

## Public Safety (Police Station) Project Milestone Timeline

2013

- Project Site Assessment Conducted Sept 2013 by City Manager & Staff
- Proceeds from sale of existing Fire & Police Property to be Dedicated to Proposed Project Reso. 13-091(A) 09.09.13
- Proposed Project City Council Highest Priority CIP
- Historical research indicates new Police Station & Firehall projects in one form or another on CIP for over 20 years Memo 13-124 Back up Support to Reso 13-087(A) 2014 -2019 CIP 09.09.13
- Proposed Public Safety Building Project (Combined Fire & Police) Ord. 13-38(S) 09.23.13
- Requested Kenai Peninsula Borough to Amend Relevant Agreements & the Quit Claim Deed on Transfer of Ownership of the HERC Reso 13-096 09.23.13

2014

- City Council created and tasked the Public Safety Building Review Committee (PSBRC) Reso. 14-020 01.13.14
- PSBRC held 3 public meetings; recommendation to award submitted to Council on 03.06.14
- Council Awarded GC/CM Contract for Design and Construction of Public Safety Building Project to Stantec Reso. 14-036(S) 03.10.14
- PSBRC tasked with oversight of project design, held 7 meetings, provided an online survey for employee input; held 3 public hearings; conducted Space Needs Analysis
- Council decided it was in the city's best interests to own the building Reso 14-100 09.22.14
- Council Approved Site Recommendation of the HERC Facility Reso. 14-110 10.27.14
- Conceptual project drawings developed and recommended construction methods were determined
- Created Fact Sheets for Explaining the Need for a New Facility

2015

- Approved Conceptual Design, Schedule and Budget to 35% Design Reso. 15-007(A) 01.12.15
- PSBRC Conducted 12 Meetings, 1 Public Informational Forum, 3 Worksessions with Decision Makers, 2 Public Open Houses, Facility Tours for the Public and Council members and 3 Public Hearings
- Proceeded with Geotechnical and Survey Work at HERC Site
- Demolition and Abatement Costs Estimate
- Attended Community Meetings to Promote the Project
- Civil Site Drawings Created
- Appropriated Funding for Modified 35% Design Ord. 15-18(S-2) 7/28/15
- Public Involvement and Information Strategies Developed
- Funding Strategy Recommendations
- Review Similar Projects from other communities - Skagway
- Recommendations from the Design Team on Public Involvements measures
- Approved expending funds to produce schematic design
- Reduced size of project and established priorities
- Recommendations to Council 3 Options - Combined Facility, Reduced Combined Facility and Police with Upgrades for Existing Fire Memo 15-007
- Drafted a New Public Outreach Program



2016

- New Police Station Square Footage Justification Memorandum from Chief Robl to Council Memo. 16-039 02.22.16
- Council Separated the Public Safety Building Project and Approved Improvements and Upgrades to Existing Fire Station Reso. 16-035 03.29.16
- Transferred Funds from the Public Safety Building Project to Fire Station Improvement Project Ord. 16-16(A) 03.29.16
- PSBRC conducted 18 meetings
- Finalized a Public Outreach Program
- Conducted Project Presentations at major community organizations, City Commissions and Board meetings
- Requested an Upgrade analysis on the HERC facility
- Requested Bond counseling from AML
- Appropriated Funds for Public Information Campaign on the Bond Proposition for the 2016 Ballot Ord. 16-39 08.08.16
- Ballot Measure Failed by 71 Votes 10.04.16
- Disbanded the Public Safety Building Review Committee Reso. 16-127



2017

- Created the Police Station Building Task Force and Established Scope of Work and Parameters of the Task Force Reso. 16-128(S)(A) 02.13.17
- Recommendations from the Task Force to Council Memo 17-082 05.24.17
- Authorized Stantec to Prepare 10% Conceptual Design including a Preliminary Cost Estimate for Construction of a New Police Station and Scheduling a Facilitated Extended Worksession with Council Reso 17-074(S)(A) 08.14.17
- Disbanded the Police Station Building Task Force Reso. 17-080 09.25.17



# CITY OF HOMER

## POLICE DEPARTMENT

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### MEMORANDUM

DATE: November 20, 2017

TO: Katie Koester, City Manager

FROM: Mark Robl, Chief of Police

SUBJECT: New Police Station

I have been continuing to review the floor plan for the new police station. We have been busy brainstorming and making changes to eliminate wasted space and improve efficiency. I am very encouraged by how this is developing and I am convinced we can build a very workable police station that addresses many of our current deficiencies and stays within the footprint size identified as costing approximately 6 million dollars. I have received many questions about how the new building will benefit us and address our current needs. I'll do my best to address these questions and will point out a few things to consider as well. I think the design we are presenting to council for consideration is the best compromise we could come up with. We have met our most critical daily use needs and have made some significant operational improvements.

The design of the new building fills the following needs:

- Safety. The floor plan is well thought out. Prisoners stay within the jail spaces and do not travel through employee work areas during the course of a normal stay.
- Detention Spaces. There is a special cell available for juveniles meeting federal requirements for sight and sound separation.
- IT. The building is designed with a standalone radio room, IT room and dispatch center. It will accommodate the radios and computer equipment needs in a modern facility.
- Jail Improvements. The jail has more storage, properly designed visitation spaces and ample room for booking and office needs. Onsite laundry is provided for washing jail laundry. Prisoner flow is orderly, efficient and safe.
- Health. The new building will have an air handling system designed to maintain separation between the jail cells and employee spaces.
- Program needs. Several program needs are addressed including a polygraph room, soft interview room, increased spaces for evidence storage, evidence lab, general storage, dispatch, training, exercise and office spaces.
- We have thought about future building expansions and did our layout accordingly. The most likely option to add on space in the future will be to add a second story.

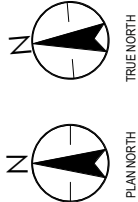
Additional things to consider are as follows:

- The design does not include a sally port for prisoner loading and transport. This has been identified as a very important safety and security need. The sally port is a drive in garage where prisoners are loaded and unloaded from vehicles. It serves three

primary purposes. One is to keep the prisoners out of public view. This is important if the prisoner is being held under title 47, (mental health holds or severely intoxicated), as the HIPPA laws are in play. The other concern is to eliminating as much contact as possible between certain victims and the associated perpetrators. (Especially in sex assault and domestic violence cases). The sally port is also a great asset to officer safety. Violent, non-compliant prisoners are most likely to fight and actively resist at the point in transport when they are being moved in and out of vehicles. When the transfer occurs in an enclosed space prisoners are far less likely to act out and if they do it is easier to control and contain them.

- The current plan does not provide us with a heated garage space for vehicle evidence processing. This is another very important and significant need for us. We impound on average 2.5 vehicles per month that need to be searched and processed for evidence. Sometimes we'll have two at the same time. Most are drug related but some will be associated with just about any type of crime, thefts and assaults are common. Processing a vehicle for evidence typically involves gathering all types of latent evidence such as fingerprints, hairs and fibers, DNA and blood and other body secretions. To have the most success with this, the impounded vehicle should be placed into a climate controlled area as soon as possible where fragile evidence will be preserved until search warrants are in place and the investigators are available.
- The current design does not include any enclosed, heated garage space for patrol vehicles. Without it on-duty officers will park their vehicles and leave them idling while in the station during winter months to ensure they are free of snow and ice and ready to respond at a moment's notice.
- The meeting room as planned will be large enough to have department meetings in but not large enough to function as an Emergency Operations Center or training space for larger events.
- We will need to move our emergency generator from our existing lot to the new building site. The fire station will then be without emergency back-up power.
- The new design may not allow for an on-site impound yard. Vehicle evidence might have to be stored off-site.
- The single story design has a larger footprint on the site which could limit additions in the future. Planning the build to allow for a second story might add some costs now but provide options for later.
- The building includes more storage space than we currently have but it might not be enough. The site plan should include room to hold one of our existing connex's.
- The four cell layout with the additional juvenile ready holding cell is an improvement but it is not optimum. Ideally we would have an additional cell specifically for female prisoners. Cells for females should have sight and sound separation from cells for males. Female holding cells are typically in their own wing or area in the building. If the building is built as currently planned we'll have to achieve separation with screens and barriers.
- The current floor plan provides less evidence storage space than ideal. If built as shown we will definitely need some outside storage space for evidence. We are not done with the design work on our evidence related spaces. I anticipate changes in the final design in this area of the building.

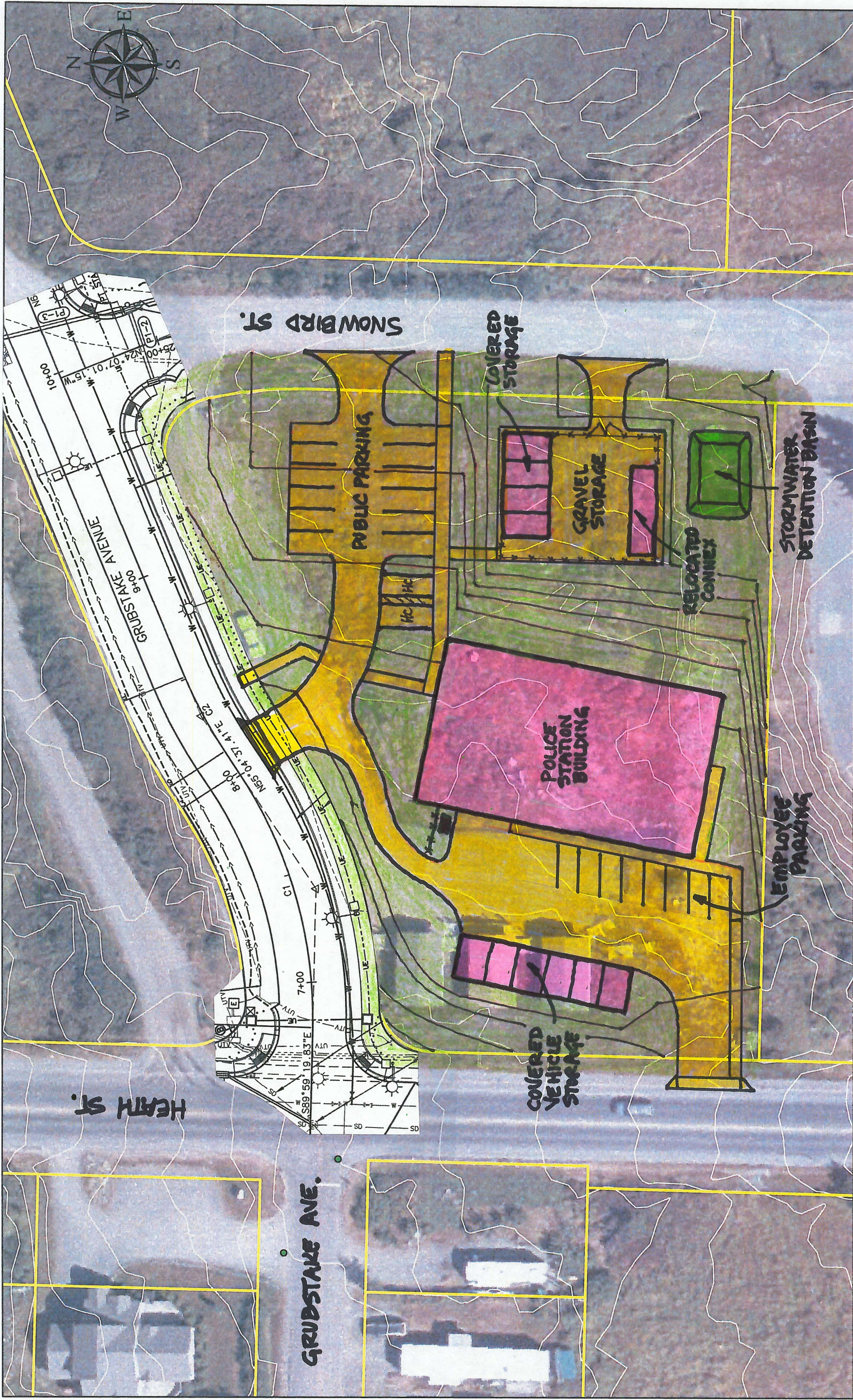
At council direction, we could work with the architect to develop a cafeteria style list of options for the building. The list could contain various options such as sally port, evidence processing garage etc. with costs for the council to consider.



# A-100







Proposed Police Station

1 inch = 40 feet







# Conceptual Cost Estimate

## 9,576 SF - Single Story Building

### Waddell Site - "\$6M Option"

Base Project Tasks	SF	Unit Price	Cost
Building Construction	9,576	\$415	\$3,974,040.00
Civil Site Improvements			\$540,000.00
Accessory Buildings			\$185,000.00
Design			\$375,923.20
Inspection			\$117,476.00
1% for Art			\$39,740.40
Furnishings			\$110,000.00
Communications			\$205,000.00
Contingency (10%)			\$554,717.96
Repay HART for property			\$258,000.00
<b>Total Base Project</b>			<b>\$6,359,897.56</b>

