

WOOSTER SAFETY CENTER

Police and Fire Service Needs and Proposal

Joel Montgomery, PE
Director of Administration



I. Fire Station Needs



II. Police Station Needs



III. Safety Center Solution

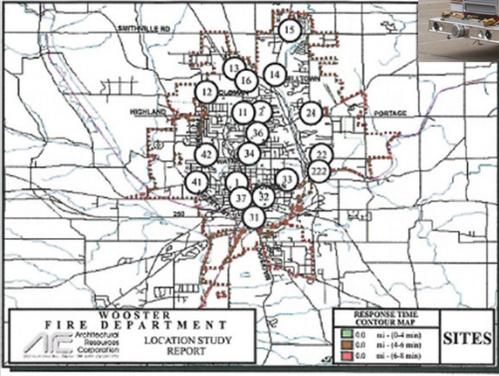
INTRODUCTION



► Building and facilities improvements



► Facility locations and response times



I. FIRE STATION NEEDS



Fire Stations #1 & 2



► Poor Design Layout

► Extreme Lack of Space

► Aging-Deteriorating Building

BUILDING & FACILITIES IMPROVEMENTS



Fire Stations #1 & #2

▶ Poor Design / Layout

- ▶ No public receiving area
- ▶ No evidence retention area
- ▶ No training room
- ▶ Inadequate office space
- ▶ No provision for co-ed fire fighters
- ▶ Inadequate parking facilities



BUILDING & FACILITIES IMPROVEMENTS



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Fire Stations #1 & #2

▶ Extreme Lack of Space

- ▶ Inadequate storage
- ▶ Overcrowded for current manpower needs
- ▶ Equipment stored outside

▶ Aging-Deteriorating Building

- ▶ Over 50 years old (Built in 1962)
- ▶ Water Damage
- ▶ Drainage and plumbing problems



BUILDING & FACILITIES IMPROVEMENTS



6

Fire Station #1

► Poor Design Layout

Captain & Chief's Offices



BUILDING & FACILITIES IMPROVEMENTS



7

Fire Station #1

► Poor Design Layout

Shop & Weight Room



Small Engine Maintenance

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #1

- ▶ Extreme Lack of Storage



Plan Storage

Loft Storage

BUILDING & FACILITIES IMPROVEMENTS



9

Fire Station #1

- ▶ Extreme Lack of Storage



Storage in Truck Bay



Storage in Dayroom

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #1

- ▶ Extreme Lack of Storage



Office & Storage



Bedroom & Plan Storage

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #1

- ▶ Poor Layout / Lack of Storage



Fire Prevention Office



Air Packs in Truck Bay

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #1

- ▶ Aging / Deteriorating Building



Ceiling Damage – Roof Leak

Typical Flooring Issues

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #1

- ▶ Aging / Deteriorating Building



Surface Wiring due to Electrical Shorts

Multiple Subpanels to Subpanels

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #1

- ▶ Aging / Deteriorating Building



Asbestos Pipe Insulation

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #2

- ▶ Aging / Deteriorating Building
- ▶ Poor Design / Layout



BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #2

- ▶ Aging / Deteriorating Building



Rotting Door Frames

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #2

- ▶ Aging / Deteriorating Building



Asbestos Pipe Insulation



Disintegrating Door

BUILDING & FACILITIES IMPROVEMENTS



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Fire Station #2

► Poor Design / Layout

Weight Room in Truck Bay



Multiple Electrical Subpanels, Storage, Sink

BUILDING & FACILITIES IMPROVEMENTS



Fire Station #2

► Poor Design / Layout



Single, Men's Restroom



Single Office

BUILDING & FACILITIES IMPROVEMENTS



Fire Station #2

► Poor Design / Layout



Shop, Laundry, Furnace, Storage Room



Mop Room, Storage, IT Closet

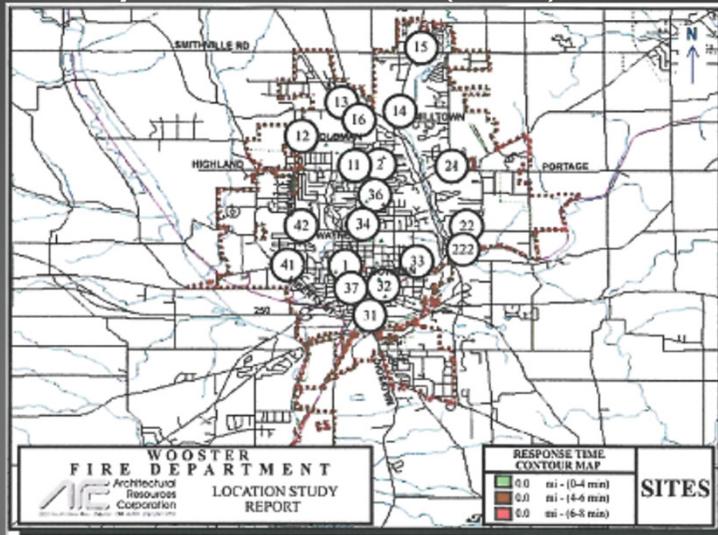
BUILDING & FACILITIES IMPROVEMENTS



21

Fire Station Study & Master Plan (2007)

► Facilities Locations & Response Times



I. FIRE STATION NEEDS



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Fire Station Study and Master Plan (2007)

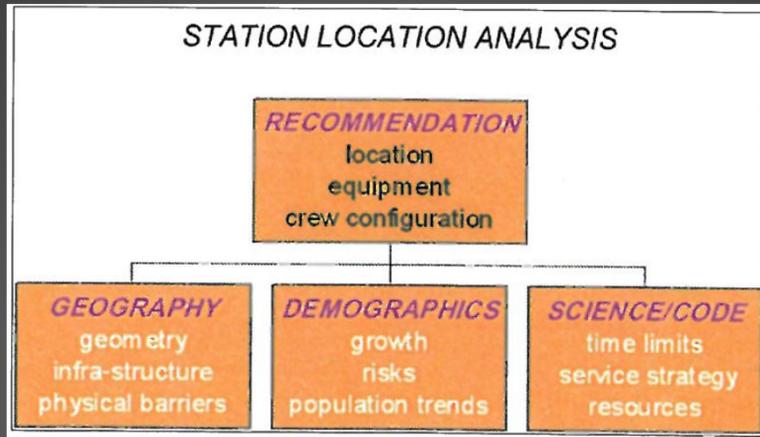
- ▶ Three fire stations are required to adequately provide fire service coverage and responses times to the entire City
- ▶ Station #1 is adequately located, but needs renovations to comply with Building Code and Fire Service Standards (ISO & NFPA)
- ▶ Station #2 “has no redeeming qualities in terms of location, site or facility”

FACILITY LOCATIONS & RESPONSE TIMES



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Fire Station Study and Master Plan



- ▶ Extensive analysis of Time, Personnel and Deployment

FACILITY LOCATIONS & RESPONSE TIMES



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Fire Station Study and Master Plan

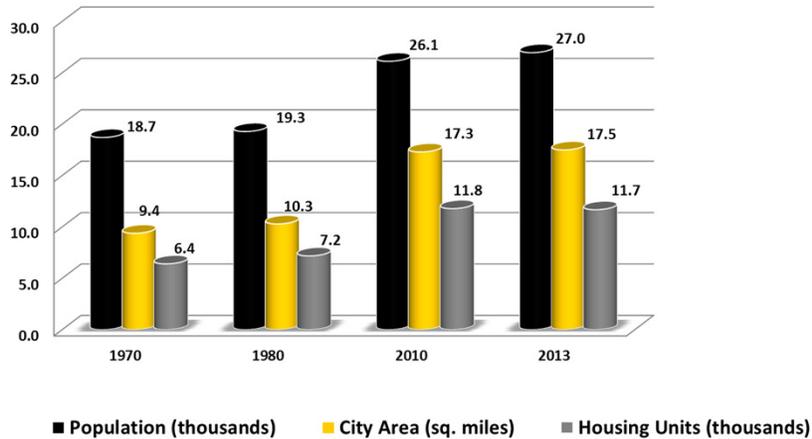
- ▶ Wooster's Fire Station coverage exceeds standards for:
 - ▶ Square miles / Fire Station by 41%
 - ▶ Population / Fire Station by 25%
- ▶ Wooster's Fire Station coverage leaves millions of \$\$ and thousands of people with limited Fire/EMS protection

FACILITY LOCATIONS & RESPONSE TIMES



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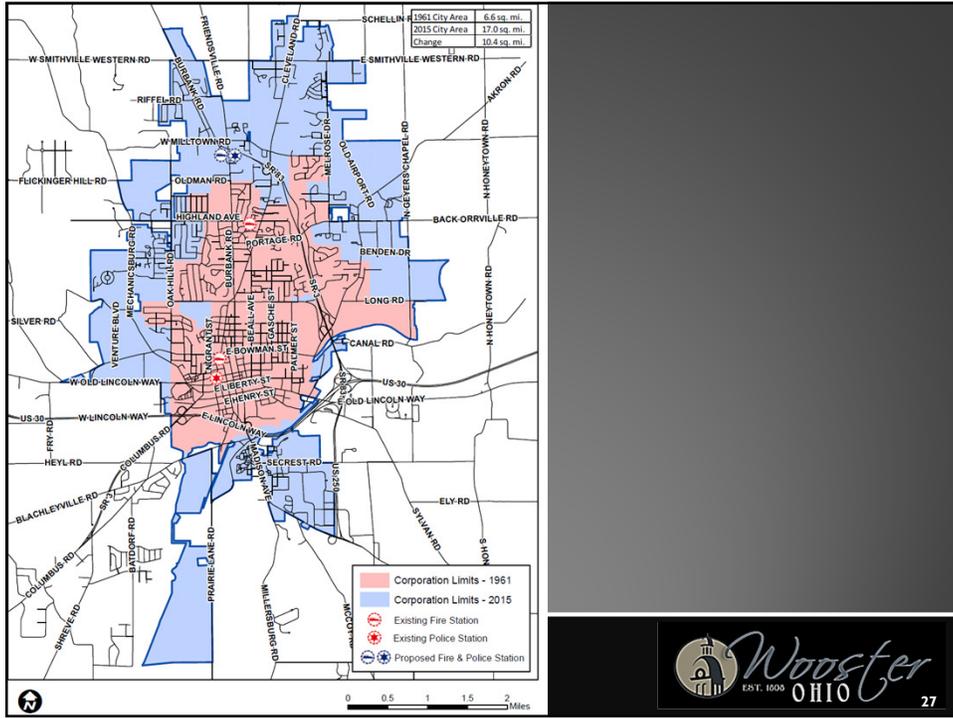
City Growth by Year



CITY GROWTH



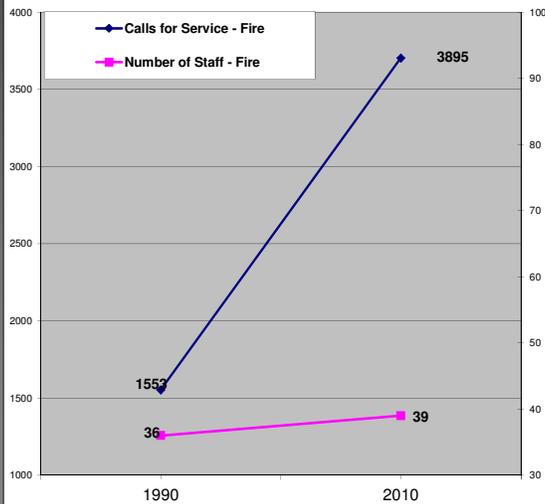
26



City Growth in last 45 years:

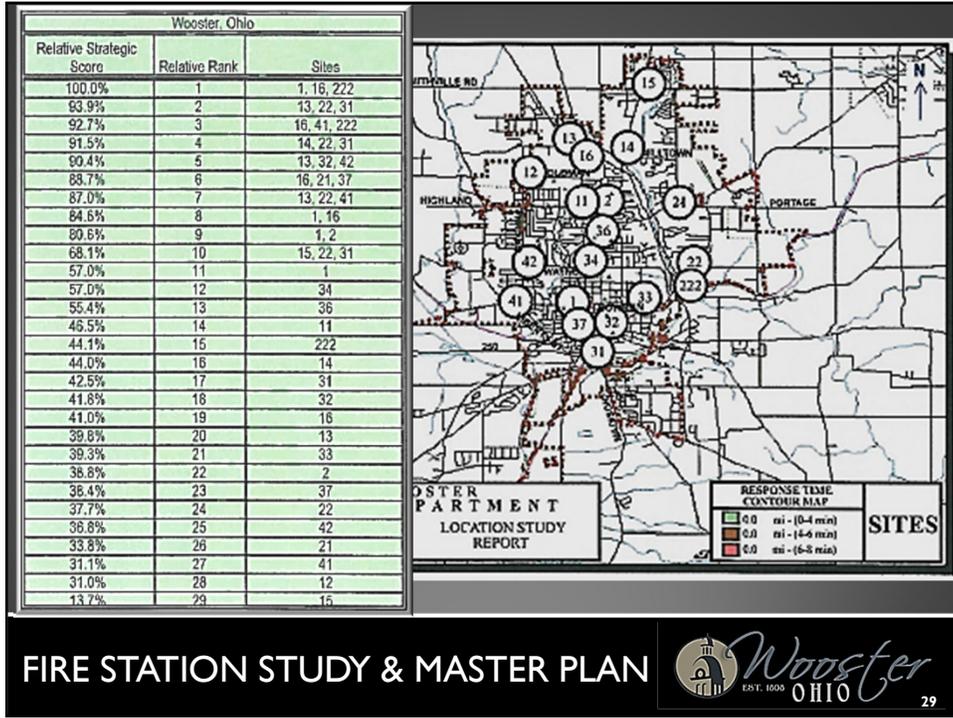
- ▶ Population = 40%
- ▶ City Area = 86%
- ▶ Housing Units = 83%
- ▶ Fire & EMS Calls increased 150% in the last 25 years

Historic Comparison - Fire Division 1990-2010



CITY GROWTH



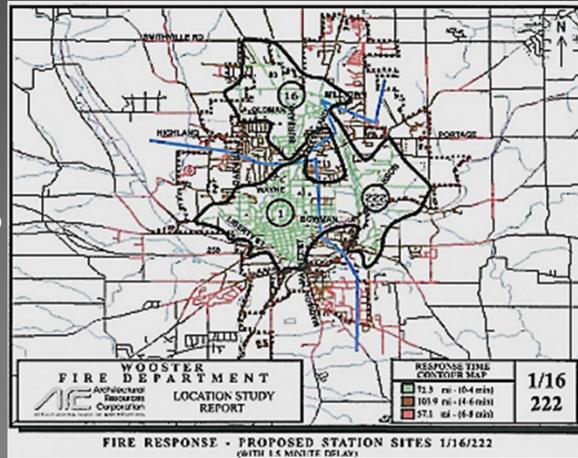


FIRE STATION STUDY & MASTER PLAN



LOCATION & COVERAGE EVALUATION

- ▶ Response times for Fire, EMS, BLS, ALS, High Risk
- ▶ Only One site combo met 100% of criteria:
 - ▶ Ex. Fire Station #1
 - ▶ Burbank/Friendsville
 - ▶ SR585/Long Rd

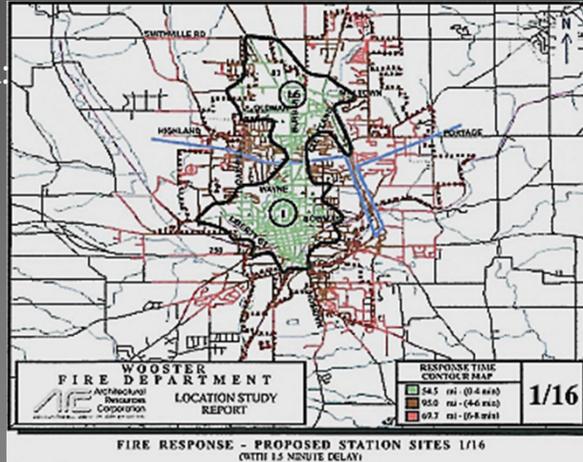


FIRE STATION STUDY & MASTER PLAN



LOCATION & COVERAGE EVALUATION

- ▶ Phase One combo meets 85% of criteria:
 - ▶ Ex. Fire Station #1
 - ▶ Burbank/Friendsville



FIRE STATION STUDY & MASTER PLAN



DETAILED SITE ANALYSIS

- ▶ Site Capacity, Facility & Support Space, Zoning Req.s
- ▶ Operational Flexibility & Responsiveness
- ▶ Potential Traffic Conflicts
- ▶ Development Barriers & Costs
- ▶ Expansion Capabilities

City of Wooster Division of Fire
 Fire Station #2
 Project No. 08025
 December 1, 2008
 Page 1 of 4



SITE EVALUATIONS FOR WOOSTER FIRE STATION #2

These evaluations are based on a number of factors related to performance, risks and relative costs. These include:

- Site Capacity to Accommodate the Facility, Support Space and Zoning Requirements.
- Relative Operational Safety, Flexibility and Responsiveness from the Site.
- Potential Conflicts to Emergency Vehicles.
- Relative Development Costs.
- Ability to Expand Operations and the Facility for Future Needs.

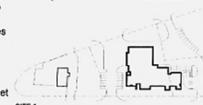
Without property costs and soil tests at specific sites, a detailed cost analysis cannot be provided at this time. Comments concerning development costs are based on their estimated relative costs to the other sites.

SITE 1 (FIRE 1 - POINT) FRIENDSHIP POINT

The best site of the group, being considered, is significantly better on all points than the other sites. We will refer to this as "Site 1: Friendship Point". Several configurations of the site were reviewed. The site in general has the space, topography and site lines to public traffic to accommodate the facility and operate safely. The potential access to both streets on these thru-lots (Friendsville and Burbank). The three lanes of Friendsville minimizes conflicts between emergency vehicles and traffic.

This site is also relatively economical to develop. Utilities are at the site, it is relatively flat and at a good elevation with no excessive driveways or street improvement necessary. The site also has the capacity to accommodate some future expansion.

This is particularly true if the site is made up of Lots 3333, 3416 and 3365. In this configuration, Lot 3319 on the point may not be needed.



SITE 1



SITE 2 (FIRE 10 - EMPTY LOT) SUPPLEMENTAL LOTS

Lots 2817 and 3416, located immediately north of Site 1 on Friendsville are not usable as a station site. As noted above, Lot 3416 is needed to accommodate the larger station. Lot 2817 could supplement parking, however, Lot 3365 with Lot 3416 provides a much more effective site.

FIRE STATION STUDY & MASTER PLAN



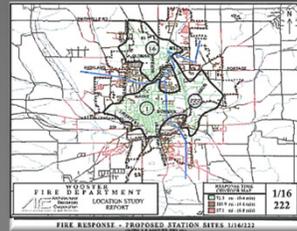
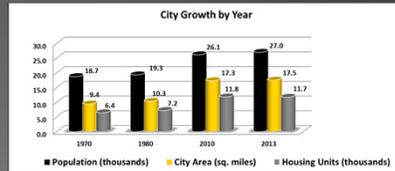


FIRE STATION STUDY & MASTER PLAN



Fire Station Needs Summary

- ▶ Improvements needed to 50 year old Buildings and Facilities
- ▶ Substantial City Growth & Increases in Fire Service Calls
- ▶ Fire Station Study & Master Plan validated needs and locations



I. FIRE STATION NEEDS



Current Location

- ▶ Wayne County Justice Center



II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

- ▶ Aging & Deteriorating Building
- ▶ Severe Lack of Evidence Storage Space
- ▶ Facility Significantly Undersized for Current Police Service Requirements

II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

- ▶ Aging & Deteriorating Building
 - ▶ Nearly forty years old (built in 1977) with little or no renovations
 - ▶ Example: Building still operating the same forty year old boilers



II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

- ▶ Aging & Deteriorating Building



II. POLICE STATION NEEDS



38

Existing Police Station – Wayne County Justice Center

► Aging & Deteriorating Building



Shower Floor & Fixture
Damage

II. POLICE STATION NEEDS



39

Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space

- Evidence is currently spread across three floors of the building.
- Evidence is kept in the Safety Administrative Supervisors office. This can lead to the office smelling strongly of drugs.
- Space maximizing strategies like roller shelves have been completed and the current space is still not adequate.

II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

▶ Severe Lack of Evidence Storage Space

- ▶ With improvements in technology and defense strategies officers are taking more items of evidence than they did 40 years ago.
- ▶ Changes in the law, like Senate Bill 77 now require police agencies to keep biologic evidence in some crimes for 30 years. This requires more storage space.
- ▶ Due to a lack of evidence space, interview rooms frequently have to be used as make shift evidence storage rooms. This is not a good practice.

II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

▶ Severe Lack of Evidence Storage Space



Safety Admin Supervisor Office
Evidence Storage



II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space



II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space



II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space



- This is a floor drain located in Evidence Room 3. This drain must be kept covered at all times. If it is not covered, noxious sewer gases fill evidence room 3 with a foul odor.

II. POLICE STATION NEEDS



Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space



II. POLICE STATION NEEDS



Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space



II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

► Severe Lack of Evidence Storage Space



Temporary Evidence Storage Lockers

II. POLICE STATION NEEDS



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Existing Police Station – Wayne County Justice Center

► Temporary Evidence Storage



II. POLICE STATION NEEDS



Existing Police Station – Wayne County Justice Center

► Temporary Evidence Storage



II. POLICE STATION NEEDS



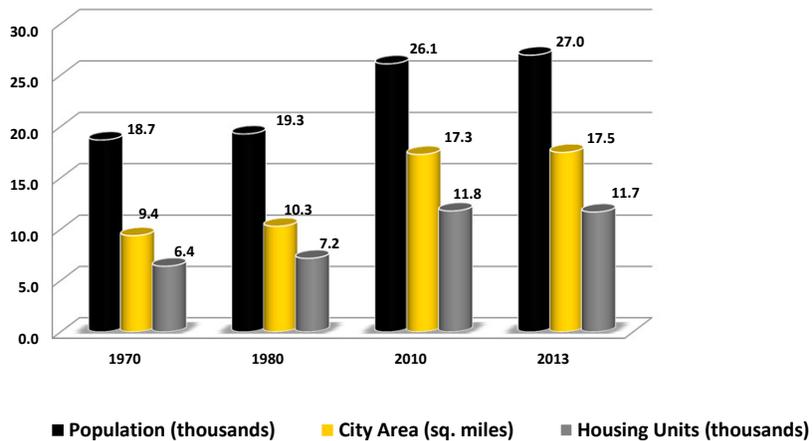
Existing Police Station – Wayne County Justice Center

- ▶ Severe Lack of Evidence Storage Space
 - ▶ Overall, storage space for the Police Department is maxed out.
 - ▶ Our “Cage” area that stores extra equipment and records is full. It has also been equipped with roller shelves to maximize storage.

II. POLICE STATION NEEDS

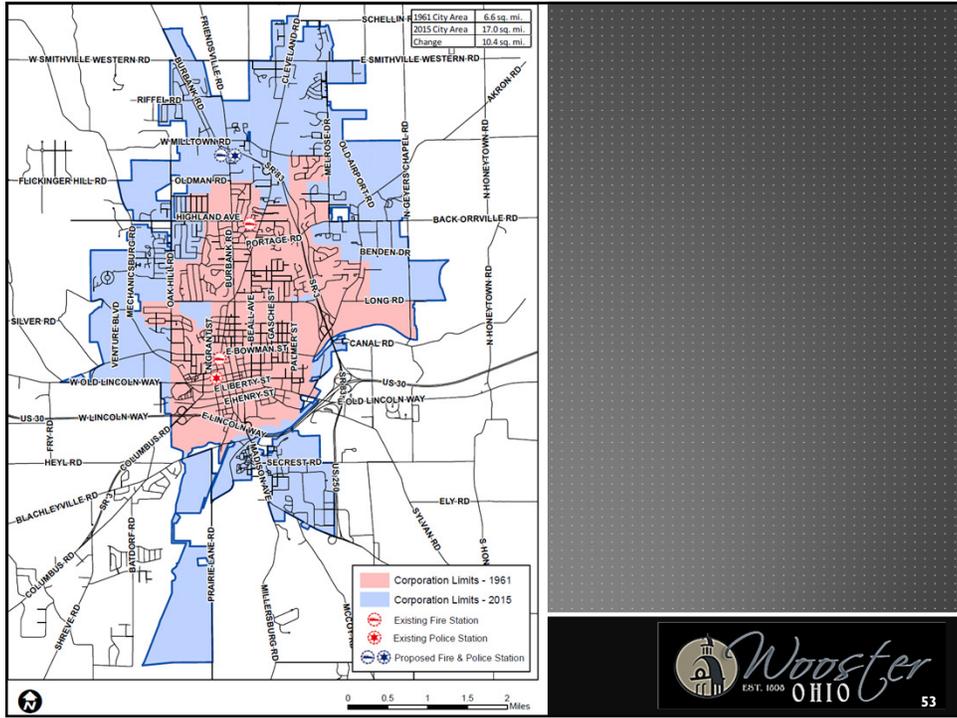


City Growth by Year



CITY GROWTH

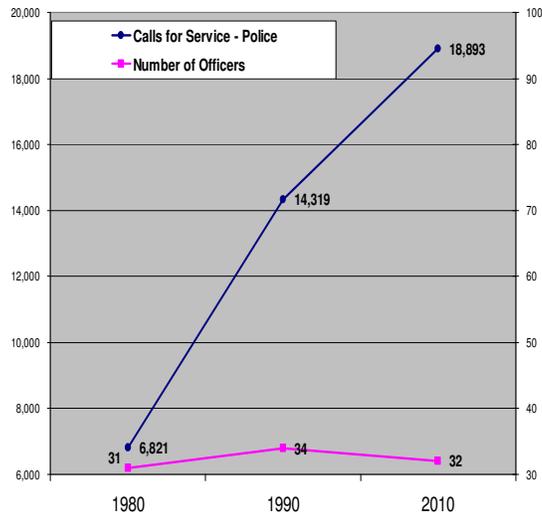




City Growth in last 45 years:

- ▶ Population = 40%
- ▶ City Area = 86%
- ▶ Housing Units = 83%
- ▶ Police Calls increased 177% in the last 25 years

Historic Comparison - Police Division 1980-2010



II. POLICE STATION NEEDS



► Facility Significantly Undersized for Current Police Service Requirements

- The Police Department currently occupies 4,693ft of its own space and 8,910ft of shared space for a grand total of 13,603 feet space within the Wayne County Justice Center.
- This is a fraction of the 27,900 square feet that was recommended by a Police Station Study & Space Analysis

II. POLICE STATION NEEDS



► Facility Significantly Undersized for Current Police Service Requirements

PROGRAM SPACE/AREA ALLOCATION

SPACE	QTY.	UNIT SF	Parking	PROGRAM AREA (s.f.)
P.D. HEADQUARTERS	1	6192	21	6192
POLICE STATION	1	6491	11	6491
TC, swat, k9, etc	1	7379	37	7379
DISPATCH E.O.C. COMM.	1	2350	12	2350
SHARED	1	5486	0	5486

TOTAL	80	27897	S.F.
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II. POLICE STATION NEEDS



AREA ANALYSIS FOR:
WOOSTER POLICE DEPT. FACILITY
P.D. HEADQUARTERS
09/26/13

STAFFING	VEHICLES
CHIEF: 1	0
CAPT: 1	0
ADMIN. ASSIS: 2	0
SUPERVISOR: 1	0
OFFICERS: 25	0
TOTAL: 30	0

PROGRAM SPACE/AREA ALLOCATION

SPACE	QTY.	UNIT SF	AREA
ADMINISTRATION			
administration lavatory	1	50	50
reception/admin east (2)	1	100	100
computer equipment / storage room	1	200	200
captain's office	1	200	200
administrative superv.off.	1	200	200
conference room	1	400	400
chief's office	1	225	225
restricted files	1	150	150
coat/office area	1	70	70
chief's toilet room	1	50	50
copy/general files	1	120	120
DETECTIVE BUREAU			
detective workstation	3	100	300
interview room	2	120	240
detective sergeant	1	200	200
audio-visual monitor room	1	50	50
major case / conference room	1	350	350
coat / coffee	1	50	50
file area / forms storage / equip.	1	100	100
CVSA / polygraph room	1	120	120
copy / work area	1	80	80
computer crime investigation work area	1	100	100
waiting area	1	80	80
PROPERTY AND EVIDENCE			
evidence refrigerator	1	20	20
evidence storage room	1	800	800
computer vault	1	150	150
large item evidence room / bike strg	1	150	150
(incl. firearms, drugs and valuables)			
EVIDENCE			
blood drying room	1	80	80
evidence processing and photo area	1	200	200
(bag and tag)			
RECORDS			
central form and supply storage	1	150	150
copy workstation	50	150	150
employee mailboxes		0.5	25
TOTAL:			6160

DEPT. NSF: 1
ADJ. FACTOR: 1

Parking: 1 space per 300 = 21 spaces (Dept. GSF: 6160)

AREA ANALYSIS FOR:
WOOSTER POLICE DEPT. FACILITY
POLICE STATION
09/26/13

STAFFING	VEHICLES
PATROL: 28	0
TRAFFIC: 0	0
TOTAL: 28	0

PROGRAM SPACE/AREA ALLOCATION

SPACE	QTY.	UNIT SF	AREA
PATROL			
armory - ammunition	1	80	80
armory - equipment storage	1	110	110
report writing room	1	400	400
weapons clearing / cleaning	1	130	130
briefing room	1	600	600
conference / squad room	1	200	200
traffic storage closet	1	50	50
shift lieutenant work stations	1	175	175
shift sergeant workstations	1	250	250
copy / workstation	1	50	50
sergeant storage	1	100	100
duty bag storage	1	150	150
equipment storage room	1	180	180
entry vestibule	1	64	64
POLICE STAFF AREA			
men's toilet/shower/locker room	1	1600	1600
police patrol break room	1	320	320
quartermaster room	1	150	150
women's toilet/shower/locker room	1	800	800
TOTAL:			5400

DEPT. NSF: 1.2
ADJ. FACTOR: 1

Parking: 1 space per 600 = 11 spaces (Dept. GSF: 6491)

II. POLICE STATION NEEDS



EST. 1000 OHIO

AREA ANALYSIS FOR:
WOOSTER POLICE DEPT. FACILITY
SHARED TRAINING CENTER & EOC
09/26/13

PD STAFFING	VEHICLES
DARE: 1	0
SRO: 1	0
CRIME PREV: 1	0
ADMIN SGT: 1	0
TOTAL: 4	0

PROGRAM SPACE/AREA ALLOCATION

SPACE	QTY.	UNIT SF	AREA
class rm large/EOC operations rm	1	1930	1930
coats (visitors)	1	80	80
corridor	1	0	0
EOC command conf. rm.	1	400	400
EOC secured strg	1	150	150
janitor closet/housekeeping	1	50	50
kitchenette / break room	1	150	150
media resource (libr., media, computers)	1	68	68
physical training	1	1500	1500
training rm chair strg	1	68	68
training rm equip strg (secured)	1	120	120
office: training officer-crew	1	80	80
office: training officer-public	1	80	80
public trng officer storage	1	100	100
DARE / SRO / Training			
community relations / admin. sgt.	1	200	200
defensive tactics storage	1	50	50
materials storage	1	150	150
SRO workstations	1	100	100
training officer / library	1	275	275
SWAT			
gear storage	1	150	150
BIKE			
bike patrol storage/maintenance	1	300	300
K9			
gear, supplies, care and holding area	1	150	150
TOTAL:			6149

DEPT. NSF: 1.2
ADJ. FACTOR: 1

Parking: 1 space per 200 = 37 spaces (Dept. GSF: 7379)

AREA ANALYSIS FOR:
WOOSTER POLICE DEPT. FACILITY
PUBLIC SHARED AREAS
09/26/13

PROGRAM SPACE/AREA ALLOCATION

SPACE	QTY.	UNIT SF	AREA
BUILDING SERVICES			
data / cable closets	1	20	20
electrical closets	1	30	30
generator	1	170	170
janitorial closets	1	80	80
main computer room	1	200	200
main / supplies / equipment	1	400	400
mechanical/elect	1	1000	1000
spinkler/water service	1	100	100
staff toilets (ADA)	1	80	80
SHARED SPACES			
entry vestibule (public)	1	80	80
general building storage	1	200	200
phone closets	1	20	20
public lobby / waiting / showcase	1	600	400
staff restroom men (h.c.)	1	150	150
staff restroom women (h.c.)	1	150	150
toilet: men's (h.c. public)	1	200	200
toilet: women's (h.c. public)	1	200	200
vending/ATM vestibule	1	120	120
EXTERIOR			
covered pd cruiser parking	1		
public parking	1		
secured bldg staff parking	1		
HOLDING AREA			
DUI area	1	120	120
holding cells	1	70	70
interview room	3	120	360
staff restroom	1	80	80
corridor	1	0	0
lobby/waiting showcase	1	180	180
toilet: men's (h.c. public)	1	180	180
toilet: women's (h.c. public)	1	180	180
TOTAL:			4773

DEPT. NSF: 1.15
ADJ. FACTOR: 1

Parking: 1 space per simlult. use = 0 spaces (Dept. GSF: 5486)

II. POLICE STATION NEEDS



EST. 1000 OHIO

Police Station Options

I. Expand at Existing Justice Center

- ▶ Wayne County Commissioners have indicated no plans for expansion
- ▶ No way to expand without acquiring additional property or constructing additional stories
 - ▶ Either of these options would require a significant amount of funding and would not be the most efficient approach

II. POLICE STATION NEEDS



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Police Station Options

I. Expand at Existing Justice Center – cont'd

- ▶ Justice Center expansion would not address issues with public parking access versus Police Dept. secured parking and operations
- ▶ County representatives have indicated potential plans for use of the vacated space
- ▶ Current negotiations with the County will require exiting the Justice Center within the next three years

II. POLICE STATION NEEDS



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Police Station Options

II. Purchase Larger Facility to Renovate

- ▶ Available, suitable facilities investigated and priced. Costs for facilities alone ranged from \$2.5 million to \$5 million, not including renovation costs.
- ▶ Layton School was investigated for renovation. Building and Safety Code requirements resulted in an estimated cost of \$2.6 to \$3.1 million.
 - ▶ Future, near term expansion would be required of 2000 to 3000 square feet at a cost of \$250,000
- ▶ Renovation of any existing facility would require Safety and Building Code upgrades costing \$2.5 to \$3 million for required space

II. POLICE STATION NEEDS



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Police Station Options

III. Build New Police station and Relocate

- ▶ New, stand-alone Police Stations meeting current Safety and Building Codes cost \$3.2 to \$3.5 million for required space
- ▶ Approximately the same cost to build a new facility to meet the current Police Service needs for the City of Wooster

II. POLICE STATION NEEDS



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Police Station Relocation

- ▶ Police stations are not as sensitive to location as Fire stations
- ▶ Police forces are already out patrolling assigned areas of the City
- ▶ Proposed location is within One mile of more than 68% of the Wooster Schools student population
- ▶ City has already purchased the property

“This is exciting, and I am sure that many of our families would embrace such a relocation”

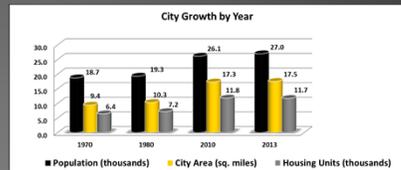
Dr. Michael Tefs,
Wooster City Schools
Superintendent

II. POLICE STATION NEEDS



Police Station Needs Summary

- ▶ Improvements needed to 40 year old Buildings and Facilities
- ▶ Substantial City Growth & Increases in Police Service Calls
- ▶ Police Station Study & Space Analysis validated expanded facility needs



PROGRAM SPACE AREA ALLOCATION

SPACE	QTY.	UNIT SF	Parking	PROGRAM AREA (s.f.)
P.D. HEADQUARTERS	1	6192	21	6192
POLICE STATION	1	6491	11	6491
T.C. (incl. 43, 46)	1	7379	37	7379
DISPATCH/E.O.C. COMM.	1	2350	12	2350
SHARED	1	5486	0	5486
TOTAL		80		27897 s.f.

II. POLICE STATION NEEDS



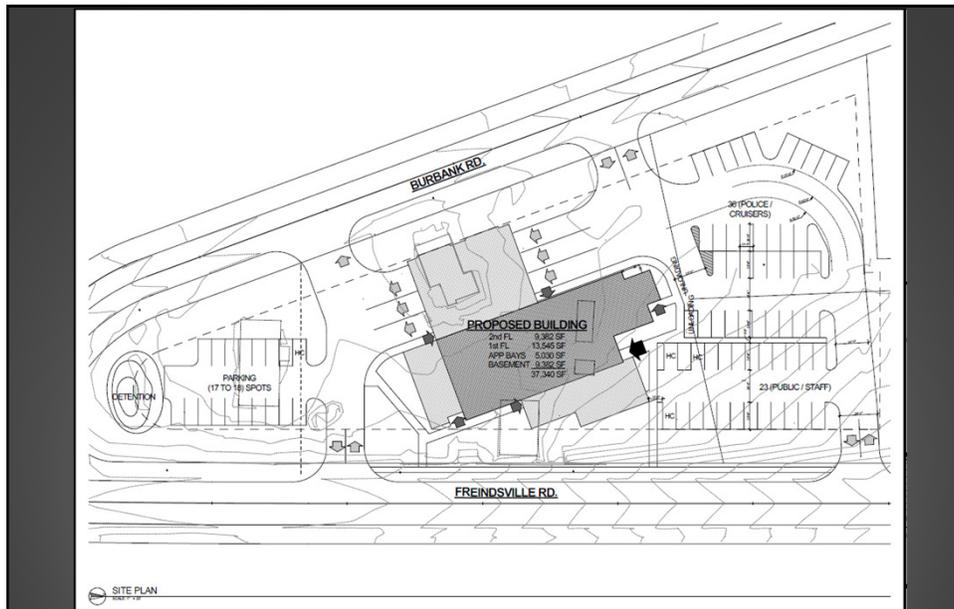
▶ Safety Center Solution

- ▶ Preliminary Estimated Budget for Safety Center = \$ 7 Million
 - ▶ \$2.7 million for Police Facilities
 - ▶ \$2.3 million for Fire Facilities
 - ▶ \$2.0 million for shared facilities

- ▶ Shared Spaces between Police and Fire reduces costs by \$2.0 million

- ▶ City will avoid \$120,000/year in Justice Center use, maintenance and capital costs

II. POLICE STATION NEEDS



SITE PLAN

III. SAFETY CENTER SOLUTION



New Safety Center

- ▶ Updates and Replaces 40 – 50 year old facilities
- ▶ Solves Building and facilities improvement needs
- ▶ Satisfies Fire Service coverage requirements
- ▶ Satisfies Police Service space needs

III. SAFETY CENTER SOLUTION



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SUMMARY

- ▶ Current Police and Fire facilities designed and constructed to serve a different Wooster 40 to 50 years ago
- ▶ Police and Fire facilities, codes and services have changed significantly in the past 4 to 5 decades
- ▶ A new Safety Center will meet the needs of Wooster today and the foreseeable future

Questions?

III. SAFETY CENTER SOLUTION



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