

**Police & Gov't Center
Study**
City of Creve Coeur
April 18, 2016



Police & Gov't Center Study

Planning & Zoning Commission

- April 18 Work Session – Police and Government Center Facilities
 - Review Process to Date
 - Answer questions / receive feedback
- June/July – Formal Review under Section 400.030 Approval of Public Facilities



Police & Gov't Center Study

Timeline Summary

05.25.2013 – Facility upgrades identified as a priority in the city's Strategic Plan

08.19.2013 – Request for Architect Qualifications

12.09.2013 – Bond Architects Awarded Contract

03.26.2014 – Government Center Assessment Task Force Formed

05.23.2014 – Space Needs Facility Study Complete

09.05.2014 – Geo-Technical Survey Complete

11.12.2014 / 10.01.2015 – Task Force and Council reviewed options

10.07.2015 – Council authorized Bond to develop cost estimates, floor plans & Elevations

01.25.2016 – Police Station and Government Center Interior Concept Layout

02.18.2016 – Police Station Concept Elevations

03.28.2016 – Project Cost Summary



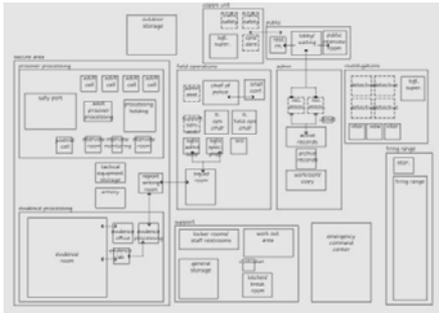
Police & Gov't Center Study



Process

Needs Assessment of the building was performed involving:

- The design team assessed existing conditions
- Detailed surveys were completed by department heads
- Interviews were conducted with key staff
- Programmatic requirements were documented
- Departmental adjacency diagrams were developed
- Design options were developed and presented
- Cost estimates for each concept were reviewed
- Refined concepts were presented



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General Findings

Multiple building uses, layout & limited parking creates conflicts:

- Way-finding for the general public needs improvement
- Direct access from parking to the main entrance is limited
- Work-flow between departments is challenging
- Limited meeting space for both public and staff functions

Building limitations:

- Work space, Conference room and file storage space deficiencies – particularly Police
- Security Issues – For Police CALEA Accreditation, Council Chambers, Court
- Natural light
- ADA accessibility

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General Findings Continued

- Police need an alternate entrance to the parking lot
- Programmatic conflicts – Police and Community Center
- Surveillance and building security should be improved
- The building has settlement issues and is not seismically braced
- Indoor fresh air makeup is below current standards
- The building's appearance is dated



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Options for improvement

- Option 1A: Strategic renovations to the Existing Government Center
- Option 1: Strategic renovations with building wide systems improvements
- Option 2: Renovations with a limited addition
- Option 3: Renovations with a substantial addition
- Option 4: Replace existing Government Center with a new building in its place
- Option 5: Build a new Government Center in a new location
- Option 6: Renovate a building in a new location to be the Government Center
- Estimated costs range from \$10 to \$25 million

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Options Narrowed to...

- New Police Station on North end of the property / Renovations to the Existing Government Center
- Replace Government Center with a new building in its place



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Preferred Option - New Police Station on North end of the property / Renovations to the Existing Government Center

- Addresses space needs of all departments
- Addresses security and accessibility needs
- Addresses Police vehicular access / circulation issues
- Functional efficiency of PD and other city departments on one campus, while eliminating programmatic conflicts



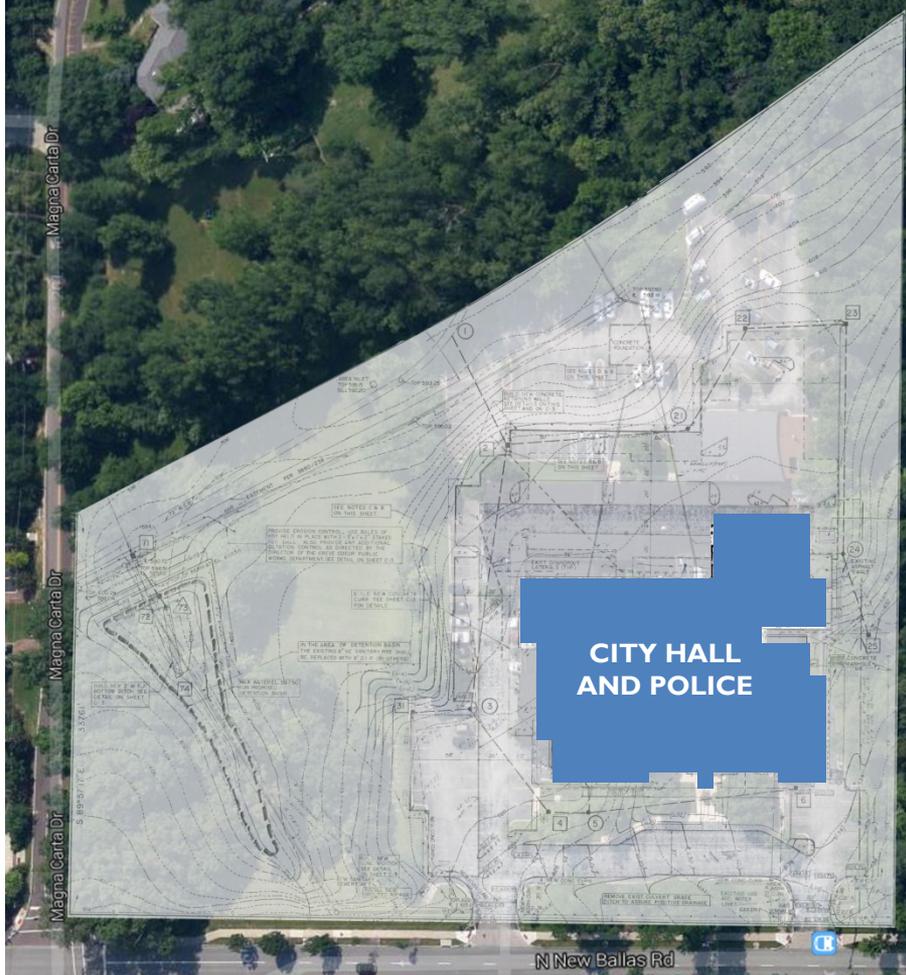
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Preferred Option - New Police Station on North end of the property / Renovations to the Existing Government Center

- Less costly than replacing the Government Center
 - Allows for reuse of existing building – Structurally sound, major systems have been well-maintained;
 - Maintains the community center with opportunity for additional space for community rooms;
- Space available for future expansion of West Central Dispatching Center
- 300 N. New Ballas Road is an excellent location for Police Station and other city operations – centrally located, visible and easy to find



Police & Gov't Center Study



Site Plan 
N

Existing Site Conditions

SECTION 2
SECTION 10

EMPLOYEE ONLY TRAFFIC

MAGNA CARTA DR



FLEET/EMPLOYEE PARKING

SALLY PORT
ENTRY

**POLICE STATION
(2) LEVELS**

PARKING SPACES
235 + 7 ADA

ENTRY
COMMUNITY CENTER
ENTRANCE & ERCP-OFF

**RENOVATED
GOVERNMENT &
COMMUNITY CENTER**

EMPLOYEE
ENTRY

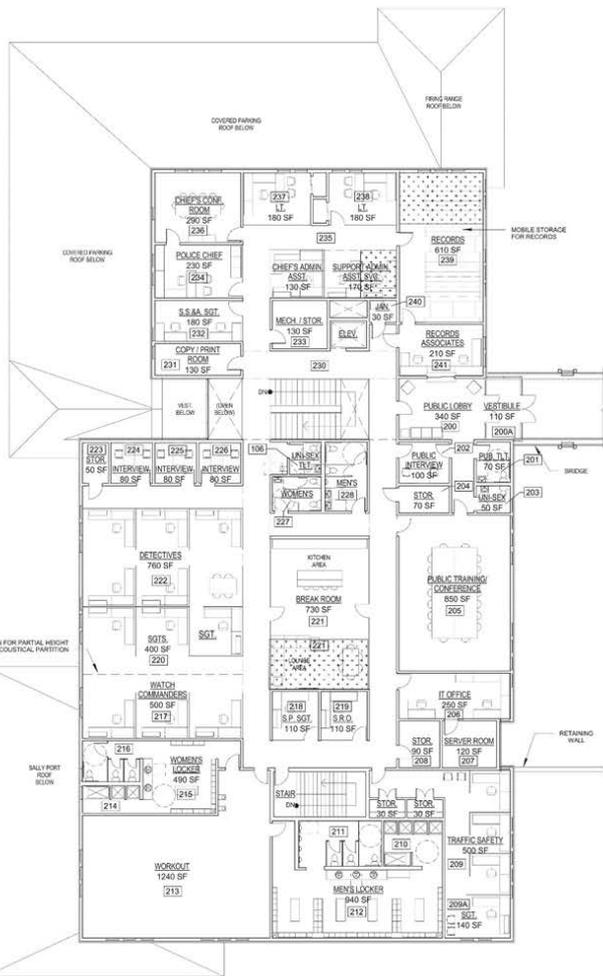
EMPLOYEE PARKING

PUBLIC TRAFFIC

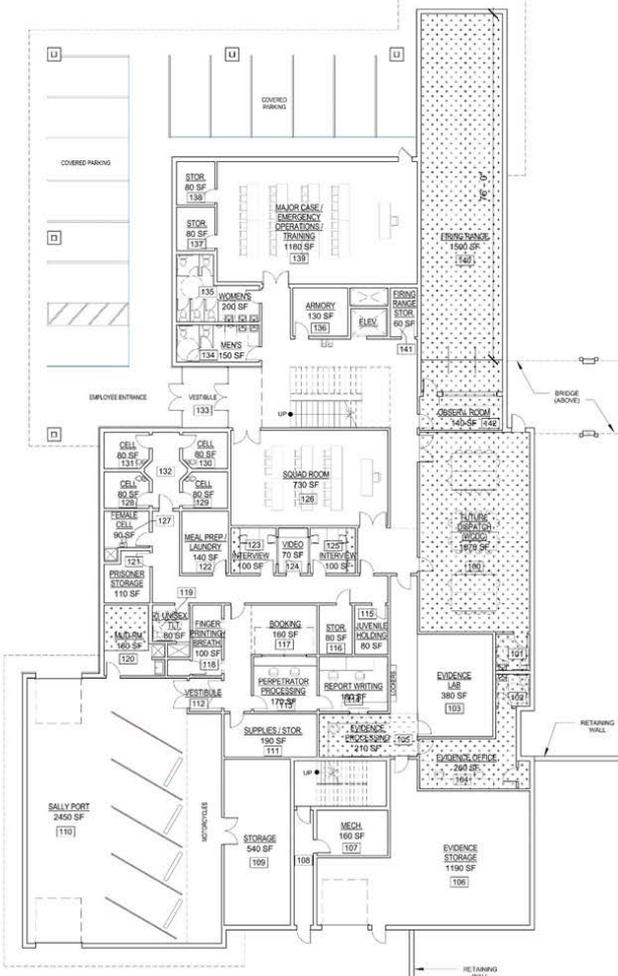
GOVERNMENT
CENTER
ENTRY

PUBLIC TRAFFIC

NEW BALLAS RD



1 CREVE COEUR POLICE STATION - UPPER LEVEL PLAN
1/8" = 1'-0"

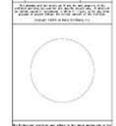


1 CREVE COEUR POLICE STATION - LOWER LEVEL PLAN
1/8" = 1'-0"



Creve Coeur Government Center
300 N New Galois Rd
Creve Coeur, MO 63141

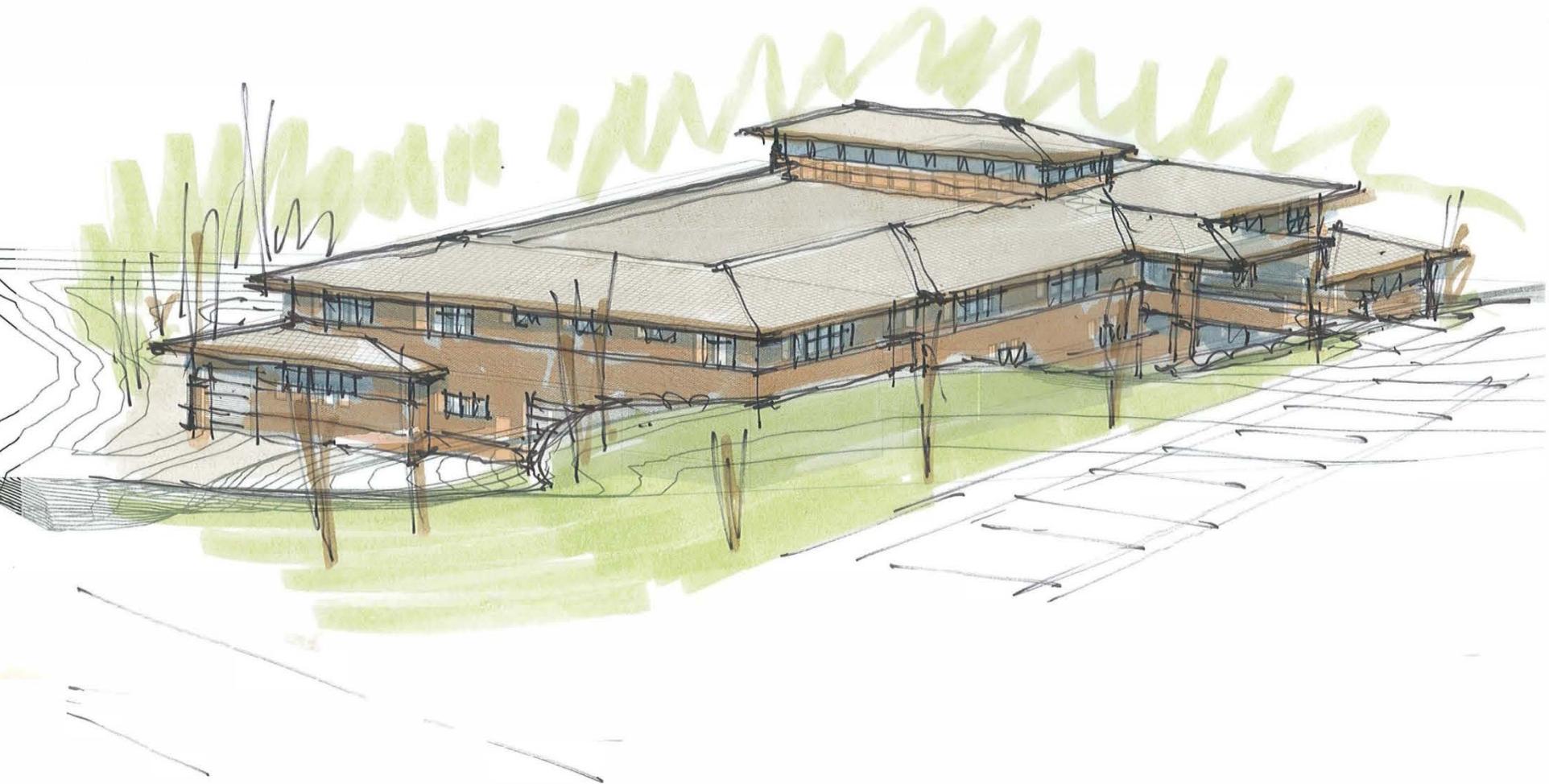
Project No: 15078
No. Description Date



DATE: 12 FEBRUARY 2016
SCALE: 1/8" = 1'-0"



View From South



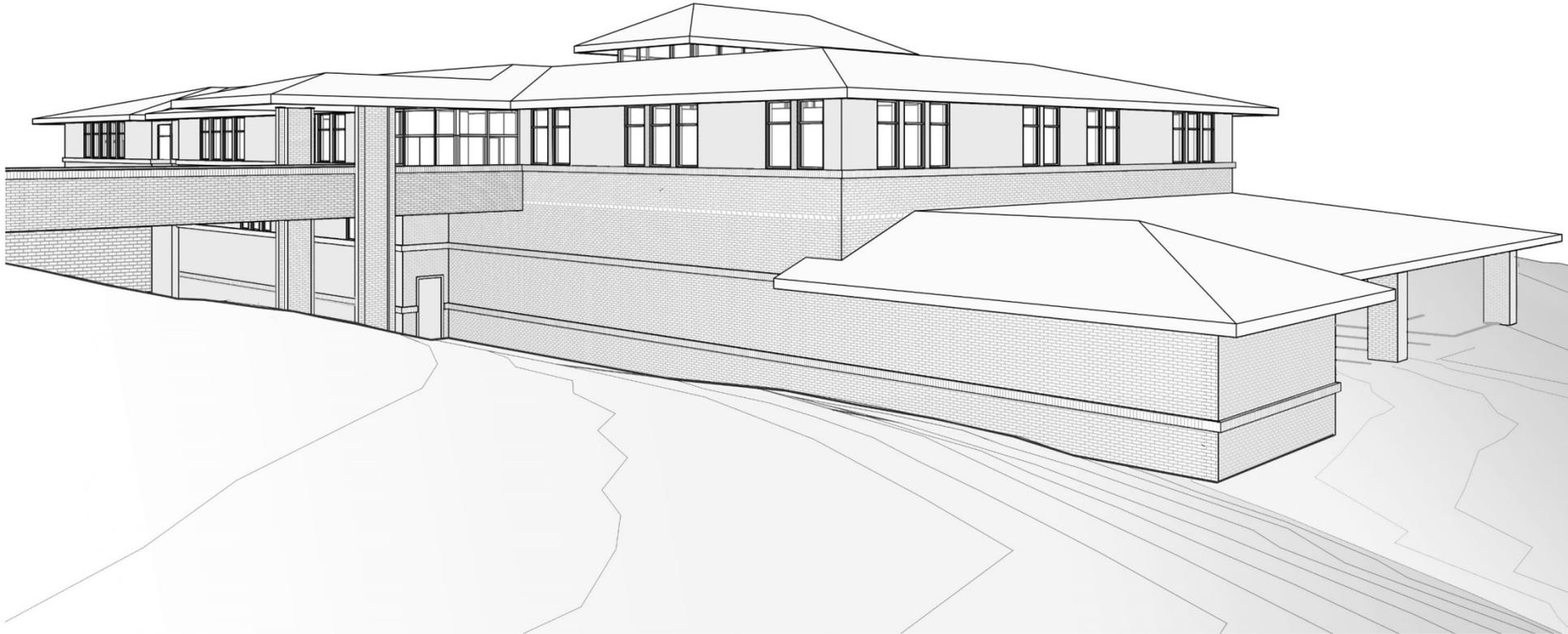
View From Ballas Looking Northeast



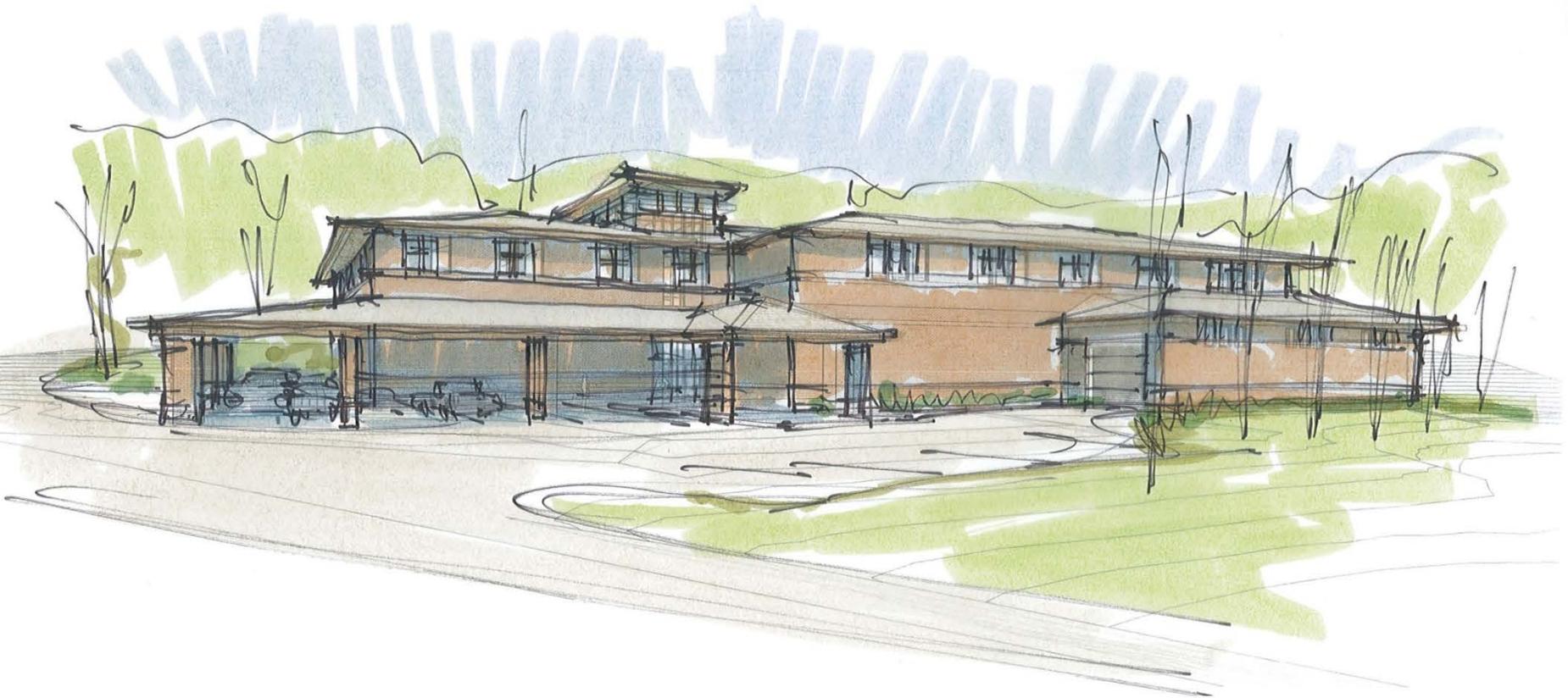
View From Ballas Looking Northeast From Car



View From Southeast



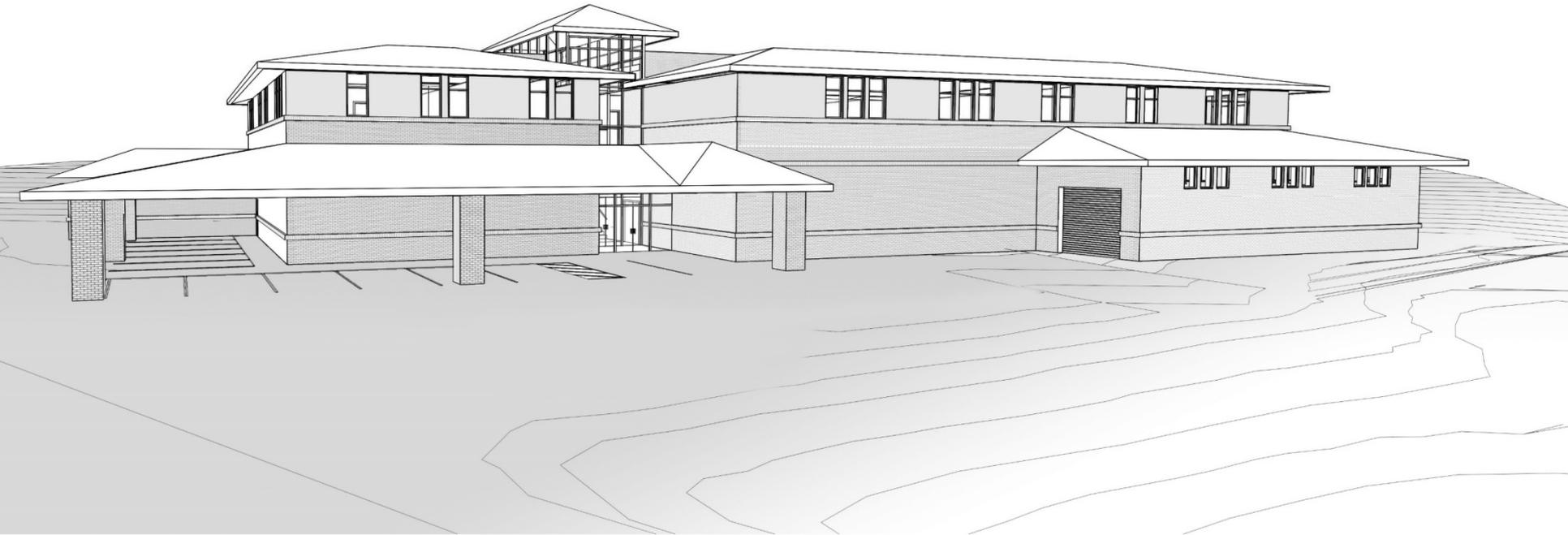
View From Southeast



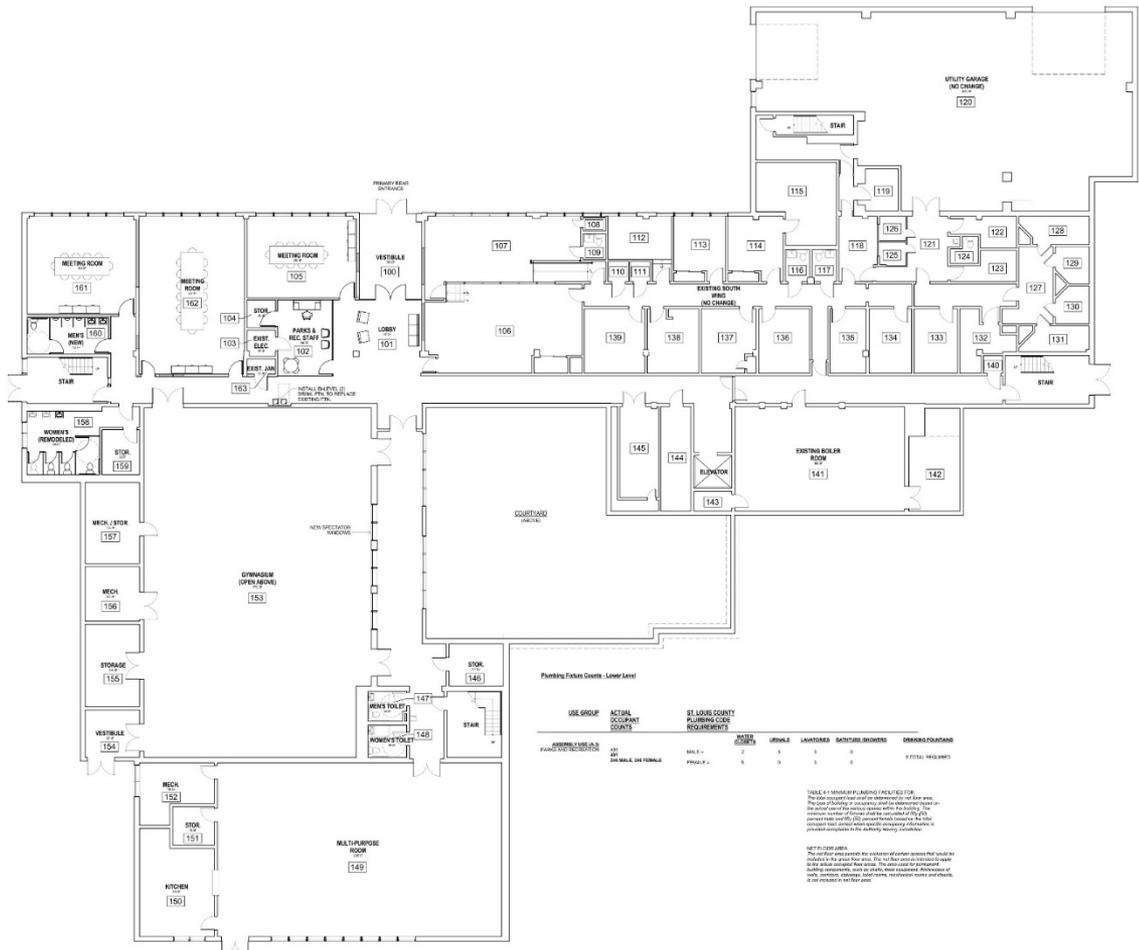
View From North



View From Northeast



View From North



Planning Factors Counts - Lower Level

USE GROUP	ACTUAL OCCUPANT COUNTS	ST. LOUIS COUNTY PLUMBING CODE REQUIREMENTS	WATER CLOSETS	WATER URINALS	WATER LAVATORIES	WATER SINKS/DRINKERS	DRINKING FOUNTAINS
OFFICE	100	100	0	0	0	0	0
MEETING ROOMS	101-105	105	0	0	0	0	0
RESTROOMS	106-108	108	0	0	0	0	0
MECHANICAL	109-115	115	0	0	0	0	0
BOILER ROOM	141	141	0	0	0	0	0
BLIND ROOM	142	142	0	0	0	0	0
GYMNASIUM	153	153	0	0	0	0	0
MULTIPURPOSE ROOM	148	148	0	0	0	0	0
KITCHEN	150	150	0	0	0	0	0
MECH. STOR.	157	157	0	0	0	0	0
MECH.	156	156	0	0	0	0	0
STORAGE	155	155	0	0	0	0	0
VESTIBULE	154	154	0	0	0	0	0
WOMEN'S REMODELED	158	158	0	0	0	0	0
WOMEN'S TOILET	159	159	0	0	0	0	0
TOTAL	1570	1570	0	0	0	0	0

TABLE #1 MINIMUM PLUMBING FACILITIES FOR
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Creve Coeur Government Center
 300 N. New Ballois Rd.
 Creve Coeur, MD 63141

Project No: 15070

No. of Pages: 100

Date: 02/20/2018

Scale: 1/8" = 1'-0"

Drawn by: J. J. HARRIS, JPH

Checked by: J. J. HARRIS, JPH

Approved by: J. J. HARRIS, JPH

Project No: 15070

Date: 02/20/2018

Scale: 1/8" = 1'-0"

1. CREVE COEUR GOVERNMENT CENTER - LOWER LEVEL PLAN
 SHEET AREA = 23,706 SF

Police & Gov't Center Study

Cost Summary

- Police Station/Accessibility/Security \$10.5 Million
 - Building, site work, furniture/fixtures
 - Accessibility/Security for Govt. Center
- Gov't Center Renovation \$ 5.5 Million



Police station - Project Cost Summary - 3/28/2016

Area of Work	1	2	3	4	5	6	7	8	9	10
	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 10.0%	Subtotal	Escalation to 2017 Start 4.5%	Construction Cost	A/E Fee 6.50%	Project Cost
New Police Station	\$ 5,645,990	\$ 451,679	\$ 365,860		\$ 646,353	\$ 7,109,882	\$ 319,945	\$ 7,429,827	\$ 482,939	\$ 7,912,766
Sitework	\$ 1,235,378	\$ 98,830	\$ 80,052		\$ 141,426	\$ 1,555,687	\$ 70,006	\$ 1,625,693	\$ 105,670	\$ 1,731,363

Clarifications

Total **\$ 9,644,128**

- 1 Cost estimate after reductions in area
- 2 General conditions can be described as three aspects of the construction, 1) Temporary utilities, 2) Material handling and 3 Project Field supervision
- 3 Construction Management Fee includes profit and overhea
- 4 Phasing premium is the cost to the project in working in various areas of the building in phases as opposed to doing all areas of work at the same time.
- 5 Construction contingency is a fund that is used to cover unforeseen field conditions that are encountered in the field, while the project is under construction.
- 6 Subtotal after contingency is added
- 7 Since cost estimate was done in february 2016 and the likely start of construction is over a year out, this factor is carried cover escalation in the cost of materials and labor
- 8 This is the combined subtotal and the escalation
- 9 The Architectural and Engineering design fee
- 10 The project Cost includes construction cost and the architectural and engineering fee

Government Center - Project Cost Summary - 3/28/2016

Area of Work	1	2	3	4	5	6	7	8	9	10
	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 15.0%	Subtotal	Escalation to 2017 Start 4.5%	Construction Cost	A/E Fee 7.50%	Project Cost
Government Center										
Renovation - Lower Level	\$ 468,166	\$ 37,453	\$ 30,337	\$ 53,596	\$ 88,433	\$ 677,985	\$ 30,509	\$ 708,494	\$ 53,137	\$ 761,631
Renovation - Upper Level	\$ 2,963,423	\$ 237,074	\$ 192,030	\$ 339,253	\$ 559,767	\$ 4,291,546	\$ 193,120	\$ 4,484,666	\$ 336,350	\$ 4,821,016

Total **\$ 5,582,647**

Furniture Budget

	1	2	3	4	5	6	7	8	9	10
Area of Work	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 10.0%	Subtotal	Escalation to 2017 Start 4.5%	Furniture Cost	A/E Fee 7.0%	Project Cost
Fixtures Furniture & Equipment										
Government Center	\$ 650,000					\$ 650,000	\$ 29,250	\$ 679,250	\$ 47,548	\$ 726,798
Police Facility	\$ 350,000					\$ 350,000	\$ 15,750	\$ 365,750	\$ 25,603	\$ 391,353

Accessibility Costs and Safety & Security Costs of Government Center Renovation

	1	2	3	4	5	6	7	8	9	10
Area of Work	Subtotal	General Conditions 8.0%	CM Fee 6.0%	Phasing Premium 10.0%	Construction Contingency 10.0%	Subtotal	Escalation to 2017 Start 4.5%	Furniture Cost	A/E Fee 7.0%	Project Cost
Cost of renovation Related To:										
Accessibility	\$ 211,600	\$ 16,928	\$ 13,712		\$ 36,336	\$ 278,576	\$ 12,536	\$ 291,112	\$ 21,833	\$ 312,945
Safety and Security	\$ 140,718	\$ 11,257	\$ 9,119		\$ 24,164	\$ 185,258	\$ 8,337	\$ 193,595	\$ 14,520	\$ 208,114

The Accessibility costs and Safety & Security costs are included in the Government Center renovation costs above.

Police & Gov't Center Study

Financing

Police Station

- General Obligation Bonds \$10.5 Million – Voter Approval Required
- Tax Rate - \$.085 per \$100 assessed valuation / 20 years
- Estimated Impact: \$64 annual increase on a \$400,000 home

Government Center Renovation

- Use of Fund Reserves - \$2 - \$3 million
- Special Obligation Bonds - \$2.5-3.5 million
- Capital Improvement Fund – \$170,000- \$240,000 annually / 20 years



Police & Gov't Center Study

Next Steps/Timeline

- May-July 2016 – Council/Finance Committee/P&Z Review
- November 2016 – Police Station Ballot Issue (tentative) – 4/7 approval required
- 2017 – Design/Engineering/Financing – Police Station
- 2018-19 – Construction – Police Station
- 2019 – Design/Engineering/Financing – Gov't Center
- 2020 – Gov't Center Renovation



Police & Gov't Center Study

Questions and Answers

