

Lawrence Police Department

Facility Study Session
July 20, 2015



City of Lawrence

Lawrence Police Department follow up

Strategic Plan:

- Transparency and Information
- Public Interaction
- Resources
- Hiring and Personnel
- Equipment
- Structural Changes
- Training and Development
- Policy
- Culture
- Facilities



City of Lawrence

"A Brief History of Time"

Early 1950's:

- Police, Fire, and City Hall moved into the new 745 Vermont building. Location envisioned to be adequate for 30 years.
- Space concerns at the location began in the mid 1960's with space being listed as a premium in the late 1960's.



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“A Brief History of Time”

September, 1969:

- Douglas County Commission considers calling a special election on a \$3.5 million dollar bond to finance construction of a joint City-County judicial and law enforcement center.

August, 1971:

- Three-part LJWorld series on current conditions of City and County law enforcement facilities. Mentioned: “miserable” design, evidence storage issues, lack of separation of public and private space, and problems with Municipal Court spaces.



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"A Brief History of Time"

September 1971:

- Election day. Defeat of a \$5.6 million dollar bond issue by a margin of 5-3.

June, 1973:

- Officials still trying to find ways to construct the facility and considered it the most pressing need. Budget was considerably scaled back to \$4 million dollars.



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"A Brief History of Time"

July, 1973:

- City and County discussion on joint resolution for funding the facility. \$500,000 in City funds for 10,000 square feet to house Police Department and Municipal Court. \$3.6 million dollars remaining cost to be incurred by the County for their needs.

September, 1974:

- Plans for groundbreaking ceremonies for the new City-County Judicial and Law Enforcement Center.



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“A Brief History of Time”

1976:

- Current Law Enforcement Center (LEC) was occupied with belief the facility would provide adequate space for 20 years. However, space became a major factor less than 20 years later.
- Reduced budget led to physical compromises such as the in-door range not passing air quality tests due to not having a separate air handling system.



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"A Brief History of Time"

1990 – 1992:

- Police Department personnel expansion due to successful sales tax referendum.

1993:

- Six acres of land was purchased west of Bob Billings and what is now the bypass for future police and fire use.



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"A Brief History of Time"

Mid 1990's:

- Discussion of the need to build a dedicated facility for the Police Department. Estimated costs were approximately \$10 million dollars.

1998:

- Municipal Court functions moved out of the LEC due to space needs. Began leasing space.

1999:

- New County Jail constructed and jail moved out of the LEC due to space needs.



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"A Brief History of Time"

1999:

- Due to dire and immediate space needs, the City acquired the PSI/Oread Labs building (now known as the ITC) at 4820 Bob Billings Parkway for \$2.5 million dollars.
- This was in lieu of constructing an approximately \$10 million dollar properly designed police facility.

2001:

- Police Animal and Parking Control moved out of the LEC due to space needs.



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“A Brief History of Time”

2001:

- County renovation of vacated spaces at the LEC for Emergency Communications, the Sheriff’s Office, Emergency Management, and the District Attorney’s Office.
- Some Police Department areas were remodeled as part of the project, but no additional square footage was added.



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“A Brief History of Time”

2001:

- Limited remodeling budget was inadequate.
- Most of the space is now occupied in one fashion or the another.

2001 – 2010:

- Various discussions about needing additional funding for ITC renovation or other options.
- Great Recession limited renovation options. No additional funds of any significance have been spent.



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“A Brief History of Time”

2010 – 2011:

- Review and inspection of department preparedness to meet community expectations.
- State of facilities reviewed and discussed as part of this process.
- Internal review was department and staff led.



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Staff Review of Current Facilities

ITC (4820 Bob Billings Parkway):

- HVAC problems.
- Deferred maintenance to mechanical systems, roof leaks, window leaks.
- Air quality and existing lab space concerns with potential environmental and remediation issues.
- Foundation, concrete and parking lot repairs needed.
- No generator for auxiliary power.



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Staff Review of Current Facilities

ITC (4820 Bob Billings Parkway):

- Poor layout, lack of separation of victims, suspects, and public space.
- Lack of locker room facilities (60 + employees).
- Insufficient training rooms, meeting rooms, and other facilities.
- Safety and security: lack of cameras, too many access points, windows in places giving access to interior sensitive areas, inadequate storage for munitions, firearms and other things that should be locked up better than they are.



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Staff Review of Current Facilities

ITC (4820 Bob Billings Parkway):

- No garage space for specialty vehicles, equipment, and vehicles that may be evidence.
- Undercover vehicles and seized evidentiary vehicles left in plain view in lot due to lack of secured space.
- Significant storage deficiencies.
- Physical separation from patrol, records, and evidence.
- Public access issues; not staffed 24/7.
- ADA compliance issues.
- Records storage at or past capacity.



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Staff Review of Current Facilities

LEC (111 East 11th Street):

- No room to expand.
- Lack of adequate room for personnel to include undersized squad and report writing rooms, space needs for patrol related equipment (radios and chargers, vehicle equipment, tools, child car seats, bottled water, firearms, ammunition, ballistic shields, first aid equipment, spare parts for equipment, etc.).
- Information Technology lacking in work space and expansion room.



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Staff Review of Current Facilities

LEC (111 East 11th Street):

- Separated from administration, investigation, and training.
- Lack of control over facility; County owned.
- Evidence storage at or beyond capacity – failed engineering exam.
- Lack of garage space to store emergency response equipment, vehicles, evidentiary vehicles, or to work on vehicle maintenance needs (radios, computers; often performed in the weather in the parking lot).



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Staff Review of Current Facilities

LEC (111 East 11th Street):

- Inadequate parking.
- Lack of protective parking for patrol vehicles (in the weather exposed to hail, ice, sun) has a deteriorative effect on sensitive vehicle equipment such as computers and in-car video systems. Delays response if vehicle has to be de-iced or snow removed before response.
- Public access issues.



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Staff Review of Current Facilities

LEC (111 East 11th Street):

- Security issues (victim, witness, suspect, public flow and lack of separation), intrusion into work spaces where law enforcement sensitive information is stored.
- Lack of privacy for public communicating and interacting with officers.
- Lack of meeting spaces.
- Inadequate locker room and fitness facilities.



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Staff Review of Current Facilities

Animal and Parking Control (935 New Hampshire):

- Remote facility not always staffed to address public access/needs.
- Has environmental and privacy issues: no locker/changing rooms for employees, large open space, lack of privacy for employee/supervisor discussions, unconditioned storage space also serving as work space for meter maintenance.



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Staff Review of Current Facilities

Morton Block Building (East 15th Street):

- Remote facility.
- Environmental issues (severe water and mold problems causing damage to equipment stored there).
- Security issues (no alarm or surveillance).
- Unconditioned storage.
- Lack of electricity.



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Staff Review of Current Facilities

Stone Barn Terrace (2819 Stone Barn Terrace):

- Remote facility. Impacts response with specialized equipment stored there.
- Access issues (equipment has to be moved around to access other equipment).
- Historic structure with limited renovation options.
- Security issues (no alarms, surveillance, inadequate lighting).



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Review of Current Facilities

County Public Works Shop (East 23rd Street):

- Remote facility.
- Security issues (alarm, but no surveillance, thin walled pole-barn type structure being utilized for evidence storage).
- Code ADA issues.
- Unconditioned storage.
- Location will be demolished when County completes a new County Shop project.



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Review of Current Facilities

Fraternel Oder of Police (#2) Range:

- Remote facility – round trip travel of 1.5 hours.
- Not owned or controlled by the department.
- Some limitations have already been put into place due to neighbor concerns: limits on nighttime shooting which effects realistic training (70% of police shootings occur in low light conditions).
- May lose access at any time.



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Review of Current Facilities

General Conclusions of Staff:

- Lack of adequate space for current and future needs.
- Security and privacy concerns.
- Physical deterioration and environmental concerns.
- Diminished communication and interaction between internal department divisions and functions: patrol/detectives, administration/operations, etc.



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Review of Current Facilities

General Conclusions of Staff:

- Employee working conditions concerns.
- Lost efficiency such as: actual travel time, diminished employee collaboration, redundancy of equipment and building upkeep costs, accelerated deterioration of equipment.
- Delays in accessing necessary response, patrol, and investigative equipment.



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Review of Current Facilities

General Conclusions of Staff:

- Public access and confusion as to what services are where and then having to travel to another location.
- Morale, recruitment, and retention implications.
- Impact on capability to manage large or critical events.



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The Formal Study Process

Based on the staff review and findings concerning the state of department facilities, staff requested that the internal findings be validated or refuted by a consultant or needs assessment expert(s).



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The Formal Study Process

Summer/Fall, 2011:

- Preliminary cost estimate for multiple agency assessment (Lawrence Police, Emergency Communications, Sheriff's Office, Emergency Management, and KU Police) was approximately \$66,000.
- Other agencies declined to participate.
- Assessment for the Police Department only was estimated at approximately \$35,000.



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The Formal Study Process

Late 2011:

- Facility Needs Assessment RFP was issued.
- Walk-through and tours for interested parties. Representatives from 12 architectural and/or engineering firms attended.
- Five RFPs were received: Brinkley-Sargent, Hoefler-Wysocki & Gould Evans, Henderson Engineering, BG Consultants, Wilson-Estes & Treanor.



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The Formal Study Process

Late 2011:

- The selection committee met and reviewed all proposals.
- The top three based upon experience, submittal information and scope of services were:
Brinkley-Sargent, Hoefer-Wysocki / Gould-Evans,
and Wilson-Estes / Treanor.



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The Formal Study Process

Early 2012:

- Formal presentations by top three firms to the selection committee.
- Wilson-Estes Police Architects / Treanor was the unanimous choice to award the RFP for a Facility Needs Assessment.



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The Formal Study Process

Early/Mid 2012:

- Wilson-Estes/Treanor examined current facilities.
- Wilson-Estes/Treanor performed all-day sessions with Lawrence Police Staff and Management on the needs of each unit or division within the department based upon the services provided, current and anticipated number of employees and assignments, and the equipment and training needs.



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The Formal Study Process

Early/Mid 2012:

- Meetings followed the format of staff advising Wilson-Estes/Treanor what staff believed a facility needed to provide for the department.
- Staff Comments and Presentation(s)



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The Formal Study Process

Early/Mid 2012:

- Based upon this information, Wilson-Estes/Treanor, was able to determine the appropriate sizing of the facility to meet current and future needs.
- The total estimated project cost became a function of applying construction costs to the square footage and associated items of the facility.



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The Formal Study Process

Since 2011 and throughout the Facility Needs process, there have been 130 meetings, Commission Study Sessions, or presentations on the topic:

- 19 meetings with Police Staff, City Management, and the Architects
- 10 meetings with Police Staff and the Architects
- 20 meetings with Police Staff and City Management
- 43 meetings: tours, town hall meetings, etc.
- 38 meetings: informational presentations to citizens and civic groups



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Site Location Considerations

Wilson-Estes/Treanor met with Department Staff and jointly developed site evaluation criterion as well as an initial list of potential sites.

- Some sites previously identified became no longer available during the process.
- Others that were not originally available became so.
- In addition to the internally developed list of sites, the public was asked to submit proposals.



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Site Location Considerations

What the department needs a site to provide:

- Adequate size for current and future needs.
- Easy expansion potential if original sizing is not correct – “future proofing” to prevent having to move the whole department again or split the department unless that is what should be done.
- A site that does not compromise physical security or have serious environment concerns.



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Site Location Considerations

What the department needs a site to provide:

- Site conducive to proper police facility design with an eye towards adjacency factors to address safety, security, confidentiality, productivity, infrastructure considerations, and service related concerns.
- Access and accessibility for the public and officers.



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