



Valdese Public Safety Building Evaluation

Outline

Building Repairs and Accessibility

Building Renovations

Logistics

Operation Requirements

Comparison

Opinion of Probable Cost

Building Repairs and Accessibility

Wall Cracks

Parapet

Exterior Doors

Police Upgrades

Fire Sprinkler

Floor Drainage

Water Leaks

Accessibility

Toilets

Entrance

Exit

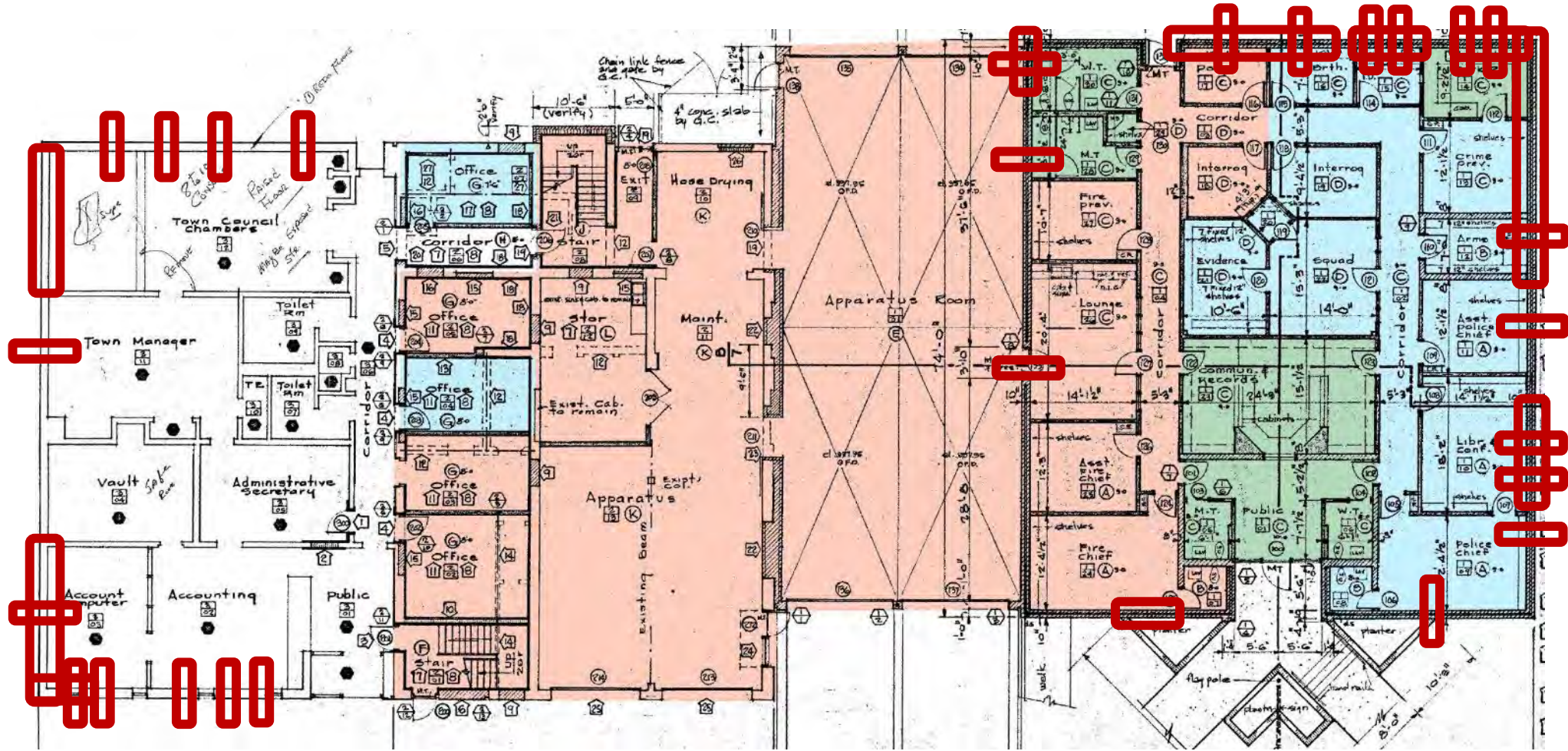
Shower

Elevator

Existing Building



Interior Masonry Wall Cracks



Interior Vertical Wall Cracks (Police)



Interior Horizontal Wall Cracks (Police)



Interior Vertical Wall Cracks (Police)

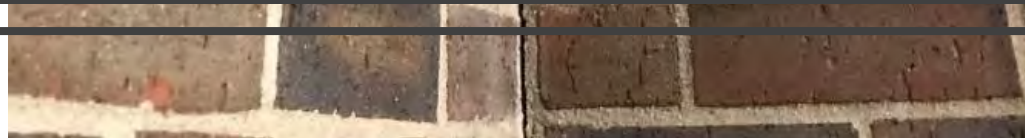
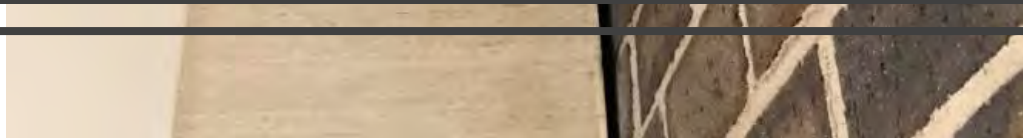


Interior Vertical Wall Cracks (Police)





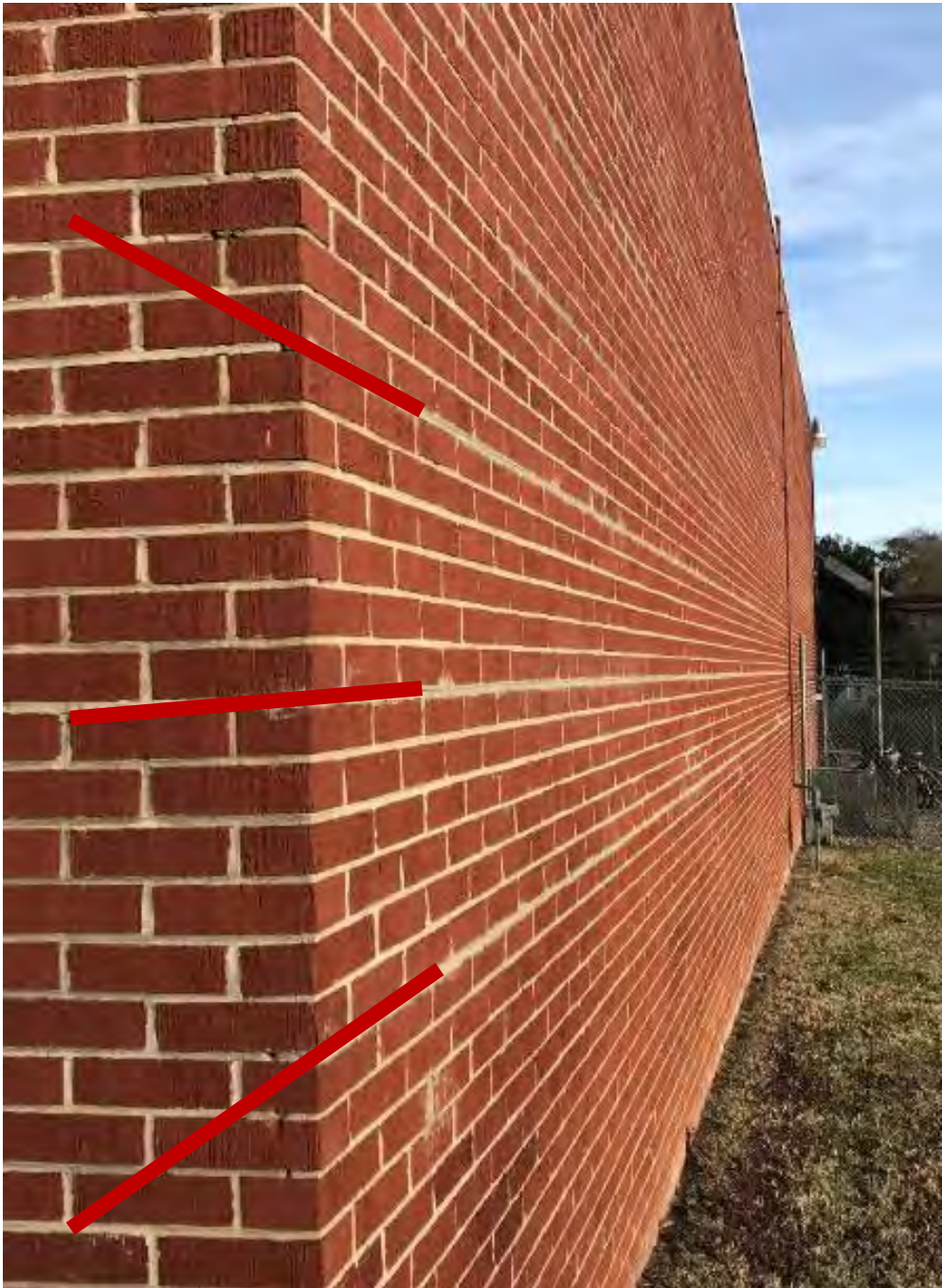
Interior Wall Displacement (Police)



South Wall

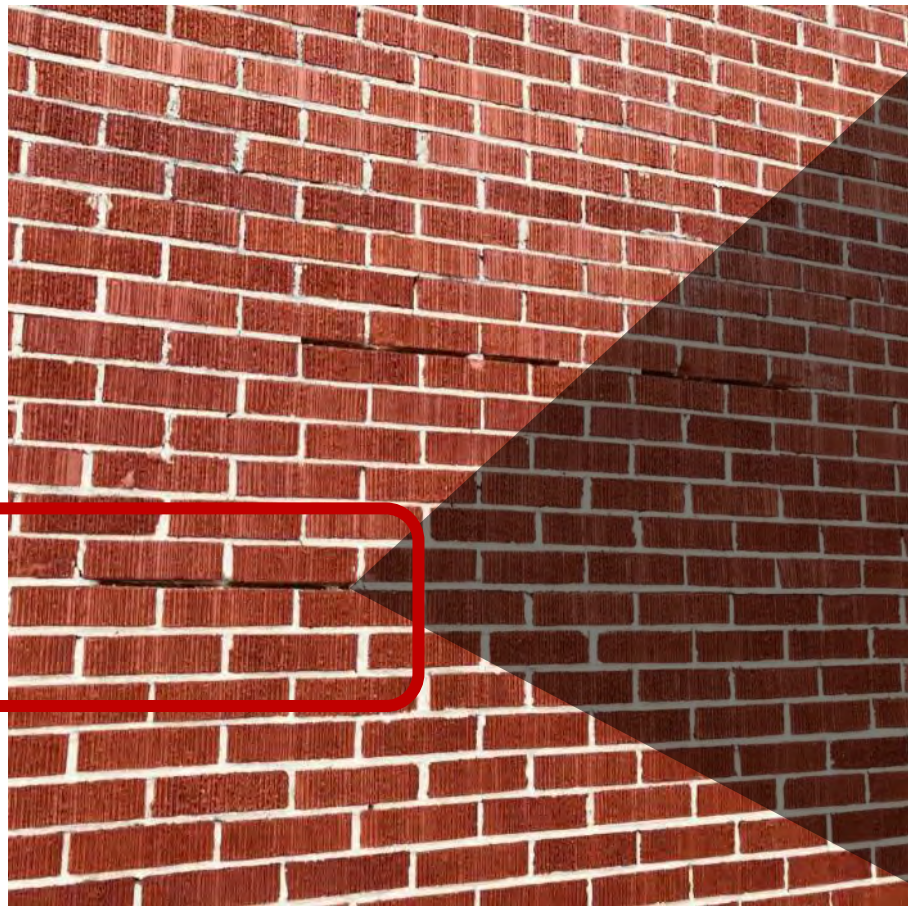
Previous Horizontal Wall Crack Repair





Exterior Horizontal Wall Crack Repair

East Wall Cracks



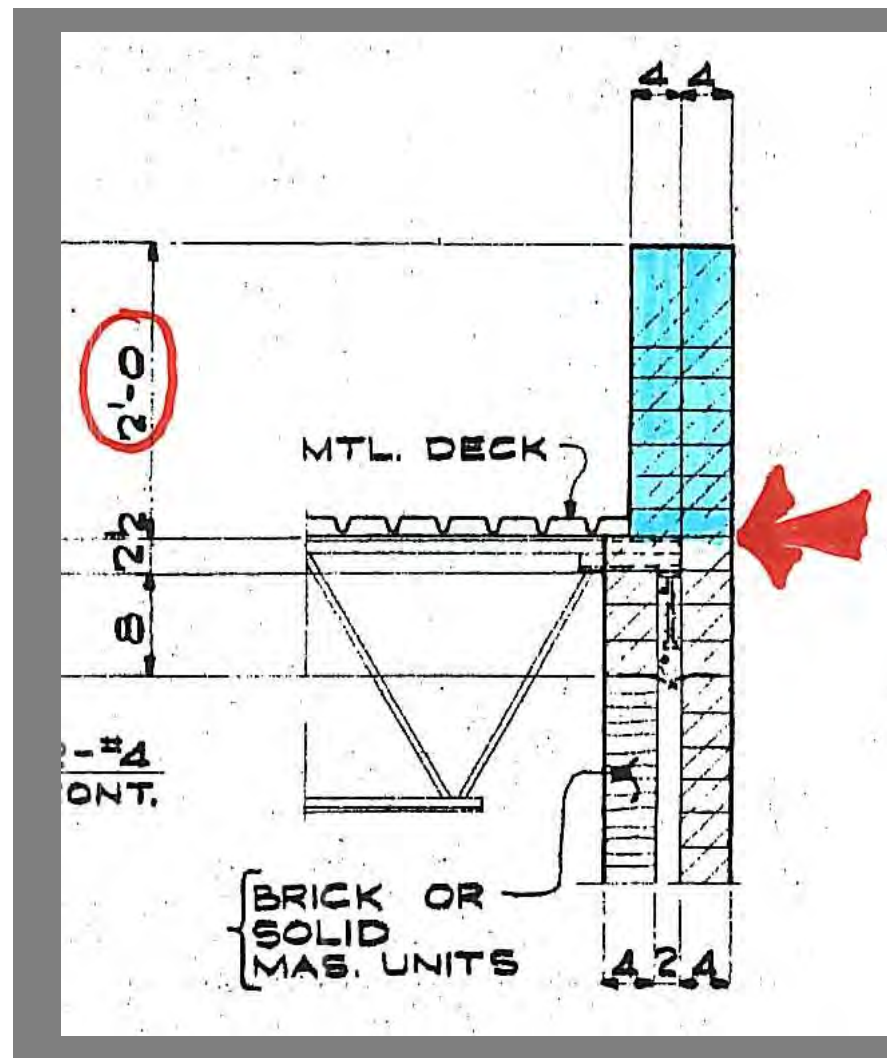
East Wall Canopy/Cracks



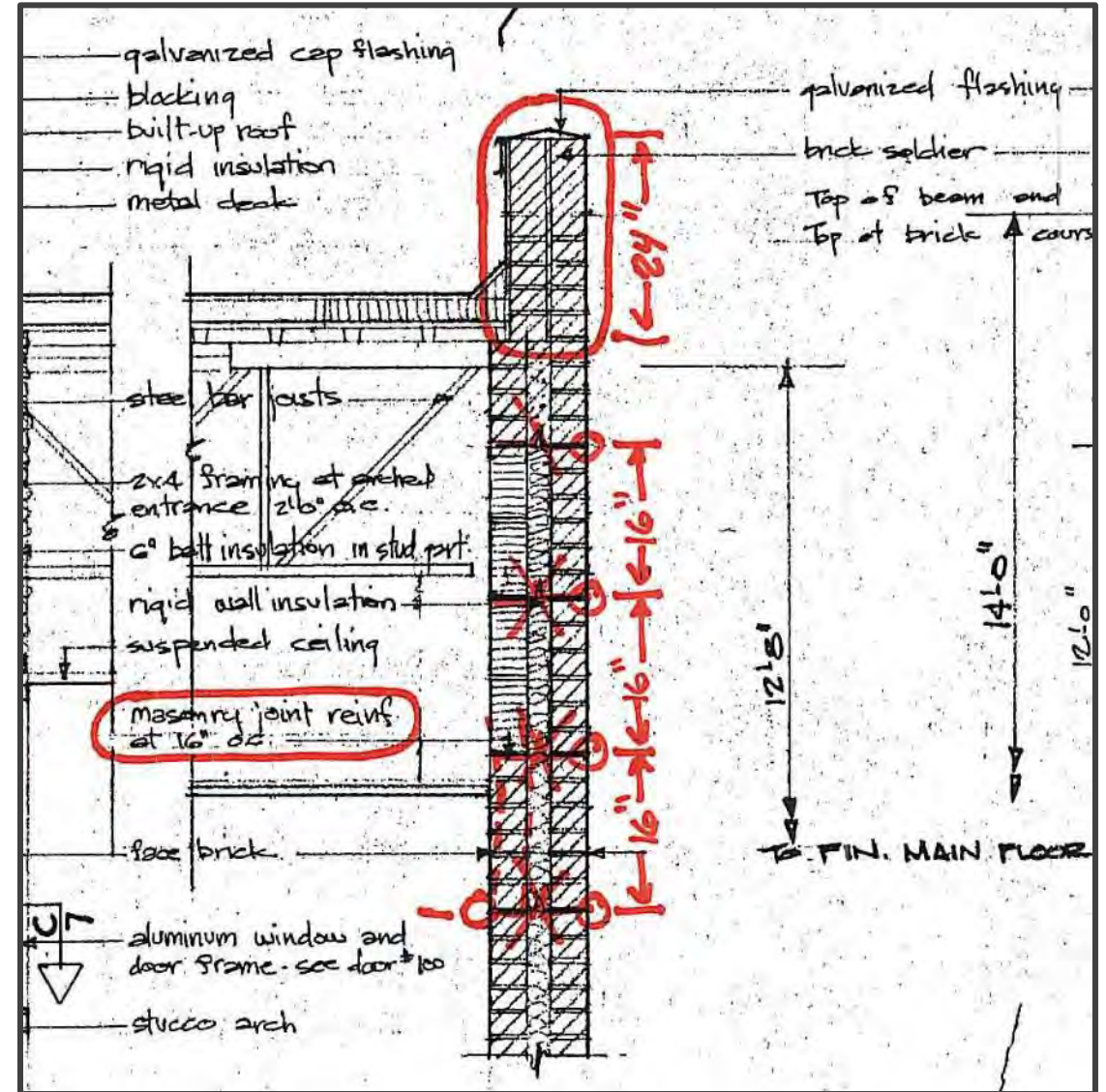
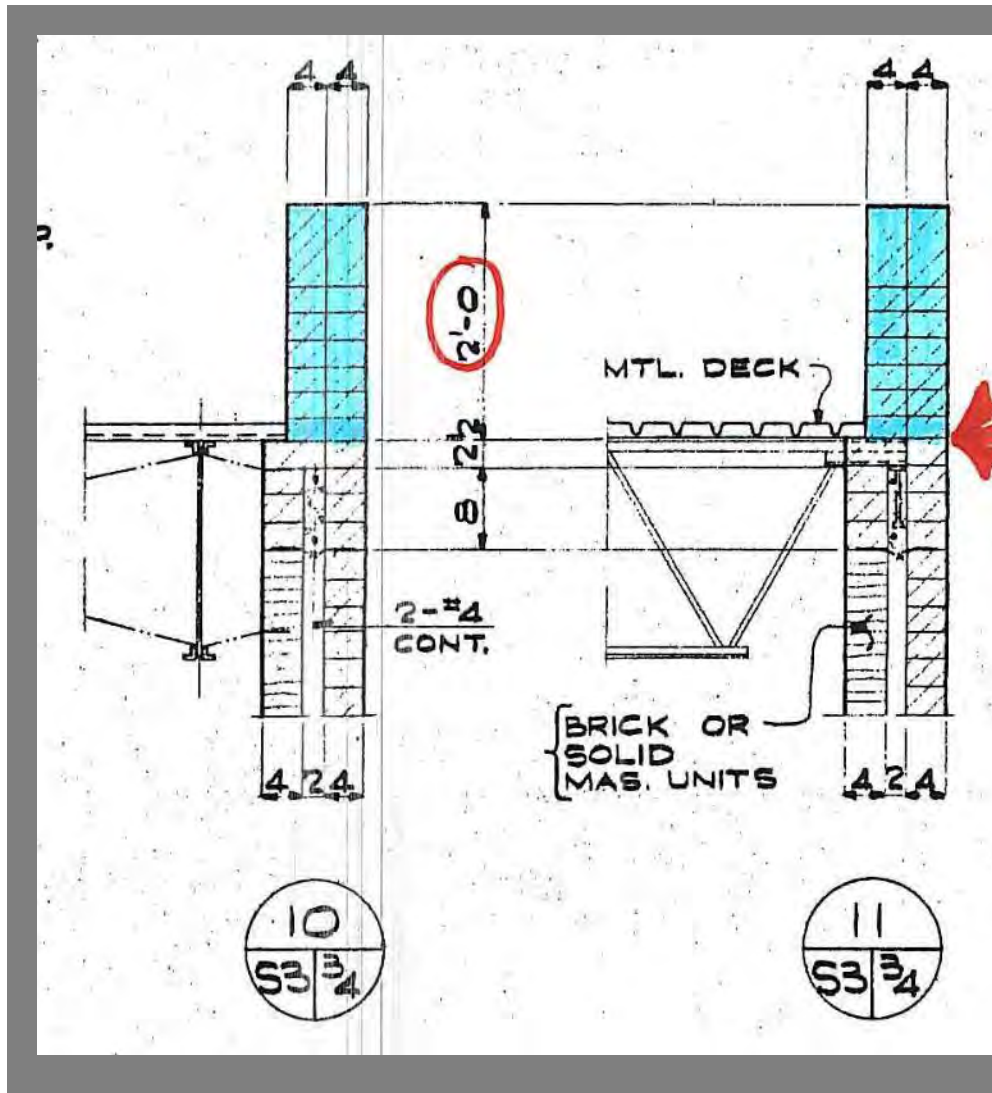
North Wall Cracks



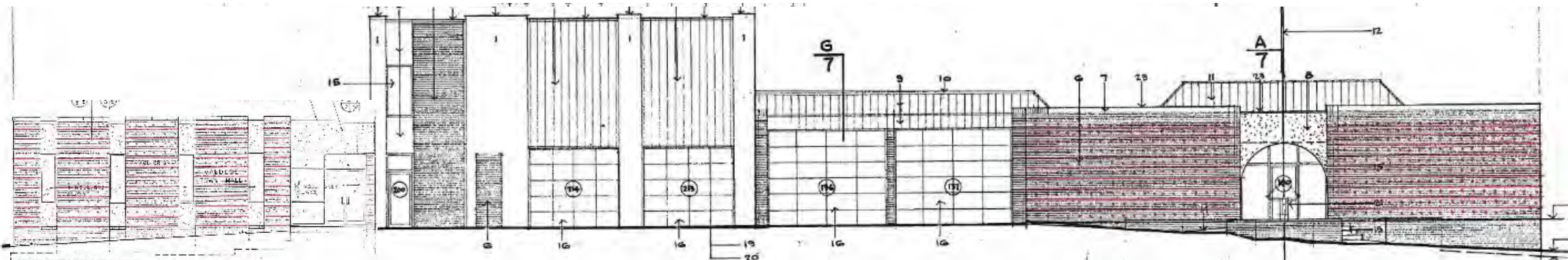
East Wall Parapet



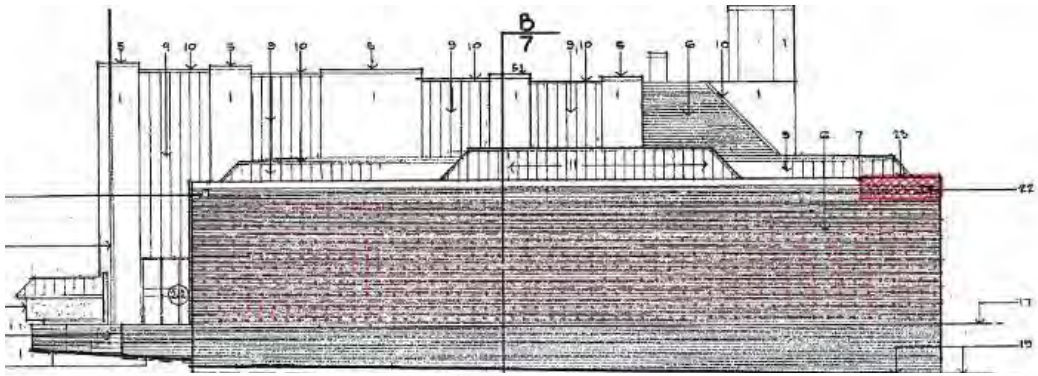
Wall Crack Diagram



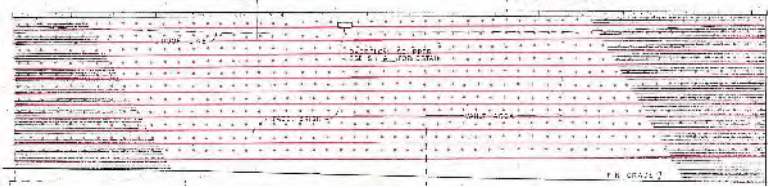
Wall Repair



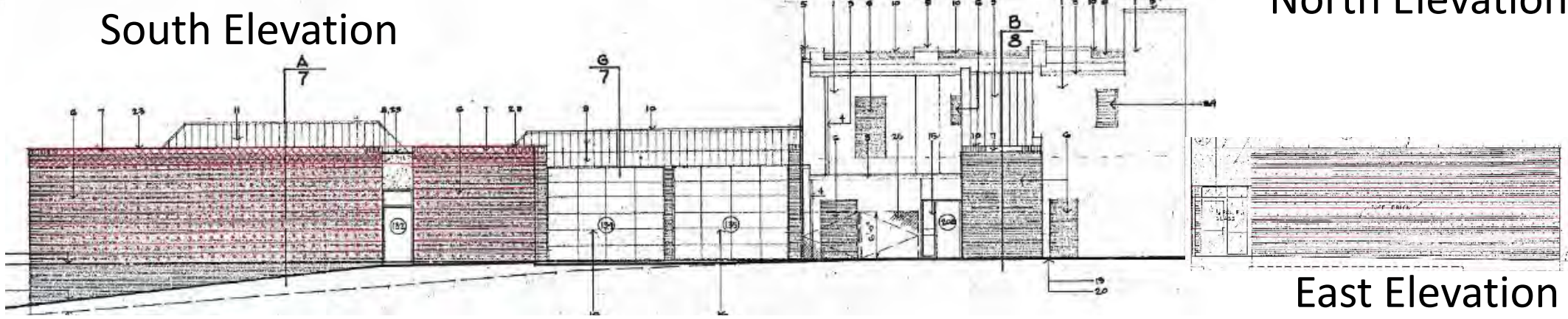
West Elevation



South Elevation

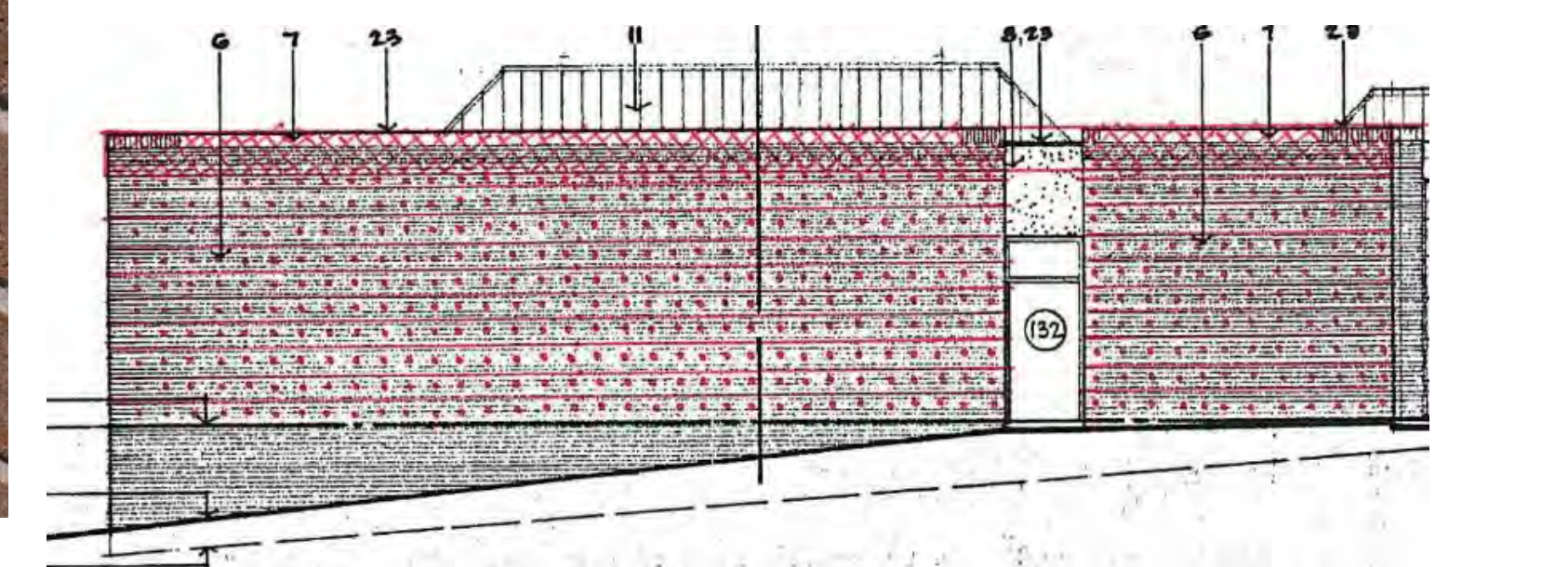
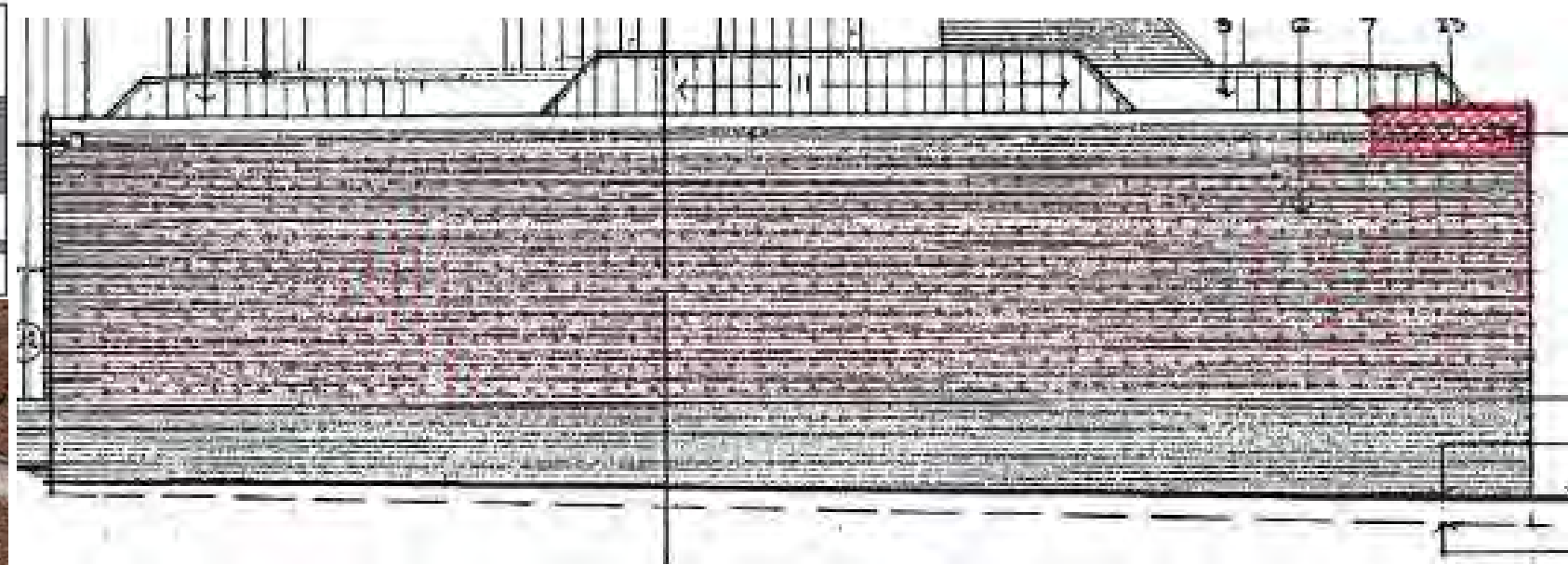
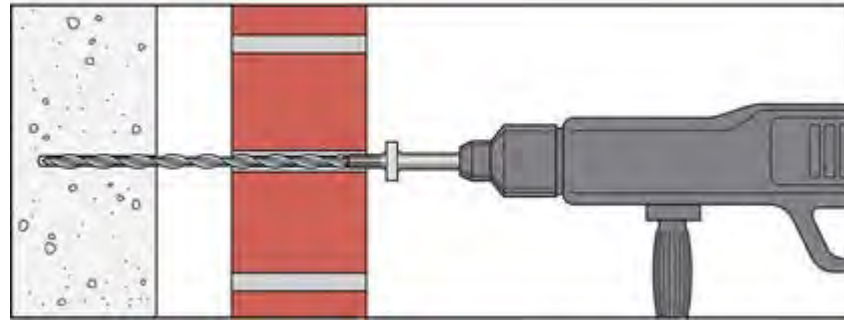


North Elevation

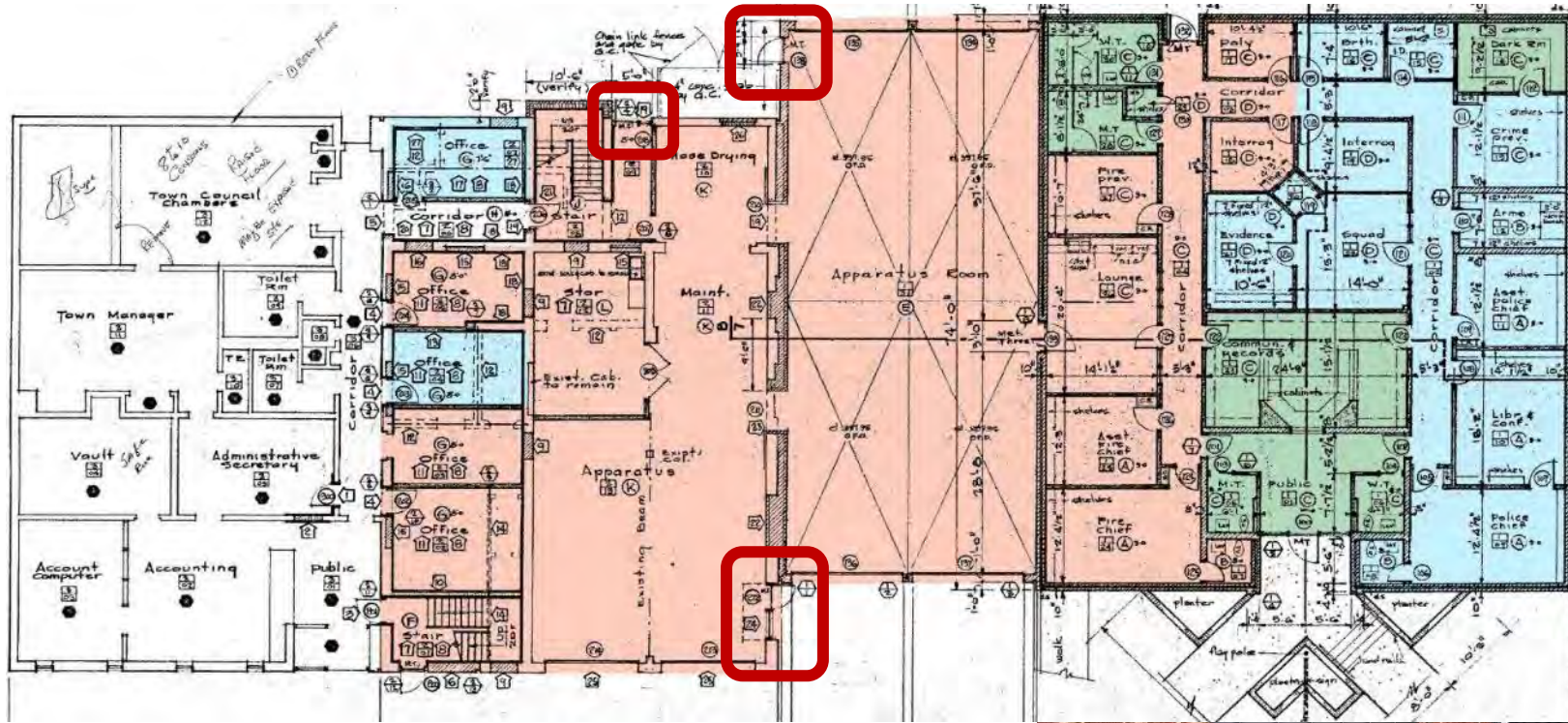


East Elevation

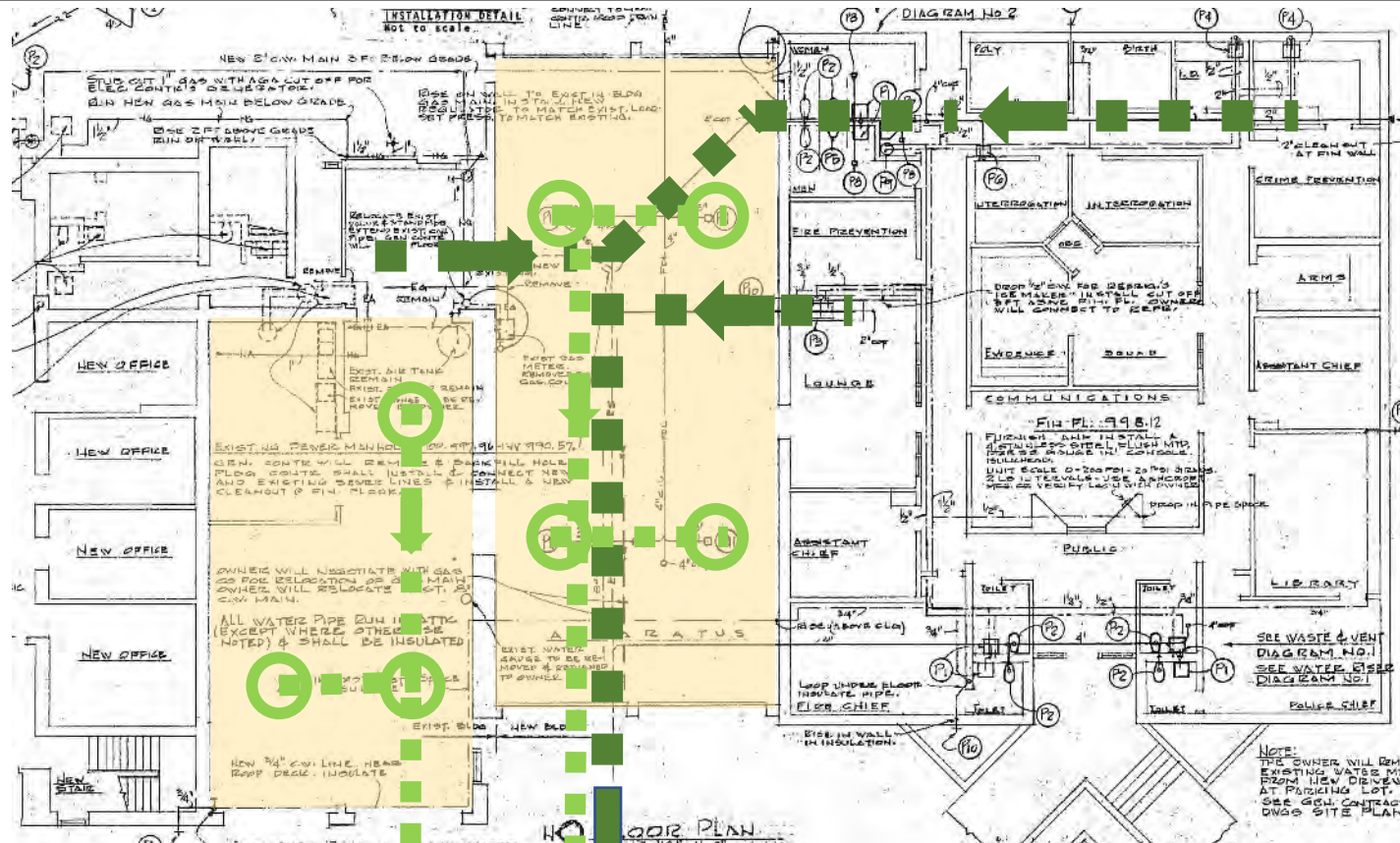
Wall Repair



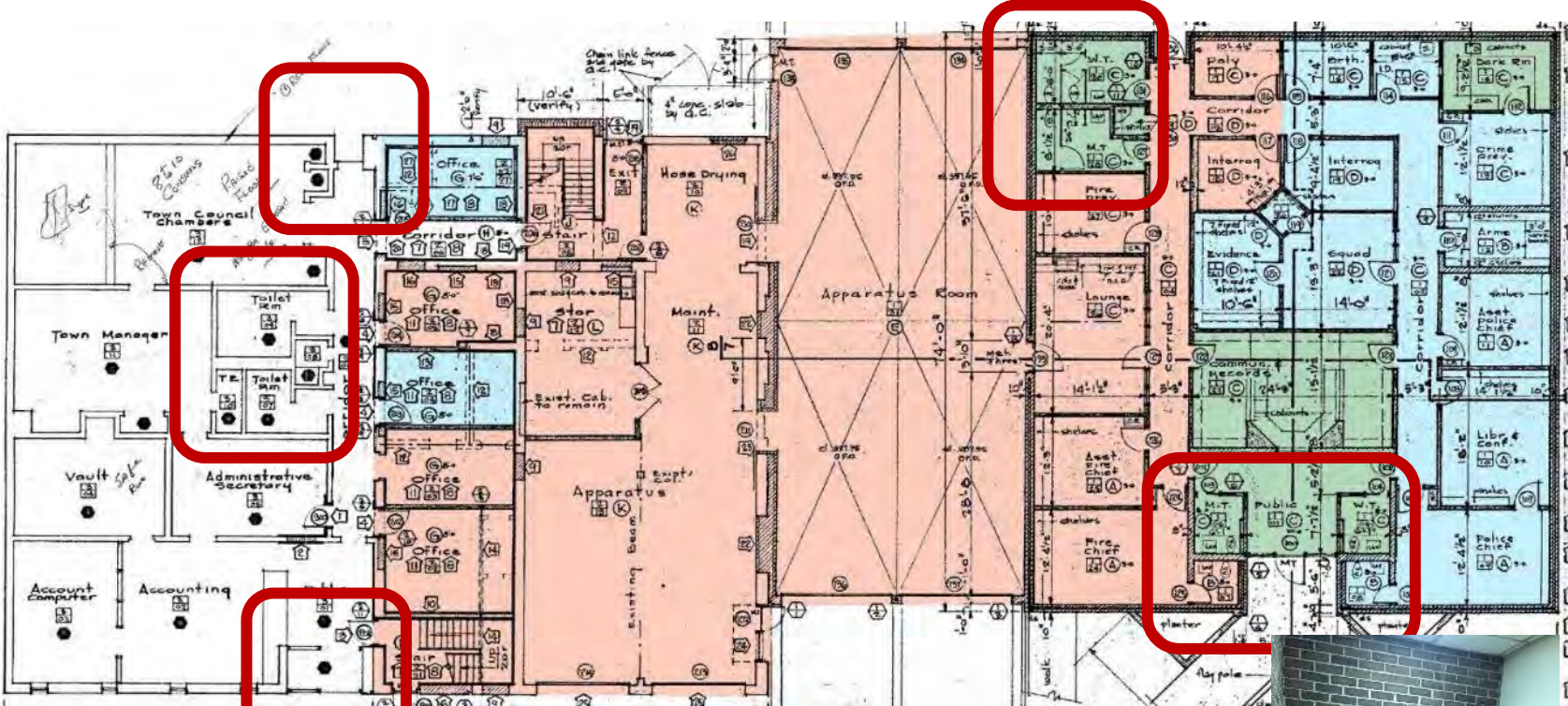
Replace Exterior Steel Doors & Frames



Building Renovations – New Floor Drainage

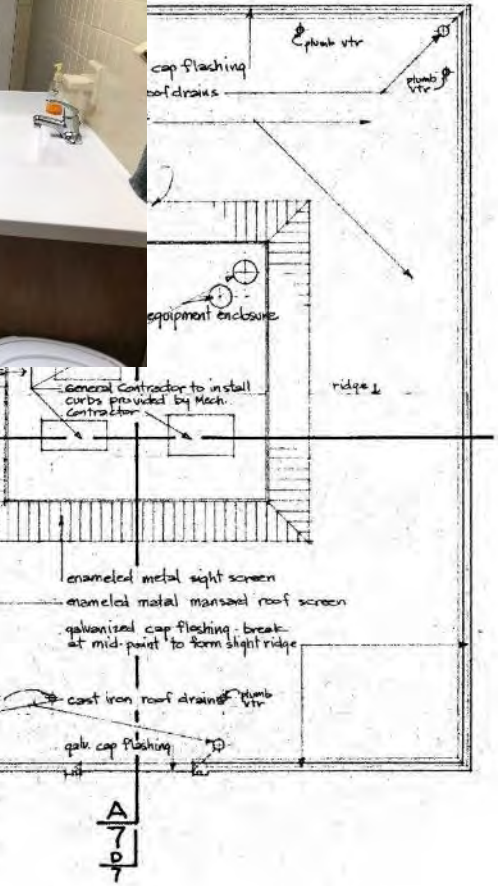
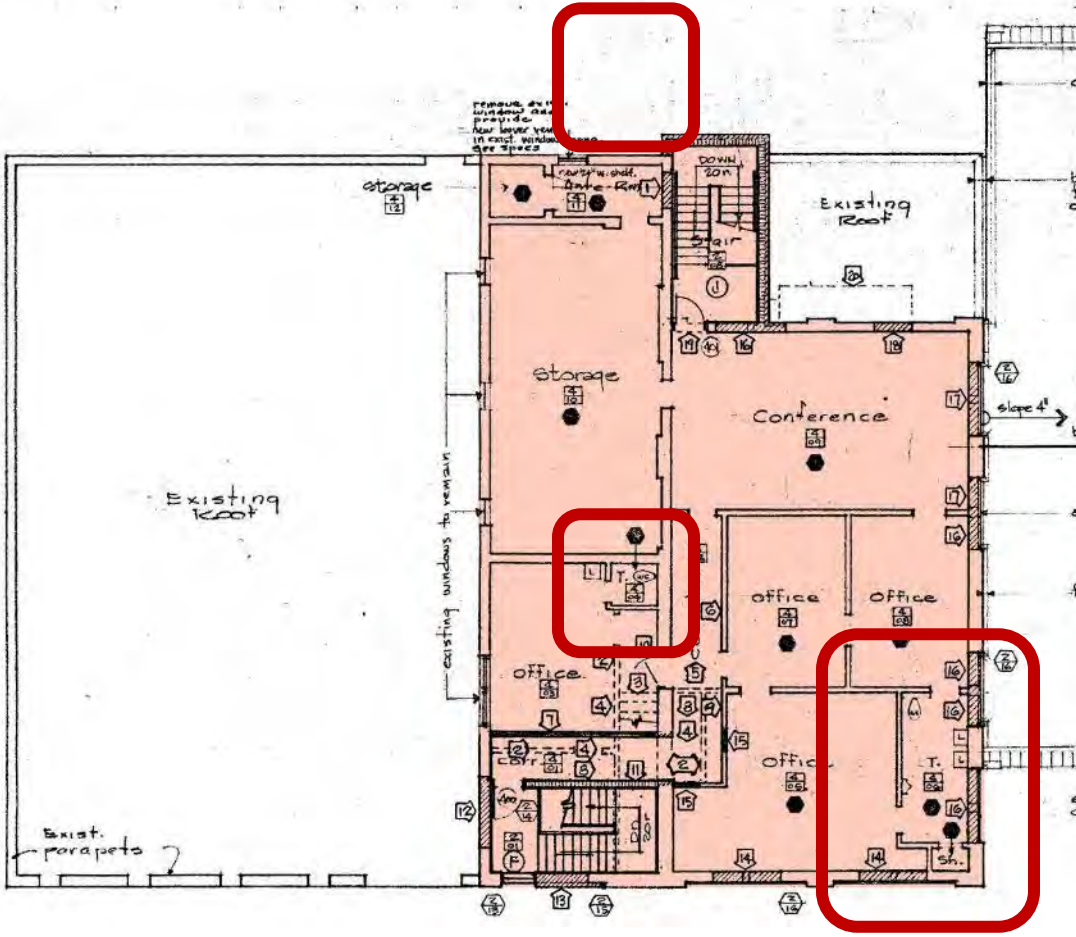


Accessibility Renovation – Floor 1



Accessibility Renovation – Floor 2

Elevator



Building Renovations

Building Renovations

Replace Exterior Building Sign
Police & Fire Kitchen Renovation (Shared Space)
HVAC (Obsolete / Maintenance)
Plumbing (Maintenance)



Building Renovations

Upgrade Electrical (Power & Lighting)

Upgrade Life Safety Exit & Egress Lighting

Emergency Back-up Power Generator (Partial)

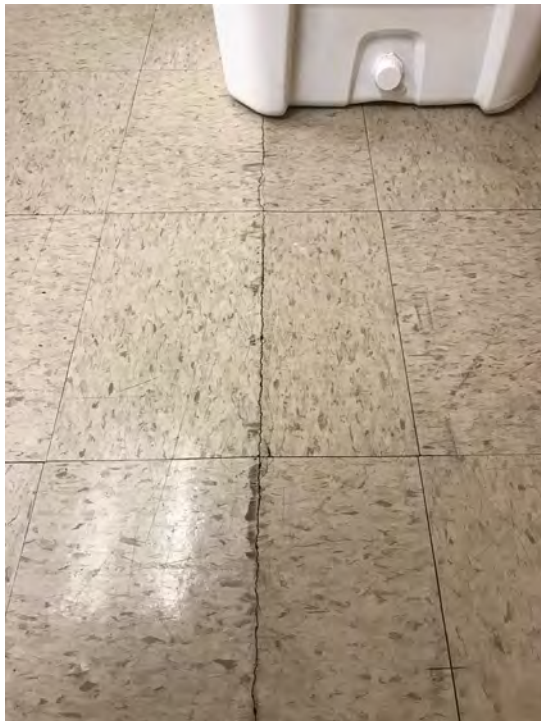


Building Renovations

Steel Bracing Frames (Category 4 Essential Facility)

Asbestos Abatement

Interior Finishes (Floors, Walls, Ceilings)



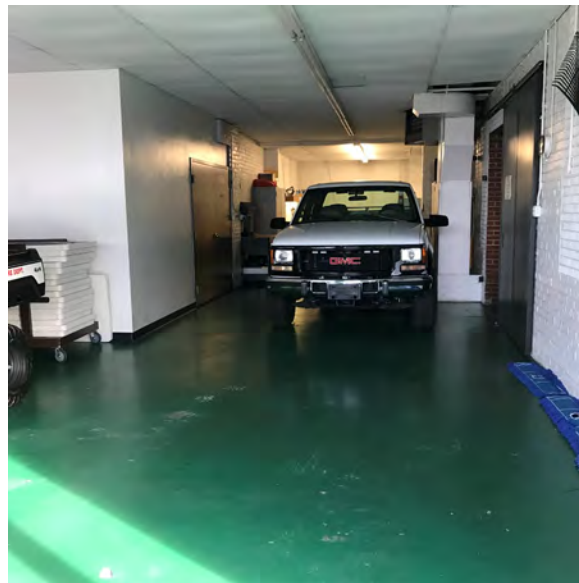
Building Renovations

Apparatus Bay Floor Finish

Apparatus Bay Vehicle Exhaust System

Replace Existing Windows

Police & Fire Office Renovations

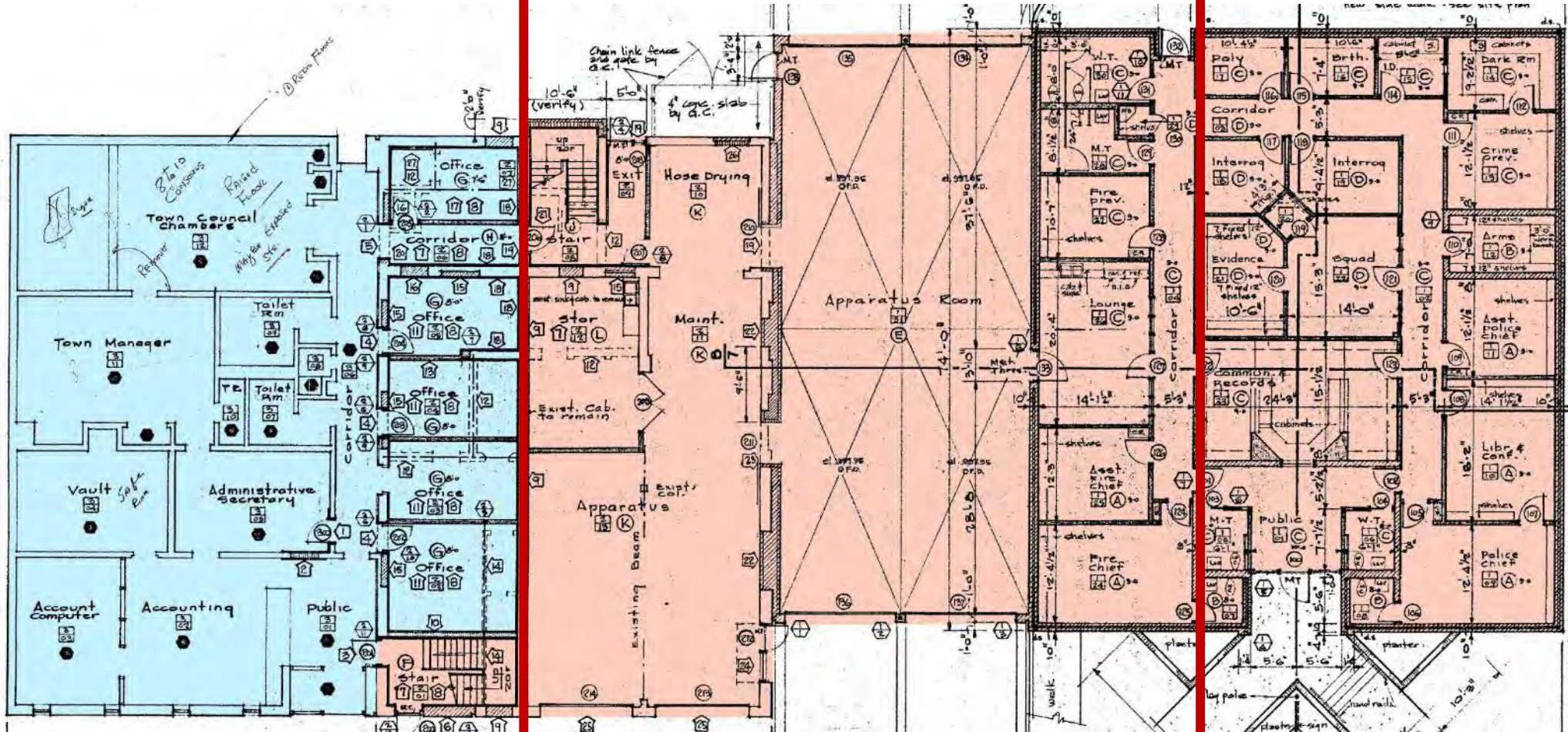


Relocation During Renovation

Phase Renovation to Reduce Relocation

Logistics

Logistics



A

C

B

Operational Requirements

Overview of Existing Facility Problems

- ❑ The 42-year-old & 95-year-old buildings are overcrowded and ***do not support efficient or safe fire and police operations.***
- ❑ These problems ***compromise ability for services to be delivered to the public in a safe, secure, and efficient manner.***
- ❑ Many functions are required to ***share small & crowded spaces.***
- ❑ There is ***limited opportunity*** for internal training, community activities, and many other functions.
- ❑ The building in question is a combination of three structures. Cracks are present in most exterior walls. Cracks seem to be worse in the 1978 addition (police) and moving towards the fire department, but ***the entire structure is compromised.***
- ❑ Instead of there being a single storage area, items are ***separated into several small storage areas.*** SCBA compressor, gear storage, and ice machine are located within the Apparatus Bay. ***Truck exhaust creates risk for contamination.***
- ❑ Turn-out gear storage within Apparatus Bay. ***Truck exhaust creates hazardous contaminants.***
- ❑ Lack of sufficient areas for Storage Support is ***forcing the diversion of some Apparatus equipment, materials and supplies to improvised locations, impairing operational efficiency.***
- ❑ The Fire & Police Departments ***do not have a Fitness/Exercise area.*** Employees must leave the station to travel to a gym. The public gym is not always open during times that firefighters can attend and does not have after hours access.
- ❑ There is very little hands-on training that can be completed at existing building.

Overview of Existing Facility Problems

- ❑ The Dayroom is only big enough for two people so when extra personnel are on duty there is not room. *This does not support efficient fire and police operations.*
- ❑ The *Fire Sleeping area is too far away from the bays and located on a second level.* The existing facility has *one large sleeping area* which is not ideal when you have a *combination of female and male employees*. Only one bathroom and shower in the sleeping area.
- ❑ *Lockers are insufficient in number and size.*
- ❑ The Administration offices are small and spread in the facility.
- ❑ *One workstation for all the Patrol officers and is not sufficient.*
- ❑ *Storage space which it located in the different building.*
- ❑ *Administrative support lacks space for conference room, interview rooms, supply storage, file cabinets, copy machine.*
- ❑ *Patrol functions lack needed grouping for operational efficiency.*
- ❑ *The existing Police facility lacks Report Writing space.*

Overview of Existing Facility Problems

- The existing Police do not have a dedicated Roll Call room. Spaces are not large enough for all personnel involved in shift briefings.*
- Police Training is conducted off-site. *Certain training needs are better conducted in-house.*
- The Police Department lacks a Locker Room with sufficient space to accommodate officer uniforms, personnel equipment, boots, and other needed items.*
- The Police Department do not have an arrestee Processing/Holding area.*
- Absence of a Sallyport for prisoner transfer at the Police facility is brings with it a serious security risk.*
- Evidence Storage is overly congested and operationally inefficient due to the existing building space. Evidence storage with sensitive evidence items is accessed from the Break Room, and some evidence lockers are located in the Break room due to the lack of space.*
- Evidence Storage and evidence related areas lack Pass-through lockers, Bag and Tag area, separation of the Drug, Valuable, Weapon storage. Evidence Storage has no logging system.*
- Break Room is too small and lacking in needed features, i.e., sink, oven, dishwasher, microwave, refrigerator, icemaker, and sufficient vending machines. All these features are presently located in the Kitchen on the Fire Department side. It is very insufficient in location for required access and in needed features.

Overview of Existing Facility Problems

- ❑ *The entire Fingerprint and photo ID area lack secured separation from civilian use.*
- ❑ Central location is needed for printer, copier, scanners, fax, and shredder.
- ❑ Storage areas are located outside of the building, and this restricts access on a daily basis. Each Police Department unit requires storage for different purposes. Among the needs are archival storage, equipment/supplies .
- ❑ Functionality of the **Records Division** is to work as a large open space with individual work areas. Administrative Assistant serves two Departments Police and Fire. Existing support areas currently in dire need additional space with no means for expansions in the present building configuration.
- ❑ **Lobby** is overly congested and operationally inefficient due to the existing building space availability and configuration.
- ❑ *Rear of the police department is unsecure in the parking lot. Anyone can enter Police Parking lot in the rear of the department. Police employees must enter through traffic into the parking lot even though there are signs. Officers cannot see if anyone is outside the door before exiting the building. The rear door has no way of observing what or who is on the other side. No camera system is in place. No surveillance ability is provided. Police parking does not have a secure fenced parking lot.*



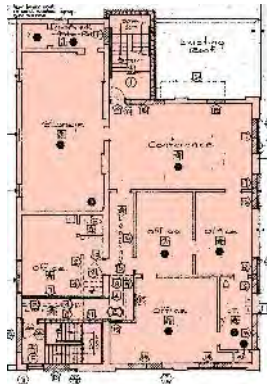
Comparison

AREA SUMMARY COMPARISON			Existing Building	20 Year Need	Schematic Plan
A. Police Department					
A1	Administrative		385	722	787
A2	Records		360	339	272
A3	Investigations		0	103	147
A4	Patrol		588	772	907
A5	Break Room		205	200	240
A6	Intake / Holding		139	638	508
A7	Sallyport		0	880	900
A8	Property / Evidence		153	480	526
A9	Locker Rooms		0	550	577
A10	Storage		544	680	518
B. Fire Department					
B1	Administration		680	960	891
B2	Operations - Work Area		73	150	160
B3	Operations - Support Areas		924	1390	1397
B4	Locker Rooms / Toilets		495	538	515
B5	Apparatus Bay		3374	6400	6400
B6	Support Storage		1360	1406	1939
C. Shared Areas					
C1	Lobby		290	712	536
C2	Training Room		485	1754	1217
C3	Fitness		0	750	424
D. Subtotal			10055	19424	18861
E. Dept. & Building Grossing Factor			6763	6960	5621
Includes departmental & building circulation, mechanical & electrical areas, building structure, and exterior envelope.					
F. Total Gross Square Footage			16818	26384	24482
			Defficient	(9566)	(7664)
				-36%	-31%

Comparison

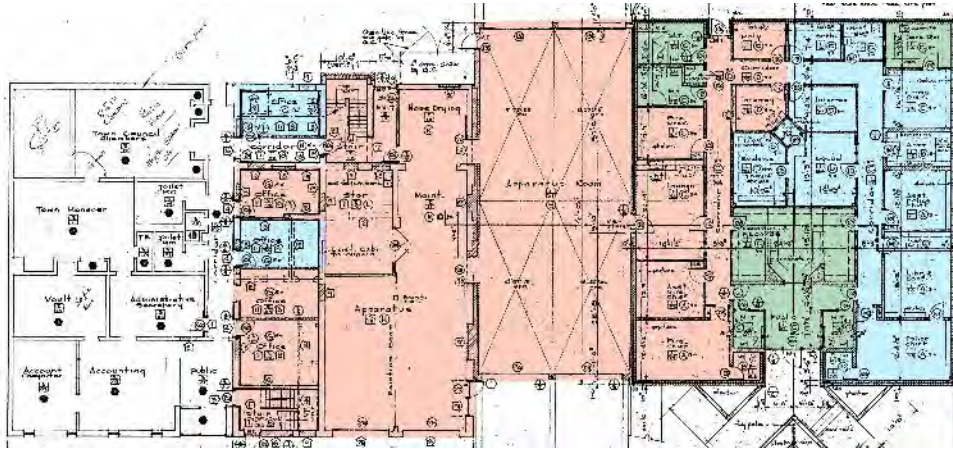
>30% Deficient

Building Comparison



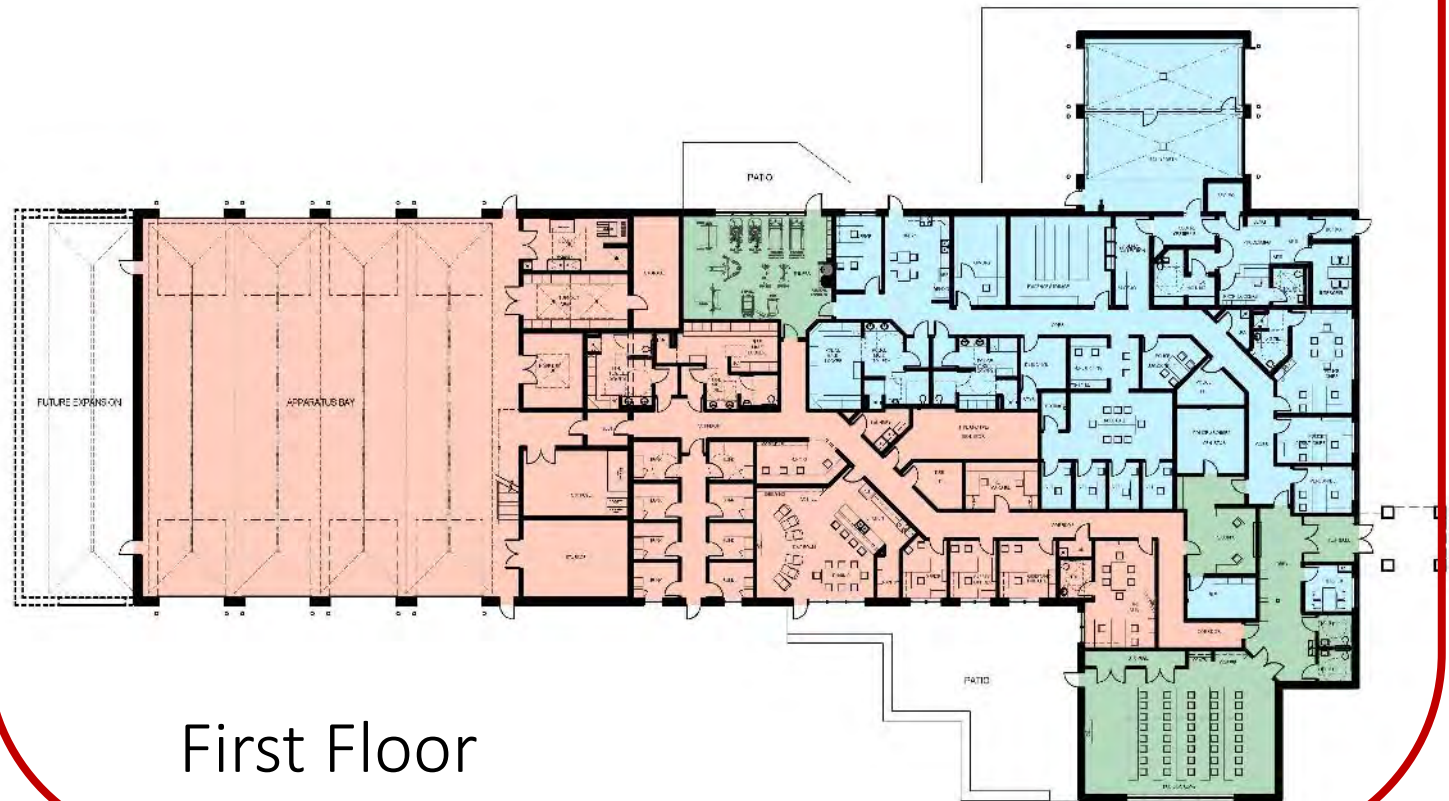
Existing
16,818 sf
(7644 sf)

Second Floor



First Floor

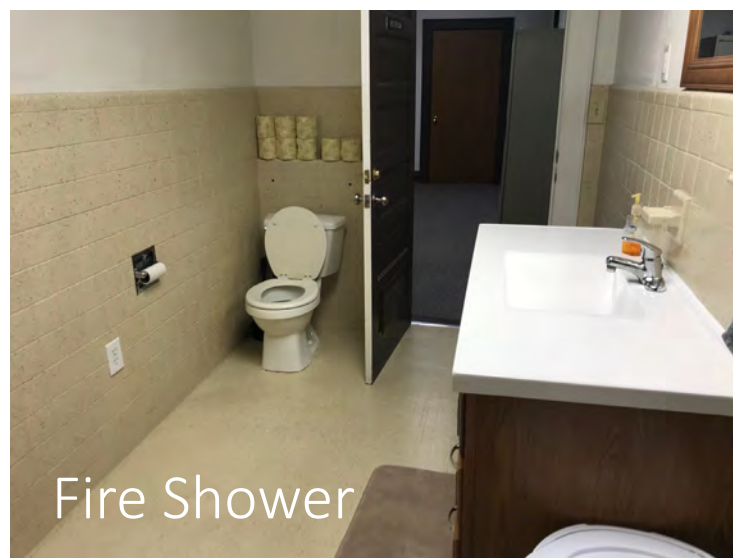
Proposed
24,500 sf



First Floor



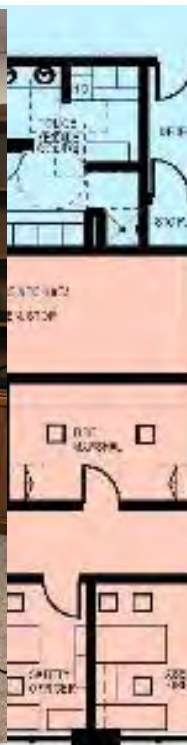
Fire Lockers



Fire Shower



Police Lockers



Gender Separation

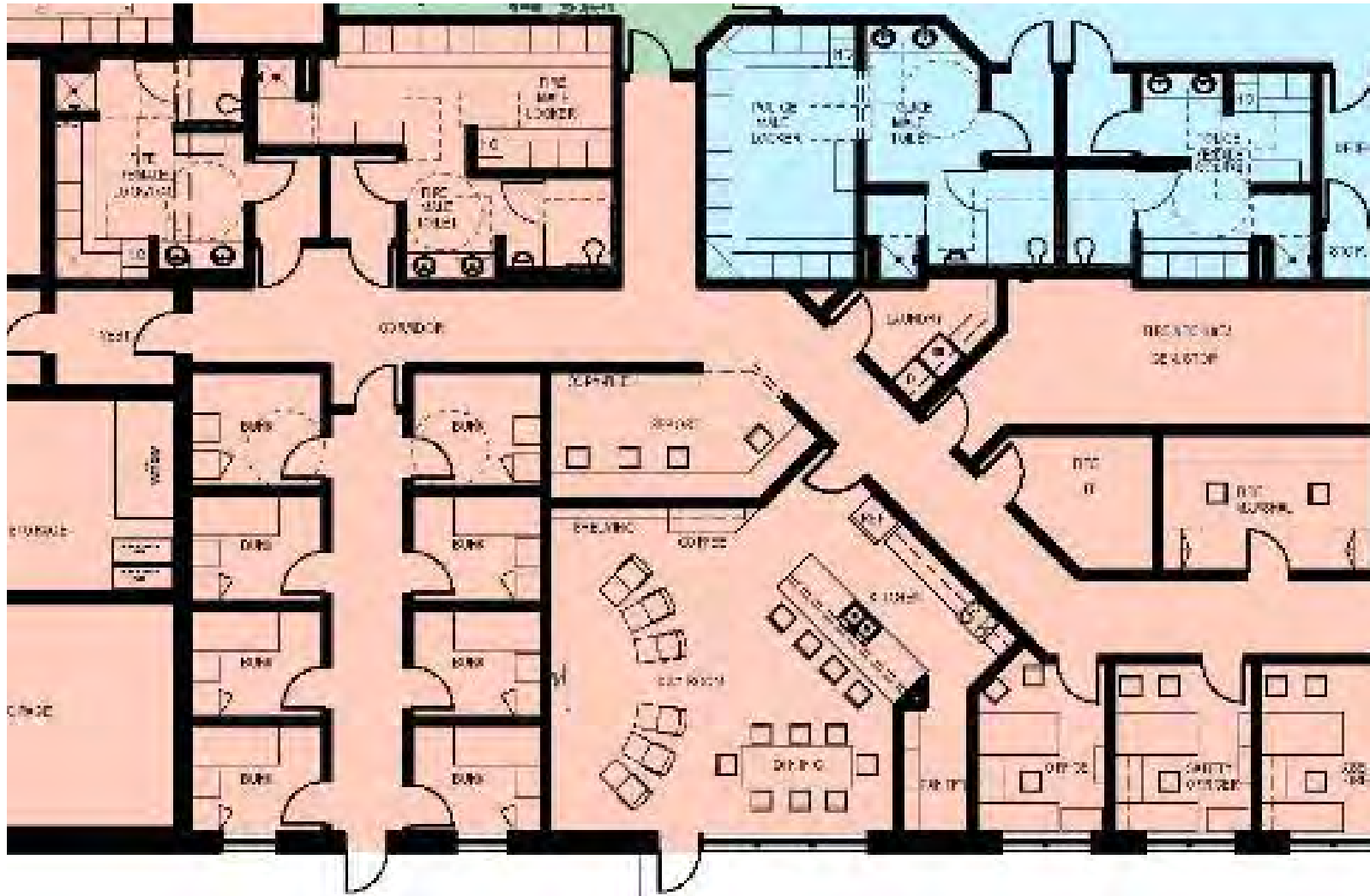
Separate Bunk Room & Locker Room

Female

Male

Male

Female



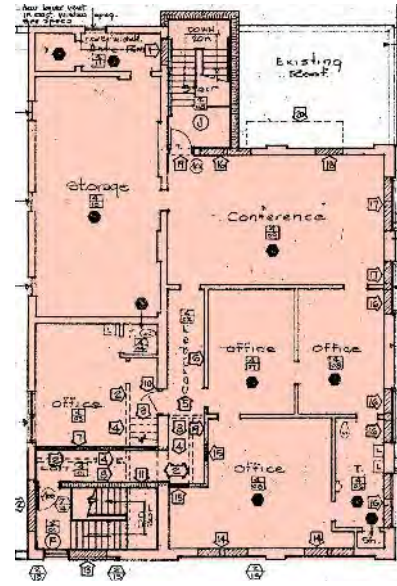
Unisex Bunk Room

Gender Separation

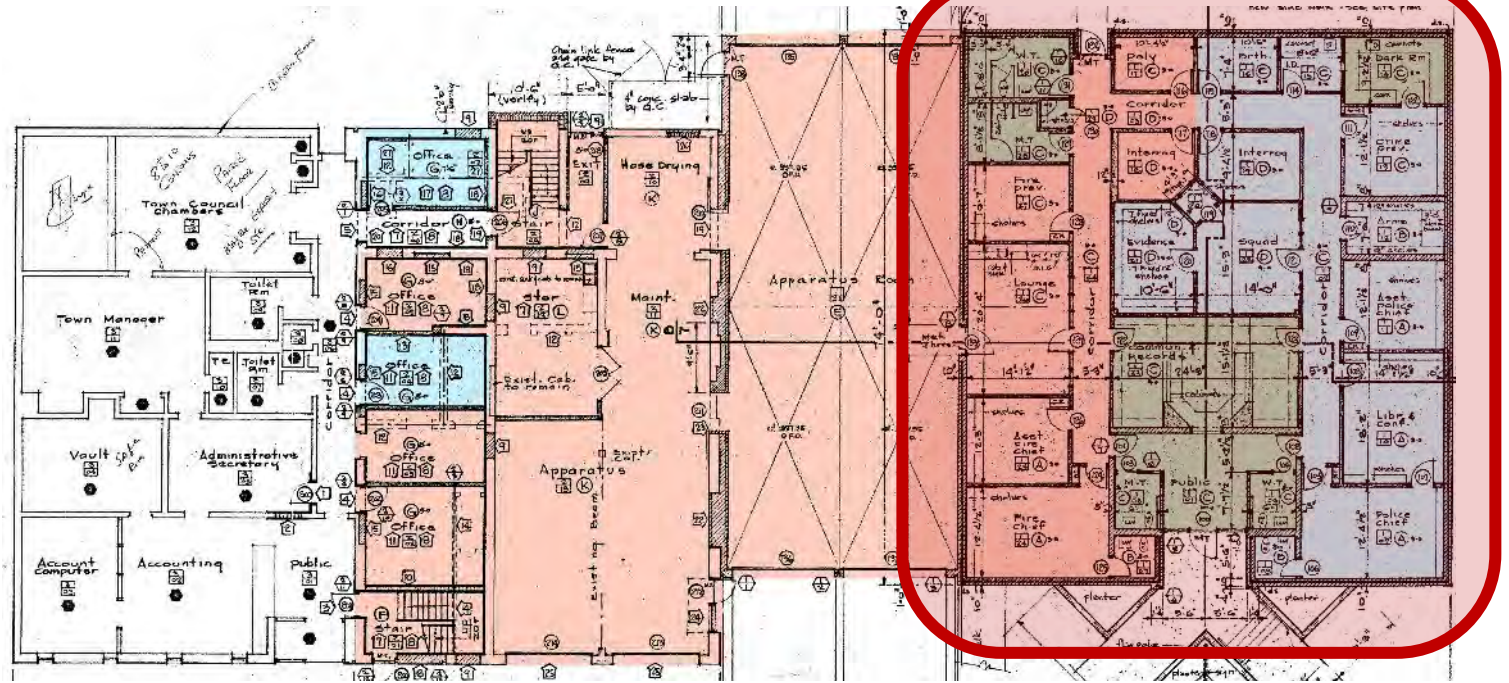
Separate Bunk Room & Locker Room

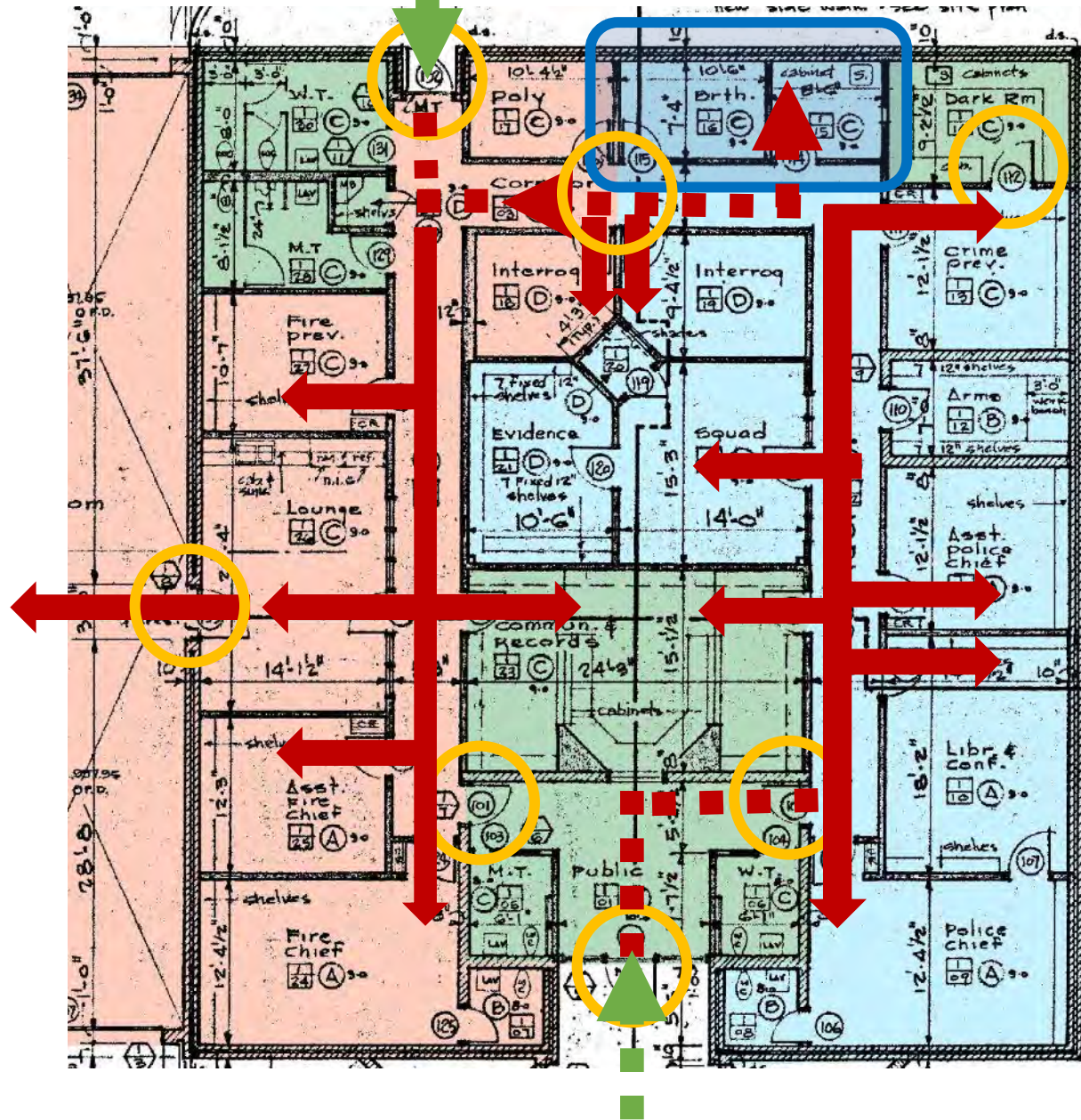
Existing Building

Second Floor



First Floor





Security
Safety
Risk

Existing Police
Processing

Proposed New Facility



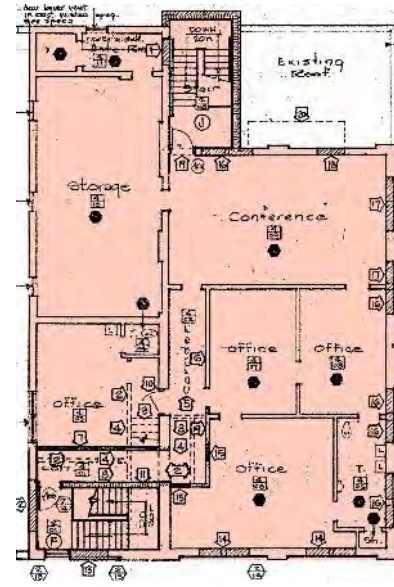


Reduce
Risk:

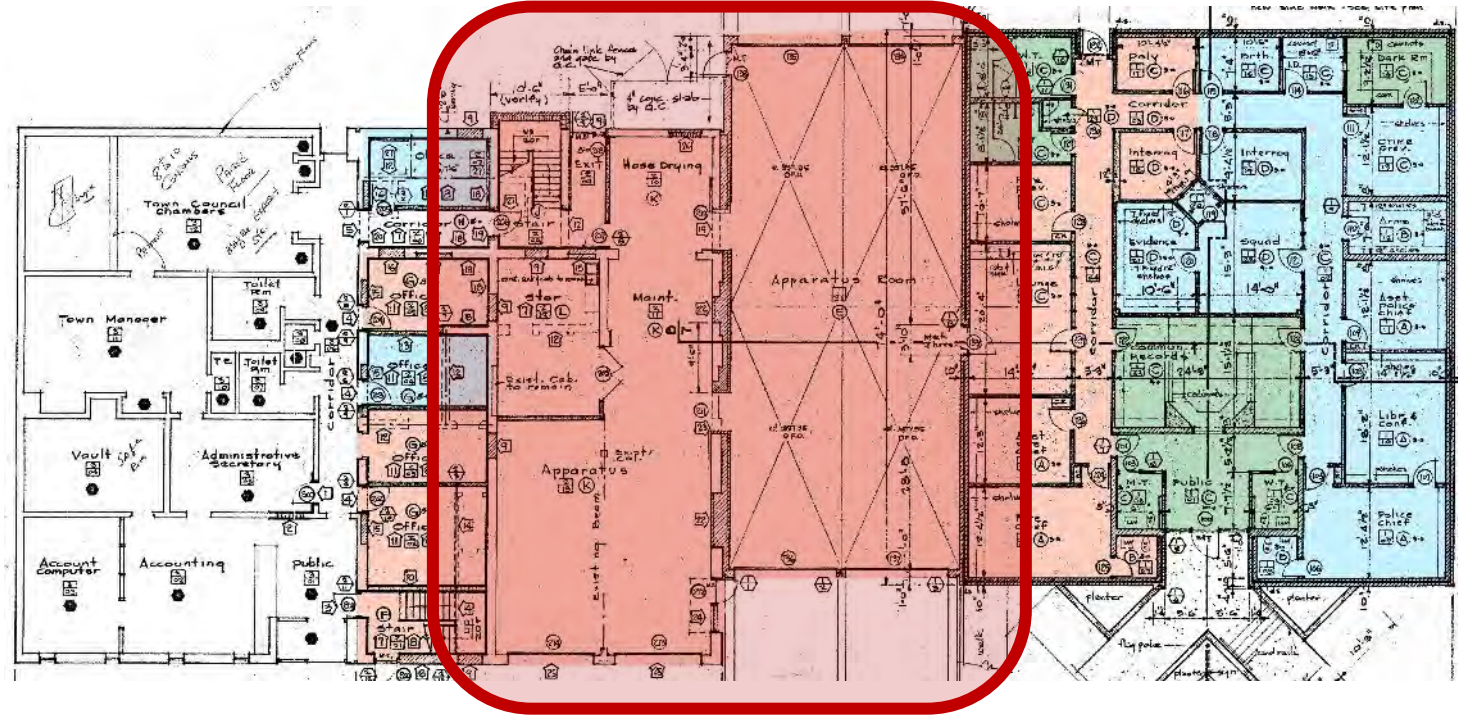
Secure Processing
& Holding

Existing Building

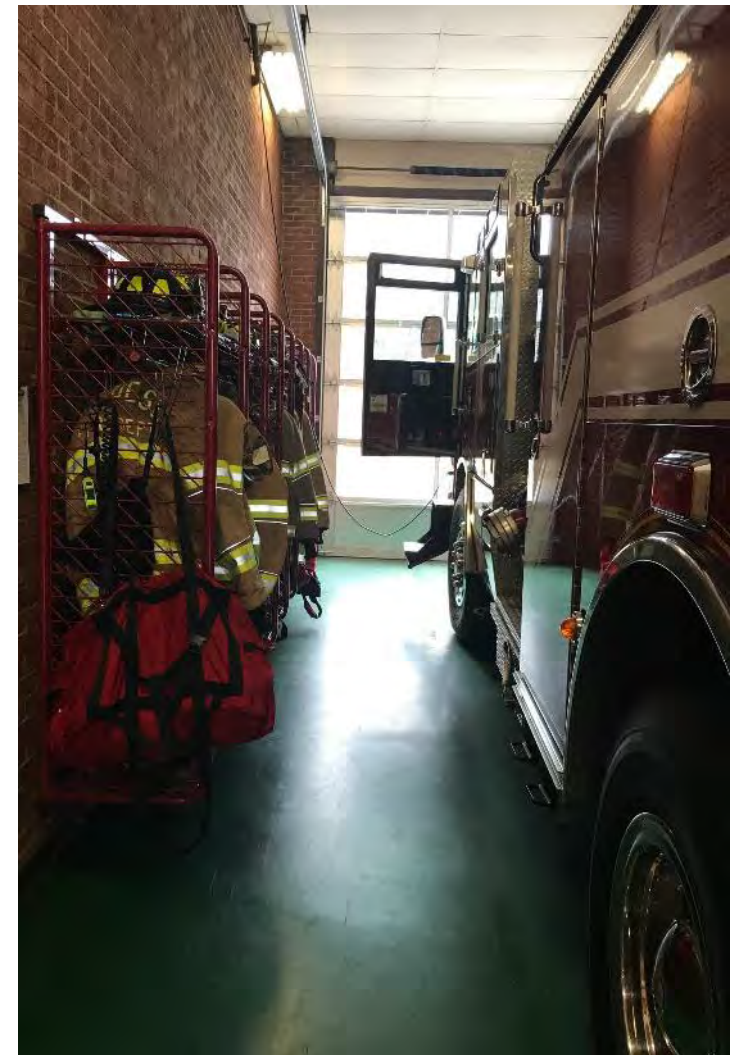
Second Floor



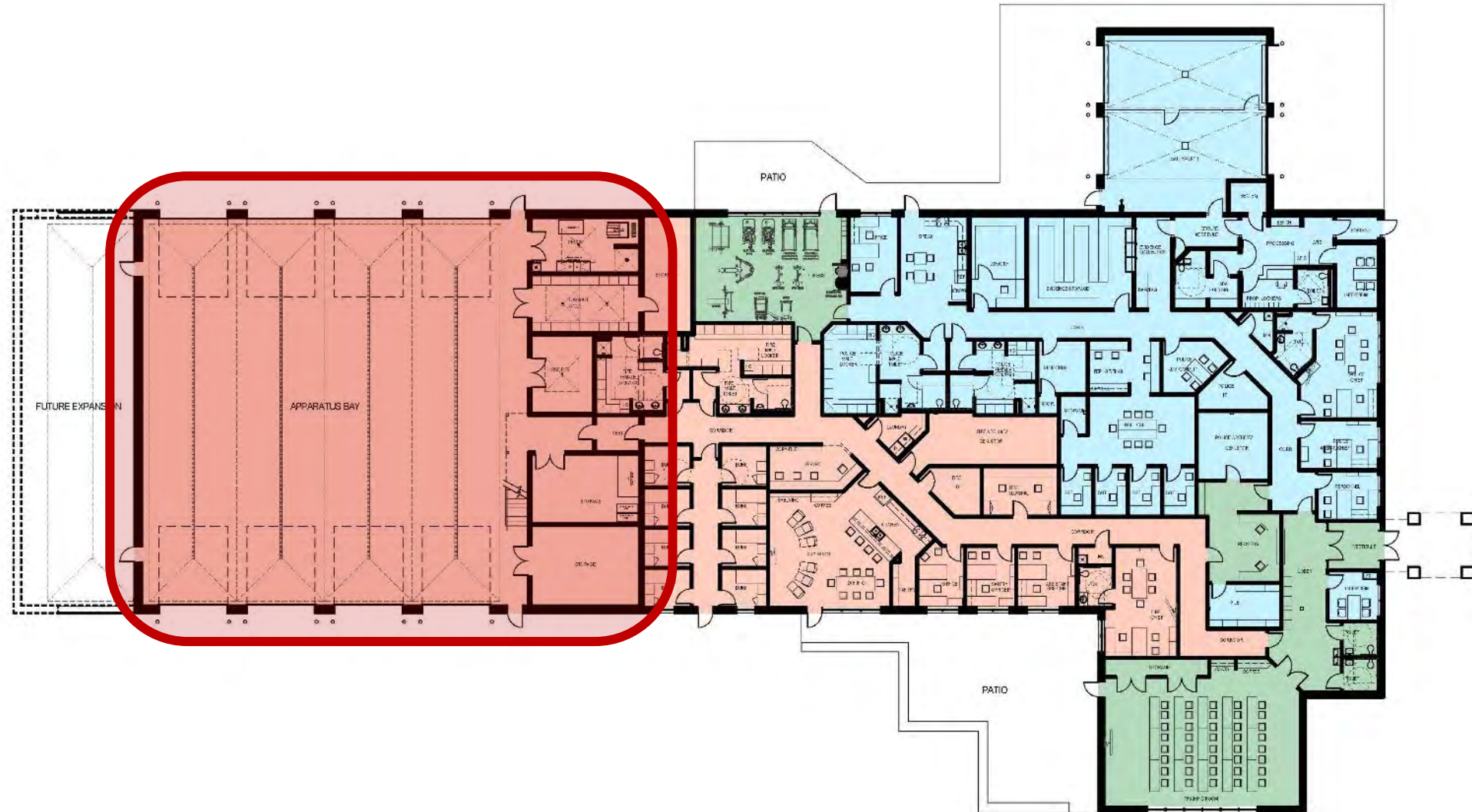
First Floor



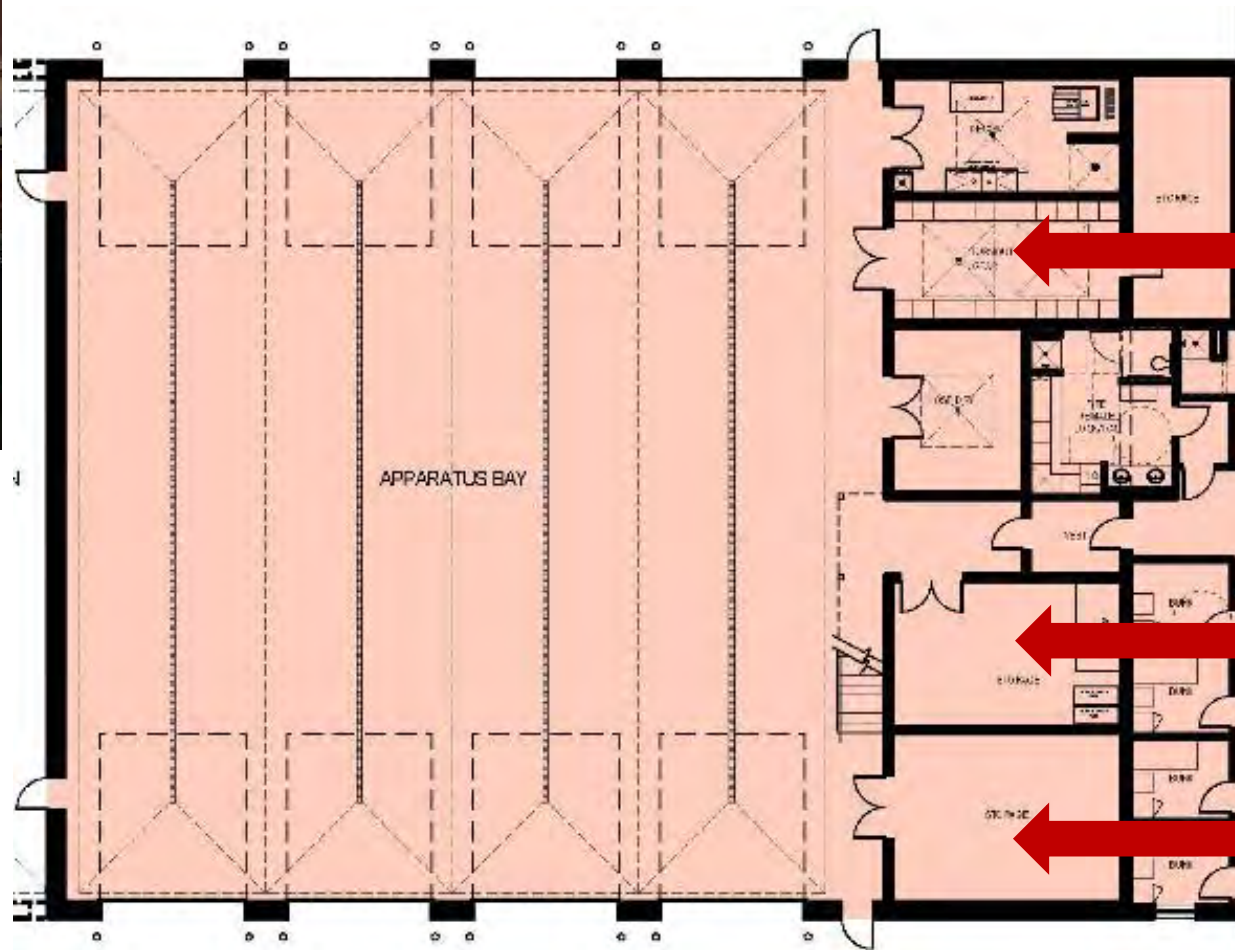
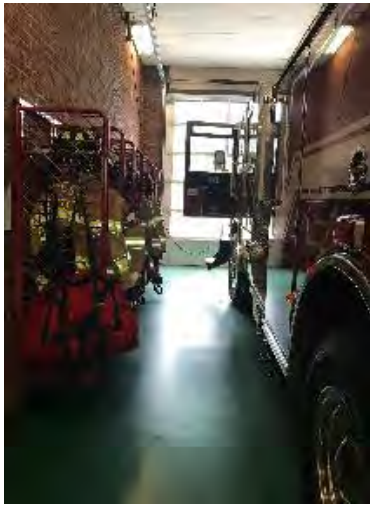
Vehicle Exhaust Contamination



Proposed New Facility



Proposed New Facility – Isolated Storage

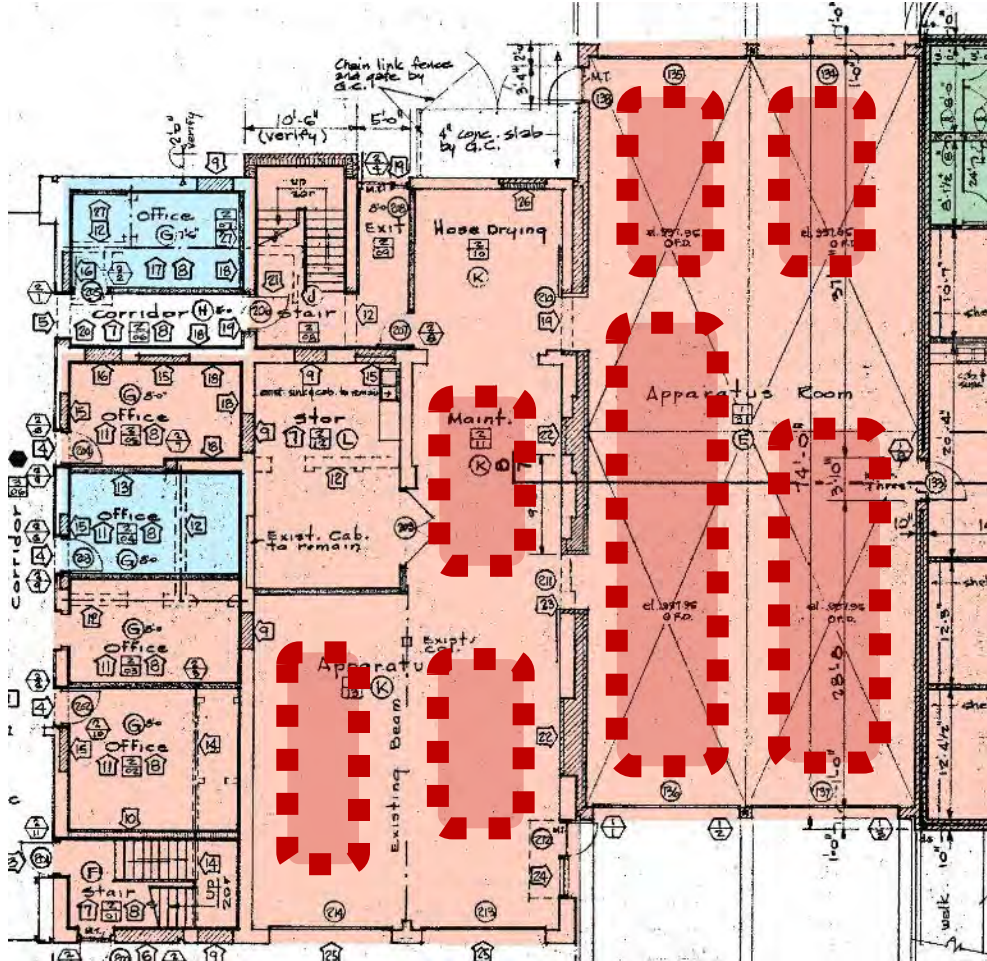


Turnout Gear

SCBA Tank Fill

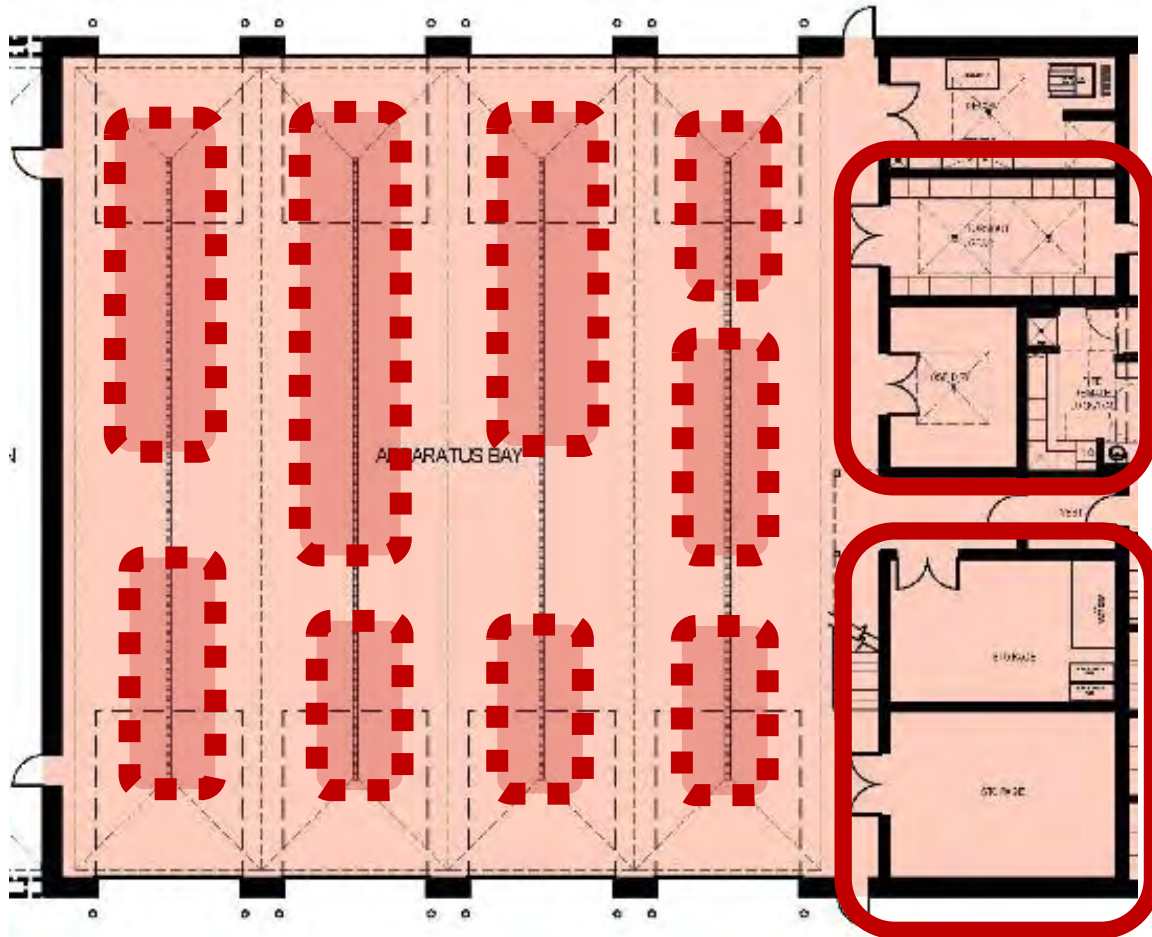
Ice Machine

Existing Facility – Fire Truck Bays



- (2) drive thru bay (15'-0" x 70'-0")
- (2) back-in bays
- Store (7) vehicles
- Limited Flexibility (30'-0" x 70'-0")
- Retrofit Vehicle Exhaust & Ventilation
- Storage remote from Bay

Proposed New Facility – Fire Truck Bays



- (4) drive thru bay (20'-0" x 80'-0")
- (8) back-in bays
- Store (8) vehicles & (1) trailer
- Greater Flexibility (80'-0" x 80'-0")
- Equipped w/ Vehicle Exhaust & Ventilation
- Storage adjacent to Bay
- Tilt Cab

Opinion of Probable Cost of Construction

New Building – Opinion of Probable Cost



24,500 sf
\$7,048,050

Building Cost
Site Development Cost
Soft Cost
Furnishing & Equipment
Includes NC State Grant

Thank you for your time.
