

1. EXISTING BUILDING EVALUATION

SITE

ARCHITECTURE

MECHANICAL SYSTEMS

ELECTRICAL SYSTEMS

PLUMBING SYSTEMS

STRUCTURE

2. PROGRAMMING - SPACE NEEDS ASSESSMENT

STAFF SURVEY - NEEDS PER DEPARTMENT/ END USER

INTERVIEWS - INTERVIEWED ALL END USERS INCLUDING POLICE STAFF, ADMINISTRATION, IT, MAINTENANCE

3. BUILDING SITE STUDIES

SITE PLANS - EVALUATE 3 SITE OPTIONS IN OR NEAR VLASIS PARK ON CITY OWNED PROPERTY

4. TOTAL PROGRAM BUDGET

TOTAL PROGRAM BUDGET - DEVELOP TOTAL PROJECT BUDGET OPINION FOR 3 SITE OPTIONS AS WELL AS RENOVATION OF THE EXISTING FACILITY

5. SUMMARY

Facility Space Needs

| | SF | | | | Existing Building SF |
|--|-----|---|-----------|---------------|----------------------|
| PUBLIC ENTRY | | | | 1580 | 892 |
| ADMINISTRATIVE | | | 2 | 796 | 755 |
| BUREAU OF ADMINISTRATION | | | 1 | 184 | 155 |
| RECORDS | | | 2 | 592 | 1060 |
| BUREAU OF OPERATIONAL SUPPORT | 120 | 1 | 1 | 120 | 220 |
| CRIMINAL INVESTIGATIONS | | | 6 | 1,428 | 688 |
| COMMUNICATIONS | | | 11 | 856 | 545 |
| BUREAU OF FIELD OPERATIONS | 120 | 1 | 1 | 120 | 155 |
| COMMUNITY AFFAIRS | | | 2 | 400 | 125 |
| PATROL OPERATIONS BUREAU | | | 32 | 1,978 | 758 |
| INTAKE | | | | 2,752 | 1282 |
| EVIDENCE | | | 1 | 1,676 | 1235 |
| TRAINING | | | | 4,282 | 2,737 |
| SUPPORT SPACES | | | | 2,170 | 774 |
| Stairwell (Upper - assuming 2 story) | 180 | 2 | | 360 | 200 |
| Stairwell (Lower - assuming 2 story)) | 180 | 2 | | 360 | 200 |
| Elevator (Upper) (machine roomless) | 104 | 1 | | 104 | |
| Elevator (lower) (machine roomless) | 104 | 1 | | 104 | |
| Maintenance Storage | 200 | 1 | | 200 | |
| Mechanical/Electrical incl Maintenance Storage | 300 | 1 | | 300 | 490 |
| Subtotal | | | | 1428 | 890 |
| Sub Total | | | 59 | 20,362 | 12,116 |
| Grossing Factor | 40% | | | 8,145 | 3,884 |
| Total Building Size Required | | | | 28,507 | 16,000 |

total required GSF = 28,507 sf

Option

Total Program Budget

| | |
|--|----------------|
| Site A - Sand Volleyball Court Site | \$11.5 million |
| Site B - Previous Government Center Site | \$11.9 million |
| Site C - Kehrs Mill Road Site | \$12.9 million |
| Existing Building Renovation/Addition | \$10.2 million |

1. EXISTING BUILDING EVALUATION

The existing building would require extensive renovation to meet minimum code requirements and standards for modern day police facilities

The Facility would still have inefficiencies in the layout, multiple level changes, and be slightly undersized following the renovation

2. PROGRAMMING - SPACE NEEDS ASSESSMENT

The space needs assessment determined the Ballwin Police Department requires an approximately 28,500 facility to meet current and projected future needs of the department

3. BUILDING SITE STUDIES

The three sites studied all present pros and cons, but could meet the new facility program requirements
Site C would require property acquisition

4. TOTAL PROGRAM BUDGET

Total Project Budgets range from \$10.2 million for a renovation/addition to \$12.9 million for new construction