

HUNTINGTON BEACH POLICE FACILITY MODERNIZATION PROJECT

July 16, 2018

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POLICE BUILDING BACKGROUND

- Built in 1972/73
 - Move in 1974 with 239 employees (over 430 current employees and volunteers use the building)
 - Building was built for “1995 and beyond” (50 year life span)
 - Originally no female officers - currently 96 sworn and non-sworn.
 - Women’s locker room was added: constructed out of closet/bathroom space
 - Only two sinks/counters
 - Only two showers
 - Can’t be used at the same time due to flooding



POLICE BUILDING BACKGROUND (CONT.)

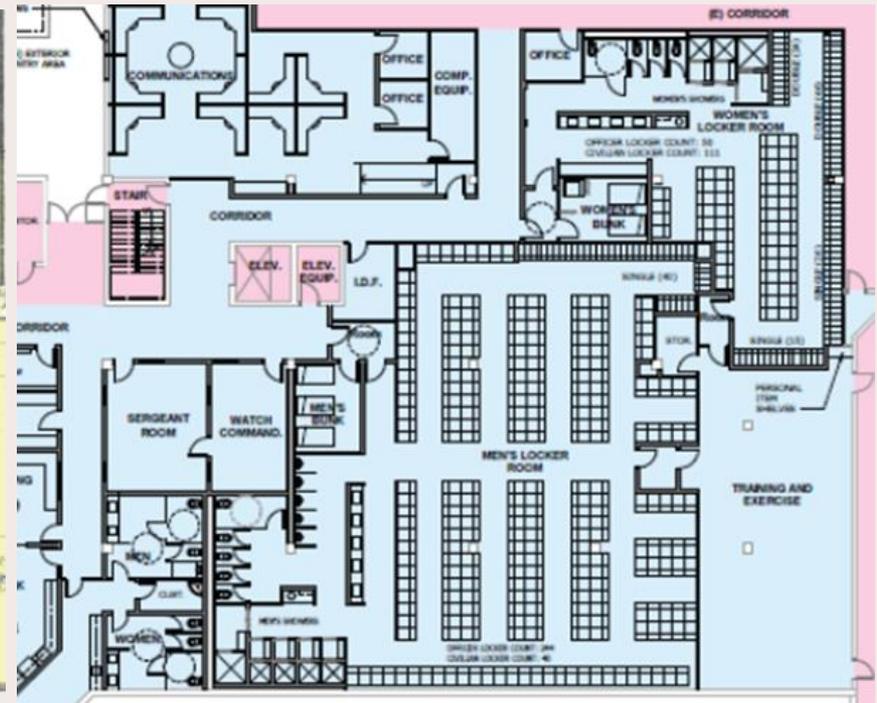
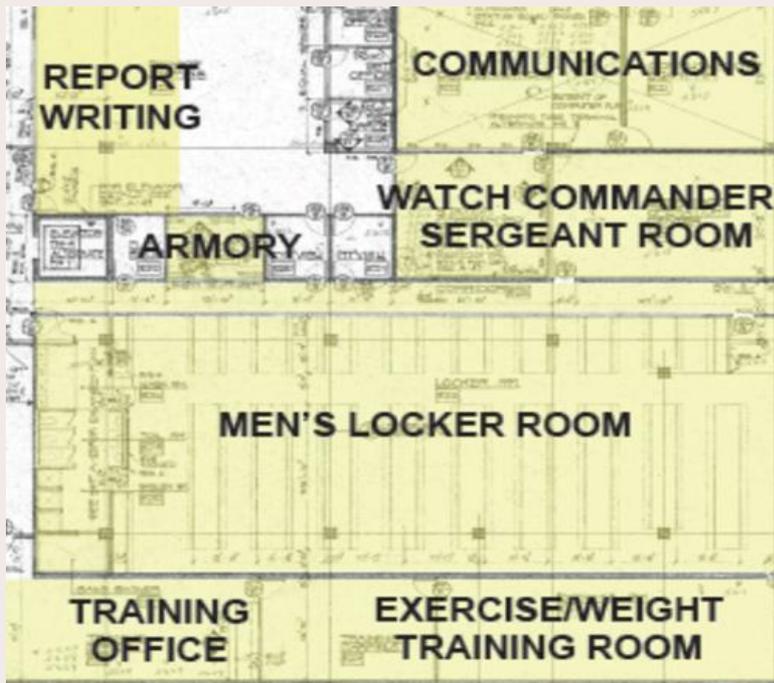
- 2008 PD completed a Public Safety Facility Improvements plan
 - Identified following items as critical
 - Expand and renew Men's Locker Room and Exercise/Cardio Center
 - Provide a new Women's Locker Room
 - Expand and enhance the PD's South Parking Lot (Thanks ☺)
 - New Communication Center
- Began current planning in 2016
 - Worked extensively with Public Works
 - Created committee of PD employees and PW supervisor
 - weekly meetings
 - Toured 5 local police agencies
 - Chino, Montclair, Glendale, Westminster and Hawthorne

POLICE BUILDING BACKGROUND (CONT.)

- Building was originally designed to have a fourth floor
 - Would have added 17,000 square feet
 - With personnel growth we have pushed other areas into already used space
 - Filing cabinets and storage cabinets in most hallways
 - All utilities at near original status
- No major infrastructure remodel/replacement since inception
 - Original furniture and fixtures
 - Poor Ventilation = moisture problems/Ventilation problems/Internal air quality issues
 - We have run out of;
 - Locker space for both men and women
 - Female Locker Room and Accommodations are inadequate
 - Work space (911 Communication Center is not up to industry standard)
 - Storage space
 - Equipment/Evidence/Records/Admin. storage

PRESENT AND FUTURE

- Initial goal was to renovate men's/women's locker room
 - 2 to 5 million dollar estimate (locker room renovation only)
 - With professional evaluation came discovery
 - Original plumbing is decaying and beyond life-expectancy
 - Electrical System is over capacity
 - HVAC antiquated and inadequate
 - ADA accessibility needs upgrading



PRESENT AND FUTURE (CONT.)

- Numerous repair and maintenance issues
 - Police building is used 2 to 3 times more than typical government building due to 7 day, 24 hour operation
 - Records, Jail, Dispatch, Officers, etc...
 - Weekly service calls to plumber during peak season
 - Failure to drain
 - Failure to flush
 - Backed up sewage
 - Poor ventilation (sporadic climate)
 - Communications had to purchase air purifiers due to dust coming out of vents
 - 14 floor fans in Men's locker room to achieve minimal climate control
 - Almost every desk space has fan/heater or both
 - Communication's servers in danger due to overheating and lack of cooling



7 month old vent

RISING PROBLEMS

- Over the past 5 years, more significant problems have manifested.
 - Men's Locker Room ceiling collapsed on 3 separate occasions
 - Dispatch evacuation (diesel fumes from generators)
 - Jail evacuation due to sewage flood (2016)
 - Toilet fell off wall while in use
 - Electrical panel overload
 - Not designed for concurrent use;
 - Computers
 - Portable radios
 - Body worn cameras
 - Microwave ovens



CURRENTLY

- Current female locker room on 2nd floor
 - Constructed out of existing bathroom and closet
 - Inefficient travel path and away from hub of activity
 - As we added space for civilian uniformed female employees – everything changed
 - Not enough square footage with current design
 - New design pushed out walls and repurposed space



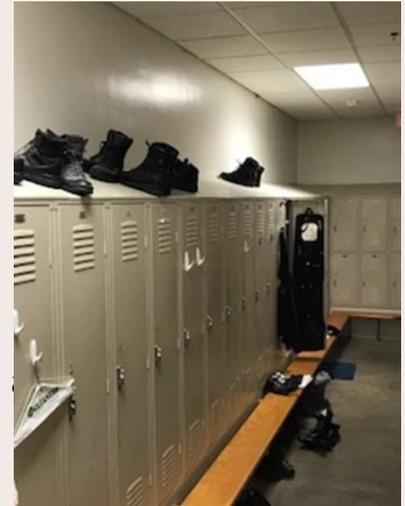
Two sinks in women's locker room



Two showers

CURRENTLY (CONT.)

- Upgrade men's/women's locker room (not enough lockers)
 - Condition of both is poor
 - Original estimate (\$2 to 5 million) did not anticipate the depth of the problems discovered
 - Plumbing/Moisture issues/Ventilation
 - New design improves proximity to work area
 - Important to create proper flow to workspace
 - PD is beyond max-capacity
 - Filing cabinets in hallways
 - Cardboard box hallway storage throughout building
 - Management Partners identified building condition to be for employees (Recommendation #9)



HEAVILY USED AND OVERCROWDED

- No ventilation inside lockers
- Poor circulation
 - Dust and debris thrown out of vents and onto exterior items
 - Damp conditions force employees to store sweat soaked items outside locker to dry for next shift
 - Improved conditions for health of employees



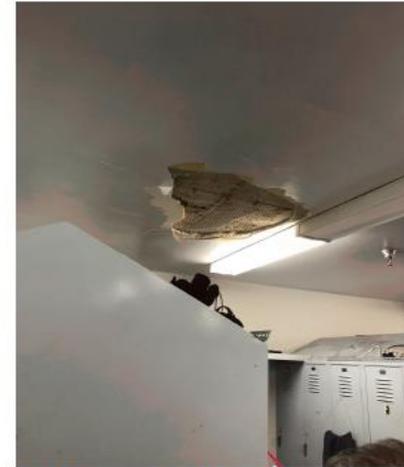
Current Condition of the Locker Rooms



WOMEN'S LOCKERS - TOO SMALL, BAD LOCATION



MEN'S LOCKER ROOM - OUTDATED, POOR VENTILATION, TOO SMALL



DAMAGED FINISHES - REPAIRS NEEDED



WOMEN'S LOCKERS - TOO SMALL, BAD LOCATION



NO ADA ACCESS IN CURRENT RESTROOMS



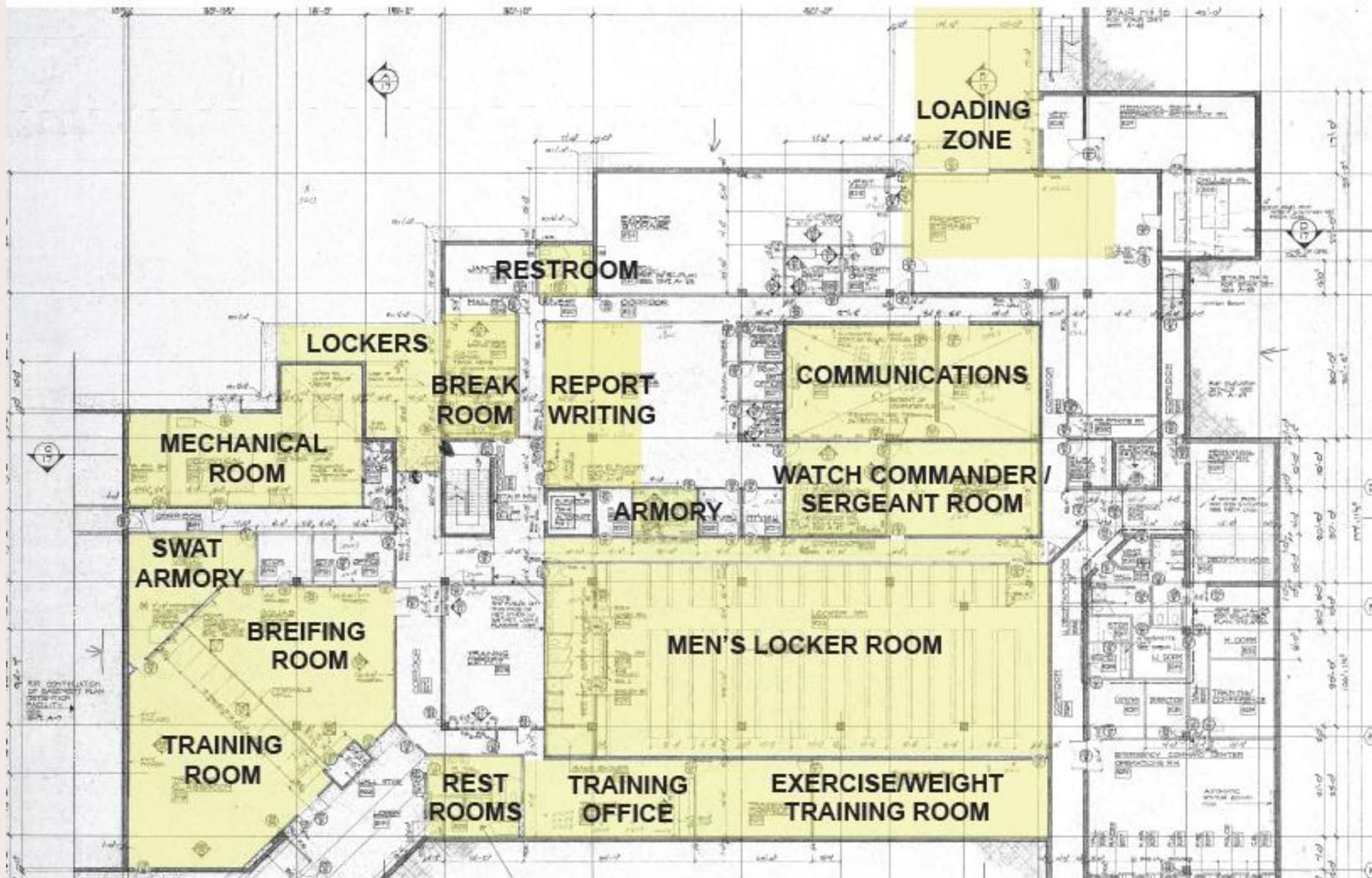
EXISTING RESTROOMS ARE OUTDATED

EXISTING CONDITIONS AND ISSUES - 1971 BUILDING - LOCKERS AND RESTROOMS

WESTBERGWHITE ARCHITECTURE

- Hired to do evaluation of existing building (2017)
- Recommended modernization versus starting from scratch (roughly half the cost)
- Major infrastructure repairs needed
 - Behind the walls improvements are almost \$8 million
- Recommending phasing (1 and 2)
- Preparing to take the PD into year 2068.
 - More employees (higher ratio women to men anticipated)
 - More equipment
 - Bring building up to code (HVAC/plumbing/ADA, etc.)

EXISTING LOWER LEVEL PROBLEM AREAS



CONSULTANT'S OBSERVATIONS



DAILY FLOW OF POLICE/STAFF

- CURRENT LAYOUT IS INEFFICIENT
- NEED FOR IMPROVED FLOW BETWEEN SPACES



COMMUNICATIONS ROOM

- DARK, UNPLEASANT WORKSPACE
- NO BREAK AREA OR DIRECTOR'S OFFICE



LOCKER ROOMS

- NO FULL-SIZE WOMEN'S LOCKER ROOM
- CURRENT LOCKER COUNT NOT ENOUGH

CORRIDORS

- TOO NARROW IN HIGH-VOLUME AREAS



BRIEFING/TRAINING ROOMS

- INEFFICIENT LAYOUT, NOT PRACTICAL FOR BRIEFINGS AND TRAINING SESSIONS



ARMORY/SWAT ARMORY

- EXISTING SPACES TOO SMALL TO MEET NEEDS
- POOR FLOW IN CURRENT SPACES



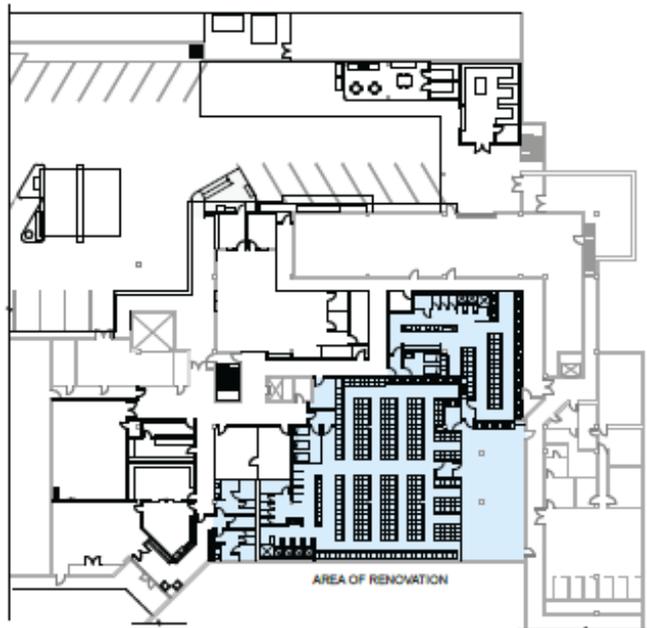
EXERCISE ROOM

- TOO SMALL FOR CURRENT NEED
- USED BY BOTH POLICE AND CITY HALL

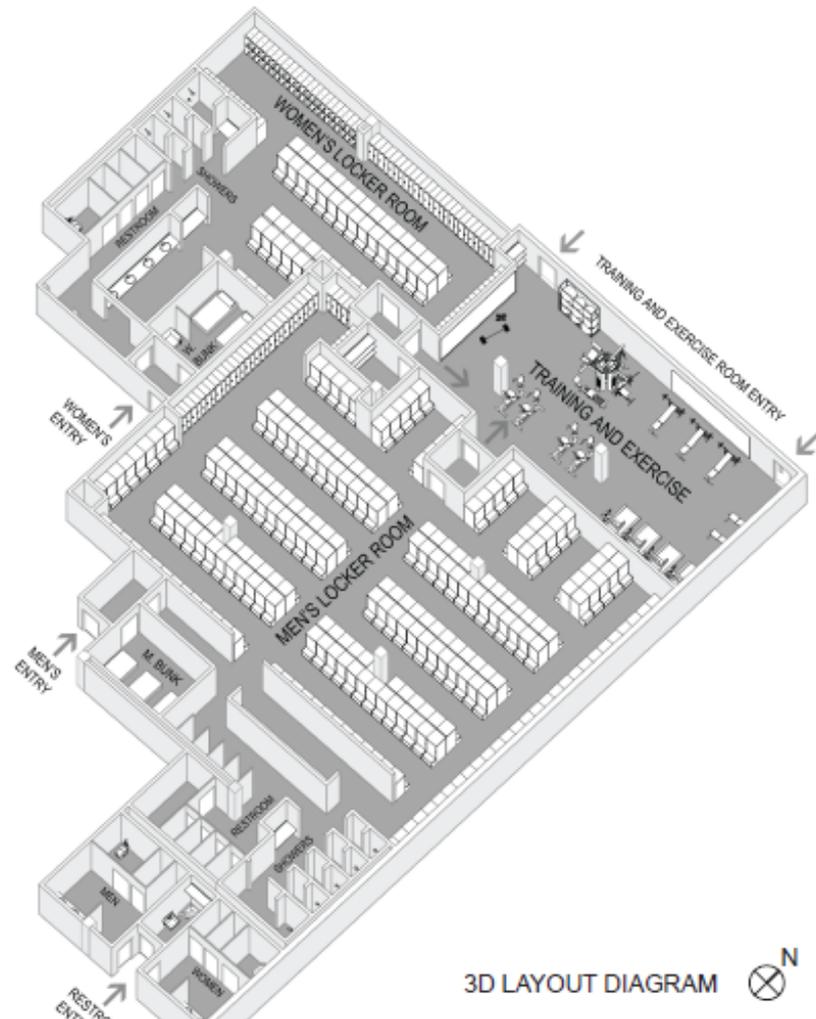
LOCKER ROOMS & GYM

LOWER LEVEL | FOCUS AREA 1: LOCKER ROOMS AND EXERCISE ROOM

- LOCKER ROOMS
- EXERCISE AND TRAINING ROOM
- RESTROOMS



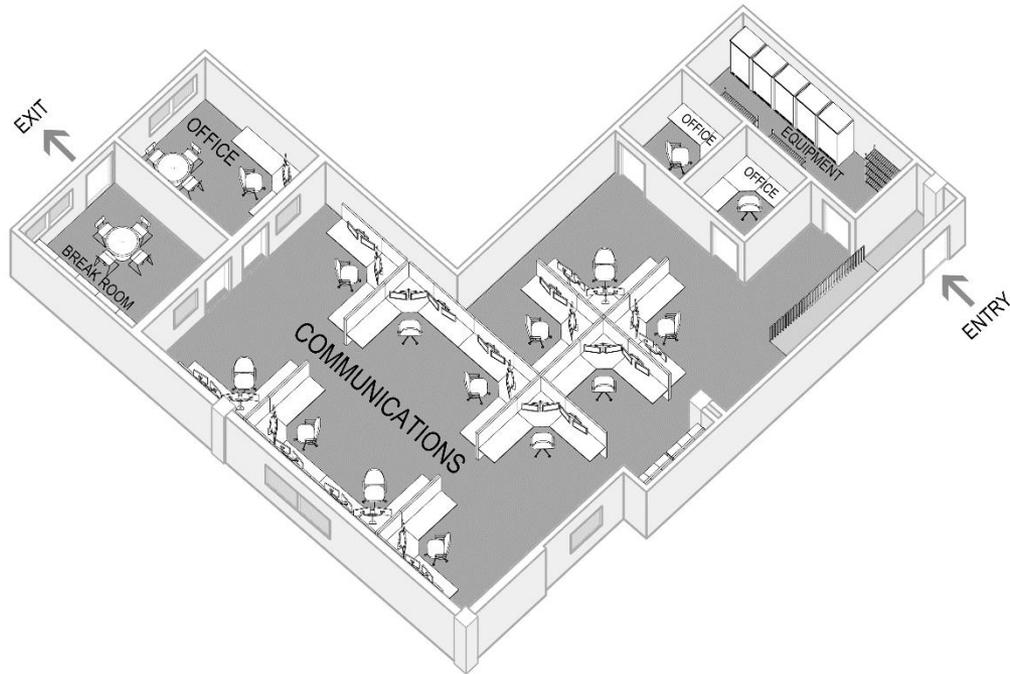
FLOOR PLAN - AREA OF RENOVATION



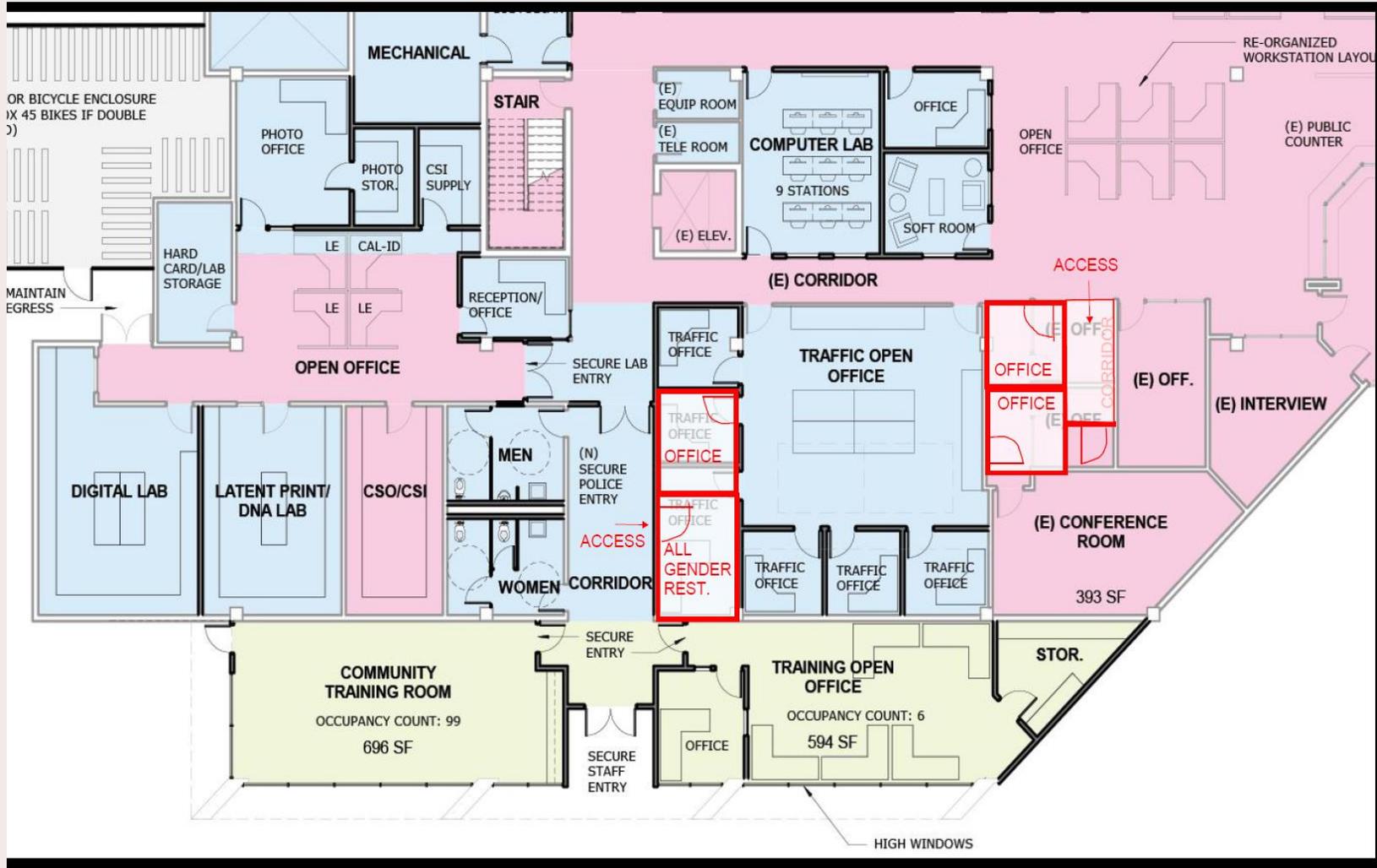
3D LAYOUT DIAGRAM



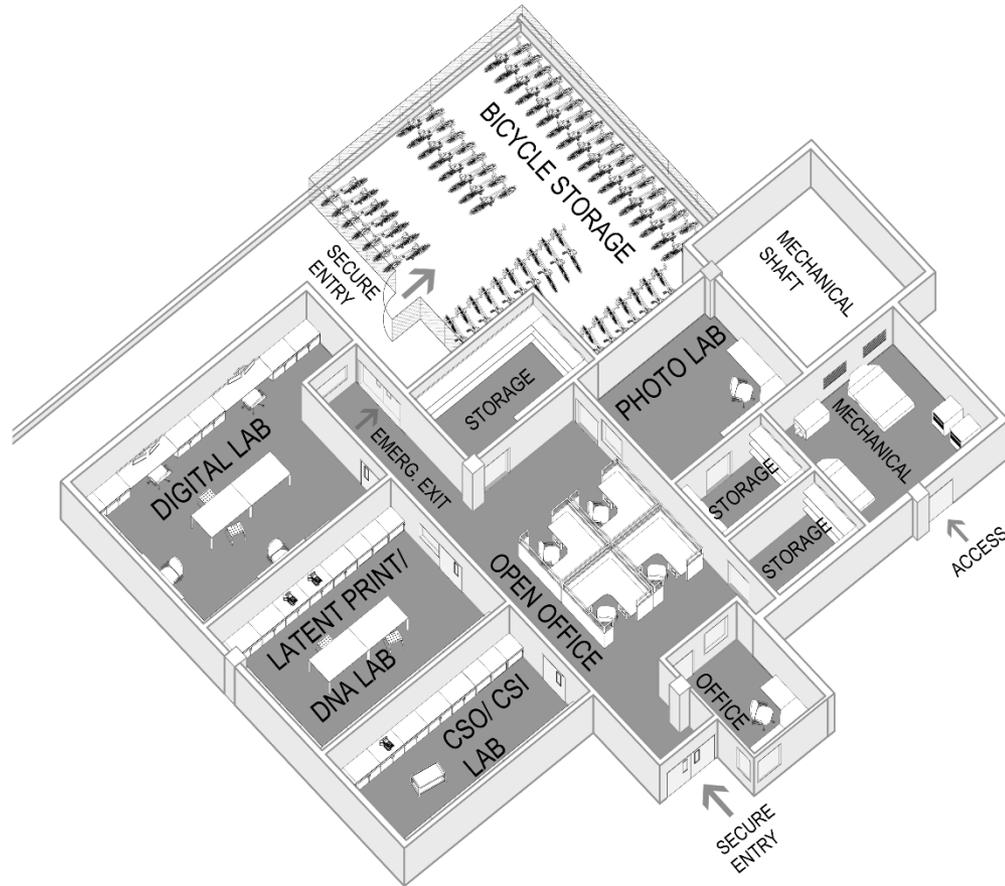
COMMUNICATIONS



2ND FLOOR (TRAFFIC & LAB)



CRIME LAB



OPTIONS

- **New building**
 - Per WestburgWhite approximately \$55 million
 - Strategic location
 - Proximity to City Hall and other needs
 - Proximity to EOC
- **Modernization of Current Building**
 - Architects have estimated costs of modernization
 - Costs are currently projected to total \$23.5 million
- **Status quo**
 - Still need major plumbing/HVAC renovation
 - Continued deterioration is likely to occur

FINANCING

COSTS

Description	Amount
Estimated Projected Cost	\$23.5M
Public Safety DIF Fund	\$1.5M
Police Facility Set Aside	\$2.0M
Total Financing Need	\$19.5M

Annual debt service on \$20M @ 3.25%, 30-year term =
\$1,053,000

Potential Sources of Revenue:

General Fund FY 2020/2021 Debt Service Payment Reductions,
HBPFA 2011 Series A

1. Library Expansion \$440,000
2. Main-Pier Parking Structure \$610,000

NEXT STEPS

- Prepare RFP for Professional Services
 - Architectural & Engineering
 - Project Management
- Complete Design Phase
- Receive Current Project Cost Estimate (perform value engineering as needed)
- Prepare Construction Documents and Obtain Building Permits
- Bid and Award Construction Contract
- Secure Financing
- Construction Phase

QUESTIONS