

MEETING DATE: 5/11/09

AGENDA ITEM: Approval of a Professional Services Agreement
with McClaren, Wilson & Lawrie, Inc. for the
Facility Needs Assessment of the Culver City
Police Department

ATTACHMENTS

		<u>Pages</u>
1	McClaren, Wilson & Lawrie, Inc.'s Proposal	1-35



McClaren, Wilson & Lawrie, Inc.

8705 North Central Avenue

Phoenix, Arizona 85020

602.331.4141

February 26, 2009

Mr. Hong Wang, P.E.
Senior Civil Engineer
Public Works Department/Engineering Division
9770 Culver Boulevard
Culver City, CA 90232-0507

Re: Proposal for PD Facility Needs Assessment
RFP #1415
Proposal Number 2008-RFP-73

Dear Mr. Wang:

McClaren, Wilson & Lawrie, Inc. (MWL) is pleased to respond to the RFP for a Facility Needs Assessment for the Culver City Police Department. MWL already considers Culver City a much-valued client as we are currently employing efforts to upgrade and reinstate the Culver City police firearms range.

We have assembled the most proven team possible for this project. McClaren, Wilson, and Lawrie Inc. will lead the effort and perform the police facility space needs assessment. HOK Architects of Culver City will conduct the code analysis and provide local support as needed. MWL also is presently collaborating with HOK on the planning of the new Police Headquarters / Hall of Justice for the City and County of San Francisco.

No firm has more experience than McClaren, Wilson and Lawrie, Inc in the planning and design of public safety facilities. With well over 200 completed public safety facilities in 40 states, MWL is uniquely qualified to perform this work. In Southern California, the firm has completed a number of award winning and environmentally sensitive police and fire projects similar to the Culver City project.

MWL has served as the space needs assessment and public safety design architects for the recently completed Police and Fire Headquarters in Santa Monica, as well as police facilities in Hawthorne, Ontario, Glendale, Chula Vista, Los Angeles (Van Nuys), and Murrieta. In addition, it is currently planning new police facilities for Irvine, Rancho Cucamonga, San Francisco, and Indio; has been selected to perform the upcoming Police Facility Space Needs Assessment for the City of Newport Beach; and is currently involved in similar pre-design efforts for new police facilities for Redondo Beach and Claremont.

There are two major police facilities in California under construction: The Port Police Headquarters in San Pedro, and the El Cajon Police Facility (which bid just a week ago 17% under budget). MWL is thoroughly familiar with the special needs of police and fire buildings in California which fall under the jurisdiction of the Essential Services Building Act (Title 24). The firm also has a superb working relationship with the Correctional Services Administration (CSA). This is important as you operate a Type I jail.

Architects and Planners

www.mwlarchitects.com

Arizona Illinois Virginia

Outside of California, MWL has planned some of the nation's most environmentally conscious, technically advanced, and creative public safety architecture. This work includes new police headquarters for both Seattle and Dallas (both LEED certified, Silver and Gold respectively).

Project Understanding:

Culver City is obviously a very special place. It is an efficient, safe, urban oasis. It is built out, but continues to reinvent itself in new and creative retail, office and living facilities. Its retail core is vibrant. It has well respected Police and Fire Departments.

While Culver City will not grow substantially, its first responders will have to adapt to changing needs to reflect new programs, technology, and service demands.

The current police facility is a hodge-podge of new and renovated space. It has significant compliance issues with ADA, and survives with CSA only by grandfather clauses. The building reflects the Cold War era in which it was originally built. It still compels 24/7 dispatch staff to work in a windowless basement area subject to flooding. Many of the staff work in temporary buildings accessible only from the parking lot. The building long ago stopped providing an operational mode to encourage adequate infrastructure needs; people work where they can find space and a plug that works.

Efforts will focus on delivering practical, cost-effective, built solutions; these will allow for enhancements for the public who seek service and for staff to be as effective as possible while the work in a humane and sustainable workplace.

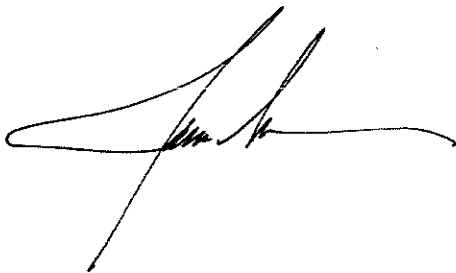
MWL is very adept at working with high touch agencies and sensitive communities: planning for cities with limited land resources (Hillsborough CA Police Headquarters/City Hall), extensive historic districts (Wilmington, NC with over 200 city blocks of pre-civil war architecture), college towns (such as the new Eugene City Hall/Police Headquarters or historic renovations in Morgantown, West Virginia), or police facilities for ski towns (like Park City, Utah or Breckenridge, Colorado).

MWL writes proposals specific to RFP requests, attempting to submit just the material requested, no fluff. We trust it will successfully convey that no North American firm can match our experience in this building type.

Again, MWL is honored to submit its credentials. If selected I personally pledge to be the primary point of contact for MWL.

The schedule commencing in April works well for our firm. With numerous facilities that are now under construction, this is the perfect juncture to start new projects.

Sincerely,

A handwritten signature in dark ink, appearing to read 'James McClaren', with a long horizontal flourish extending to the right.

James Lewis McClaren
Principal • McClaren, Wilson, & Lawrie, Inc.

PROJECT TEAM

McClaren Wilson and Lawrie, Inc. proposes a strong, compact team comprised of three individuals.

Name: James Lewis McClaren, RA, NCARB – McClaren, Wilson & Lawrie, Inc.

Position: Principal-in-Charge

Function on Project: Mr. McClaren will lead the project and provide all day-to-day contact for the study. He will attend key meetings and interview sessions, review content developed, prepare the budget worksheet, and make the formal presentations.

Employment History:

1995 - Founded McClaren Wilson and Lawrie, Inc., Phoenix, Arizona
1985 - 1994 Ruth and Going, San Jose, California, Principal
1979 - 1984 GDM Architects, Anchorage, Alaska

Other Project Responsibilities:

Aurora Police Headquarters (suburban Chicago) - construction administration - 20% of time
Denver Police Department – firearms training center & traffic bureau design – 5% of time
Redondo Beach and Claremont California Police Departments - work site feasibility work – nearing completion
Irvine Police Headquarters - schematic design - 25% of time
Parker Colorado Police Station – design - 5% of time
Culver City, Indio, and the Port of Los Angeles - approximately 10% of time
Balance of time is spent lecturing and on marketing efforts
20-30% of time will be available in May for this, and other, new projects

Name: Dean Roberts, AIA – McClaren, Wilson & Lawrie, Inc.

Position: Project Manager

Function on Project: Mr. Roberts will assist with development of questionnaires, join in the Interview process, prepare the initial spreadsheets and adjacency diagrams, and assist in the preparation of the draft space needs document. If the optional fire facility study is authorized he will lead the efforts for the space needs of that facility.

Employment History:

2008 - Joined McClaren Wilson and Lawrie Inc.
1992 – 2008 *Philips Swager (PSA/Dewberry) Chicago, Illinois
1987 – 1991 Schlup, Becker, & Brennan Architects and Engineers
1984 – 1987 HNTB Architects, St. Louis Missouri

*Mr. Roberts worked on numerous projects with MWL during employment with PSA Dewberry.

Other Project Responsibilities:

Chesterfield County, Virginia - comprehensive Police/Fire/EOC space needs assessment - 25% of time (near completion)
East Rutherford NJ Police Facility – design - 10% of time
Village of North Aurora Illinois Police Facility - design review - 5% of his time
Ontario Canada Niagara Region Police Services - peer review services - 5% of time (about to begin)
Irvine, California Police Facility (will join Mr. McClaren) - 20% of his time
Balance of time assisting with Indio, Parker and marketing efforts
35% of time will be available in May for this, and other, new projects

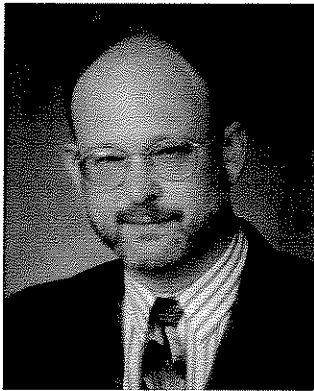
Note: The MWL team consists of a principal and senior level staff member with decades of public safety related experience. Rest assured there will be no learning curve.



McClaren, Wilson & Lawrie, Inc.

Architects and Planners
Arizona Illinois Virginia

RESUME



Jim McClaren – Principal/CEO
McClaren, Wilson & Lawrie, Inc.

Project Assignment

Principal-in-Charge

Education/Degrees; Including Areas of Expertise

Bachelor of Architecture – University of Idaho - 1979

Active Registration

Alaska, Arizona, California, Illinois, NCARB

References

Lieutenant Wayne Windman, Redondo Beach Police Department (310) 372-0167
Lieutenant Ron Smithson, El Cajon Police Department (619) 579-3311
Captain Ron Combs, Parker Colorado Police Department (303) 841-9800
Captain Mike Savage, Greeley, Colorado Police Department (970) 350-9668
Chief Mark Gaillard, Goodyear Fire Department (623) 932-2300

Experience and Qualifications

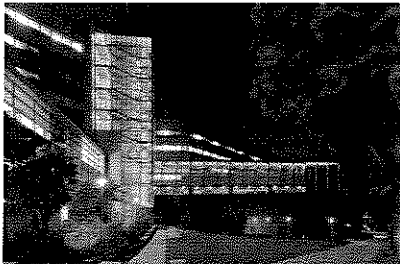
Mr. McClaren is an internationally recognized planner of law enforcement facilities, city halls, and forensic science laboratories. In 1987 he served as a principal of Ruth and Going in San Jose, California. In 1995 he became one of the founding principals of McClaren, Wilson & Lawrie, Inc.

Mr. McClaren has led programming, planning, design, and program management efforts for over one hundred fifty public safety facilities and forensic science laboratories throughout North America.

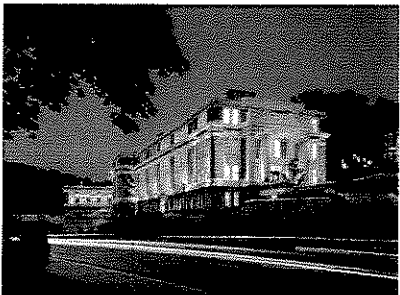
Many of Mr. McClaren's projects have been showcased in the American Institute of Architects' annual *Justice Facilities Review*. Mr. McClaren served as the planning committee chair for the Joint Session on Facility Standards sponsored by the National Institute of Standards and Technology (NIST), the American Society of Crime Lab Director's (ASCLD), and the Office of Law Enforcement Standards (OLES).

For two decades, Mr. McClaren has served as the only licensed architect on the adjunct faculty of the International Association of Chiefs of Police, Center for Advanced Police Studies. He is the only licensed architect to receive their Distinguished Faculty Award for his course entitled "Design, Planning and Construction of Police Facilities". Mr. McClaren has lectured on facility planning at the FBI National Academy and served as one of two consulting architects for the *Police Facility Planning Guidelines: A Desk Reference for Law Enforcement Executives* prepared and published by The National Institute of Justice (NIJ). In 2003 he co-authored Chapter 16 of the current ICMA textbook, *Local Government Police Management*.

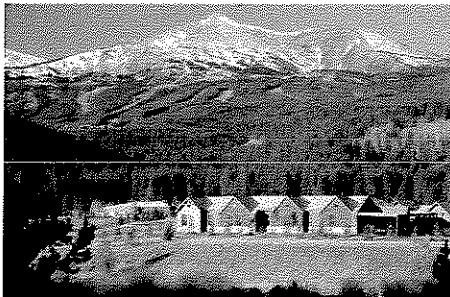
Mr. McClaren has served as master planner and consulting architect for Seattle's Police Headquarters and the new Police Headquarters / City Hall in Bellevue Washington. He led the master planning effort for all new police facilities in Scottsdale, Arizona and 13 new forensic science laboratories for the California Department of Justice. He is presently leading the design for the new \$62,000,000 Police Headquarters and Branch Courts for Aurora, Illinois.



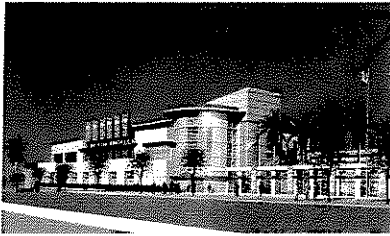
Bellevue, WA Public Safety Facility



West Virginia University



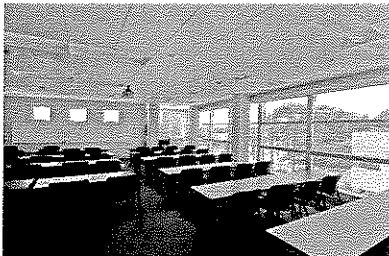
Breckenridge, Colorado Police Department



Port of Los Angeles, CA



Murrieta, CA Police Department



Chula Vista, CA Briefing Room



Hawthorne, CA Public Safety Facility

Mr. McClaren led the design consultation and site feasibility services for the 354,000 square foot Dallas Police Headquarters. The facility, of one of the largest police departments in the United States, brought years of programming and planning efforts together for the city and staff.

Project Experience

- Police Headquarters & Branch Courts, Aurora, Illinois \$70m
(Headquarters-153,000 SF, Training & Support Building-38,000 SF, 500 Car Parking Garage)
Needs Assessment, Site Selection, Planning, and Design
- Police Station and Village Hall, Montgomery, Illinois \$17m
(Headquarters-34,000 SF, Village Hall-24,000 SF)
Needs Assessment, Site Selection, Planning/Design Consultation
- Police Station, North Aurora, Illinois - 24,000 SF, Budget-TBD
Needs Assessment, Site Selection
- Police Headquarters, Chula Vista, California - 148,375 SF, \$38m
Needs Assessment, Planning, and Design Consultation
- Port Police Headquarters, Los Angeles, California - 68,650 SF
Needs Assessment, Planning, and Design Consultation
- Public Safety Headquarters, Santa Monica, California - 118,000 SF, 38m
Needs Assessment, Planning, and Design Consultation
- Public Safety Facility, Hawthorne, California - 110,000 SF, \$25m
Needs Assessment, Planning, and Design Consultation
- Police Headquarters, Dallas Texas - 358,758 SF, \$58.1m
Needs Assessment, Planning, and Design Consultation
- Police Headquarters, Greeley, Colorado - 85,978 SF
Needs Assessment, Planning, and Design Consultation
- Police Headquarters, Littleton, Colorado - 40,000 SF
Needs Assessment, Planning, and Design Consultation
- Police Headquarters, Bellevue, Washington 128,000 SF, \$45m
Needs Assessment, Planning, and Design Consultation
- Police Headquarters, Roanoke, Virginia - 60,308 SF, \$3.7m
Needs Assessment, Planning, and Design Consultation
- Police Headquarters, Wilmington, North Carolina - 88,687 SF
Needs Assessment, Planning, and Design Consultation
- US Marshall's Service Worldwide Firearms Range Standards
Author of Firing Range Standards

RESUME



Dean Roberts, AIA – Senior Architect
McClaren, Wilson & Lawrie, Inc.

Project Assignment

Project Manager

Education/Degrees; Including Areas of Expertise

Bachelor of Architecture - Kansas State University 1980

Master of Architecture Studies - University of Kansas

Active Registration

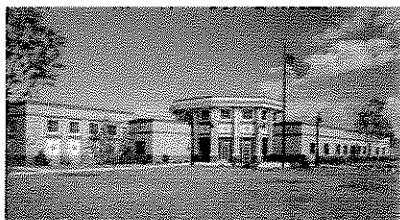
Illinois, Missouri

References

Chief Gary Frank, Moline Illinois Police Department (309) 797-0401
Chief Dean Strzelecki, Niles Illinois Police Department (847) 588-6500
Chief Ron Moser, Village of Hanover Park Police Department (630) 372-4400
Chief Andy Barto, Romeoville, Illinois Police Department (815) 886-7219
Chief Dennis Baldwin, Killeen, Texas Police Department (254) 501-8830

Experience and Qualifications

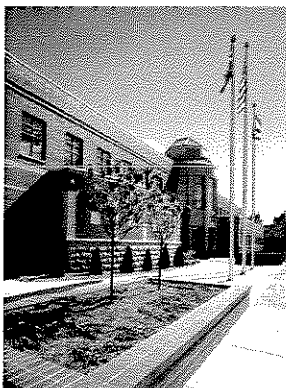
Mr. Roberts' professional experience spans 27 years and a broad range of projects. Early in his career project assignments included a 40-story, urban, mixed-use office and retail complex that incorporated two historic buildings, to a 1,000-bed state correctional facility and a large county jail, courts, and structured parking project. Along the way, his varied experiences also included medical and religious projects, and research laboratories.



New Berlin, Wisconsin
Public Safety Building



Glendale, Arizona
Regional Public Safety Facility



Elyria, Ohio Police Station

In 1991, Mr. Roberts' career began to focus on municipal police projects. His first police project, in Peoria, Illinois, was featured in Police Chief magazine. The Peoria Police Headquarters was a prime example of a new generation of police facilities. It placed an emphasis on using the police building to facilitate community policing without sacrificing the unique technical needs of a modern police agency tailored to the needs of police professionals. This award-winning project was the first facility for Mr. Roberts in a series of over 60 successfully completed public safety and municipal need study, design, and construction projects throughout the country.

Mr. Roberts was appointed Director of Public Safety Architecture for a national firm that won numerous awards and citations for police project excellence during the 17 years of his involvement. The projects ranged in scope from a 10,000 square foot branch station for a 50-person metropolitan Cincinnati agency to a top ten US police headquarters for the City of Dallas.

Mr. Roberts' in-depth and diverse experience prior to joining is demonstrated in this selected list of projects:

- Gilbert, Arizona - Public Safety Building
- Glendale, Arizona - Regional Public Safety Facility
- Denver, Colorado - Police Substations No. 1, 2, 3
- Washington, DC - District of Columbia Unified Communications 911/311
- Washington, DC - District One Police Substation
- Algonquin, Illinois - Police Headquarters & Village Hall
- Aurora, Illinois - Public Safety Facility

- Danville, Illinois - Public Safety Building Expansion
- Decatur, Illinois – City Hall Expansion Study
- Downer's Grove, Illinois – Police Department & Village Hall
- Hanover Park, Illinois - Police Department and Village Hall
- Joliet, Illinois – Police Headquarters & Municipal Building
- Moline, Illinois - Police Headquarters, Fire Department Study, & City Hall
- Niles, Illinois - Police Station
- Peoria, Illinois - Police Headquarters
- Peoria, Illinois - Municipal Services Building
- Romeoville, Illinois – City Hall & Police Headquarters
- West Chicago, Illinois - City Hall & Police Station
- Joplin, Missouri - Municipal Court, Jail, & Police Headquarters
- Saint Charles, Missouri - Police Department & Municipal Court
- Elyria, Ohio - Police Station & Jail
- Elyria, Ohio – City Hall
- Lorain, Ohio - Police, Courts & Jail
- Mason, Ohio - Municipal Building – City Hall, Police, & Municipal Court
- Norwood, Ohio - Police Station & Jail
- Dallas, Texas - Jack Evans Police Headquarters
- Deer Park, Texas – Police Station
- Euless, Texas, - Police Department, Jail & Municipal Court
- Killeen, Texas - Police Headquarters
- Pasadena, Texas - Police Headquarters
- Saginaw, Texas - Police Complex
- Wichita Falls, Texas - City Hall, Police Department & Municipal Courts
- Alexandria, Virginia - Police Headquarters
- Fairfax County, Virginia - Public Safety Headquarters
- Fairfax County, Virginia – Three District Police Stations
- Leesburg, Virginia - Loudoun County Public Safety Administration Facility
- Menomonee Falls, Wisconsin - Municipal Complex
- New Berlin, Wisconsin - Public Safety Building

SUB-CONSULTANT RESUME



April Lenkey, AIA, LEED® AP – Senior Associate
HOK Architects

Project Assignment

Local Codes Expert

Education/Degrees; Including Areas of Expertise

Rhode Island School of Design – Bachelor of Architecture - 1996

Rhode Island School of Design – Bachelor of Fine Arts - 1995

Active Registration

California

Certification

LEED® Accredited Professional, 2003

Experience and Qualifications

As Project Manager / Project Architect, April is responsible for development of the contract documents, managing in-house staff, interfacing with city and government agencies, and maintaining communication with all involved parties. As a native and current resident of Culver City, April is familiar with the City's development and growing needs over the years. She has extensive experience working with local codes, jurisdictions and the Corrections Standards Authority (CSA) on various justice projects throughout Southern California.

April is currently involved in the completion of Construction Administration for the LAPD Metro Detention Center and performing QA/QC reviews for other justice business unit projects within HOK.

April's representative project experience includes:

Manhattan Beach Fire & Police Facility, (completed July, 2006)

Manhattan Beach, California; \$30 million, 63,000 SF combination of police and fire facility located in the Civic Center of Manhattan Beach.

Reference: Geoff Dolan, Manhattan Beach City Manager - 310.802.5053

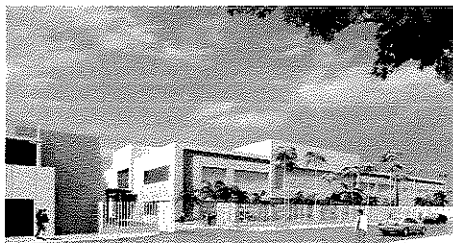
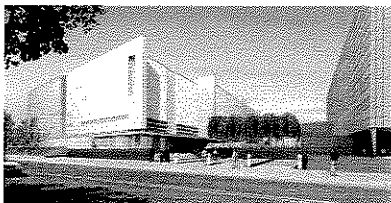
Los Angeles Emergency Operation Center, (completed June, 2008)

Los Angeles, California; Two-story Emergency Operation Center, with adjacent parking structure for 280 cars, to be occupied by the City's Health Services Department; 82,000 SF

Reference: Samara Ali-Ahmad, City of Los Angeles Bureau of Eng. – 213.216.4061

Symantec Corporate Headquarters, (completed April, 2008)

Culver City, California; Three building campus with terrace courtyard garden and landscaped entry plaza plus 5-level parking structure to accommodate 2,000 cars; sustainable design features are emphasized with considerations for maximizing natural light in working spaces and the utilization of recycled materials; 550,000 SF
Reference: Mark Fuller, Sr. Director of Facilities & Real Estate Ops – 310.255.2758
Two Rivers Correctional Institution, (completed 2000)



4th Avenue Jail Expansion Project, (completed June, 2004)

Phoenix, Arizona; 1,360 bed \$104 million downtown high-rise detention facility consisting of a central booking facility for entire county and 4 courts; 650,000 SF

Reference: Capt. Charles Johnson, Maricopa County Sheriff's Dept. – 602.876.3753

Umatilla, Oregon; Development of prototype for 1,632 beds. The program includes support services inside the security perimeter such as health, intake, religious, food and maintenance. Outside the security perimeter are the administration, gatehouse, warehouse, transportation, laundry transfer and a minimum housing unit; 580,000 SF

Reference: Paul Hoeye, ODOC Assist. Supt. of Transitional Services - 541.922.2007

Project List

The following list identifies the police facilities where MWL has provided similar planning services during the past five years. Each is provided with contact information.

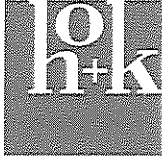
- Police & Fire Facility
Goodyear, Arizona
Chief Mark Gaillard (623) 932-2300
- Police Headquarters, 911 Center
Chula Vista, California
Chief Richard Emerson (619) 691-5185
- Police Headquarters, 911 Communications Center, EOC
El Cajon, California
Lieutenant Ron Smithson, (619) 579-3311
- Police Headquarters, Custody Facility, ID Laboratory,
911 Center
Glendale, California
Captain Jim Swinford, (818) 548-4866
- Police Headquarters, ID Laboratory
Hawthorne, California
Ralph Mailloux (310) 973-1802
- Police Headquarters
Indio, California
Captain Mark Miller (760) 347-8522
- Police Department
Irvine, California
Lieutenant Henry Boggs (949) 724-7139
- Police Headquarters, Port Command Center
Port of Los Angeles, California
Captain Ralph Tracy (310) 732-3515
- Police Headquarters, 911 Communications Center
Murrieta, California
Chief Mark Wright (909) 461-6320
- Police Department
Redondo Beach, California
Lieutenant Wayne Windman (310) 372-0167
- Police Headquarters
Greeley, Colorado
Captain Mike Savage (970) 350-9668
- Police Department
Parker, Colorado
Captain Ron Combs (303) 841-9800
- Police Headquarters, City Courts
Aurora, Illinois
Commander Joe Groom (630) 801-6744
- Police Headquarters
Montgomery, Illinois
Chief Dennis Schmidt (630) 897-8707
- Police Headquarters
Fairfax, Virginia
Colonel Richard Rappaport (703) 385-7960



SUB-CONSULTANT FIRM QUALIFICATIONS

Hellmuth Obata & Kassabaum (HOK)

Ms. Lenkey will attend the kick-off meeting, the meeting concerning local codes and zoning analysis, and key presentations (draft & final). Due to HOK's presence in Culver City, its office will also provide a home base for MWL when on-site and will be available to attend, on our behalf, any emergency meetings that might be required.



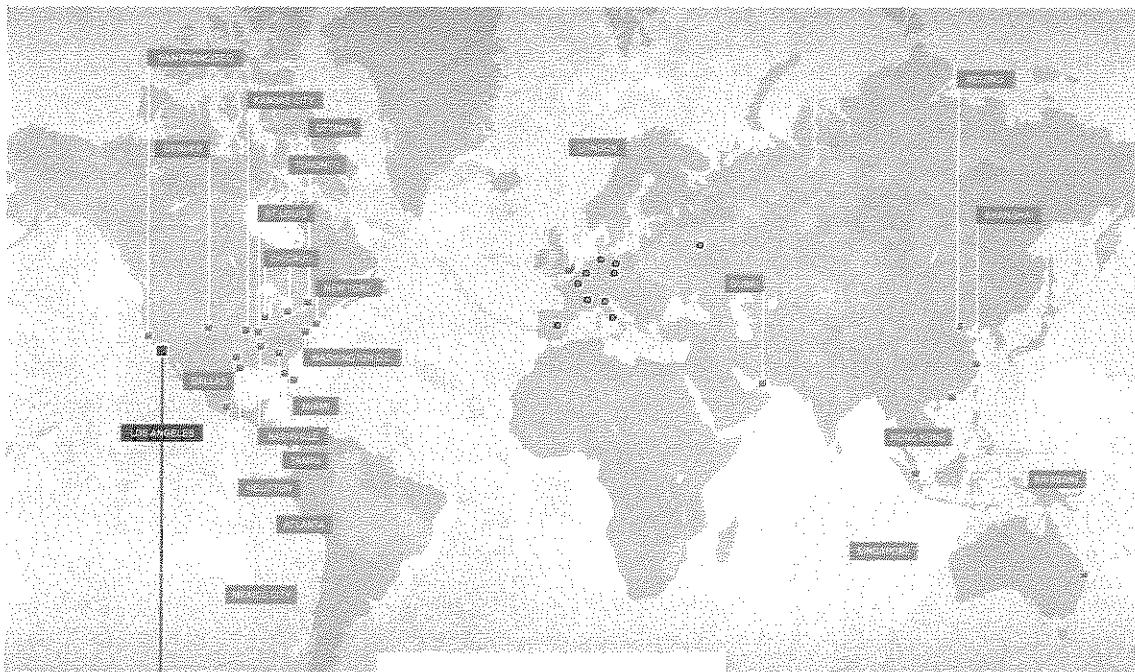
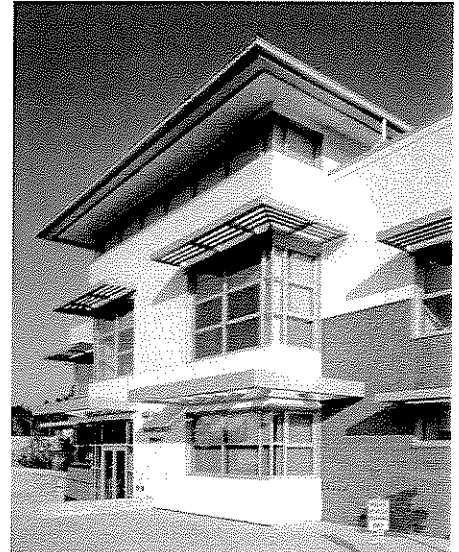
HOK, (Hellmuth, Obata + Kassabaum, Inc.) is a full-service architectural organization that has grown into a global firm with over 2,600 employees in 26 locations worldwide. As one of the world's largest architectural firms, HOK specializes in large, complex projects for justice, government, higher education, science & technology, healthcare and aviation clients. HOK's

mission is to deliver quality design and intelligent services that enable its clients to achieve their goals.

The most important factor in HOK's success has been its ability to manage the total planning, design and construction process for projects of any size or scope located anywhere in the world and to deliver projects on time and within budget. A commitment to excellent design, complete familiarity with current problem-solving techniques, and appropriate building methods and materials enables HOK to meet any challenge in architectural design, interior design, engineering and planning.

Firm Strength

Since its founding in 1955, HOK has been regarded as a national leader in architecture throughout the Americas, Europe and the Far East. Aside from being well known in architecture, *Facilities Design Management* ranks HOK as the top Interiors firm in the nation. This international respect has helped HOK build a dynamic professional team which offers its clients a vast array of technical and design resources.



HOK HAS 2,600
EMPLOYEES FIRMWIDE;
163 IN LOS ANGELES.

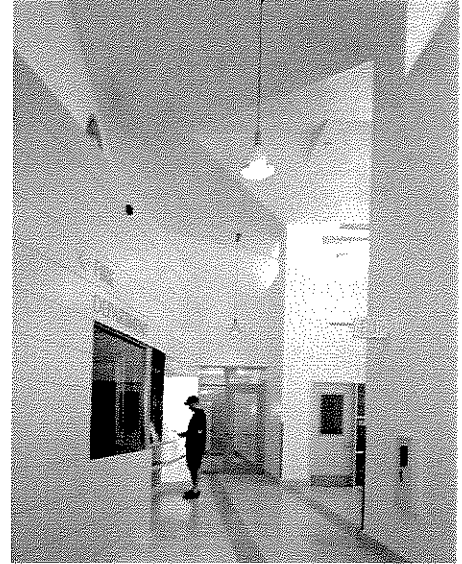


Comprehensive Planning and Design Experience

HOK helps clients with all their facility needs through the entire building life cycle, from strategic planning through design, delivery and ongoing management. Our professionals provide a range of integrated or stand-alone services including:

- Advance Strategies Consulting
- Architecture
- Construction Services
- Engineering
- Interiors
- Lighting Design
- Planning
- Project Management
- Visual Communications

HOK's flexible work process and advanced technology enable us to scale our services to work with small or large organizations. We're just as comfortable helping an ad agency across the street renovate its conference room as we are working with a multinational company to build a new European headquarters. We'll tailor our services to your needs.



HOK Los Angeles

With a professional staff of 163 people, the Los Angeles office is one of two offices that comprise HOK's west coast practice. HOK's strong west coast presence began in 1966 with an office in San Francisco, which was followed in 1983 with the opening of the Los Angeles office. The Los Angeles office is located in Culver City, a newly revitalized area that has been attracting local design and entertainment firms to its developing neighborhood. HOK's Southern California presence continues to be a major force in the region's architectural and interior design scene today.



Scope of Services

Title: _____

Rate: _____

Trip

Remarks

**Allow 2 Weeks for City to Complete.
Goal Setting Workshop**

1 Conduct Kick-off Mtg

OFC • Review / Organize Completed Questionnaires

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Optional Service (Requires Addit'l Fee)

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00	\$1,260	\$3,420	\$80
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00	\$1,260	\$3,420	\$80
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Prepared by McClaren

Culver City, California
• Police Facility Space Needs Assessment •
Exhibit A
Scope of Services

March 2009

	Trip 1	Trip 2		Totals:
Airfare/Mileage	1	2		3
Hotel Nights	0	8		8
Per Diems	1	10		11
Auto Rental	1	5		6
Airfare/Mileage	3	1.1	198	\$653
Hotel Nights	8	1.1	105	\$924
Meal Per Diem	11	1	55	\$605
Auto Rental	6	1.1	65	\$429
Misc. Parking, Courier etc.):	1	1	200	\$200
Total Reimbursable Expenses				\$2,812
			Direct Cost Plus Administrative Fee	
			Direct Cost Plus Administrative Fee	
			Meals Billed Per Day (No Receipts)	
			Direct Cost Plus Administrative Fee	
			Direct Cost	

Exhibit A
Scope of Services

Needs Assessment: Data Synthesis/Follow-Up Interviews

OFC	Review Data	1	1	8	0	
	Preliminary Adjacencies					
	Assemble Master Spreadsheet:					
OFC	• Propose Move-In SF	4	0	8	0	
OFC	• Propose Future SF	1	0	2	0	
OFC	• Propose Move-in Site SF	1	0	3	0	
OFC	• Propose Future Site SF	1	0	1	0	
	Follow-Up/Confirmation Interviews					
3	• City Admin	1	1	1	0	Supervisory Level Interviews
3	• Police Admin.	1	1	1	0	Supervisory Level Interviews
3	• Police Investigations	2	0	2	0	Supervisory Level Interviews
3	• Police Patrol	2	0	2	0	Supervisory Level Interviews
3	• Police Evidence	1	0	1	0	Supervisory Level Interviews
3	• Police Records	1	0	1	0	Supervisory Level Interviews
3	• Police Specialty Units	1	0	1	0	Supervisory Level Interviews
3	• Public Areas	1	0	1	0	Supervisory Level Interviews
3	• Wrap-up Mtg.	1	1	1	0	Supervisory Level Interviews
	MWL Phase Hours	19	4	33	0	Executive Level

\$11,410
\$1,492
\$12,902

Subtotal Labor: \$4,750 \$720 \$5,940 \$0
 Lump Sum Expenses:
 Total Lump Sum Fixed Fee

Culver City, California
 • Police Facility Space Needs Assessment •
 Exhibit A
 Scope of Services

March 2009

	Trip 3				Totals:
Airfare/Mileage	2				2
Hotel Nights	2				2
Per Diems	6				6
Auto Rental	4				4
Airfare/Mileage	2	1.1	198	\$436	Direct Cost Plus Administrative Fee
Hotel Nights	2	1.1	105	\$231	Direct Cost Plus Administrative Fee
Meal Per Diem	6	1	55	\$330	Meals Billed Per Day (No Receipts)
Auto Rental	4	1.1	65	\$286	Direct Cost Plus Administrative Fee
Misc. Parking, Courier etc.):	1	1	209	\$209	Direct Cost
Total Reimbursable Expenses				\$1,492	

Scope of Services

Needs Assessment: Documentation

Prepare Draft Documentation

OFC	• Executive Summary	3	0	0	1
OFC	• Preface	2	0	0	1
OFC	• Existing Building Review	1	4	4	1
OFC	• Designer Guidelines	0	0	4	1
OFC	• Site Guidelines	0	0	4	1
OFC	• Adjacency Diagrams	0	0	4	2

Finalize Spread Sheets

OFC	• Finalize Draft Site Spread Sheets	1	0	4	0
OFC	• Finalize Draft SF Spread Sheets	1	0	4	0

Assemble Draft Document

OFC	• Create Covers / Artwork	0	0	2	1
OFC	• Assemble Draft Doc.	2	0	8	4

Prepare Draft Presentation

OFC	• Prepare Powerpoint	6	0	0	0
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Present Draft

3	• On-site presentation	8	2	8	0
OFC	Prepare Project Budget	8	0	0	0
OFC	Answer Questions	0	0	0	0
OFC	Update Draft to Final	1	0	4	2
OFC	Submit	0	0	0	1

MWL Phase Hours

33	6	46	15
----	---	----	----

Subtotal Labor:

Lump Sum Expenses:

Total Lump Sum Fixed Fee

\$8,250	\$1,080	\$8,280	\$1,200

\$18,810
\$1,017
\$19,827

• Police Facility Space Needs Assessment •

Exhibit A

Scope of Services

	Trip 3	Totals:	
Airfare/Mileage	2	2	
Hotel Nights	0	0	
Per Diems	2	2	
Auto Rental	1	1	
Airfare/Mileage	2	198	\$436
Hotel Nights	0	105	\$0
Meal Per Diem	2	55	\$110
Auto Rental	1	65	\$72
Cost Consultant	0	0	\$0
Misc. (Printing Costs, Parking	1	400	\$400
Total Reimbursable Expenses			\$1,017
			Direct Cost Plus Administrative Fee
			Direct Cost Plus Administrative Fee
			Meals Billed Per Day (No Receipts)
			Direct Cost Plus Administrative Fee
			MWL Will Perform
			Direct Cost

Total Police Space Needs Assessment Fee:			
	Labor	Expenses	Total
Data Gathering	\$13,260	\$2,812	\$16,072
Data Synthesis / Follow-up	\$11,410	\$1,492	\$12,902
Documentation / Presentation	\$18,810	\$1,017	\$19,827
Total Lump Sum Fixed Fee - Police Facility Study	\$43,480	\$5,320	\$48,800

Notes:

1. Hours for each on-site trip include travel time.
2. Airfares and travel costs assume City provides MWL 14 day advanced notice per trip. If City schedules trip with Less than 14 days notice, Additional airfare expenses to be paid by City.
3. Costs for Tours of Comparable Facilities can only be calculated when specific sites to tour have been identified.
4. For sustainability this fee includes no paper copies (or fed-exing of same) of the draft space needs document. Documents when complete will be made available as a pdf. The City can review, comment, and respond electronically or print materials as it deems necessary.

Referenced Standards:

Air: US Airways (14 Day Notice) / Hotel: Radisson (Government Rate, When Available) / Rental Car: Budget or Equivalent

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Arizona • Illinois • Virginia

TIMELINE

The project can be completed in as few as 90 days, but most clients prefer longer in-house time to complete questionnaires and review the draft document. This lends itself to an additional 30 days. It has been our experience that we rarely are asked to make major changes of our draft space needs assessments, hence the timeframe from draft to final document is typically quite short.

The following proposed timeline is subject to change based on MWL schedules and City schedules and response times.

April 13, 2009:	Task 1: MWL conducts Project Kick-off / Goal-setting workshop
April 14 – April 27:	Task 2: MWL distributes questionnaires and schedules staff interviews
April 28 – May 4:	Task 3a: Optional comparable facility tours Task 3b: MWL reviews questionnaires
May 5 – May 8:	Task 4: MWL conducts on-site interviews
May 11 – June 1:	Task 5: MWL synthesizes data from interviews and prepares initial spreadsheets
June 2 – 5:	Task 6: MWL meets with City executives to review preliminary spreadsheets
June 8 – July 6	Task 7: MWL prepares documentation and presents the draft space needs assessment
July 6- July 31	Task 8: Finalization of the spaces needs and engineering documents

Project Start-Up: Per the architectural licensing laws of the State of California, architects commencing work without a fully executed contract are subject to prosecution and potentially a fine or loss of license. Hence, our schedule can only commence upon receipt of a fully executed contract and written City authorization to proceed.



CLIENT REFERENCES

Contact name: Richard Emerson

Position: Police Chief

Firm name: Chula Vista, California

Address: 315 Fourth Ave.

Chula Vista, CA 91910

Telephone Number: (619) 691-5151

Fax Number: (619) 691-5281

Contact name: Joe Groom

Position: Commander

Firm name: Aurora, Illinois Police Department

Address: 350 N. River Rd.

Aurora IL 60506

Telephone Number: (630) 801-6744

Fax Number: (630) 627-3129

Contact name: Paul Schuster

Position: Senior Corporal

Firm name: Dallas Police Department

Address: 1400 S. Lamar St.

Dallas, TX 75215

Telephone Number: (214) 671-6054

Fax Number: (214) 671-4639



PRINCIPAL-IN-CHARGE

David G. Wilson

PROJECT MANAGER

Richard Rehfeldt

BUDGET

\$190 million to 2030

CONSTRUCTION COST

TBD

SQUARE FOOTAGE

496,000 SF to 2030

CONSTRUCTION COMPLETE

NA

CLIENT CONTACT

Chief Mark Gaillard
Goodyear Fire Department
(623) 932-2300

ARCHITECT OF RECORD

McClaren, Wilson & Lawrie, Inc
8705 N. Central Ave.
Phoenix, AZ 85020
(602) 331-4141

PROJECT FEATURES

Police Administration
Forensic Lab
Custody
Property/Evidence Storage
Community/Training Space
911/Communications
EOC
Fire Stations
Fire Administration
SWAT
Secure Parking Structure
Sally Port
Defensive Tactics
Lockers/Fitness

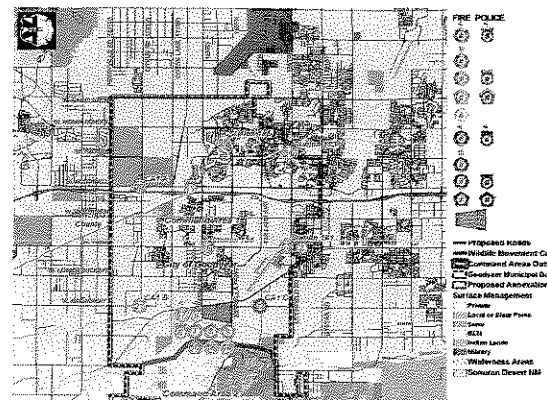
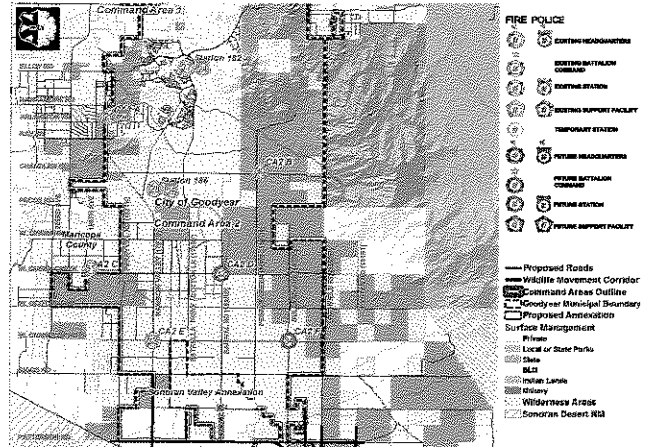
The City of Goodyear, with its southwest Phoenix metropolitan location near the base of the Estrella Mountains, has grown rapidly over the last decade, and is projected to be one of the fastest growing cities in

Maricopa County over the coming decades. The city of 60,000 residents recently annexed 67 square miles of land, bringing its service area to a total of 184 square miles! A conservative population projection identifies a 300,000-person city population by the year 2030.

To plan for this explosive growth, including a new community on undeveloped land (that will soon rival the current city resident population) within the recently annexed area, the City of Goodyear hired the McClaren, Wilson and Lawrie team to develop a public safety master plan. This master plan projects future police and fire services requirements, including staffing, facilities, and equipment that must be accommodated in future capital improvement budgets. MWL's master plan provides a road map for the implementation of staffing and facilities related activities within three identified police and fire command areas that will accommodate an equivalent level of service to all residents. The master plan included a benchmarking analysis that allowed the city to compare its projected growth with select cities with similar characteristics and issues.

The master plan strategy aids the city's planning, development, and decision-making, through a series of triggers and thresholds that prompt implementation activities. The result is future police and fire department facilities that anticipate staff, vehicle, and equipment needs, and are developed in a timely and effective manner.

Goodyear, Arizona Public Safety Master Plan



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

PROJECT MANAGER
Norma Clement

BUDGET
\$39,000,00

CONSTRUCTION COST
\$38,189,000
(building, garage, & off-sites)

SQUARE FOOTAGE
148,375 SF (building)
130,315 SF (garage)

CONSTRUCTION COMPLETE
February 2004

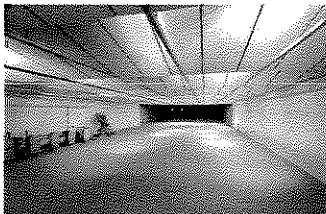
CLIENT CONTACT
Chief Richard Emerson
(619) 691-5185

Lieutenant Dan Hardman
(619) 409-5929

DESIGN BUILD ARCHITECT
Highland Partnership
(619) 498-2900

ASSOCIATE FIRM
Carrier Johnson
(619) 239-2353

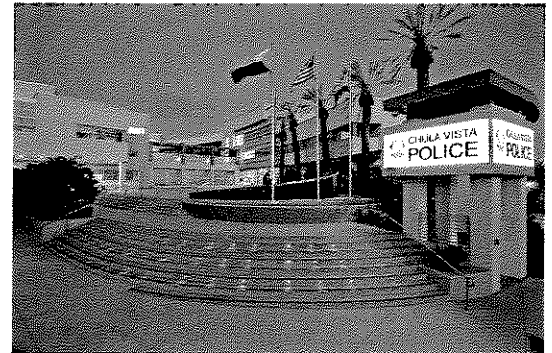
PROJECT FEATURES
Police Facility
Latent Print Lab
Custody
Evidence
911/Communications
EOC
Training
Firing Range
Patrol
Investigations
Secure Parking
SWAT



Chula Vista, California

Police Headquarters, 911 Communications Center

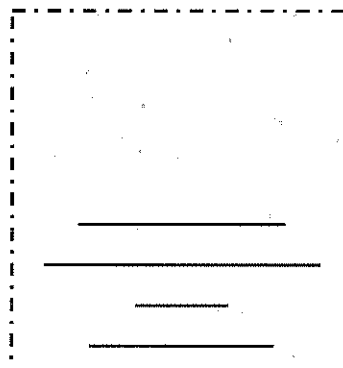
The City of Chula Vista was poised to expand to a population of nearly 273,000 residents. In order to provide for the needs of the expanding municipal services, McClaren, Wilson & Lawrie, Inc. was retained as part of a developer led team to master plan a new downtown and civic center facility, to develop the space needs study for the police facility, and to assist in a collaborative design effort for the 148,375 square foot police building.



The police facility was designed as a complex of two structures that form an internal courtyard for the staff. One structure houses typical "8:00-5:00" functions and the other houses 24 hours/day, seven days/week functions. This compartmentalization allows 45% of the facility to utilize an economizer mode for energy usage.



The communications center services both police and fire operations. The new jail provides for a capacity of 48 inmates.



The 75-foot, ten-position, indoor firing range was designed to use frangible, lead-free, range ammunition.

The building also includes an extensive latent prints laboratory. A 400-car, secure parking structure allows staff to park personal cars on one level and drive off in fleet cars from another level.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
David G. Wilson

PROJECT ARCHITECT
Richard Rehfeldt

CLIENT
City of El Cajon Police Department

SIZE
113,095 SF (building)
166,430 SF (enclosed parking)

CONSTRUCTION ESTIMATE
\$39 million

COMPLETION DATE
TBD

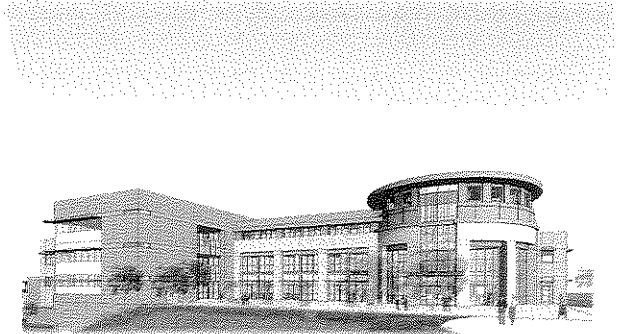
ASSOCIATE FIRM
KMA Architecture & Engineering

REFERENCE
Lt. Ron Smithson
(619) 579-3311

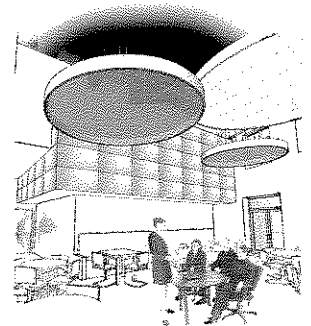
PROJECT FEATURES
Police Facility
Latent Lab
Custody
Property/Evidence Storage
Community/Training Space
911/Communications
EOC
Firing Range
SWAT
Secure Parking Structure
Sally Port
Lockers/Fitness

El Cajon, California Public Safety Center: Police Headquarters, 911 Communications Center, EOC

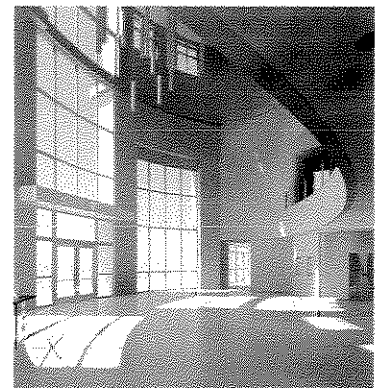
The City of El Cajon had long outgrown its 1960s existing Police Building and was desirous of a new Public Safety Center to be located on a municipal campus with the existing City Hall near central downtown El Cajon.



McClaren, Wilson & Lawrie prepared a detailed space needs assessment program for the police department approval and subsequent acceptance by the City. MWL then collaborated with KMA on the design of the multi-story facility with primary responsibility for the layout of the site/building relationships, stacking plan, floor plans, and functional design requirements for the new police headquarters.



The new facility has been design around an open three-story public lobby and circulation space that connects to the municipal plaza space. Daily patrol/officer functions are located on lower floors with immediate access to vehicle parking and support spaces. Investigations and Communications spaces are located one floor higher with Police Administration. The top floor accommodates the common lunchroom, exterior deck, and city workout facilities along with secured space for the forensic laboratory.



PRINCIPAL-IN-CHARGE
James Lewis McClaren
David G. Wilson

BUDGET
\$36,525,000

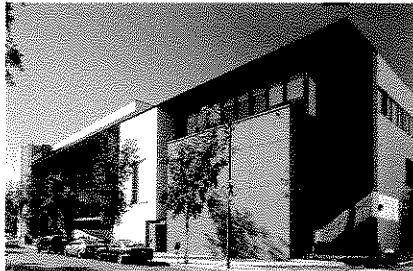
CONSTRUCTION COST
\$33,694,600

SQUARE FOOTAGE
174,000 SF

COMPLETED
March 2003

CLIENT CONTACT
Captain Jim Swinford
Glendale Police Headquarters
140 North Isabel Street
Glendale, CA 91206-4382
(818) 548-4866

PROJECT FEATURES
Police Facility
ID Lab
Custody
911/Communications
EOC
Training
Firing Range
Patrol Investigations



Glendale, California

Police Headquarters, Jail, 911 Communications

Glendale, California, traditionally supports a high quality of life for its nearly 200,000 residents. Nestled against the San Gabriel Mountains, it offers a diverse range of terrain and neighborhoods.



McClaren, Wilson & Lawrie, Inc. was retained to examine long-range needs for its police facilities, jail, and forensic science laboratory. This project was later expanded to include facility needs for the city maintenance shops, radio shops, health services, and family-counseling center.



The master plan emphasized options to regionalize key facilities, consider phasing/cash flow impacts, and strategies for possible revenue generation. It also examined strategies for public/private project delivery.

MWL worked as the City of Glendale's technical advisor for the project. The firm assisted in the preparation of the RFP for scope definition and the architect selection, and offered design consultation.



Site analysis emphasized incorporation of this facility into the existing Civic Center Campus. MWL prepared the concept design that proved the new complex's ability to merge harmoniously with the civic campus.

The major new police headquarters was constructed to afford growth for the next 20 years.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

CONSTRUCTION COST
\$25,000,000

SQUARE FOOTAGE
110,000 SF

COMPLETED
2004

CLIENT CONTACT
Chief Stephen Port
4440 W. 126th Street
Hawthorne, CA 90250
(310) 970-7976

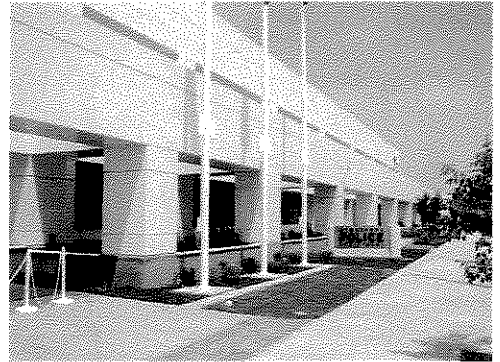
Hawthorne, California Public Safety Facility

Hawthorne, the "City of Good Neighbors", resides in Southern California's South Bay area strategically between the Pacific Ocean and Southern California's evolving aviation and high-technology corridor.

The City, made famous by the Beach Boys, has undergone a dramatic change since the 1960's. It now cherishes an extraordinarily diverse population. Hawthorne benefits from its municipal airport, its location near Los Angeles International Airport, and Los Angeles' light rail system.

The Hawthorne Police Department served Hawthorne from a building whose conditions could be described only as deplorable. The facility, built in 1959, included four separate buildings and was adapted, expanded, and renovated continuously over its life.

Further efforts to extend the life of this facility were deemed unfeasible, and McClaren, Wilson & Lawrie, Inc. was retained to conduct an in-depth space needs assessment study to propose and recommend future space needs, practical site options, a probable budget, and site analysis.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

BUDGET
N/A

CONSTRUCTION COST
N/A

SQUARE FOOTAGE
17,500 SF

CONSTRUCTION COMPLETION
July 2002

CLIENT CONTACT
Ralph Mailloux
Executive Director
12227 Hawthorne Way
Hawthorne, CA
(310) 973-1802

ARCHITECT
Charles Walton Associates

PROJECT FEATURES
911/Communications
EOC
Training
Radio Installation Shops

Hawthorne, California

South Bay Regional Communications Center

The South Bay Regional Public Communications Authority provides regional emergency 911 call-taking and dispatching services for police, fire, and EMS for the residents of Hawthorne, Gardena, and Redondo Beach, California.

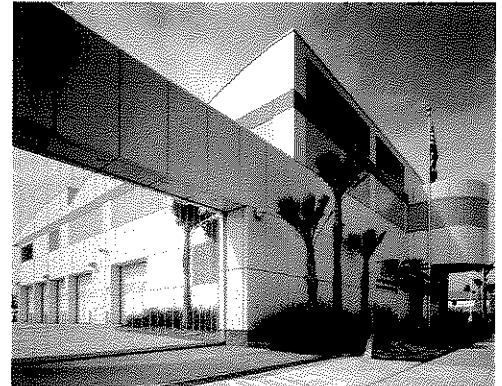
McClaren, Wilson & Lawrie, Inc. was retained to prepare a space needs study, site feasibility analysis, and schematic design (floor plans) for the new facility located in Hawthorne, California.

The two-story facility includes secure parking for staff automobiles. The communications center features a north orientation with window walls providing even, indirect natural lighting. A large training room also provides space for emergency services activities and a visitors' viewing gallery.

The building includes an area for administration staff, a lunchroom, a locker area, a quiet room, and a full kitchen.

Spacious technical service shops provide indoor bays for radio installation and servicing of police, EMS, and fire vehicles within the South Bay service areas.

The success of this building project provided the impetus for the City of Hawthorne to commence its new police headquarters (which MWL programmed and assisted in designing) to work as a new public safety campus.



PRINCIPAL-IN-CHARGE
James Lewis McClaren

BUDGET ESTIMATE
\$10,000,000

CONSTRUCTION COST
\$10,000,000

SQUARE FOOTAGE
38,000 SF

COMPLETED
July 2002

CLIENT CONTACT
Chief Mark Wright
Murrieta Police Department
(909) 461-6320
24701 Jefferson Avenue
Murrieta, CA 92562

DESIGN/BUILD ARCHITECT
Highland Partnership
Mr. Ian Gill
285 Bay Boulevard
Chula Vista, CA 91910

ALLIED ARCHITECT
Holt Architects
41-555 Cook Street
Suite 1-100
Palm Desert, CA 92211
(760) 346-9248

SITE MASTER PLANNING
Carrier Johnson

PROJECT FEATURES
Police Facility
Latent Lab
Custody
Evidence
911/Communications
EOC
Training
Secure Parking
SWAT

Murrieta, California

Police Headquarters, City Hall, 911 Communications Center



Since its incorporation, the Murrieta Police Department has served residents from modular buildings. This all changed once the City of Murrieta assembled a comprehensive design/build team to plan and build a new city center complex in addition to the new police station. The Town Square includes the new police department headquarters, city hall, library, and amphitheater.

McClaren, Wilson & Lawrie, Inc. programmed and provided site plan/floor plan design as well as specialty detailing for the new police headquarters. It is composed of a main police station and a secondary support building.

The building was designed for phased implementation with a larger custody facility planned for a later phase.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren
David G. Wilson

BUDGET
\$38,000,000

CONSTRUCTION COST
NA

SQUARE FOOTAGE
118,800 SF

COMPLETE
Fall 2006

CLIENT CONTACT
Dave Henderson (Retired)
(208) 442-7161

PROJECT FEATURES
Latent Lab
Custody
Evidence
911/Communications
EOC
Training
Firing Range
Fire Administration
Secure Parking
SWAT

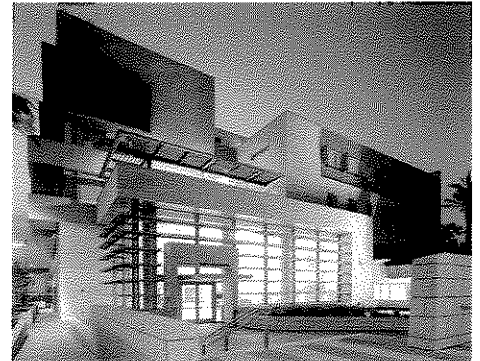
Design Awards
LEED Silver
AIA AAJ
Justice Facilities Review
Los Angeles Business
Council Sustainability Award



Santa Monica, California Police & Fire Headquarters, Emergency Operations Center, Jail

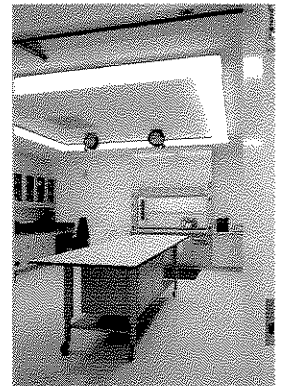
The City of Santa Monica Police Department previously served this famous beach community from a small structure located immediately behind city hall on the Civic Center.

As part of its long-range specific plan, the City determined to replace its 40-year-old, seismically unstable headquarters with a new state-of-the-art facility.



McClaren, Wilson & Lawrie, Inc. was retained to review and update two previous space needs studies deemed to be inadequate/obsolete by the City and to serve as the public safety design specialist for the project.

The new facility houses the police and fire administration. It includes space for patrol, investigations, a 100-bed jail, a 911 communications center, an identification laboratory, an eight-point firearms proficiency range, and a full service emergency operations center (EOC). Since land in this beach front community is extraordinarily expensive, the facility makes intensive use of its new site. It houses two levels of underground parking. Patrol locker areas, the firearms range, and the jail are all below grade.



An internal light well was planned to provide natural light to all office space above the first floor. A series of community rooms and public space is included adjacent to the two-story lobby. The new entrance plaza is designed to anticipate extensions of light rail to Santa Monica.



MWL reviewed all submissions and assisted in the further development of all drawings and specifications for technical areas, including the identification laboratory and firearms range.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

PROJECT ARCHITECT
Norma Clement

BUDGET ESTIMATE
\$13,327,486

CONSTRUCTION COST
\$13,772,889

SQUARE FOOTAGE
Police Facility: 50,000 SF
Support Building: 28,000 SF

SITE
7.2 acres

COMPLETED
March 2007

CLIENT CONTACT
Captain Mike Savage
(970) 350-9668

PROJECT FEATURES
Police Administration
Investigations
Patrol
Community Services
SWAT
Training
Property and Evidence
IT
Bike Squad
Victim Assistance

Greeley, Colorado Police Headquarters

Over the past decade the City of Greeley, Colorado, has expanded at a rate unprecedented in its history. The city, home of the University of Northern Colorado, encompasses a land area larger than most counties in the nation. This growth and the physical expansion of boundaries through annexation resulted in a substantial increase in demands for police services. The Greeley police headquarters, designed and built to support 35 officers, could no longer effectively serve the community or a sworn staff that had grown to over 120 officers.



The police and fire departments shared space with the municipal courts and museum, each of which had space needs of its own. The downtown site could not be easily expanded. To respond to this situation, key police services were decentralized. Some services were regionalized in a unique working relationship with Weld County. While these measures had bought time, the aged building had finally created operational dysfunction. Lockers, public spaces, and adequate interview rooms were lacking. Since the building could no longer support even routine police activities, it could not support the creation of new programs or implementation of new technology.

McClaren, Wilson & Lawrie, Inc. was retained to determine the long-term space and site needs. The firm also evaluated site feasibility and recommended that a new facility composed of two structures be constructed: a police headquarters and a secondary support building which would be used to house evidence, SWAT, and to provide warm storage for specialty vehicles.

The City again retained MWL to serve as technical designer and to assist with the planning of all technical areas of the building. MWL's services included assisting in the architect selection process, floor plan development, specialty detailing, review of design submissions, and construction assistance. The new building was dedicated in June of 2007.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

PROJECT MANAGER
Norma Clement

BUDGET APPROPRIATION
NA

CONSTRUCTION COST
NA

SQUARE FOOTAGE
Main Building: 53,000
Support Building: 24,000

CONSTRUCTION COMPLETE
N/A

CLIENT CONTACT
Chief David King
(303) 841-9800

PROJECT FEATURES
Police Facility
Latent Lab
Prisoner Processing
Property/Evidence Storage
Community/Training Space
911/Communications
EOC
Courts (Pending)
Secure Parking Area
Sally Port
Defensive Tactics
Lockers/Fitness
Investigations

Parker, Colorado Police Department

From 1990 to the year 2030 the Town of Parker, Colorado, is projected to grow over 1000%. No longer a purely residential community, it increasingly serves as a regional shopping and entertainment destination.

In the face of stunning growth, the rapidly growing Police Department found it could no longer operate effectively from the cramped (18,000 SF) wood frame office building it had used as a police station for a decade.

To begin the process to replace the facility, McClaren, Wilson, & Lawrie Inc. was retained to conduct a long-range space needs assessment and site feasibility study. The planning team interviewed staff and recommended that a site of at least seven acres be acquired. It also recommended that the new facility be composed of two structures to allow for easy, cost effective growth and development.

The study was presented in July 2007 to the Parker Town Council. After the review is completed, it is expected that the Town will take steps to determine the project budget, acquire a site, and seek funding for the new building.

Principal-in-Charge
James Lewis McClaren

CONSTRUCTION BUDGET
\$62,000,000

CONSTRUCTION COST
Under construction

SQUARE FOOTAGE
194,000 GSF

COMPLETED
December 2009 (est.)

CLIENT CONTACTS
William Powell
Chief of Police
(630) 801-6500
Commander Joe Groom
Aurora Police Department
(630) 801-6744

PROJECT FEATURES
City Court
Police Headquarters
Police Administration
Investigations
District 1 Patrol
Professional Services
Community Services
Police Records
Police Communications
Emergency Operations Center
Central City Jail
Forensic Laboratory
Firearms Proficiency Range

Aurora, Illinois

Police Headquarters, City Court

The City of Aurora, Illinois, is second only to Chicago in population.

Consistent with the surrounding region, Aurora has experienced rapid growth. Aurora also is home to a superb inventory of historic downtown architecture, coupled with a vibrant cultural core and riverfront gaming center.



Growth and expansion have taken a visible toll on public buildings, which include the 40-year-old police headquarters and courts building. The existing building suffers from a dire lack of space with staff working in makeshift workspaces located seemingly everywhere (even boiler room and attics).

Mechanical ventilation is deplorable and has been subjected to numerous remedial solutions with only limited success. The City operates its 911 center from the basement that has been subjected to flooding.

Citizens must queue in internal hallways to wait for access to the single courtroom (which is used both day and night).

To address space shortages, the City has retained MWL to assess long-term space needs, evaluate potential sites, and develop a concept plan for replacement. As part of its services MWL will consider potential options for reuse and/or disposition of the existing police headquarters facility.

The study was completed in the summer of 2005. MWL has been retained as the architect of record.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

BUDGET
Building: \$7,042,835
Total Project: \$9,352,365

CONSTRUCTION COST
Building: \$7,042,835
Total Project: \$9,352,365

SQUARE FOOTAGE
33,823 SF

COMPLETED
June 2005

CLIENT CONTACTS
Ms. Anne Marie Gaura
Village Administrator
(630) 896-0791

Dennis Schmidt
Chief of Police
(630) 897-8707

PROJECT FEATURES
Police Administration
Investigations
Patrol
Police Records
Community Services
Communications 911 Center
Emergency Operations Center
Property and Evidence
Short Term Custody
Firearms Proficiency Range
Fitness Center
K-9 Facility
Bicycle Squad
Community Meeting Facility
(Interim Village Board Room)
Training

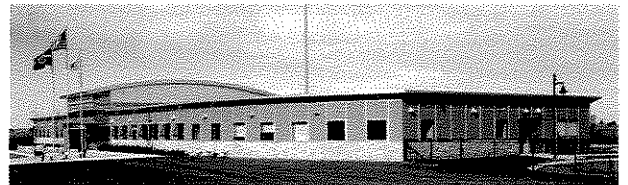
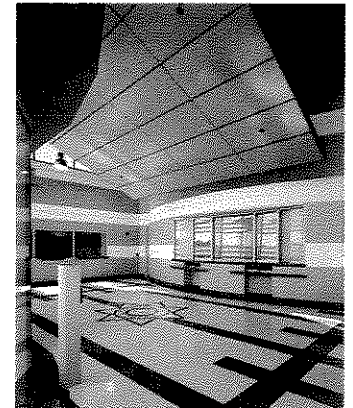
Montgomery, Illinois Police Headquarters

In little more than a decade, the Village of Montgomery, Illinois, was projected to experience a population growth of 5,000 to nearly 20,000 residents.

Growth has resulted in corresponding needs for all village services, including the police. To address these needs the Village acquired a ten-acre parcel from the local parks district to develop a new community services campus.

The campus master plan provided multiple building pads for civic facilities. Consistent with the plan, roads, water retention, landscaping, and lighting were developed.

The new Village Police Headquarters is the first public facility on the campus. It was designed as a two-building complex. The main police station is prominently sited and houses all patrol, custody, investigations, communications, and public service areas. The support building houses evidence, the firearms range, bicycle squad, and canine support areas.



The four-point firearms range was designed for tactical, "move and shoot" training. It was the first range in Illinois to use fire resistive rubber trap that allows for both rifle and hand gun use. The design includes the use of environmentally friendly, non-lead training rounds.

The facility was built with lightening protection and features full redundancy via diesel emergency power and mechanical systems. The building's structure is designed to exceed the "Essential" design classification for wind and earthquakes.

While initially over designed, the building was planned with necessary surge space to address officer needs for at least the next 20 years.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

Fairfax, Virginia Police Headquarters

PRINCIPAL-IN-CHARGE
James Lewis McClaren

CONSTRUCTION COST
NA

ARCHITECTS ESTIMATE
NA

SQUARE FOOTAGE
30,983 SF

COMPLETED
2007

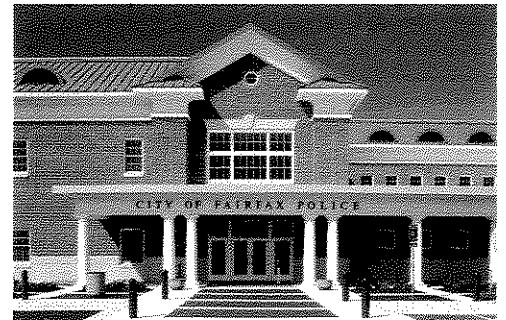
CLIENT CONTACT
Colonel Richard Rappaport
(703) 385-7960

PROJECT FEATURES
Police Administration
Patrol
Traffic
Investigations
Short-Term Holding
Forensic Science Laboratory
Information Systems
Records
Crime Scene Investigations
Evidence
SWAT
Bicycle Squad
Canine Support
Motorcycle Patrol

The City of Fairfax, Virginia, is steeped in history. It witnessed a change from being a small, rural town to a very densely populated, District of Columbia suburb community whose residents experienced increasingly higher income levels.



Fairfax was providing administrative city services from a cramped city hall building and police services from a former elementary school. Due to increasing urbanization, in part because of its strategic location as hub to Fairfax County government, the City matured and outgrew its small city hall complex and police station. City officials considered enlarging the city hall building and moving the police department to its campus. This was met with strong objections from City Hall neighbors. A compromise plan was developed expanding City Hall at its present site and building a replacement police facility adjacent to the city's recreation complex.



MWL was retained to validate space needs, examine potential sites, develop the floor plan for the police facility, and provide the security plan and specialty details for the lockers, labs, evidence, and holding components.

The design was completed in February 2005, but consistent with most public buildings planned from June 2004 to June 2005, it was adversely affected by spiraling fuel, steel, and concrete prices. The project was value-engineered and re-bid.



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Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren

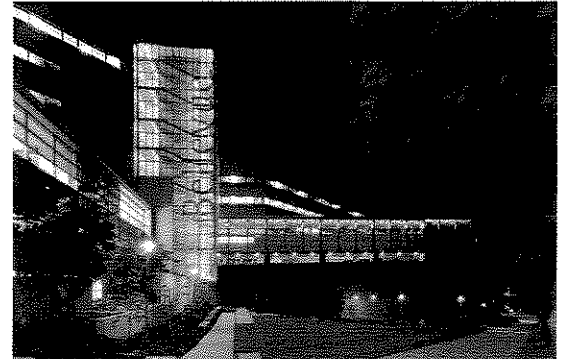
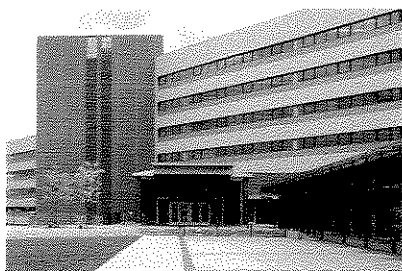
SQUARE FOOTAGE
128,000 SF

CONSTRUCTION COMPLETE
2006

CLIENT CONTACTS
Ms. Susan Harper
Facilities Planner
(425) 452-6458

Jim Montgomery
(Retired Chief of Police)
(206) 409-4224

PROJECT FEATURES
Latent Print Lab
EOC
Fire Administration
Custody
Property/Evidence Storage
Community/Training Space
911/Communications
SWAT
Secure Parking Structure
Sally Port
Defensive Tactics
Lockers/Fitness



Bellevue, Washington Public Safety & Civic Facilities

Over the past decade, McClaren, Wilson & Lawrie, Inc. has been retained by the City of Bellevue to lead numerous planning efforts associated with its police facilities.

Projects have included:

- **Long Range Master Plan**
Police Headquarters
- **Space Needs Assessment & Design**
Police Evidence Facility, Jail, & Crime Lab* (interim and final)
*(MWL's direct participation in Washington, DC, aided in securing a \$1.2 million, direct, legislative grant for improvements to the police department forensic science laboratory.)
- **Space Needs Assessment**
Emergency Operations Center
Eastside County Courts / Probations Center
Eastside Regional Communications Center
- **Site Feasibility Assessments**
Police Headquarters & City Hall

The culmination of these efforts resulted in MWL being retained again to assist in the planning of a new City Hall designed to knit together all civic and public safety facilities.

Based in part on work by MWL, the City purchased the former Qwest building to serve as an adaptive reuse project to house the new joint City Hall and Police Headquarters. The new City Hall has become home for nearly all City functions. It also houses the Eastside Regional Communications Center (which dispatches for 26 police and fire agencies), the Eastside Traffic Monitoring Center, and the new Emergency Operations Center (EOC).

The new City Hall design also features a "One Stop" concept where all development services functions are available at a single counter.

Bellevue's City Hall offers direct access to public transportation and downtown. In addition, it knits together convention and civic parking, and new secure police parking.



McClaren, Wilson & Lawrie, Inc.
Architects and Planners
Arizona Illinois Virginia

PRINCIPAL-IN-CHARGE
James Lewis McClaren
Willis Patten Lawrie

PROJECT BUDGET
\$9,200,000

SQUARE FOOTAGE
42,000 SF

CONSTRUCTION COMPLETE
April 2001

CLIENT CONTACT
Chief Mark Ericks (retired)
Bothell Police Department
18410 101st Avenue NE
Bothell, WA 98011
(425) 487-5557

ASSOCIATE FIRM
Albert Lee (retired)
Redmond, Washington

PROJECT FEATURES
Police Facility
Latent Lab
Custody
Evidence
911/Communications
EOC
Training
Firing Range
Courts
Secure Parking Structure
SWAT

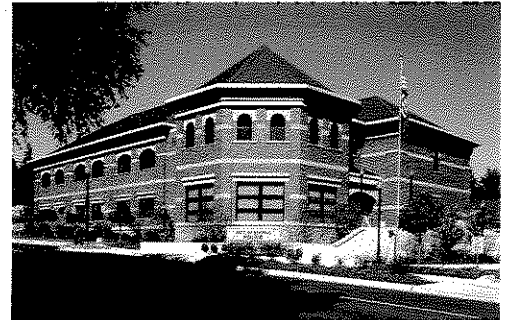
"...Bothell has managed a coup with its new 44,000, square-foot, state-of-the-art police station."

-Michael Ko
Seattle Times Reporter

Bothell, Washington

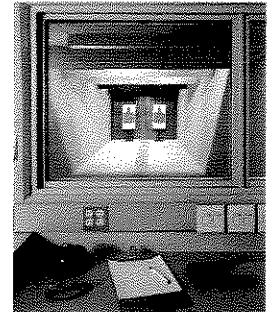
Police Department, Municipal Courts, Communications Center

Situated on the north edge of Lake Washington, the City of Bothell was experiencing exceptional growth. In response to this growth, bonds were passed to construct a new public safety center.



McClaren, Wilson & Lawrie, Inc. served as project designer and technical advisor to the City for the project. In a highly participatory fashion, the firm conducted a needs assessment and concept design, maximizing staff input throughout the process. Space needs were projected 10 and 20 years into the future.

The site for the new facility, located in the heart of historic downtown, should enhance economic development for Bothell having created a much needed activity area and focus to its downtown area. The program and design embraced trends toward community policing. A community room, accessible from the main lobby, was designed to encourage citizens to visit the facility.



The study included a thorough analysis of the functional requirements of the secure police activities and the public-flow, as well as the handling and flow of evidence which also included design considerations relative to biologically hazardous materials.

The project, dedicated in April 2001, has served as a benchmark for other Puget Sound communities planning law enforcement buildings.



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Arizona Illinois Virginia