



POLICE

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POLICE

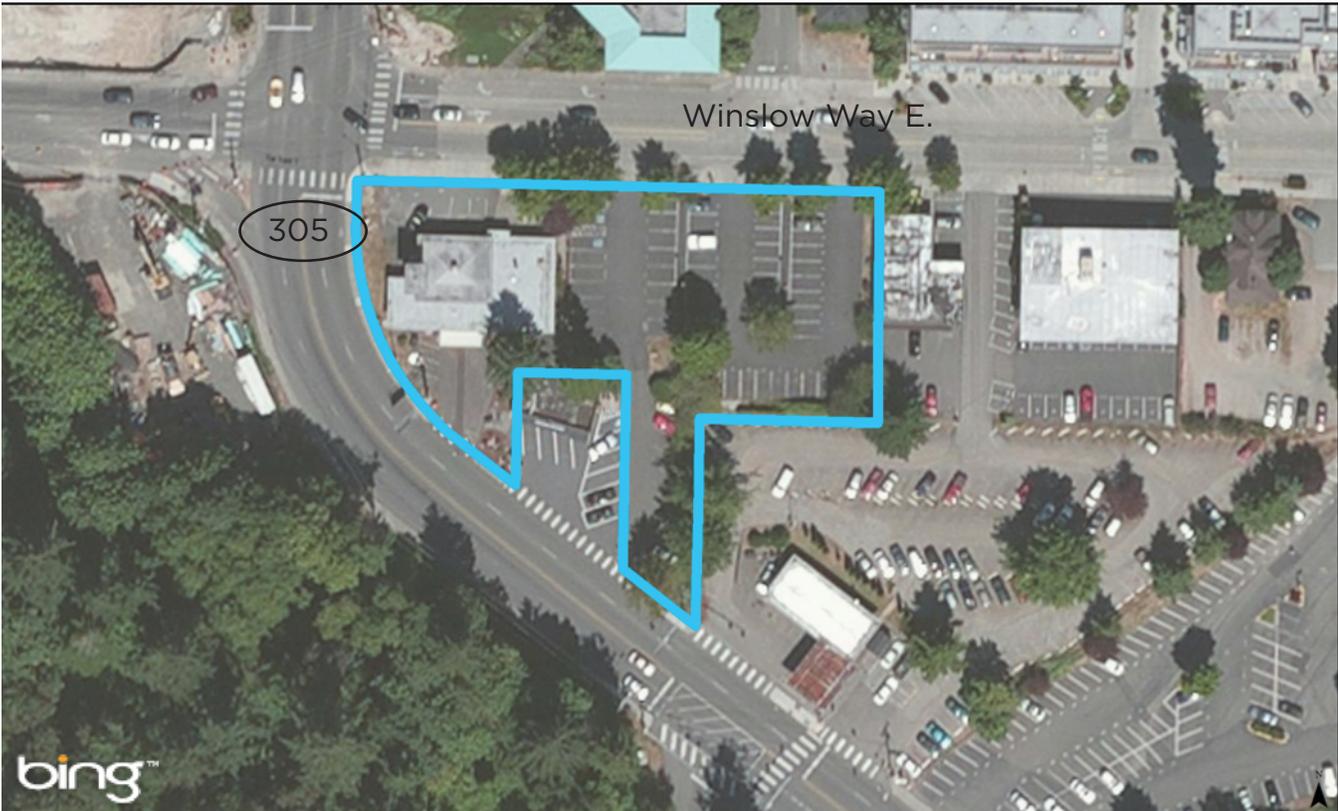


STATION SUMMARY

Mackenzie's observation of the Police Department building has concluded that the facility is under-sized and out-dated for effective, modern law enforcement. A remodel or expansion of the facility at this location would not appear to meet the needs of the City of Bainbridge Island as the spatial constraints, structural inadequacies, and security deficiencies are numerous. Additionally, this building site is potentially severely affected by ferry traffic as the passengers to and from Seattle prepare for departure, causing significant delays in police response time and impedes public access to the facility.

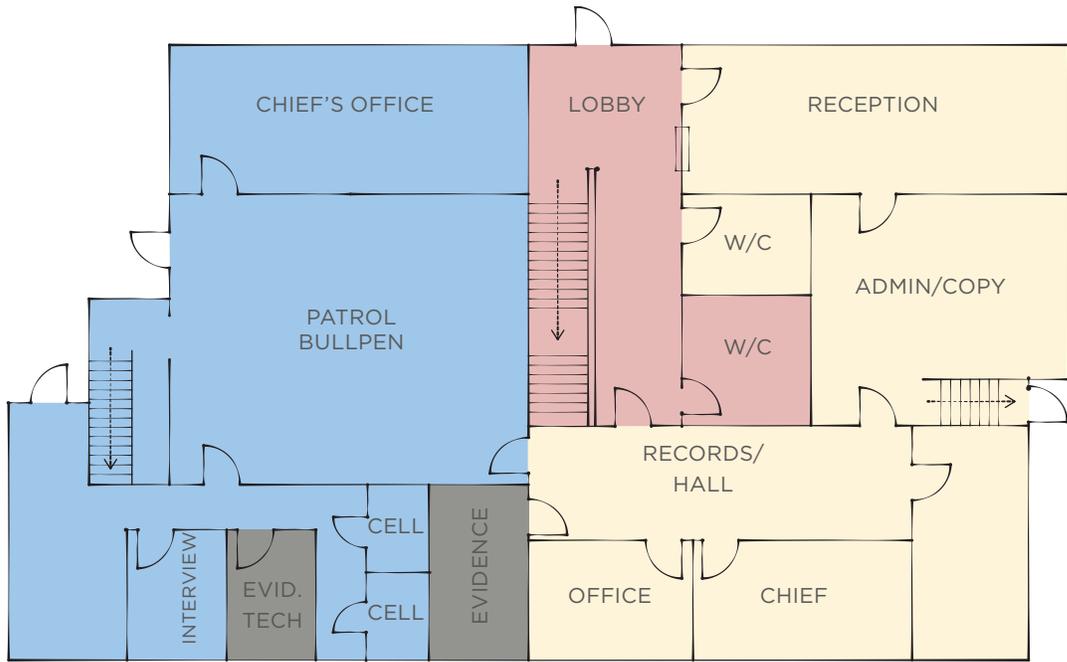
STATION FACTS

Location	625 Winslow Way E, Bainbridge Island, WA 98110	Zoning Classification	Central Core Overlay (within Winslow Mixed Use Town Center)
Year Built	1945	Fire Sprinklers	No
Remodeled	1969 (Addition), 1982 (Remodel)	Construction Type	Structural Masonry / Wood
Site Size	38,768 Sq.Ft. (0.89 AC)	Staffing	Career
Building Size	6,374 Sq.Ft.		
Parking On-Site	64 Spaces		
Floors	1 above partial basement		

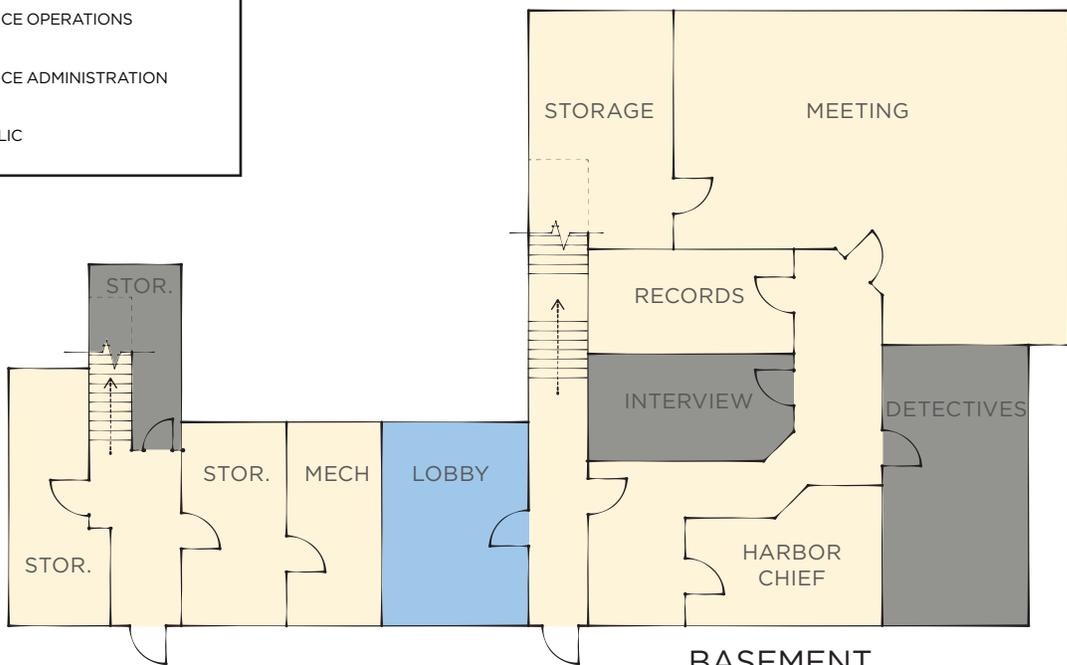
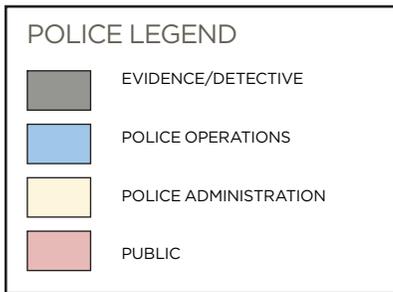


SITE SUMMARY

The Police Facility property, located at 625 Winslow Way E, is situated on the east side of downtown Bainbridge Island between two existing commercial/industrial buildings. The site is approximately 38,000 sf (0.89 acres) in size and is fully built out to accommodate the existing building and parking areas. On-site parking appears to be suitable for current staffing loads, although the site lacks any security measures for officer or staff vehicles. Furthermore, there is no sallyport or secured opportunity to transport detainees between vehicles and the building and all transfers must be made in full view of the public. There is a small amount of growth potential on the site; however the steep slope and existing location pose particular issues, the largest of which is potential backup from the ferry commuters. Based on the current location adjacent to the downtown district, the property value may be high and sale of this property may facilitate the acquisition for a more functional location.



FIRST FLOOR



BASEMENT



BUILDING SUMMARY

Originally built as a fire station in 1945, the building's design did not consider the security, storage, and spatial requirements for a law enforcement facility. Beyond the inadequacies of the facility, the Police Department lacks essential services such as locker rooms or showers, fitness facilities, secured parking, and laundry equipment on-site.

Security is a major concern of this facility. Upon arrival it is apparent that parking for the officers and staff is unsecured and open to the public. A secured and screened parking area has become a standard in law enforcement to protect the public servants and their vehicles from vandalism or assault. The offices that surround the perimeter of the facility are glazed with single-pane windows, which are ineffective against any type of blast or projectiles. The reception area as well as the Lieutenants' office are located adjacent to the main entrance and views into these spaces are quite accessible to the general public. It should also be noted that the only alarmed door in the facility is for the evidence storage room. If a break in or robbery were to occur it could easily go undetected for hours.

The lobby space is casual and unsecured, with only limited restrictions to prevent access to other areas of the facility. While bullet resistant, the transaction counter provides view into restricted space and is also flanked by a hollow metal door, which does not provide the required safety for the staff directly behind. Of the two restrooms located in the lobby—the only two in the facility—only one is handicap accessible, although it lacks a vertical grab bar as required by Washington State Code. Officers and staff must exit the secured areas to use these restrooms.

Generally, the office and workstation spaces are filled to capacity and cramped. Overall storage space is deficient and is particularly evident in the bullpen and offices. The spatial deficiency has led to the department records being housed in the staff hallway, which no longer meets proper protocol. The lack of space is exemplified by the evidence room, where the technician's desk is actually located within the storage space, putting the employee at risk by proximity to potentially hazardous materials. Until recently, drug storage filled a small closet below the secondary stair that was secured by a dead bolt. Bicycles and equipment are densely layered in dedicated storage rooms and overflow to hallways and the secondary interview room. This type of clutter and disorganization does not allow for the efficient operation of a law enforcement bureau, particularly in a time of need.

Beyond these spatial issues, there are basic policing inadequacies to be noted. First and foremost is the aforementioned lack of alarmed exterior doors. Beyond this the interview rooms lack the proper recording equipment and basic notification lights which signal that the room is in use. Radios are hidden away and difficult to access. The server is currently located adjacent to a furnace, the records archive room was subject to a recent sewage leak that compromised some physical documents, and the facility lacks any fitness or locker room component, as well as on-site laundry. Lastly, electrical and communication utility lines are still above ground and casually run along the roof, allowing easy access for anyone wishing to tamper or vandalize as well as the danger from natural events.

Modern police departments must operate as essential facilities in times of disaster and these issues do not allow this current facility to operate as such. It is Mackenzie's recommendation that the Bainbridge Island Police Department seek out an opportunity to build a new facility on a site that is less impacted by commuter traffic, allowing for better accessibility for police operations, and more functional community interaction.

STRUCTURAL SUMMARY

The police station is an unreinforced masonry building with a daylight basement that is slab on grade with concrete retaining walls. The floor and roof are wood framed. In 1969 the building was expanded to the east using the same structural system, increasing the basement and main floor spaces. Unreinforced masonry buildings like this one have proven to perform very poorly during seismic events. The following structural deficiencies exist at the Bainbridge Island police facility:

Lack of appropriate wall to diaphragm anchorage

Exterior masonry walls need to be anchored for out-of-plane forces to the diaphragms (roof and main floors).

Force transfer to shearwalls

Roof and floor diaphragms should be connected to the masonry walls in such a way that can transfer shear forces. Although access to view these connections was not available, it is unlikely that the masonry walls have adequate connections.

Continuous cross ties between diaphragm chords (for both roof and floor) are required for masonry buildings

Access to view this was not available, but it is very unlikely that they exist based on the vintage of the structure and the other structural deficiencies encountered.

Wood diaphragms

All wood diaphragms with spans greater than 12 feet are required to consist of wood structural panels or diagonal sheathing. The addition was observed to have structural panels, but the original portion of the building is likely wood decking and would not comply.



Evidence Storage

The evidence technician's desk is located within the evidence storage room, exposing the employee to constant interaction with potentially dangerous substances. Further, the cramped room does not provide enough storage space for the department's evidence needs.



Radio Storage

In a narrow storage space adjacent to the former training tower stairs lie the radio charging stations. The space is cramped and difficult to access posing challenges to any quick response situation.



Vertical Circulation

Throughout the police department, vertical circulation is insecure and not in full compliance with current code. This image to the left shows the manually operated swing gate that divides public from police space in the lobby. Down the stairs lies evidence storage, the armory, and the detectives office.



Utilities

Despite recently installed furnaces and heat pump units, the duct work seems to supply less than adequate heating and cooling to the building as a whole. This forces some areas, such as the detectives' office, to supplement the HVAC system with space heaters at an added utility cost.

Training Classroom

The basement classroom, which is used for intra-departmental meetings and academy, does not meet the spatial requirements for the department as currently staffed. Furthermore, the Police Department uses an off-site meeting room if the entire staff is required to attend.



Patrol

The Patrol officer bullpen is cluttered and filled with hazards for any quick response scenarios when officers are required to move quickly. A single stair - a very subtle but real tripping hazard - on the west end of the room could potentially endanger response time or briefly subdue an officer who is escorting a suspect in custody.



Chief's Office

The Chief's office provides adequate space for working and meeting, yet the single-pane glazing allows for clear views and provides little protection.



Records Archives

The archives room was the subject of a prior sewage leak, thankfully compromising only one bin of documents. The storage space is currently filled to capacity.





Toilet Room

Neither of the two restrooms are fully ADA compliant, one meets the spatial requirements though it lacks the vertical grab bar necessary. Both are accessed through the public lobby and pose a security risk to officers and staff.



Patrol Workstations

Workstations are filled to capacity for efficient operation. There is not sufficient space for the equipment needed in a modern police station.



Technology/Server Room

Located within a mechanical room, the server and technology space is cluttered and patched together. A lack of air conditioning in the space could become a concern in warmer weather.



Interview Rooms

The interview rooms lack the proper technology to effectively record meetings and provide security and privacy for the police, victims, and suspects.

Exterior/Site

Parking is unsecured and accessible by all.



Exterior/Site

Adjacent to the ferry terminal, access to the Department is subject to the ebb and flow of commuter traffic backups.



Rooftop Utilities

Loose wiring for electricity and telecommunications rests on the rooftop and is easily subject to tampering or damage from the adjacent trees.



Oversized Storage

To accommodate oversized evidence a storage shed on the south side of the building was recently built using light steel and chain link fence. The evidence lockers are secured with single pad locks and the roof slope forces water to drain against the building. Further, the location of the shed puts the evidence at risk of vehicle collision.



Police - Existing Facility

2130356.00



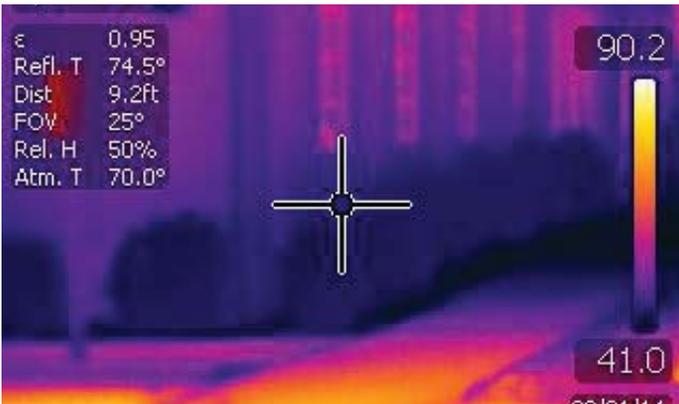
Equipment Storage

Bicycles, SWAT gear and other equipment are layered into the equipment storage room, creating unorganized clutter that is difficult to access.



Structural Connections

Floor diaphragm to masonry wall connections are inadequate for both in-plane and out-of-plane shear forces. The image to the left, which shows the existing condition, lacks the anchorage/strapping that is required by current seismic code.



Infrared Imaging

The northeast corner of the building shows significant thermal loss through the window frames.



Infrared Imaging

The Chief's office shows significant thermal loss at the exterior walls.

Reception

Upon entering the compact lobby space, one immediately comes across the transaction counter. While bullet resistant glass is used, employees and computer screens are clearly visible for all. Further, the adjacent hollow metal door does not meet the necessary security requirements.



Records Storage

Record files are stored in locked, yet unsecured file cabinets available to all employees.



PROGRAMMING SUMMARY

Beyond the building program requirements, there are important site elements and considerations that must be taken into account for a multi-use building. These program elements include public parking; secure parking for staff, city vehicles and equipment; emergency power; building threat protection; and access to and from the site. The most challenging consideration, for any site, stems from public and secure parking requirements. These are governed by jurisdictional requirements as well as department growth projections and space requirements for vehicles and equipment.

SPACE USE	SQUARE FEET
PUBLIC FUNCTIONS & FACILITY CORE	4,105 SF
POLICE ADMINISTRATION	978 SF
POLICE RECORDS DIVISION	668 SF
POLICE OPERATIONS	3,910 SF
POLICE SUPPORT SERVICES	2,316 SF
POLICE SUPPORT FUNCTIONS	2,838 SF
TOTAL BUILDING	14,815 SF
GENERAL CIRCULATION (20%)	3,704 SF
TOTAL SQUARE FOOTAGE	18,519 SF

PROGRAM

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016		

Department: Bainbridge Island Police Department Space Requirements Summary

Public Functions & Facility Core	0	0	0							1714	5131	5131	
Police Department	26	30	36							4625	13388	13388	
TOTAL BUILDING SQUARE FOOTAGE	26	30	36							6339	18519	18519	

Department: Bainbridge Island Police Department Site Requirements Summary

Public Functions & Facility Core	0	0	0							1714	5131	5131	
Police Administration	3	3	3							779	1223	1223	
Police Records Division	2	2	2							525	835	835	
Police Operations	18	22	26							1739	4888	4888	
Police Support Services	3	3	5							749	2895	2895	
Police Support Functions	0	0	0							833	3548	3548	
TOTAL BUILDING SQUARE FOOTAGE	26	30	36							6339	18519	18519	Existing on record: 6,374 SF
TOTAL EXTERIOR REQUIREMENTS										5490	20176	21936	
TOTAL SITE REQUIREMENTS										11829	38695	40455	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	
Department: Public Functions & Facility Core													
Public Lobby													
Entry Vestibule				1	1	1	8	10	80	60	80	80	PUBLIC 911 phone, lock down feature
Public Lobby Waiting Area				1	1	1	10	15	150	100	150	150	PUBLIC Open lobby for Police; 4-5 people
Community / Class / EOC / Training				1	1	1	30	40	1200	200	1200	1200	Seating for 55-60, Classroom Setting
EOC Storage				1	1	1	10	10	100	50	100	100	SECURE
Emergency Preparedness Storage				1	1	1	10	10	100	50	100	100	SECURE Emergency Preparedness Supply for 10 days
Training Storage				0	1	1	10	10	100	0	100	100	SECURE
Chair Storage				0	1	1	10	15	150	0	150	150	PUBLIC Seating for 50% of chairs and tables
AV Closet				0	1	1	5	5	25	0	25	25	
Lobby Information				0	1	1	2	10	20	0	20	20	PUBLIC Includes forms, info, translator
Display Area				0	1	1	2	10	20	0	20	20	PUBLIC Historical display space, PD to confirm contents
Report Taking Room / Sex Off. Process				0	2	2	10	12	120	0	240	240	PUBLIC Dual access from Police Reception Covert camera & microphone.
Juvenile Conf. / Evid. Display / Media Rm.				0	1	1	10	12	120	0	120	120	PUBLIC Dual access from Police Reception Covert camera & microphone.
Public Restrooms / Men's & Women's				2	2	2	10	25	250	200	500	500	PUBLIC
Vending Vestibule				0	1	1	8	10	80	0	80	80	PUBLIC Includes vending, drinking fountain, pay phone
<i>Group Total</i>	0	0	0							660	2885	2885	
Facility Core													
Janitor				1	2	2	6	6	36	36	72	72	
Stairway				2	2	2	12	20	240	480	480	480	
Elevator				0	1	1	6	8	48	0	48	48	
Elevator Equipment Room				0	1	1	5	6	30	0	30	30	Adjacent Elevator
Mechanical Shaft				0	1	1	5	10	50	0	50	50	
Electrical Room				2	2	2	10	15	150	150	300	300	1x per floor
Sprinkler Riser Room				0	1	1	6	7	42	0	42	42	
Central Server Room				1	1	1	10	15	150	80	150	150	Possibly combined with Fire
Storage				1	1	1	6	8	48	48	48	48	
<i>Group Total</i>	0	0	0							794	1220	1220	
SUBTOTAL	0	0	0							1454	4105	4105	
GENERAL CIRCULATION (25%)										260	1026	1026	
TOTAL SQUARE FOOTAGE (Public Functions & Facility Core)										1714	5131	5131	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016		
Department: Police Administration													
Administration													
Administrative Lobby / Waiting				0	1	1	4	8	32	0	32	32	Seating for up to 3x people, display
Chief of Police	1	1	1	1	1	1	14	22	308	200	308	308	L.OFFICE Includes room for 4x person conference table
Administrative Assistant	1	1	1	1	1	1	10	12	120	200	120	120	OFFICE Adjacent to Chief of Police - Reception
Deputy Chief / Admin. Lt.	1	1	1	1	1	1	10	18	180	120	180	180	OFFICE Adjacent to Chief of Police - Reception
Supply Room				0	1	1	6	8	48	0	48	48	
Secure File Room				0	1	1	10	12	120	0	120	120	SECURE
Coats / Coffee Alcove				0	1	1	4	5	20	0	20	20	Adjacent Conference room
Conference Room				0	1	1	10	15	150	0	150	150	Accessible by administrative staff; A/V Projection Sized for 6 people; Fixed seating
<i>Group Total</i>	3	3	3							520	978	978	
SUBTOTAL	3	3	3							520	978	978	
GENERAL CIRCULATION (25%)										259	245	245	
TOTAL SQUARE FOOTAGE (Police Administration)										779	1223	1223	

Department: Police Records Division													
Records													
Public Reception (Service Counter)				0	1	1	6	12	72	20	72	72	OPEN Secure w/ bullet resistant glazing & ADA counter
Records Clerk	2	2	2	1	3	3	8	8	64	80	192	192	OPEN Windows to observe records and front desk
Copy/Print/Mail Center/Work Room				0	1	1	10	10	100	0	100	100	
Records Storage - Active / Archive				0	1	1	12	20	240	100	240	240	Compact shelving - secure room 10x years storage
Supply Storage				1	1	1	8	8	64	66	64	64	Adjacent to Files, Copy and Reception.
<i>Group Total</i>	2	2	2							266	668	668	
SUBTOTAL	2	2	2							266	668	668	
GENERAL CIRCULATION (25%)										259	167	167	
TOTAL SQUARE FOOTAGE (Police Records Division)										525	835	835	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016		
Department: Police Operations													
Patrol													
Patrol - Lieutenant	4	4	4	0	2	2	12	14	168	100	336	336	OFFICE - shared by 2x Lts. Locate off Patrol Sgt Bullpen Office
Patrol - Relief Supervisor				0	1	1	8	10	80	0	80	80	OPEN
Patrol Officers	12	16	20	0	0	0	0	0	0	0	0	0	OPEN - workstations located around the perimeter of the Squad/Briefing Rm
Harbormaster	1	1	1	0	1	1	8	8	64	80	64	64	OPEN Close to secure entrance
Parking Enforcement Officer	1	1	1	0	1	1	8	8	64	80	64	64	OPEN Dedicated space - Bullpen Office
Squad / Briefing Room				1	1	1	16	24	384	420	384	384	Equipped w/ audio/video equipment Room for 10x people + 4 comp stations, center of the room conference table
Report Writing Room				0	14	14	4	6	24	0	336	336	OPEN Work stations for each patrol officers & file cabinets
Patrol Equipment Storage				1	1	1	10	14	140	280	140	140	Portable Equipment Open to Report Writing Room
File Area				0	1	1	10	10	100	50	100	100	Adjacent Report Writing Room
JuInterview / JV Holding				0	1	1	10	10	100	0	100	100	
<i>Group Total</i>	18	22	26							1010	1504	1504	
Inventory / Equipment													
Armory/ammunition/weapons				1	1	1	10	15	150	50	150	150	SECURE Near exit to secure parking
Weapons Maintenance				0	1	1	6	8	48	0	0	0	SECURE Located within Armory
Uniform Storage				0	1	1	8	10	80	0	80	80	
Equipment Storage / Issuance				1	1	1	10	10	100	100	100	100	SECURE Radios, batteries, stun guns, etc. Single room adjacent to Armory
<i>Group Total</i>	0	0	0							150	330	330	
Booking / Sally Port													
Custody Processing (Intox) / Intake				1	1	1	10	15	150	66	150	150	
Temp Holding Cell				2	2	2	8	10	80	128	160	160	with toilets
Interview Room				1	1	1	8	10	80	66	80	80	AV requirements
Unisex Toilet				0	1	1	6	8	48	0	48	48	
Access Vestibule				0	1	1	6	8	48	0	48	48	Weapon lockup area
Sally Port - Vehicular				0	1	1	35	40	1400	0	1400	1400	Drive-in parking port, 2x cars wide
Police Bicycle Storage Racks				1	1	1	3	20	60	60	60	60	Within Sally Port, 12 racks, protected from vehicles
Temporary Animal Services Kennel				0	2	2	3	5	15	0	30	30	Water, drainage, hose bib
Sally Port Storage				0	1	1	10	10	100	0	100	100	
<i>Group Total</i>	0	0	0							320	2076	2076	
SUBTOTAL	18	22	26							1480	3910	3910	
GENERAL CIRCULATION (25%)										259	978	978	
TOTAL SQUARE FOOTAGE (Police Operations)										1739	4888	4888	

Police - Program

June 18, 2014

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Police Support Services

Detectives													
Detective - Lieutenant				0	1	1	8	8	64	0	64	64	OPEN Located within Detective's Bullpen Office
Detectives	2	2	4	1	1	1	16	20	320	200	320	320	OPEN Bullpen Office
Supplies / Equip Storage				0	1	1	10	10	100	0	100	100	
Interview Room				0	1	1	10	10	100	0	100	100	
Group Total	2	2	4							200	584	584	

Property / Evidence													
Evidence Technician - Office				0	1	1	10	15	150	0	150	150	OFFICE Open to work room w/ window to corridor & Processing
Evidence Processing - Officer	1	1	1	0	1	1	10	14	140	90	140	140	SECURE, 2 computers, emergency eye wash, Shower, cardkey access, evidence lockers A dedicated fingerprinting station area within room
Technician Work Room				0	1	1	10	15	150	0	150	150	SECURE Evidence Tech Processing area
Evidence Files - Active				0	1	1	0	0	0	0	0	0	SECURE In evidence tech's office
Evidence Storage - General				1	1	1	20	20	400	200	400	400	SECURE Accessible through Technician Work Room; Compact shelving
Evidence Storage - Drying Cabinet				0	1	1	6	6	36	0	36	36	SECURE Within Evidence Processing
Refrigerated Storage				0	1	1	4	4	16	0	16	16	SECURE Within Evidence Storage room; Separate refrigerator and freezer
Narcotics Storage				0	1	1	6	8	48	0	48	48	SECURE Off Evidence Storage room
Cash Storage				0	1	1	0	0	0	0	0	0	SECURE Vault - in weapons storage
Weapons Storage				0	1	1	6	8	48	0	48	48	SECURE Off Evidence Storage room
Supply Storage				0	1	1	8	8	64	0	64	64	SECURE
Evidence - Public Pickup & Viewing				0	1	1	8	10	80	0	80	80	SECURE In Public Area: Evidence staging, secure. Dual staged lockdown for evidence drop-off
Oversized Item Storage				0	1	1	0	0	0	0	0	0	SECURE Open shelving, within Evidence Storage room Exterior chained fence area
Hazardous Material / Temporary Storage				0	1	1	0	0	0	0	0	0	SECURE Chain link fence - exterior storage under patrol car parking
Vehicle Garage Impound				0	1	1	20	30	600	0	600	600	SECURE
Bicycle Storage - Impound				0	1	1	0	0	0	0	0	0	SECURE 10x Covered and secure, but not a conditioned space; chain link fence
Group Total	1	1	1							290	1732	1732	
SUBTOTAL	3	3	5							490	2316	2316	
GENERAL CIRCULATION (25%)										259	579	579	
TOTAL SQUARE FOOTAGE (Police Support Services)										749	2895	2895	

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016	2036	

Department: Police Support Functions

Police Restrooms/Showers/Bunks													
Men's Restroom				0	1	1	10	25	250	0	250	250	2x vanities, 2x urinals, 2x toilets
Men's Shower Room				0	1	1	10	6	60	0	60	60	2 Showers
Men's Locker Room				1	20	20	2	6	12	180	240	240	20 Lockers
Women's Restroom				0	1	1	10	25	250	0	250	250	2x vanities, 3x toilets
Women's Shower Room				0	1	1	10	6	60	0	60	60	2 Showers
Women's Locker Room				1	12	12	2	6	12	180	144	144	12 Lockers - Includes Records Staff lockers
First Aid Station				0	2	2	8	8	64	0	128	128	Located within each locker room
Boot Polish Station				0	2	2	4	6	24	0	48	48	Located within each locker room
Bunk Room				0	2	2	8	10	80	0	160	160	Adjacent locker rooms, unisex
Drying Closet				0	2	2	4	6	24	0	48	48	One per locker room
Group Total	0	0	0							360	1388	1388	

Fitness													
Training / Fitness / Cardio / Weights				0	1	1	20	30	600	0	600	600	Windows to exterior Drinking fountain
Fitness Storage				0	1	1	10	10	100	0	100	100	
Linen Storage				0	1	1	5	5	25	0	25	25	
Laundry				0	1	1	5	10	50	0	50	50	
Group Total	0	0	0							0	775	775	

Shared													
Mud Room Vestibule				0	1	1	8	15	120	0	120	120	Access from secured parking w/ auto slide doors Includes equipment storage cubbies, 30x
Supply Storage				0	1	1	5	5	25	0	25	25	
Break Room				0	1	1	10	15	150	0	150	150	Room for 6-8x people, various seating options
Kitchen / Food Prep / Vending				1	1	1	10	10	100	150	100	100	Full kitchen - gas stove, dishwasher, refrigerator microwave, BBQ patio
Wellness / Nursing Mothers				1	1	1	8	10	80	64	80	80	
Common Space				0	1	1	10	20	200	0	200	200	
Group Total	0	0	0							214	675	675	

SUBTOTAL	0	0	0							574	2838	2838	
GENERAL CIRCULATION (25%)										259	710	710	
TOTAL SQUARE FOOTAGE (Police Support Functions)										833	3548	3548	

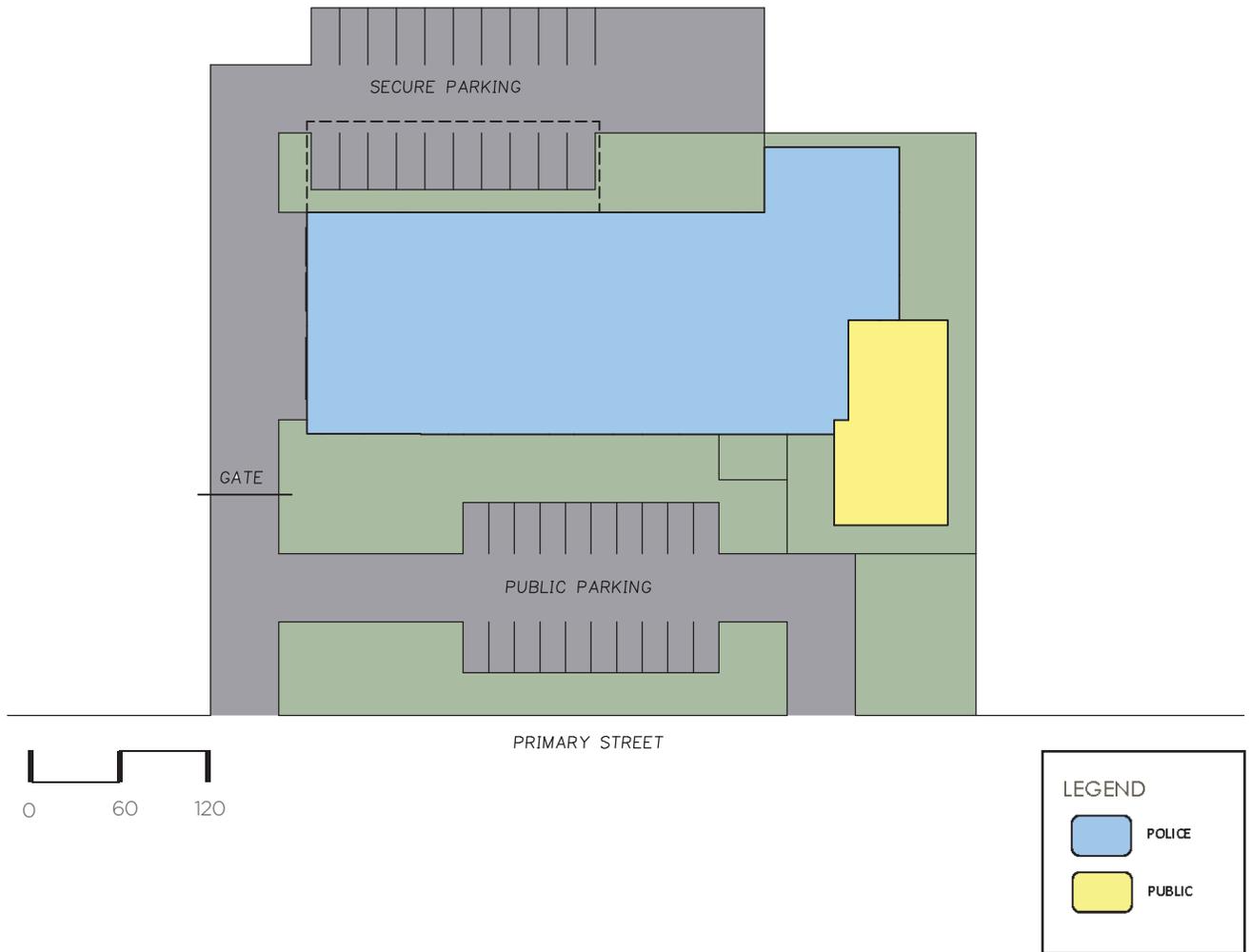
Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2016	2036	Exist	2016	2036	W	L	Area	Exist	2016		

Department: Police Exterior Requirements

Public Parking													
Public Parking - Community Rm/Training				0	25	25	9	18	162	0	4050	4050	
Bicycle Parking				6	6	26	4	6	24	144	144	624	
<i>Group Total</i>						25				144	4194	4674	

Secured Parking													
Personal Vehicle Parking - Police				4	4	4	9	18	162	648	648	648	Squad Cars = personal cars
Squad Vehicle Parking				10	18	20	10	20	200	3600	3600	4000	Sheltered parking for 10x vehicles Power, WIFI required
Motorcycle Parking (covered)				0	0	2	0	0	0	0	0	0	Concrete pad under canopy, room for 3x motors
Trailer Boat Parking				0	1	1	12	36	432	0	432	432	
Trailer Parking				0	1	1	12	22	264	0	264	264	Power required
Emergency Generator				0	1	1	15	25	375	0	375	375	Includes 4'-0" clearances, concrete pad req'd
Trash/Recycling				0	1	1	10	20	200	0	200	200	Verify trash requirements w/ provider
Break Room Patio				0	1	1	15	25	375	0	375	375	Secure enclosed space off Break Room
<i>Group Total</i>						28				4248	5894	6294	

SUBTOTAL										4392	10088	10968	
GENERAL CIRCULATION (100%)										1098	10088	10968	
TOTAL SQUARE FOOTAGE (Police Exterior Requirements)										5490	20176	21936	

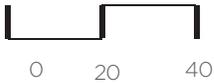


Site Total Area: Unknown; TBD

Proposed Development Area: 65,590 SF / 1.5 AC

Total Building: 19,270 SF

Total Parking: 20 Secure Staff/Squad
25 Public
 45 Total Spaces



POLICE LEGEND	
	BOOKING & SALLYPORT
	POLICE SUPPORT FUNCTIONS
	POLICE ADMINISTRATION
	DETECTIVE & EVIDENCE
	POLICE RECORDS
	POLICE PATROL
	PUBLIC
	CIRCULATION



Police - Renderings

June 18, 2014

COST FORECAST SUMMARY

For a more detailed break down of the probable cost please see Section 7.

DIVISION OF COSTS	COST
CONSTRUCTION COST	\$5,730,065
CONSULTANT COST	\$889,022
OWNER COST	\$407,657
SUB TOTAL	\$7,026,744
WA SALES TAX (8.7%)	\$611,326
PROJECT TOTAL *	\$7,638,071

*Land value not included in total project cost