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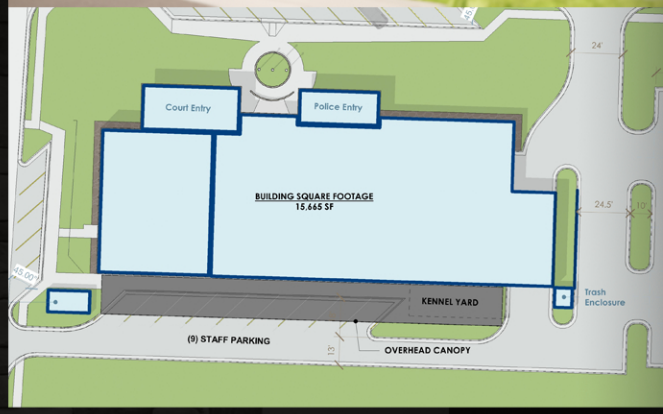
exclusively dedicated to public safety facility planning since 1978



Odessa Justice Center

Odessa, Missouri

November 6, 2023

Needs Assessment and Conceptual Design

EXECUTIVE SUMMARY

Consensus was reached among Odessa city leadership and police managers that the current Odessa Police Department Headquarters lacked sufficient space to carry out efficient police operations. Performing routine law enforcement tasks is further exacerbated by a facility layout that was not originally designed as a law enforcement facility and has become increasingly deficient as policing and the delivery of public safety services have evolved. (This report details those deficiencies in later sections). Opportunity involving the existing site and surrounding buildings and the availability of city owned ground adjacent the current facility location provided the timing to address this overdue need now.

In early 2023, the city performed a qualification selection process to hire a planning professional to perform a space need assessment and establish the initial design for a new police facility. It was determined that this project could provide a cost-efficient means of addressing other space needs within the city that could be beneficial to include within in the police facility environment. Therefore, the study included an assessment of space needs for courts, an emergency operations center, and a public storm/tornado shelter.

Police Facility Design Group of Kansas City, a firm that specializes in the planning of this project type, was hired to perform the assessment. The study process began with on-site meetings in early April 2023 with the architects. Police and court managers, and city personnel providing input to the planning process.

Following an initial draft that included a detailed space needs program, a site test fit, preliminary project costs, and an initial design, it was determined that further scrutiny was required to look at possible project cost reductions. This would be achieved primarily by looking at space within the initial program that could be reduced or eliminated by increasing the shared space in the building, thus eliminating some dedicated spaces. This effort resulted in the final program and design, reflecting significant construction cost savings.

The final program looked at space needed for today and for 20 years out. The proposed project is to be constructed to meet the needs determined to occur within the 20 year period. This is standard and prudent planning to avoid costly additions required due to premature obsolescence associated with planning for only the immediate needs. Establishment of the space needed today is to allow for a determination of the level of deficiency of the existing space based on size.

The final program established that the building designed to meet the needs of all relevant Parties is 15,665 square feet. Of this, 12,300 square feet are driven by police department needs. Much of the remaining 3,365 square feet of space is shared by the city for council meetings and emergency operations, courts, police training, and a much needed public access storm shelter. The multi-functional use of this shared square footage results in a highly efficient space of high value.

Of the building programmed to meet today's total space of 14,593 square feet, the space needs specifically determined for the police needs today is 11,230 square feet. When we compare this to the primary building they currently occupy along with limited effective space in the adjacent storage building, the police have an effective usable space of 2,850 square feet; 25% of what they

require. This reflects only the square footage deficiency and does not consider other identified operational deficiencies in their existing space beyond space inadequacies.

In addition to the building, site requirements were established in the program as well. These pertain primarily to parking requirements. It was found that if the project is developed with on-street public parking, all other programmatic requirements can readily be supported on the predetermined City owned site of 1.28 acres. These include the building, all staff parking, green space, and room for future expansion (unforeseen, long-term).

The initial project planning and design submitted in June 2023 established a program of 18,700 square feet of space at a construction cost of $8.5 million. Adding in all other project soft costs (AE fees, furnishings, cost escalation, contingencies, etc.), total project costs were estimated at $11 million. After discussions with city leaders and police administration to further prioritize space and look for space sharing opportunities, the **final program and building design** resulted in a facility of **15,665 square feet** at a **construction cost of $6.9 million**, and **total project costs of $8.5 million**.

SECTION 1.0 – INTRODUCTION & PROCESS

INTRODUCTION

The Scope of Service as stated in the Need Assessment Study Services is as follows:

- Establish a Space Need Program to meet the needs of the Odessa Police Department and Animal Control, Municipal Court, Emergency Operations Center (EOC), and Public Storm Shelter. The facility will also be used for Odessa council meetings. The program will provide space for 20 years of growth. The space need program will include both building and site area needs (primarily parking).

- Evaluate the previously identified City Owned property to be developed for this project for its capability to support the programmed needs determined through this study. Identify the scenarios for building development in support of the determined space needs and the construction of a new facility on a to be determined site.

- Establish a Statement of Probable Cost for the building and site development. This includes the building construction hard costs; and all other primary project soft costs, such as AE planning and design fees; furnishings; and contingencies, including cost escalation; and miscellaneous project costs.

- From the most likely development scenario, develop concept plans that show floor and site plan layouts, and architectural imagery of the proposed building design.

Primary activities and objectives of the Needs Study are as follows:

- Define current personnel, activities, and support functions.
- Document projected staffing increases.
- Determine current and future facility space requirements.
- Determine operational relationships of the personnel, activity, and support spaces.
- Develop site requirements.
- Determine the minimum site requirements necessary to develop a new facility
- Evaluate the site identified for project development.
- Document the existing facility's deficiencies.
- Estimate building and site development construction costs for identified development scenarios.
- Estimate other project soft costs.

STUDY PROCESS

The study process began with on-site meetings on April 5th, 2023 with James Estes and JoLaina Greenhagen of Police Facility Design Group, managers and personnel of the Odessa Police Department, Odessa Courts, and Odessa City Leaders. Information-gathering meetings provided an understanding of present and future department functions. Discussions with department representatives focused on how they currently operate, and how they could operate more efficiently without consideration for the way they currently operate under the constraints imposed by their existing building. To assist the architects in developing a facility program, one aspect of the meetings catalogued current budgeted personnel, and looked at the accessory support space they need to conduct routine operations. A tour of the existing facilities was conducted to support documentation of deficient conditions and typical usage of current space.

The following outlines the details of the process, which resulted in the final outcome documented in this report:

- Meetings were conducted in group interview format. This provided the insight into what makes the department unique, how the department operates currently, and how it may change in the future. Department personnel are asked to think beyond the envelope of how they currently operate, focusing on how they should operate if not for the constraints of deficient space. Understanding these factors, blended with the understanding of traditional law enforcement space needs allows the development of a building program specifically tailored to the needs of the Odessa Police Department and Courts

- Development of a list of optimal functional elements for current needs, through the meetings with department administrators and staff, provided a breakdown of the proposed building into each distinct element. (Functional elements are comprised of personnel, activities, and accessory support space. The list includes each distinct function, which in the design phase will become a room or space). Utilizing department personnel input, these elements are increased where necessary to meet the anticipated future needs.

- Establish space (square footage) utilizing PFDG's database developed from nearly 300 similar facilities around the country. Square footage is established for each functional element based upon database standards necessary to accommodate specific operations. This method brings credibility to the establishment of the building size (which directly affects construction costs) and provides the highest level of assurance that the facilities will be useful at building occupancy, and for an acceptable period of time into the future.

- Establish the optimal internal adjacencies, or spatial relationships, between personnel, activities, and corresponding support functions with the assistance of department personnel to be reflected in the preliminary plan layout. Input to the architects through this process allows Odessa personnel the opportunity to influence how the building will ultimately be designed to meet their department's specific operational needs.

- Develop the best floor plan configuration(s) to establish probable building footprints. Establish parking and other site use elements. Develop site density usage to determine the minimum and maximum site area requirements.

- Evaluate the chosen site based on the capacity to support all programmed needs including parking and site needs and future expansion space beyond the 20-year planning of the Space Need Program; development potential with regard to regulatory requirements, utility access, and cost of site development; and police operational goals (specific attributes of a site/location that contribute to effectively carrying out police and police staff functions).

- Estimate construction costs to develop facilities for any identified development scenario. Estimates are derived by applying current square footage and unit costs for similar facilities built around the country, adjusted to the Odessa region. PFDG maintains a cost database compiled from new facilities planned by PFDG and buildings planned by others. Utilizing typical square footage costs reflects typical costs for this building type and ensures that the building construction budget is sufficient without being overly ambitious.

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- Based on the Owner accepted Space Need Program, develop conceptual floor and site plans of the project. Develop the aesthetic identity of the building using three-dimensional computer modeling. Review and revise probable costs based on the design and revise the plans as required to meet the Owner's budgetary needs.

SECTION 2.0 – EXISTING FACILITY ANALYSIS

EXISTING FACILITIES ANALYSIS

The need for new or renovated facilities is driven by the capacity of the current facility to support required operations, the negative impact on operations if it does not, and the benefit that could be derived by new or improved facilities.

While a cursory review of the existing building reveals there are many deficiencies, nothing is more pertinent than a serious lack of space, exacerbated even more when considering that a substantial amount of the existing space is not of a quality that supports the department's operations.

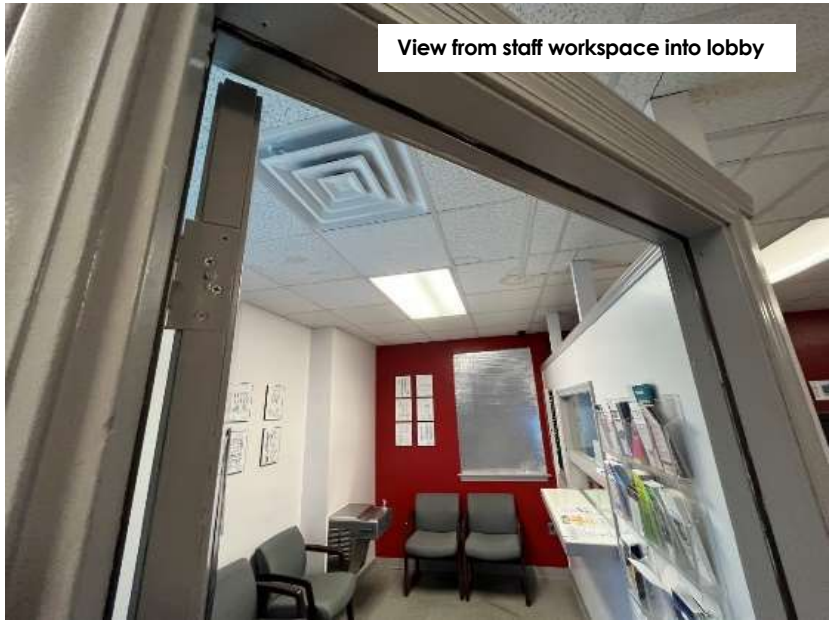
The current building structure that houses the primary police operations provides approximately 1,850 square feet of space. Department divisions operating out of this space include patrol, investigations, records, administration, and primary evidence storage. In addition to the main building there is a separate structure on-site that contains 3,760 square feet of space. This building is used primarily for police department storage of archived records and large evidence. In addition, Animal Control currently operates in this building.

In looking at the quality of this space, it is not suitable to support operations beyond what it currently houses. The programmed need for space that could be housed in this storage building – animal control, some evidence and miscellaneous storage - is about 1,000 square feet. This means that the structure contains 2,760 square feet of unusable space with an effective space need contribution of 1,000 square feet. Combined with the primary operations building, the police have an existing effective area of 2,850 square feet for their operations.

The space need program not only contains the space needs of the police department and animal control, but also space requirements for courts and a public storm shelter. Some of this space will serve multiple functions including law enforcement training and council meetings, making it a very task efficient addition to the program. To compare police department space needs to what they currently occupy, we deduct these non-police and animal control functions from the analysis.

Not including the shared space with non-police functions, the programmed police space need requires 11,229 square feet today, and 12,300 square feet to handle some future growth needs in the department. Given the current effective space of the existing facilities at 2,850 square feet, the police department has existing facilities that only provide 25% of their needs today, decreasing to 23% of their needs in the near future.

The current primary police building only has five distinct areas of use. The first area is the public lobby. It is undersized and has no immediate access to toilets or a place to meet with an officer beyond going into the primary staff area. Given the sensitive nature of conversations that occur when a citizen - potentially a victim or a witness – initially engages with law enforcement personnel in the building, the small lobby prohibits a discreet conversation if more than two individuals come into the lobby at one time. While the lobby does have the requisite contact window/counter and provides desired separation and a secure barrier between the public and staff, the construction of the separation wall and door is more to keep the honest citizen honest. While it may not seem of grave concern today, law enforcement structures are designed to some degree around worst case scenarios. This would require a much more restrictive construction in the separation of public and staff areas than the current design.



View from staff workspace into lobby

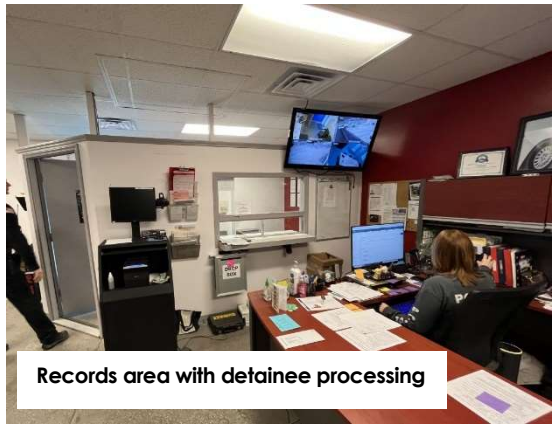
Once inside the staff area, the second distinct operational area is a large open workspace that houses patrol, investigations, records, and administration. This open workspace is comprised of about 890 net square feet of space, while the net space need of the above stated staff is 2,738 square feet, or 33% of the programmed need.

Beyond the lack of space, the open area is not conducive to many law enforcement operations. While discussion and interaction among law enforcement personnel is highly beneficial, it must be controllable. Much information in law enforcement is discreet by its nature. And often, even shared information must first be gathered and then evaluated for how it is to be shared among staff.

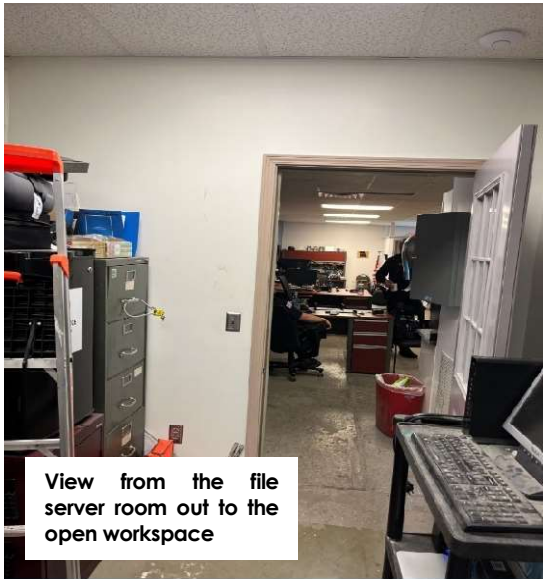
Another relevant issue regarding the singular work area for nearly all the staff is related to security. Once past the lobby security barrier, a potential intruder has access and eyes on all personnel in the building. Once again, this may not be a major concern in Odessa today, and a better design may seem to be a worst-case scenario for an event that is unlikely. But one single event by a hostile intruder intending to harm department staff and it could have disastrous results as to the way the layout currently exists.

Open workspace supporting Administration, Patrol, Investigations, and Records.

Disregarding the security downside to the singular open space, each of the above-mentioned divisions should have their own distinct operational space. Administration, investigations, patrol, and records all have distinct functions and tasks to be performed each day. A measure of separation allows for each to perform their duties with focus. Their daily work interaction will then be more selective and when it needs to occur, in addition to all the times they interact in the shared facility portions of a well-designed space.



Records area with detainee processing

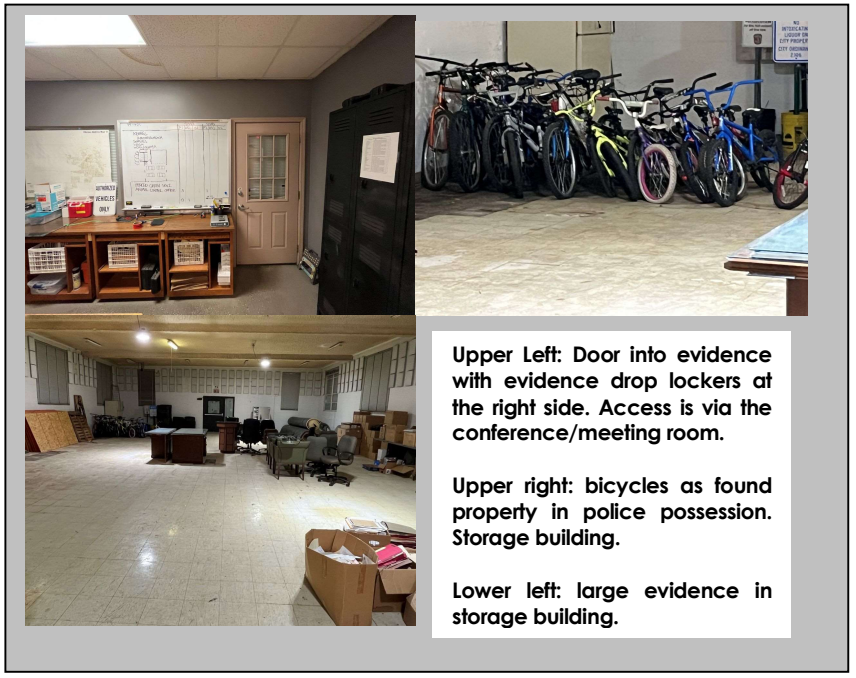


View from the file server room out to the open workspace

The third distinct area within the existing building houses the file servers along with some miscellaneous storage. The storage in this space clutters what should be a relatively clutter free space with restrictive access. Storage in this space, as well as in other spaces in the existing building, is driven by the lack of proper storage space throughout much of the building.

The fourth area is evidence. The current evidence area lacks the processing support space required by the program for promoting the smooth flow of evidence as it is brought in until it is disposed of. The current space in the primary building is about 120 square feet. Though there is ample space in the adjacent storage building, the makeup of that structure can only support about 340 square feet of the evidence functions need due to the lack of the proper building environment for processing and storing evidence. This equates to an existing building space capacity of 460 square feet to meet the programmed need of 1,303 net square feet of space, or 35% of the requirement.

The evidence area in the primary building is accessed through a conference/ meeting room which can be very problematic for both accessing evidence and ongoing meetings.



Upper Left: Door into evidence with evidence drop lockers at the right side. Access is via the conference/meeting room.

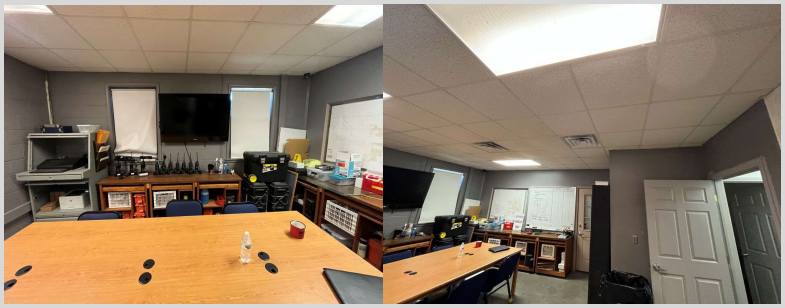
Upper right: bicycles as found property in police possession. Storage building.

Lower left: large evidence in storage building.

Evidence intake and possession is most efficient when it can be contained in one suite of spaces. Evidence requires intake at an access point available to the officers. It should go through preliminary processing and then into a lockup with restricted access to protect the chain of evidence. Generally, the Evidence Technician is the person with access and has the responsibility of maintaining and tracking the evidence as it goes through the system. Evidence in police possession is secured in specific types of building environment based on the composition of the evidence. This requires distinct rooms to meet this need. The current facility does not support the function much beyond the storage requirement.

The fifth distinct area in the existing building is a multi-functional space. It is the only space of its kind in the building and serves as a conference room, briefing room, interview space and storage for some patrol and department equipment.

An adequately designed building would have separate space for the above functions to avoid frequent conflicts for use of the room. Further, it is not adequately sized for larger department meetings or the capability in support of in-service training. And it is too large to convey the proper feel in close, face-to-face discussions, such as occur in an interview/interrogation or discipline meeting.



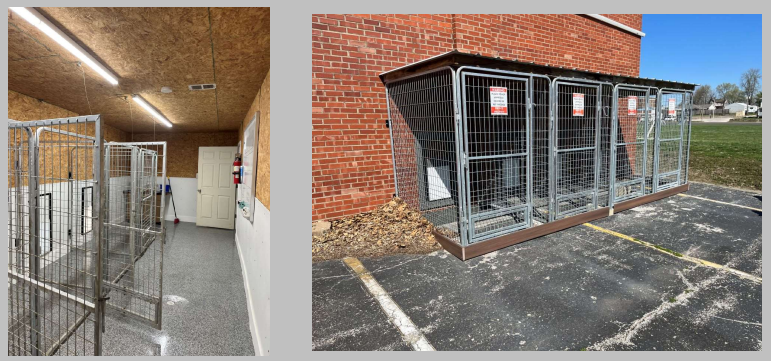
Upper left: View of conference room showing the conference table and chairs as well as radios and other patrol gear lining the walls.

Upper right: The conference room showing the door to evidence and the evidence drop lockers in the left side background.

Miscellaneous storage space for both police and other agencies, along with a view of the door into the Animal Control kennels.

As noted prior, the adjacent storage building provides a significant amount of space for storage but nothing else. And it exceeds the storage need so the total space as it exists becomes unusable.

The animal control space is recently updated and in relatively good condition for effective use. It could contain more kennel and supply storage space. Given the future sale of the building it is currently located in, the space will be included in the new project. This is highly desirable given the animal control officer works closely with Odessa Police and will have a workspace near records in the proposed building for convenient contact with the public.



Upper left: Indoor run of animal kennels.

Upper right: The outdoor kennel runs.

In addition to the space deficiencies discussed above, there are significant functional requirements that have no dedicated space in the current facilities. These include a lack of sufficient toilet facilities, no locker rooms or dedicated space for patrol gear and supplies, and no dedicated interview rooms. There is no proper space to process a detainee nor a way to bring them into the facility through a safe space.

The parking is relatively sufficient for today in terms of number of spaces for both public, fleet, and staff vehicles. However, though there are at least a couple of distinct parking areas, there is no clear separation to keep public out of the department parking space.

It would be hard to state that the site is sufficient given the insufficient space in the existing building structures. If the building were of sufficient size, the site would not provide adequate acreage for all of the department needs, both interior and exterior. An understanding of this would be necessary in the event the question was asked; "could we renovate and expand the current facilities"? Though it has not been a consideration in this Need Assessment study, it can be stated with some degree of certainty that a renovation and expansion of the existing facilities would not be workable or result in a lower construction cost than building the proposed new facility.

This is due in part to the fact that the existing building in an expansion project would represent only 17% of the total building size and that given the existing building's status, it could easily cost more to renovate that 17% of a hypothetical construction project than it would to build the new addition.

One final comment related to the site is the location of the current facility. It has very low visibility for a critical government building, especially given the desire to engage the law enforcement department to the community.

We have addressed the space deficiencies of the existing building and the inadequacies of the current site to this point. But the Odessa Police Department has significant deficiencies of another type. A category of deficiency related to changes in the building codes, energy modeling, and technological innovation is common in law enforcement structures, given their status as a 24/7 critical use building.

Given the age of the existing facility and that it was not originally constructed as a law enforcement structure, it suffers significantly in most of these areas. The building envelope was not constructed to the stringent standards required of modern critical use buildings such as police facilities. It lacks the thermal efficiency of the building envelop and designed resistance to moisture intrusion. The mechanical systems do not meet current energy efficient standards as well. In addition to a lack of toilet fixture counts to meet basic plumbing codes, this deficiency is greater when considering ADA access requirements. Circulation corridors and travel widths in rooms such as the toilet and hallway are too narrow to meet ADA guidelines. Toilet fixtures and clearances around them are also insufficient. Bringing these components up to current codes and standards would incur extensive cost as plumbing upgrades are among the costliest building improvements. Additionally, even if this were considered, there is not sufficient space in the building to add additional toilets without further increase to the lack of operational space.

Investing any funds into improvements of the current facility would simply not make sense and be a waste of money over the long-term.

PLANNING FOR GROWTH

The primary factor influencing the cost of a new facility is gross square footage (the total area of the building's floor plans measured to the outside face of the exterior walls). Total area is directly related to the number of personnel and the functions they perform in a given space. Therefore, planning new buildings requires the projection of future personnel in order to avoid premature inadequacy. Selecting the point in the future (planning horizon) that will provide the best planning results is a judgment decision based upon experience.

Planning Horizon

The average useful life expectancy of a public building constructed today exceeds 70 years (frequently housing various tenants during this time). Anticipating the number of personnel who will occupy the building and how evolving technologies will influence facility operations 70 years from now is difficult, if not impossible.

Even if reasonable estimates for personnel and facility operations were possible to project that far into the future, a building sized for even 40 years of growth may well be three-quarters empty when first occupied. Considering that life cycle costs (heating, cooling, maintenance and repair) can far exceed initial construction costs, the economic sense of building at today's prices would be outweighed by the cost of maintaining unused space.

On the other hand, personnel growth patterns in a facility planned only to meet today's needs will lead to a condition of overcrowding that starts at initial occupation. In fact, with the typical occupancy of a new facility occurring more than two years after the actual building planning has taken place, a space deficiency can result from the outset with a growing law enforcement agency. The best planning allows the user to grow "into" the space, not "out of" the space.

This space needs program looks at space required to meet current needs, and the space needs in 20 years. Planning beyond 25 years becomes increasing unreliable due to unforeseen change in the Community, Department, and the law enforcement industry and impact of technology on the delivery of those services. A planning horizon of about 20 years provides a reasonable degree of longevity, funding practicality, and predictability of operational methods and requirements. In planning to a 20-year time frame, the increase in required floor area will allow for expected growth and change without unreasonably large areas of initially unused space.

Long-Term Growth

With the 20-year planning horizon, what happens after the year 2043? In 20-years, the building structure should still have many years of useful life remaining. At the year 2043, the space in the facility should provide a "perfect fit" for the building's personnel and their functional requirements (in planning theory). Beyond that date, continued increases in the residential and transient population will add to the demand on law enforcement personnel, and corresponding increases to the demand for facility space. Even without growth in the actual population of Odessa, changes in law enforcement could – and historically have – continued to increase as specialization in the industry increases.

Some unanticipated personnel could be added with little negative impact to the building space. Minor modifications to some portions of the interior space may be required at some future point. The best strategy for extending the life of the project is the selection of a site that allows an expansion of the building's envelop and the parking area. This methodology is employed in this study assessment.

PERSONNEL PROJECTIONS

The primary determinant of the size of a building is the number of occupants (personnel assigned and visitors) that use a space, activities that occur within the space and equipment that supports the personnel and activities. Therefore, a properly sized building requires projecting the appropriate number of personnel who will occupy the building. While our goal is to be as accurate as possible, minor inaccuracies in the projected personnel requirements will not result in a decreased level of operational efficiency. It will, however, mean that the 'perfect fit' projected to occur in the adequacy year will occur earlier, or perhaps later, than projected depending upon when the total number of personnel projected for a planning period is reached.

The intent of this space need program is not to conduct a management/staffing analysis and any discussion of personnel projections is not to be taken as a recommendation for hiring additional personnel. However, prudent planning dictates making an allowance for probable staff growth. Architects worked with department managers in ascertaining likely personnel growth in the department in both the near term as well as over the next 20 years.

Year	Personnel	Population	Increase
2023	**14 Full-Time** **6 Part-Time** **1 Animal Control**	**5,600**	
2043	**25 Total**	**6,800**	**19/22%**

*Based on an average annual population increase of 22% over the past 20 years, population could be anticipated to increase at a similar rate over the next 20-years, reflecting the planning period.

**Staff is anticipated to increase by about 19% over the same period,

FUNCTIONAL ELEMENTS

A public service building is a tool to aid in conducting those operations necessary for delivering efficient services to the public. Developing an adequate tool for this task requires understanding and identifying those personnel and the activities the building will support. These are referred to as Functional Elements. Therefore, defining an adequate facility, or a tool that works, requires the identification of each Functional Element. In developing these elements, the Architects asked department personnel to imagine activities as they should be, without the constraints of the present building. They were encouraged to take advantage of a rare opportunity to rethink every aspect of routine functions as they are currently conducted. The product of this exercise is a unique list of functional elements specific to the operations of these law enforcement departments.

In listing functional elements, we group them by identifying their common characteristics. In the case of law enforcement facilities, this breakdown of the total building begins with the department divisions such as Administration, Investigations, and Patrol. In the Space Needs Tables, headings such as these precede each listing of functional elements.

Although the functional elements ultimately define rooms, the best results come from maintaining the functional orientation during the study phase. Therefore, in the information gathering process, spaces such as hallways, closets, and stairs are purposely ignored in conversations with department personnel. The goal is to keep department personnel focused on how they operate, and not on the specific rooms and space they operate in. This is the essence of effective operational space development. For this reason, accessory support spaces (spaces that do not accommodate personnel or a primary activity) are not listed. Nonetheless, the floor area required for this support function is accounted for in the conversion of the net area total to the gross area total, explained in space needs development below.

Accessory support spaces include:

- coat closets
- non-specific storage
- corridors, stairways
- elevator shafts
- structural space and wall thickness
- mechanical chase space
- miscellaneous building equipment

It should be pointed out that architects and space planners, much like accountants, have various ways of reaching the same bottom line. For this reason, the net-to-gross conversion factor is neither constant nor standard in the industry. The more accessory use spaces are specifically programmed, the lower the value of the conversion factor. It is our belief that including the specific development of accessory use space takes away from focusing on the operations of the department that form the core of the facility development. The conversion factor here is based upon the average for nearly 300 law enforcement facilities that have been built.

PLANNING STANDARDS

It has been determined that the elements that dictate the need for space in a building are assigned personnel, temporary occupants, activities, and the equipment and furnishings necessary to conduct the required activity. A determination of the appropriate amount of space for each of these is very subjective, and is based upon a database of properly designed law enforcement facilities tailored to fit the way a specific department needs to operate.

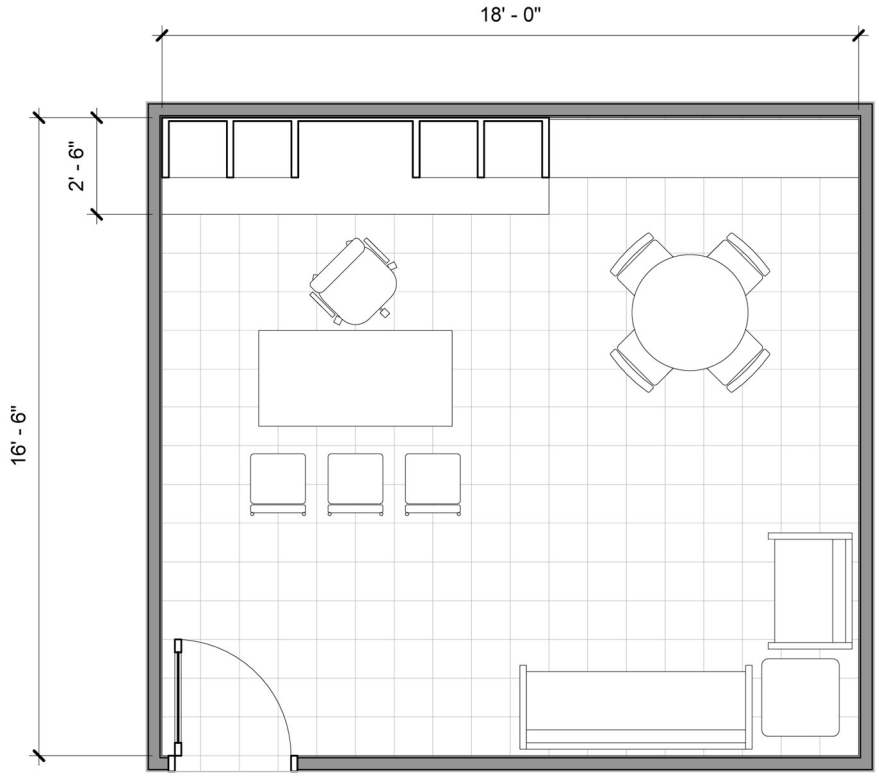
The area required for certain functional elements can be determined in part by applying specific planning standards. Planning standards (PS) are simply an established quantity of floor space required to conduct a known activity, tested by past history. This can come in many forms, but they are primarily related to the size of a workstation, seating, or table requirement to perform a task, or multiple tasks within the Functional Element. It can also be a typical room size based on the area required to perform a known set of tasks.

For the Functional Elements listed in the Space Needs Tables, carrying a designation as seen in Table 4.2 to the right, the square footages assigned in the Space Needs Tables are based on Planning Standards. The diagrams on the following pages correspond to the designation in the first column of the table to the right. The area of a Planning Standard can be increased or decreased, in order to affect the overall square footage. However, the area shown herein is recommended for the given task.

Referring to the Space Need Tables, columns WS1 and WS2 indicate the number of workstations when they are used. Columns WS1T and WS2T designate the type of workstation, cross-referenced at right.

TYPE	TYPICAL USE
PS-1	Private Office
PS-2	Private Office
PS-3	Private Office
PS-4	Private Office
PS-5	Open Office
PS-6	Open Office
PS-7	Briefing Room
PS-8	Training/ Multi-Use Rooms
PS-9	Conference Rooms
PS-10	Toilet Rooms
PS-11	Evidence Intake/Processing
PS-12	Interview Rooms
PS-13	Locker Rooms
PS-14	Shower Stalls
PS-15	Sally Port

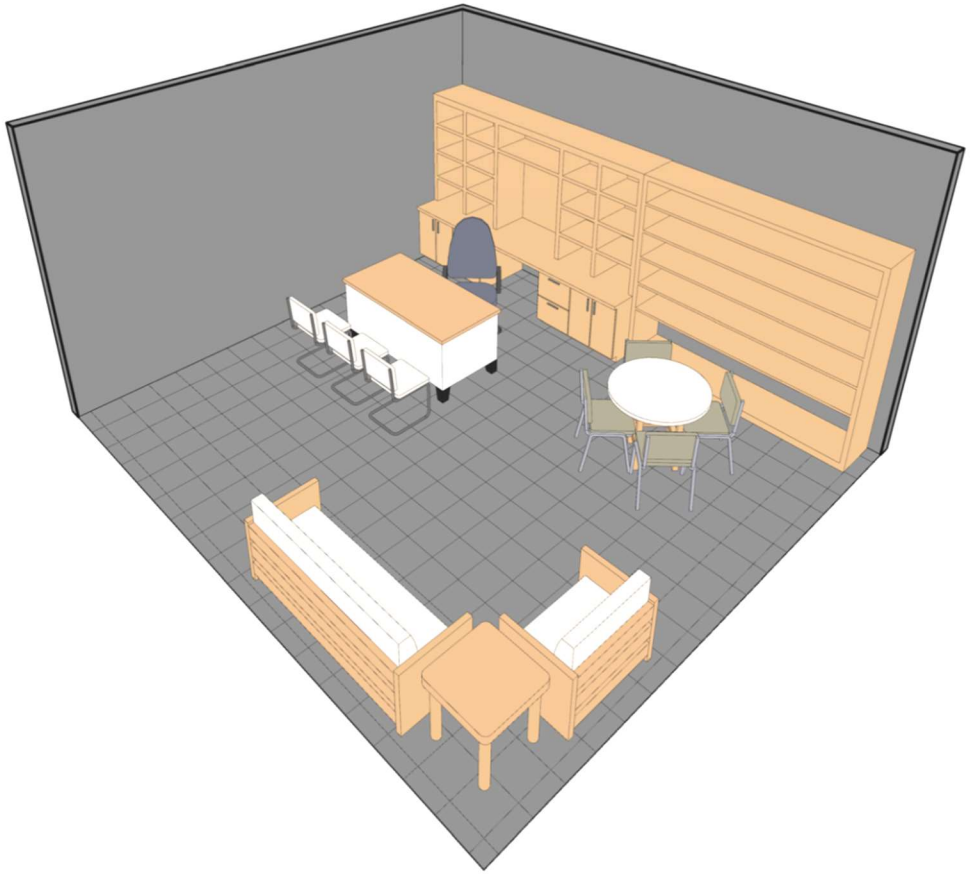
- Table 3.1 -



DESIGN CONSIDERATIONS

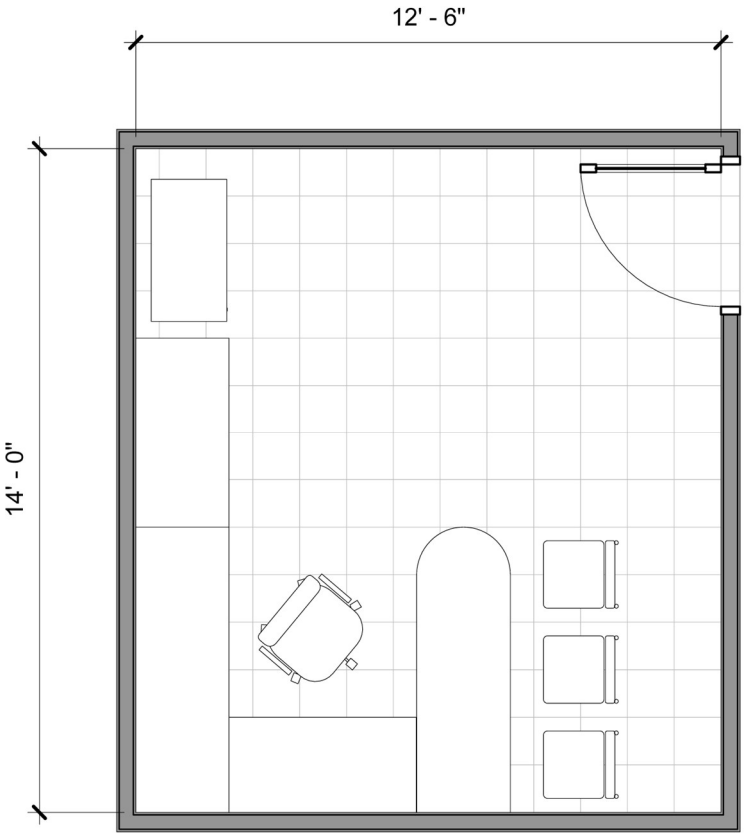
- ✓ 270 SQUARE FOOT FLOOR AREA
- ✓ BUILT-IN CASEWORK AND FILE SPACE
- ✓ WORKSTATION AREA AT DESK
- ✓ CASUAL MEETING AREA (SOFA SEATING)
- ✓ SMALL CONFERENCE TABLE
- ✓ WALLS TO DECK WITH SOUND INSULATION
- ✓ POWER / DATA AT WORKSTATION, MEETING AREA AND CONFERENCE TABLE

PLANNING STANDARD PS-1
PLAN VIEW



PLANNING STANDARD PS-1

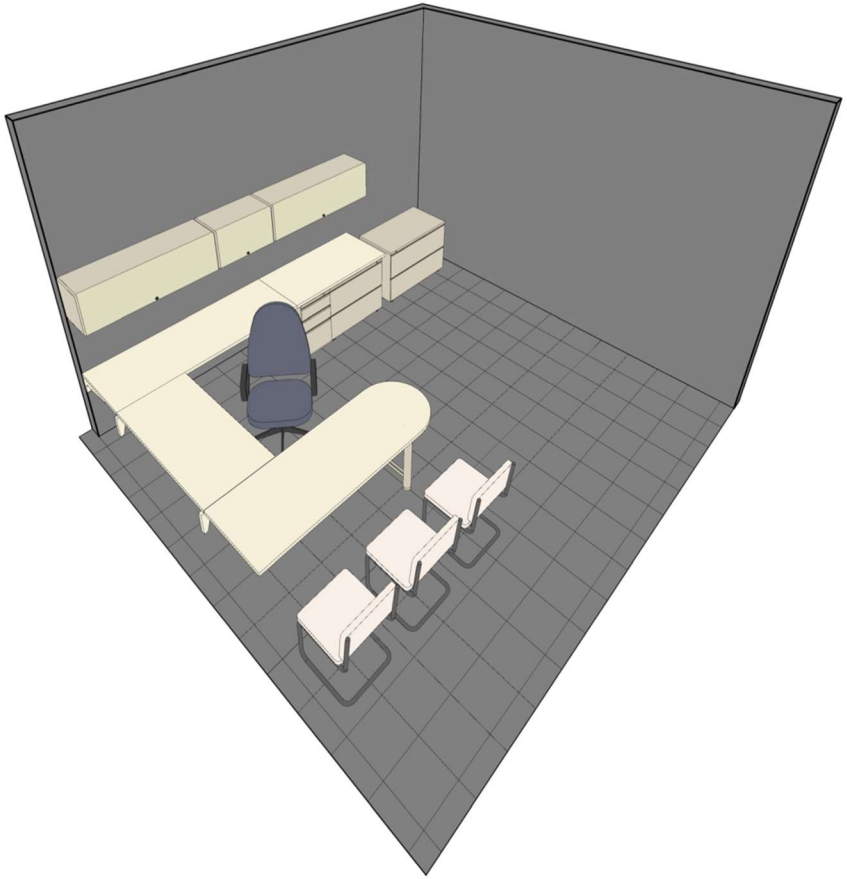
3D VIEW



DESIGN CONSIDERATIONS

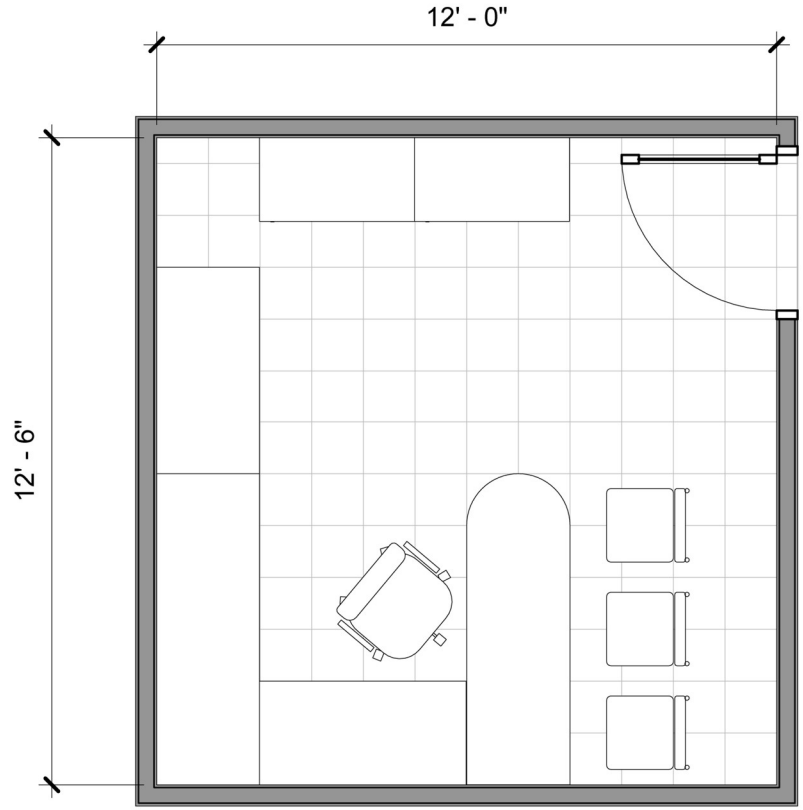
- ✓ 175 SQUARE FOOT FLOOR AREA
- ✓ 8 x 10 WORKSTATION AREA
- ✓ LATERAL OR LETTER FILE CABINET
- ✓ POWER / DATA AT WORKSTATION
- ✓ WALLS TO DECK WITH SOUND INSULATION

PLANNING STANDARD PS-2
PLAN VIEW



PLANNING STANDARD PS-2

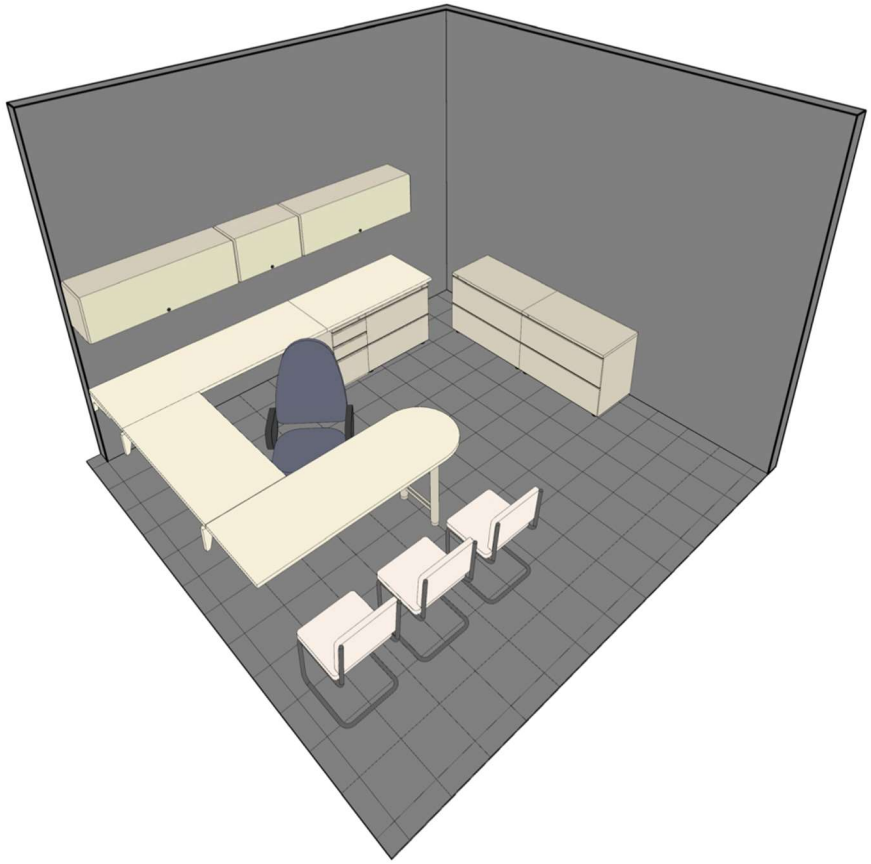
3D VIEW



DESIGN CONSIDERATIONS

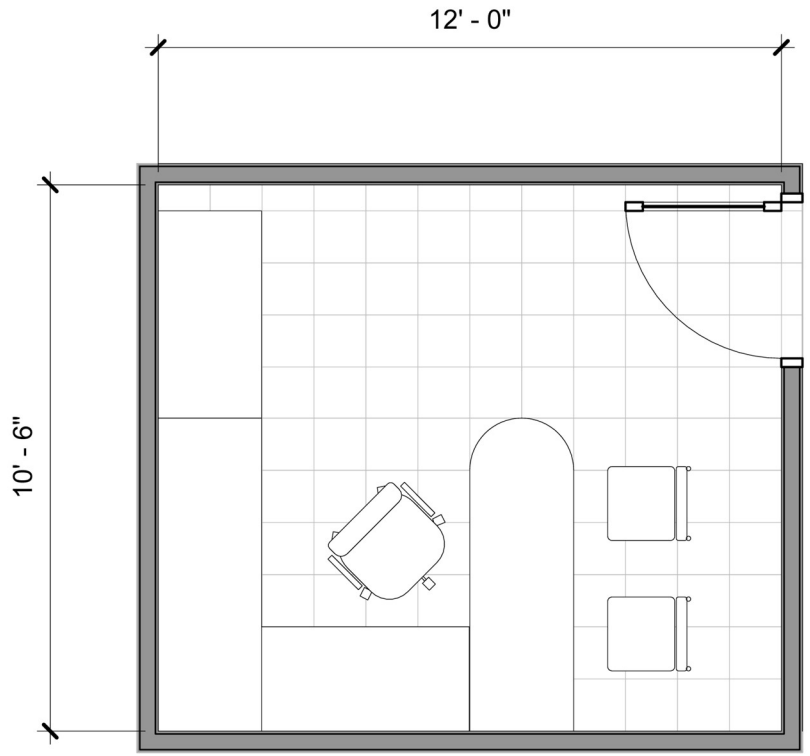
- ✓ 150 SQUARE FOOT FLOOR AREA
- ✓ 8 x 10 WORKSTATION AREA
- ✓ LATERAL OR LETTER FILE CABINET
- ✓ POWER / DATA AT WORKSTATION

PLANNING STANDARD PS-3
PLAN VIEW



PLANNING STANDARD PS-3

3D VIEW

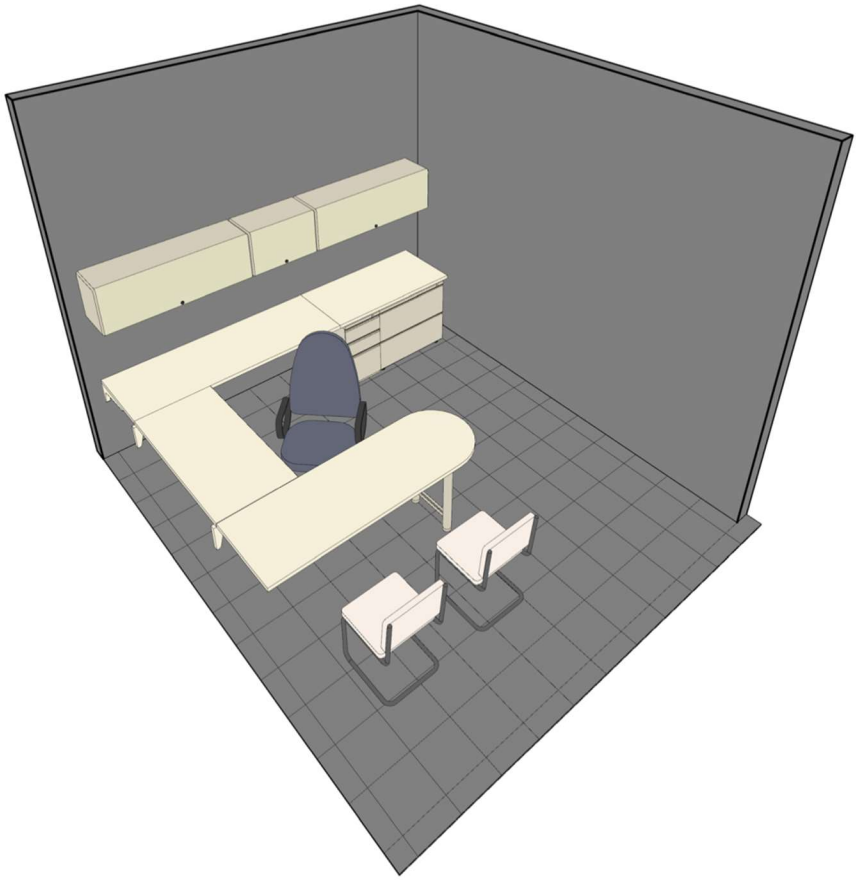


DESIGN CONSIDERATIONS

- ✓ 125 SQUARE FOOT FLOOR AREA
- ✓ 8 x 10 WORKSTATION AREA WITH BUILT-IN FILES
- ✓ POWER / DATA AT WORKSTATION

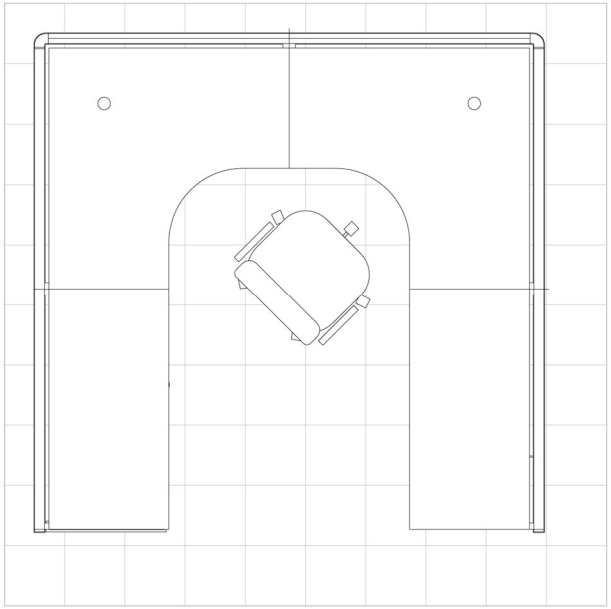
PLANNING STANDARD PS-4

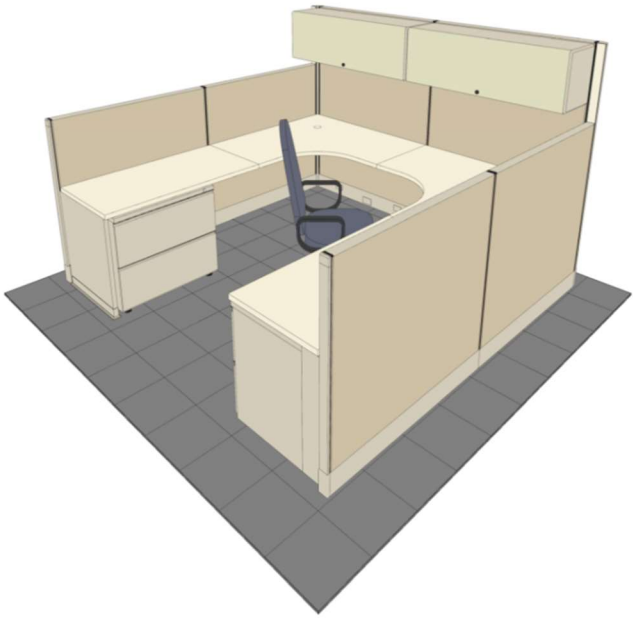
PLAN VIEW



PLANNING STANDARD PS-4

3D VIEW

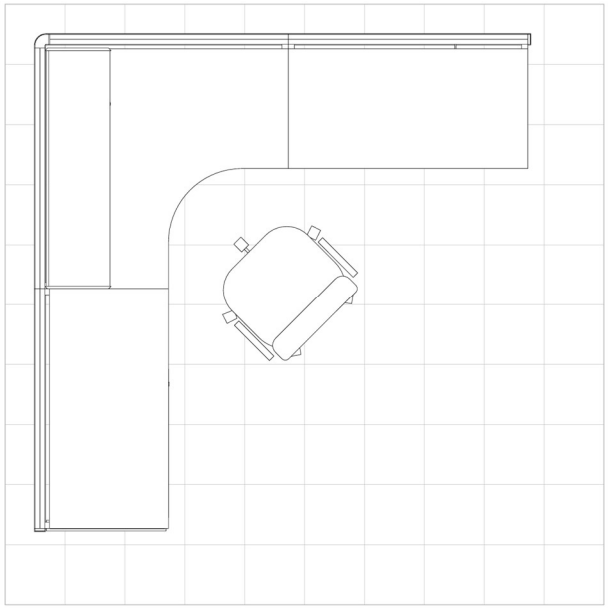




DESIGN CONSIDERATIONS

- ✓ 8 x 8 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE
- ✓ UPPER CLOSED STORAGE AREA

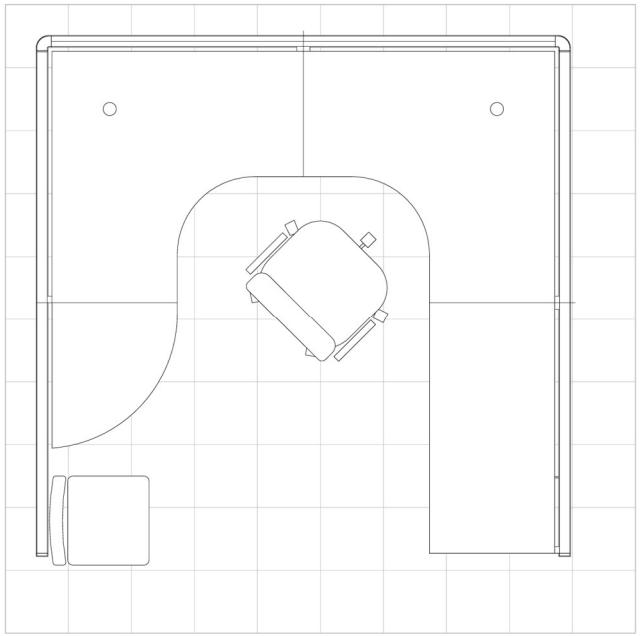
PLANNING STANDARD PS-5a

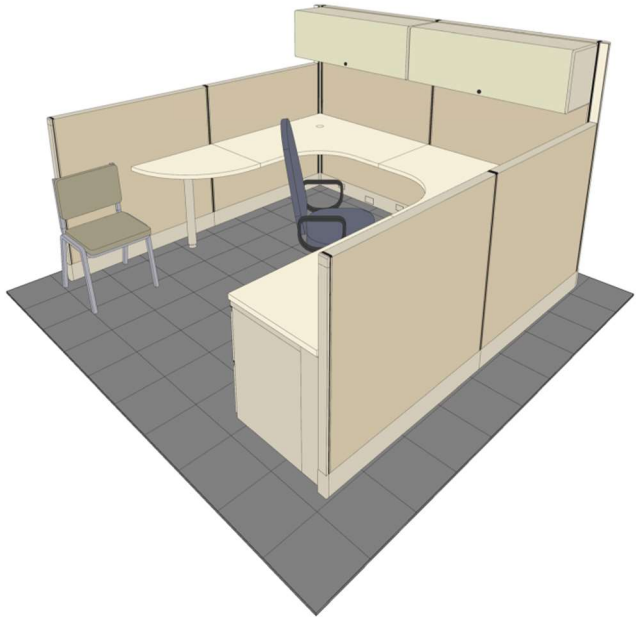


DESIGN CONSIDERATIONS

- ✓ 8 x 8 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE
- ✓ UPPER CLOSED STORAGE AREA

PLANNING STANDARD PS-5b

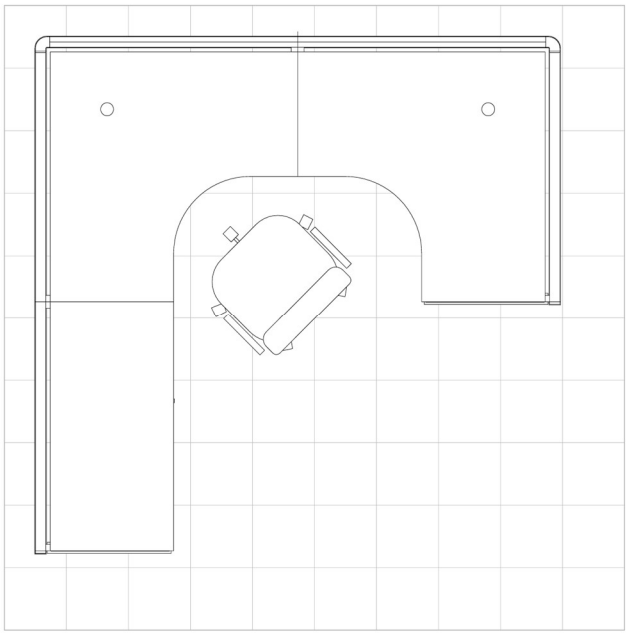




DESIGN CONSIDERATIONS

- ✓ 8 x 8 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE
- ✓ UPPER CLOSED STORAGE AREA

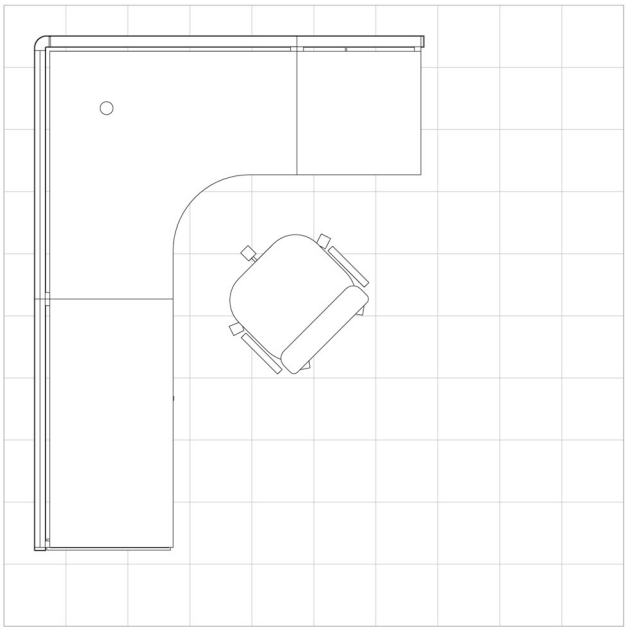
PLANNING STANDARD PS-5c



DESIGN CONSIDERATIONS

- ✓ 8 x 8 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE
- ✓ UPPER CLOSED STORAGE AREA

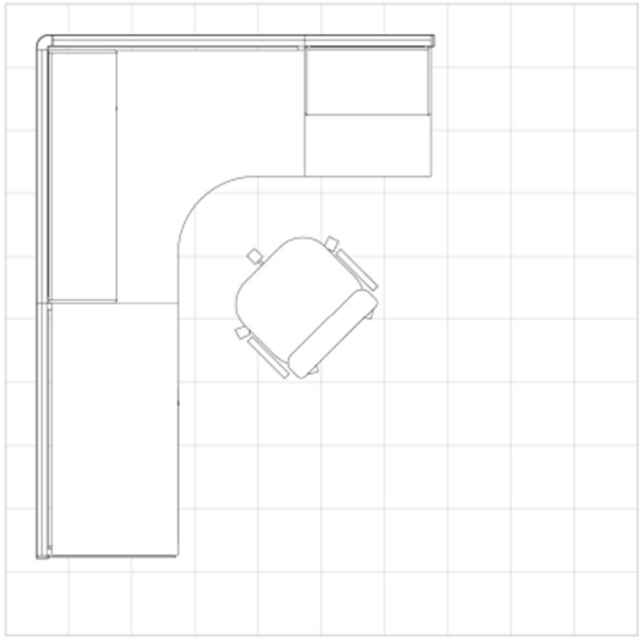
PLANNING STANDARD PS-5d



DESIGN CONSIDERATIONS

- ✓ 8 x 6 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE
- ✓ UPPER CLOSED STORAGE AREA

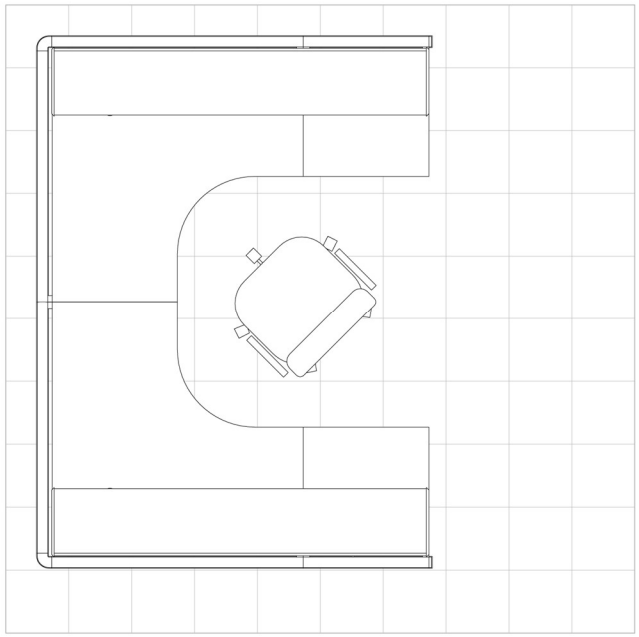
PLANNING STANDARD PS-6a

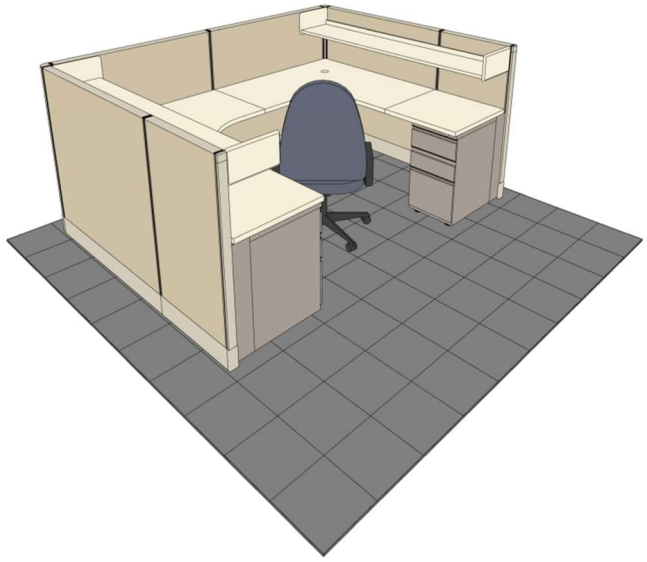


DESIGN CONSIDERATIONS

- ✓ 8 x 6 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE
- ✓ UPPER CLOSED STORAGE AREA

PLANNING STANDARD PS-6b

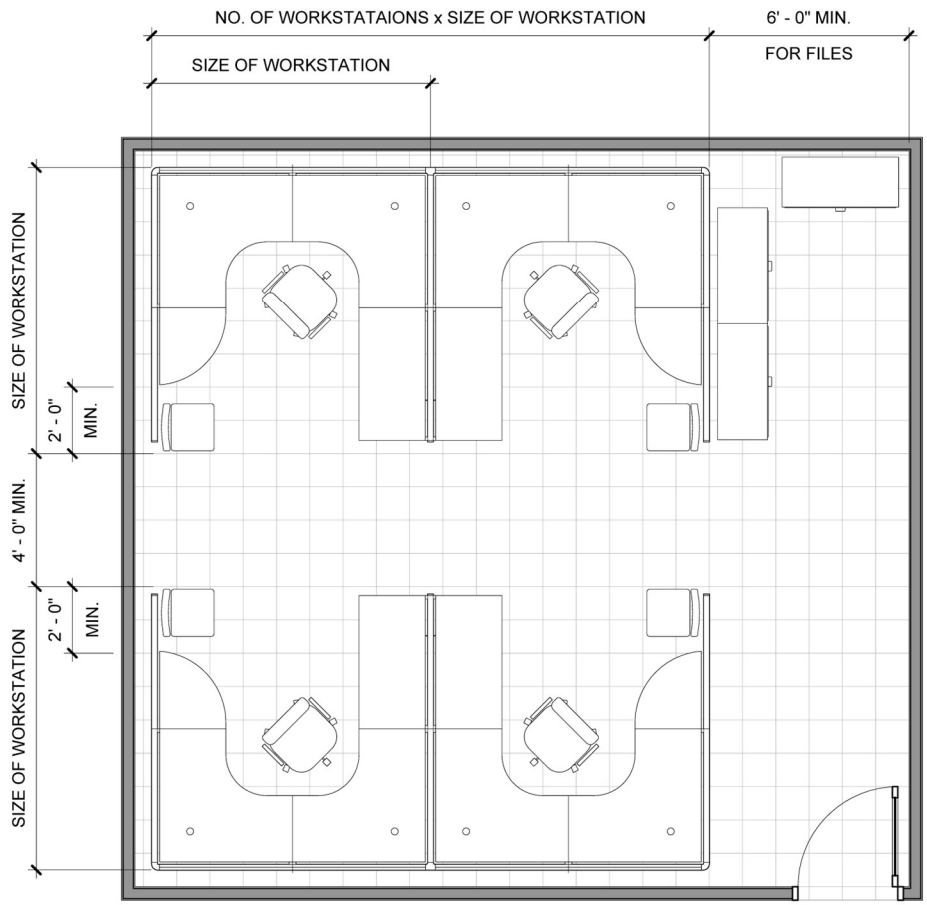




DESIGN CONSIDERATIONS

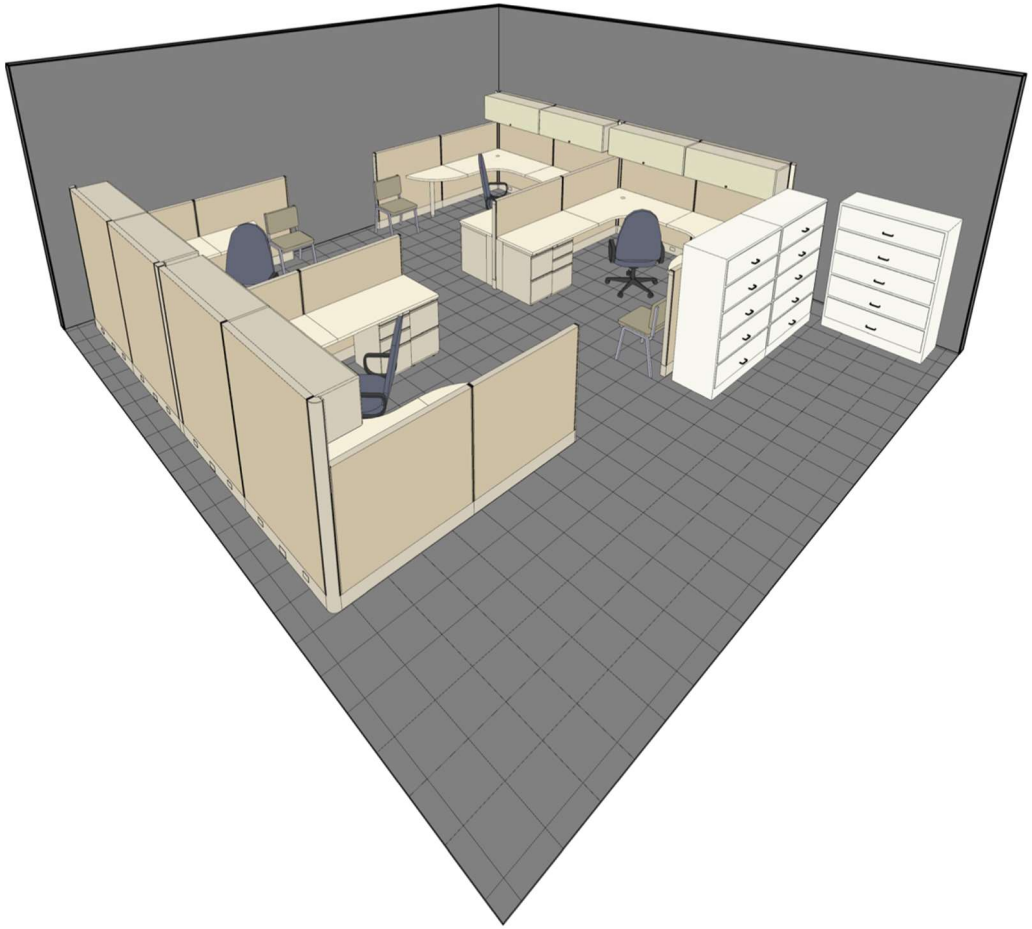
- ✓ 8 x 6 WORKSTATION AREA
- ✓ BUILT-IN FILE STORAGE

PLANNING STANDARD PS-6c



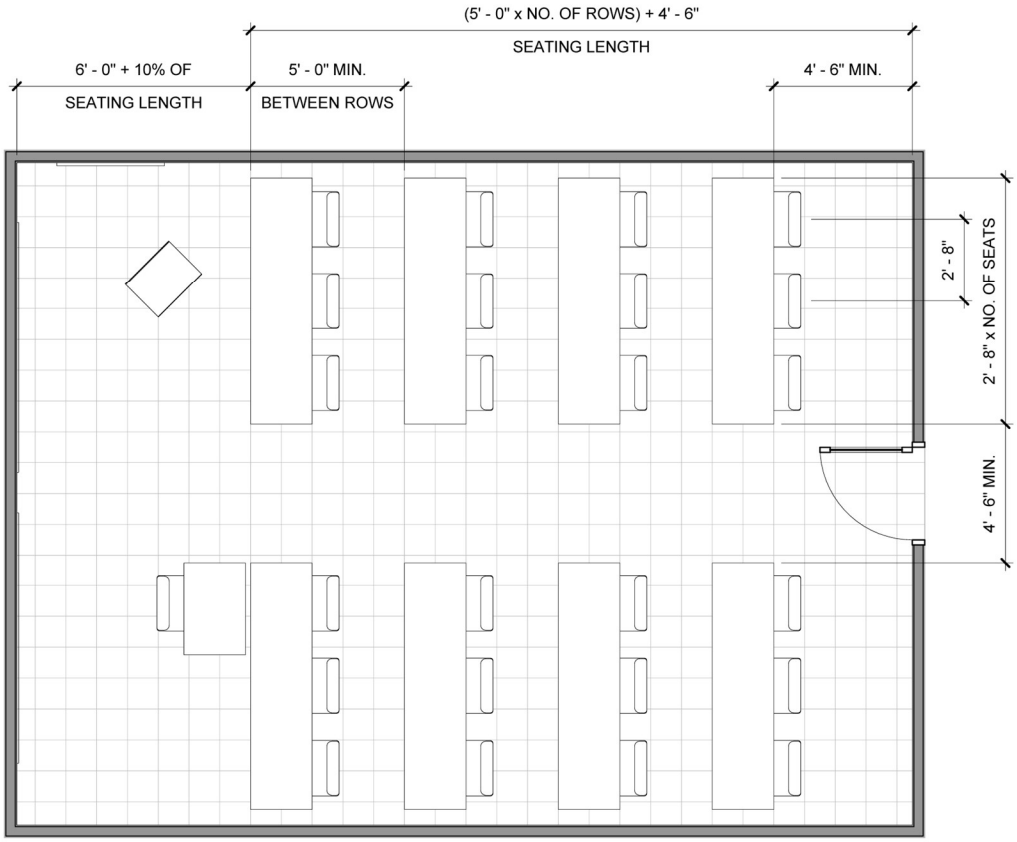
PLANNING STANDARDS PS-5 AND PS-6

EXAMPLE LAYOUT



PLANNING STANDARDS PS-5, AND PS-6

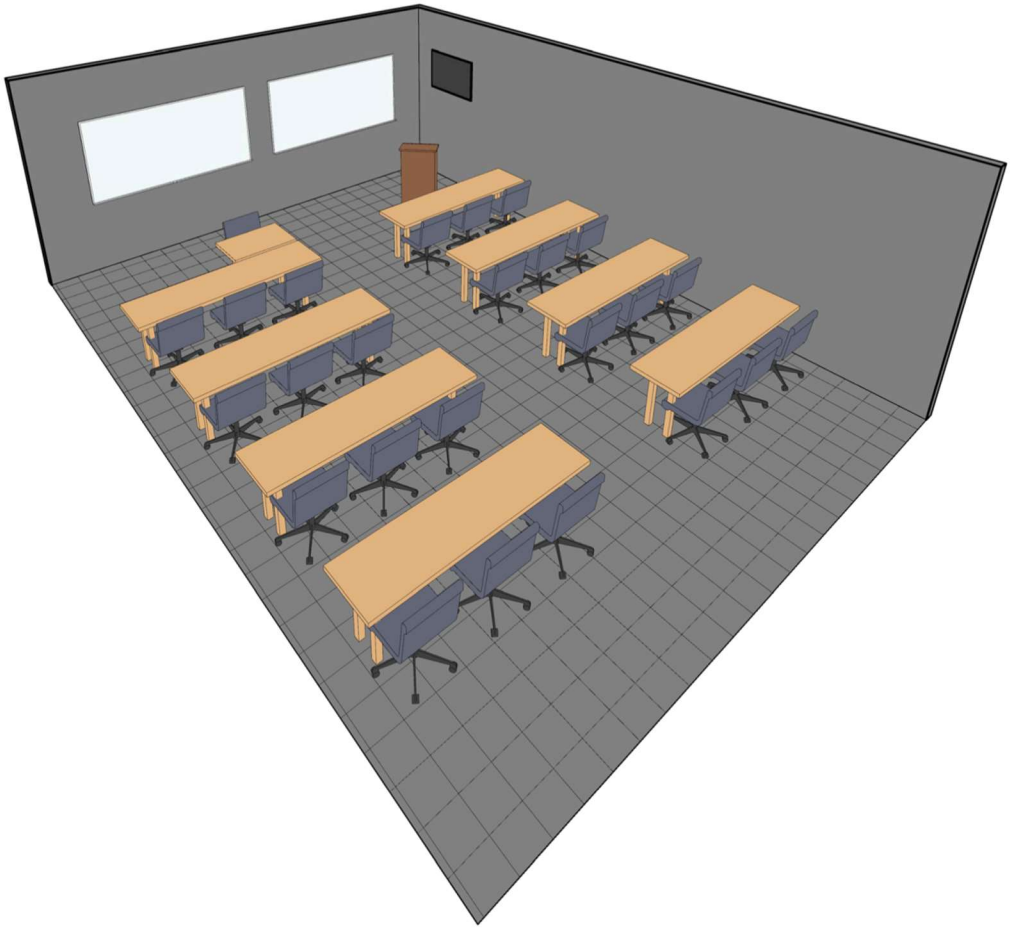
3D VIEW



DESIGN CONSIDERATIONS

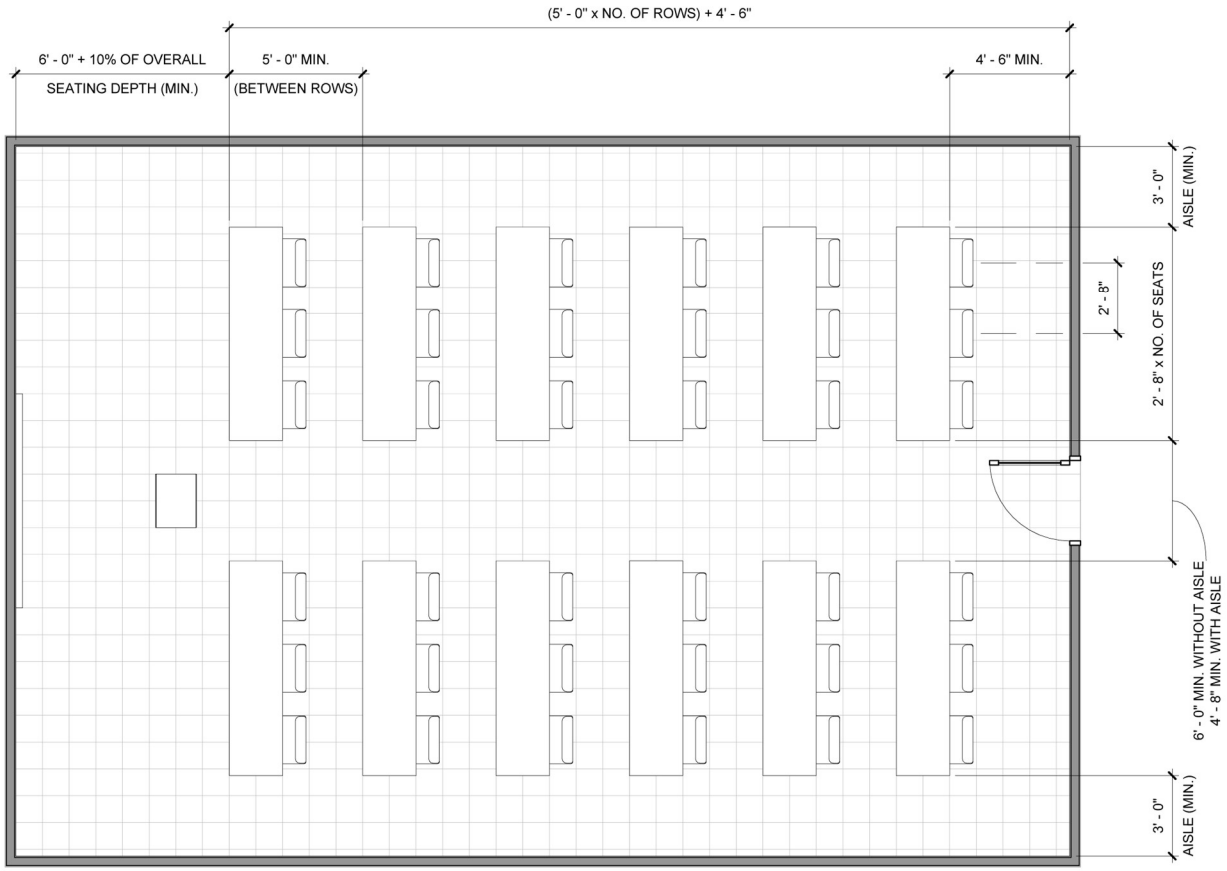
- ✓ OPTIONAL BUILT-IN CASEWORK FOR AUDIO / VISUAL EQUIPMENT
- ✓ POWER / CATV / DATA AT AUDIO / VISUAL EQUIPMENT
- ✓ POWER / DATA AT EACH ROW
- ✓ CONCEALED PROJECTION SCREEN
- ✓ WALLS TO DECK WITH SOUND INSULATION

PLANNING STANDARD PS-7
PLAN VIEW



PLANNING STANDARD PS-7

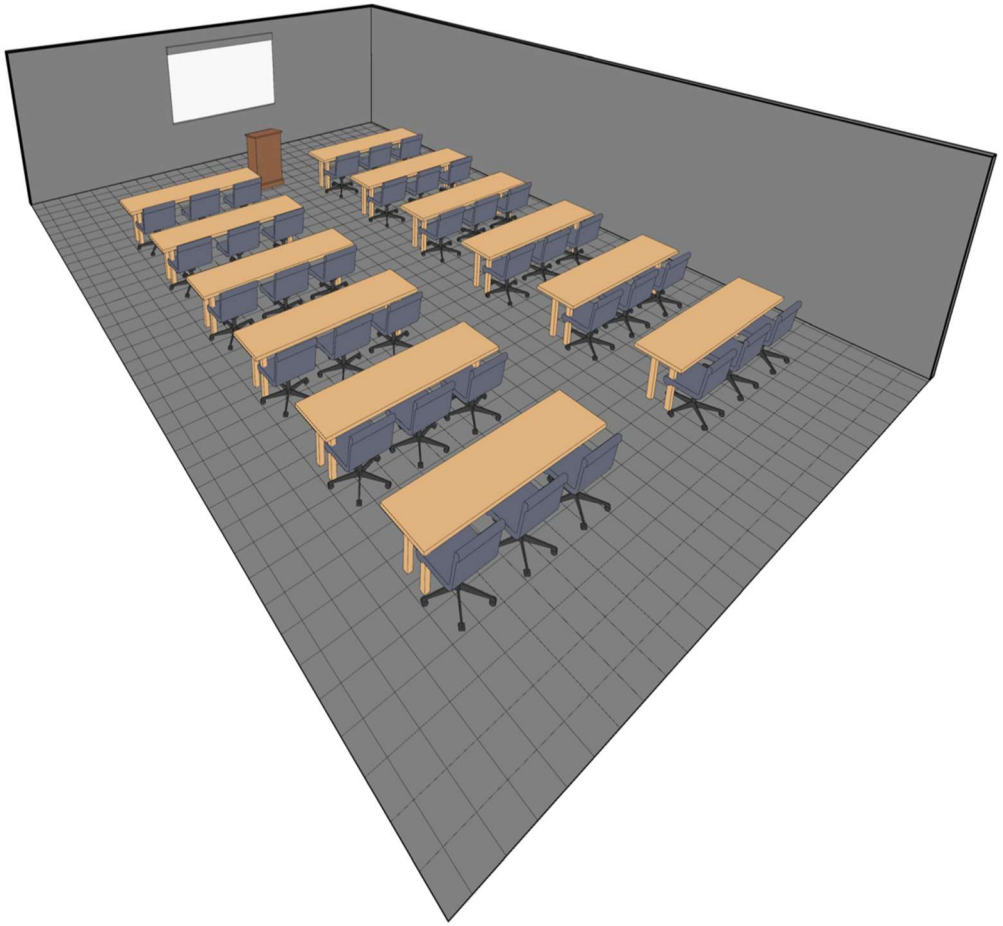
3D VIEW



DESIGN CONSIDERATIONS

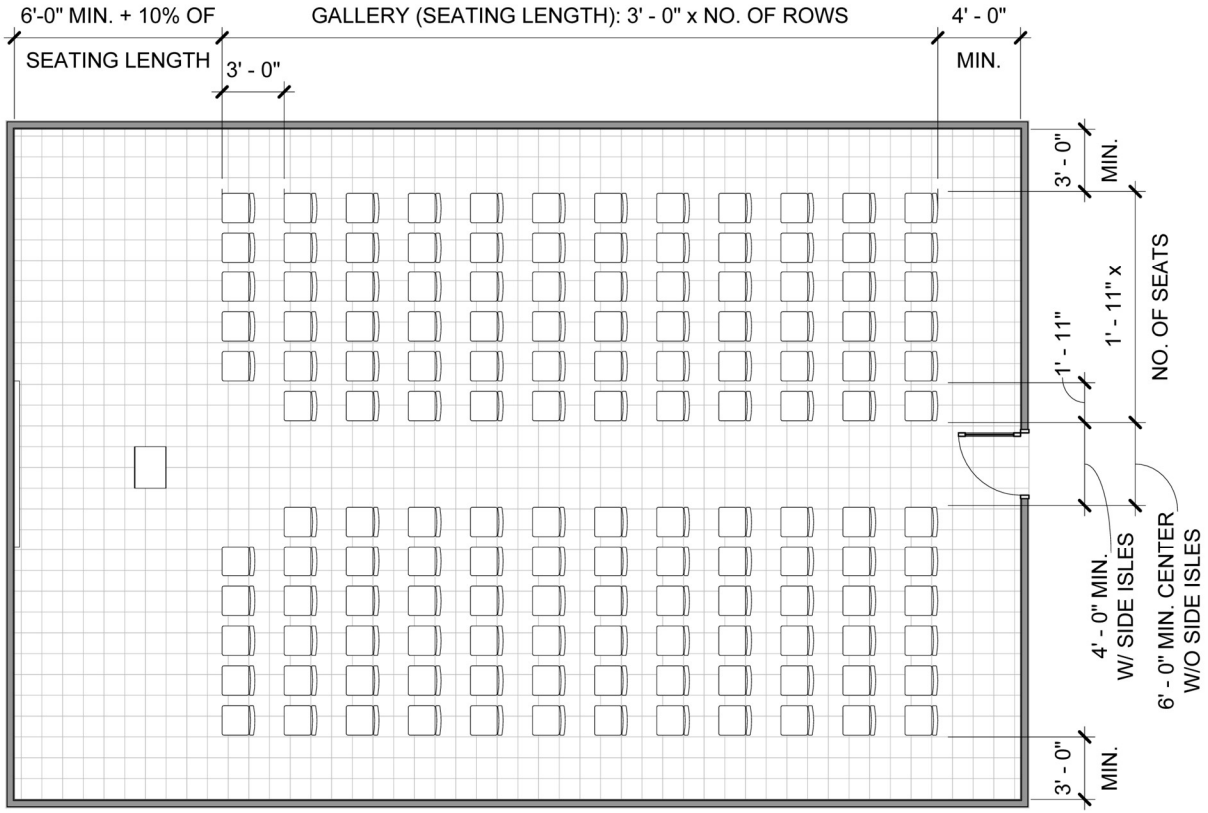
- ✓ CONCEALED PROJECTION SCREEN
- ✓ IN CEILING PROJECTOR MOUNT
- ✓ OPERABLE PARTITION(S)
- ✓ POWER / DATA / MICROPHONE NEAR THE PODIUM
- ✓ EXTRA POWER / DATA IN WALLS FOR POSSIBLE E.O.C. USE
- ✓ WALLS TO DECK WITH SOUND INSULATION

PLANNING STANDARD PS-8a
PLAN VIEW



PLANNING STANDARD PS-8a

3D VIEW

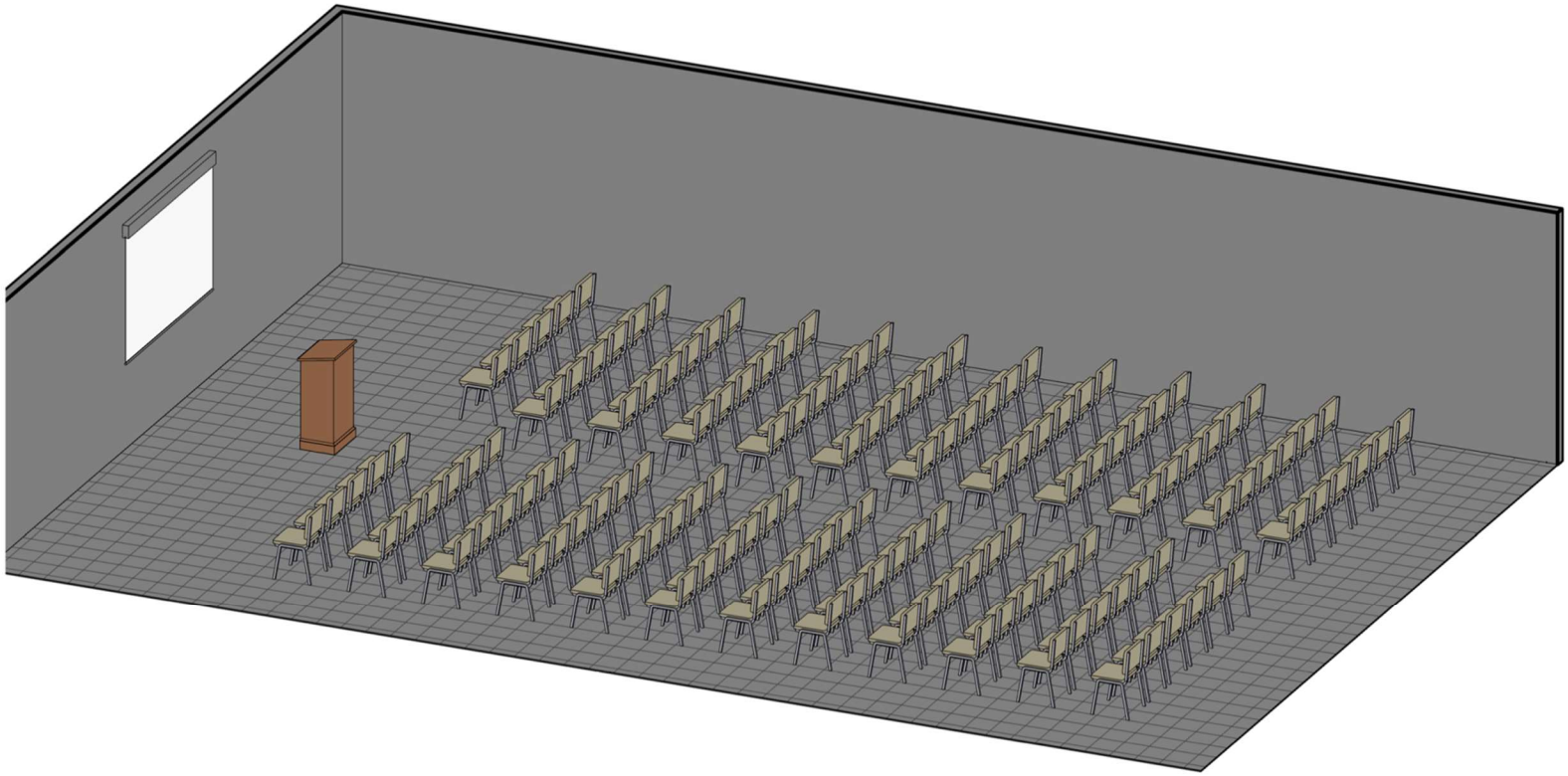


DESIGN CONSIDERATIONS

- ✓ CONCEALED PROJECTION SCREEN
- ✓ IN CEILING PROJECTOR MOUNT
- ✓ OPERABLE PARTITION(S)
- ✓ POWER / DATA / MICROPHONE NEAR THE PODIUM
- ✓ EXTRA POWER / DATA IN WALLS FOR POSSIBLE E.O.C. USE
- ✓ WALLS TO DECK WITH SOUND INSULATION

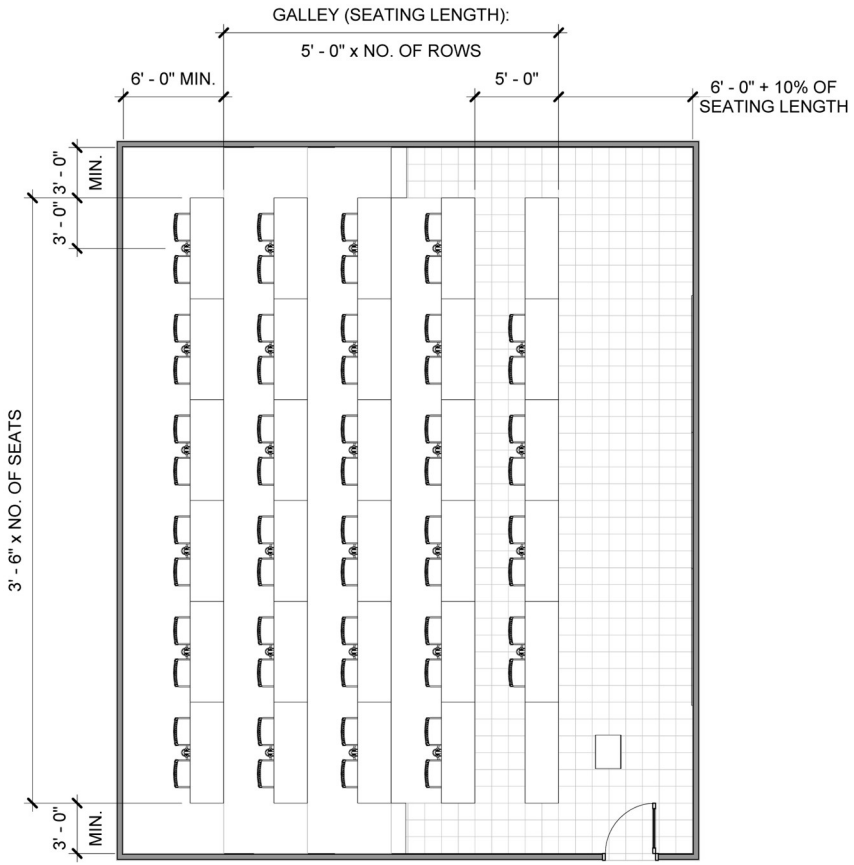
PLANNING STANDARD PS-8b

PLAN VIEW



PLANNING STANDARD PS-8b

3D VIEW

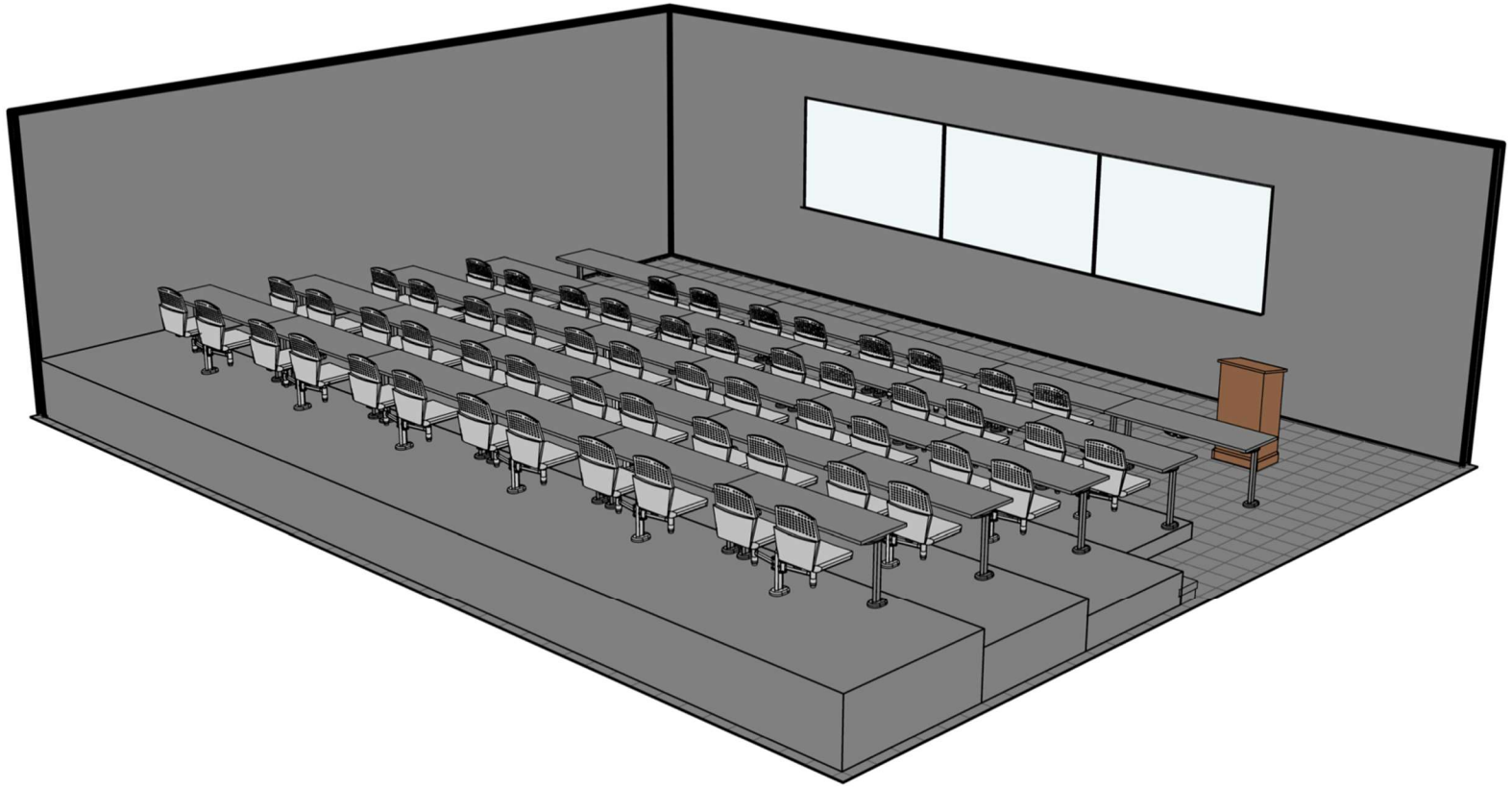


DESIGN CONSIDERATIONS

- ✓ TIERED AUDITORIUM SEATING
- ✓ CONCEALED PROJECTION SCREEN(S)
- ✓ IN CEILING PROJECTOR MOUNT(S)
- ✓ POWER / DATA / MICROPHONE NEAR THE PODIUM
- ✓ POWER / DATA AT EACH SEAT LOCATION
- ✓ WALLS TO DECK WITH SOUND INSULATION

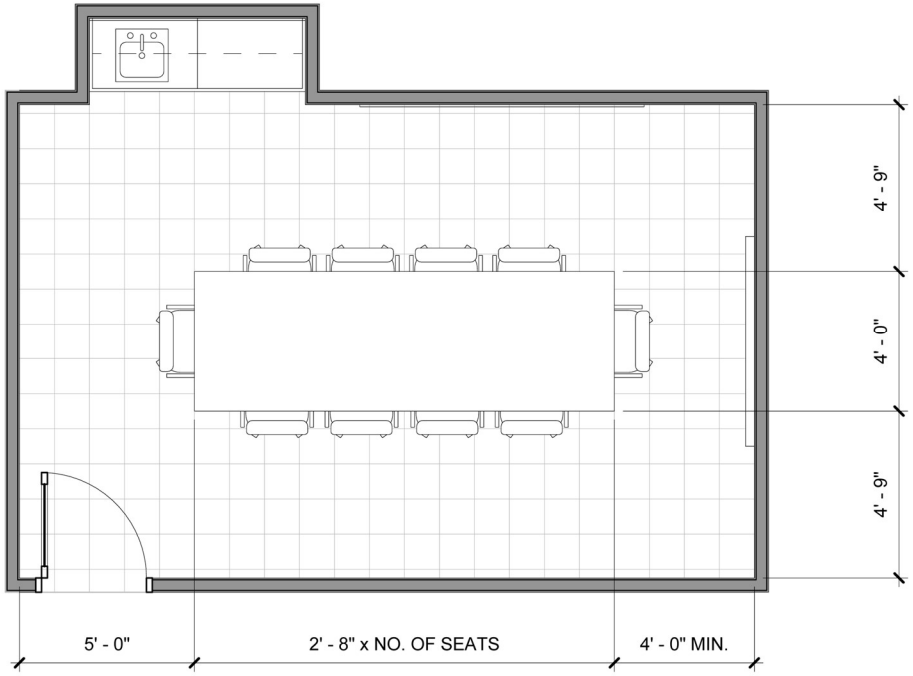
PLANNING STANDARD PS-8d

PLAN VIEW



PLANNING STANDARD PS-8d

3D VIEW

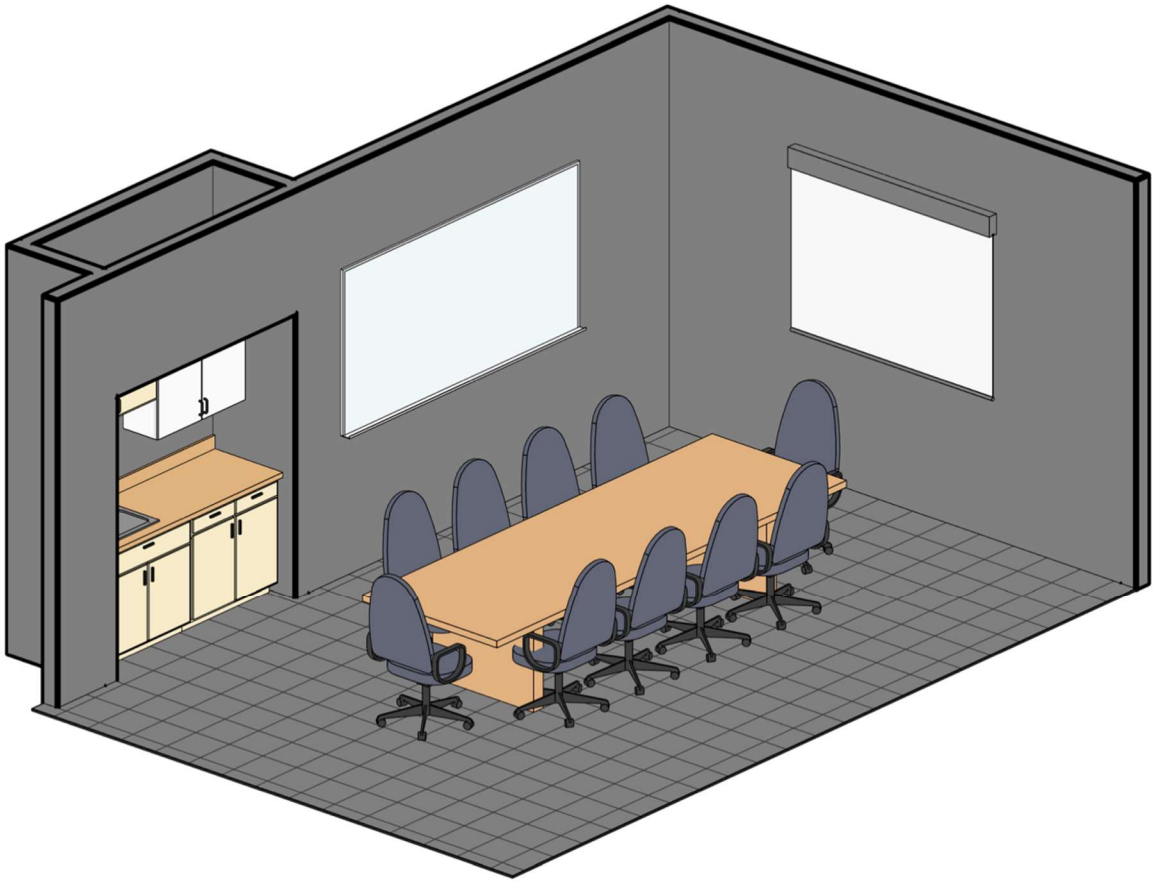


DESIGN CONSIDERATIONS

- ✓ POWER / PHONE / DATA IN FLOOR AT CONFERENCE TABLE
- ✓ CONCEALED PROJECTION SCREEN
- ✓ IN-CEILING PROJECTOR MOUNT -OR- ROUGH-IN FOR FLAT PANEL TV WITH POWER AND CATV / VIDEO / DATA HOOK-UP
- ✓ WALLS TO DECK WITH SOUND INSULATION

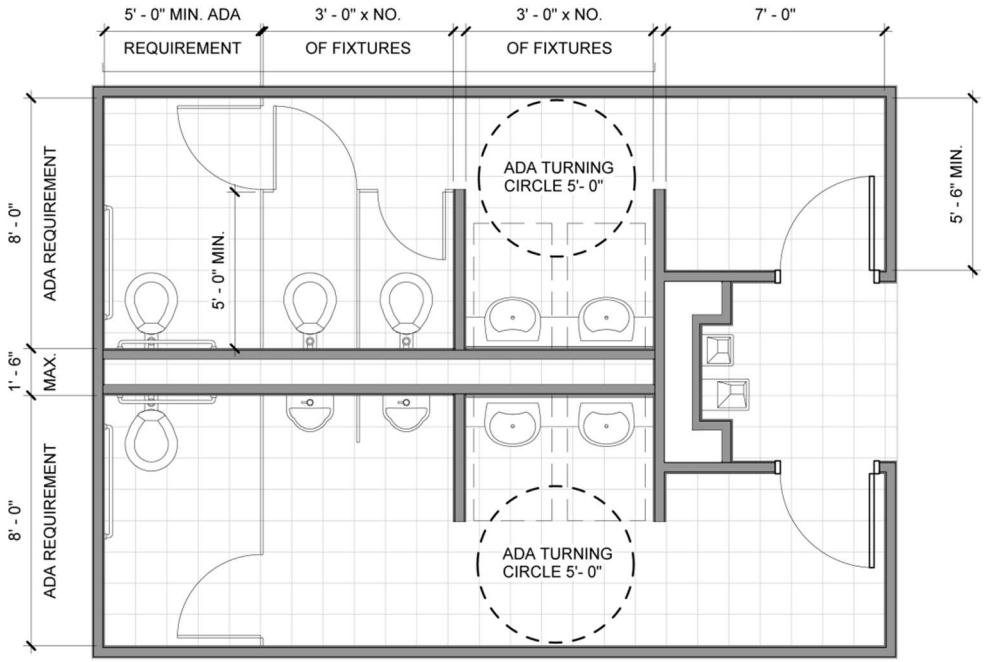
PLANNING STANDARD PS-9

PLAN VIEW



PLANNING STANDARD PS-9

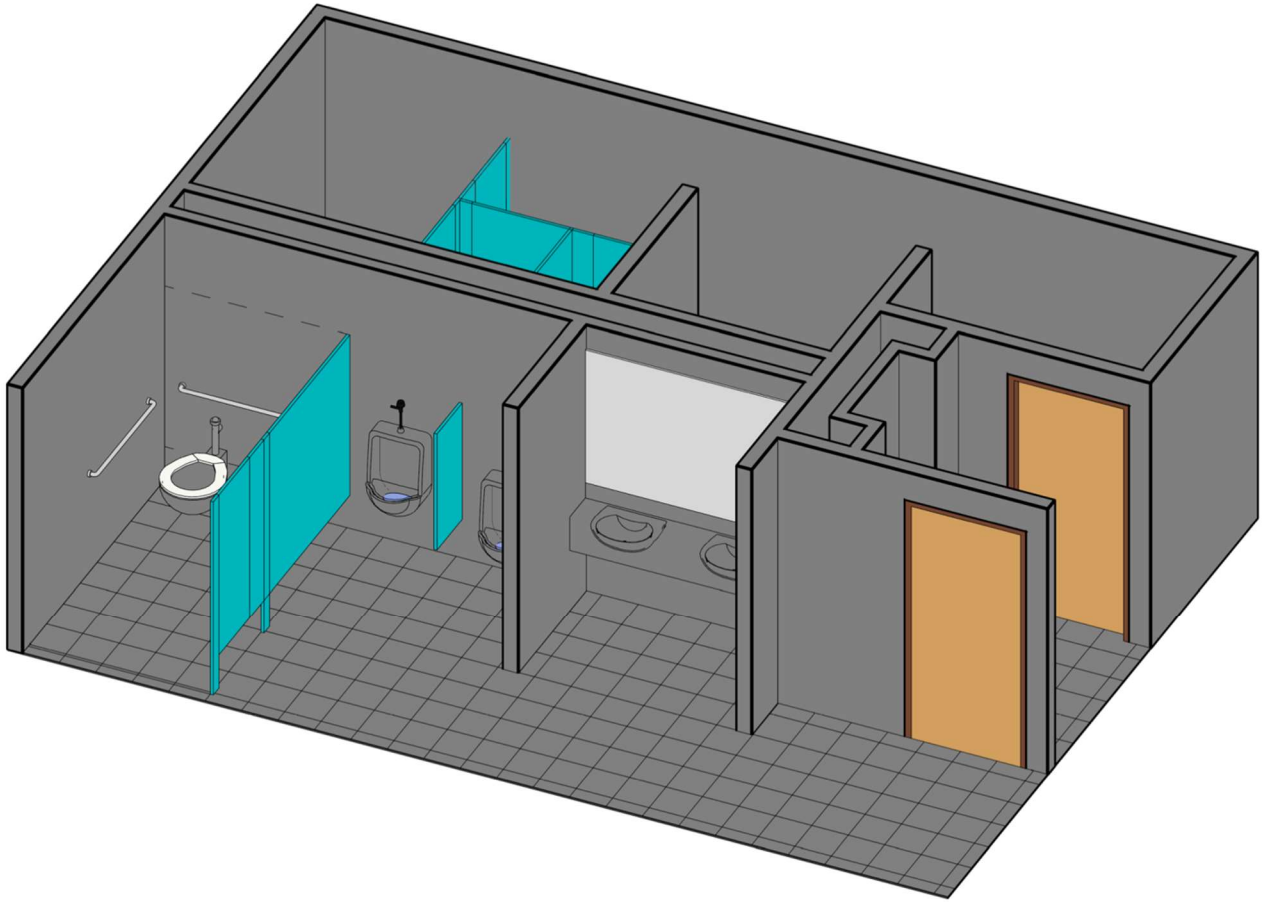
3D VIEW



DESIGN CONSIDERATIONS

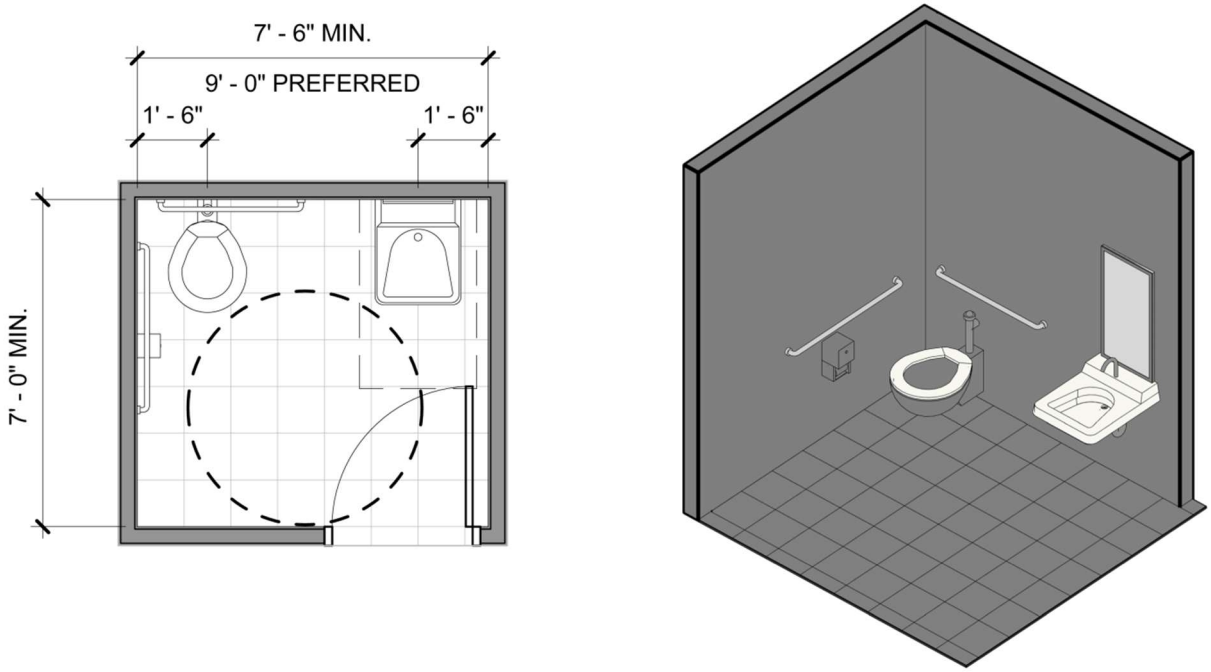
- ✓ STAINLESS STEEL TOILET PARTITIONS
- ✓ WIDE MOUTH OR FLOOR STYLE URINALS
- ✓ CONTINUOSLY MOUNTED URINAL SCREEN

PLANNING STANDARD PS-10a
PLAN VIEW



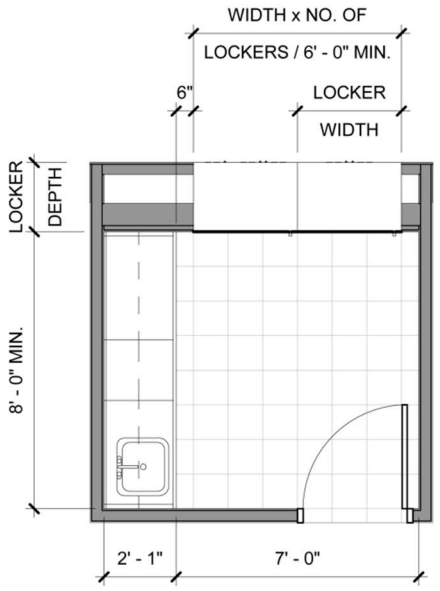
PLANNING STANDARD PS-10a

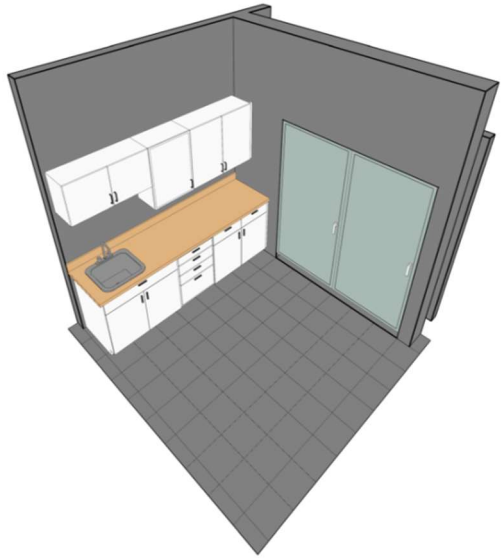
3D VIEW



PLANNING STANDARD PS-10b

ODESSA JUSTICE CENTER
Odessa, Missouri

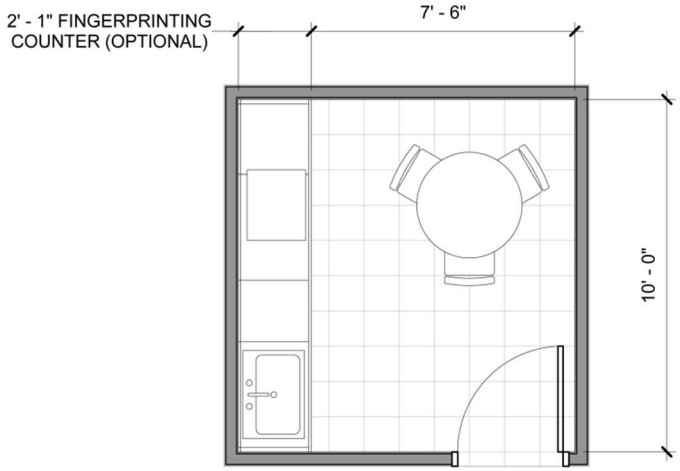


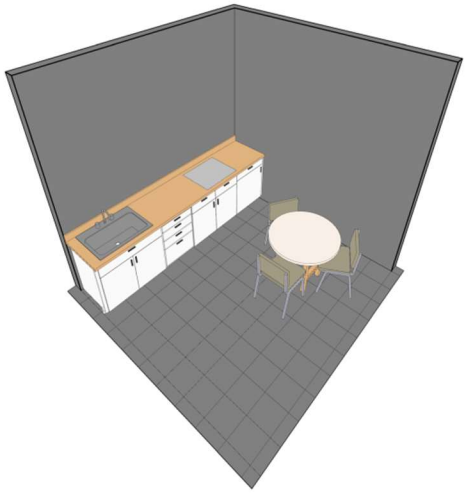


DESIGN CONSIDERATIONS

- ✓ EPOXY COUNTERTOP AT STAND-UP COUNTER WITH SINK
- ✓ STORAGE FOR EVIDENCE SUPPLIES
- ✓ POWER AT COUNTER
- ✓ PASS THROUGH, SLAM LOCK EVIDENCE LOCKERS
- ✓ REFRIGERATION PART OF PART OF EVIDENCE LOCKERS

PLANNING STANDARD PS-11

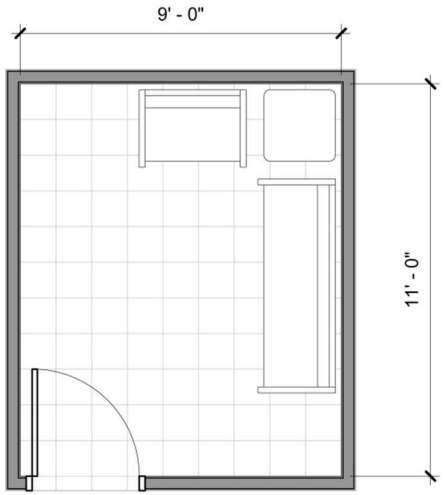


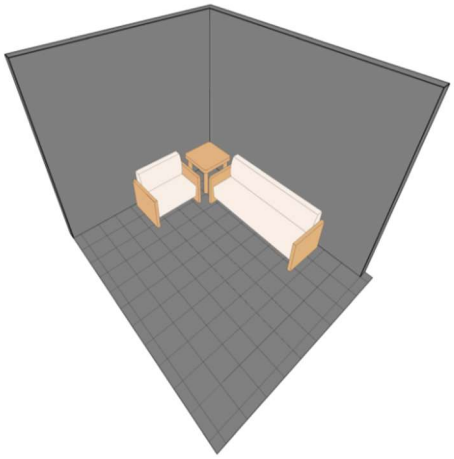


DESIGN CONSIDERATIONS

- ✓ OPTIONAL STAND-UP COUNTER WITH FOR FINGER PRINTING AND SINK FOR CLEAN UP
- ✓ ACCESS CONTROLLED ENTRY
- ✓ SMALL CONFERENCE TABLE
- ✓ AUDIO / VIDEO SURVEILLANCE
- ✓ WALLS TO DECK WITH SOUND INSULATION AND ACCOUSTICAL WALL TREATMENT
- ✓ SOUND RATED DOOR AND HARDWARE

PLANNING STANDARD PS-12a

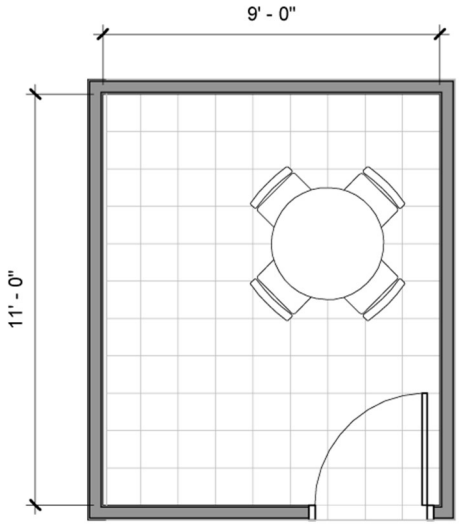


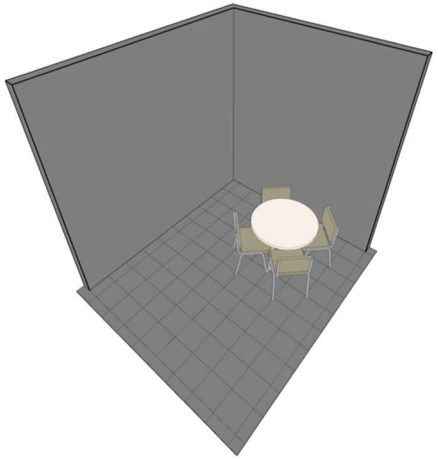


DESIGN CONSIDERATIONS

- ✓ CASUAL SEATING AREA (SOFA SEATING)
- ✓ CHILD FRIENDLY ENVIROMENT WITH STORAGE FOR TOYS
- ✓ ACCESS CONTROLLED ENTRY
- ✓ SMALL CONFERENCE TABLE
- ✓ AUDIO / VIDEO SURVEILLANCE
- ✓ WALLS TO DECK WITH SOUND INSULATION AND ACCOUSTICAL WALL TREATMENT
- ✓ SOUND RATED DOOR AND HARDWARE

PLANNING STANDARD PS-12b

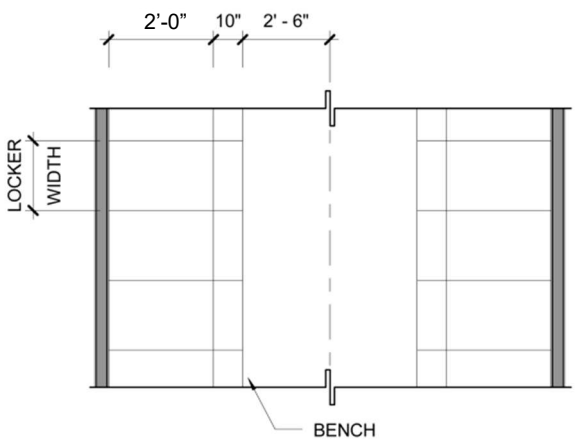


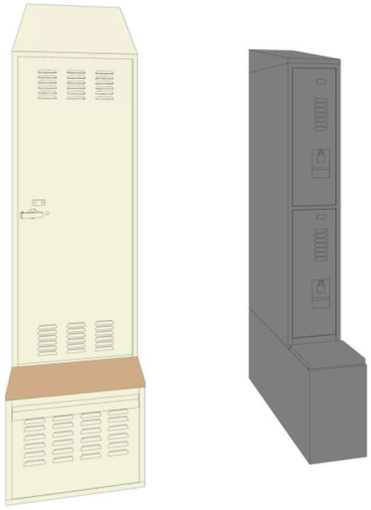


DESIGN CONSIDERATIONS

- ✓ ACCESS CONTROLLED ENTRY
- ✓ SMALL CONFERENCE TABLE
- ✓ AUDIO / VIDEO SURVEILLANCE
- ✓ WALLS TO DECK WITH SOUND INSULATION AND ACCOUSTICAL WALL TREATMENT
- ✓ SOUND RATED DOOR AND HARDWARE

PLANNING STANDARD PS-12d





DESIGN CONSIDERATIONS

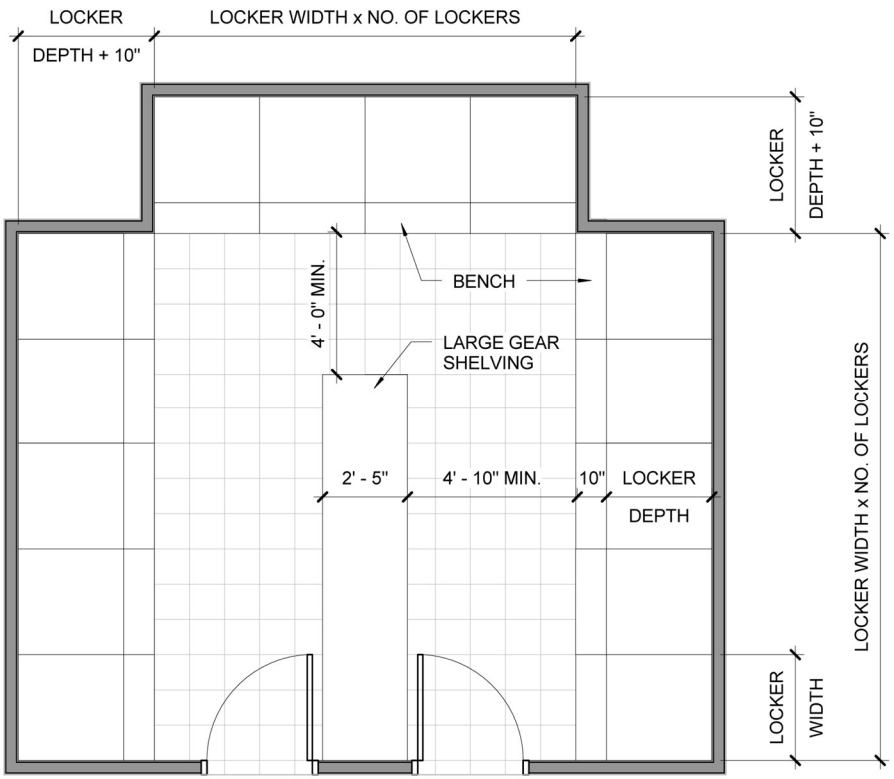
- ✓ LOCKERS – SWORN PERSONNEL
  - WARDROBE WITH INTERGRAL BENCH
  - LOCKABLE INSIDE COMPARTMENT FOR SIDE ARM STORAGE
  - PULL OUT DRAWER AT BASE FOR PERSONNEL EQUIPMENT
  - POWER AND VENTILATION AT EACH SWORN PERSONNEL LOCKER
- ✓ LOCKERS – CIVILIAN PERSONNEL
  - TWO-TIER WITH OR WITHOUT INTERGRAL BENCH

W = 12" = 5.25 SQUARE FEET

W = 24" = 10.5 SQUARE FEET

W = 30" = 13.13 SQUARE FEET

PLANNING STANDARD PS-13b



DESIGN CONSIDERATIONS

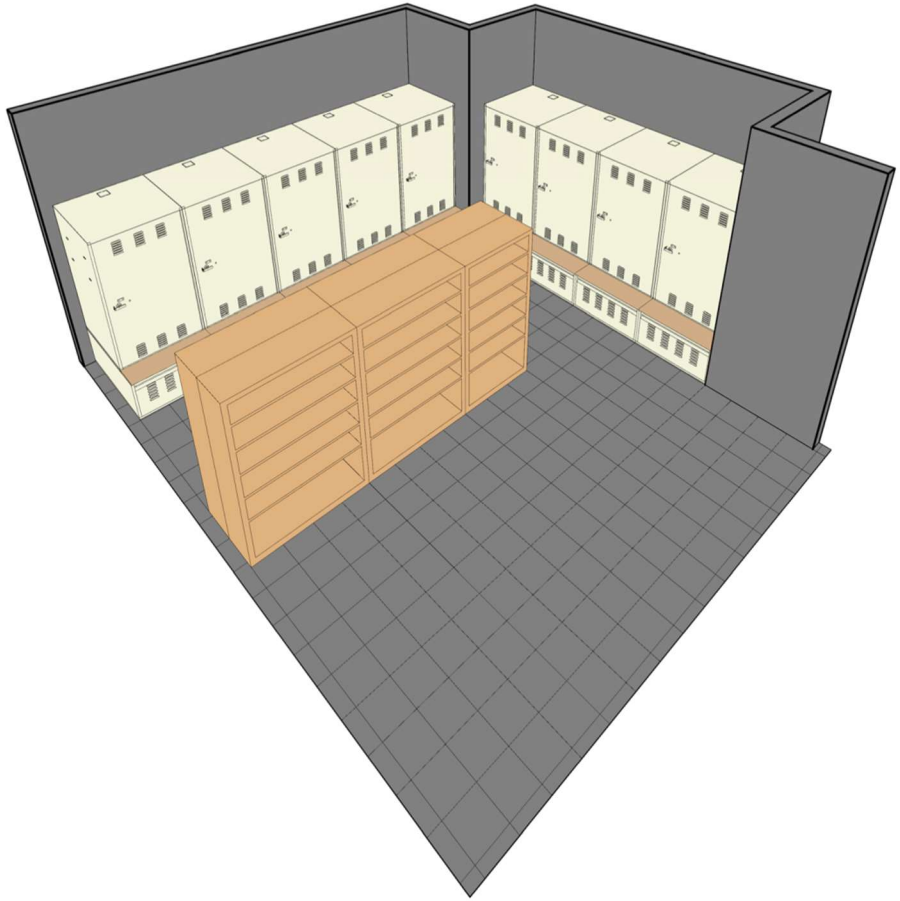
- ✓ LARGE GEAR SHELVING
- ✓ TACTICAL TURN-OUT LOCKERS
- ✓ POWER AT EACH LOCKER
- ✓ INTERGRAL BENCH
- ✓ ACCESS CONTROLLED ENTRY
- ✓ LOCKABLE INTERIOR COMPARTMENT FOR WEAPON STORAGE

WIDTH & DEPTH = 3'-0"

PLANNING STANDARD PS-13c

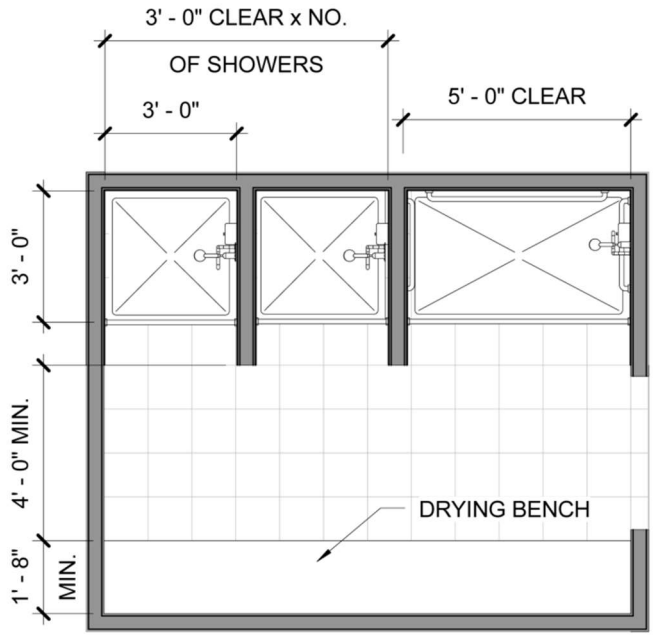
PLAN VIEW

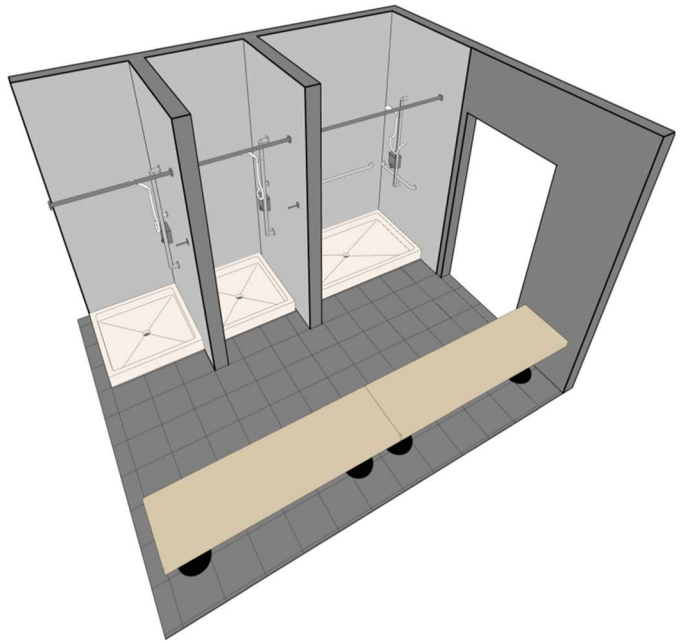
ODESSA JUSTICE CENTER
Odessa, Missouri



PLANNING STANDARD PS-13c

3D VIEW

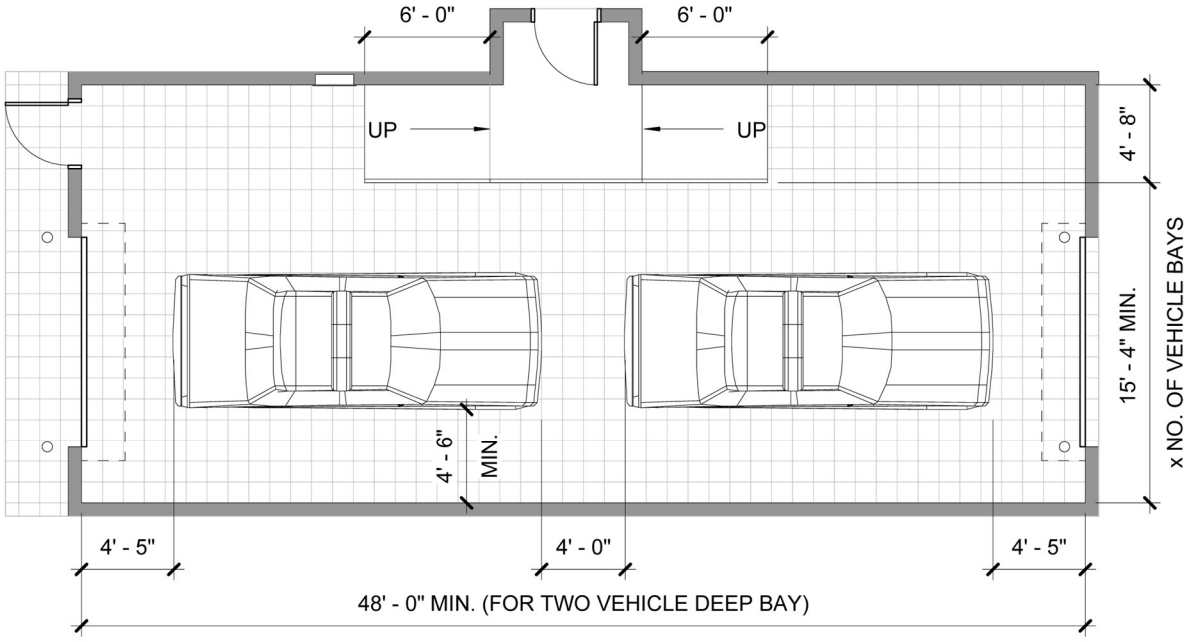




DESIGN CONSIDERATIONS

- ✓ DRY OFF BENCH
- ✓ CLOTHES HOOKS

PLANNING STANDARD PS-14



DESIGN CONSIDERATIONS

- ✓ VEHICLE ACCESS CONTROLLED OVERHEAD DOOR FOR ENTRY INTO SALLY PORT
- ✓ VIDEO SURVEILLANCE INSIDE AND OUTSIDE
- ✓ RECESSED GUN LOCKER
- ✓ ACCESS CONTROLLED OVERHEAD DOOR SWITCHES
- ✓ ACCESS CONTROLLED EXTERIOR DOOR IN AND OUT OF SALLY PORT
- ✓ INTERLOCKING "MAN TRAP" CAPABILITY
- ✓ LOCKDOWN OF ENTRY FROM EXTERIOR DURING MOVEMENT OF DETAINEE FROM VEHICLE
- ✓ TRENCH DRAIN
- ✓ EYE WASH STATION WITH DECONTAMINATION SHOWER
- ✓ PHOTO-EYE DETECTION SYSTEM TO SHUT OVERHEAD DOORS

PLANNING STANDARD PS-15b

PLAN VIEW

PLANNING STANDARD PS-15b

3D VIEW

SPACE NEEDS TABLES

In the Space Needs Tables that follow, current year (2023) personnel were allotted to the list of functional elements in the third column, labeled P1. The fourth column, labeled WS1, indicates the number of workstations required to support the assigned personnel and the fifth column labeled WST1, indicates the workstation type referenced to the planning standards diagrams included as part of this section. Based on the specific activity occurring in the space, the frequent peak occupancy (the highest number of occupants commonly found in the room, including visitors and the person or persons assigned to the space) is predicted in the sixth column, labeled O1.

Many functional elements do not have personnel assigned to the space, and size is determined by the activity that occurs in the space, such as with meeting or lobby space. The O1 column is a useful indicator of space needs, primarily when no personnel are assigned to the element.

From the personnel, workstation, and occupancy figures, and from an understanding of activities and equipment requirements, the 2023 space requirement was estimated for each element in the seventh column, labeled S1. This is the space requirement necessary for the department as it would be ideally staffed today if it were to be housed in what would be considered a current-day, typical law enforcement facility. The many accessory support spaces (closets, corridors, etc.) were not listed in order to retain the important orientation of primary functions.

The information in the 2023 columns were developed to enhance the accuracy of the 2043 projection, and to use as a measure for establishing the degree of deficiency in the current facility.

Based on the personnel projection, five similar columns were developed for the adequacy year, 2043. (See columns P2, WS2, WST2, O2, and S2.) The S2 column represents the need for which a building would be designed.

The sum of column S2 is the net area for a given grouping of functional elements. Using a multiplier, a percentage of the listed net area for each functional space is added for support space (gross area). This area is listed in the final row of the Summary of the Space Needs Tables.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

1.00 ADMINISTRATION		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
1.01	Chief	1	1	PS-1	4	269	1	1	PS-1	4	269
1.02	Administrative Assistant [1.]	0.33	1	PS-4	1	0 [2.]	0.33	1	PS-4	1	0 [2.]
1.03	Captain	1	1	PS-2	3	165	1	1	PS-2	3	165
1.04	Conference	0	0	PS-9	6	205	0	0	PS-9	8	271
Totals (Areas= Net Square Feet)		**2.33**				**639**	**2.33**				**705**

1. Serves three staff functions currently, operating in multiple areas of the building.

1. Refer to Item 3.10 for current use of space. Future use TBD.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

2.00 RECORDS		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
2.01	Records Room:					438					438
	Public Counter	0	0	-	1	0	0	0	-	1	0
	Clerks	1.33	2	PS-7	2	0	1.33	2	PS-7	2	0
	Animal Control	1	-	PS-8	1	0	1	-	PS-8	1	0
	Code Enforcement	1	-	PS-8	1	0	1	-	PS-8	1	0
2.02	Copy/ Workroom (General All Bldg. Use)	0	0	-	1	108	0	0	-	1	108
2.03	Records Files	0	0	-	1	87	0	0	-	1	87
2.04	File Server Room/Supply	0	1	-	1	140	0	1	-	1	171
Totals (Areas= Net Square Feet)		**3.33**				**773**	**3.33**				**804**

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

3.00 EVIDENCE & PROPERTY		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
3.01	Evidence Lab & Prep., (Bag & Tag)	0	0	-	2	110	0	0	-	2	109
3.02	Evidence Processing/Technician (Restricted Access)	0.33	0	-	2	100	0.33	0	-	2	124
3.03	Evidence & Property Room	0	0	-	1	265	0	0	-		389
3.04	Drug Evidence	0	0	-	1	80	0	0	-		109
3.05	Firearms Evidence	0	0	-	1	85	0	0	-		99
3.06	Large Evidence	0	0	-	1	165	0	0	-		243
3.07	Large Evidence Drop No. 1	0	0	-	1	50	0	0	-	1	49
3.08	Large Evidence Drop No. 1	0	0	-	1	50	0	0	-	1	45
3.09	Evidence Disposition Room	0	0	-	1	100	0	0	-	1	136
Totals (Areas= Net Square Feet)		**0.33**				**1,005**	**0.33**				**1,303**

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

4.00 INVESTIGATIONS		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
4.01	Detective/Lieutenant	1	1	PS-3	3	138	1	1	PS-3	3	138
4.02	Detectives Office	2	2	PS-6	2	160	4	4	PS-6	4	275
4.03	Interview Room	0	0	PS-12	3	75	0	0	PS-12	3	75
4.04	Detective Equipment	0	0	-	1	0 [1.]	0	0	-	1	0 [1.]
4.05	K-9 Supply/Storage	0	0	-	1	0 [2.]	0	0	-	0	0 [2.]
4.06	K-9 Wash	0	0	-	1	0 [3.]	0	0	-	0	0 [3.]
4.07	K-9 Kennel	0	1	-	1	0 [2.]	0	1	-	0	0 [2.]
4.08	Conference Room	0	0	-	8	0 [4.]	0	0	-	8	0 [4.]
Totals (Areas= Net Square Feet)		**3**				**373**	**5**				**488**

1. Detective equipment located in storage closet in Squad Room.
2. Shared with Animal Control functions similar in use.
3. Performed on exterior drive with outside hose.
3. Shared use with Rooms 1.04, and 8.08.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

5.00 PATROL		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
5.01	Lieutenant	1	1	PS-3	3	138	1	1	PS-3	3	138
5.02	Sergeants	0	0	-	0	0	2	2	PS-6	3	138
5.03	Briefing/ Report Writing (Squad Room)	10	10	-	10	295	10	10	-	14	390
5.04	Tactical Gear	0	0	-	2	75	0	0	-	2	75
Totals (Areas= Net Square Feet)		**11**				**508**	**13**				**741**

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

6.00 PRISONER PROCESSING		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
6.01	Sally Port	0	0	PS-15	2 [1.]	809	0	0	PS-15	2 [1.]	809
6.02	Adult Processing	0	1	-	2	239	0	1	-	2	239
6.03	Adult Toilet	0	0	-	1	69	0	0	-	1	69
6.04	Adult Cell No. 1	0	0	-	1	43	0	0	-	1	43
6.05	Adult Cell No. 2	0	0	-	1	43	0	0	-	1	43
6.06	Interrogation Room	0	0	-	3	78	0	0	-	3	78
Totals (Areas= Net Square Feet)		**0**				**1,281**	**0**				**1,281**

1. Vehicle processing occurs in square footage stated as Sally Port.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

7.00 COURTS		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
7.01	Court Administrator/ Clerks	1.5	2	PS-5	2	217	1.5	2	PS-5	2	217
7.02	Public Counter	0	0	-	1	0	0	0	-	1	0
7.03	Court Records	0	0	-	1	78	0	0	-	1	78
7.04	Attorney/Client/Conference	0	0	PS-12	2	0 [1.]	0	0	PS-12	2	0 [1.]
7.05	Attorney/Client/Conference	0	0	PS-12	2	0 [1.]	0	0	PS-12	2	0 [1.]
7.06	Court Bench	0	0	-	1	0 [2.]	0	0	-	1	0 [2.]
7.07	Gallery	0	0	-	150	0 [3.]	0	0	-	150	0 [3.]
Totals (Areas= Net Square Feet)		**1.5**				**295**	**1.5**				**295**

1. Square footage accounted for in Item 8.03, and 8.04 of Tornado Safe Room Table.
2. Square footage accounted for in Item 8.07 of Tornado Safe Room Table.
3. Square footage accounted for in Item 8.05 of Tornado Safe Room Table.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

8.00 TORNADO SAFE ROOM		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
8.01	Men's Toilet	0	0	-	2/2[1.]	145	0	0	-	2/2[1.]	145
8.02	Women's Toilet	0	0	-	2/2[1.]	145	0	0	-	2/2[1.]	145
8.03	Small Safe Room 1 [2.]	0	0	-	2	49	0	0	-	2	49
8.04	Small Safe Room 2 [2.]	0	0	-	2	49	0	0	-	2	49
8.05	Large Assembly Room	0	0	-	-	1,175	0	0	-	-	1,175
8.06	Kitchenette/ Breakroom	0	0	-	3	172	0	0	-	3	172
8.07	Front of Large Assembly Room [3.]	0	0	-	-	312	0	0	-	-	312
8.08	Conference/Safe Room [4.]	0	0	-	-	395	0	0	-	-	395
8.09	EOC Supply Room	0	0	-	2	275	0	0	-	2	275
Totals (Areas= Net Square Feet)		**0**				**2,572**	**0**				**2,572**

1. Toilet/ lavatory fixtures, respectively.
2. Serves as Attorney/ Client Conference for Courts.
3. Dais for Council and Bench for Courts .
4. Executive Conference Room for Council.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

9.00 BUILDING SUPPORT		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	Name:	P2	WS2	WST2	O2	S2	P2	WS2	WST2	O2	S2
9.01	Lobby	0	0	-	6 [1.]	718	0	0	-	6 [1.]	718
9.02	Men's Public Toilet	0	0	-	-	0 [2.]	0	0	-	-	0 [2.]
9.03	Women's Public Toilet	0	0	-	-	0 [2.]	0	0	-	-	0 [2.]
9.04	Interview/ Public Meeting Room No. 1	0	0	-	3	85	0	0	-	3	85
9.05	Gallery: Court, Council	0	0	-	100 [3.]	0 [4.]	0	0	-	100 [3.]	0 [4.]
9.06	Kitchenette/ Breakroom	0	0	-	3	0 [5.]	0	0	-	3	0 [5.]
9.07	Court Bench/ Council Dais	0	0	-	3/7 [6.]	0 [7.]	0	0	-	3/7 [6.]	0 [7.]
9.08	Council/ Court Safe Room	0	0	PS-9	20 [8.]	0 [9.]	0	0	PS-9	20 [8.]	0 [9.]
9.09	Men's Locker Room	0	0	-	8 [4.]	105	0	0	-	18 [4.]	303
9.10	Women's Locker Room	0	0	-	2 [4.]	25	0	0	-	3 [4.]	40
9.11	Men's Toilet Room	0	0	-	1/2 [2.]	135	0	0	-	1/2 [2.]	187
9.12	Women's Toilet Room	0	0	-	1/2 [2.]	135	0	0	-	1/2 [2.]	152
9.13	Men's Shower	0	0	-	1 [5.]	35	0	0	-	2 [5.]	86
9.14	Women's Shower	0	0	-	1 [5.]	35	0	0	-	1 [5.]	63
9.15	Physical Fitness	0	0	-	6	417	0	0	-	6	417
9.16	Gun Cleaning	0	0	-	1	71	0	0	-	1	71
9.17	Arsenal	0	0	-	1	77	0	0	-	1	77
9.18	Quartermaster Supply	0	0	-	1	132	0	0	-	1	132

Continued On Next Page

Functional Elements and Space Needs											
Odessa Police, Courts, EOC, and Storm Shelter											
8.00 BUILDING SUPPORT		**2023 CURRENT NEED**					**2043 DESIGN BASIS**				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
9.19	Custodial Supply/Janitorial	0	0	-	1	69	0	0	-	1	69
9.20	Mechanical Equipment Room	0	0	-	1	151	0	0	-	1	151
9.21	Custodial Supply/Janitorial	0	0	-	1	69	0	0	-	1	69
9.22	Mechanical Equipment Room	0	0	-	1	151	0	0	-	1	151
Totals (Areas= Net Square Feet)		**0**				**2,410**	**0**				**2,771**

1. Occupants based on routine visitors/ assembly occupants, resectively.
2. Public Toilets accounted for in Item 8.01, and 8.02 of Tornado Safe Room Table.
3. Mimimum seating count for Gallery configuration.
4. Court/ Council Gallery accounted for in Item 8.05 of Tornado Safe Room Table.
5. Kitchenette square footage accounted for in Item 8.06 of Tornado Safe Room Table.
6. Occupant count for Court/ Council Dais seating respectively.
7. Dais Bench seating square footage accounted for in Item 8.07 of Tornado Safe Room Table.
8. Conference Table seating count.
9. Conference Room square footage accounted for in Item 8.08 of Tornado Safe Room Table.

Functional Elements and Space Needs

Odessa Police, Courts, EOC, and Storm Shelter

P1: Personnel
WS: Work Station Count
WST: Work Station Type
O: Frequent Peak Occupant Number
S: Square Footage Requirement

10.00 ANIMAL CONTROL		2023 CURRENT NEED					2043 DESIGN BASIS				
No.	**Name:**	**P2**	**WS2**	**WST2**	**O2**	**S2**	**P2**	**WS2**	**WST2**	**O2**	**S2**
10.01	Kennel, Wall Counter in Room	0	0	-	1	195	0	0	-	1	195
10.02	Indoor Portion of Run	0	0	-	6 [1.]	111	0	0	-	6 [1.]	111
10.03	Supplies	0	0	-	1	73	0	0	-	1	73
10.04	Animal Wash	0	0	PS-4	1	0 [2.]	0	0	PS-4	1	0 [2.]
10.05	Fenced Outdoor Green Space	0	0	PS-12	3	0	0	0	PS-12	3	0
10.06	Animal Control Officer	0	0	-	0	0 [3.]	0	0	-	0	0 [3.]
Totals (Areas= Net Square Feet)		**0**				**379**	**0**				**379**

1. Six across kennel spaces, with one to two comprised of multiple cages vertically stacked.
2. Function performed outdoors with hose.
3. Animal Control office assigned workstation space in Records Room.

SPACE NEEDS SUMMARY

Information contained in the previous Space Needs Tables represents the net total square footage for the proposed building project. The sum of all divisions is the Net Area Subtotal, representing the total usable space in each room, and is indicated in the Summary Table on the following page.

Areas not programmed by function include circulation space such as halls, stairways, and elevators; and unusable space defined by and within walls. These are added to the total net area by the use of a multiplier that is established through historical precedence with reference to similar buildings constructed in the past. The result is the gross square footage of the building, which is the total floor area of all floor levels measured to the outside face of exterior walls.

In the table on the following page, the net space needs are combined and the aforementioned multiplier applied to determine the total area required for the project.

Functional Elements and Space Needs Summary Table					
Odessa Police, Courts, EOC, and Storm Shelter					
		2023		**2043**	
No.		**P1**	**S1**	**P2**	**S2**
	POLICE BUILDING:				
1	ADMINISTRATION	2.33	639	2.33	705
2	RECORDS	3.33	773	3.33	804
3	EVIDENCE and PROPERTY	0.33	1,005	0.33	1,303
4	INVESTIGATIONS	3	373	5	488
5	PATROL	11	508	13	741
6	PRISONER PROCESSING	0	1,281	0	1,281
7	COURTS	(1.5)	295	(1.5)	295
8	TORNADO SAFE ROOM	0	2,572	0	2,572
9	BUILDING SUPPORT	0	2,410	0	2,771
10	ANIMAL CONTROL	1	379	1	379
	SUBTOTAL (Net Area)	**21**	**10,235**	**25**	**11,339**
	ACCESSORY SUPPORT SPACE (+3%)		307		340
	CIRCULATION (+27%)		2,846		3,153
	WALLS AND UNUSABLE AREA (+9%)		1,205		1,335
	BUILDING TOTAL PER NORMAL PROGRAM		**14,593**		**16,167**
	BUILDING SF PER MEASURED FLOOR PLAN				**15,665**

PARKING REQUIREMENT

To determine the extent to which a site will support parking needs, a determination must be made for the demand for both public and staff parking. If public parking is developed on-street, the site area demand would be lessened by this amount.

The development for each of these two parking categories is distinct to represent the separation requirement of the two types in actual site development. A determination of the peak parking space demand is calculated on the following page.

The peak use of public parking could occur at any given time. This is due to the fact that the greatest demand for public parking is in support of municipal court proceedings or an assembly event in the training room. The peak use for staff parking typically occurs during one of the daily shift changes on a weekday during normal operating hours. The exception to this - whereby a greater demand for parking may result – may occur infrequently for large assemblies of staff in the training room, or during a special operations event.

The establishment of the proper amount of parking is based on the total number of personal and fleet vehicles on the site at the same time. Personal vehicles are those vehicles driven to the site by the department personnel who own the vehicle. Fleet vehicles are all City owned vehicles provided to the personnel.

PARKING REQUIREMENT						
Odessa Police, Courts, EOC, and Storm Shelter						
	2023 VEHICLE COUNT			**2043 VEHICLE COUNT**		
	FLEET	**PERSONAL**	**TOTAL**	**FLEET**	**PERSONAL**	**TOTAL**
STAFF VEHICLES						
Administration	**2**	**1**	**3**	**2**	**1**	**3**
Records	**2**	**0**	**2**	**2**	**0**	**2**
Evidence & Property	**0**	**0**	**0**	**0**	**0**	**0**
Investigations Bureau	**3**	**0**	**3**	**5**	**0**	**5**
Patrol Division	**7**	**3**	**10**	**7**	**4**	**11**
Prisoner Processing	**0**	**0**	**0**	**0**	**0**	**0**
Courts	**0**	**2**	**2**	**0**	**2**	**2**
Animal Control	**1**	**1**	**2**	**1**	**1**	**2**
SUBTOTAL	**15**	**7**	**22**	**17**	**8**	**25**
Reduction: Vacation & Sick Leave (6%)	0	0	1	0	0	1
BASE STAFF PARKING REQUIREMENT			**21**			**24**
Plus Required Accessible Parking [1]			*2*			*2*
TOTAL STAFF PARKING REQUIREMENT			**23**			**26**
PUBLIC PARKING REQUIREMENT [2]	-	20	**20**	-	20	**20**

1. Accessible spaces for staff parking are included above the base requirement due to actual anticipated usage of non-accessible staff parking.

2. Public parking would be negated in the site area requirement if on-street parking is utilized.

SITE DENSITY REQUIREMENT

The final component to a space need program is a determination of the site area required. This is assessed without regard for knowledge of the sites, although in the Odessa project, the site was established prior to this assessment and is comprised of 1.28 acres. In this instance this exercise becomes a test or validation of the site that was selected.

We utilize the total space program from the space Need Summary Table to determine the building footprint size, the parking requirement, along with some assumptions about area for expansion and open area for green space to get to a recommended site acreage. The open area stated is an assumption based on green space frequently desired. Green space can provide various benefits such as cooling by shade of trees, to absorption of rain fall runoff. We also include a factor for future expansion of the building structure.

The two tables on the following page indicate options for site area requirement. Table 4.1 reflects all program requirements being met on the site acreage. Table 4.2 reduces the acreage requirement by assuming the public parking will be on the street adjacent to the site and not impacting the site area need.

As can be seen in the tables, the site chosen for development is not sufficient to support the public parking on the site. Given the public parking is planned for on the immediately adjacent street, the site is sufficient to meet all programmed needs.

SITE AREA REQUIREMENTS

ODESSA JUSTICE CENTER			
JOINT POLICE, COURTS, EOC, AND TORNADO SHELTER			
Total Project Space Need			15,665 SF
Total Police Building Size			15,665 SF
First Floor Footprint			15,665 SF
Staff Parking	26	450	11,700 SF
Public Parking	20	450	9,000 SF
Mechanical/Electrical Yard			800 SF
Miscellaneous Paved Area			1,000 SF
Total Developed Area			**38,165 SF**
Long Range Bldg Expansion Space (30%GSF)			5,183 SF
Subtotal Developed Space			43,348 SF
Open Area		35%	18,578 SF
TOTAL SITE REQUIREMENT			**61,926 SF**
			1.42 acres

Table 4.1

ODESSA JUSTICE CENTER			
JOINT POLICE, COURTS, EOC, AND TORNADO SHELTER			
Total Project Space Need			15,665 SF
Total Police Building Size			15,665 SF
First Floor Footprint (Two-story configuration)			15,665 SF
Staff Parking	26	450	11,700 SF
Public Parking	0	450	0 SF
Mechanical/Electrical Yard			800 SF
Miscellaneous Paved Area			1,000 SF
Total Developed Area			29,165 SF
Long Range Bldg Expansion Space (30%GSF/2 Story)			5,183 SF
Subtotal Developed Space (NIC, Longe Range Prkg)			34,348 SF
Open Area		35%	18,495 SF
TOTAL SITE REQUIREMENT			**52,843 SF**
			1.21 acres

Table 4.2

SITE SELECTION AND EVALUATION INTRODUCTION

Selecting the proper site for development of a public safety facility is contingent on three factors, the first being a prerequisite for any subsequent consideration: 1) minimum site area, 2) operational goals, and 3) development potential.

In the case of Odessa, the site selection was predetermined. We look at it using the criteria below - common to police facility design standards - for the purpose of validating the site for a development of this type, and to establish some measure of expectation for how well the site will perform in its intended use.

Minimum Site Area Requirement

The minimum site area to support the building and site development must be met before consideration is given to a particular site regarding the other two factors. This is reflected in the Site Density tables on the preceding page.

It must be pointed out that the minimum site area is somewhat subjective based on Owner acceptable limitations. That is to say that beyond the absolute minimum required site area, the Owner may elect to identify only sites that in addition; allow open green space and the potential to expand the building and parking in the unforeseen future. These desires may establish a site minimum beyond the absolute smallest site that will support the facilities programmed.

It should also be pointed out that selecting a site that represents the absolute minimum area is strongly recommended against. In addition to limiting open space for unforeseen expansion and the corresponding green space that can promote energy savings through passive cooling, small sites can limit design flexibility that can directly contribute to the operational functionality of the building through efficient space planning.

The Odessa site meets the above criterion given the public parking will be on the adjacent streets.

Operational Goals

Beyond meeting the minimum site area requirement, the second factor involves the operational goals of typical police departments and how site selection can impact these goals.

In the following, we identify the most common police operational goals most police departments deem the most important.

<u>Surrounding Roads and Arterials & Vehicle Circulation:</u>

While access to major thoroughfares is important and the surrounding roads and arterials aid this access, this criterion specifically addresses how the roads immediately surrounding the site control and direct the flow of traffic.

The ideal site will allow public safety vehicles leaving the site to mix into the traffic. Additionally, of importance to the citizens is the average time from the "call for service" to the arrival time of the responder. Few responses originate from the building, as there are sufficient vehicles on patrol at most times. More important might be the consideration given to the time it takes an officer in the field to return to the station, or drive to a patrol sector. Officers responsible for a certain geographic area, or beat, often have to go to the station to accomplish a work-related function.

Therefore, sites that have good access to major arteries that traverse the community are desirable. It is not necessarily limited to selecting the most geographically centered site. There are other things to take into consideration: the impact of one-way streets,

stoplights, stop signs, traffic, speed limits, school zones, railroad tracks, etc., which can reduce or add to the travel time.

Public safety must be delivered in a timely manner. Essentially, for any critical calls for service, the expectation is that help is only minutes away. While access to and from a law enforcement facility is important, it must be acknowledged that response for calls for service in policing is primarily from vehicles anywhere in the city, or from certain patrols/beats.

Location

This criterion acknowledges the importance of maintaining a central location in order to, among other things, maintain potential expectations of the citizens of a community. In some communities, a fringe location in a specific area can be perceived as giving preferential treatment to that area. The central location can minimize this perception in communities where it is prevalent. Overall, it should be kept in mind that the significance of a central location, on its own merit, has little significance on police operations. Only a very small percentage of the total number of responses originate out of the law enforcement center.

Expansion Potential

Everything else being equal, a location that facilitates future expansion is the better choice. Any facility is a considerable investment. If properly planned, the Police Facility will become a valuable community asset. If sites of the recommended size are available, then the potential for expansion after the planning horizon should be assured now. Expansion should be thought of in two ways: building square footage expansion; and parking and the related site expansion. As personnel are added over the years to keep pace with the projected population expansion, the vehicle count will also increase. Finding a location for the vehicles will become more important as that date in the future is approached and passed.

The Odessa site allows for a future expansion beyond the 20 year planning point.

Security & Employee Safety

Consideration for the safety of the department staff is paramount, though in most communities, few locations result in a high degree of inherent risk to persons working in or visiting the building. More likely, safety refers to the protection of City property, especially fleet vehicles. Low values assigned to the weighted value do not necessarily reflect that safety is not of importance, but that it may not be much of an issue in this particular community.

Compatible Neighboring Land Uses

The new building will be a symbol of the legal system, public safety, and of city government. The structure should be designed with proper dignity. Sites that will support or enhance that appearance will receive higher scores. A well planned and adequately funded project will provide an excellent opportunity to change or add to the value of the chosen neighborhood.

Various neighborhoods can be predicted to be a good fit, or a bad fit. As an example, positive neighboring land uses could be campus government facilities, mixed-use offices, commercial locations, and other institutional uses. Negative neighboring land uses could be noisy sites, and industrial areas with smoke or odor.

Visibility

Visibility is important in two ways. The first way it is important is for prospective users of services who have no idea where the building

is located. The second way visibility plays a role is that it is a constant reminder to the residents of the City that public safety is important to the community. In other words, the location is such that many drivers routinely see the building while making their way around the City. While the role law enforcement plays in a community is subject to varying personal perceptions, usually the presence is viewed as a positive. Enhanced visibility, along with accessibility, results in more convenient reporting of incidents by citizens. Higher visibility augments community policing.

Availability of Existing Utilities

The availability of utilities such as power, water, sewer and communications services in close proximity to the project site can be advantageous when site development costs are considered. Sites with adequate utilities in close proximity to the site will be less costly to develop. Sites where one or more of these services critical to building options is not currently available or at a distance from the proposed site will make site development more costly.

Aesthetics & Adequate Green Space

Aesthetics pertain specifically to the look of the building and how a site may support an Owner's goals for the new facility's desired design character. Though the primary goal is to achieve a functional and durable facility, public buildings representative of city government should convey an air of dignity without being perceived as ostentatious. Care should be given to avoid giving preference to a site that meets aesthetic goals but that falls short on meeting the criteria critical to law enforcement operations.

Green space typically contributes to more desirable settings. Aside from urban settings where the goal is dense development, often due to the price of land among other things, the larger the green space, the more attractive the development is felt to be. The higher the acreage, the higher the potential score for this criterion. Adequate acreage involves a judgment call relating to the desired density of the development. Contributing to the large site area needs are significant parking needs of the Police and public parking, as well as shift change parking needs of the police staff vehicles and attendant personal cars on site at the same time.

Potential Impact from Police Presence

Some neighborhoods can benefit from having the facility in that area. The neighborhood may be a frequent area for calls. This goal usually has a greater impact in cities, where the placement of the facility may be intended to clean up a high crime district. It should be noted that goals desired from the application of this criteria contradict the 'Security and Employee Safety' criteria.

Most of the above operational goals are well met on the Odessa site.

Development Potential

The third factor impacting site selection is Development Potential. The primary elements of this grouping include site constructability and availability, especially with regard to how these are impacted by cost.

Site Constructability

Site constructability encompasses numerous factors such as zoning, site access infrastructure, site terrain impediments, etc. While elements of this grouping could be considered prerequisites; each can be managed within the development process, though each has the potential to add a layer of difficulty that may impact overall project cost. This grouping is therefore considered a distinct component of the site selection process.

The Odessa site would appear to have good traits that would result in the lowest costs we could expect regarding site development. This is primarily related to a site with only minor grade changes, a clean, undeveloped building area, and ready access to utilities.

Additional Considerations

Historic Environs: Consideration has to be given to any property that falls under the control of outside groups that can influence, or even dictate aspects of the projects design.

Flood Plain: Though it would typically be recommended to avoid these locations altogether, the frequency and elevation of potential flood waters should be considered carefully when using a sight in a flood plain.

Acquisition Cost

Site acquisition cost is partly considered under Site Availability above; however, it could be considered a final factor. That is to say, identified sites could be ranked with regard to all other selection factors to determine order of preference. Acquisition cost then becomes the measuring stick regarding the comparative difference between the ranked sites.

The above additional considerations are not relevant in the Odessa project.

STATEMENT OF PROBABLE CONSTRUCTION COST

Preliminary new construction cost can be estimated by utilizing average new facility square footage construction costs for typical public safety facilities built around the country. By adjusting these numbers to the local construction market and factoring in inflation, the total probable cost can be developed for the Odessa Justice Center to a predetermined point in time.

The process begins with a review of the cost of a typical new public safety facility. Cost information and other survey data have been collected from over 300 new facilities. The facilities have been constructed in many locations and bidding climates over many years. Therefore, the cost figures from the database have been adjusted for inflation and regional cost differences to develop the average.

Construction activity at the time of bidding can have a dramatic affect on costs. Low activity means more competitive bids. Increased activity results in fewer bidders and higher project cost. We adjust the contingency and escalation factors to account for the degree of volatility in the construction market.

Site development typically comprises approximately 9 - 12% of the total square footage cost, and this is reflected in the Statement of Probable Construction Cost tables on the following pages.

Other project costs have been identified under the category of "Soft Costs". These include, but are not limited to, professional fees, geotechnical exploration, site surveys, construction phase testing, and furnishings. An unknown site development contingency is also included because a site for the facility has not yet been identified and depending on which site is chosen, more extensive utility, grading and foundation work may be required beyond what could be considered "normal" site development.

Total project cost is a combination of the hard costs required to physically construct a building as well as the soft costs needed to support project development and to ready a completed facility for occupancy. The total project cost is established around the current construction market for a building bid through 2024.

The current construction market is extremely volatile and forecasting whether costs will increase or decrease over the next twelve months is unreliable at this time.

STATEMENT OF PROBABLE COST

Odessa Police, Courts, EOC, and Storm Shelter

	HARD COST	Unit Cost	Quantity	Units	Cost
	Building Construction: High (Primary space)	$ 375.00	11,210	Sq. Ft.	$ 4,203,750.00
	Building Construction Hardened Storm Shelter	$ 399.00	3,575	Sq. Ft.	$ 1,426,425.00
	Building Construction: Low (Garage)	$ 215.00	880	Sq. Ft.	$ 189,200.00
	Site Development				$ 749,790.00
	Phones/ Data Wiring	$ 8.00	11,210	Sq. Ft.	$ 89,680.00
	Security/ Door Access Control	$ 10.00	11,210	Sq. Ft.	$ 112,100.00
	CCTV/A/V	$ 6.50	11,210	Sq. Ft.	$ 72,865.00
	Landscaping/ Irrigation				$ 50,000.00
	High Density Storage Systems				$ 22,000.00
	TOTAL HARD COST				**$ 6,915,810.00**
	SOFT COST				
	A/E Fees				$ 553,264.80
	Geotechnical and Surveying				$ 15,000.00
	Construction Testing Services				$ 22,000.00
	Furnishings				$ 180,000.00
	TOTAL SOFT COSTS				**$ 770,264.80**
	Contingency (10%)				$ 768,607.48
	TOTAL HARD AND SOFT COSTS				**$ 8,454,682.28**

SECTION 6.0 – CONCLUSIONS

CONCLUSIONS

The following general observations and conclusions are drawn from the study process and results.

1. The current facility is inadequate to efficiently conduct routine law enforcement operations. The increased staff size, evolution in policing, and demand on law enforcement resources requires facilities that support the human effort. The support to operational effectiveness the existing building should be expected to provide has exceeded the capacity of the current facilities capabilities. The space provided in the existing building will only become increasingly deficient in the future. The greatest deficiency is a lack of operational space.

2. The facility has been designed for today's needs and to meet personnel growth for 20 years. This additional space is relatively small as a percentage of the area needed to meet current operations, yet it reflects a significant cost savings versus adding the space in the future. Beyond 20 years, the sufficiency of the space will be based on the unforeseen growth of the community and the department. But it is typically anticipated that a building planned for a perfect fit in 20 years will have a substantial amount of time before the need to add on is required. The planning methods used will help to ensure Odessa's law enforcement needs are met for many years.

3. The size of the proposed police component was derived from space standards for typical law enforcement facilities built around the country. As a comparison - based on other departments of the same personnel size - a typical facility would be 12,625 square feet. The police component of the Odessa facility is 12,300 square feet, just slightly less than average. In addition to the police components of the project, space has been established to provide for the needs of the Odessa Municipal Court, Council meeting chambers, and Animal Control. This space also serves dual purpose as a public tornado shelter and law enforcement training space. The multi-use functionality of this square footage provides a high degree of use efficiency and value in both initial costs and operation costs.

4. The current facility location – although in close proximity to the proposed location – is of lesser quality when looking at the criteria desirable in law enforcement facilities. This is related primarily to visibility and accessibility related to the easy identification of the public entry. The common criteria of law enforcement facility site design and police operational goals are addressed in Section 4. The proposed new site location addresses all current deficiencies.

5. The proposed new development site is sufficient in acreage to accommodate all the program's needs less the public parking. However, public parking is sufficient on the immediately adjacent streets. The capacity of the site to meet current building and site needs, future expansion, and desirable operational site criteria make this a quality site. In addition, the relatively level and clean grade, along with readily accessible utilities minimizes site development costs.

6. There are multiple deficiencies in the existing building that will be eliminated in a new facility. These have largely been addressed prior in the Existing Facility Deficiencies evaluation.

7. Separating operations related to Administration, Patrol, Investigations, and Records will enhance security, the controlled sharing of discreet information, and allow better focus within each division related to their particular job tasks. Dedicated support

space for each of these groups will minimize wait times for what is now shared or non-existent operational task space, such as interview rooms and meeting space, leading to enhanced productivity.

8. A full suite of interview processing and storage space will enhance the efficient handling of evidence and maximize the protection in the chain of evidence. New evidence facilities will also consolidate all storage into a single location.

9. Space to bring a detainee into the building are currently non-existent. This increases the risk to safety for both law enforcement personnel and the detainees they are interacting with. The proposed new facility will provide for the secure entry into the building, processing and separation of multiple detainees, and securing of detainees while in the department's care,

10. The planned project supports ongoing preparation of officer personnel for their duties due to the ability to conduct in-service training using the multi-use building space.

11. Lockers are the office space for police field personnel allowing them to store their gear and equipment in their charge, and keeping such in the building for convenient access during their shift. In addition, modern lockers - as planned for - provide power and data to keep radios charged in secure fashion and allow for the downloading of body camera video. The technological infrastructure such as this modernizes current police operations in a time efficient manner for police personnel. Dedicated space in the proposed facility for other field items like guns and ammo, tactical weapons, detective equipment and miscellaneous supplies provides for the safe securing not currently supported.

Benefits of a New Police Facility

Building support for a new public safety facility requires a determination of the need, justifying the proposed solution, and addressing the benefits of the project. Earlier in the report the deficiencies related to the existing facilities were highlighted. In Item 3 of this section, we compare the proposed needs of this project to averages for modern law enforcement departments built all over the Country, reflecting very similar results, and thereby justifying a planning proposal that is reasonable and necessary.

The remaining question becomes; what are the benefits of completing this project? We address this question as follows:

New facilities will maximize the operational efficiency for all staff during time spent in the building by minimizing down time waiting for space to become available to conduct certain tasks and improving personnel interaction by placing individuals in close proximity where desirable. In addition, creating sufficient space within the building for storage lessens time spent searching for and traveling to remote locations to retrieve items.

The new facility can promote an increased level of in-service training maximizing the skills of department personnel, minimizing liability to the City due to the necessary interaction occurring between staff and citizens.

The new facility can lessen manpower demand over time by minimizing wait time for facility space, creating a negative impact to productivity. The use of advanced technological infrastructure results in increased officer time, allowing more time in the field and on proactive tasks; a hallmark of community oriented policing.

The new facility will increased the safety and security of both staff and the public by utilizing the design of the facility to achieve a safe physical environment. Video monitoring of all critical interactions between police personnel and citizens in the building decreases claims of liability that can result - whether valid or not - in sometimes hostile interactions. This decreases liability exposure to the Department and City.

The new facility will enhance the building structure's capacity for proper sight and sound separation, enhancing the protection of discreet conversations and the exchange of information between officers and victims and/or witnesses, so as not to discourage the public from engaging with law enforcement.

The new facility will modernize the central police work environment leading to increased department morale, promoting improved job performance, employee retention, and enhanced recruiting.

Properly designed facilities promote interaction between the public and police. Emphasizing this alliance has been shown to have a positive impact on the reduction in crime.

Properly designed facilities reduce potential liability, especially associated with the high risk involved with detaining prisoners.

The new facility will enhance the maintaining of the "Chain of Evidence" through proper design, lending to the maximization of conviction rates.

Properly designed facilities minimize energy costs by employing the design of modern systems to supply and control the internal building environment.

The location of Municipal Courts in the same building increases the staff efficiency of these two justice operations that routinely interact. Each will continue to maintain their distinct authorities and identities.

The same space utilized to hold court can also support council meetings and serve as a much needed safety feature as a community storm shelter.

POLICE FACILITY DESIGN GROUP

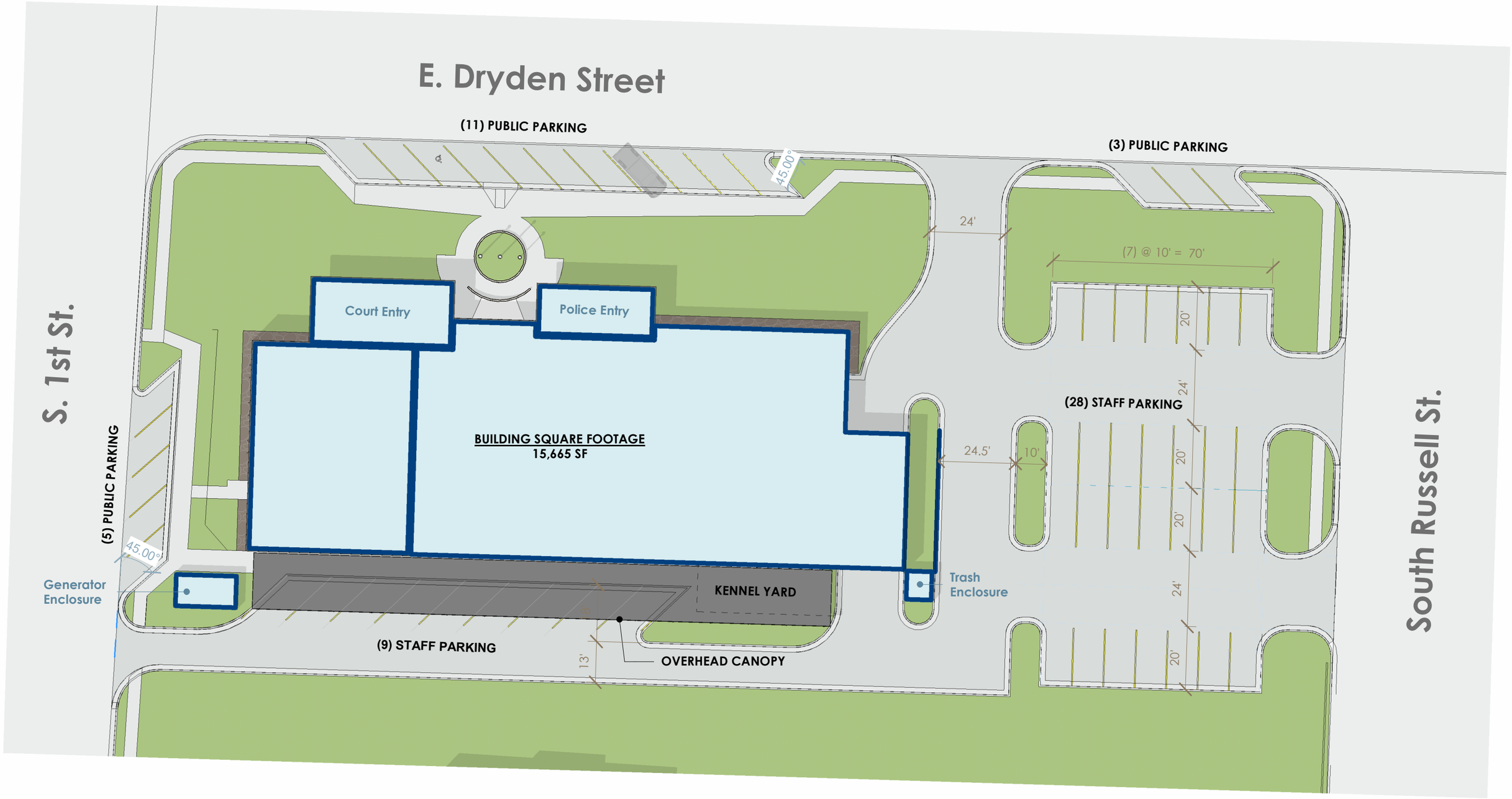
09/08/23

DESIGN CONCEPT FOR A NEW

ODESSA POLICE STATION

CITY OF

CITY OF ODESSA



POLICE FACILITY DESIGN GROUP

9/8/2023

DESIGN CONCEPT FOR A NEW

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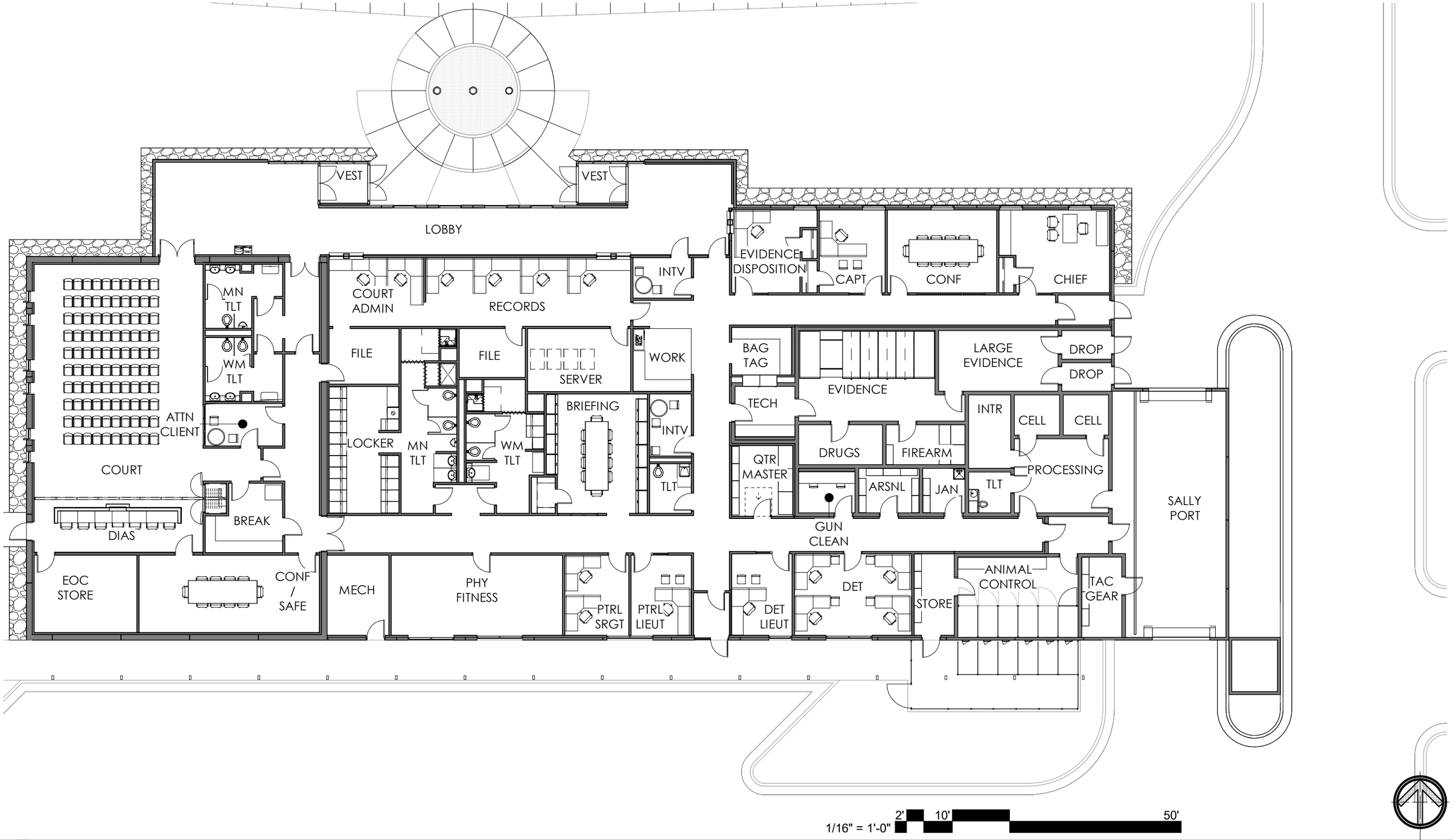

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