



Facility Plan & Space Needs Analysis

Workshop 1

January 13, 2022

Facilities Planning - Timeline



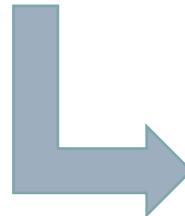
2006

RP Hughes – 20 Year Facility Assessment & Master Plan
Facility Evaluation & Master Planning 2006-2025



2017

OHM Advisors - Facility Assessment & Programming
Condition Assessment & Needs Analysis



2020*

Pizzuti - Facility Planning Study
Programming & Strategic Action Plan

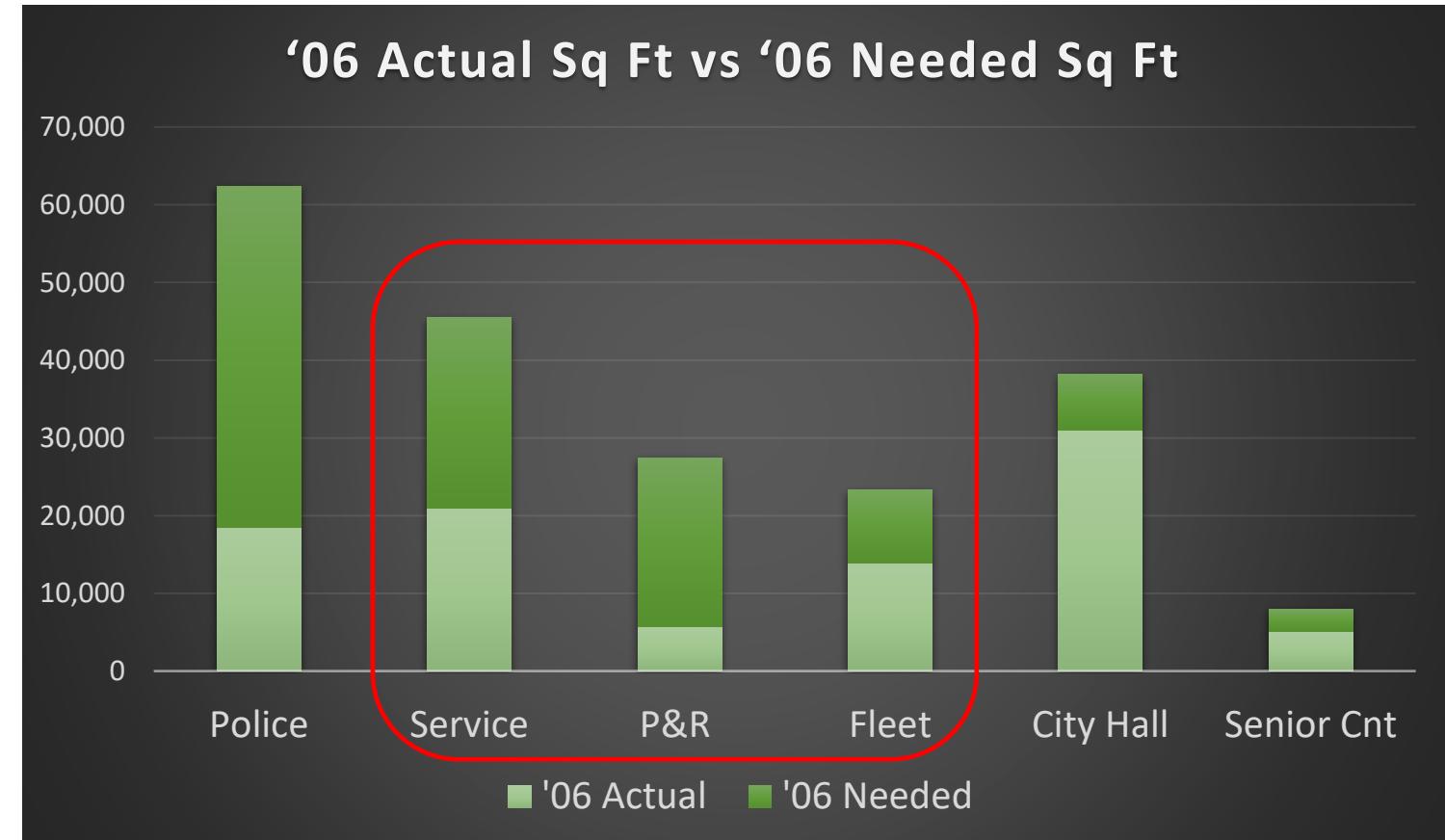
* 2018 Contract – Restarted in 2020

Square Footage Assessment

RP Hughes – 20 Year Facility Assessment & Master Plan

- Evaluation of Existing Facilities
- Evaluation of City Properties
- Assessment of Staffing Needs
- Facility Renovation\Expansion
- Implementation Plan

117,160 Sq Ft or
134% Increase



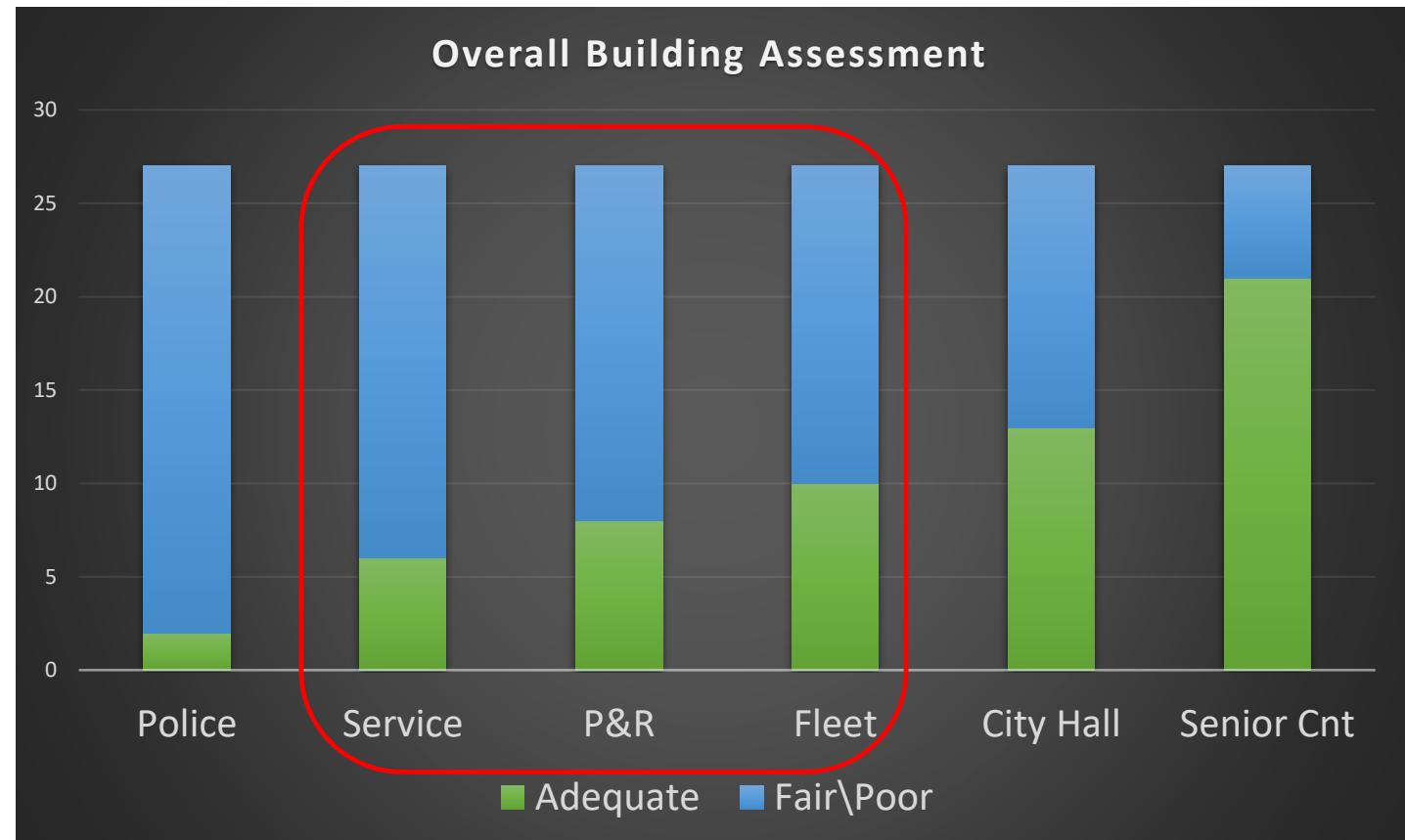
Quality & Condition Assessment

OHM Advisors - Facility Assessment & Programming

- Space Programming & Need - 11
- Functionality Analysis - 10
- Condition Assessment - 6

27 Criteria Evaluated

1 Facility Rated Adequate



Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



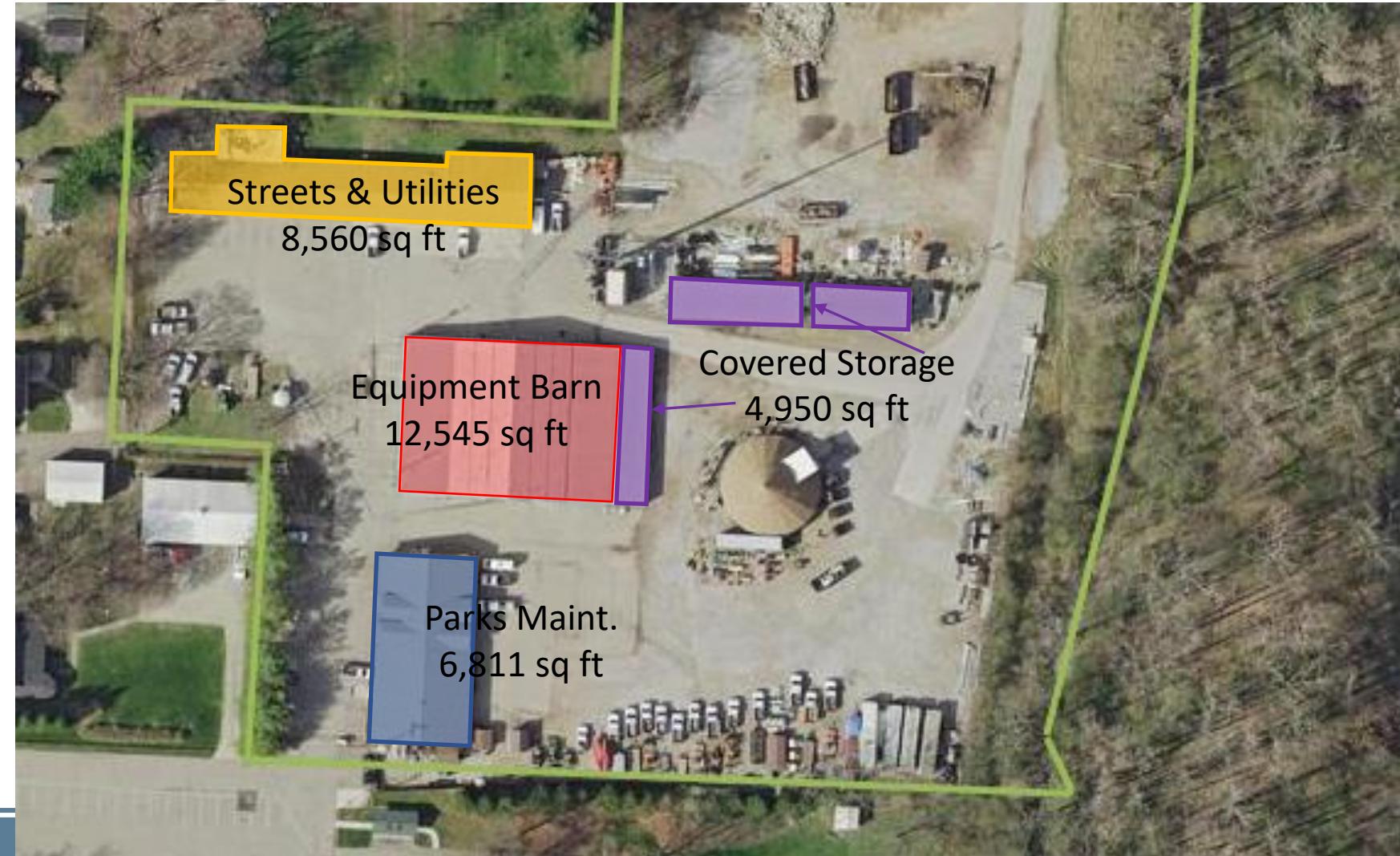
Sq Ft Assessment

- Current: 32,866 sq ft
- '06 Needed: 55,708 sq ft
- '21 Pizzuti: 56,218 sq ft*

Acreage

- Current: 8.01 acres
- '21 Pizzuti: 15–20 acres

23,352 Sq Ft or
71% Increase



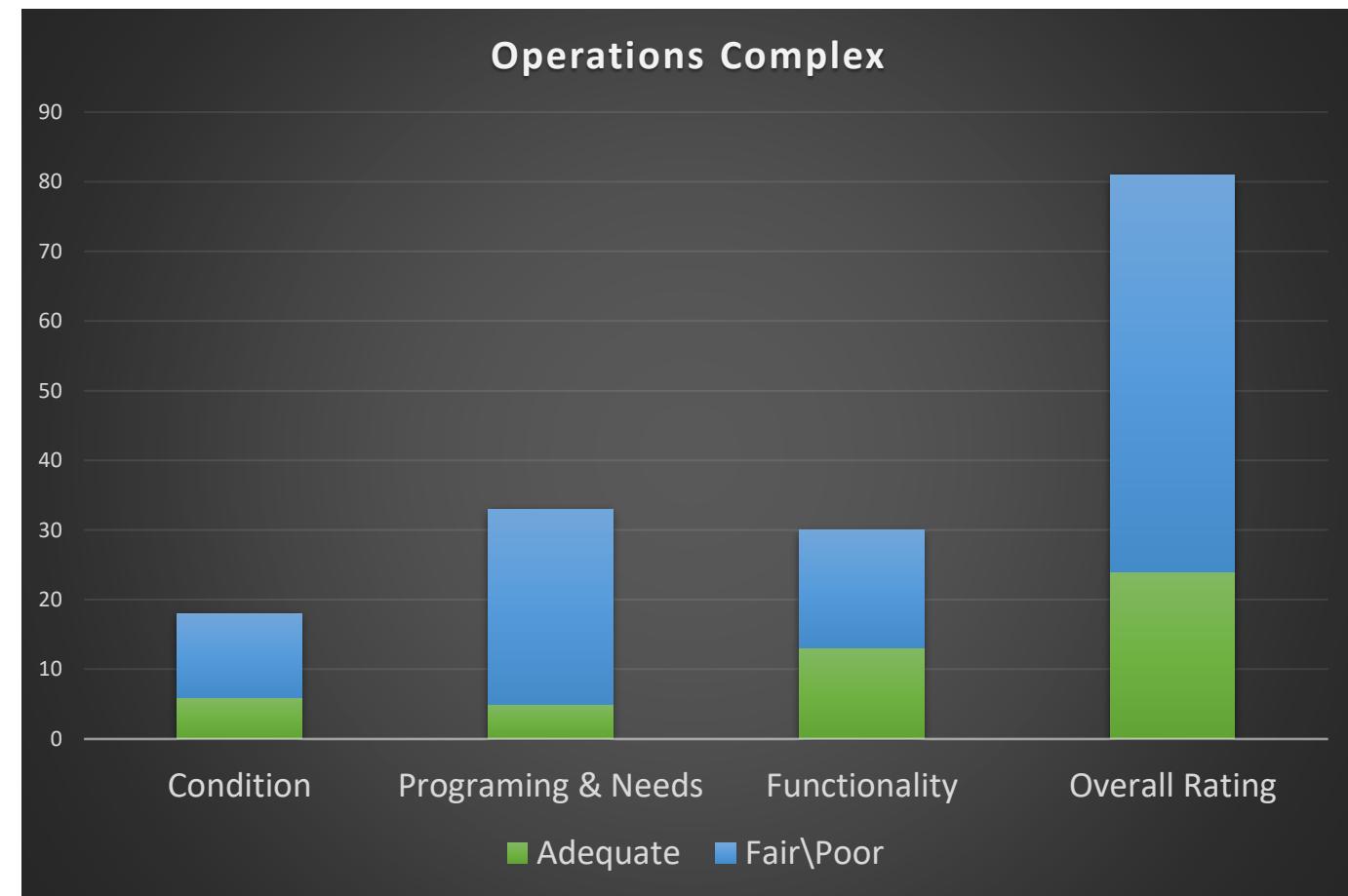
Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Quality & Condition Assessment

- **70% Criteria Found to be Fair\Poor**
 - 81 Criteria Evaluated for 3 Facilities
- **“Do-it-Yourself” Renovations**
 - Created Code\Safety Concerns
- **Structural Concerns**
 - Foundation & Walls
 - Former Water Treatment Facility



Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Summary of Findings

- Does not Meet ADA Standards
- Numerous Code\Safety Concerns
- Inadequate Ventilation in Shop Areas
- Salt & Brine Facilities Undersized
- Security
- Compatibility with Surrounding Land Uses
- Equipment Barn & Covered Storage Inadequate
- Fleet Facility is Remote from other Operations



Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Police Headquarters

(est. '65 – reno '92)



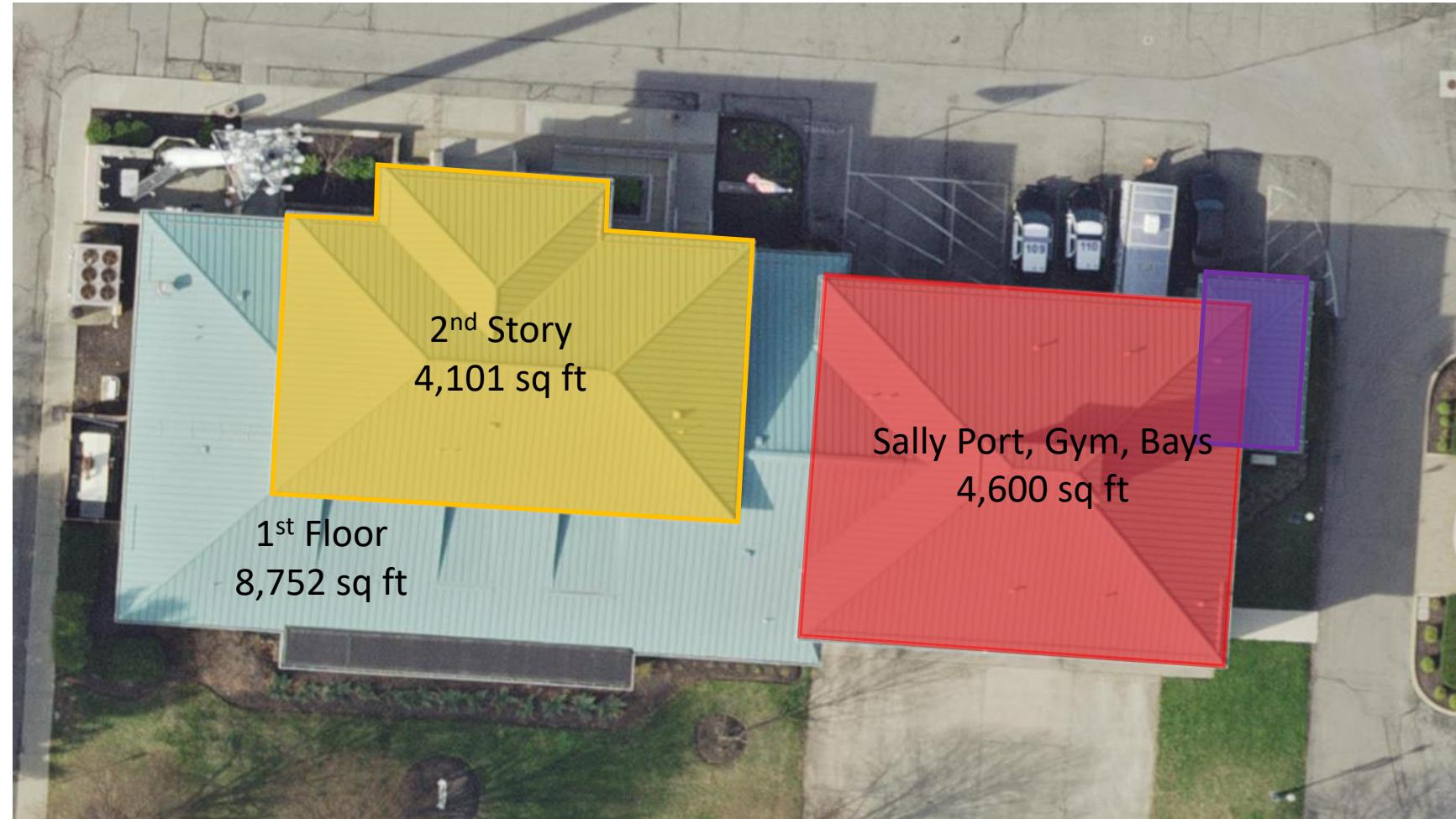
Sq Ft Assessment

- Current: 17,786 sq ft
- '06 Needed: 62,395 sq ft
- '21 Pizzuti: 86,892 sq ft*

Parking

- Current: 23 for Cruisers
- '21 Pizzuti: 100 Secured

69,206 Sq Ft or
370% Increase



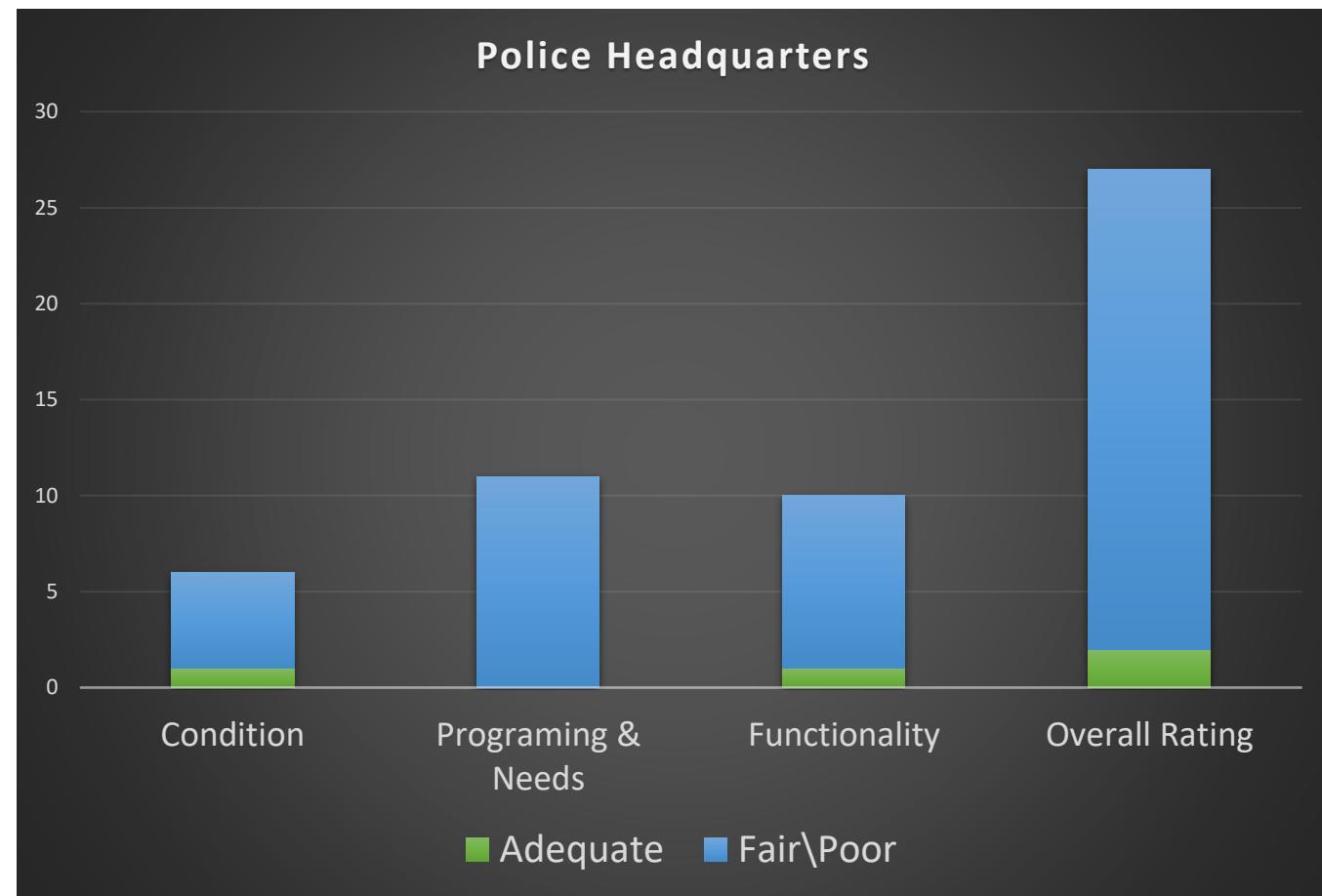
Police Headquarters

(est. '65 – reno '92)



Quality & Condition Assessment

- **2 of 27 Evaluated as Adequate**
 - Lighting & Structure
- **Limited Separation Inside Building**
 - Creates Vulnerabilities
- **All Programming Space is Deficient**
 - Modern Policing is Hampered



Police Headquarters

(est. '65 – reno '92)



Summary of Findings

- All Programming Space is Deficient
- Does not Meet ADA Standards
- Electrical System is Overtaxed
- HVAC in Need of Significant Upgrades
- Building is Functionally Obsolete
- EOC not Secure or Hardened
- Locker Rooms are Insufficient
- Holding Facility Inadequate



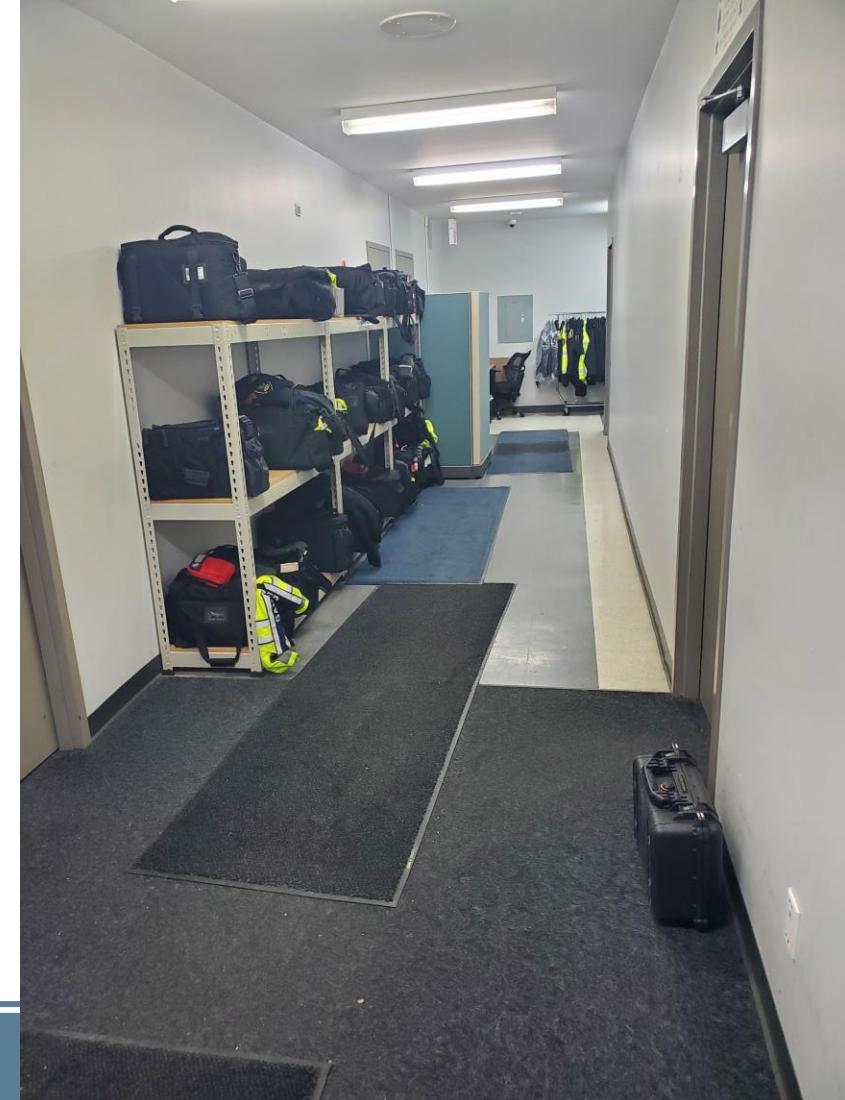
Police Headquarters

(est. '65 – reno '92)



Police Headquarters

(est. '65 – reno '92)



Facilities – Workshop 1

Police Headquarters

(est. '65 – reno '92)



Facilities – Workshop 1

City Hall

(est. '65 – reno '95)



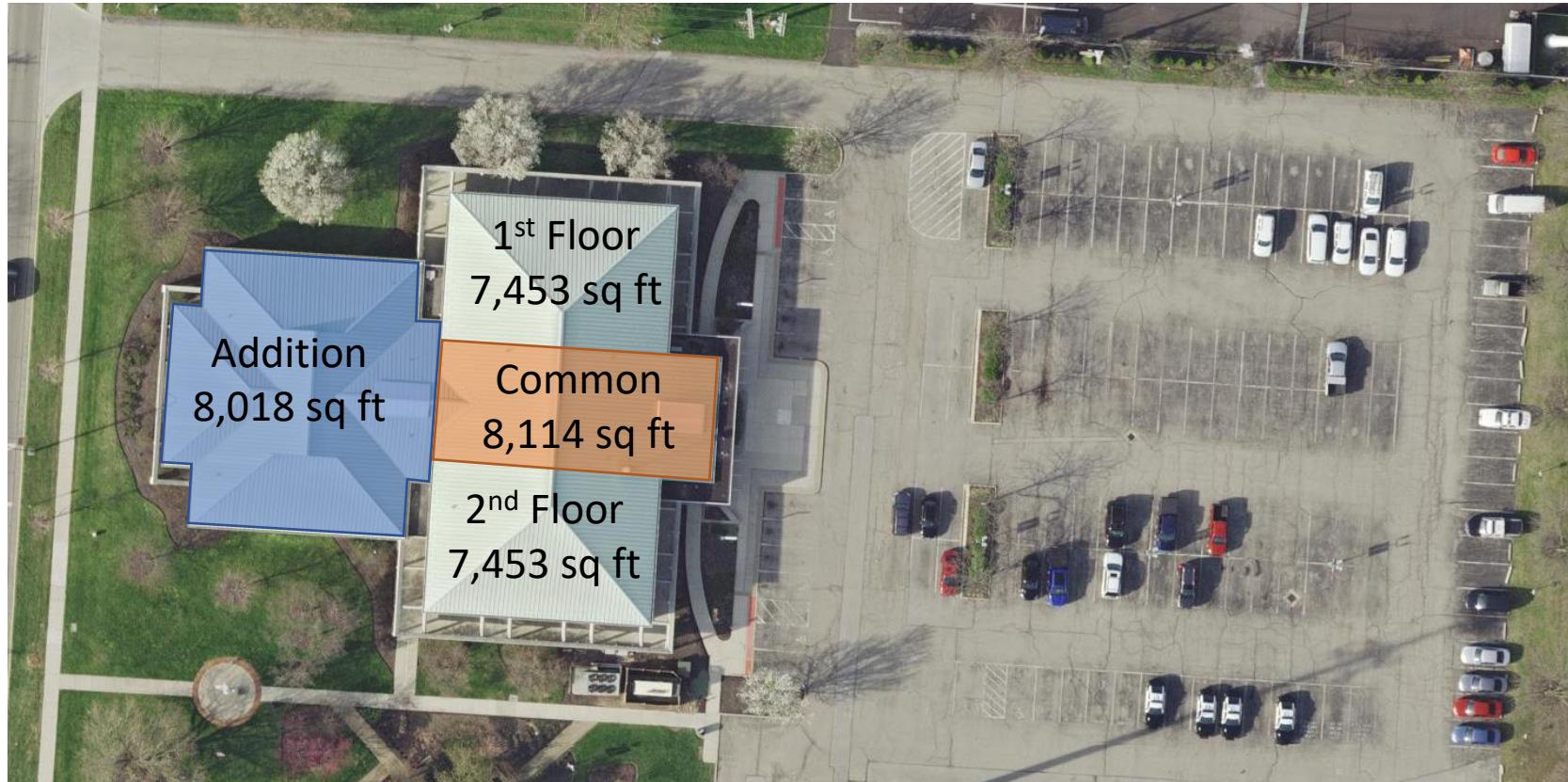
Sq Ft Assessment

- Current: 31,038 sq ft
- '06 Needed: 38,200 sq ft
- '21 Pizzuti: 38,415 sq ft

Staffing vs. Sq Footage

- 12% Staff in 52% of Sq Ft
- 88% Staff in 48% of Sq Ft

**7,377 Sq Ft or
23% Increase**



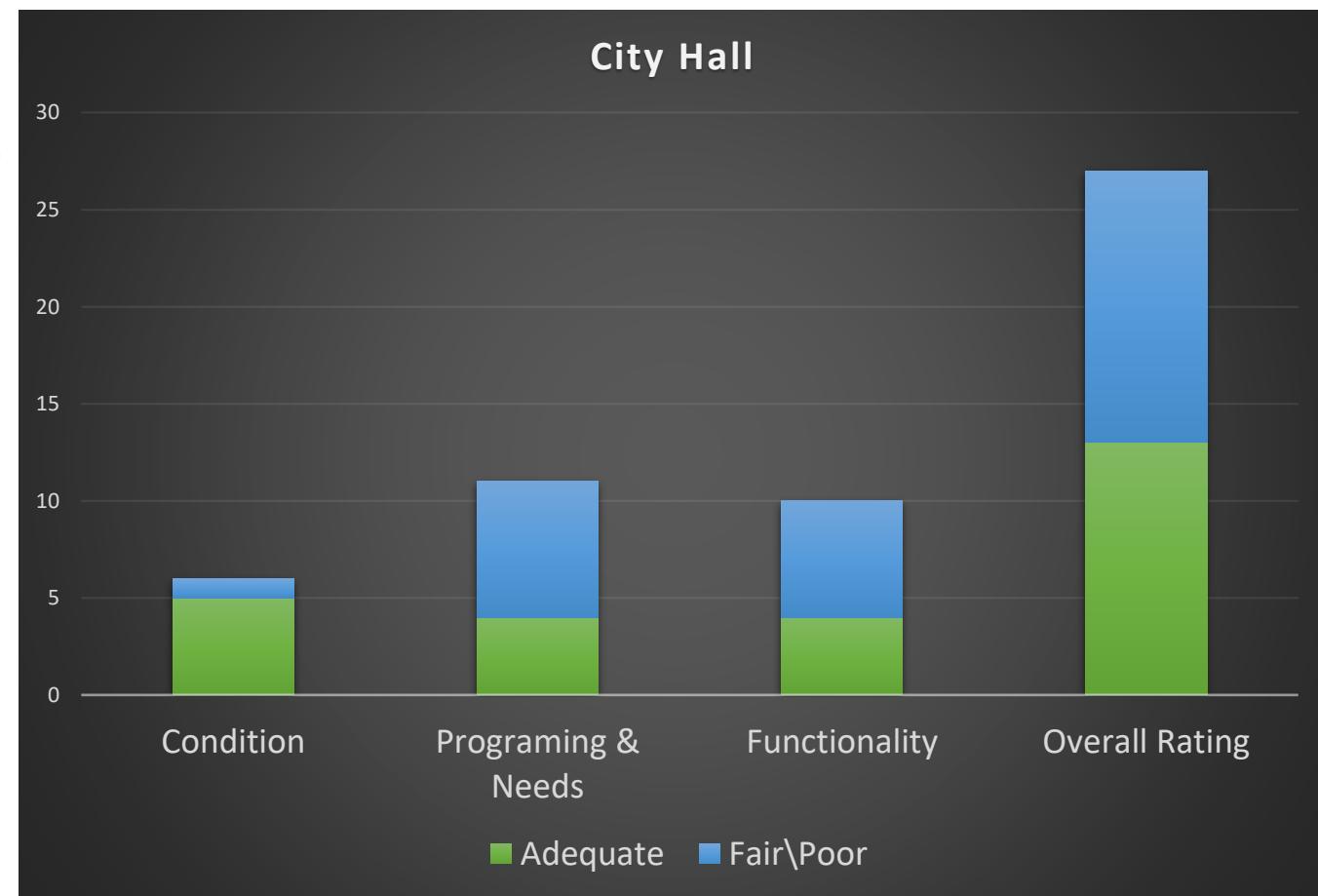
City Hall

(est. '65 – reno '95)



Quality & Condition Assessment

- **Programming & Need\Functionality**
 - 62% Rated Fair or Poor
- **Limited Separation Inside Building**
 - Creates Vulnerabilities
- **Inequitable Space Distribution**
 - Poor Allocation of Space



City Hall

(est. '65 – reno '95)



Summary of Findings

- Security & Access Largely Uncontrolled
- Design is Based on Old Model
- Lack of Designated Prosecutor Space
- Meeting Spaces are Inadequate
- Storage is Disjointed
- HVAC in Need of Significant Upgrades
- Critical Building Infrastructure Aging



City Hall

(est. '65 – reno '95)



City Hall

(est. '65 – reno '95)



Facilities – Workshop 1

Capital Needs Assessment



Immediate Needs

- HVAC Controllers \$400,000
- Energy Efficient Lighting \$210,000
- Boiler Replacement \$100,000
- Elevator Replacement \$250,000
- Roofing & Skylights \$104,000
- Furniture Replacement \$130,000
- Construction Needs \$300,000
- Flooring Replacement \$200,000

