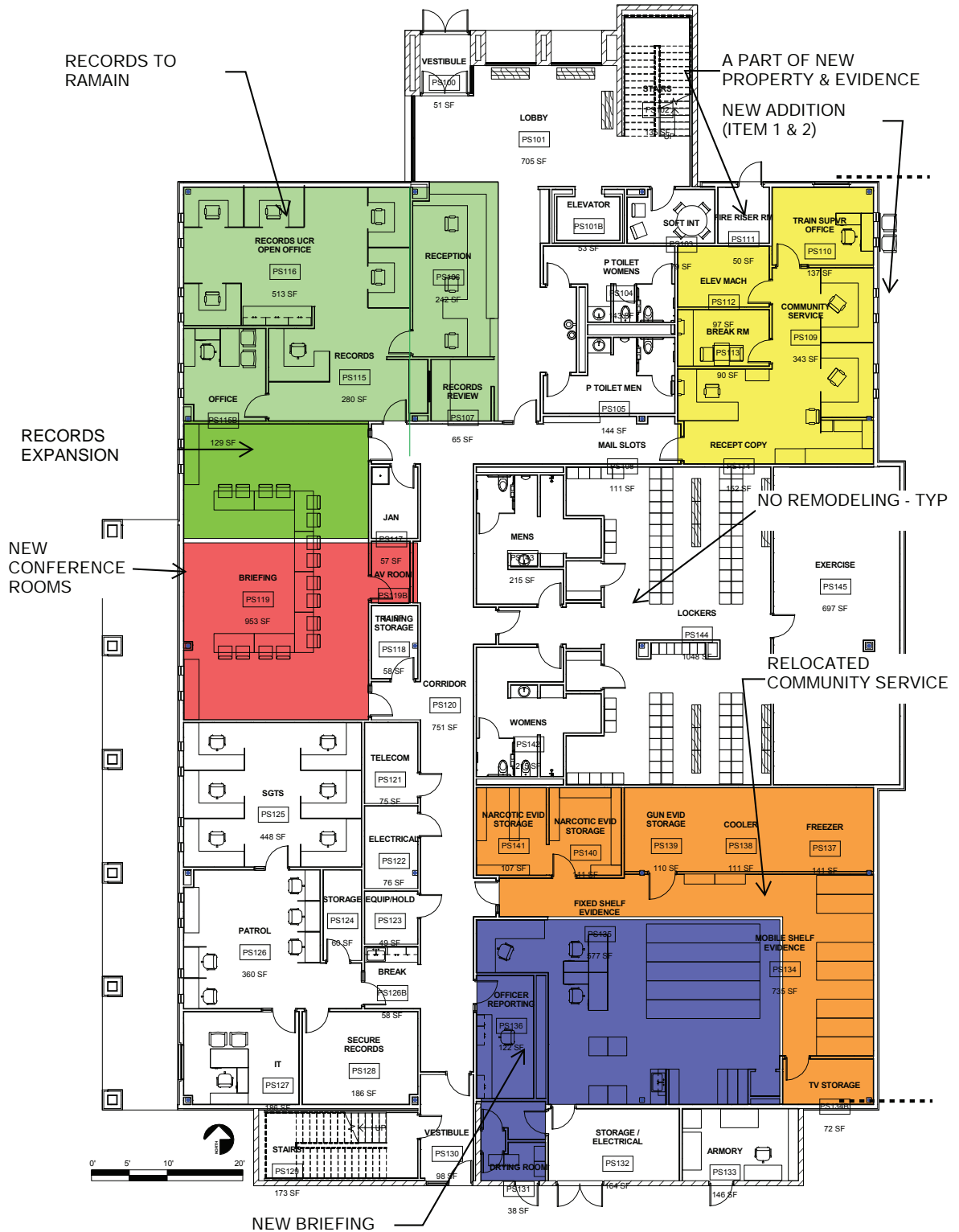
Item 4: Tenant Improvement of the existing Main Station.

Description		Cost
CONSTRUCTION	1 st Floor TI	395,549
	1 st Floor TI	230,350
	Design Contingency	62,590
	Escalation	27,540
CONSTRUCTION TOTAL		716,028
FFE		125,180
A/E FEE		71,603
OWNERS CONTINGENCY		57,282
TOTAL PROJECT COST		970,093

The following pages illustrate the conceptual TI (Tenant Improvement) diagram of the scope in Item 4.

EXECUTIVE SUMMARY

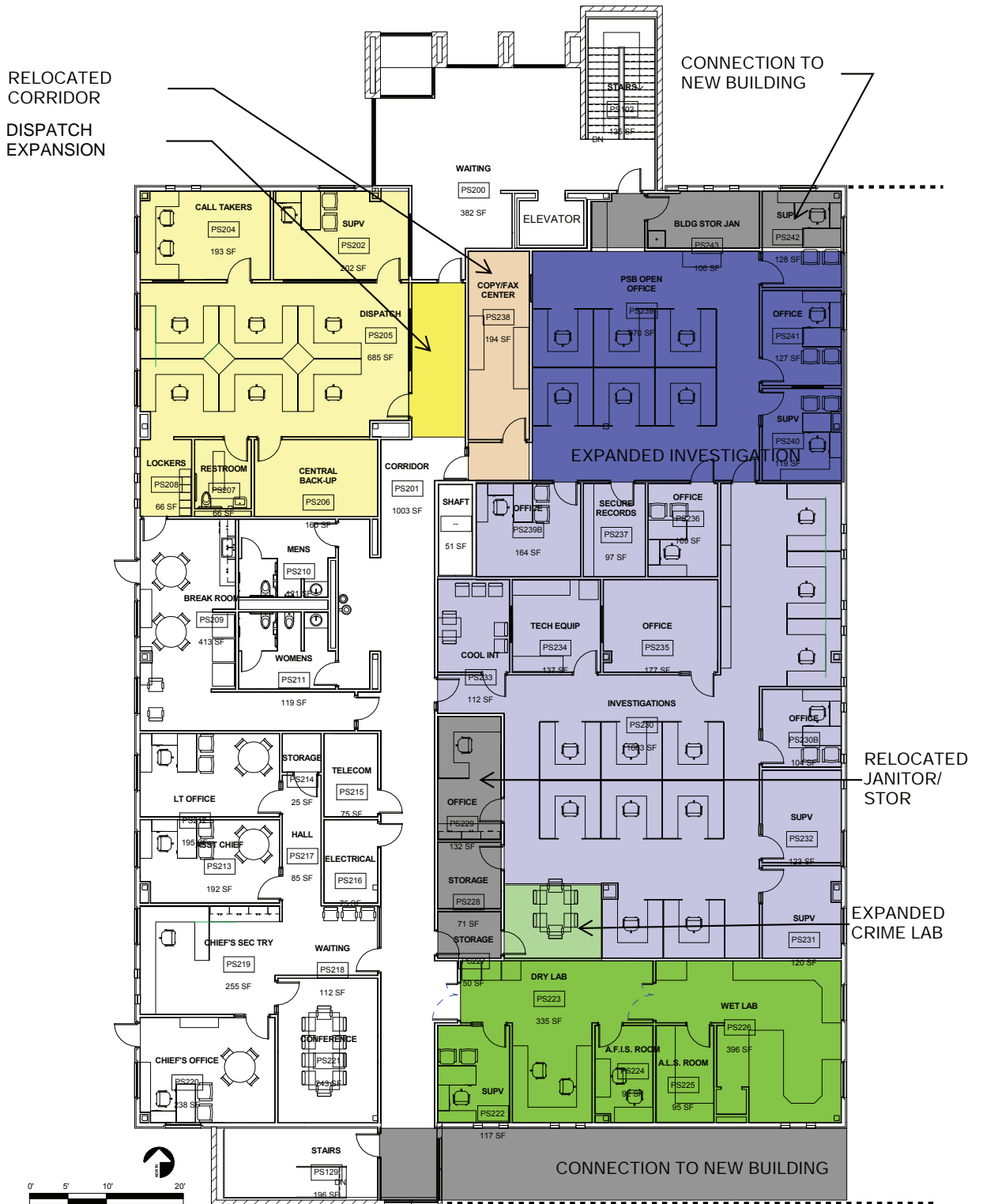
Implementation Steps - Item 4



**PLAN D-1 - ITEM 4
MAIN STATION 1ST FLOOR
CONCEPTUAL TI DIAGRAM**

EXECUTIVE SUMMARY

Implementation Steps - Item 4



**PLAN D-2 - ITEM 4
MAIN STATION 2ND FLOOR
CONCEPTUAL TI DIAGRAM**

EXECUTIVE SUMMARY

Implementation Steps - Item 5

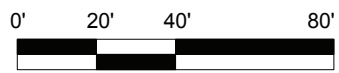
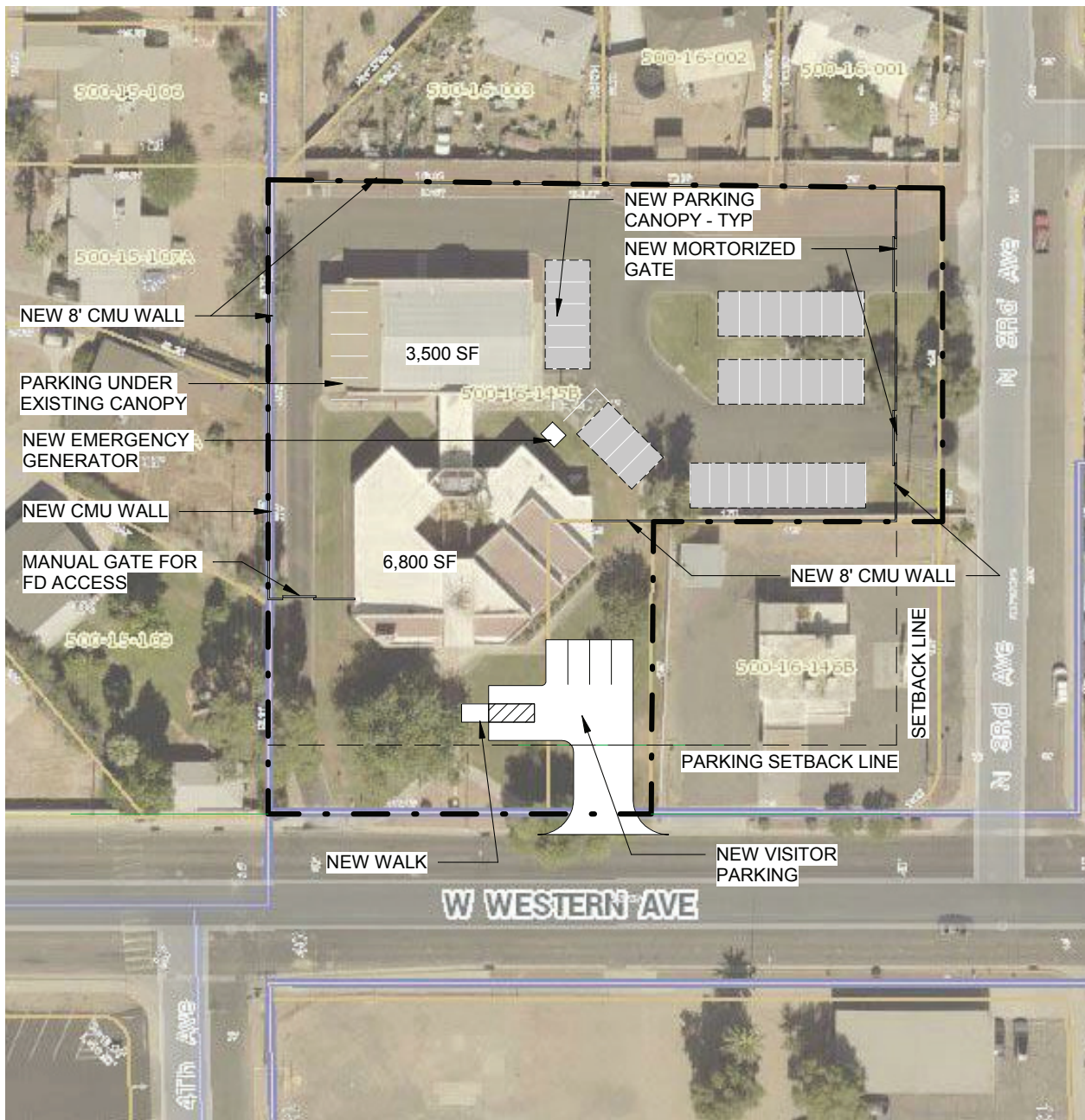
Item 5: Tenant Improvement and Site Work at the current Resource Center to house a substation.

Description		Cost
CONSTRUCTION	Siteworks	610,929
	TI	703,359
	Design Contingency	131,429
	Escalation	57,829
CONSTRUCTION TOTAL		1,503,545
FFE		105,504
A/E FEE		135,319
OWNERS CONTINGENCY		120,284
TOTAL PROJECT COST		1,864,652

The following pages illustrate the TI diagram of the scope in Item 5.

EXECUTIVE SUMMARY

Implementation Steps - Item 5



PLAN E - ITEM 5
TI CONCEPTUAL DIAGRAM
AT RESOURCE CENTER

PLAN E
TI CONCEPTUAL DIAGRAM
AT RESOURCE CENTER

EXECUTIVE SUMMARY

Implementation Steps - Item 6

Item 6: Addition to the new Detention facility to house a future substation.

Description		Cost
CONSTRUCTION	Siteworks	436,863
	Substation Building	2,330,152
	Design Contingency	276,702
	Escalation	121,749
CONSTRUCTION TOTAL		3,165,465
FFE		466,030
A/E FEE		284,892
OWNERS CONTINGENCY		253,237
TOTAL PROJECT COST		4,169,625

See Plan B - Item 2 for the Test-fit diagram of the scope in Item 6.

EXISTING FACILITY ASSESSMENTS

BUILDING ASSESSMENT & SPACE PLANNING

EXISTING FACILITY ASSESSMENTS

Facility Condition Assessments

Avondale Police Department Facilities were assessed to provide an overview of the existing conditions and deficiencies. A total of four of the following facilities were assessed:

Main Station

11485 Civic Center Drive
Avondale, Arizona 85323

Western Substation

519 E. Western Avenue
Avondale, Phoenix 85323

Northwest Substation

3200 N. Dysart Road
Avondale, Arizona 85392

Cashion Substation

10857 W. Pima Street
Avondale, Arizona 85323

The following pages document each stations assessment.

These assessments did not include extensive code review, ADA conformance, or building surveying.

EXISTING FACILITY ASSESSMENTS

Main Station

Main Station
11485 Civic Center Drive
Avondale, Arizona 85323

FACILITY CONDITION ASSESSMENT BUILDING NAME: MAIN STATION Year Built: 2003 Year Remodeled: Year Remodeled: Nothing Major Construction Type: Appears To Be Type II-B Equivalent			
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COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
SITE			
Surface Parking	No official parking spaces		
Covered Parking	# of Marked Vehicles Spaces: 45 # of Police Motorcycles Spaces: 0 # of Personal Vehicles Spaces: 21 # of Accessible Spaces: 4 Total: 70		Required parking spaces: Marked Vehicles: 43 Personal Vehicles: 50 Accessible spaces: 3 Total required spaces: 96 Recommended additional parking spaces: 26 Personal Vehicles are parked along the circulation drives. Asphalt paving was repaired about 3 years ago.
Electric vehicle charging stations and parking	They are contracted by a vendor.	N/A	
Public Parking	Shared with other Civic Center function.	N/A	
Bicycle Parking – Public	None.	N/A	
Impound Vehicle Parking	They are contracted by a vendor.	N/A	
Evidence Vehicle Parking	100 spaces available at a remote location.	N/A	Ideally, several parking spaces available in same location as Evidence Storage function.
Evidence Bicycle Parking	275 SF		Stored at an area enclosed with CMU walls and fabric canopy. The space was originally designed for parking an evidence vehicle.
Evidence Bicycle Drop off	85 SF		The 6 feet+ enclosure is outside of the secured area and not secured above.
Evidence Storage – Cage	Hazardous materials stored in Refuse Enclosure.		The Refuse Enclosure is adjacent to public access and no enclosure above.
Public Access			
Staff Access	At the back of the building adjacent to the parking area.		The elevator is at the opposite end of the building. It is inconvenient for disabled staff.
Service Access			
Delivery Area	No loading dock.		
Circulation			
ADA			A new man-gate from public side does not have required clearance.
Exit Discharge to Public Way			The staff exit leads to a safe dispersal area within a fenced area.

EXISTING FACILITY ASSESSMENTS

Main Station

Main Station

11485 Civic Center Drive

Avondale, Arizona 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
Perimeter Walls	6' Tube steel fence has been recently installed.	Green	
Signage		Green	
Gates		Yellow	A new man gate from public side does not have required ADA clearance.
Lighting	LED relamping is scheduled in summer 2018.	Green	
Emergency Generator		Green	Critical systems are on emergency power. The expected life of the generator is until 2027.
Utilities	SES is under an overflow scupper.	Green	SES must be exterior rated so it is not a code violation. However, it is not an ideal location.
Storm Water Drainage/ Retention/ Drywell		Green	
Security	6' Tube steel fence has been installed recently. Perimeter is monitored with CCTV cameras.	Green	
Access Control System		Green	City wide study is scheduled in 2019. System upgrade will follow after the study.
Patio		Yellow	It is a good size but has limited use since it is southwest facing and the shade canopy is not effective.
Landscape		Green	
Refuse Area	Shared with hazardous material storage.	Red	
Compatibility with Surroundings		Green	
BUILDING – EXTERIOR			
Roof	Foam Roof.	Green	It has been on a regular maintenance schedule. Recoating is scheduled next year.
Wall	It appears to be a combination of tilt-up panels and split face CMU.	Green	Split face CMU is prone to moisture penetration. Resealing is recommended if it has not been done.
Fenestration	It appears to be an aluminum storefront system with anodized aluminum frames and insulated units with tinted glass.	Yellow	Bullet resistive window films inside insulated unit are clouding. Some of the windows cannot be seen out of. Police Department reviewed the glazing product and the installation with manufacturer. Per manufacturer the interior layer of the laminated glass is deteriorating due to sun exposure. Glazing integrity may be questionable.
BUILDING – INTERIOR			
General Floor Plan Layout		Yellow	Many rooms have been repurposed because of lack of sufficient spaces, regulation changes, or operation changes.

EXISTING FACILITY ASSESSMENTS

Main Station

Main Station

11485 Civic Center Drive
Avondale, Arizona 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
Finishes	Carpet tiles have been recently replaced. Carpet at Locker Room has been replaced with vinyl tiles.		There are no hard surface wainscots on walls and corner guards are sparse. There are many scuff marks and minor damages on walls. Some paint is peeling off at high moisture areas. VCTs are partly removed at IT room.
Doors			Hollow metal doors are scuffed.
Partitions			
Toilet Ptn & Accy's			Some mirrors are rusting.
Building Specialties			
ADA			Benches in Locker rooms do not meet the current ADA requirements. Plumbing pipes are not wrapped under sinks at Locker room RRs. There are no vertical grab bars at accessible stalls.
Exiting			Some rooms, especially at Evidence area, are packed with stored materials and clear path width is not maintained.
Structural	Not observed.	N/A	
Mechanical	Central chiller for the campus + AHUs + VAV system.		
Plumbing	Second floor janitor closet mop sink is not operational.		
Electrical	Electrical rooms are used as storage. LED relamping is scheduled in summer 2018.		The 3' working spaces in front of electrical panels are encroached by stored materials.
Fire Protection			
Special Systems			The fire alarm panels have been discontinued and new parts are not available. When they break, new panels will be required.
Access Control Systems			City wide study is scheduled in 2019. System upgrade will follow after the study.
Wellness			All windows are closed with window covering because of glare.
Insulation			Three Storage rooms at the south end do not have any insulation and the rooms are very hot.
		CONDITION GRADES	
			Contain critical items to be addressed.
			Contains items to be addressed in near future and items do not meet the current codes.
			Appears to be generally in a good condition.

EXISTING FACILITY ASSESSMENTS

Western Substation

Western Substation
519 East Western Avenue
Avondale, Phoenix 85323

FACILITY CONDITION ASSESSMENT BUILDING NAME: WESTERN SUBSTATION Year Built: 1978 Year Remodeled: 2006 Type of Construction: Type V-B			
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COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
SITE			
Surface Parking	Spaces shared with Fire: 25		There are currently three functions at the Old Civic Center location: Detention Center, Police Substation and Fire-Rescue Station 171. Two conex boxes occupy two parking spaces. Large cracks ran on asphalt paving.
Covered Parking	Non accessible spaces for Police: 26 Fire: 6		No accessible spaces. Fascia panel is splitting. Required Parking Spaces: Marked Vehicles: 22 Personal Vehicles: 12 Accessible spaces: 3 Fire: 22 Total required spaces: 59 Total existing parking spaces: 57 Recommended additional parking spaces: 2
Covered motorbike parking	10		
EV charging stations & parking		N/A	
Public Parking	General street parking for Downtown.		Accessible parking spaces are away from the public entry.
Bicycle Parking	At breezeway for staff.		None nearby for public. Most of the patrol bicycles are stored inside of the Patrols building
Public Access			Handrail at stairs is provided only on one side at stairs (IBC 2012 & ADA2010.) A portion of the concrete walk is spalling where walk meets sidewalk.
Staff Access			The bottom riser at both stairs appear to be more than 3/8" higher than other risers (IBC 2012.) Handrail is too short at the bottom of stairs (IBC 2012 & ADA 2010).
ADA			The following items do not meet 2010 ADA Standards: <ul style="list-style-type: none"> The bottom horizontal member of barrier at the ramp appears to be more than 4" above ramp surface at Public access. Handrails at the stair to sidewalk on Western Avenue is provided only on one side. No accessible parking spaces at Staff Parking. Not sufficient space to change direction from parking to Staff Entry. Handrail is too short at the bottom of stairs for Staff Access.

EXISTING FACILITY ASSESSMENTS

Western Substation

Western Substation
519 East Western Avenue
Avondale, Phoenix 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
Exit Discharge to Public Way			See comments on Public and Staff Access. The staff exits lead to a safe dispersal area within a fenced area.
Perimeter Walls	7'+ CMU + 2' Spear top Steel Fence bent towards public side		Spear top of the fence is bent towards public side. An inmate attempted to escape because the spear top does not prevent escaping from inside. Wall height and top portion do not comply with ADC standards: "14-foot height with four strand barb wire barrier at the top"
Signage			It seems hard to identify the building from the street.
Gates	(2) Motorized sliding single gates.		Motors were replaced last year. Storm water is drained to street through the north gate. Sediments against track is observed. Grade is sloped towards north gate motor.
Lighting			Two fixtures were added last year at the breezeway.
Emergency Generator			The existing generator is in good condition.
Utilities			
Storm Water Drainage/ Retention/ Drywell			Storm water drains through parking lot and gate from graveled area. Gravel is spilling out onto asphalt. Storm water is ponding by ramp. Concrete splash blocks are buried in the ground.
Security			Site and building perimeter is secured and monitored via CCTV cameras. See comments on Perimeter Walls. Fire station bay doors may be open on front and back side at the same time. Once in the parking area, inmates could escape through bay doors. Due to site and building configurations, there are many blind spots and places for a person to hide.
Access Control System			The system is scheduled to be upgraded after City-wide study.
Patio		N/A	
Landscape			
Refuse Area		N/A	None exists. Large bins are located in the parking lot driveway area.
Compatibility with Surroundings			Neither color nor form appears to be contributing towards enhancement of the old town area.
BUILDING – EXTERIOR			
Roof	Foam roof.		Roof was recoated in 2015. Paint on wood beams is peeling. Several ceiling tiles in Patrol building have water stains either from a roof leak, or a mechanical unit piping.
Wall			Walls appear to be repainted recently. Walls are stained where storm water daylight out.
Doors			
Fenestration			

EXISTING FACILITY ASSESSMENTS

Western Substation

Western Substation
519 East Western Avenue
Avondale, Phoenix 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
BUILDING – INTERIOR			
General Floor Plan Layout			<p>The building was originally designed as a police station and court. Public entries were designed to be monitored by staff when it was remodeled in the late 2000s. With lack of staff, the Reception area has not been used as designed. Since there is not enough space for lockers at Patrol side, some lockers are on Detention side.</p> <p>The detention facility has many layout/plan issues. Some examples are:</p> <ul style="list-style-type: none"> • The secure entrance area is not separated from the rest of the dedicated police parking. • There are no sufficient places for arresting officers to complete reports. • Booking and processing area is small and only allows to book one person at a time. • There is no separation between intake and release functions. • Detainee and Staff paths cross throughout. <p>See Existing Facilities Analysis – Space & Operations, Program section for the complete list of space deficiencies.</p>
Finishes			<p>Most of the Restroom finishes are original. Finishes are at the end of life. The wall tiles located at the sink plumbing, near the Detention Building entrance, are damaged. Ceiling panels are stained at several locations. Walls at Detention cells are gypsum boards. Detainees try to destroy them. Plumbing walls at Detention cells are damaged and unsanitary. Because of finish materials at walls and floors, it is challenging to clean and maintain them. Wall finishes below counters are gypsum boards and scuffed heavily. Some of the wall bases at Briefing are missing. VCTs appear worn out.</p>
Doors			<p>Hollow metal doors at Detention cells are gouged by detainees. Wood doors appear to be original.</p>
Toilet Ptn & Accy's			<p>Partition base is loose.</p>
Building Specialties			<p>No corner guards.</p>
ADA			<p>The following items do not meet 2010 ADA Standards:</p> <ul style="list-style-type: none"> • None of urinals, WC and shower stalls meet required clearances. • Doors from Visiting Room to Lobby and from M's RR and Unisex RR at Patrol side to Hall do not have required clearance. • Drinking fountain is only at one level and protrude more than 4" into circulation path. • None of the lockers appear to be accessible and no accessible bench is provided.

EXISTING FACILITY ASSESSMENTS

Western Substation

Western Substation
 519 East Western Avenue
 Avondale, Phoenix 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
Exiting			Public entry doors are locked shut because of staff shortage. Egress doors must be operable without a key or special knowledge.
Structural	Not observed.	N/A	
Mechanical	Package units on roof.		They were replaced in 1999. 1 Unit is scheduled to be replaced in 2019. Air in the Men's Detention/Laundry area is stale.
Plumbing			There are a lot of leaks but plumbing pipes are not accessible so it is very challenging to repair.
Electrical			
Fire Protection			In some Detention locations, fire sprinkler heads are knocked out by detainees.
Special Systems			Camera system will be required to be replaced if it breaks.
Access Control Systems			City wide study is scheduled in 2019. System upgrade will follow after the study.
Wellness			
Insulation	Not observed.	N/A	
		CONDITION GRADES	
			Contain critical items to be addressed.
			Contains items to be addressed in near future and items do not meet the current codes.
			Appears to be generally in a good condition.

EXISTING FACILITY ASSESSMENTS

Northwest Substation

Northwest Substation
3200 North Dysart Road
Avondale, Arizona 85392

FACILITY CONDITION ASSESSMENT			
BUILDING NAME : NORTHWEST SUBSTATION			
Year Built: 2010			
Year Remodeled: Nothing Major			
Construction Type: Appears to be Type II-B equivalent			
COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
SITE			
Surface Parking	None.	N/A	
Covered Parking	# of Marked Vehicles Spaces: 23 # of Police Motorcycles Spaces: 0 # of Personal Vehicles Spaces: 0 # of Accessible Spaces: 1 Total: 24		Marked Vehicles: 20 Police Motorcycles: 5 Personal Vehicles: 15 Accessible spaces: 2 Total required spaces: 42 Recommended additional parking spaces: 18 Not sufficient parking spaces for personal vehicles. Biggest issues with parking are during shift changes. Because of parking space shortage, a trailer is parked on an accessible route.
EV charging stations & parking		N/A	There are three electric cart parking spaces with three charging stations on the College side of the property. One of the outlets was being utilized to charge equipment parked on the Police Departments side.
Public Parking	# of Non-accessible spaces: 6 # of Accessible Spaces: 1		Shared with Community College.
Bicycle Parking – Public	At Community College.	N/A	
Public Access			
Staff Access			
ADA			The following items do not meet 2010 ADA Standards: <ul style="list-style-type: none"> Because of parking space shortage and no charging stations available, equipment is parked on an accessible route (close to adjacent charging stations on the College side of the property). Backed-in trucks are encroaching on accessible routes.
Exit Discharge to Public Way			See comments on ADA. The staff exit leads to a safe dispersal area within a fenced area.
Perimeter Walls	6'+ CMU wall + tube steel gates. Manual gates between Substation and Community College Police.		Storm drain openings at the bottom of the walls are large enough for adults to crawl in.
Signage			
Gates			
Lighting			

EXISTING FACILITY ASSESSMENTS

Northwest Substation

Northwest Substation
3200 North Dysart Road
Avondale, Arizona 85392

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
Emergency Generator			
Utilities			
Storm Water Drainage/ Retention/ Drywell			
Security			See comments on Perimeter Walls.
Access Control System			
Patio	At the north side of the building outside of Break Room.		No visual connection from Break Room and not enough shade. It does not appear to be utilized.
Landscape			
Refuse Area	At Community College.	N/A	
Compatibility with Surroundings			
BUILDING – EXTERIOR			
Roof	Original foam roof.		Bubble repairs and recoating are scheduled for 2019.
Wall	It appears to be single-wythe CMU + EIFS on metal studs.		
Doors			
Fenestration			
BUILDING – INTERIOR			
General Floor Plan Layout	Fitness Room and Lobby are shared with Fire Department.		
Finishes			Carpet tiles are fading, stained, and delaminating. Ceiling panels are stained at Briefing room. Stained concrete color is fading. Saw-cut joints are wider than typical joints. Some damage at wall corners because of no corner guards. Drywall has cracks at several locations.
Doors			Hollow metal doors are scuffed. Door hardware at Interview Room is loose.
Toilet Ptn & Accy's			
Building Specialties			
ADA			The following items do not meet 2010 ADA Standards: <ul style="list-style-type: none"> Required clear floor area at Fitness room is blocked by equipment. The following items do not meet 2010 ADA Standards: <ul style="list-style-type: none"> No ADA bench at Locker Room. ADA lockers appear to not be provided.

EXISTING FACILITY ASSESSMENTS

Northwest Substation

Northwest Substation
 3200 North Dysart Road
 Avondale, Arizona 85392

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
Exiting			
Structural	Not observed.	N/A	
Mechanical			
Plumbing			
Electrical			
Fire Protection			
Special Systems			
Access Control Systems			City wide study is scheduled in 2019. System upgrade will follow after the study.
Wellness			
Insulation	Not observed.	N/A	
		CONDITION GRADES	
			Contain critical items to be addressed.
			Contains items to be addressed in near future and items do not meet the current codes.
			Appears to be generally in a good condition.

EXISTING FACILITY ASSESSMENTS

Cashion Substation

Cashion Substation
10857 West Pima St.
Avondale, Arizona 85323

FACILITY CONDITION ASSESSMENT			
BUILDING NAME: CASHION SUBSTATION			
Year Built: 2004			
Year Remodeled: Nothing Major			
Construction Type: Appears to be Type V-B equivalent			
COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
SITE			
Surface Parking	No official parking spaces.		All parking spaces are shared with the park. Secured and designated spaces are desirable. The patrol officers go to the main station and pick up their marked cars.
Electric vehicle charging stations & parking		N/A	
Covered Parking	None.	N/A	
Public Parking	No official parking spaces.	N/A	All parking spaces are shared with the park.
Bicycle Parking	None nearby.	N/A	
Public Access			
Staff Access	Shared with public access.		
ADA			The clear floor area outside of the rear entrance appears to be steeper than 1:50.
Exit Discharge to Public Way			
Perimeter Walls	None.	N/A	
Signage			
Gates	None.	N/A	
Lighting	Original wall mounted fixtures.		They are in generally good condition except a couple of wall packs need to be replaced. A fixture has been removed and wires are not terminated with a plate.
Emergency Generator	None.	N/A	
Storm Water Drainage / Retention / Drywell			There are signs of ponding at ground below scuppers. Adjacent walls are being splashed. Positive drainage is required and splash blocks are recommended to prevent future damages.
Security	Original system.		The system needs future upgrade.
Access Control System			
Patio	None.	N/A	
Landscape	A part of City Park.	N/A	
Refuse Area			
Compatibility with Surroundings			

EXISTING FACILITY ASSESSMENTS

Cashion Substation

Cashion Substation

10857 West Pima St.

Avondale, Arizona 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
BUILDING – EXTERIOR			
Roof	Original foam roof.		The roof needs recoating and bubble repairs, if any, because of the age.
Wall	It appears to be single-wythe CMU.		There are signs of efflorescence. The scuppers appear to be missing drip edges and walls are stained with rust.
Doors			A hollow metal door in the back is showing signs of rusting.
Fenestration			There is too much glare at the work area. Temporary window shades are installed. The windows along the street are located low on the wall. The occupants are visible from the street.
BUILDING – INTERIOR			
General Floor Plan Layout			The building was originally designed as a Community Center. The spaces are (under-utilized) and the layout is not most fitting.
Finishes			Moisture damage is seen on VCT at Janitor's Closet. Ceiling panels are stained with condensation or leakage.
Doors			
Toilet Ptn & Accy's			
Building Specialties			
ADA			No vertical grab bars at RR. Single height drinking fountain. Hi-low drinking fountains are required.
Exiting			One of the exits is blocked with a piece of movable equipment. The landing outside of the rear entrance appears to be steeper than 1:48.
Structural	Not observed.	N/A	
Mechanical	(2) Package Units + (1) Evap Cooler		Evap Cooler has been disconnected but the unit appears to be on the roof. A new compressor replacement is scheduled for 2018. The original type 1 kitchen hood is still at Storage Room. IT Room does not have sufficient cooling during winter. The door at IT Room is kept open to prevent overheating.
Plumbing	Original water heater.		The occupant complained about sewer odor at Women's Restroom. There may be an issue with unmaintained grease interceptor.
Electrical			
Fire Protection			
Special Systems			
Access Control Systems			
Wellness			Glare at Work Area is an issue.
Insulation	Not observed.	N/A	

EXISTING FACILITY ASSESSMENTS

Cashion Substation

Cashion Substation
 10857 West Pima St.
 Avondale, Arizona 85323

COMPONENTS	DESCRIPTION	GRADES	COMMENTS, DEFERRED MAINTENANCE OR DEFICIENCY
		CONDITION GRADES	
			Contain critical items to be addressed.
			Contains items to be addressed in near future and items do not meet the current codes.
			Appears to be generally in a good condition.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

BUILDING ASSESSMENT & SPACE PLANNING

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Summary

This portion of the Needs Assessment for the City of Avondale Police Department addresses the existing facilities space conditions, limitations, and challenges. The extent of the study is limited to visual architectural space analysis. It does not include detailed review of code, ADA, mechanical, electrical, plumbing systems; structural integrity of the buildings; or compliance with many if the department's accreditation standards.

Each Police Department facility area is graded in the following categories:

- Does not comply with building codes and regulations.
- Does not comply with industry standards.
- Space need / does not follow best practices.
- Appears to comply.

Grading of each area is based on the following Code and Standards:

Code and Standard References

Codes and Regulations: Mandatory

- IBC** International Building Codes, with City of Avondale amendments
- ADA** 2009 ICC/ANSI, 2010 ADA Accessibility Guidelines
- OSHA** Occupational Safety and Health Administration (OSHA) Standards

Professional and Industry Standards:

Not mandatory unless adopted by municipality or required for accreditation.

- AVPD** Avondale Police Department Policy and Procedures Manual, 03-07-2018
- ACA** American Correctional Association Standards
- ADC** Arizona Department of Corrections: 401-T-PPS Technical Manual. Physical Plant Standards (Rev. 02/23/12)
- IAPE** International Association for Property and Evidence, Inc., Professional Standards. Version 2.5.1/ REV March 8, 2015

NFPA National Fire Protection Association: NFPA 1221 Standard for the Installation Maintenance and Use of Emergency Services Communications Systems

Design Guidelines: Best practices

IACP International Association of Chiefs of Police: IACP Police Facility Planning Guidelines: A Desk Reference for Law Enforcement Executives

NIC National Institute of Corrections: U.S. Department of Justice, NIC: Jail Design Guide, Third Edition, 2011

NIST National Institute of Standards and Technology: NISTIR 7941 Forensic Science Laboratories: Handbook for Facility Planning, Design, Construction, and Relocation, June 2013

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

COMPLIANCE GRADES	
	Does not comply with building codes and regulations.
	Does not comply with industry standards.
	Space need / does not follow best practices.
	Appears to comply.

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
MAIN STATION FIRST FLOOR				
PUBLIC AREA – LOBBY, RESTROOMS, SOFT INTERVIEW				
Lobby	PS101			Access to the lobby is through secure vestibule. Call button in vestibule for off-hours. Surveillance cameras installed throughout for area monitoring.
Soft Interview	PS103			No public meeting rooms. Adjacent Civic Center building's conference rooms used for public training and meetings
Public Restrooms Men	PS105			
Public Restrooms Women	PS104			
Second floor waiting	PS200			
RECORDS / RECEPTION				
Lobby Reception	PS106			Reception Area is separated from public area with a low masonry wall, partial height glass partition provides security, with a perceived openness.
Office	PS115B			
Records (1 station) + Copy + Review window	PS115			There is no dedicated secure file storage room in the space. Large copier/fax machine is relocated to Record Review counter space, which leaves little space for personnel working at the counter.
Open Office – 5 stations (8x6)	PS116			Departments is at its capacity and currently has no room for expansion. Located too far from the building's break room (second floor), Fax and copy counter is used as a makeshift break area with microwave and toaster. There is no sink in the area.
Records Review	PS107			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
COMMUNITY SERVICES BUREAU / VICTIM SERVICES				
Supervisor Office	PS110			
Community Services Open Office (2 stations, storage & shelving)	PS109			<p>There are had been several modifications to the area to create a larger open office space and a break room. It appears that the department is outgrown the area. Currently Departments is planning to add 2 more stations.</p> <p>Storage space had been converted into a break room. There is currently no space to store all of the items used for public outreach.</p>
Reception (1 station)	PS114			
Break Room / Copy	PS113			Break Room is shared with a large fax/copier. There is a cabinetry and counter with coffee maker and microwave. There is no kitchen sink. There appears to be no dedicated exhaust from the room.
EVIDENCE PROCESSING / STORAGE				
-	-	<p>IAPE: Standard 5.2: Storage Facilities – Layout</p> <p>A well-designed property room will provide office space for the property officer located outside the actual evidence storage area. Having the office adjacent to the storage area provides a workstation that is not within the confines of the secure storage area.</p>	IAPE	<p>There is no separate office for Supervisor.</p> <p>There is no separate work/office space for EPM staff. Personnel workspace is located in the storage area. There is no adequate desk space to accommodate all three employees.</p>
Officer Reporting Area	PS136			
Fixed Shelf Evidence	PS135			Main evidence storage areas and shelving are exceeding designed storage capacity.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>AVPD: 11.800 Workplace Safety; Accidents and Injuries 11.803 Exposure Control Plan: Blood borne Pathogen OSHA Standard CRF 1910.1030 Personnel that have occupational exposure: Sworn Personnel, Animal Control Officers, Community Service Officers, Detention Officers, Identification Technician, Park Rangers, Property Technician, Victims' Rights Personnel.</p>	AVPD	There is an eyewash counter within the space, but is overcrowded with storage shelving and is not ADA accessible.
		<p>IAPE: Standard 5.4: Storage Facilities – Safety / Environment Adequate lighting is very important in helping to prevent avoidable injuries. The lighting should be sufficient for an average person to easily read the labels and numbers on packages located on the lower shelves. This is often a problem when shelves are retrofitted to a room where they were not originally intended. This is a special problem with high-density mobile shelving. Heavy shadows are created any time lights are covered by a moving shelf. This may be easily mitigated by running a florescent tube light perpendicular to the moving shelves, instead of parallel.</p>	IAPE	Area next to the counter is overcrowded with filing cabinets. The lighting level is not adequate.
Mobile Shelf Evidence	PS134			Main evidence storage areas and shelving are exceeding designed storage capacity.
Gun Evidence Storage	PS139			Gun Evidence Storage is at its full capacity.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Narcotic Evidence Storage	PS140			Narcotic Evidence Storage had been expanded into the adjacent TUO storage area. It is close to its full capacity.
Narcotic Evidence Storage	PS141	IAPE: Standard 5.1: Facilities – Construction. Ventilation: Standard 9.5: Drugs – Ventilation: Any area that is used for storing drugs should be independently ventilated in a manner that noxious fumes are removed from the building, and not re-circulated into the building’s heating, ventilation, and air conditioning (HVAC) system. The proper design of a drug storage area should include a “negative pressure” ventilation system that changes the air in the storage room approximately 10-12 CPH (changes per hour).	IAPE	There is transfer vent grill between the narcotics storage and the main storage area
Freezer	PS137			
Cooler	PS138			
Drying Room	PS131			Access to the Drying Room is from outside only.
		IAPE: Standard 5.2: Storage Facilities – Layout The design of a public release counter should be as close to the department’s front lobby as practical to limit public access to secure areas within the building.	IAPE	Due to it’s location at the back of the building, and within the secured parking area, public property pick-up is not utilized and had been converted into Drying Room.
TV Storage	PS134B			
Bulk Storage / Electrical	PS132			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Evidence Long Term	PS128			Long term storage had been relocated to a space across the hallway. Existing office had been remodeled (hard lid ceiling) for secure storage. It is already at its full capacity.
Loading dock / site storage				There is no dedicated space for hazardous storage. Currently hazardous materials are stored in the secured shed next to secured dumpster enclosure. There is no adequate space for vehicle processing, and impound vehicles on site. Evidence parking area is not sufficient for deliveries.
		IAPE: Standard 5.1: Facilities – Construction Doors: Exterior doors should be metal clad with metal frames. The hinges to these doors should always be located on the inside unless they are special security hinges.	IAPE	Doors open out to the exterior with hinges located on the outside. Outside area is securely fenced and is monitored by CCTV cameras.
ARMORY				
Armory security and explosive storage	PS133	Armory security and explosives storage.		Armory access is from the outside of the building only. Secure cage access had been added to comply with the armory certification requirements. Following the installation, exterior concrete pavement has cracked, which may result in the cage supports to become loose. Exterior CMU wall is not insulated and the space gets too hot in the summer to work in. Free standing air conditioner/purifier unit had been added to manage the space temperature.
				Exterior CMU wall is not insulated and the space gets too hot in the summer to work in. Free standing air conditioner/purifier unit had been added to manage the space temperature.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
PATROLS				
Lieutenant Office	PS127			
Patrols Open Office (4 report stations)	PS126			There are 5 report writing stations in the patrol area, but one of the stations is utilized for the forms.
Sergeants Office (6 stations)	PS125	Sergeant's offices vs open stations are preferred.		
Equipment / Holding	PS123			Hold room is accessed from the main hallway side. It was originally used for juvenile holding, but due to the regulation changes and a requirement for constant monitoring and access, it cannot be used for its purpose.
Storage	PS124			
Break Room	PS126B			Kitchenette located next to the Patrols area is the only counter with a sink on the whole floor. It is accessible by both the patrols and the Evidence staff.
SUPPORT – BRIEFING				
Briefing Room	PS119			Ceiling mounted projector is broken and is too expensive to fix. AV room is currently not used.
AV Room	PS119B			Not used.
Training Storage	PS118			
1ST FLOOR SUPPORT – RESTROOMS / LOCKERS / GYM				
Women's Restroom	PS142			
Men's Restroom	PS143	OSHA 1910.141(c): Toilet Facilities – number of water closets per gender (max 1st floor – 46 employees) 16-35 = 2 WC's 36-55 = 3 WC's	OSHA	Only one stall and one urinal in the male restroom are not sufficient for all the staff and patrol officers on the first floor.
Lockers	PS144	20 SF per officer for Locker Room areas		Existing space is approximately 10 SF per locker. Shared CoEd lockers are not well received by the staff.
Gym	PS145			
				There are no drinking fountains or hydration stations for staff on the first floor. Ice is located in a dedicated freezer outside. Department is contracting with a vendor to deliver ice.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
MAIN BUILDING SECOND FLOOR				
ADMINISTRATION				
Chief's Office	PS220			All of the suite windows are facing South West and the blinds have to be closed to prevent glare.
Chief's Secretary Station / Copy / Work Area	PS219	Large Workstation (10x10)		
Waiting Area / Circulation	PS217-18			
Assistant Chief Office	PS213			
Office	PS212			
Conference Room	PS221	25 SF per seat		Existing Conference Room accommodates 8 people Currently the only conference room in the whole building.
Storage	PS214			Small storage area. Reception area casework and filing cabinets used for general storage.
DISPATCH / COMMUNICATIONS BUREAU				
Supervisor Office	PS202			
Dispatch Center (8 stations)	PS205			Excessive amount of interior and exterior wall openings, not enough wall space for monitors. All of the windows are facing South West and the blinds have to be closed to prevent glare. There is no access around the dispatch stations. Department is currently reviewing alternate layout with six stations that will allow walking around.
				Only six of the eight dispatch stations are used. The remaining two stations are used for parts.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		NFPA 1221: 4.3.3 Communications centers shall be separated from other portions of buildings occupied for purposes other than emergency communications by fire barriers having a fire resistance rating of 2 hours. 4.6.3.1 Door openings shall be protected by listed self closing fire doors having a fire resistance rating of not less than 1 hour	NFPA	Doors from corridors to the Dispatch Center do not appear to be a fire rated assembly.
911 Call Taker's Room	PS204			Space doubles up as a rest space. Storage Room was eliminated to enlarge space.
Central Back-Up Room	PS206			Racks are close to full capacity.
Restroom	PS207			
Lockers	PS208			
CRIMINAL INVESTIGATIONS BUREAU				
CIB Lieutenant Office	PS231			
Supervisor Office	PS232			
Office	PS235			Interview and conference rooms converted into offices. Spaces are not standard size for its use.
Office	PS229			Interview and conference rooms converted into offices. Spaces are not standard size for its use.
Office	PS230B			Interview and conference rooms converted into offices. Spaces are not standard size for its use.
Investigations Open Office (11 stations + Conference Area)	PS230			There are 12 officers and only 11 stations. Conference/Meeting area is in the main open office space. Dedicated enclosed room is needed.
Interview Room	PS233			
Interview Tech Equipment Room	PS234			
Storage	PS227			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Storage/Holding	PS228	<p>AVPD: 32.301 CIB Case Files Case files will be maintained by the individual detectives within each detail and will include those active cases that are assigned to them and all additional non-active cases.</p> <p>32.403 Temporary Evidence Storage Temporary evidence lockers will be used by CIB personnel only.</p>	AVPD	Holding room is not used for its purpose. Temporary evidence lockers and case file cabinets are located in copy/workroom area in the open office. Filing cabinets are obstructing ADA emergency egress from the space. New secure storage area is needed.
CRIME LAB				
Supervisor Office	PS222			
IT Tech Station	-	(6 x 8) technician workstation		
Dry Lab	PS223			
A.F.I.S. (Automated Fingerprint Identification System) Room	PS224	NIST: 5 linear feet per station AFIS computer terminal(s) located in an office environment consistent with the laboratory's planned work flow process	NIST	
A.L.S. (Alternate Light Source) Room	PS225	NIST: 10-liner-foot bench for photocopy stand and layout Recommended minimum size: 80 square feet	NIST	
-	-	Light level control	NIST	Equipment only. General room lighting is on the "on/off" toggle switch.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Wet Lab	PS226	NIST: Ante Rooms. Between clean and dirty spaces (between main circulation corridor and entrance to a laboratory section that potentially contains hazardous airborne contaminants) Air handled through directional airflow to prevent exfiltration of contaminated air Recommended minimum size: 64 square feet	NIST	Wet lab entrance is equip with eye wash area and emergency shower. The flooring is VCT, there is no drain in the area. Air distribution is the same as the rest of the lab.
		AVPD: 11.800 Workplace Safety; Accidents and Injuries 11.803 Exposure Control Plan: Blood borne Pathogen OSHA Standard CFR 1910.1030	AVPD, OSHA	OSHA: Engineering controls are not available or limited. Compliance achieved by work practice controls. GENERAL COMMENTS: There is no drain in the wet lab. Janitor's closet is located on the opposite side of the building, within Office suite. Decontamination and regular clean-up of the area is difficult. Evidence Storage is on the first floor and connected to the Lab by a dumbwaiter. Second floor location is not convenient for hazardous material /evidence deliveries and disposal. Dumbwaiter size is limited and at times larger evidence is carried through the public areas.
		NIST: Finishes Laboratory floors: chemical-resistant sheet rubber or rubber tiles with welded seams and an integral cove base.	NIST	Flooring appears to be sheet vinyl, with coved rubber base, not integral base. It is in a good condition. Cleaning the space around the base could be a sanitary concern.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		NIST: Bench-Top Work Surfaces: Solid chemical-resistant material, such as epoxy resin, in laboratory space where fume hood or chemical-rated biological hood is installed. Stainless steel in spaces where biologically contaminated evidence is to be placed on the work surface.	NIST	All countertops in the wet lab are solid surface. Open counter in the middle of the room is frequently used for bio contaminated evidence.
		NIST: Main Laboratory Space: <ul style="list-style-type: none"> 15-linear-foot or 90-square-foot, U-shaped bench, per analyst per user preference. Individual analyst workspace with secure evidence storage cabinet for in-process evidence 6-linear-foot miscellaneous bench per analyst for fume hood, laboratory sink, bench space for equipment and procedures, as needed 	NIST	Existing lab bench space is adequate for one analyst Equipment bench space is not adequate for all of the equipment, notes, set up and sorting. Cold Storage is limited. Chemicals storage cabinets capacity is limited.
PROFESSIONAL STANDARDS BUREAU (PSB)				
Supervisor Office	PS242			
Supervisor Office	PS241			
Office	PS240			
Office	PS236			Interview and conference rooms converted into offices. Spaces are not standard size for its use.
Office	PS239B			Interview and conference rooms converted into offices. Spaces are not standard size for its use.
PSB Open Office (6 stations)	PS239			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Secure Record Storage	PS237	AVPD: 12.300 Internal Affairs: To ensure that confidentiality is maintained, investigation records will be kept separate from both personnel records and centralized records in a secured location. All written records of disciplinary action involving an employee shall be maintained in the employee's personnel file and the investigative file kept by the Internal Affairs investigator, or the Police Chief's designee.	AVPD	Limited secure records storage space.
Copy / Fax Center	PS238			
				Alcove at the emergency egress door is converted into a kitchenette space with microwave and coffee makers.
2ND FLOOR SUPPORT – RESTROOMS / BREAKROOM				
Breakroom	PS209			Windows are facing South West and the blinds have to be closed. Adjacent patio is too hot in the summer, offers no shade, and too open to public for it to be used by the staff
Men's Restroom	PS210	OSHA 1910.141(c): Toilet Facilities – number of water closets per gender (2nd floor – 55 employees) 16-35 = 2 WC's 36-55 = 3 WC's	OSHA	Only one stall and one urinal in the male restroom are not sufficient for all the personnel on the second floor.
Women's Restroom	PS211			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
OLD TOWN / DETENTION				
BOOKING & PROCESSING				
Sallyport	100	ADC: 2.1.5.7 Sallyports: Sallyports for vehicles and or pedestrians are required in a Minimum facility.	ADC	No safe car sallyport (3) Detention vehicles. The secure entrance area is not separated from the rest of the dedicated police parking.
		AVPD: 51.100M Detention Facility 4.4 Booking Procedures: The Arresting Officer or Detention Officer will thoroughly search the arrested person prior to entering the man trap.	AVPD	There is no dedicated safe/ decontamination area for person's search.
				Detainee transportation vehicles have to back out from parking spaces to exit. Drive-through configurations are safer.
				Un-secure fans are installed in the Booking pedestrian sallyport area.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>ADC: 3 - Medium Security Facility Requirements</p> <p>3.1.5.1.1 Fencing: A Medium facility shall have a single perimeter fence which serves as a physical containment barrier. The perimeter fence shall be 14 foot high looped top fence with 6 feet of 1/4" security mesh on the inside of the upper portion of the looped top. The perimeter fence shall contain one 30" diameter 5 point detainer hook and barb concertina razor ribbon row at the top and three rows at the bottom, one directly above the other starting at grade. If the perimeter fence contacts a building, a 30" diameter section of 5 point detainer hook and barb razor ribbon shall be installed vertically at the intersection, on the yard side of the fence. The fence shall have a concrete anti-dig barrier footing 6" wide by 24" deep. The bottom of the fence shall be secured by a (1-1/2" minimum) bottom rail secured to the concrete base by an anchor bolt or method approved by the Department.</p>	<p>ADC</p>	<p>7'+ CMU + 2' Spear top Steel Fence bent towards public side</p> <p>Wall height and top portion do not comply with ADC standards. An inmate attempted to escape because the spear top does not prevent escaping from inside.</p>

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Booking / Control	101	AVPD: 51.100M Detention Facility 4.4 Booking Procedures: When the Arresting Officer is not a Detention Officer, the Arresting Officer will give all appropriate booking paperwork to a Detention Officer for review. The Detention Officer will review the paperwork to ensure that all the appropriate forms are present and filled out completely. If any information is missing from the booking paperwork, the Arresting Officer will be required to provide the missing information. When the booking paperwork is complete, the Detention Officer will accept the detainee for Detention Facility processing.	AVPD	There is currently minimal Police Officer paperwork area available at both main booking entrance and at the juvenile booking entrance. There are no sufficient places for arresting officers to complete reports (manual and via computer), make phone calls, and use a toilet away from detainees and jail staff.
				Staff Safety – No panic bars. In the newer facilities, panic bars are typically installed throughout.
				There is no separation between intake and release functions. Incoming detainees, exiting detainees, and those going to or coming from court are not separated from the other groups. Booking and processing area is small and only allows to book one person at a time.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>AVPD: 51.100M Detention Facility 9.1 Supervision and Observation Detention Facility personnel will provide twenty-four (24 hour supervision of detainees. All detainees will be visually observed by Detention Facility personnel at intervals no greater than thirty (30) minutes. Physical checks will be made at the discretion of the Detention Officer and will take into consideration the risk potential of the detainee. Detainees will not be notified in advance of a physical inspection. All thirty (30) minute checks will be logged in the Spillman Jail Module Log High Risk detainees, such as attempt/escape risks or suicidal detainees, will be placed in separate holding areas near the booking office and observed at least once every fifteen (15) minutes.</p>	<p>AVPD</p>	<p>Due to space limitations Booking office doubles up as Controls Office. Due to many space modifications and layout changes, there is no clear visibility from staff stations and offices of the fronts of all cells, waiting areas, toilets, and other spaces that will be occupied by detainees. CCTV cameras are utilized.</p>

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
DUI / Fingerprinting	102	NIC: Sobriety testing areas, if provided, should be affiliated with the entry sequence to limit arresting officer entry into the jail and create easy access to needed equipment. Sobriety testing should be done at or near the entry from the vehicle sallyport, preferably in an area distinct from the receiving area and accessible from the secure pedestrian entry vestibule.	NIC	Existing DUI equipment room is located in the processing area.
Booking Sergeant Office	110			
Processing	103	AVPD: 51.100M Detention Facility. 15.216 Telephone Calls: The officer shall move far enough away so as not to overhear the conversation.	AVPD	Existing spaces are too small for required privacy.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Property Lockers	107	AVPD: 51.100M Detention Facility 4.5 Property Procedures: The detainee 's property will be secured in a numbered locker inside the Detention Facility. The lockers will remain locked at all times. Only the Detention Officers on duty will have the key to open the property lockers. If the detainee will be housed at the Avondale Detention Facility and there is property too large to fit into a Detention Facility property bag or is not accepted by MCSO, the Booking Officer will package the property appropriately, seal and initial the paper bag, and complete the impound sheet. The Arresting Officer will turn over the property to the Detention officer.	AVPD	Existing property storage area consists of an open area with secure lockers. Additional secure storage area, including space for large items is needed.
Holding Cell 1	108	Floor sink. Cell types: single occupancy, ADA, de-contamination		No floor sink in the cell.
Holding Cell 2	109	Floor sink. Cell types: single occupancy, ADA, de-contamination		No floor sink in the cell. There is no dedicated detention for disease (TB, etc.) containment.
Restroom with Shower	104			Plumbing fixtures in the Processing area restroom / shower are not secure grade.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		AVPD: 11.800 Workplace Safety; Accidents and Injuries 11.803 Exposure Control Plan: Blood borne Pathogen OSHA Standard CRF 1910.1030 Personnel that have occupational exposure: Sworn Personnel, Animal Control Officers, Community Service Officers, Detention Officers, Identification Technician, Park Rangers, Property Technician, Victims' Rights Personnel.	AVPD	OSHA: Engineering controls are not available or limited. Compliance achieved by work practice controls. GENERAL COMMENTS: There is no Janitor Closet in the facility. There are no easily accessible decontamination areas for personnel.
			ADA	Restrooms are generally not ADA compliant.
HOLDING				
Men's Detention Cell 1	105A	ACA: 25 square feet p/p	ACA	Max cell occupancy 3 detainees
Men's Detention Cell 2	105B	ACA: 25 square feet p/p	ACA	Max cell occupancy 3 detainees
Dormitory – Women's	114	ACA: 25 square feet p/p / at least 1 shower for every 8 detainees	ACA	Max cell occupancy 8 detainees
Dormitory – Men's	115A	ACA: 25 square feet p/p / at least 1 shower for every 12 detainees	ACA	Max cell occupancy 12 detainees

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>ACA: Toilets Inmates have access to toilets and hand-washing facilities twenty-four (24) hours per day and are able to use toilet facilities without staff assistance when they are confined in their cells/sleeping areas. Toilets are provided at a minimum ratio of one (1) for every twelve (12) inmates in male facilities and one (1) for every eight (8) inmates in female facilities. Urinals may be substituted for up to one-half of the toilets in male facilities. Washbasins: Inmates have access to operable wash basins with hot and cold running water in the housing units at a minimum ratio of one basin for every twelve (12) occupants.</p>	ACA	
		<p>ACA 4-ALDF-2B-03 All living areas are constructed to facilitate continuous staff observation, excluding electronic surveillance, of cell or detention room fronts and areas such as dayrooms and recreation spaces.</p>	ACA	Existing layout precludes direct supervision by staff.
				<p>Only the original cells are concrete masonry walls. Holding cells and Dormitories are constructed of stud, plywood and gypsum board with FRP wall finish.</p> <p>Plumbing in general is in a poor condition due to the age of the facility. Finishes are deteriorating, and in some areas are not durable enough for the type of facility use.</p>

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>ADC: 1.5.11 Natural lighting is an essential part of a quality environment for inmate housing and activity areas. Natural light shall be provided in as many areas as possible where inmate and staff activities take place.</p>	<p>ADC</p>	<p>There is no natural lighting in the detention areas.</p>
		<p>AVPD: 51.100M Detention Facility. 4.1 Detainee Rights and Privileges Recreation and Shower Requirements: A detainee shall be provided recreation per state and federal standards. The Avondale Detention Facility has no outdoor recreation areas available. Detainees are provided adequate day space to exercise within the housing area. 1) Detainees requesting further recreation shall be booked into MCSO for the remainder of their custodial period so that adequate recreation can be provided.</p>	<p>AVPD, ADC</p>	<p>There are no dedicated recreation areas available for persons detained for more than 72 hours. Current AVPD procedure provides an alternative solution for detainees requesting recreation.</p>

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>AVPD: 51.100M Detention Facility. 5.4 Special Needs Detainees: The purpose of this procedure is to serve as a guideline in placing detainees who appear to have any special needs or exhibit alternative life styles. It is the Detention Officer's responsibility to ensure the well-being /safety of the detainees. If anything observed indicates that the detainee may not be safely housed with other detainees in the general population, it may be necessary to isolate these detainees by placing them in a cell by themselves to avoid the possibility of harassment or injury from other detainees.</p>	<p>AVPD</p>	<p>Existing single cell holding areas had been utilized by juvenile detention.</p> <p>There is currently no single cell accommodation at the Detention Center</p>
		<p>AVPD: 51.100M Detention Facility. 8.2 Medical Screening and Medical Refusal It will be the policy of the Avondale Police Department not to accept, for detention, any detainee who needs immediate or prolonged medical attention. A detainee will not be accepted into the Detention Facility who is unconscious or who has an illness or visible injury requiring immediate medical attention. 8.3 Medical Care: Avondale Fire Department Paramedics will provide emergency medical care.</p>		

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Juvenile Holding Cell 1	117	<p>AVPD: 51.100M Detention Facility. 4.10 Juvenile Detention: Juvenile detainees will be housed and processed separated by sight and sound from the adult population. Male and female juvenile detainees will at all times, be housed in separate cells in separate areas. Juveniles will be searched as soon as they are brought into the Detention Facility. Detention Officers will be responsible for maintaining the care, custody and control of the juvenile while in custody.</p> <p>In accordance with state and federal law (JJDP), juveniles will be held no more than six (6) hours in the Detention Facility or any other secure area of the building.</p>	AVPD	<p>Two larger holding cells were repurposed as Juvenile Holding. There is a dedicated building entrance, so the paths are not crossed with the adult detainees. Cells are across the hallway from staff restrooms. There is standing only counter for an officer to write a report, monitoring is by CCTV cameras.</p> <p>Access for Juveniles is through open passageway and single door. Juvenile Holding Cells are assessable from the same corridor as staff restrooms, Staff Break room and Interview / Office area.</p> <p>Wall finish is gypsum board. In one of the cells there are appears to be damage to the wall finish. The area is not easily washable.</p>
Juvenile Holding Cell 2	118		AVPD	<p>No floor sink in the cell. There are no sinks and WC's in the cells. Juveniles utilize one non-ADA stall in the women's restroom.</p>
DETENTION SUPPORT				
Storage	106		IBC	<p>Access to the storage/electrical panels area is through the Men's Detention.</p> <p>106 Storage – clearances in front of the electrical panels not provided.</p>

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
Kitchen & Laundry	105	AVPD: 51.100M Detention Facility. 1.5 Detention Officer Responsibilities: Meal distribution: a. Meals will be provided to all detainees at least three (3) times during a twenty-four (24) hour period, b. Meals will be stored in the locked Detention Facility storage area in the dry storage and freezers used for detainee food	AVPD	Sanitary conditions are a concern – food prep and laundry are in the same area, immediately adjacent to men’s jail.
Interview / Hearing Area	116B	AVPD: 51.100M Detention Facility. Section 6: Court Appearances 6.1 Initial Appearances (IAs) The City Court will see any detainee with an arrest time prior to 1100 hours on that day. After 1100 hours, the detainee will be seen the next day. Detainees will be brought into the video courtroom at the request of the Court. Detainees will be seen per the court list sent by the court clerk.	AVPD	

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>NIC: Attorney/client interview space can be either contact or non-contact, or both, depending on the standards of individual states. Discussion with the local bar association is advised to determine the best solution in terms of appropriate access and security. Attorney access to contact interview spaces should always be gained by passing through metal detectors and an interlocked security vestibule. Jurisdictions considering the use of non-contact visiting space should remember that attorneys sometimes must pass paperwork to the inmate for review or signature. Without a secure paper pass, jail officers will bear the burden of passing paperwork back and forth.</p>	<p>NIC</p>	

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
		<p>The needs of public defenders are somewhat different from those of private attorneys. It is not unusual, for example, for the public defender to see several inmates during one trip to the jail or, in smaller jails, to represent most of the jail's population. For efficiency's sake, it is helpful to design an inmate waiting area adjacent to the attorney-client visiting rooms (exhibit 9-4). Since such a space could hold a mix of inmate classifications, it should be in direct view of a constantly staffed post, if possible.</p> <p>Another way to make the public defender's work more efficient would be to provide a small office with access to a telephone, computer, and fax machine. The computer should be linked to any court or relevant, non-private inmate data systems available.</p>	NIC	
Sergeant's Office / Secure Files Storage	116		NIC	
ADMINISTRATION				
Lieutenant Office	128			
Sergeant's Office	125			
Sergeant's Office	126			
Conference Room	127			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
STAFF SUPPORT				
Staff Break Room	113	ACA 4-ALDF-2F-02 STAFF AREAS Staff needs are met through providing adequate spaces in locations that are convenient for use. Staff are provided with the following: <ul style="list-style-type: none"> · an area to change clothes and to shower · an area, room, and/or employee lounge that offers privacy from inmates and provides space for meals · reasonable access to exercise/physical training facilities and equipment · space for training · space for shift change briefings · toilets and wash basins that are not used by inmates. 	ACA	Overall flow of spaces and separation of levels of security and functions is inefficient. Detainee and Staff paths cross throughout. The break room is not a safe and pleasant space for breaks. There is no natural lighting in the breakroom area.
				There is no dedicated secure access for staff to the building from the parking area.
Staff Lockers	130			No access to showers or restrooms from the Locker Room.
Staff Women's Restroom / Juvenile	122			Dormitories and Juvenile Holding are assessable from the same corridor as staff restrooms, Staff Break room and Interview / Office area. Restrooms are generally not ADA compliant.
		AVPD: 11.800 Workplace Safety; Accidents and Injuries 11.803 Exposure Control Plan: Blood borne Pathogen OSHA Standard CRF 1910.1030 Personnel that have occupational exposure: Sworn Personnel, Detention Officers.	AVPD	There is only one staff shower, and it is shared with juvenile dedicated restroom. There is no Janitor Closet in the facility.
Staff Men's Restroom	121		ADA	Restrooms are generally not ADA compliant.
				There is no dedicated building storage in the building.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
PUBLIC AREA				
Public Lobby	133			New staff and public areas had been added during last remodel project. They are generally in a good condition and comply with latest standards. Public areas had not been used as much as anticipated. Reception had been used as storage. Lobby is typically locked. Public telephone is located outside of the lobby for the public to call in an officer.
				There is no public restroom in the facility.
				There is no suitable place in or adjacent to the lobby for visitors to be screened. There are no metal detector and a pocketbook or briefcase screener.
Public Secure Hallway	132			
Public Visitor's Room	129	AVPD: 51.100M Detention Facility. 1.3 Detention Facility Access: F. Family visits are on Saturdays and Sundays only from 0900 to 1000 and 1300 to 1500 and will be for a duration of no more than thirty (30) minutes.	AVPD	
Secure Visitor Room 1	129A			Detainees have to be transported through staff areas for family visitations, interview area.
Secure Visitor Room 2	129B			
Reception / Storage	131			Reception used for storage.
OLD TOWN / WESTERN SS				
COMMUNITY ACTION TEAM (CAT)				
Reception / Storage	202			Reception is utilized for storage.
Open Office Area (4 report stations)	204			Open office functions as a meeting space, and report stations. Portion of the room is used for bicycle parking/ storage. Exterior window is facing a public street. Window blinds were closed at the time of the site visit.
Sergeant's Office	203			
Restroom with Shower	205			Restroom exhaust activates when light is on. Exhaust fan is loud, which may effect the acoustics quality in the open office area.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
PATROLS				
Patrols Open Area, Motors / Briefing	216-217			Patrols and Motors Open Offices, Locker Area, Evidence Lockers and Briefing Room are located in one large open space. The space was not occupied at the time of the survey; acoustics are potentially an issue during the use of the space. Both exterior doors to the area open into the secure parking area.
			ADA	There is no ADA accessible route from the staff and patrol cars parking area.
				There is no dedicated Break Room and appliances (refrigerators, microwave, and coffee makers) are spread out on the counter spaces available. There is no kitchen sink.
		AVPD: 11.800 Workplace Safety; Accidents and Injuries 11.803 Exposure Control Plan: Blood borne Pathogen OSHA Standard CRF 1910.1030 Personnel that have occupational exposure: Sworn Personnel.	AVPD	There is only one shower available, it is located in the CAT open office area.
Lieutenant Office	206			
Supervisor Office	207			
Supervisor Office	209			
Storage – Fire Arms	210			Existing vault is used for the secure storage of tactical gear, supplies and ammunition. Vault walls are CMU and the ceiling is a gypsum board. The space appeared to be well air-conditioned.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
PUBLIC AREA				
Waiting Room	200			Initially anticipated public function in the facility is rarely used. Assembly space and Waiting Room Reception are used for storage. Entrance doors are locked at all times due to frequent use of the lobby by vagrants.
				Public entrances into the facility are monitored by CCTV cameras. Side entrance to the Assembly space is off to the side and hidden from the street. It is separated from the side entrance to the detention facility by a partial height wall which can be easily breached from the detention side. Emergency egress to outside is into the secure yard of the detention facility. Overall public entrance area is visually open and welcoming, which corresponds with the COA Police Department mission to serve public.
Assembly	201			
Women's Restroom	212			Single drinking fountain does not comply with ADA requirement : Hi-Lo options, projecting more than 4 inches into the corridor space. There is no public restroom in the Lobby. Bathrooms in the Assembly area are non-wheelchair accessible. Bathrooms are original to the building and are kept in good condition. Bathrooms are shared with Patrol units.
Men's Restroom	213			
				There is a small janitor closet combined with storage and roof access.
NW SUBSTATION – ESTRELLA CC				
PATROLS				
Lieutenant Office	B109			
Lieutenant Office	B103			
Supervisor Office	B107			
New Office	-			Currently have three sergeant offices, need an extra one and planning to carve it from the file room.
Supervisor Office	B105			
Motor Unit (6 stations)	B108			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
File Room	B104	Modified for an additional office		Modified for an additional office
Conference Room	B102			
Briefing / Reports Room	B110			
EVIDENCE PROCESSING / STORAGE				
Evidence	B118			Processing cabinetry appears to be added after the completion of the building. There are currently no electrical outlets available above the counter for equipment.
Secure Storage	B116			
Secure Storage	B117			
Break Room	B114	Exterior patio not used		There is a patio area immediately adjacent to the Break room. Patio is on the north side of the building, but is not used due to limited shading available.
SUPPORT – RESTROOMS / LOCKERS / GYM				
Women's Restroom	B113			
Men's Restroom	B112	OSHA 1910.141(c): Toilet Facilities – number of water closets per gender (31 employees) 1-15 = 1 WC 16-35 = 2 WC's 36-55 = 3WC's	OSHA	Only one urinal is not sufficient for the number of staff and officers in the facility.
Lockers	B111			Shared CoEd lockers are not well received by the staff.
Gym	A113			
PUBLIC AREA				
Lobby	A101			There is no dedicated reception and the public phone is available at the building entrance. There is no drinking fountain available to the public in the space.
Restroom	A102			
Interview / DUI Room	B101			

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
CASHION SUBSTATION				
PATROLS				
Supervisor Office	3			Repurposed small office
Patrols Area	15			The location is used as a touch down space by the patrol officers. During the day time, there is only one Support Service Supervisor at the building. The movable partition intended to sub-divide community rooms is used to separate patrols area from the K-9 unit area.
Secure Storage	1			Community Center kitchen is used for storage. Most of the appliances and equipment had been removed, except for the exhaust hood.
K-9 Unit Open Office Area (4 stations)	4	Typical kennels – 4x10 ft		No dedicated kennel area.
K-9 Area Storage	12			
Office 1	9			Repurposed small office. High security risk due to large unprotected window openings. Offices: except for the mini-blinds, there is no window protection. The windows are large and easily accessible from the exterior. It appears that the glazing is not bullet resistant.
Office 2	10			Repurposed small office. High security risk due to large unprotected window openings.
				There is no secure staff and patrol car parking. The site is wide open, and the building can be approached by the public from any direction. The CCTV cameras are stationary (do not move to cover larger area) and has blind spots.
				Doors from most of the areas lead directly to the outside; there are no additional physical levels of protection from breaking in.

EXISTING FACILITIES ANALYSIS – SPACE & OPERATIONS

Program

AREA	ROOM #	RECOMMENDED STANDARDS	STANDARD COMPLIANCE	SPACE DEFICIENCIES
PUBLIC AREA				
Lobby	16		IBC	Double Hi-Lo drinking fountain is required by the current Building Code and ADA standards.
Women's Restroom	6	AVPD: 11.800 Workplace Safety; Accidents and Injuries 11.803 Exposure Control Plan: Blood borne Pathogen OSHA Standard CRF 1910.1030 Personnel that have occupational exposure: Sworn Personnel, Animal Control Officers, Community Service Officers, Park Rangers	AVPD	OSHA: Engineering controls are not available or limited. Compliance achieved by work practice controls. GENERAL COMMENTS: Decontamination area is limited to hand sinks in the restrooms. There is no shower on premises
Men's Restroom	7		AVPD	

FACILITY PROGRAM

BUILDING ASSESSMENT & SPACE PLANNING

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
MAIN Total Police Vehicles: 43 Personal Vehicles: 50											
ADMINISTRATION					4	4	1,345	1,404	0	0	0
Chief's Office	PS220	Chief of Police	ADMIN	Dale Nannenga	1	1	238		-	-	
Chief's Secretary Station / Copy / Work Area	PS219	Admin Assistant	ADMIN	Glenda Craycraft	1	1	255		-	-	
Waiting Area / Circulation	PS217-18	-	-	-	-	-	197		-	-	
Assistant Chief Office	PS213	Support Services Division	ADMIN	Memo Espinoza	1	1	192		-	-	
Office	PS212	Budget/ Records Manager	ADMIN	Kimberly Martinez	1	1	195		-	-	
Conference Room	PS221	-	-	-	-	-	243		-	-	
Storage	PS214	-	-	-	-	-	25		-	-	
NOTES	Existing to remain										
RECORDS / RECEPTION					7	8	1,229	1,282	260	100	360
Lobby Reception	PS106	3 stations	-	-	-	-	242		-	-	
Office	PS115B	Records/ Spillman/ CAD	COMM	Jason Gonzales	1	1	129		-	-	
-	-	30 Day Tow Supervisor	TRAFF	Bueno C.	1	1	-				
Records (1 station) + Copy + Review window	PS115	-	-	-	-	-	280		-	-	
Open Office – 5 stations (8x6)	PS116	(5) Records Clerks/ Uniform Crime Reporting (UCR)	REC	-	5	6	513			100	
Records Review	PS107	-	-	-	-	-	65		-	-	
FILES STORAGE ROOM									140		
BREAK ROOM / ALCOVE									80		
COPY/FAX/ SHREDDING AREA									40		
NOTES	Existing are is too small for the records department.										

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
COMMUNITY SERVICES BUREAU / VICTIM SERVICES					5	5	722	751	100	250	350
Supervisor Office	PS110	Community Services Supervisor	CSB	Katrina Armstrong	1	1	137				
Community Services Open Office (2 stations, storage & shelving)	PS109	Public Education Specialist Victim Advocate	CSB	Melisa Urtuzuastegui	1	1	343			150	
-	-	VIP Coordinator	PTRL	Debbie Ray	1	1	-				
-	-	(30) Volunteers (VIPs)	PTRL	-	-	-	-				
-	-	Community Service Officer	PTRL	-	1	-	-				
Reception (1 station)	PS114	Senior Administrative Clerk	CSB	-	1	2	152				
Break Room / Copy	PS113	-	-	-	-	-	90				
STORAGE ROOM									100		
MEETING ROOM (VICTIMS / CONFERENCE / TRAINING)										100	
NOTES		Limited storage. No Space for growth.									
PROFESSIONAL STANDARDS BUREAU (PSB)					11	11	1,908	2,019	150	475	625
Supervisor Office	PS242	PSB Special Events	ADMIN	Lt. Lopez	1	1	128				
Supervisor Office	PS241	Internal Affairs	ADMIN	Sgt. Rademacher	1	1	127				
Office	PS240	Administrative Clerk/Off Duty	PTRL	Jones F.	1	1	119				
Office	PS236	Training/ Firearms/ Admin Assistant	ADMIN	Sgt. Tom Alt	1	1	109				
Office	PS239B	Training Officer Emmett R.	-	Training Officer Emmett R.	1	1	164				
PSB Open Office (6 stations)	PS239	-	-	-	6	6	970				

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
-	-	Firearms	-	Fraser T.	-	-	-				
-	-	Background Investigator	ADMIN	Redfearn J.	-	-	-				
-	-	Policy and Procedures Analyst	ADMIN	Fran Barlett	-	-	-				
-	-	Crime Analyst	ADMIN	-	-	-	-				
Secure Record Storage	PS237	-	-	-	-	-	97		150		
NOTES	Existing secure file storage is not adequate.										
Copy / Fax Center	PS238	-	-	-	-	-	194				
INTERVIEW ROOM (PERSONNEL)										100	
CONFERENCE / TRAINING ROOM										375	
NOTES	Room for 15 people (25 SF p/p)										
CRIMINAL INVESTIGATIONS BUREAU					17	17	2,689	2,821	100	560	660
CIB Lieutenant Office	PS231	CIB Lieutenant	CIB	Lt. Sgrillo	1	1	120				
Supervisor Office	PS232	Admin Asst.	CIB	-	1	1	123				
Office	PS235	Persons/ Property Crimes Sgt.	CIB	-	1	1	177				
Office	PS229	Special Victims Unit Sgt.	CIB	-	1	1	132				
Office	PS230B	Street Crimes Unit Sgt.	CIB	-	1	1	104				

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
Investigations Open Office (11 stations + Conference Area)	PS230	Police Officers	CIB	Maas S. (1 Toxqui E. 2 Rios M. 3 Henandez A.) Hintz M. (1 Fugit A. 2 Pina J. 3 McCarthy, 4 L. Lady E.) Herrmann P. (1 Lydic M. 2 Penny W. 3 Myers R. 4 O'Halloran M. 5 Brittan H.)	12	12	1,663		100		
Interview Room	PS233	-	-	-	-	-	112			100	
Interview Tech Equipment Room	PS234	-	-	-	-	-	137				
Storage	PS227	-	-	-	-	-	50				
Storage/Holding	PS228	-	-	-	-	-	71				
CONFERENCE ROOM										250	
NOTES	Room for 10 people (25 SF p/p)										
EVIDENCE STORAGE LOCKERS										150	
COPY / WORKROOM ALCOVE										60	
CRIME LAB					3	4	1,035	1,130	0	114	114
Supervisor Office	PS222	Property & Evidence Supervisor	CIB	-	1	1	117				
IT Tech Station	-	ID Technician (Persons / Property)	CIB	-	2	3	103			50	
Dry Lab	PS223	-	-	-	-	-	232			0	
A.F.I.S. (Automated Fingerprint Identification System) Room	PS224	-	-	-	-	-	92				
A.L.S. (Alternate Light Source) Room	PS225	-	-	-	-	-	95				
Wet Lab	PS226	-	-	-	-	-	396			0	
NOTES	Future space requirements per department's needs.										

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
SECURE VESTIBULE										64	
NOTES	Secure vestibule / decontamination area between wet lab and the rest of the space										
EVIDENCE PROCESSING / STORAGE					5	6	2,474	2,653	960	3,790	4,750
NOTES	Long term evidence located in Patrols Area (gross sf)										
-	-	Prop. and Evidence Supervisor	CIB	-	1	1	-		120		
-	-	Police Officers	CIB	-	2	2	-		???		
-	-	Prop. and Evidence Custodians	PTRL-S	-	2	3	-		200	100	
PREP SORTING AREA									100		
Officer Reporting Area	PS136	-	-	-	-	-	122			100	
Fixed Shelf Evidence	PS135	-	-	-	-	-	577			600	
Mobile Shelf Evidence	PS134	-	-	-	-	-	735			1400	
Gun Evidence Storage	PS139	-	-	-	-	-	110		200	200	
Narcotic Evidence Storage	PS140	-	-	-	-	-	111		100	200	
Narcotic Evidence Storage	PS141	-	-	-	-	-	107				
Freezer	PS137	-	-	-	-	-	141			150	
Cooler	PS138	-	-	-	-	-	111			200	
Drying Room	PS131	-	-	-	-	-	38		100	100	
TV Storage	PS134B	-	-	-	-	-	72				
Bulk Storage / Electrical	PS132	-	-	-	-	-	164				
Evidence Long Term	PS128	-	-	-	-	-	186		100	200	
BREAK ROOM / ALCOVE									40	40	
OUTSIDE STORAGE										500	

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
ARMORY	PS133	-	-	-	-		146	159		100	100
DISPATCH / COMMUNICATIONS BUREAU					20	23	1,372	1,436	0	150	150
Supervisor Office	PS202	Bureau Supervisor	COMM	Mike Foila	1	1	202				
Dispatch Center (8 stations)	PS205	Four Supervisors (Squads A, B, C, D)	COMM	-	4	5	685				
NOTES	Review dispatch center layout, consoles configuration, or newer efficient consoles.										
-	-	Public Safety Dispatchers	COMM	-	13	15	-				
911 Call Taker's Room	PS204	911 Call Takers	COMM	-	2	2	193				
Central Back-Up Room	PS206	-	-	-	-	-	160			50	
NOTES	Additional racks										
Restroom	PS207	-	-	-	-	-	66				
Lockers	PS208	-	-	-	-	-	66				
STORAGE										100	
PATROLS					29	29	1,161	1,213	0	0	0
Lieutenant Office	PS127	Lieutenant	PTRL	-	1	1	186				
Patrols Open Office (4 report stations)	PS126	-	-	-	-	-	360				
Sergeants Office (6 stations)	PS125	-	-	-	-	-	448				
Squad 2 (BEAT 2)	-	-	-	-	-	-	-				
-	-	Sergeant	PTRL	Sgt. Smith	1	1	-				
-	-	Patrol Officers	PTRL	1 J. Martinez 2 S. Pistoia 3 D. Montgomery 4 D. Beard 5 P. Rustenburg 6 C. Beckett 7 R. Dodge	7	7	-				
Squad 5 (BEAT 6)	-	-	-	-	-	-	-				
-	-	Sergeant	PTRL	Sgt. Filas	1	1	-				
-	-	Patrol Officers	PTRL	1 B. Adams 2 J. Walker 3 B. Wagner 4 M. Ayer 5 C. Drexler	5	5	-				
Squad 6 (BEAT 4)	-	-	-	-	-	-	-				
-	-	Sergeant	PTRL	Sgt. Jones	1	1	-				

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
-	-	Patrol Officers	PTRL	1 K. Swaton 2 L. Chavez 3 J. Loera 4 J. Mendez 5 M. Orozco	5	5	-				
Squad 9	-	-	-	-	-	-	-				
-	-	Sergeant	PTRL	Sgt. Rojas	1	1	-				
-	-	Patrol Officers	PTRL	1 J. Armstrong 2 I. Blazek 3 D. Andrade 4 K. Bradshaw 5 N. Mosher 6 M. Miranda 7 M. Ransom	7	7	-				
Equipment / Holding	PS123	-	-	-	-	-	49				
Storage	PS124	-	-	-	-	-	60				
Break Room	PS126B	-	-	-	-	-	58				
SUPPORT – BRIEFING							1,052	1,086	0	0	0
Briefing Room	PS119	-	-	-	-	-	953				
AV Room	PS119B	-	-	-	-	-	41				
Training Storage	PS118	-	-	-	-	-	58				
PUBLIC AREA – LOBBY, RESTROOMS, SOFT INTERVIEW							1,071	1,286	0	0	0
Lobby	PS101	-	-	-	-	-	705				
Soft Interview	PS103	-	-	-	-	-	79				
Public Restrooms Men	PS105	1 stall + 1 urinal	-	-	-	-	144				
Public Restrooms Women	PS104	2 stalls + 1 changing station	-	-	-	-	143				
1ST FLOOR SUPPORT – RESTROOMS /LOCKERS / GYM							2,175	2,585	0	0	0
Women’s Restroom	PS142	2 stalls + 1 shower	-	-	-	-	215				
Men’s Restroom	PS143	1 stall + 1 urinal + 1 shower	-	-	-	-	215				
Lockers	PS144	103 full size lockers	-	-	-	-	1,048				
Gym	PS145	-	-	-	-	-	697				
BUILDING SUPPORT/ CIRCULATION – 1ST FLOOR								1,760			
2ND FLOOR SUPPORT – RESTROOMS / BREAKROOM							1,035	865	0	0	0
Breakroom	PS209	-	-	-	-	-	413				

FACILITY PROGRAM

Current and Future Space Needs

DIVISION	ROOM #	PERSONNEL	DEPT	NAME	PERSONNEL		EXISTING SPACE		SPACE NEEDS		
					2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
Men's Restroom	PS210	1 stall + 1 urinal + 1 shower	-	-	-	-	121				
Women's Restroom	PS211	2 stalls + 1 shower	-	-	-	-	119				
Second floor waiting	PS200	-	-	-	-	-	382				
BUILDING SUPPORT / CIRCULATION - 2ND FLOOR						-		1638			
TOTAL							19,414	24,088			
<p>OLD TOWN / DETENTION / WESTERN SS Total Police Vehicles: 22 Personal Vehicles: 12 (Tues-Thurs) 12 (Fri-Mon)</p>											
BOOKING & PROCESSING					8	8	1,029	951	930	3,030	3,960
Sallyport	100	-	-	-	-	-	36		30	60	
NOTES	2 secure sallyports (60 SF each)										
SECURE CAR SALLYPORT		-	-	-	-	-			900	900	
NOTES	300 SF per car/van. (3) + (3) future cars/ vans										
DECONTAMINATION / SEARCH / EYEWASH AREA		-	-	-	-	-				140	
NOTES	with emergency shower, property bagging										
Booking / Control	101	Detention Officers	DET	-	7	7	129				
DUI / Fingerprinting	102	-	-	-	-	-	110				
NOTES	Open area close to booking counter										
Booking Sergeant Office	110	Support Services Detention Manager	DET	Kathy Jackson	1	1	64			120	
NOTES	near booking counter/staff work and records storage										
Processing	103	-	-	-	-	-	295				
BOOKING WAITING AREA										100	
NOTES	open area/bench seating										
SEARCH ROOM										80	
DETAINEE RESTROOM/ SHOWER / DRESSOUT										100	
NOTES	ADA access. with drug testing equipment										

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
BOOKING COUNTER / POLICE REPORT AREA										150	
NOTES	access to staff areas, property storage area										
PHOTO ID STATION										80	
NOTES	area separated from main circulation										
LINE SCAN ALCOVE										60	
RELEASE AREA / JUVENILE BOOKING										200	
NOTES	Separate area for release, court transfers, juvenile booking.										
CONTROL ROOM										400	
NOTES	Control room with clear view of detention areas, access to staff areas. 2 workstations. Includes consoles for: Security, Life-Safety, Intercom System Control, Radio Base Station, CCTV Monitors, Computer/Printer Workstation;										
Property Lockers	107	-	-	-	-		161				
NOTES	For temporary storage only										
PROPERTY STORAGE										200	
NOTES	Secure enclosed area for property storage. Property lockers for large items.										
RECORDS STORAGE ROOM										150	
NOTES	access from booking counter/staff work area										
EQUIPMENT STORAGE										80	
NOTES	wheelchair, restraints, cell extraction, etc. Currently located in the Break Room										
Holding Cell 1	108	-	-	-	-	1	60			70	
NOTES	Temporary holding only, floor flush drain										
Holding Cell 2	109	-	-	-	-	1	64			70	
NOTES	Temporary holding only, floor flush drain										
Restroom with Shower	104	-	-	-	-		110				
NOTES	Staff / Police only restrooms, male & female										
SAFETY CELL / HAZARDOUS						1				70	
NOTES	floor flush drain, bench										
0					26	37	1,065	1,148	140	1,900	2,040
Men's Detention Cell 1	105A	6 beds	-	-	3		98				
Men's Detention Cell 2	105B	6 beds	-	-	3		98				
Dormitory – Women's	114	8 beds, 1 wc/sink, 1 shower	-	-	8		231				

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
Dormitory – Men’s	115A	16 beds, 1 wc/sink, 1 shower	-	-	12		432				
Juvenile Holding Cell 1	117	-	-	-	-	1	103				
NOTES	70 SF each, with sanitary facilities										
Juvenile Holding Cell 2	118	-	-	-	-	1	103				
NOTES	70 SF each, with sanitary facilities										
SINGLE HOLDING CELL						4			140	140	
NOTES	70 SF each, with sanitary facilities										
DOUBLE HOLDING CELL						4				320	
NOTES	1.6.19 DETENTION: 1.6.19.1 AREA REQUIREMENTS: Cells shall be 80 s.f., double occupancy.										
FOUR PERSONS HOLDING CELL						24				840	
NOTES	140 SF each, with sanitary facilities										
RECREATION AREA										400	
NOTES	1.6.19 DETENTION: 1.6.19.1 AREA REQUIREMENTS: Detention housing units have an area outside the room or cell for indoor exercise; this area has minimum of 200 s.f. of floor space and at least 35 s.f. of floor space for each inmate who is exercising at any one time.										
QUIET ROOM										200	
NOTES	1.5.12 FEMALE FACILITIES SPECIFICATIONS: 1.5.12.3 Cell Areas: Provide a cell layout that separates the water closet and the sink from sleeping areas in a manner that provides inmates privacy. 1.5.12.2 Quiet Room: Adjacent to and accessible from each Dayroom, provide one 200 s.f. Quiet Room with furniture groupings that provide several small, private areas to be used for reading and other low noise functions. Visual observation by the Officers is mandatory.										
DETENTION SUPPORT							553	738	200	1,080	1,280
Storage	106	-	-	-	-		109		100	200	
Kitchen & Laundry	105	-	-	-	-		251				
Interview / Hearing Area	116B	-	-	-	-		73		100	100	
NOTES	Safe access from staff area for Court personnel										
Sergeant’s Office / Secure Files Storage	116	-	-	-	-		120				
KITCHEN AREA / FOOD STORAGE										300	
LAUNDRY AREA / STORAGE										300	
JANITOR CLOSET										80	
SECURE DELIVERY SALLYPORT										100	

FACILITY PROGRAM

Current and Future Space Needs

DIVISION	ROOM #	PERSONNEL	DEPT	NAME	PERSONNEL		EXISTING SPACE		SPACE NEEDS		
					2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
ADMINISTRATION					3	4	766	799	240	320	560
Lieutenant Office	128	Lieutenant	PTRL	Lt Mirela Barson	1	1	254				
Sergeant's Office	125	Det. Supervisor 1	DET	-	1	2	77		120	120	
Sergeant's Office	126	Det. Supervisor 2	DET	-	1	1	77		120		
Conference Room	127	-	-	-	-		358				
COPY ROOM										100	
STORAGE ROOM										100	
STAFF SUPPORT							596	636	700	200	900
Staff Break Room	113	-	-	-	-		133		200		
NOTES	Dedicated staff breakroom area										
Staff Lockers	130	23 Lockers	-	-	-		290			200	
STAFF SHOWERS									100		
Staff Women's Restroom/Juvenile	122	-	-	-	-		128		200		
Staff Men's Restroom	121	-	-	-	-		45		200		
PUBLIC AREA							446	482	160	0	160
Public Lobby	133	-	-	-	-		74				
NOTES	Drinking Fountains										
METAL DETECTOR, PUBLIC SEARCH AREA									100		
Public Secure Hallway	132	-	-	-	-		121				
Public Visitor's Room	129	-	-	-	-		75				
Secure Visitor Room 1	129A	-	-	-	-		36				
Secure Visitor Room 2	129B	-	-	-	-		36				
Reception/Storage	131	-	-	-	-		104				
PUBLIC RESTROOM									60		
NOTES	ADA, Changing Station, Drinking Fountain										
BUILDING – SUPPORT / CIRCULATION		-	-	-	-			838			
TOTAL							4,455	5,592			

FACILITY PROGRAM

Current and Future Space Needs

DIVISION	ROOM #	PERSONNEL	DEPT	NAME	PERSONNEL		EXISTING SPACE		SPACE NEEDS			
					2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE	
COMMUNITY ACTION TEAM (CAT)					5	6	669	715	0	0	0	
Reception / Storage	202	-	-	-	-	1	97					
Open Office Area (4 report stations)	204	Officers	CAT	1 Alt S. 2 Rosson C. 3 Stewart R. 4 Tullis R.	4	4	399					
Sergeant's Office	203	Sergeant	CAT	Nocella N.	1	1	106					
Restroom with Shower	205	-	-	-	-		67					
PATROLS					15	15	1,869	2,013	0	0	0	
Patrols Open Area, Motors/ Briefing	216-217	-	-	-	-		1,449					
Lieutenant Office	206	P.M. - Western Lt. Martin	PTRL	Lt. Martin	1	1	127					
Squad 1 (BEAT 3)	-	-	-	-	-		-					
Supervisor Office	207	Sergeant	PTRL	Sgt. Heuseveldt	1	1	101					
-	-	Patrol Officers	PTRL	1 A. Birchfield 2 I. Najera 3 T. Nix 4 N. Gonzales 5 Y. Hassan 6 J. Goodman 7 F. Cardenas	7	7	-					
Squad 7 (BEAT 5)	-	-	-	-	-		-					
Supervisor Office	209	Sergeant	PTRL	Sgt. Bullock	1	1	101					
-	-	Patrol Officers	PTRL	1 T. Jacobi 2 S. Ziegler 3 J. Buggy 4 J. Petrie 5 OIT Kendal John	5	5	-					
Storage- Fire Arms	210	-	-	-	-		91					
PUBLIC AREA							888	941	0	0	0	
Waiting Room	200	-	-	-	-		98					
Assembly	201	-	-	-	-		560					
Women's Restroom	212	-	-	-	-		95					
Men's Restroom	213	-	-	-	-		135					
BUILDING - SUPPORT/ CIRCULATION	-	-	-	-	-		-	243				
TOTAL								3,426	3,912			

FACILITY PROGRAM

Current and Future Space Needs

DIVISION	ROOM #	PERSONNEL	DEPT	NAME	PERSONNEL		EXISTING SPACE		SPACE NEEDS		
					2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
NW – ESTRELLA Total Police Vehicles: 20 (Plus 5 Motors) Personal Vehicles: 10 (Tues – Thurs) 15 (Friday – Sat)											
PATROLS					31	31	2,832	1,834	0	0	0
Lieutenant Office	B109	Patrols: Days-NWPSF	PTRL	Lt. Bates	1	1	148				
Lieutenant Office	B103	-	-	-	-	-	118				
Squad 3 (BEAT 1)	-	-	-	-	-	-	-				
Supervisor Office	B107	Sergeant	PTRL	Sgt. Busse	1	1	155				
-	-	Patrol Officers	PTRL	1 J. Archer 2 L. Karel 3 J. Long 4 C. Othon 5 P. Strnad 6 Oder C. 7 Hammill B. 8 Beard D. 9 Toves E.	9	9	-				
Squad 4 (BEAT 4)	-	-	-	-	-	-	-				
New Office	-	Sergeant	PTRL	Sgt. Spano	1	1	-				
-	-	Patrol Officers	PTRL	1 K. Morris 2 J. Dacquisto 3 J. Ayala-Shaffer 4 C. Parker 5 P. Cirrito	5	5	-				
Squad 8	-	-	-	-	-	-	-				
Supervisor Office	B105	Sergeant	PTRL	Sgt. Contreras	1	1	118				
-	-	Patrol Officers	PTRL	1 J. Blodgett 2 K. Finnell 3 J. Bermudez 4 E. Austin 5 C. Newman 6 M. Gaynor 7 OIT Davontae Scott	7	7	-				
Motor Unit (6 stations)	B108	-	-	-	-	-	796				
-	-	Supervisor	TRAFF	Palacios J.	1	1	-				
-	-	Patrol Officers	TRAFF	1 Selby J. 2 Tokosh E. 3 Iwen J. 4 Benavidez D. 5 Podea, D.	5	5	-				
File Room	B104	-	-	-	-	-	211	226			
Conference Room	B102	-	-	-	-	-	299				
Briefing / Reports Room	B110	-	-	-	-	-	987	1,030			

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
EVIDENCE PROCESSING / STORAGE							465	273	0	0	0
Evidence	B118	-	-	-	-	-	115				
Secure Storage	B116	-	-	-	-	-	70				
Secure Storage	B117	-	-	-	-	-	70				
Break Room	B114	-	-	-	-	-	210	236			
SUPPORT – RESTROOMS /LOCKERS / GYM							1,533	991	0	0	0
Women’s Restroom	B113	1 stall + 1 shower	-	-	-	-	133				
Men’s Restroom	B112	1 stall + 1 urinal + 1 shower	-	-	-	-	133				
Lockers	B111	29 Lockers	-	-	-	-	460				
Gym	A113	-	-	-	-	-	807	815			
PUBLIC AREA							329	365	0	0	0
Lobby	A101	-	-	-	-	-	192				
Restroom	A102	-	-	-	-	-	55				
Interview / DUI Room	B101	-	-	-	-	-	82				
BUILDING – SUPPORT / CIRCULATION	-	-	-	-	-	-		531			
TOTAL							5,159	6,301			
CASHION SS Total Police Vehicles: 3 (K9/LT – Only when visiting) Personal Vehicles: 1											
PATROLS					8	10	1,298	1,345	0	0	0
Supervisor Office	3	Nights-Cashion	PTRL	Lt. Redline	1	1	62				
Patrols Area	15	Patrol Officers	PTRL	1 Fernandez R. 2 Samaniego O.	2	2	405				
Secure Storage	1	-	-	-	-	-	225				
K-9 Unit open office area (4 stations)	4	Animal Control Officer	PTRL-S	-	2	4	405				
K-9 Area Storage	12	-	-	-	-	-	43				
Office 1	9	Support Services Supervisor	PTRL-S	-	1	1	77				
Office 2	10	Park Ranger (ACO/ Ranger/Fleet)	PTRL-S	-	2	2	81				
PUBLIC AREA							247	264	0	0	0
Lobby	16	-	-	-	-	-	157				
Women’s Restroom	6	-	-	-	-	-	44				
Men’s Restroom	7	-	-	-	-	-	46				

FACILITY PROGRAM

Current and Future Space Needs

					PERSONNEL		EXISTING SPACE		SPACE NEEDS		
DIVISION	ROOM #	PERSONNEL	DEPT	NAME	2018	2028	NET AREA SF	GROSS AREA SF	CURR SPACE NEEDS	FUTR SPACE NEEDS	TOTAL ADD. SPACE
BUILDING – SUPPORT / CIRCULATION	-	-	-	-	-			162			
TOTAL							1,545	1,771			
ADVOCACY CENTER											
Southwest Advocacy Center Director Debra Olson Shore K. (Arroyo A. Corona E. Friedrich E. Rubio J. Bergeron R.)											

FACILITY PROGRAM

Property and Evidence Division – Item 1

AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
PUBLIC LOBBY						
Public Pick-up Window Lobby			100			
Public Restroom			60			Public restroom and water fountain
Subtotal – Public Lobby			160	25%	200	
EVIDENCE PROCESSING & OFFICE						
Public Pick-up Window Office	1	180	180			Bulletproof glass, pass through tray and window for large items such as bicycles and backpacks
Workstations Area	3	100	300			Employee workstation area
Supervisor's Office	1	140	140			Supervisor's office adjacent to employee workspace
Men's and Women's Restrooms			400			Employee men's and women's restrooms, 3 stalls and 2 sinks each
Breakroom			600			Large breakroom / conference room combination with sink, countertops, and cabinets
Officer Evidence Prep Area	10x20		200			Officer evidence prep area and walk up (opposite end of building from public window)
						1.8-foot-long pass through lockers
						2 x 4 ft. stainless steel island for prep
						Stainless steel countertop on lower cabinets as well as overhead cabinets for supplies
						Industrial refrigerator for evidence drop off
						Walk up window with roll down cage screen between officer prep area and secured Property area
Prep Sorting Area			100			Prep sorting area to the secured Property side of the officer pass through lockers with 10 x 4 ft. stainless steel, standing height countertops
Subtotal – Evidence Processing			1,920	40%	2,688	

FACILITY PROGRAM

Property and Evidence Division – Item 1

AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
EVIDENCE STORAGE						
Open Warehouse			7,000			20 foot ceilings shelving, pallet storage and bins, 15 ft. tall shelving units
D.M.G. VAULT			500			Drug room with 4 solid walls and 8-foot ceiling, controlled entry access, standalone ventilation/heat/AC system
						Storage needs: 400-500 feet of 6 ft. shelving and bins, shelving for bales, large locked vault for cash storage
			500			Gun room with 4 solid walls and 8-foot ceiling, controlled entry access
						Storage needs: 400-500 feet of 6 ft. shelving for boxes
Refrigerator			300			(1) Industrial evidence refrigerator, 12 x 22 ft.
Freezer			300			(1) Industrial evidence freezer, 12 x 22 ft.
Subtotal – Evidence Storage			8,600	10%	9,460	
TOTAL DGSF			-		12,348	
Mechanical / Electrical (8%)			-	8%	988	
Overall Grossing Factor (15%)			-	15%	148	
GRAND TOTAL SQUARE FOOTAGE			-		13,484	
Outside storage			500			300 ft. storage area for bicycles with hanging racks to maximize space
						(1) Large cage for officers to store large /hazardous items on nights & weekends
						(2) Large flammable cabinets
						(1) Explosives cabinet for fireworks
Loading dock						

FACILITY PROGRAM

Detention Division – Item 2

DETENTION	AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
	Booking & Processing						
	Secure Car Sallyport	6	300	1,800			300 SF per Car/Van. (3) + (3) Future Cars/Vans
	Decontamination / Search / Eyewash Area			140			with Emergency shower, Property bagging
	Secure Pedestrian Sallyport – Intake			60			
	DUI / Fingerprinting			110			Open area close to booking counter
	Booking Waiting Area			100			Open Area/ Bench Seating
	Search Room			80			
	Line Scan Alcove			60			
	Photo ID Station			40			
	Detainee Restroom / Shower / Dressout			100			ADA Access with Drug Testing Equipment
	Booking Counter / Police Report Area			150			Access to staff areas, property storage area
	Booking Sergeant Office	1	120	120			Near Booking Counter/ Staff Work And Records Storage
	Central Control Room			400			Control Room with view of Detention Areas, access to staff areas. 2 Workstations. Consoles for: Security, Life-Safety, Intercom System Control, Radio Base Station, CCTV Monitors, computer/ printer workstation
	Secure Staff Restrooms			160			Staff/Police Only Restrooms, Male and Female
	Temporary Property Storage Lockers			160			
	Property Storage			200			Secure enclosed area for property storage. Property lockers for large items.
	Records Storage Room			150			Access from booking counter/staff work area
	Equipment Storage			80			Wheelchair, restraints, cell extraction, etc. Currently located in the break room

FACILITY PROGRAM

Detention Division – Item 2

DETENTION	AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
3	Holding Cell	3	70	210			Temporary holding only, floor flush drain
1	Safety Cell / Hazardous	1	70	70			Floor flush drain, bench
	Release Area / Juvenile Booking			200			Separate area for release, court transfers, juvenile booking.
2	Juvenile Holding Cell	2	70	140			Temporary holding only, floor flush drain
6	Subtotal – Booking & Processing			3,480	35%	4,698	
HOLDING							
4	Single Holding Cell	4	70	280			70 SF each, with sanitary facilities
8	Double Holding Cell	4	80	320			1.6.19 DETENTION: 1.6.19.1 AREA REQUIREMENTS: Cells shall be 80 SF, double occupancy.
24	Four Persons Holding Cell / Dorm	6	140	840			140 SF each, with Sanitary Facilities
	Recreation Area			400			1.6.19 DETENTION: 1.6.19.1 AREA REQUIREMENTS: Detention housing units have an area outside the room or cell for indoor exercise; this area has minimum of 200 SF of floor space and at least 35 SF of floor space for each inmate who is exercising at any one time.

FACILITY PROGRAM

Detention Division – Item 2

DETENTION	AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
	Quiet Room			200			1.5.12 FEMALE FACILITIES SPECIFICATIONS: 1.5.12.3 Cell Areas: Provide a cell layout that separates the water closet and the sink from sleeping areas in a manner that provides inmates privacy. 1.5.12.2 Quiet Room: Adjacent to and accessible from each Dayroom, provide one 200 SF Quiet Room with furniture groupings that provide several small, private areas to be used for reading and other low noise functions. Visual observation by the Officers is mandatory.
36	Subtotal – Holding			2,040	50%	3,060	
DETENTION SUPPORT							
	Storage			300			70 SF each, with sanitary facilities
	Interview / Hearing Area	2	100	200			Safe access from staff area for Court personnel
	Sergeant's Office / Secure Files Storage	1	120	120			
	Kitchen Area / Food Storage			300			
	Laundry Area / Storage			300			
	Janitor Closet			80			
	Secure Delivery Sallyport			100			
	Subtotal – Detention Support			1,400	20%	1,680	
ADMINISTRATION							
	Lieutenant Office	1	140	140			
	Sergeant's Office	3	120	360			

FACILITY PROGRAM

Detention Division – Item 2

DETENTION	AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
	Conference Room			450			
	Copy Room			100			
	Storage Room			100			
	Subtotal – Administration			1,150	30%	1,495	
STAFF SUPPORT							
	Staff Break Room			400			Dedicated staff breakroom area
	Staff Lockers			500			
	Staff Women’s Restroom			350			3 stalls + 1 shower
	Staff Men’s Restroom			350			1 stall + 2 urinals + 1 shower
	Subtotal – Staff Support			1,600	40%	2,240	
PUBLIC AREA							
	Public Lobby			200			drinking fountains
	Public Restroom			60			ADA, changing station
	Metal Detector, Public Search Area.			100			
	Reception / Storage			100			
	Public Visitor’s Room			150			
	Secure Visitor Room	3	36	108			
	Subtotal – Public Area			718	25%	898	
	TOTAL DGFSF			-		14,071	
	Mechanical / Electrical (8%)			-	8%	1,126	
	Overall Grossing Factor (15%)			-	15%	169	
	GRAND TOTAL SQUARE FOOTAGE			-		15,365	

FACILITY PROGRAM

Patrol Division – Item 5

AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
Number of Squads	1					Insert number of squads in the location
Patrols						
Lieutenant Office	1	140	140			
Sergeant Office	1	120	120			One office for each Squad Supervisor. Number linked to # of squads.
Report Writing Room	8	36	288			6-8 stations @ 36 SF each
File Room			200			
Conference Room			300			12 People – 25 SF per seat
Briefing			1,000			40 People – 25 SF per seat
Evidence			150			
Secure Storage	2	100	200			
Equipment Storage	1	100	100			
Subtotal – Patrols General Areas			2,498	30%	3,247	
PATROLS – SUPPORT						
Staff Break Room			400			Dedicated staff breakroom area
Lockers	10	20	200			20 SF per locker. Number of lockers linked to the number of squads.
Gym			900			
Women’s Restroom			350			3 stalls + 1 shower
Men’s Restroom			350			1 stall + 2 urinals + 1 shower
Janitor Closet			80			
Subtotal – Patrols Support			2,280	40%	3,192	
PUBLIC AREA						
Public Lobby			200			Drinking fountains
Public Restroom			60			ADA, changing station
Interview / DUI Room			100			
Subtotal – Public Area			360	25%	450	
TOTAL DGFSF			-		6,889	
Mechanical / Electrical (8%)			-	8%	551	
Overall Grossing Factor (15%)			-	15%	83	

FACILITY PROGRAM

Patrol Division – Item 5

AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
GRAND TOTAL SQUARE FOOTAGE			-		7,523	
OUTSIDE AREAS						
Patio			200			
PARKING						
Patrol Personal Vehicle Parking	5					Parking linked to number of squads (# personnel / 2)
Patrol Vehicle Parking	5					
Visitor parking	10					
Total Parking	20					

FACILITY PROGRAM

Patrol Division – Item 6

AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
Number of Squads	2					Insert number of squads in the location
Patrols						
Lieutenant Office	1	140	140			
Sergeant Office	2	120	240			One office for each Squad Supervisor. Number linked to # of squads.
Report Writing Room	8	36	288			6-8 stations @ 36 SF each
File Room			200			
Conference Room			300			12 People – 25 SF per seat
Briefing			1,000			40 People – 25 SF per seat
Evidence			150			
Secure Storage	2	100	200			
Equipment Storage	1	100	100			
Subtotal – Patrols General Areas			2,618	30%	3,403	
PATROLS – SUPPORT						
Staff Break Room			400			Dedicated staff breakroom area
Lockers	19	20	380			20 SF per locker. Number of lockers linked to the number of squads.
Gym			900			
Women’s Restroom			350			3 stalls + 1 shower
Men’s Restroom			350			1 stall + 2 urinals + 1 shower
Janitor Closet			80			
Subtotal – Patrols Support			2,460	40%	3,444	
PUBLIC AREA						
Public Lobby			200			Drinking fountains
Public Restroom			60			ADA, changing station
Interview / DUI Room			100			
Subtotal – Public Area			360	25%	450	
TOTAL DGFSF			-		7,297	
Mechanical / Electrical (8%)			-	8%	584	
Overall Grossing Factor (15%)			-	15%	88	

FACILITY PROGRAM

Patrol Division – Item 6

AREA	OCCUPANCY	SF P/P	NSF	GROSSING FACTOR	TOTAL GSF	NOTES
GRAND TOTAL SQUARE FOOTAGE			-		9,305	
OUTSIDE AREAS						
Patio			200			
PARKING						
Patrol Personal Vehicle Parking	9.5					Parking linked to number of squads (# personnel / 2)
Patrol Vehicle Parking	9.5					
Visitor parking	10					
Total Parking	29					

FACILITY PROGRAM

Space Standards

GENERAL OFFICE & WORK STATION SPACE STANDARDS	SF
Chief of Police Office	220
Assistant Chief	200
Lieutenant / Manager	140
Sergeant / Supervisor	120
Officer / Detective – Large Workstation (10 x 10)	100
Officer / Detective – Small Workstation (8 x 8)	64
Administrator’s Work Station (10’ x 10’)	100
Assistant’s Work Station (8’ x 8’)	64
Assistant’s Work Station (6’ x 8’)	48
Assistant’s Touch Down Station	24
Report Writing Station (6 x 6)	36
Dispatch Station (10 x 10)	100
Call Taker Station	80
Conference Room	25 SF p/p
Briefing Room	25 SF p/p
Copy / Work Area	100
Small Interview Room	80
Large Interview Room	100

SITE ASSESSMENTS

BUILDING ASSESSMENT & SPACE PLANNING

SITE ASSESSMENTS

Site Selection Summary

A total of 36 properties were reviewed for selection:

- 13 City-owned vacant lands.
- 21 vacant lands for sale, with a site size between three and seven acres located within the City of Avondale.
- 2 buildings for sale, with a site size between three and seven acres located within the City of Avondale.
- 1 City-owned building to be vacated in the near future.

The following was the main criteria for site evaluation:

- **Site Location:** The existing Western Substation will be decommissioned. The City of Avondale Police prefers each station to be located in a different Beat. The Beat where Western Substation is located is the busiest Beat, and it is most desirable to find a site within Beat 6.
- **Surrounding Land Use:** The land use adjacent to a potential site was reviewed for compatibility to the function of a Law Enforcement / Detention function. Uses such as warehouses or industrial facilities were considered acceptable, while single-family and school uses would not be acceptable because of potential adverse effects.
- **Ownership of Site:** Where a vacant City site is available in a same general area, priority was given to the City-owned site because of reduced cost impact on the project and ease of acquisition.

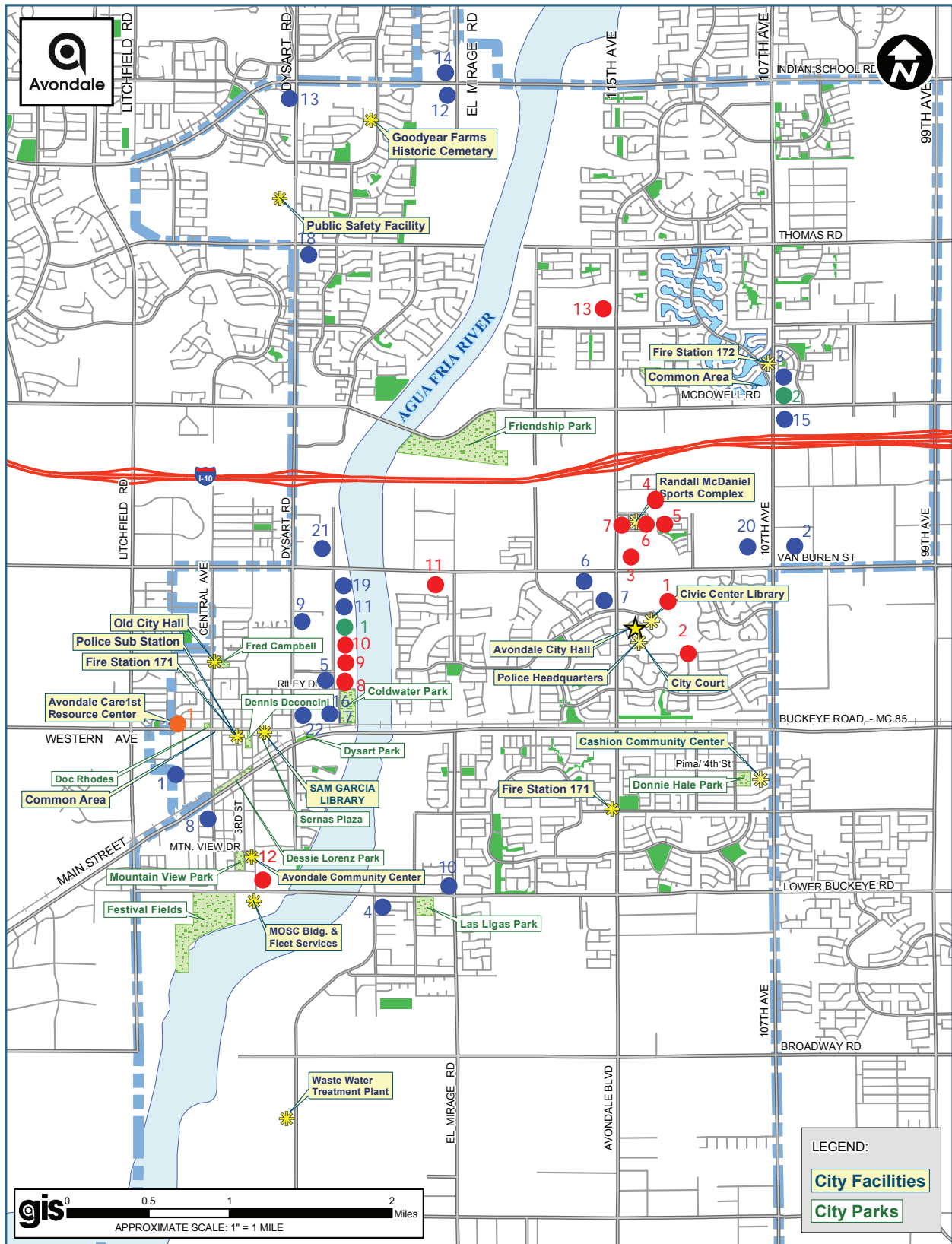
The following pages display a map of the evaluated properties and comments specific to each site.

Based on the evaluation of each site, three properties were selected for further studies:

- **City-owned Site No. 10:**
144,470 SF site at southwest corner of E. Riley Drive and N. 10th Street, Avondale, Arizona 85323
- **Building For Sale No. 1:**
435, 599 SF site with a 45,000 SF building at 1050 E. Riley Drive, Avondale, Arizona 85323
- **City-owned Building No. 1:**
63,152 SF site with a 10,300 SF building at 201 N. 3rd Avenue, Avondale, Arizona 85323

SITE ASSESSMENTS

Site Option Map



PARKS & FACILITIES

SITE ASSESSMENTS

Site Option Analysis

SITE EVALUATION CHART		
OWNERSHIP	ON MAP	COMMENTS
City	Red 1	Not in Beat 6. Too close to Main Station.
	Red 2	Not in Beat 6. Too close to Main Station.
	Red 3	Not in Beat 6. Too close to Main Station.
	Red 4	Not in Beat 6. Property is too small and odd shaped.
	Red 5	Not in Beat 6. Adjacent to Residential area.
	Red 6	Not in Beat 6. Too close to Main Station.
	Red 7	Not in Beat 6. Too close to Main Station.
	Red 8	Future Resource Center is planned.
	Red 9	Future Resource Center is planned.
	Red 10	Good location – selected for further study.
	Red 11	Not in Beat 6. Adjacent to Residential area.
	Red 12	Adjacent to Residential area. Potential environmental cleanup is required.
Land for Sale	Blue 1	Adjacent to Residential area. On Goodyear border.
	Blue 2	Not in Beat 6. Across from Residential area.
	Blue 3	Not in Beat 6. Across from Residential area.
	Blue 4	Not in Beat 6. Adjacent to Residential area.
	Blue 5	Adjacent to City-owned Property No. 10. City-owned Property is preferred.
	Blue 6	Not in Beat 6. Too close to Main Station. Adjacent to Residential area.
	Blue 7	Not in Beat 6. Too close to Main Station. Adjacent to Residential area.
	Blue 8	Not in Beat 6. Adjacent to Residential area.
	Blue 9	Adjacent to Residential area.
	Blue 10	Not in Beat 6. Adjacent to Residential area.
	Blue 11	Close to City-owned Property No. 10. City-owned Property is preferred.
	Blue 12	Not in Beat 6. Across from Residential area. Too close to NW Substation.
	Blue 13	Not in Beat 6. Across from Residential area. Adjacent to a School. Too close to NW Substation.
	Blue 14	Not in Beat 6. Adjacent to Residential area. Too close to NW Substation.
	Blue 16	Close to City-owned Property No. 10. City-owned Property is preferred.
	Blue 17	Close to City-owned Property No. 10. City-owned Property is preferred.
	Blue 18	Not in Beat 6. Adjacent to Residential area. Too close to NW Substation.
	Blue 19	Close to City-owned Property No. 10. City-owned Property is preferred.
	Blue 20	Not in Beat 6. Across from Residential area.
	Blue 21	In the vicinity of City-owned Property No. 10. City-owned Property is preferred.
	Blue 22	Close to City-owned Property No. 10. City-owned Property is preferred.
	Building for Sale	Green 1
Green 2		Not in Beat 6.
City Owned Building	Orange 1	Current Resource Center. It is planned to be relocated. Good location – selected for further study.

BUILDING RE-USE STUDY/TEST-FITS

BUILDING ASSESSMENT & SPACE PLANNING

BUILDING RE-USE STUDY/TEST-FITS

Test-Fit Program - Study 1

Building Reuse/Test-Fit Study

Program: Study 1

A new substation to house Detention, Property & Evidence, Patrol, and CAT

Main Station

Space Gain	Existing Property & Evidence SF	2,458
	Patrol including Briefing SF	2,299
	Total SF	4,757
Future SF Needs for Remaining Divisions	Gained SF > Future Needs	2,359

Parking Space Gain	Property & Evidence		6
	(4) Patrol Squads	Police Cars	19
		Personal Vehicles	18
		Total	43
	Existing Parking Spaces		68
Future Parking Needs	(54) Current + (5) Future > Existing Spaces		59

New Substation

Program Gross SF	Property & Evidence	15,365
	Detention	13,484
	Patrol (5 Squads + 2 Future)	10,196
	CAT	930
	Total SF	39,975

Parking Space Needs excluding Visitor Parking	Property & Evidence	8	
	Detention	19	
	(7) Patrol Squads	Police Cars	32
		Personal Vehicles	32
	CAT		10
	Total		101

NOTE:

NW Substation and Cashion Substation to house the current divisions.

No relocation to the Resource Center.

BUILDING RE-USE STUDY/TEST-FITS

Test-Fit Program - Study 2

Building Reuse/Test-Fit Study

Program: Study 2

A new substation to house Detention, Property & Evidence and Patrol. Resource Center to house Patrol and CAT

Main Station

Space Gain	Existing Property & Evidence SF	2,458
	Patrol including Briefing SF	2,299
	Total SF	4,757
Future SF Needs for Remaining Divisions	Gained SF > Future Needs	2,359

Parking Space Gain	Property & Evidence		5
	(4) Patrol Squads	Police Cars	19
		Personal Vehicles	18
		Total	42
	Existing Parking Spaces		68
Future Parking Needs	(54) Current + (5) Future > Existing Spaces		59

New Substation

Program Gross SF	Property & Evidence	13,484
	Detention	15,365
	Patrol (3 Squads + 2 Future)	9,305
	Total SF	38,154

Parking Space Needs excluding Visitor Parking	Property & Evidence	8	
	Detention	19	
	(5) Patrol Squads	Police Cars	23
		Personal Vehicles	23
	Total	73	

Resource Center

Program Gross SF	(2) Patrol Squads	7,969
	CAT	930
	Existing SF = 10,300 SF > Total SF	8,899

Parking Space Needs excluding Visitor Parking	(2) Patrol Squads	Police Cars	10
		Personal Vehicles	10
	CAT		10
	Existing 37 spaces > Total	30	

NOTE: NW Substation and Cashion Substation to house the current divisions.

BUILDING RE-USE STUDY/TEST-FITS

Test-Fit Program - Study 3

Building Reuse/Test-Fit Study

Program: Study 3

Main Station to add two-story building to house Evidence. A new substation to house Detention and (3) Squads, CAT, K9, Ranger.

Main Station

Program Gross SF per Facility Program Section	Existing Property & Evidence SF		12,500
	PSB	2800	
	Temporary Community Services / Swing Space	1300	
	Storage	500	
	Gross/Net Ratio	1.4	6,440
Total			18,940

Parking Space Gain	New stalls	61
	Existing Parking Spaces	68
	Removed Existing Spaces	-20
Future Parking Needs	(96) Current + (5) Future > Planned Spaces	109

New Substation

Program Gross SF	Detention		15,500
	Patrol (1 Squads + 2 Future)		8,414
	CAT		930
	K9		582
	RANGER		205
	Total SF		25,631

Parking Space Needs excluding Visitor Parking	Detention		19
	(7) Patrol Squads	Police Cars	28
		Personal Vehicles	28
	CAT		10
	K9		8
	RANGER		4
	Total		97

NOTE:

NW Substation to house the current divisions.

No relocation to the Resource Center.

Cashion Substation to be decommissioned.

BUILDING RE-USE STUDY/TEST-FITS

Test-Fit Program - Study 4

SELECTED

Building Reuse/Test-Fit Study 4

Main Station to add two-story building to house Evidence and Crime Lab. A new substation to house Detention and (2) Squads in the future. Resource Center to house (1) Squad, CAT, K9, Ranger.

Main Station Addition

Program Gross SF per Facility Program Section	Existing Property & Evidence SF		12,500
	PSB	2800	
	Temporary Community Services / Swing Space	1300	
	Storage	500	
	Gross/Net Ratio	1.4	6,440
Total			18,940

Parking Space Gain	New stalls	61
	Existing Parking Spaces	68
	Removed Existing Spaces	-20
Future Parking Needs	(96) Current + (5) Future > Planned Spaces	109

New Substation

Program Gross SF	Detention		15,500
	Patrol (2 Future)		7,969
	Total SF		23,469

Parking Space Needs excluding Visitor Parking	Detention		19
	(2) Patrol Squads	Police Cars	10
		Personal Vehicles	10
	Total		39

BUILDING RE-USE STUDY/TEST-FITS

Test-Fit Program - Study 4

SELECTED

Building Reuse/Test-Fit Study 4

Main Station to add two-story building to house Evidence and Crime Lab. A new substation to house Detention and (2) Squads in the future. Resource Center to house (1) Squad, CAT, K9, Ranger.

Resource Center

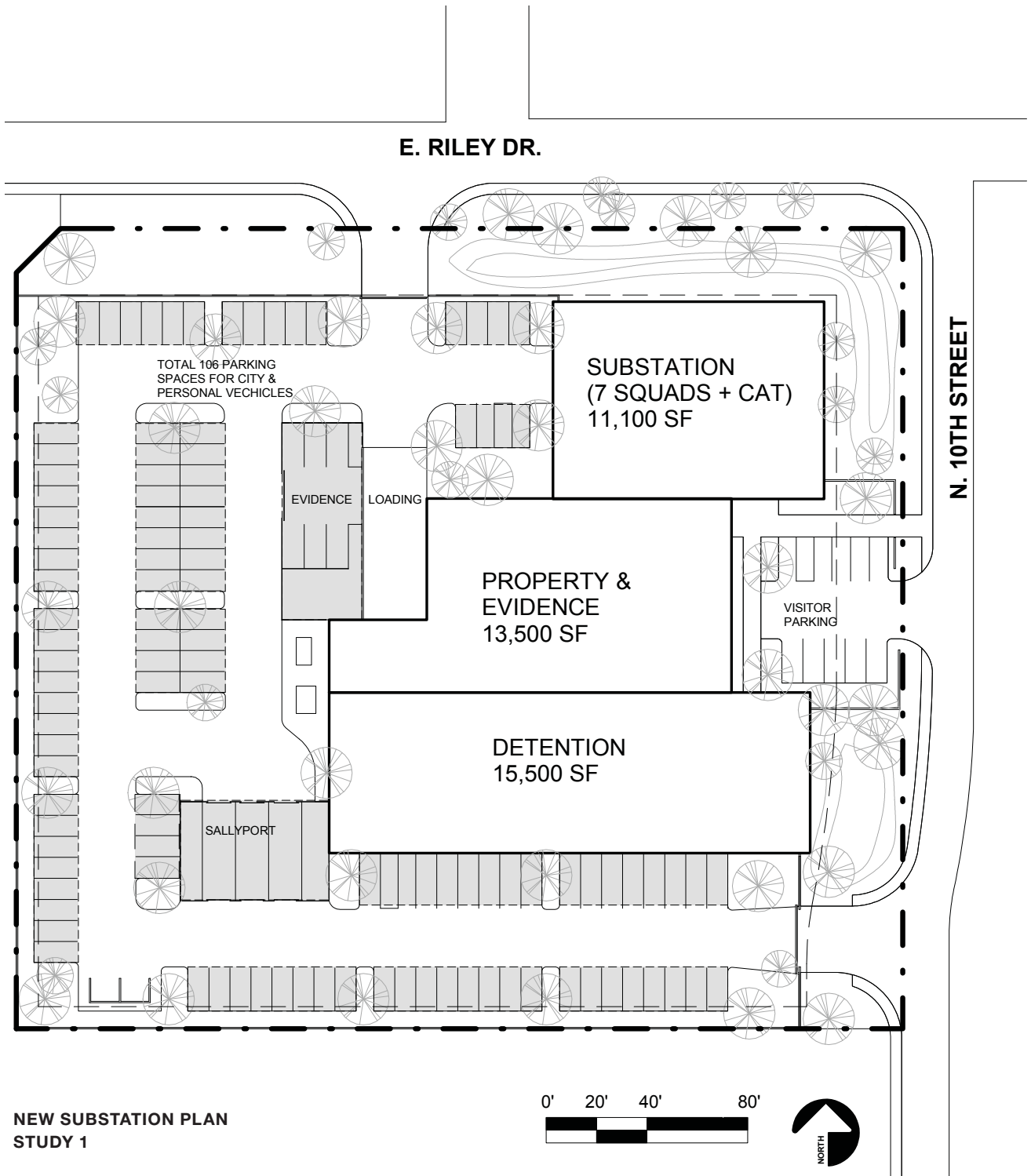
Program Gross SF	Patrol (1 Squad)		7,523
	CAT		930
	K9		582
	RANGER		205
	Existing SF = 10,300 SF >	Total SF	9,240

Parking Space Needs excluding Visitor Parking	(1) Patrol Squads	Police Cars	7
		Personal Vehicles	6
	CAT		10
	K9		8
	RANGER		4
	Existing 37 spaces >	Total	35

NOTE:
Cashion Substation and Western Substation are to be decommissioned.

BUILDING RE-USE STUDY/TEST-FITS

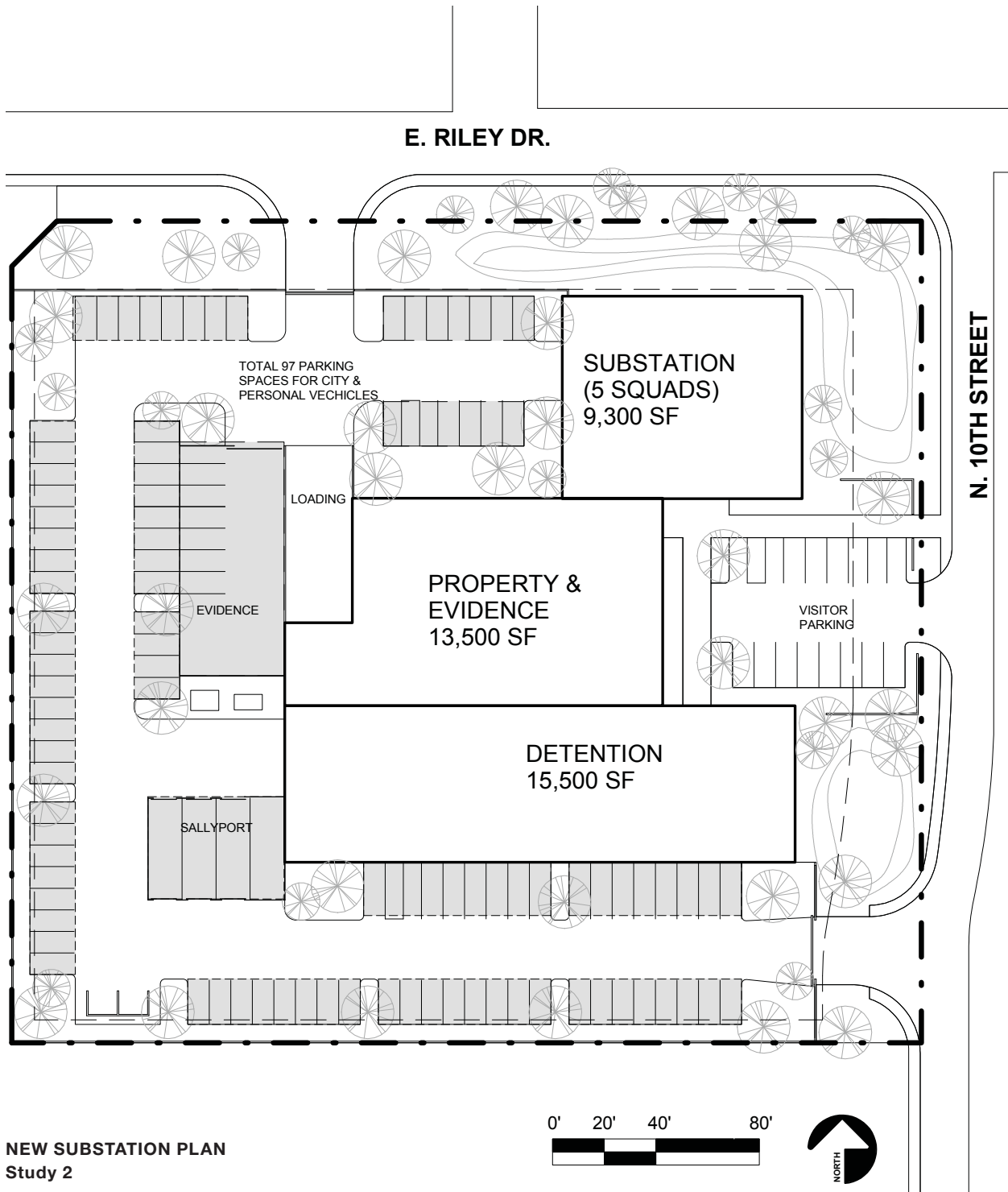
Test-Fit Plan - Study 1



**NEW SUBSTATION PLAN
STUDY 1**

BUILDING RE-USE STUDY/TEST-FITS

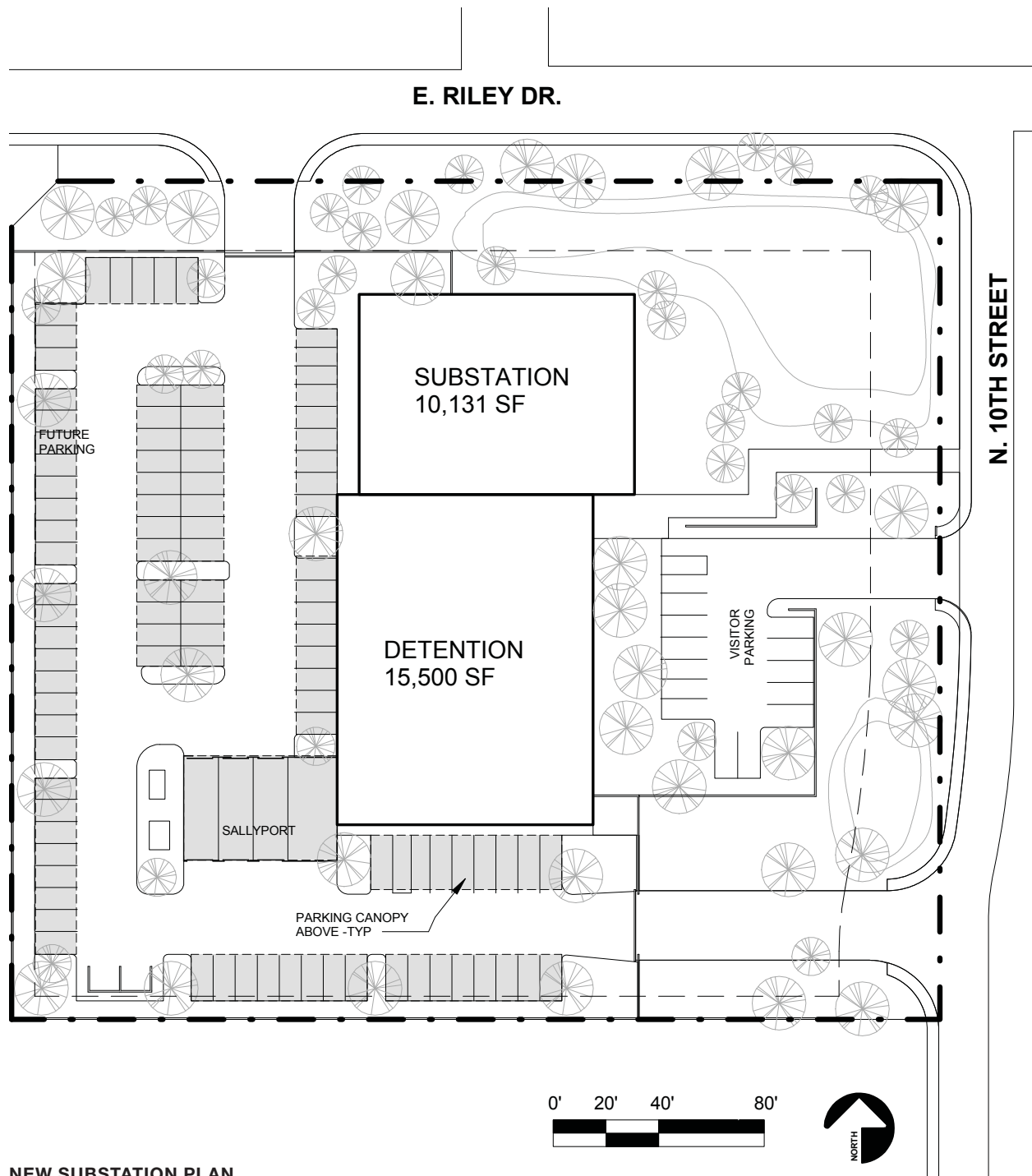
Test-Fit Plan - Study 2



NEW SUBSTATION PLAN
Study 2

BUILDING RE-USE STUDY/TEST-FITS

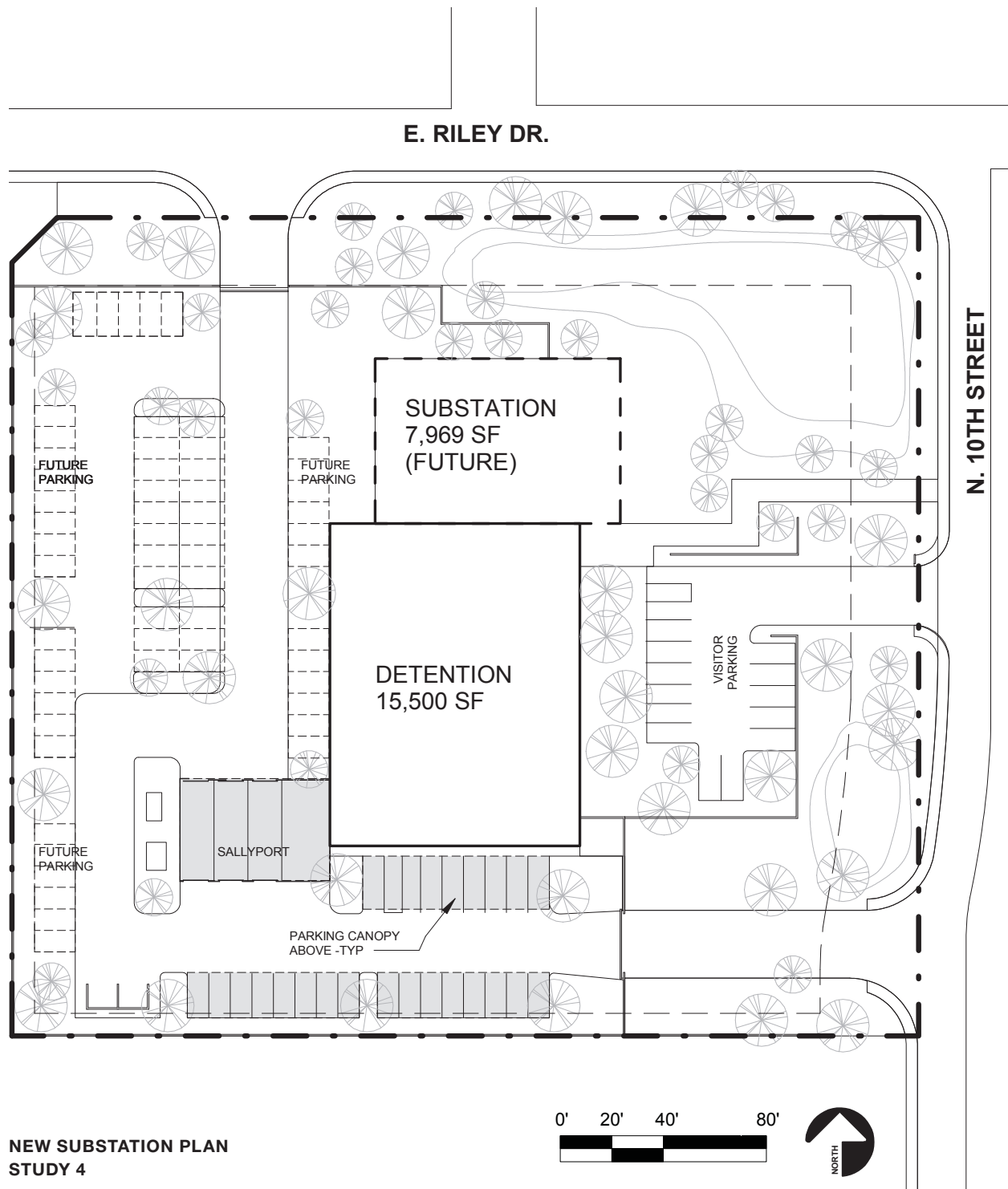
Test-Fit Plan - Study 3



**NEW SUBSTATION PLAN
STUDY 3**

BUILDING RE-USE STUDY/TEST-FITS

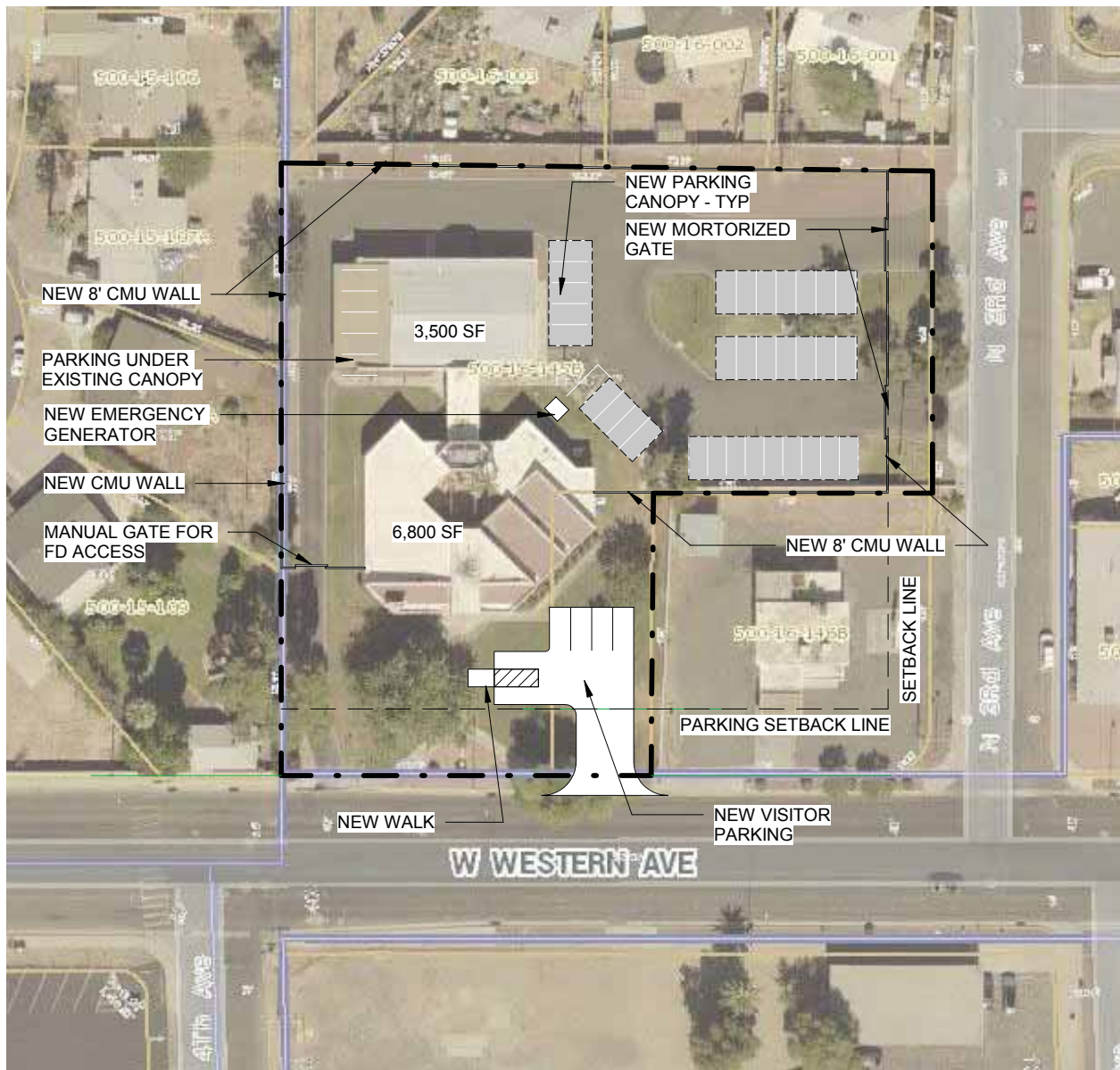
Test-Fit Plan - Study 4



**NEW SUBSTATION PLAN
STUDY 4**

BUILDING RE-USE STUDY/TEST-FITS

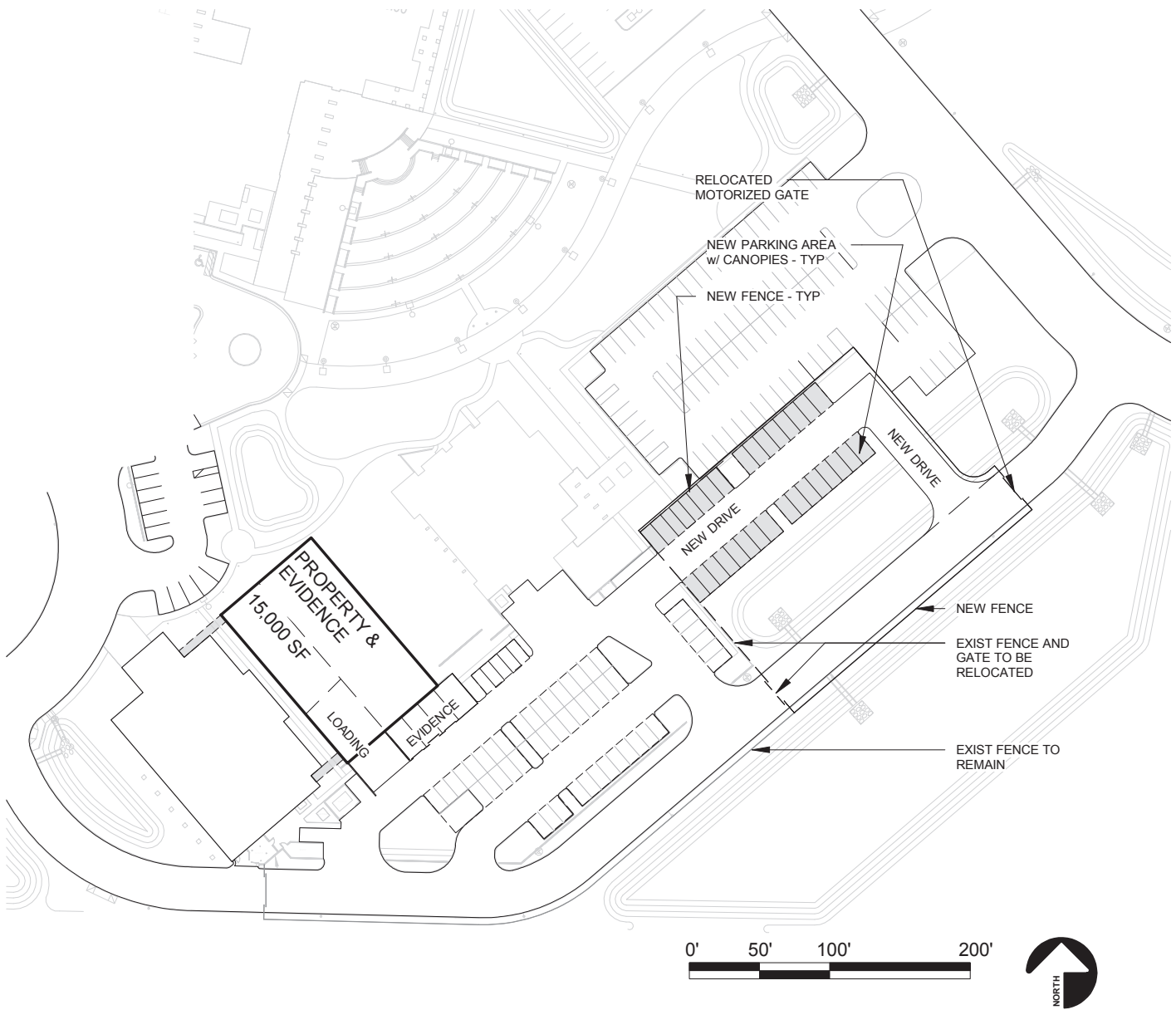
Test-Fit Plan - Study 2 & 4



RESOURCE CENTER PLAN STUDY 2 & 4

BUILDING RE-USE STUDY/TEST-FITS

Test-Fit Plan - Study 3 & 4



MAIN STATION PLAN STUDY 3 & 4

BUILDING RE-USE STUDY/TEST-FITS

Existing Site View at 1040 E. Riley Dr. - Study 5



EXISTING SITE VIEW AT 1040 E. RILEY DR.
STUDY 5

APPENDIX

BUILDING ASSESSMENT & SPACE PLANNING

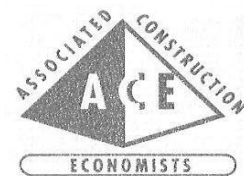
CITY OF AVONDALE
Avondale, AZ

POLICE STUDY OPTIONS

CONCEPT BUDGET ESTIMATES
For
POLICE DESIGN STUDY

Prepared For: DWL Architects

Prepared By: Associated Construction Economists



23rd April, 2018
(Rev 4/27/18)

ITEM/PHASE 1: Main Station Addition (Two Story)
PLAN A

1st Level: 12,500 sf
2nd Level 6,500 sf (Shell only)
GFA: 19,000 sf

R Description	Quantity	Unit	Rate	Total \$
<u>Substructure/Foundations (incl earthworks)</u>				
Foundations; assumed cip spread & strip	19,000	sf	8.75	166,250
Slab on grade at grade	12,500	sf	6.50	81,250
<u>Superstructure</u>				
Structural system columns/beams	19,000	sf	22.00	418,000
Upper floor decking incl topping slab	6,500	sf	8.50	55,250
Roof decking	12,500	sf	3.75	46,875
<u>Exterior Walls</u> <i>assmed wall ht to parapet 20' (1st) 36' (2nd)</i>				
Ext; say Tilt up or Masonry	17,000	sf	18.50	314,500
Accents, features	5%			15,725
Parapet cap	450	lf	15.00	6,750
Premium for glazing; <i>allowance % of Ext wall area</i> 7%	1,190	sf	20.00	23,800
Interior furring/wall finish	15,810	sf	2.75	43,478
Misc sealings, caulking, joints etc	2%			6,290
<u>Doors</u>				
Entry doors; allow	2	pair	10,000.00	20,000
Other exterior doors; allow	3	ea	1,500.00	4,500
<u>Roofing</u>				
App Modified bitumen roofing system	12,500	sf	15.00	187,500
Misc, roof acess, walking pads, screen etc	1	ls	10,000.00	10,000
Main entrance Canopy	1	ls	20,000	20,000
<u>Interior Construction Architectural</u>				
<i>\$/sf Allowances by Component per sf of Bldg GFA;</i>			\$/sf	
<i>Intl Partitions (mas-gyp mix), interior doors, frames & h/w</i>			10.00	
<i>Floor finishes;</i>			5.00	
<i>Ceiling finishes</i>			5.00	
<i>Wall finishes</i>			2.50	
<i>Specialties (millwork/casework/fixtures/fittings etc)</i>			10.00	
	\$ 32.50	sf		
<i>Architectural TI budget for finished spaces; allow</i>	12,500	sf	32.50	406,250
<i>Shell space</i>	6,100	sf	3.50	21,350
<i>Connection to existing</i>	1	ls	75,000.00	75,000
<u>Conveying Systems</u>				
Two stop elevator; passenger	1	ea	100,000	100,000
Staircase; two flight	2	ea	40,000	80,000

PLAN A

R Description	Quantity	Unit	Rate	Total \$
<u>Fire Protection</u>				
Fire sprinkler system	19,000	sf	3.00	57,000
<u>Plumbing</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
Fixtures, h&c waterdist, sanitary; budget \$ per fixture ; assumed	30	ea	3,000	90,000
Building Rainwater system/distribution; allowance	19,000	sf	0.50	9,500
<u>HVAC installation</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
HVAC installation; assumed roof top units, ducting, diffusers etc.	19,000	sf	22.00	418,000
<u>Electrical & Special Systems</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
Equipment, panelboards, distribution	19,000	sf	10.50	199,500
Power	19,000	sf	4.50	85,500
Lighting	19,000	sf	6.00	114,000
Fire Alarm	19,000	sf	2.00	38,000
Special systems, security, telecoms/IT (rough in only)	19,000	sf	1.75	33,250
			Sub Total:	3,147,518
General Requirements; Job site facilities/supervision etc	10%			314,752
Taxes, bonds, insurances	8%		-	276,982
Overhead & Profit	10%			373,925
<u>Total Main Station Building Addition to Summary</u>				\$ 4,113,176

R Description	Quantity	Unit	Rate	Total \$
<u>Siteworks (As PLAN A)</u>				
Site preparation/demolitions/earthworks/grading	1	ls	50,000.00	50,000
Parking spaces (shaded) incl drive	35,000	sf	3.75	131,250
Canopies (shaded pkg)	63	ea	6,500.00	409,500
Curb; curb & gutter	800	lf	18.00	14,400
Parking spaces incl drive	10,000	sf	3.75	37,500
Canopies to last	24	ea	6,500.00	156,000
Curb; curb & gutter	450	lf	18.00	8,100
New security fence	710	lf	120.00	85,200
Relocated fence	140	lf	25.00	3,500
Motorized gates; new		none reqd		-
Motorized gates relocated	1	ls	7,500.00	7,500
Landscaping/Hardscaping	1	ls	30,000.00	30,000
Paving; sidewalks	1	ls	25,000.00	25,000
New Drywells; allow	1	ls	50,000.00	50,000
Utilities & site electrical incl lighting	1	ls	75,000.00	75,000
Loading Area	1	ls	10,000.00	10,000
Evidence Storage	1	ls	40,000.00	40,000
			Sub Total:	1,132,950
General Requirements; Job site facilities/supervision etc	10%			113,295
Taxes, bonds, insurances	8%		-	99,700
Overhead & Profit	10%			134,594
<u>Total Main Station Addition Siteworks to Summary</u>				\$ 1,480,539

ITEM 3 PLAN C
Main Station TI 2nd Floor

GFA: 6,500 sf

Description	Quantity	Unit	Rate	Total \$
<u>Demolitions</u>	6,500	sf	8.00	52,000
<u>Interior Construction Architectural</u>	6,500	sf	30.00	195,000
<u>Plumbing & FP</u>	6,500	sf	4.50	29,250
<u>HVAC</u>	6,500	sf	11.00	71,500
<u>Electrical</u>	6,500	sf	12.00	78,000
	Sub Total:			425,750
General Requirements; Job site facilities/supervision etc	10%			42,575
Taxes, bonds, insurances	8%		-	37,466
Overhead & Profit	10%			50,579
<u>Total Main Station TI to Summary</u>				\$ 556,370

ITEM 4
TI Existing Police Building; 1st Floor (PLAN D-1)

GFA: 5,070 sf

Description	Quantity	Unit	Rate	Total \$
<u>Medium Remodel:</u>				
Records Expansion	450	sf		
New Conference Rooms	750	sf		
<i>Total:</i>	1,200	sf		
<u>Demolitions</u>	1,200	sf	4.50	5,400
<u>Interior Construction Architectural</u>	1,200	sf	15.00	18,000
<u>Plumbing & FP</u>	1,200	sf	4.50	5,400
<u>HVAC</u>	1,200	sf	9.00	10,800
<u>Electrical</u>	1,200	sf	8.00	9,600
<u>Heavy Remodel:</u>				
Property & Evidence	1,045	sf		
Relocated Community Services	1,500	sf		
New Briefing	1,325	sf		
<i>Total:</i>	3,870	sf		
<u>Demolitions</u>	3,870	sf	8.00	30,960
<u>Interior Construction Architectural</u>	3,870	sf	30.00	116,100
<u>Plumbing & FP</u>	3,870	sf	4.50	17,415
<u>HVAC</u>	3,870	sf	11.00	42,570
<u>Electrical</u>	3,870	sf	12.00	46,440
	Sub Total:			302,685
General Requirements; Job site facilities/supervision etc	10%			30,269
Taxes, bonds, insurances	8%		-	26,636
Overhead & Profit	10%			35,959
<u>Total Existing Police Building 1st Floor TI to Summary</u>				\$ 395,549

TI Existing Police Building; 2nd Floor (PLAN D-2)

GFA: 3,238 sf

Description	Quantity	Unit	Rate	Total \$
<u>Medium Remodel:</u>				
Expanded Investigation	1,510	sf		
Expanded Crime Lab	150	sf		
<i>Total:</i>	1,660	sf		
<u>Demolitions</u>	1,660	sf	4.50	7,470
<u>Interior Construction Architectural</u>	1,660	sf	15.00	24,900
<u>Plumbing & FP</u>	1,660	sf	4.50	7,470
<u>HVAC</u>	1,660	sf	9.00	14,940
<u>Electrical</u>	1,660	sf	8.00	13,280
<u>Heavy Remodel:</u>				
Connection to New Building	incl below	sf		
Relocated Corridor/Dispatch Expansion	500	sf		
<i>Total:</i>	500	sf		
<u>Demolitions</u>	500	sf	8.00	4,000
<u>Interior Construction Architectural</u>	500	sf	30.00	15,000
<u>Plumbing & FP</u>	500	sf	4.50	2,250
<u>HVAC</u>	500	sf	11.00	5,500
<u>Electrical</u>	500	sf	12.00	6,000
<u>Break through to Connect incl temp works/structural/repairs etc</u>	1,078	sf	70.00	75,460
				-
		Sub Total:		176,270
General Requirements; Job site facilities/supervision etc	10%			17,627
Taxes, bonds, insurances	8%		-	15,512
Overhead & Profit	10%			20,941
<u>Total Existing Police Building 2nd Floor TI to Summary</u>				\$ 230,350

ITEM 2

New Detention Building (Single Story); PLAN B

1st Level: GFA: 15,500 sf

R	Description	Quantity	Unit	Rate	Total \$
	<u>Substructure/Foundations (incl earthworks)</u>				
	Foundations; assumed cip spread & strip	15,500	sf	7.50	116,250
	Slab on grade at grade	15,500	sf	6.50	100,750
	<u>Superstructure</u>			-	
	Structural system columns/beams	15,500	sf	18.50	286,750
	Roof decking	15,500	sf	3.75	58,125
	<u>Exterior Walls</u>				
	Ext; say Tilt up or Masonry	14,300	sf	20.00	286,000
	Accents, features	5%		-	14,300
	Parapet cap	550	lf	15.00	8,250
	Premium for glazing; <i>allowance % of Ext wall area</i>	715	sf	20.00	14,300
	Interior furring/wall finish	13,585	sf	2.75	37,359
	Misc sealings, caulking, joints etc	2%		-	5,720
	<u>Doors</u>				
	Entry doors; allow	2	pair	12,000	24,000
	Other exterior doors; allow	4	ea	1,600.00	6,400
	Sallyport	1	ls	100,000	100,000
	<u>Roofing</u>				
	App Modified bitumen roofing system	15,500	sf	15.00	232,500
	Misc, roof access, walking pads, screen etc	1	ls	10,000	10,000
	Main entrance Canopy	1	ls	25,000	25,000
	<u>Interior Construction Architectural</u>				
	<i>\$/sf Allowances by Component per sf of Bldg GFA;</i>				
	<i>Intl Partitions (masonry), interior sec doors, frames & h/w</i>	18.00			
	<i>Floor finishes;</i>	5.00			
	<i>Ceiling finishes</i>	6.00			
	<i>Wall finishes (paint & tile)</i>	3.00			
	<i>Specialties/Security</i>	25.00			
		44.00	sf		
	<i>Architectural budget for finished spaces; allow</i>	15,500	sf	44.00	682,000
	<u>Conveying Systems</u>		none		
					-
					-

R Description	Quantity	Unit	Rate	Total \$
<u>Fire Protection</u>				
Fire sprinkler system	15,500	sf	3.75	58,125
<u>Plumbing</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
Fixtures, h&c waterdist, sanitary; budget \$ per fixture ; assumed	85	ea	3,000.00	255,000
Building Rainwater system/distribution; allowance	15,500	sf	0.50	7,750
<u>HVAC installation</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
HVAC installation; assumed roof top units, ducting, diffusers etc.	15,500	sf	25.00	387,500
<u>Electrical & Special Systems</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
Equipment, panelboards, distribution	15,500	sf	12.50	193,750
Power	15,500	sf	6.50	100,750
Lighting	15,500	sf	10.00	155,000
Fire Alarm	15,500	sf	2.00	31,000
Special systems, security, telecoms/IT (rough in only)	15,500	sf	18.00	279,000
			-	
			Sub Total:	3,475,579
General Requirements; Job site facilities/supervision etc	10%			347,558
Taxes, bonds, insurances	8%		-	305,851
Overhead & Profit	10%			412,899
<u>Total New Sub Station to Summary</u>				\$ 4,541,886

Conceptual Budget Estimate for Police Design Study: Items 2 and 5

R Description	Quantity	Unit	Rate	Total \$
Siteworks			-	
Siteworks (As PLAN B)			-	
Site preparation/demolitions/earthworks/grading	1	ls	75,000	75,000
Parking spaces (shaded) incl drive	17,400	sf	3.75	65,250
Canopies (shaded pkg)	23	ea	6,500.00	149,500
Curb; curb & gutter	1,000	lf	18.00	18,000
Visitor Parking spaces incl drive	3,500	sf	3.75	13,125
Canopies to last	16	ea	6,500.00	104,000
Curb; curb & gutter	450	lf	18.00	8,100
New security fence	780	lf	120.00	93,600
Walls	100	lf	150.00	15,000
Motorized gates; new	2	ea	20,000	40,000
Landscaping/Hardscaping	1	ls	50,000	50,000
Paving/Sidewalks	1	ls	30,000	30,000
Utilities & site electrical incl lighting	1	ls	100,000	100,000
Sallyport			incl with Bldg	
			Sub Total:	761,575
General Requirements; Job site facilities/supervision etc	10%			76,158
Taxes, bonds, insurances	8%		-	67,019
Overhead & Profit	10%			90,475
<u>Total New Sub Station to Summary</u>				\$ 995,226

ITEM 5

Existing Resource Center Building Remodel; PLAN E

GFA: 9,240 sf

Description	Quantity	Unit	Rate	Total \$
<u>Demolitions</u>	9,240	sf	8.00	73,920
<u>Interior Construction Architectural</u>	9,240	sf	30.00	277,200
<u>Plumbing & FP</u>	9,240	sf	4.50	41,580
<u>HVAC</u>	9,240	sf	3.75	34,650
<u>Electrical</u>	9,240	sf	12.00	110,880
			Sub Total:	538,230
General Requirements; Job site facilities/supervision etc	10%			53,823
Taxes, bonds, insurances	8%		-	47,364
Overhead & Profit	10%			63,942
<u>Total Resource Center Remodel to Summary</u>				\$ 703,359

e Existing Resource Center Siteworks

GFA: 9,240 sf

Description	Quantity	Unit	Rate	Total \$
New 8" CMU wall	760	lf	250.00	190,000
Manual Gate				-
Motorized gate				-
New Parking under existing Canopy	3,500	sf		-
New Parking	2,500	sf		-
Canopy to New Parking	2,500	sf	35.00	87,500
Visitor Parking incl drive	2,000	sf		-
Canopy to Visitor Parking	4			-
Landscaping/Hardscaping	1	ls	25,000.00	25,000
Paving; sidewalks	1	ls	20,000.00	20,000
Utilities & site electrical incl lighting	1	ls	50,000.00	50,000
Emergency Generator; allow	1	ls	75,000.00	75,000
Misc patch repairs to existing	1	ls	20,000.00	20,000
			Sub Total:	467,500
General Requirements; Job site facilities/supervision etc	10%			46,750
Taxes, bonds, insurances	8%		-	41,140
Overhead & Profit	10%			55,539
<u>Total Resource Center Siteworks to Summary</u>				\$ 610,929

ITEM 6

New Substation (Single Story)- PLAN B (FUTURE)

1st Level: GFA: 7,969 sf

R	Description	Quantity	Unit	Rate	Total \$
	<u>Substructure/Foundations</u> (incl earthworks)				
	Foundations; assumed cip spread & strip	7,969	sf	7.50	59,768
	Slab on grade at grade	7,969	sf	6.50	51,799
	<u>Superstructure</u>				
	Structural system columns/beams	7,969	sf	18.50	147,427
	Roof decking	7,969	sf	3.75	29,884
	<u>Exterior Walls</u>				
	<i>assmed wall ht to para</i>	20	lf		
	Ext; say Tilt up or Masonry	8,000	sf	20.00	160,000
	Accents, features	5%			8,000
	Parapet cap	540	lf	15.00	8,100
	Premium for glazing; <i>allowance % of Ext wall area</i>	400	sf	20.00	8,000
	Interior furring/wall finish	7,600	sf	2.75	20,900
	Misc sealings, caulking, joints etc	2%			3,200
	<u>Doors</u>				
	Entry doors; allow	2	pair	12,000	24,000
	Other exterior doors; allow	4	ea	1,600.00	6,400
	Sallyport	1	ls	100,000	100,000
	<u>Roofing</u>				
	App Modified bitumen roofing system	7,969	sf	15.00	119,535
	Misc, roof acess, walking pads, screen etc	1	ls	5,000	5,000
	Main entrance Canopy	1	ls	25,000	25,000
	<u>Interior Construction Architectural</u>				
	<i>\$/sf Allowances by Component per sf of Bldg GFA;</i>				
	<i>Intl Partitions, interior sec doors, frames & h/w</i>			12.00	
	<i>Floor finishes;</i>			5.00	
	<i>Ceiling finishes</i>			6.00	
	<i>Wall finishes</i>			3.00	
	<i>Specialties/Security</i>			15.00	
		\$ 41.00	sf		
	<i>Architectural budget for finished spaces; allow</i>	7,969	sf	41.00	326,729
	<u>Conveying Systems</u>		none		
					-
					-

R Description	Quantity	Unit	Rate	Total \$
<u>Fire Protection</u>				
Fire sprinkler system	7,969	sf	3.75	29,884
<u>Plumbing</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
Fixtures, h&c waterdist, sanitary; budget \$ per fixture ; assumed	7,969	sf	10.00	79,690
Building Rainwater system/distribution; allowance	7,969	sf	0.50	3,985
<u>HVAC installation</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
HVAC installation; assumed roof top units, ducting, diffusers etc.	7,969	sf	25.00	199,225
<u>Electrical & Special Systems</u>				
<i>\$/sf Allowances per sf of Bldg GFA</i>				
Equipment, panelboards, distribution	7,969	sf	12.50	99,613
Power	7,969	sf	6.50	51,799
Lighting	7,969	sf	10.00	79,690
Fire Alarm	7,969	sf	2.00	15,938
Special systems, security, telecoms/IT (rough in only)	7,969	sf	15.00	119,535
			Sub Total:	1,783,098
General Requirements; Job site facilities/supervision etc	10%			178,310
Taxes, bonds, insurances	8%		-	156,913
Overhead & Profit	10%			211,832
<u>Total New Sub Station to Summary</u>				\$ 2,330,152

R Description	Quantity	Unit	Rate	Total \$
<u>Siteworks (As Sheet D; Future)</u>				
Site preparation/demolitions/earthworks/grading	1	ls	30,000	30,000
Parking spaces (shaded) incl drive	6,000	sf	3.75	22,500
Canopies (shaded pkg)	27	ea	6,500	175,500
Curb; curb & gutter	350	lf	18.00	6,300
Fencing/Walls	1	ls	30,000	30,000
Landscaping/Hardscaping	1	ls	20,000	20,000
Paving/Sidewalks	1	ls	20,000	20,000
Utilities & site electrical incl lighting	1	ls	30,000	30,000
			Sub Total:	334,300
General Requirements; Job site facilities/supervision etc	10%			33,430
Taxes, bonds, insurances	8%		-	29,418
Overhead & Profit	10%			39,715
<u>Total New Sub Station Sitework to Summary</u>				\$ 436,863

Rough Order of Magnitude Summary for 1050 E. Riley Property

Full Sales Price: \$4.8 million
Appraised Price: \$2.8 million
Maximum Allowable Purchase Price: \$3.0 million

Option 1 Relocate Property & Evidence only.

Maximum Allowable Purchase Price	3,000,000
TI for Property & Evidence 12,500 sf @ \$150	1,875,000
Total (excluding site improvements)	\$4,875,000

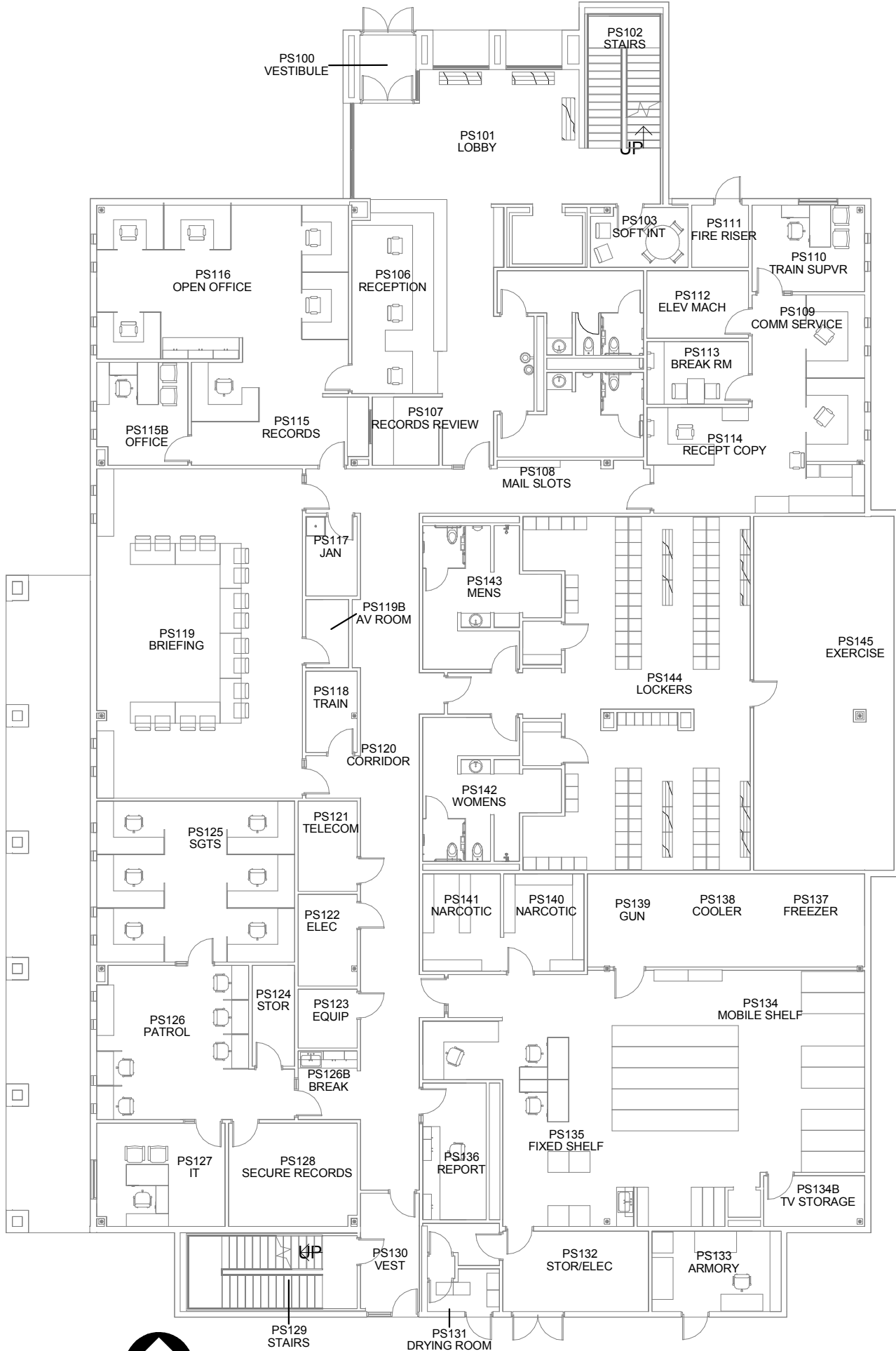
Option 2 Relocate Property & Evidence and Detention.

Maximum Allowable Purchase Price	3,000,000
TI for Property & Evidence 12,500 sf @ \$150	1,875,000
TI for Detention 15,500 sf @\$ 150	2,325,000
Total (excluding site improvements)	\$7,200,000

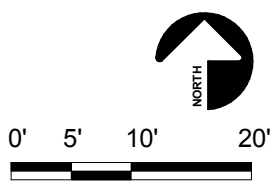
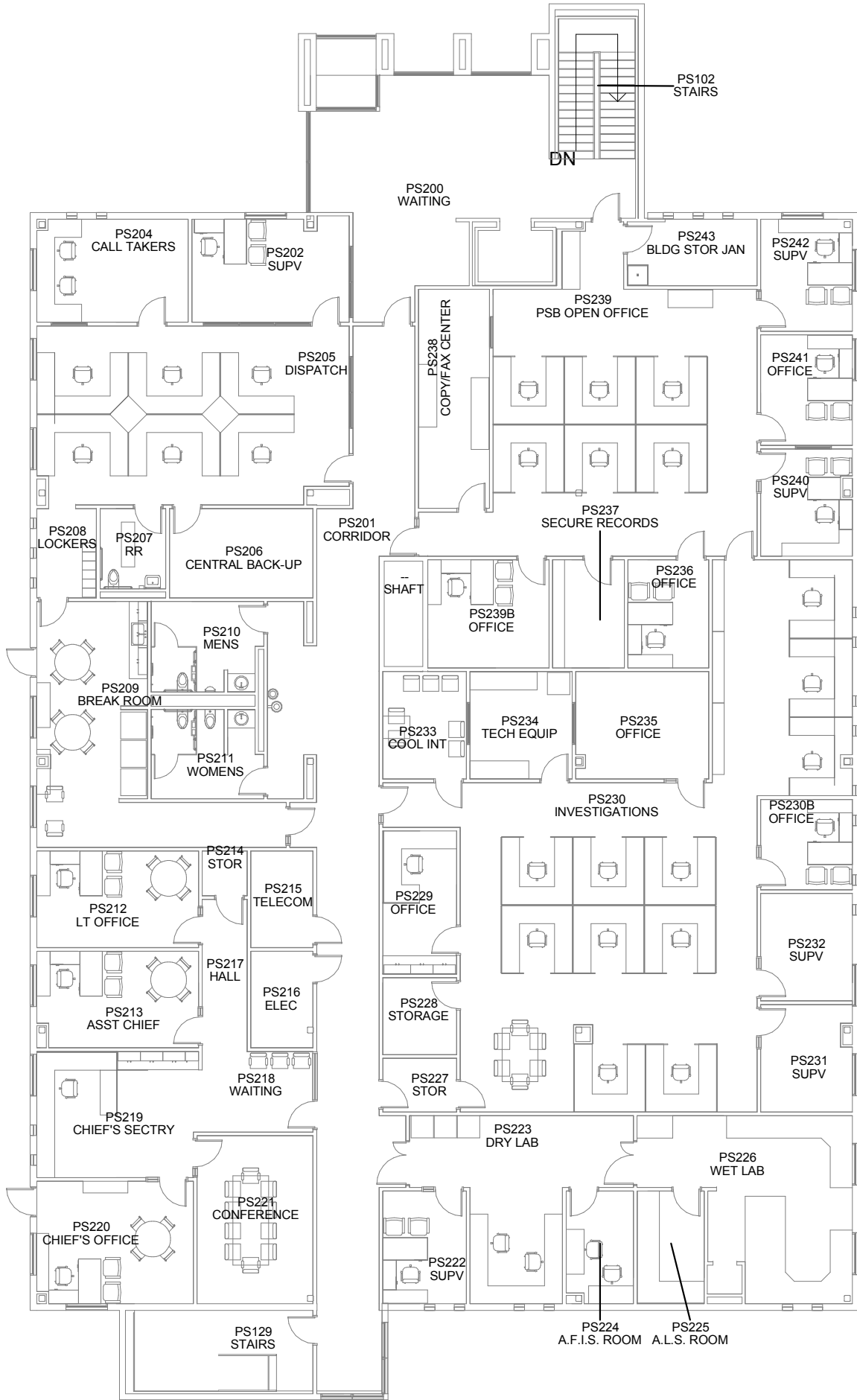
Option 3 Relocate Property & Evidence, Detention, and Substation.

Maximum Allowable Purchase Price	3,000,000
TI for Property & Evidence 12,500 sf @ \$150	1,875,000
TI for Detention 15,500 sf @\$ 150	2,325,000
TI for Substation 10,131 sf @\$ 150	1,519,650
Total (excluding site improvements)	\$8,719,650

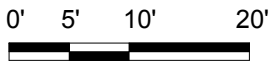
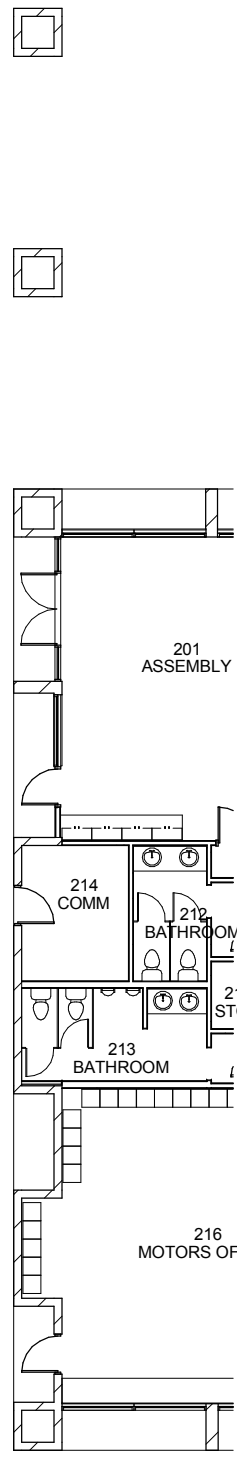
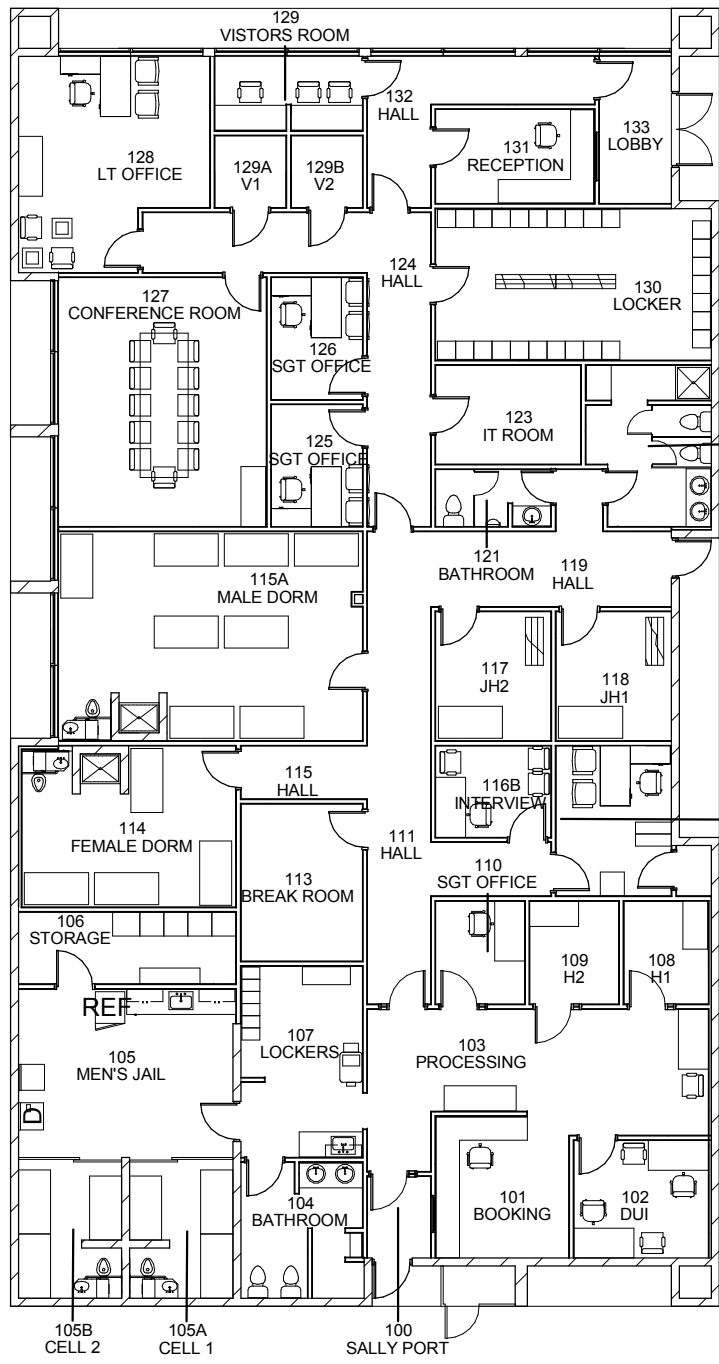
Note: Maximum allowable purchase price is not acceptable to the seller/owner.



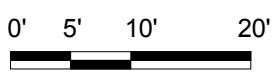
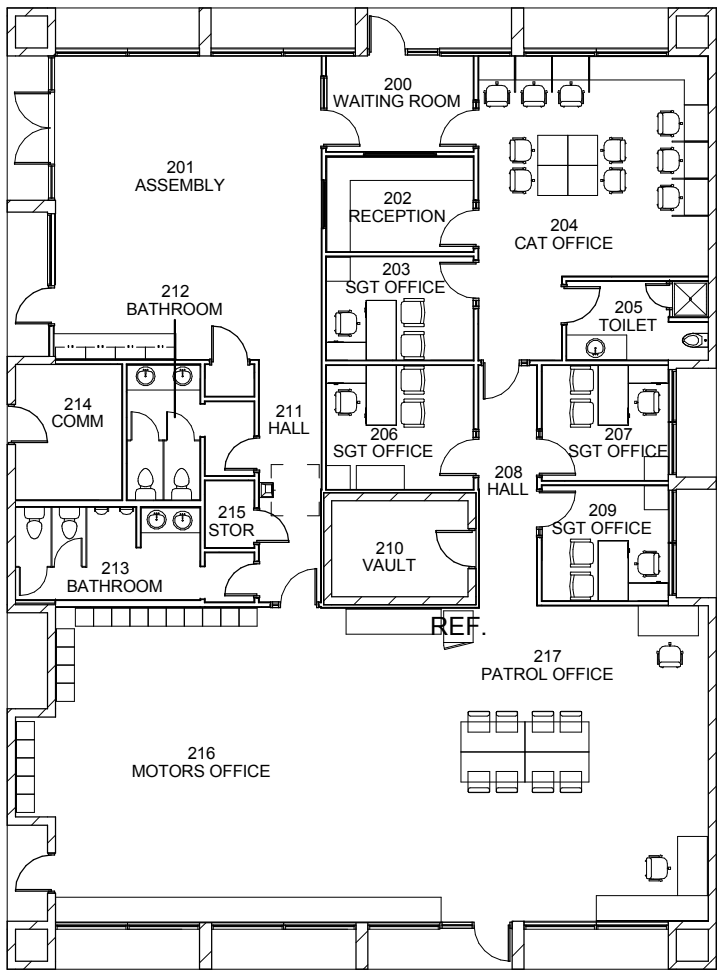
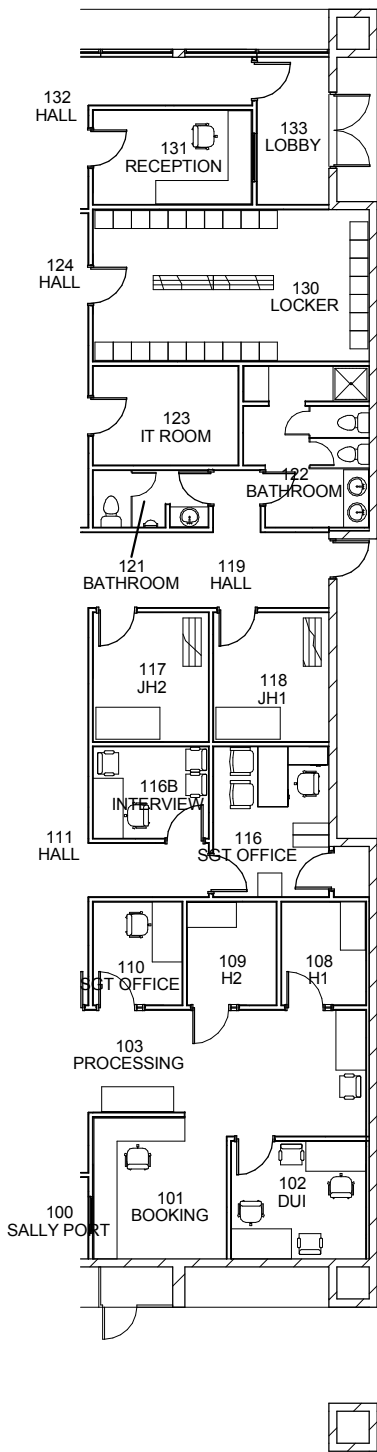
**EXISTING 1ST FLOOR PLAN
MAIN STATION**



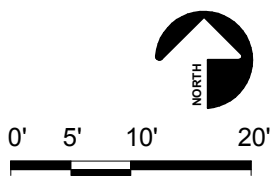
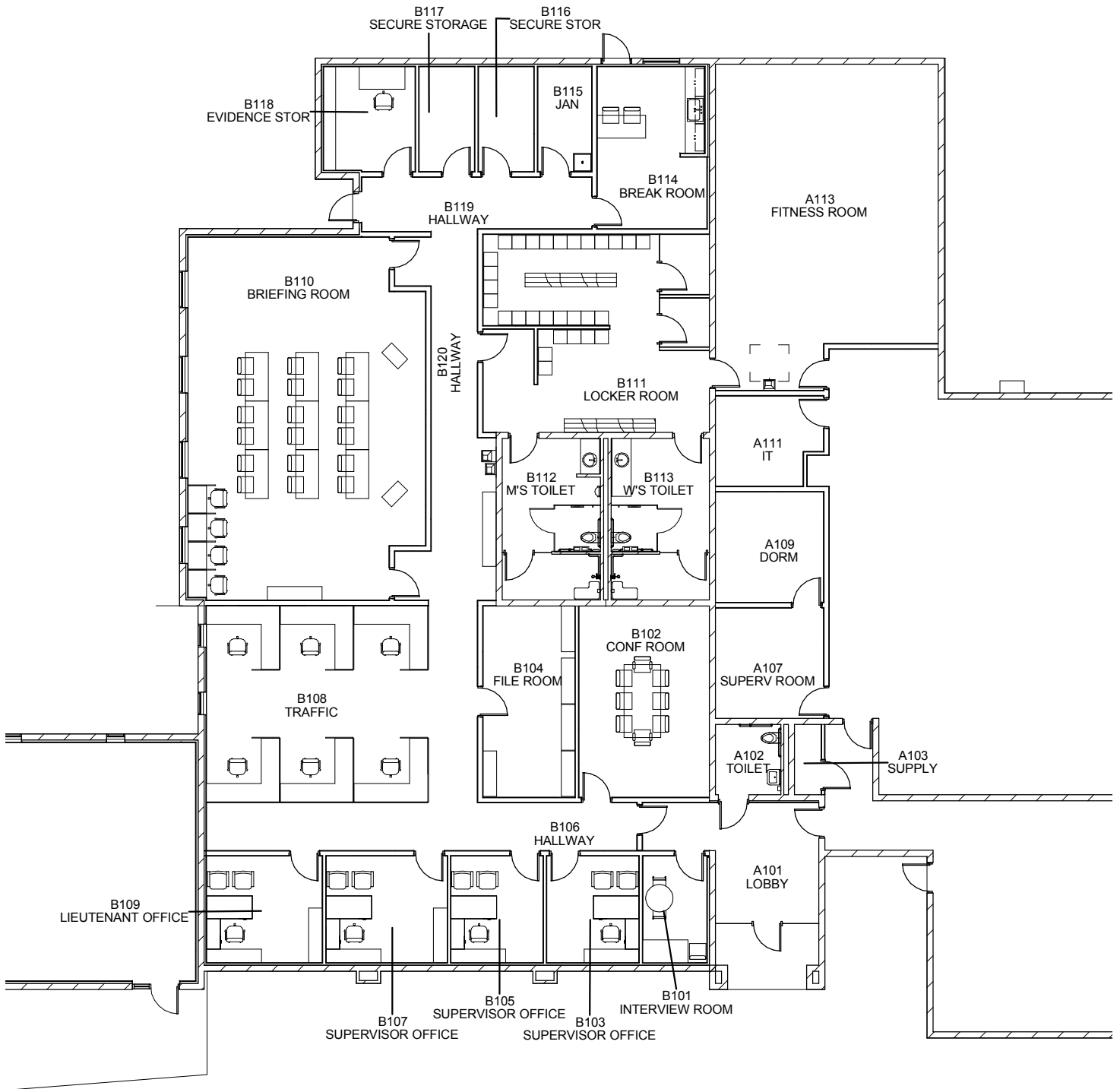
**EXISTING 2ND FLOOR PLAN
MAIN STATION**



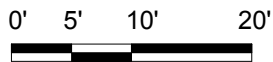
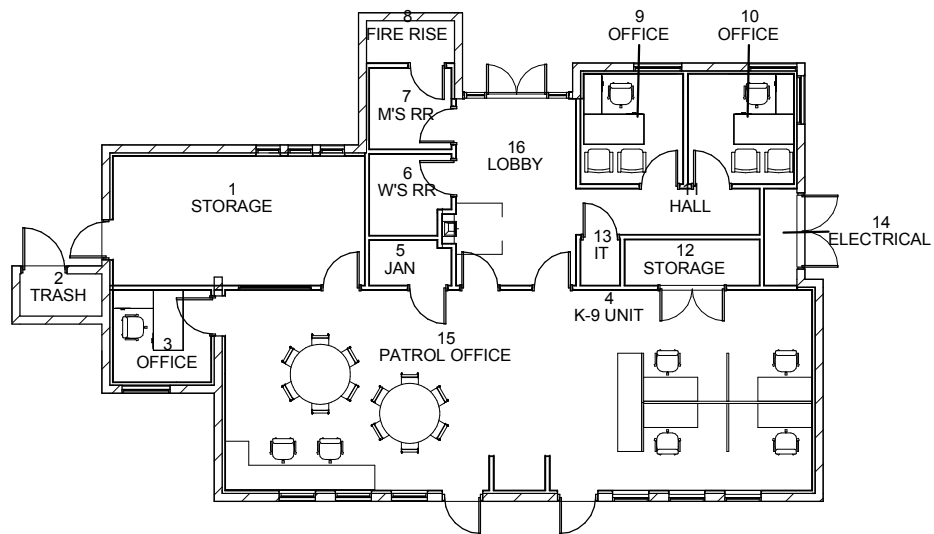
**EXISTING DETENTION
FACILITY FLOOR PLAN
WESTERN SUBSTATION**



**EXISTING SUBSTATION
FLOOR PLAN
WESTERN SUBSTATION**



**EXISTING FLOOR PLAN
NW SUBSTATION**



**EXISTING FLOOR PLAN
CASHION SUBSTATION**

Avondale Detention Center Risk Reduction Project

Background

A Safety Assessment was initiated based on two separate events that occurred in close proximity of each other on 3/25/17 (8:05 PM) as well as events of 4/5/17 (12:20 PM). These events essentially were about uncontrolled combative detainees who struck a Detention Officer (an occupational injury) and spit in the eye of another Detention officer (an occupational exposure). The second event was a near miss with a combative detainee that was a very similar incident, yet there were no injuries nor exposures.

I was given permission to work with the Detention Center to assist in reducing these risks. However, in spending 7 days with the Team on different shifts, I found additional Risks.

Process

I made myself available for observations and data collection for 7 days to give myself enough time to substantiate any findings through repeatability. I looked at exposure to risk in high-risk activities. I took a clinical approach to the Risks in such a way as to remove any of the emotion and anecdotal data. I utilized four different collection tools and confirmed them by observation and analysis. I used brainstorming and anonymous, structured open-ended questions to collect feedback. I then used Risk Hazard Indices and Job Hazard Analysis for observation. I met with the Day shift and second shift Teams. I identified four high risk operations/jobs. Within these, I found that some of these had varying risk based on the number of those involved as the only variable. Recommendations are all supported by field collected data. All field data collected is available through daily "Activity Reports" and "Job Hazard Analysis".

Findings

All of the Team feedback gleaned from anonymous open ended questions and the brainstorming led with being an "understaffed facility". This was supported by clinical tools used in observation: The Risk Hazard Index came back at a Risk level of 13 (out of a possible 15) based on lone worker scenario's; All of the Job Hazard Analysis performed on 4 high risk jobs (Booking; Court Appearance-both in house video and Court); Transport all reflect the Hazard Control as requiring an additional Detention Officer to mitigate the risk of a combative detainee. Based on the time spent there, simple observation revealed the following:

- 1) Health Code Concerns. These include: Mold growth; Lack of sanitation within the cells; the bathrooms; the showers in the facility as well as lack of sanitation of inmate laundry; Need for indoor exterminating.
- 2) Facilities issues. These include a leaky roof (mold generation?); unsafe electrical systems in that breakers trip (cutting power) when normally loaded.
- 3) Lack of safety equipment. 1st Aid kits are inadequate in stock and quantity; lack of BBP Clean Up materials; PPE; N95 masks.
- 4) Support Systems. Lack of BBP Clean up service; Team is not trained in BBP cleanup; lack of thorough sanitation by janitorial service.

- 5) Tech Issues. Software that crashes server; poor camera quality and low quantity, limited coverage and poor record ability (only 20 days of memory).
- 6) Limitations of facility itself. Difficulty in booking more than one at a time; high risk exposure for Judges during weekend proceedings held at Detention Center.

Recommendations

All of the issues can be addressed in the short term, medium term and long term. The short term addresses immediate risk, medium looks at risk reduction over the next year or so, long term is capital expenditures.

Short Term: All Detention Officers require wrap around style safety glasses to prevent any BBP or OPIM from entering bloodstream through eyes. All Detention Officers are highly encouraged to immediately begin vaccine series for both Hepatitis A and B. If they have had either series in the past, a titer is recommended to determine level of protection and if deemed unprotected, to retake the series of both.

Medium Term: In order of greatest risk reduction: A fully staffed Detention Center will greatly reduce the majority of risk to an acceptable level as then it is no longer a lone worker condition. Not to mention the “soft” benefits of: better morale; the lack of limitations in work to be performed; greater feeling of security; reduction in overtime (which can greatly reduce reaction time and clarity of thought as well as increase burnout). Continuous additional improvements as listed in “Findings”.

Long Term: The Detention Center Facility has numerous limitations such as its size and age as well as concerns due to lack of upkeep. A facility that has adequate space and a purpose built layout would be more appropriate for detention.

Considerations

Thank you for the opportunity to provide any assistance. It was a pleasure getting to know the Team and working closely with them.

-JP