

# SPACE NEEDS ASSESSMENT

## CITY OF BEAUMONT, CALIFORNIA POLICE DEPARTMENT FACILITY

LPA DESIGN STUDIOS

MCCLAREN, WILSON & LAWRIE ARCHITECTS

DRAFT • JANUARY 6, 2022



BEAUMONT  
POLICE DEPARTMENT



JANUARY 6, 2022

Re: Space Needs Assessment - Draft  
Beaumont Police Facility

**McClaren, Wilson & Lawrie, Inc.**  
8705 North Central Avenue  
Phoenix, Arizona  
85020

McClaren Wilson and Lawrie, Inc. (MWL) appreciates this opportunity to submit this Space Needs Assessment program summary as part of a planning team under the direction of LPA Design Studios.

What follows in this document is a detailed / itemized list of spaces. After review and adjustments are made, we will add adjacency diagrams and issue a final Space Needs document. Completion of this space definition process will then serve as the trigger to enable the team to commence the concept design and budget development phase.

When the LPA / MWL team was selected for this project, we were excited to work with a highly motivated organization proudly serving a rapidly growing city. Please accept our sincere appreciation for this opportunity to be of service to the City of Beaumont and BPD staff.

This document reflects the tremendous assistance by BPD staff. Staff made time available for meetings. They toured projects, took photos, furnished fleet inventories and always provided the extra effort we needed to conduct the study.

We particularly appreciated an organization willing to consider some new ideas and planning concepts.

We strongly believe this effort will result in a practical and functional building; one that anticipates the design and operational issues that will likely become part of daily life.

Sincerely

A handwritten signature in black ink, appearing to read 'James McClaren', written over a horizontal line.

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*Offices Throughout North America*

James McClaren, AIA, OAA, NCARB  
Senior Principal • McClaren, Wilson & Lawrie, Inc.

# OVERVIEW



# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Project Overview

### **CITY OF BEAUMONT**

Police Department Facility

### **Space Needs Report**

### **Planning Architecture for Public Safety During a Period of Profound Change**

Over the past few months the LPA / MWL team has had the honor of working with your staff in the gathering of data and assessment of space needs for a new police facility.

Although this consultant team has had the opportunity to work with hundreds of first responder agencies over the past three decades, few have faced Beaumont's rapid pace of growth. A rapid pace of growth that will likely continue. This planning effort is intended to allow the City to move a step ahead with critical public safety infrastructure as it prepares for the future.

Of special note was the fact this detailed effort was navigated during a period of such profound change. This timing, however, we believe may prove beneficial to the design of your project.

Due to the pandemic, the way architects envision and design buildings has been subjected to profound change (compared to the way our industry might have approached design in recent past). We now attempt to anticipate and plan for the possibility and impacts of future health emergencies and the rapidly changing needs of our communities. Architectural and engineering professions have mobilized to completely rethink the very way we design, equip and furnish buildings for law enforcement.

Today, there are numerous innovations being fast tracked to serve those areas of public safety buildings that rely on special ventilation (labs, evidence, 911 centers, custody areas etc.) New systems are being developed to deliver cleaner and safer air quality. Touch points in buildings are being minimized. Programmed spacing between staff workstations has been carefully reconsidered. Examples include recommendations to upgrade heating and ventilation systems for all emergency communications centers to hospital grade.

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Operationally, the pandemic has demonstrated how many activities may be performed productively from distance. It has also demonstrated how certain meetings and training activities may take place productively using web enabled devices in support of traditional / formal meeting rooms.

We are also orienting and planning buildings and sites to reduce non-renewable energy use by maximizing sustainability. We are also addressing the demands associated with increasing use of renewable energy and impending all-electric vehicle fleets.

The past two years have witnessed periods of significant civil unrest in various areas of the nation. Attacks on police facilities have increased in both frequency and severity. This has served as a catalyst for design teams to recommend enhanced security design features in architecture for law enforcement. Yet, this effort is being undertaken at the same time we are trying to make sure public safety architecture remains more approachable and friendly for the citizens they serve.

Another facet of the unrest has resulted in organizations evaluating how best to activate teams of first responders in coordinating services for activities associated with mental health, substance abuse and homelessness. Many law enforcement agencies report the need to consider some flexible space in their new facilities to enable allied services to join with them to better coordinate services. We believe the national strain associated with staffing shortfalls may also add pressure for multi-agency deployment models.

We are in a period of flux, and the exact nature of change will require the thoughtful consideration of the community, elected officials, first responders and the judicial system. So, although it is too early to determine precisely how change may take place at BPD, the more flexible your new facility is planned, the more useful it will likely prove to be over time.

### **The Space Needs Process**

BPD staff spent hours completing questionnaires, assembling data, taking photos and participating in consultant workshops. They worked patiently to answer consultant questions.

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We believe this effort has resulted in providing the Consultant team the necessary data to assemble and synthesize into this document.

This document is organized to present the synthesized information using a series of detailed space sheets. The spread sheets utilize a set of uniform space standards that are presented as a series of sketches for reference.

### Existing Conditions

Despite efforts by the police to maintain a clean and well-organized facility, the impacts of severe overcrowding and systems at the useful end of lifespans is evident.

Some space relief was afforded by the additions of modular units to house key staff and repurposing nearly every space in the present building. The current building, however, was built for a city and police department a fraction of the size of today's Beaumont Police Department.



### The Police Facility and its Modular Additions

The building was also built in an era that could not fully anticipate the nature and sophistication of the infrastructure needed to support the equipment now in use and envisioned by BPD.

The current single-story masonry structure was built well before current seismic standards, modern energy efficiency standards and ADA barrier-free standards were implemented.

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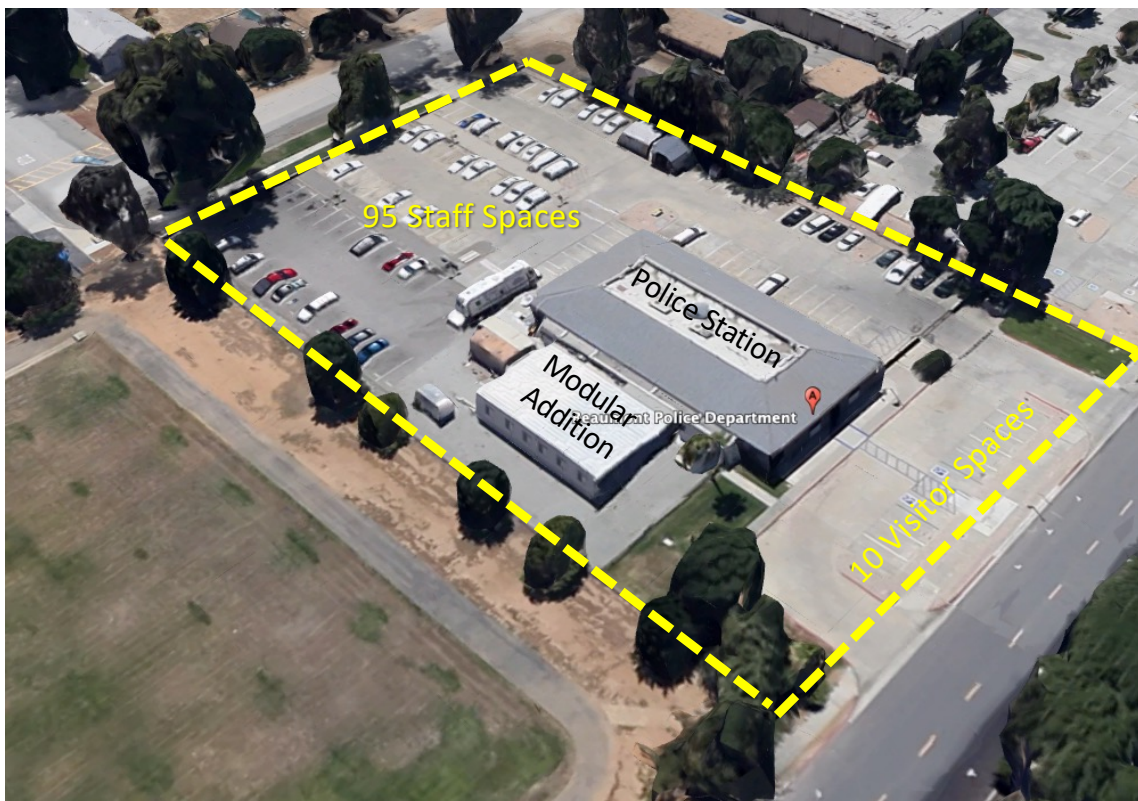
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### Existing Site

The existing police station fronts Orange Avenue and runs through to Maple Ave. It is separated from adjoining municipal playfields by a low cyclone type fence. It offers close access to City Hall. The entire site is either pavement or structure with almost no landscaping or permeable surfaces.

Specialized vehicles and the mobile command post are parked without benefit of shade or weather protection.

There are numerous temporary storage sheds installed on the site.



### The Present Beaumont Police Facility & Site

Rooftop mechanical systems (visible in a well formed by a modified mansard roof) are not easy to access for service and periodic replacement.

The site does not utilize any renewable energy collection devices (wind or photovoltaic).

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The current police facility site is also too small to serve BPD parking and storage needs. It offers weak security to adjoining properties.

Correspondingly, it cannot efficiently and cost effectively be expanded on this site.

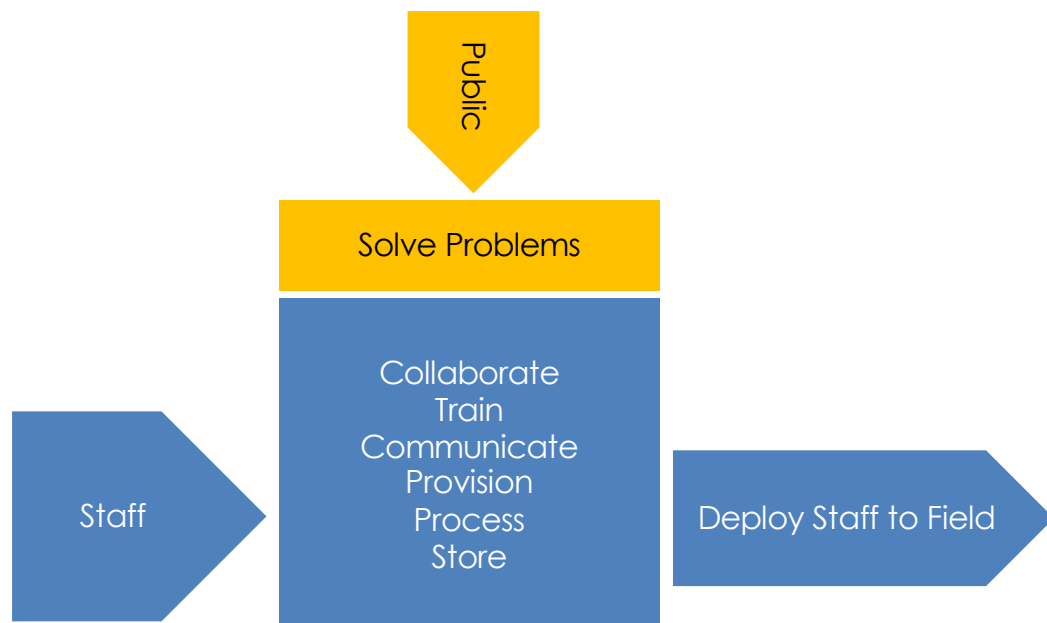
The focus of this study, however, was not intended to be a “justification” document that provides detailed quantification of the existing conditions that warrant the need for a new facility; The City of Beaumont has already determined the need for a modern replacement police facility.

Hence, this study concentrated on recommendations regarding the amount of space and parking needed for the police department. It also seeks to begin the process of identification of the unique needs that the building must serve.

The following are some **overriding** concepts and drivers articulated during the interview process.

### A Gathering Place

The BPD currently provides very specialized services. Many services are unique and have very specific equipment and security needs. Hence, our job was to distill into basic terms how it may all logically come together.





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This required a simple distillation of services. A distillation that illustrates how having all major services served from a suitably sized new facility will enhance security, promote operational efficiency and enable specialized training. A new properly designed building will promote and streamline routine provisioning and efficient staff deployment while enabling enhanced organizational communications.

In short, a new police facility will do far more than simply provide adequate space, It will enhance operational communications, while enabling efficient provisioning and appropriate training from a healthy workspace.

### **Health and Wellness**

Staff across the organization came together to identify the need for and identify space needs for fitness and physical conditioning. Staff also stressed that direct access from fitness spaces to secure outdoor spaces would be beneficial.

Although safety of staff during any outdoor activity was a voiced concern, we recommend that the overall building utilization plan seek to determine where opportunities may exist to integrate fitness goals with the overall building planning process.

### **Training**

First responders today must be a social worker, a technology whiz, be skilled in precision driving, understand complex legal issues and be trained in the operation of lethal / less lethal devices they carry with skill and precision.

Every service an officer is called upon to perform benefits from comprehensive and appropriate skills training. And since modern policing is increasingly specialized their skills must be constantly fine-tuned to address the changing needs of the community served.

When we consider future facility needs, we believe there will only be increasing demands to train emerging staff and constantly enhance precision skills and knowledge of current staff. One feature included is a modest tactical firearms proficiency range.

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### **Presentation / Training Spaces**

Various building users stressed the need for space capable of accommodating group of 50 or more. Some activities that will use such a space involve staff only, some will involve other Beaumont City staff and allied agencies, some will involve BPD staff and the public. Therefore, the location of this type of space is critical as it must afford secure internal use and controlled access to the public lobby.

Since the use of a multi-purpose room may vary greatly, and evolve over time, we recommend that it be planned for a high level of flexibility. For example, if possible, the design of the multi-purpose space be planned to be subdivided into two (or more) smaller rooms to offer greater utility than leaving the permanently configured only for large groups.

### **Essential Services Buildings**

California's Essential Services Building Act (Title 24) covers most of the space programmed in this document.

These functional spaces must be designed for **operational continuity** during and after periods of natural disasters. Structured Parking, if utilized will also need to be housed in facilities rated "Essential".

### **Parking / Site Considerations**

There were numerous site needs identified for the facility as well. The first and, perhaps most critical need, is for multiple vehicular access points. A primary access point to provide normal day-to-day access and an alternative access point to enable emergency deployment if the primary access point becomes obstructed or blocked.

Other site (or outdoor) needs include transformers, alternative fuel storage (for the emergency generator) and (possibly) a communications tower.

There are various site access points needed to enable towed delivery of vehicles for crime scene investigations, service deliveries and garbage removal.

### **Site Zones**

We recommend the new site provide three zones:

- A Public Zone

Where visitors and guests arriving to the building may access the building. We typically size this area based on the capacity of the public meeting rooms accessible to the lobby. Depending upon co-located facilities (adjacent Fire Station) there may be opportunities for visitors parking to be shared in the eventual design.

- A Secure Staff Zone

This is the secured portion of the site and possible parking structure accessible only to staff using access control devices.

The study indicates site needs in detail. Based solely on projected needs the study identifies the needs for secure parking for 131 vehicles.

- A Services Zone

This area is fenced and securable but may be outside of the secure staff parking zone. It serves as an access point for deliveries and access to utilities.

### **Resiliency & Security**

Since the building must remain fully operational in service during and after major earthquakes, the design must incorporate major resiliency features. These will assure that essential equipment remains powered and security systems remain intact.

The building envelope design will be critical. It must provide protection from attack. Potentially vulnerable fenestration should be resistant to projectiles, building cladding must provide a tight seal and prevent bullets from a drive-by shooting from entering.

All supporting equipment such as utility connections, towers and attached equipment must be securely attached.

### Planning for Growth

The space spreadsheets presented in this document identify space needs for three milestones. One milestone is labeled “2021” and identifies a total current space need of **44,404 square feet for today’s staff of 74**. A second milestone is labeled “2030” and identifies a total space need of **46,723 square feet for a future staff of 89**. A third milestone is labeled “2040”. This milestone identifies a total space need of **49,188 square feet for a future staff of 105**. All staffing projections were based on annual growth projections furnished by the City of Beaumont.

### Collaborative Workspace Design

Executive and line staff all noted a strong desire for collaborative workspaces with views and natural light. This is consistent with healthy work environments and sustainability efforts the design team will emphasize during our concept design efforts.

Another strong emphasis was to create “openness”. Spaces should encourage interaction and avoid any perception of “halls and silos”.

One method to achieve this is to centralize commonly accessed spaces such as Patrol areas. For example, the report writing room can be designed to link with compatible service zones such as locker rooms and briefing room. The sketch on the following page illustrates the way this type of layout was employed at a new Patrol facility we collectively toured in Peoria, Arizona.



Peoria’s Patrol Areas

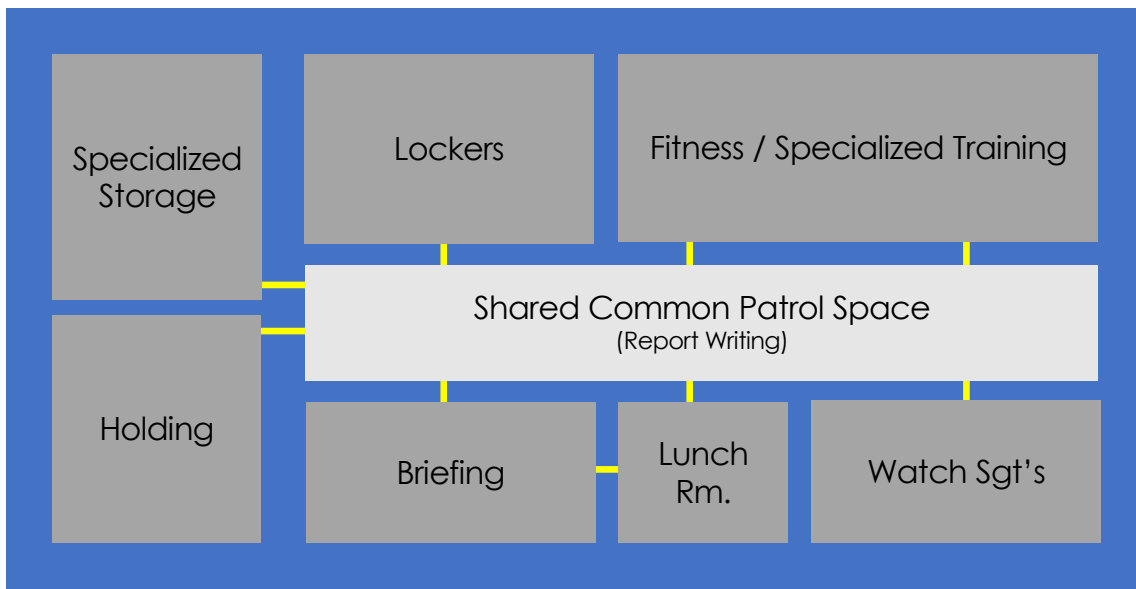
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An advantage of this type of layout is the minimal use of corridors. Space flows smoothly from one area to the next openly avoiding the overly compartmentalized layout many facilities are burdened with.



### Peoria's Plan Emphasizing Collaboration

#### Site Needs

Site needs are identified in detail on pages 25 and 26. They assume a regularly shaped rectangular site (not pie shaped etc.) with some slope. Assumptions also include allowances for setbacks and landscaping.

Our initial calculation suggests that a site utilizing surface parking for all vehicles would require approximately **5.41 acres**.

A site utilizing structured parking for all secure vehicles would require approximately **4.47 acres**.

Both calculations include an allowance for landscaping and setbacks, site space for K-9 training and a support (utilitarian type) building for functions that normally do not require extreme seismic strengthening as deemed by the Essential Services Building Act in Title 24.

# SPACE AND SITE PROGRAM



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Space and Site Program

## Square Footage Summary

### **Building and Site Square Footage Program**

This section includes space and staff spreadsheets outlining the assignment of square footage and staff needs for the BPD. Here are a few explanations of the program document format to aid in review:

### **Programming Milestones**

This space needs assessment identifies space and staff requirements for three milestones:

- Milestone **Current (2022)**

The space each function requires to address present day space needs with no contemplated growth in the present staff. This may be thought of as (“rightsizing”).

- Milestone **2030**

The projected year 2030 space needs.

- Milestone **2040**

The projected year 2040 space needs.

Please note that staffing indicated in growth projections are based on annual growth projections using factors furnished by the City of Beaumont and do not suggest that staffing will grow at any specific pace, instead the projections identify space needs suitable to serve staffing at those levels (understanding that staffing level typically fluctuate at actual rates that may prove to be faster or slower).

- Building Area Summary

Adjusted net square footage from the detailed spreadsheet pages are entered into the summary page. On the summary page a grossing factor is added to the summary of the adjusted net square footage to arrive at the total gross square footage for each building (main and support) component.

### **Space Number**

The space number is included for reference. In some instances the space number is repeated for a variety of items. This designates where items reside in the same space.

The program uses three types of square footage; **Net**, **Adjusted Net** and **Gross** Square foot.





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Space and Site Program

## Square Footage Summary

Please note that the circulation factor varies depending upon the needs of each space group. For example, most spaces have a circulation factor of 25%. However, some technical spaces like communications require a larger circulation factor. Bulk storage areas (such as the evidence) typically require smaller circulation factors. When the net space and circulation factor are added together the result is the **adjusted net** area.

### **Gross** Square Footage

The adjusted net area is totaled on the summary page where a **grossing** factor (sometimes referred to as an “efficiency” factor) is added. The grossing factor provides the space to address wall / partition thicknesses, structural columns, the corridors that connect each area of the building and support spaces for janitor closets, premise wiring closets, mechanical rooms and electrical rooms).

### **Summary**

The square footage difference between current and the 2040 milestones is modest (square footage is projected to increase approx. 18% despite a 37% increase in service population). The reason for this is that the initial construction milestone addresses core spaces (public lobby, fitness, specialized training spaces, briefing room, stairs, mechanical rooms, the lunch room etc.). Future growth consists mainly of additional lockers, workspaces and future needs for evidence.

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Space and Site Program

### Square Footage Summary

Milestones	Staffing			Square Footage			Remarks
	2022	2030	2040	2022	2030	2040	
<b>Spaces</b>							
1.00 Public Spaces	0	0	0	1,100	1,100	1,100	
2.00 Police Administration	4	5	6	1,626	1,626	1,716	
3.00 Investigative Services	20	24	28	3,629	4,029	4,429	
4.00 Support Services	9	10	12	1,433	1,523	1,613	
5.00 Dispatch/Communications	12	15	18	1,648	1,950	2,246	
6.00 Operations / Patrol	29	35	41	3,905	3,995	4,198	
7.00 Evidence Bag & Tag	0	0	0	3,375	4,256	5,066	
8.00 Intake & Processing	0	0	0	1,149	1,149	1,149	
9.00 Shared Staff Areas	0	0	0	8,399	8,586	8,786	
10.00 DOC / Multi-Purpose / Community Mtg. Rm.	0	0	0	1,930	1,930	1,930	
11.00 Firearms Proficiency Range / Support Bldg.	0	0	0				See Support Bldg.
<b>Total Adjusted Net Square Feet</b>				<b>28,194</b>	<b>30,144</b>	<b>32,233</b>	
<b>Total Staff (Sworn + Professional)</b>	<b>74</b>	<b>89</b>	<b>105</b>				
<b>Anticipated Growth (Using Multiplier Below):</b>		<b>89</b>	<b>104</b>				
<b>Main Building</b>							
Sub-Total Adjusted Net Square Footage				28,194	30,144	32,233	
Stairs & Elevator Factor 1st Floor				1,200	1,200	1,200	
Stairs & Elevator Factor 2nd Floor				1,200	1,200	1,200	
Sub-Total Net Square Footage				30,594	32,544	34,633	
Grossing Factor	18%			5,507	5,858	6,234	
<b>Total Gross Square Footage</b>				<b>36,101</b>	<b>38,402</b>	<b>40,866</b>	
<b>Support Building</b>							
11.00 Firearms Proficiency Range / Support Bldg.				7,220	7,236	7,236	
Grossing Factor	15%			1,083	1,085	1,085	
<b>Total Gross Square Footage</b>				<b>8,303</b>	<b>8,321</b>	<b>8,321</b>	
<b>Total Gross Square Footage Main + Support Bldg.</b>				<b>44,404</b>	<b>46,723</b>	<b>49,188</b>	
Population Projection				2022	2030	2040	
				56062	65161	74184	
<b>Multiplier</b>				0.1983	0.1385		

Gross Square Feet (GSF) Main Bldg.

Gross Square Feet (GSF) Support Bldg.

Total Combined GSF











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Space and Site Program

### Square Footage Detail

Space No:	Support Bldg.	Milestones	2022	2030	2040	21	30	40	Space Code	2022	2030	2040	Remarks
			Staffing Projection			Number of Spaces				Area Totals			
<b>7.00 Evidence Bag &amp; Tag</b>													
7.01		Bag & Tag Room				1	1	1	BAG2	320	320	320	Includes Pass-Thru Lkrs.
		• Work Counter W/ Exhauster							NA	0	0	0	
		• Evidence Storage Lockers							NA	0	0	0	
		• Barcoding							NA	0	0	0	
		• Lavatory							NA	0	0	0	
		• Emerg. Eye Wash							NA	0	0	0	
		• Scale & Balance							NA	0	0	0	
		• Label Printer							NA	0	0	0	
		• Report Writing Stations							NA	0	0	0	
		• Drying Cabinet (small)				1	1	1	DRY1	24	24	24	
		• Drying Cabinet (large)				1	1	1	DRY2	36	36	36	
		Oversize Locker				1	1	1	90	90	90	90	
<b>Evidence Office / Intake / Return</b>													
7.02		Property Evid. Specialist				1	2	3	OP3	72	144	216	Added space for PT?
7.03		Intake Area				1	1	1	200	200	200	200	
		• Mobile Table							NA	0	0	0	
		• Work Counter							NA	0	0	0	
		• Access to Sex Reg. Staff Off.							NA	0	0	0	
		• Access to Disc. / Lg. Evid. Ret.							NA	0	0	0	
		• Service Counter							NA	0	0	0	
		• Lavatory							NA	0	0	0	
		• Emerg. Eye Wash/Safety Station							NA	0	0	0	
<b>Evidence Return/Discovery</b>													
7.04		Secure Vestibule				1	1	1	120	120	120	120	
		• Transaction Window							NA	0	0	0	
		• Registrant live scan							NA	0	0	0	
7.05		Discovery / Large Evidence Return				1	1	1	120	120	120	120	
		• Lavatory							NA	0	0	0	
<b>General Evidence Storage</b>													
7.06		High-Density General Evidence Storage				1	1.33	1.73	1400	1,400	1,862	2,422	
		• Valuables Storage							NA	0	0	0	
		• Firearms Storage							NA	0	0	0	
		• Coolers				1	1	1	REF3	38	38	38	
		• Open Floor				1	1	1	150	150	150	150	
7.07		Narcotics Storage				1	1	1	STOR3	144	144	144	Secure room w/exhaust
7.08		Auction / Destruction				1	1	1	200	200	200	200	
7.09		Evidence Bikes				3	3	3	BKE1	21	21	21	
	X	Homeless Safekeeping Storage							150	0	0	0	See Support Bldg. 11.10
		Found Property Bikes							NA	0	0	0	Cage / covered area on Site
									NA	0	0	0	
<b>Investigations &amp; Evidence Lab</b>													
7.10		CSI Lab Offices				0	1	2	OP3	0	72	144	Shell space for future?
7.11		Digital Examination Lab				0	1	1	160	0	160	160	HVAC zone control
									NA	0	0	0	
									NA	0	0	0	
									NA	0	0	0	
									NA	0	0	0	
Subtotals			0	0	0					2,935	3,701	4,405	
Circulation			15%							440	555	661	
Adjusted Net Area										3,375	4,256	5,066	









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### Square Footage Detail

Space No:	Support Bldg.	Milestones	Staffing Projection			Number of Spaces			Space Code	Area Totals			Remarks
			2022	2030	2040	21	30	40		2022	2030	2040	
		<b><i>Animal Control</i></b>											
11.11	X	Office Workstation				1	1	1	KTUB	30	30	30	W/Swivel ramp (See Site)
	X	Bulk Storage				1	1	1	STOR3	144	144	144	Gloves, cleaning supplies etc.
	X	• Freezer for deceased animals				1	1	1	REF2	24	24	24	
	X	• Kennels				6	6	6	KEN	216	216	216	Indoor / Outdoor covered (See Site)
	X	Toilet				1	1	1	T1	64	64	64	
									NA	0	0	0	
		<b><i>Bicycle Patrol</i></b>											
11.12	X	Bicycle Storage				8	10	10	BKE1	56	70	70	Large door to ride in / out. Compressed air.
	X	• Workbench				1	1	1	CNTR1	12	12	12	Butcher block
	X	• Open Floor/Truing Stand/Lockers				1	1	1	100	100	100	100	Power for "e" bikes
									NA	0	0	0	
									NA	0	0	0	
		<b><i>Washer / Dryer</i></b>											
11.13	X	Washer / Dryer				1	1	1	100	100	100	100	Need Water / San. Connections
									NA	0	0	0	
		Subtotals	0	0	0					6,278	6,292	6,292	
		Circulation	15%							942	944	944	
		<b>Adjusted Net Area</b>								<b>7,220</b>	<b>7,236</b>	<b>7,236</b>	

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Space and Site Program

### Site Needs Calculation

BPD Police Department Parking / Site Requirements					
Parking		2040		2040	Remarks
<b>Secure Staff Parking</b>					
Total Staff (Largest Shift)		53	AUTO1	15,488	Minus shifted dispatchers
<b>Administration</b>					
Admin.		6	AUTO2	2,160	
<b>Detectives</b>					
Detectives' - Unmarked		8	AUTO2	2,880	
<b>Patrol</b>					
Officer POV - Incoming		18	AUTO1	5,310	
Officer POV - Outgoing		18	AUTO1	5,310	
Fleet Patrol Cars - Marked		14	AUTO2	5,040	
Fleet Patrol Cars - Unmarked		1	AUTO2	360	
3-Car Sally Court		3	550	1,650	
<b>Emergency Communications</b>					
Communicators POV - Incoming		7	AUTO1	2,065	
Communicators POV - Outgoing		7	AUTO1	2,065	
<b>Specialty Vehicles</b>					
MCS Mobile Community Substation		1.5	600	900	Covered - Confirm size 36+ feet? pull-thru space?
Polaris Ranger		1	AUTO1	295	
CSRT Trailer		1	AUTO2	360	
Homeless Pick-up		1	AUTO2	360	
Animal Control Trucks		2	AUTO2	720	
DUI Checkpoint		1	AUTO2	360	
Evac Trailer		1	AUTO2	360	
<b>CSO Vehicles</b>					
Pick-up Truck		3	AUTO2	1,080	
<b>Traffic</b>					
Motorcycles	4	2	MOTOR	316	Covered and secure spaces
Dirt Bikes	2	1	AUTO1	295	in Support Bldg.
<b>Subtotal</b>		149		47,374	
<b>Vacation / Sick Factor (Deduction)</b>	15%	-22		-8,046	5500
<b>Based On Staff Spaces Only</b>		127			
<b>Secure (Motorcourt) Parking</b>				39,328	Walled perimeter - Controlled access
<b>Circulation Factor</b>	35%			13,765	
<b>Total Secure Parking Area (Surface Parking)</b>				<b>53,092</b>	

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space and Site Program

### Site Needs Calculation

Visitor Parking		23	AUTO1	6,785	50% of Community Meeting Rm.	
Safety Vehicle Sign Off		2	AUTO2	720		
Circulation Factor	35%			2,627		
<b>Total Visitor Parking Area</b>				<b>10,132</b>		
<b>Total Parking</b>				<b>63,224</b>		
<b>Building Footprint + Other Site Needs</b>						
Total SF Footprint 2-Level Main Building (60% First/40% Second Floor)				<b>24,520</b>		
Total SF Footprint 1-Level Support Building				<b>8,321</b>		
Found Property Bike Storage		20	BKE2	240	Covered and securely fenced cage	
Wash rack				450	Used by Patrol and Animal Control	
K-9 Agility Course (Sim to Escondido)				5,000	Allowance	
Homeless Conservator / Storage Space				600	Lockable / away from bldg.	
Controlled Motorcourt Entry and Exit				2,000		
Emergency Generator & Fuel Tanks				1,000		
Trash Dumpster Enclosure / Loading Area				1,500		
<b>Secure Site</b>				<b>96,723</b>		
<b>Secure Site + Visitor Parking</b>				<b>106,855</b>		
Setback				21,248	20, 25, 10, 10	
Landscaping Area	10%			10,685		
<b>Total Building + Site Needs + Setback</b>				<b>235,511</b>		
<b>* Does Not Include Allowance for Stormwater Retention</b>				<b>Total Acres</b>	<b>5.41</b>	All Parking at Grade
Secure (Motorcourt) Parking (in Garage)				25,563	Walled perimeter - Controlled access	
Circulation Factor	35%			8,947		
<b>Total Secure Parking Area (Structured Parking)</b>				<b>34,510</b>		
Visitor Parking		23	AUTO1	6,785	50% of Community Meeting Rm.	
Safety Vehicle Sign Off		2	AUTO2	720		
Circulation Factor	35%			2,627		
<b>Total Visitor Parking Area</b>				<b>10,132</b>		
<b>Total Parking</b>				<b>44,642</b>		
<b>Building Footprint + Other Site Needs</b>						
Total SF Footprint 2-Level Main Building (60% First/40% Second Floor)				<b>24,520</b>		
Total SF Footprint 1-Level Support Building				<b>8,321</b>		
Found Property Bike Storage		20	BKE2	240	Covered and securely fenced cage	
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Homeless Conservator / Storage Space				600	Lockable / away from bldg.	
Controlled Motorcourt Entry and Exit				2,000		
Emergency Generator & Fuel Tanks				1,000		
Trash Dumpster Enclosure / Loading Area				1,500		
<b>Secure Site</b>				<b>78,141</b>		
<b>Secure Site + Visitor Parking</b>				<b>88,273</b>		
Setback				19,312	20, 25, 10, 10	
Landscaping Area	10%			8,827		
<b>Total Building + Site Needs + Setback</b>				<b>194,553</b>		
<b>* Does Not Include Allowance for Stormwater Retention</b>				<b>Total Acres</b>	<b>4.47</b>	Secure Parking in Garage

# SPACE STANDARDS



Draft January 6, 2022

Space Standard Diagrams

SPACE STANDARDS SIMPLY ILLUSTRATE HOW SPACES MIGHT BE CONFIGURED

### **Uniform Space Standards**

Space standard illustrations graphically portray spaces used repetitively in the preceding space spreadsheets. They are not meant to define how furniture might eventually be grouped and placed, but it is typically easier to understand spatial requirements from a visual portrayal than from numbers on a chart.

Each space standard is assigned a code.

Wherever a **PO** is identified that represents a private office. Wherever **OP** is identified it represents an open plan or systems workspace.

### **Space Standard Notes**

Many space standard graphics illustrate key supporting items to be considered as part of that space.

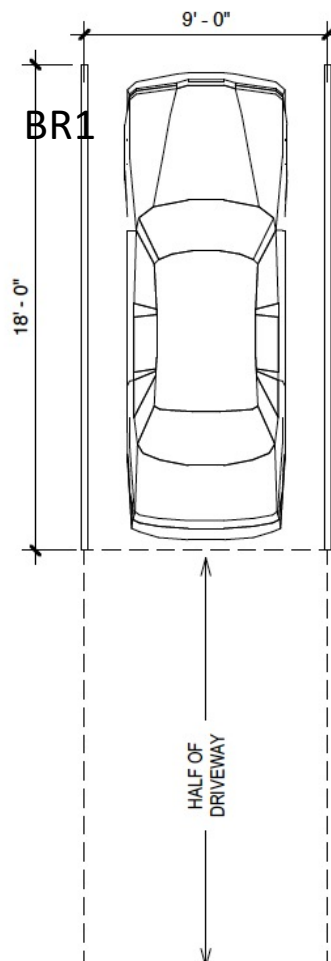
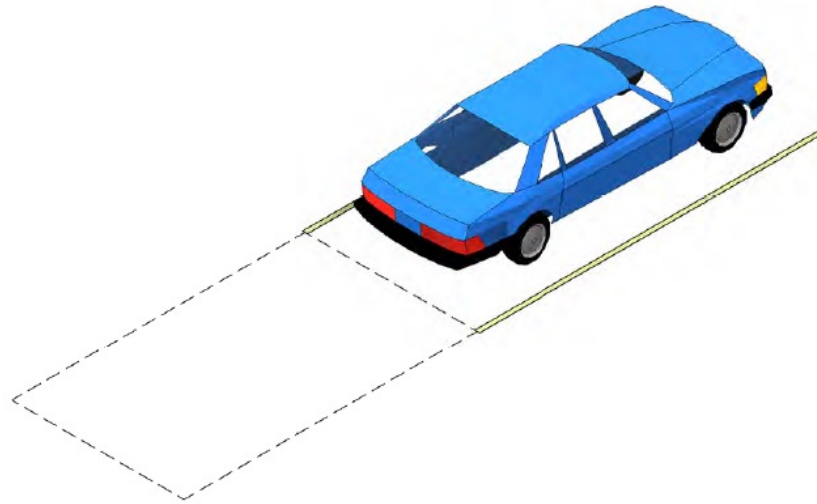


# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



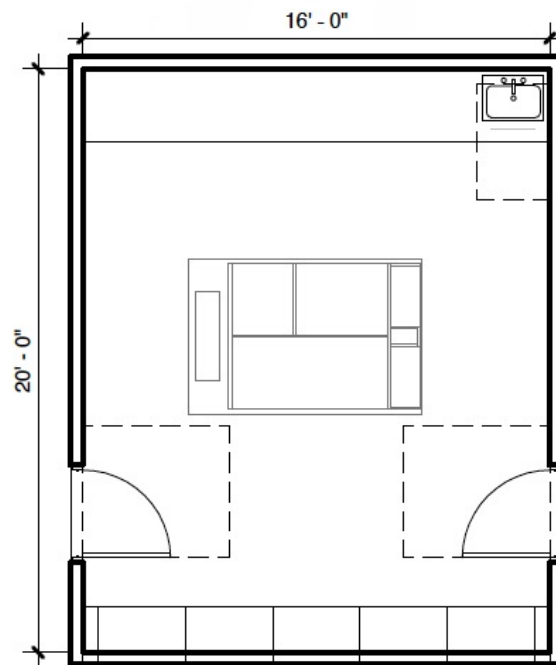
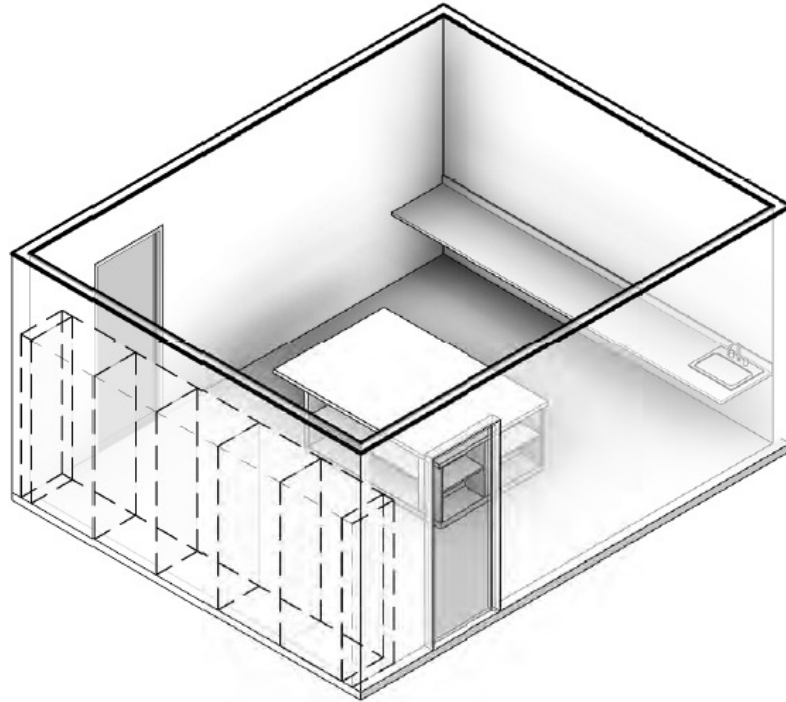
**90° parking space**  
**Double loaded aisle**  
**295 SF**  
**AUTO1**

# THE CITY OF BEAUMONT

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Space Standard Diagrams



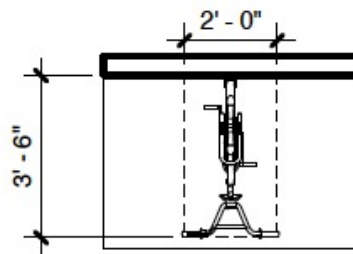
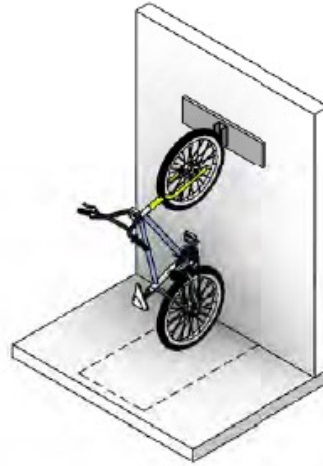
**Bag and Tag Room**  
w/table  
320 SF  
BAG2

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



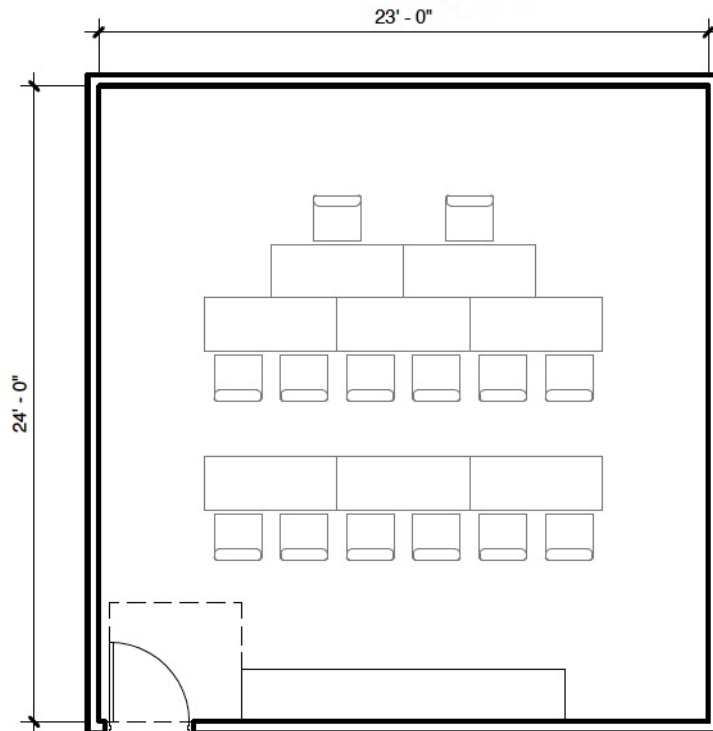
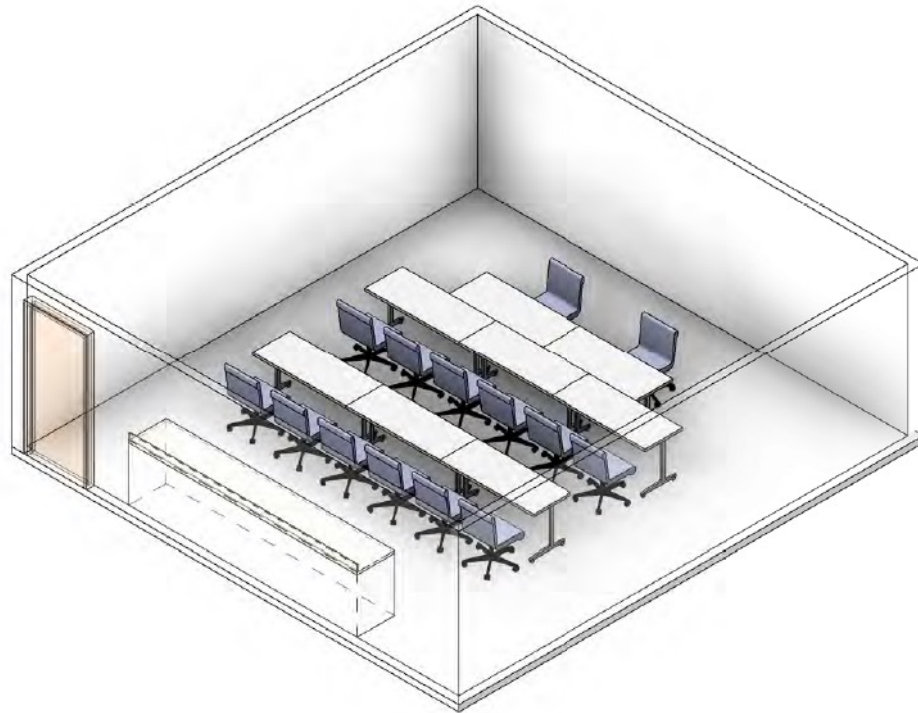
**Bike Vertical  
Storage  
7 SF  
BKE 1**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



### Briefing Room

BRF(##)  
## = Seating Capacity

BRF08 =	224 SF
BRF12 =	552 SF
BRF16 =	690 SF
BRF20 =	828 SF
BRF24 =	966 SF
BRF28 =	1,104 SF

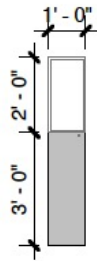
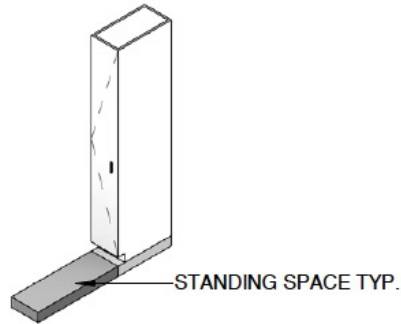
**Briefing Room**  
**BRF08 - BRF28**

# THE CITY OF BEAUMONT

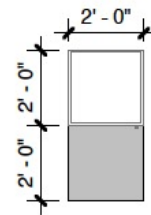
## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

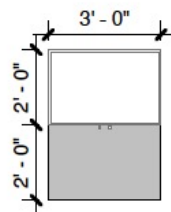
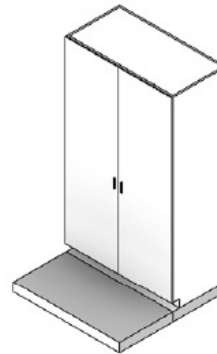
Space Standard Diagrams



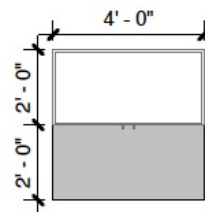
**Storage Cabinet**  
5 SF  
CAB 1



**Storage Cabinet**  
8 SF  
CAB 2



**Storage Cabinet**  
12 SF  
CAB 3



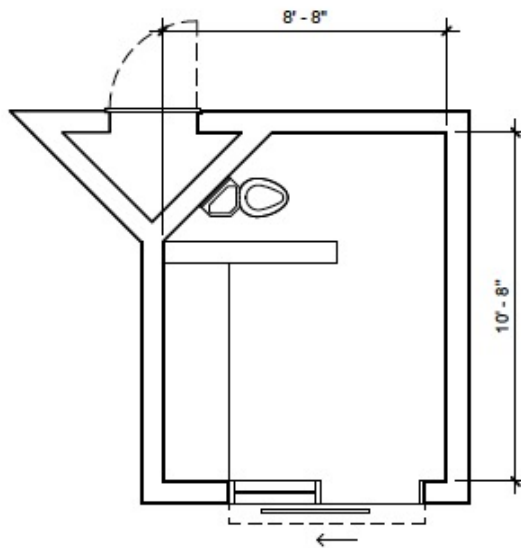
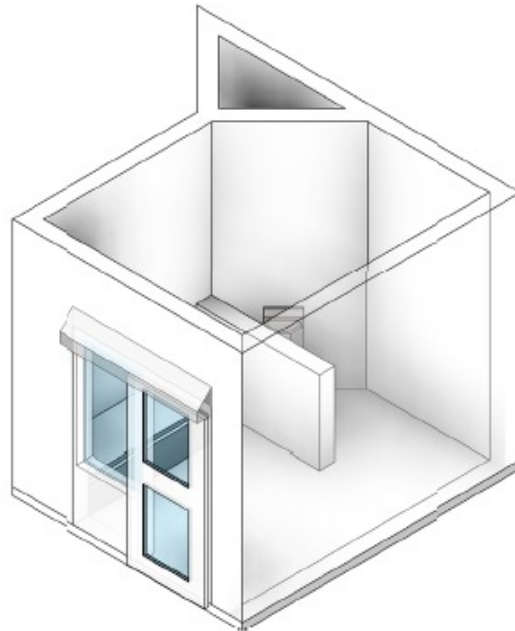
**Storage Cabinet**  
16 SF  
CAB 4

# THE CITY OF BEAUMONT

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Draft January 6, 2022

Space Standard Diagrams

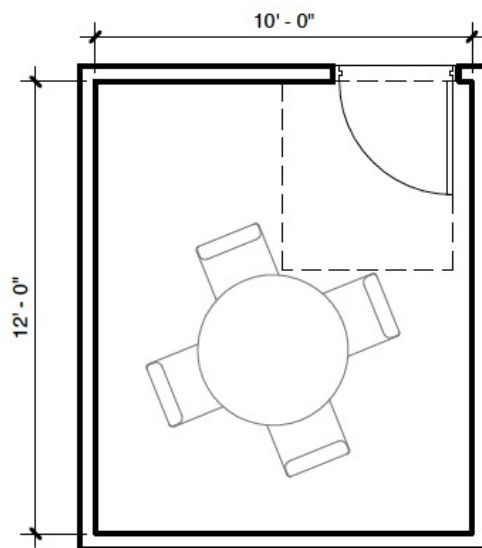
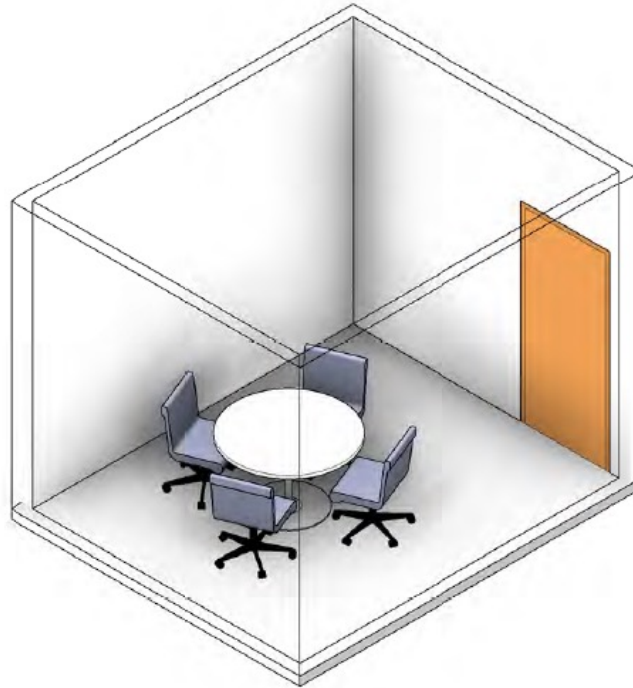


**Cell - Single**  
**92 SF**  
**C01**

THE CITY OF BEAUMONT  
POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



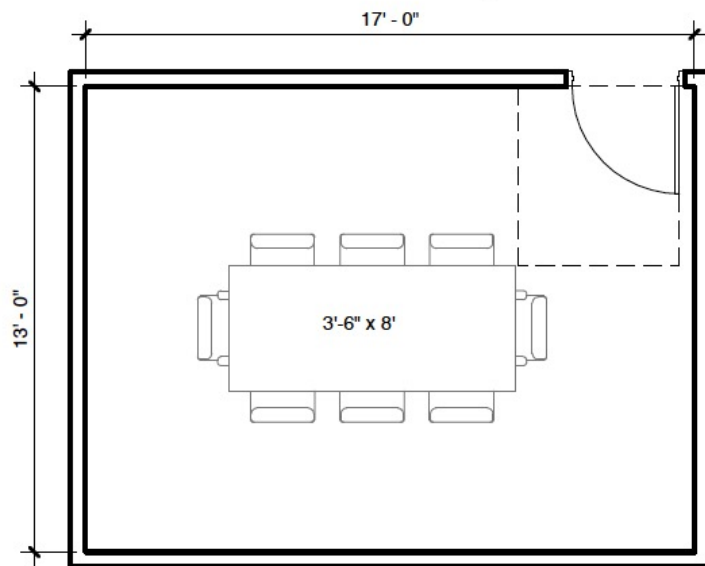
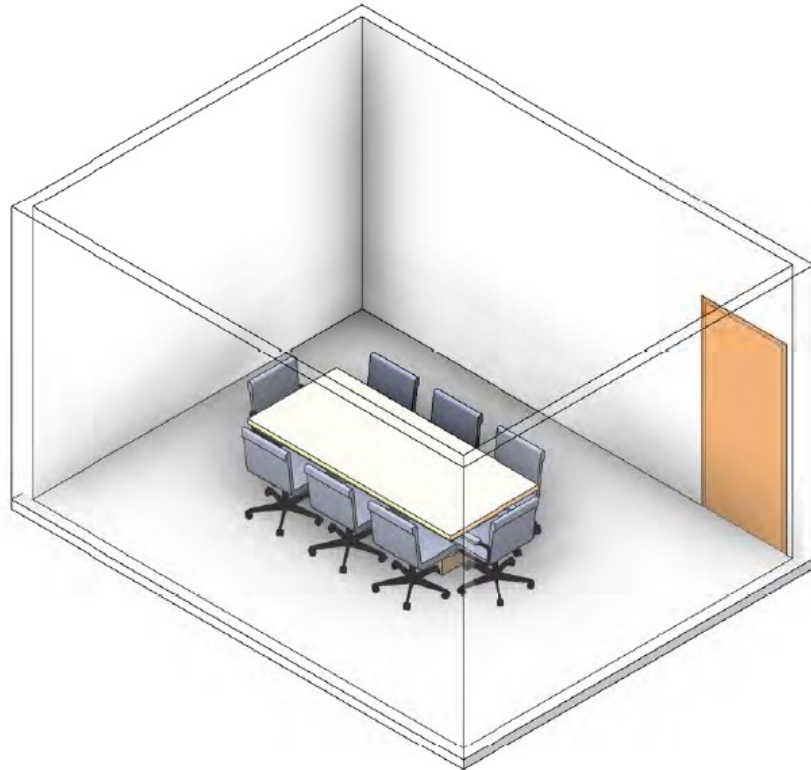
Conference (4)  
120 SF  
CNF04

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



Conference (8)  
221 SF  
CNF08

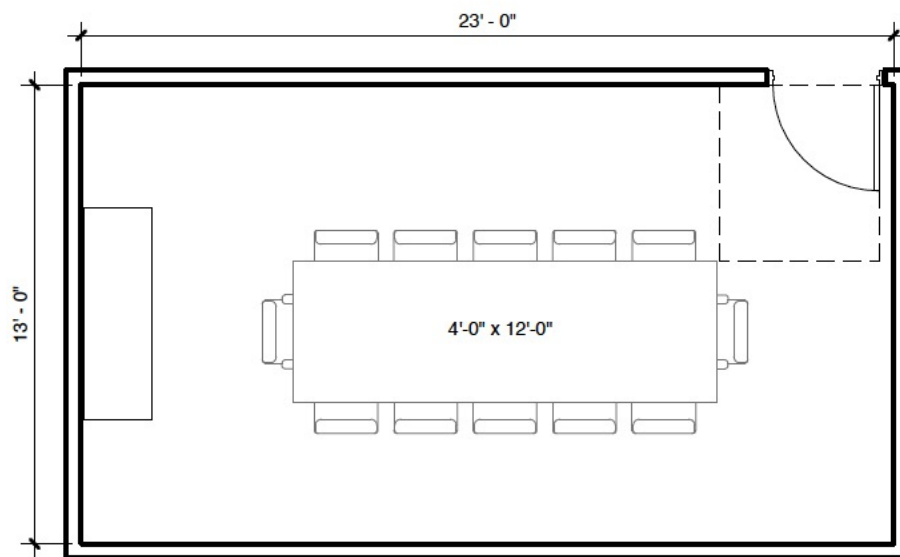
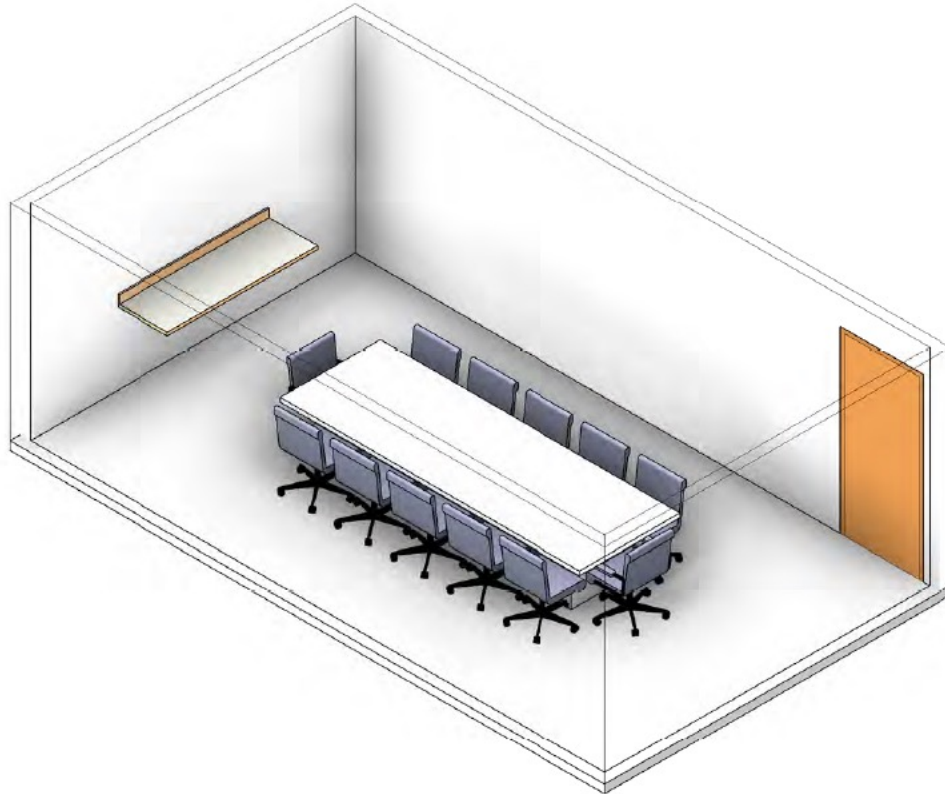


# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



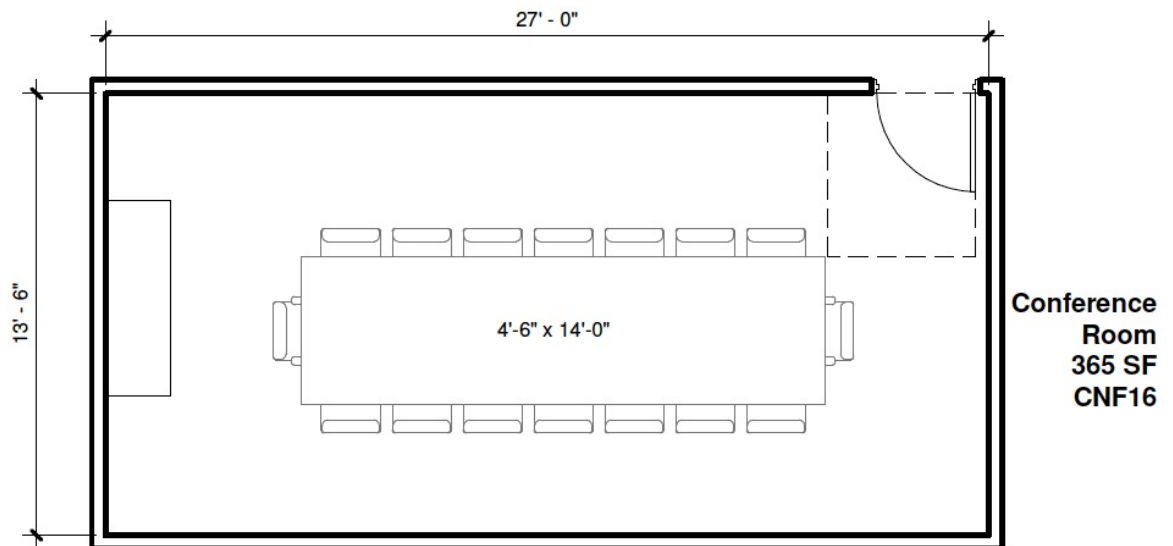
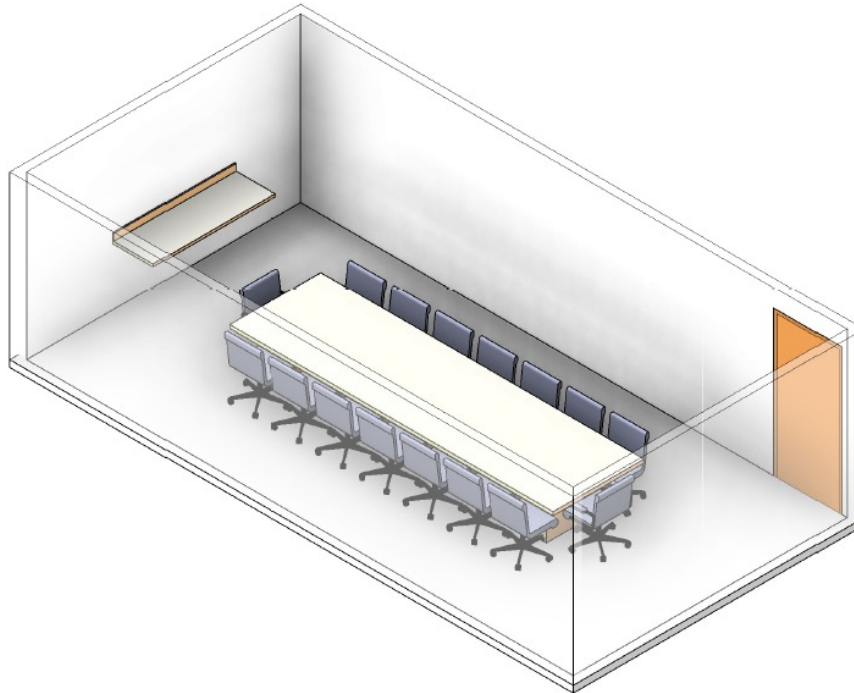
**Conference (12)**  
**299 SF**  
**CNF12**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams

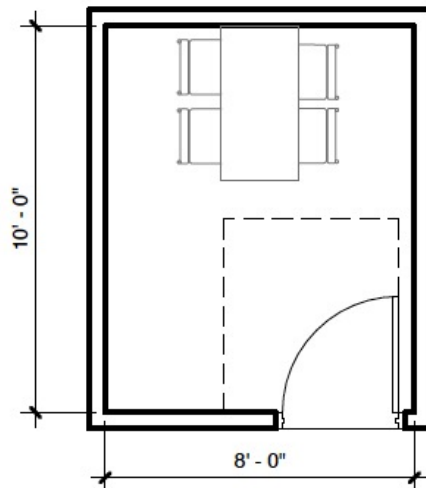
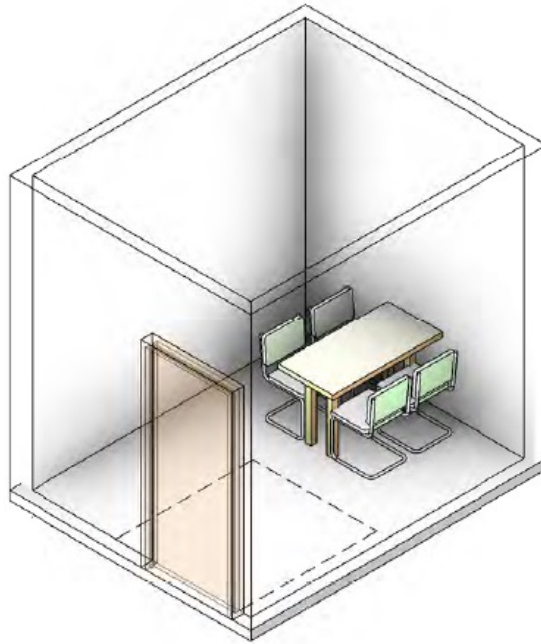


# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



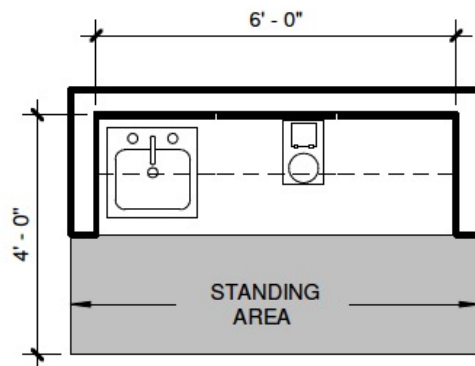
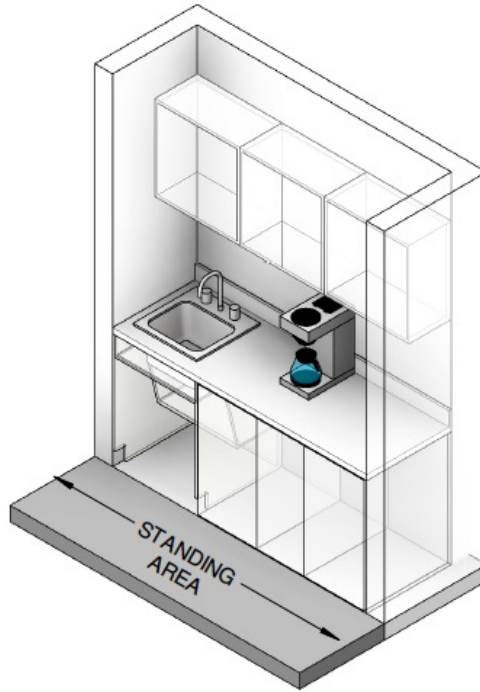
**Small Private Consultation/  
Report Taking  
80 SF  
CNSL1**

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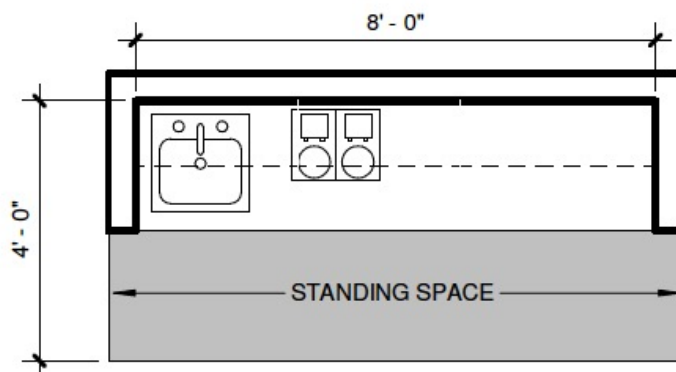
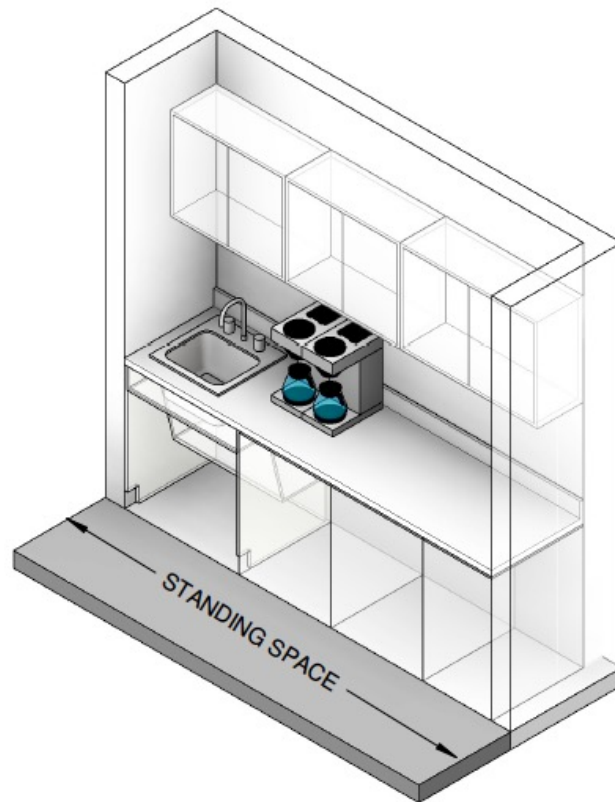
**Coffee Alcove**  
**24SF**  
**COF1**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



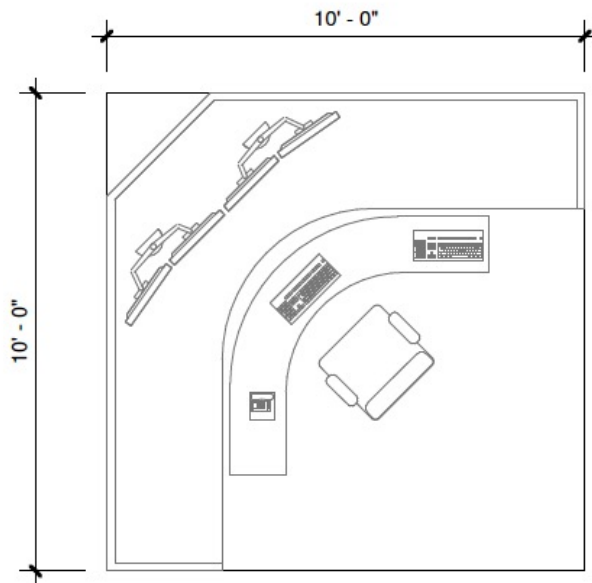
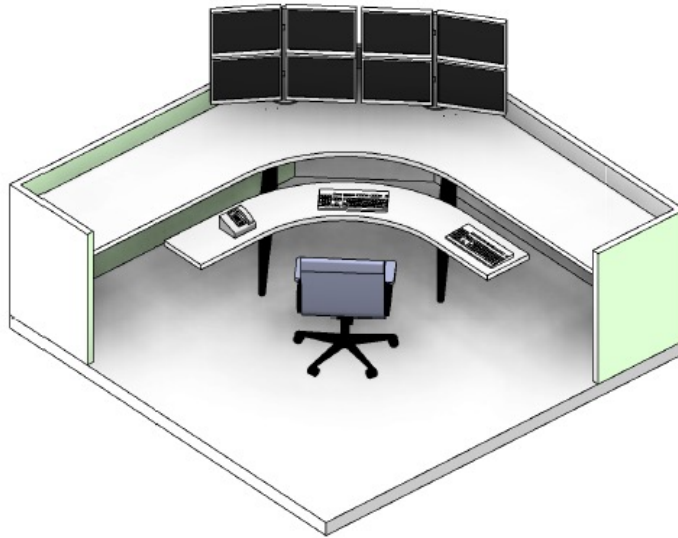
**Coffee Alcove**  
**32SF**  
**COF2**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



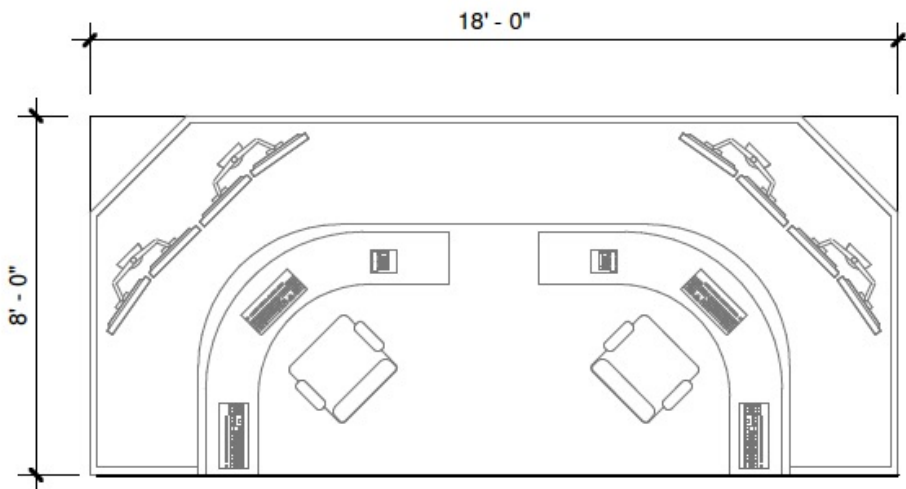
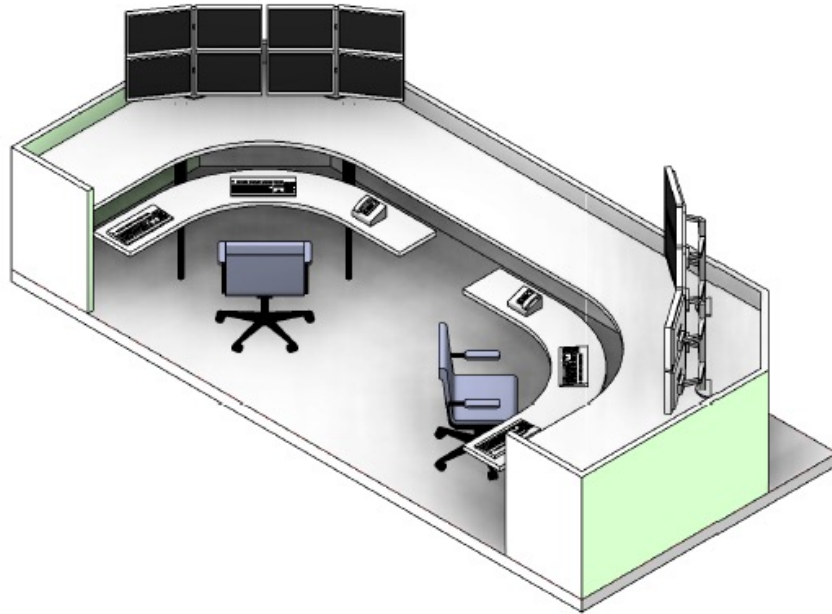
**Communications  
Console  
100SF  
CON2**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



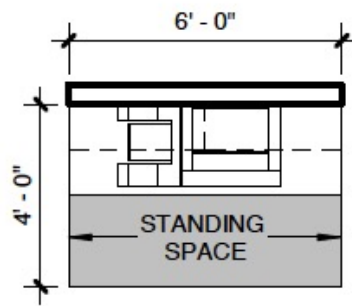
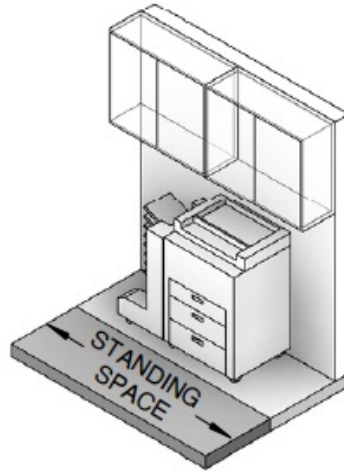
**Supervisors  
Console  
144SF  
CON3**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



**Copy / Alcove**  
**24 SF**  
**CPY1**

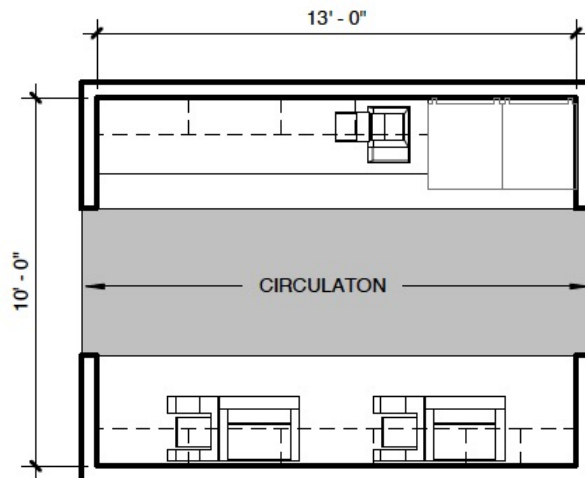
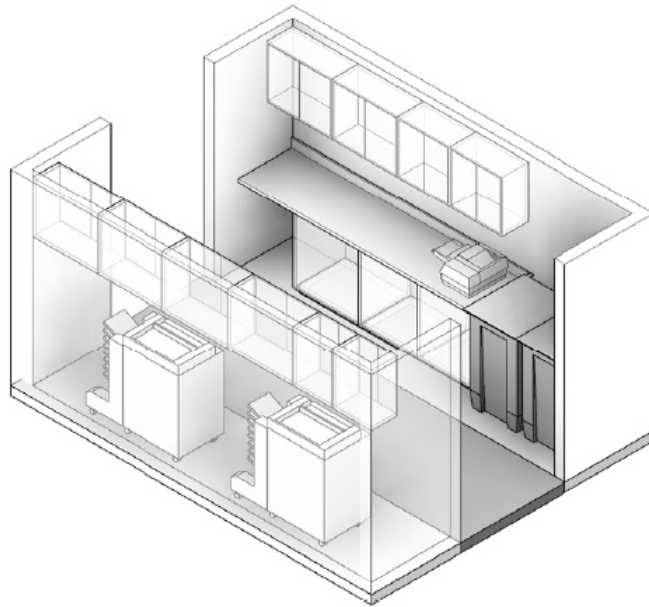


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## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



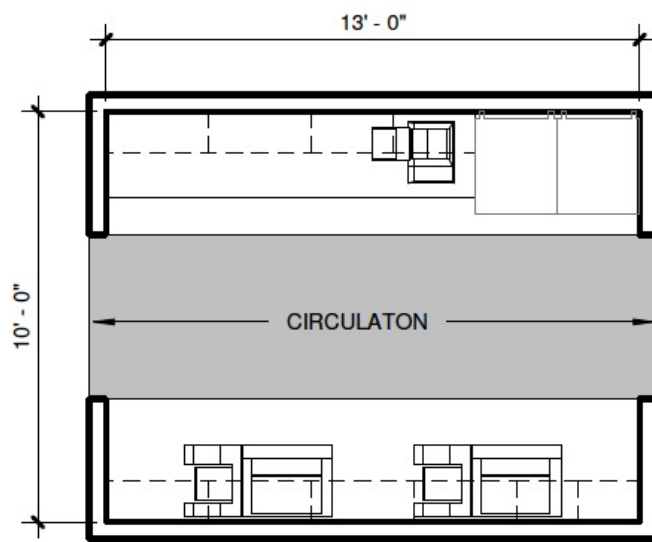
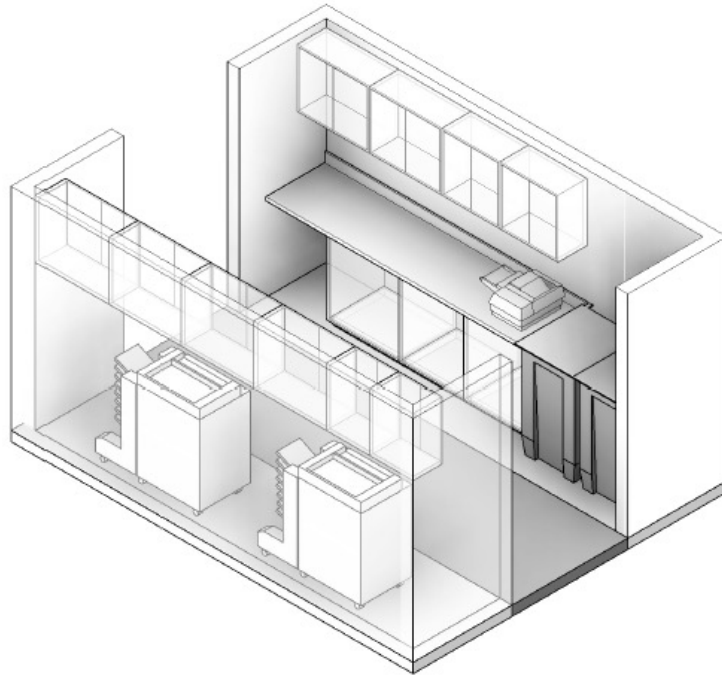
**Copy Workroom**  
**80SF**  
**CPY2**

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## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



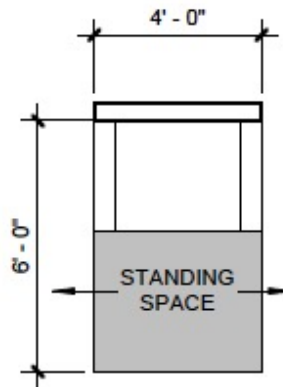
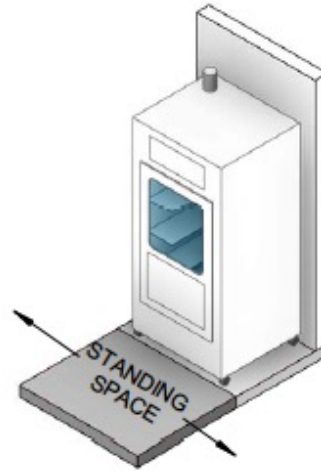
**Copy Workroom**  
**130SF**  
**CPY3**

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Space Standard Diagrams

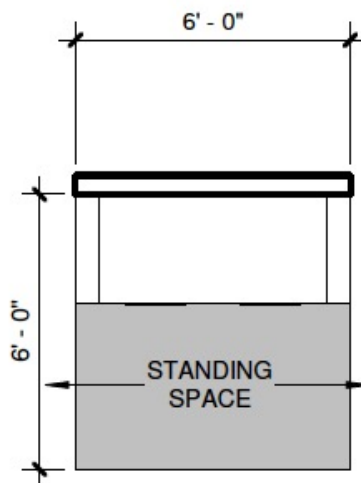
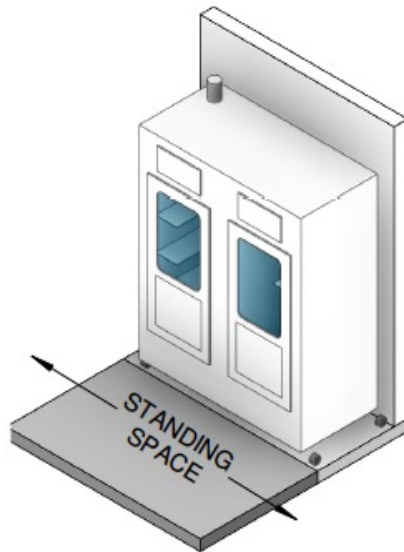


**Evidence  
Drying Cabinet  
24 SF  
DRY 1**

THE CITY OF BEAUMONT  
POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



**Evidence Drying Cabinet - Large**  
**36 SF**  
**DRY 2**

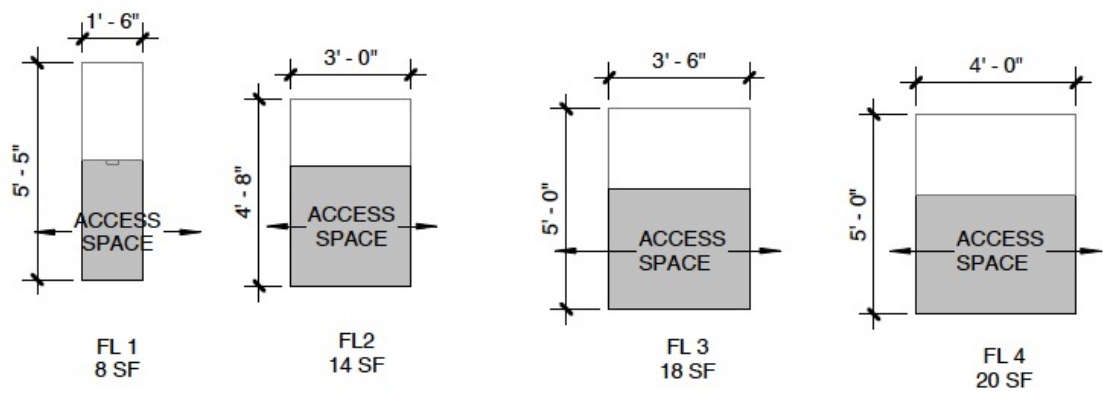
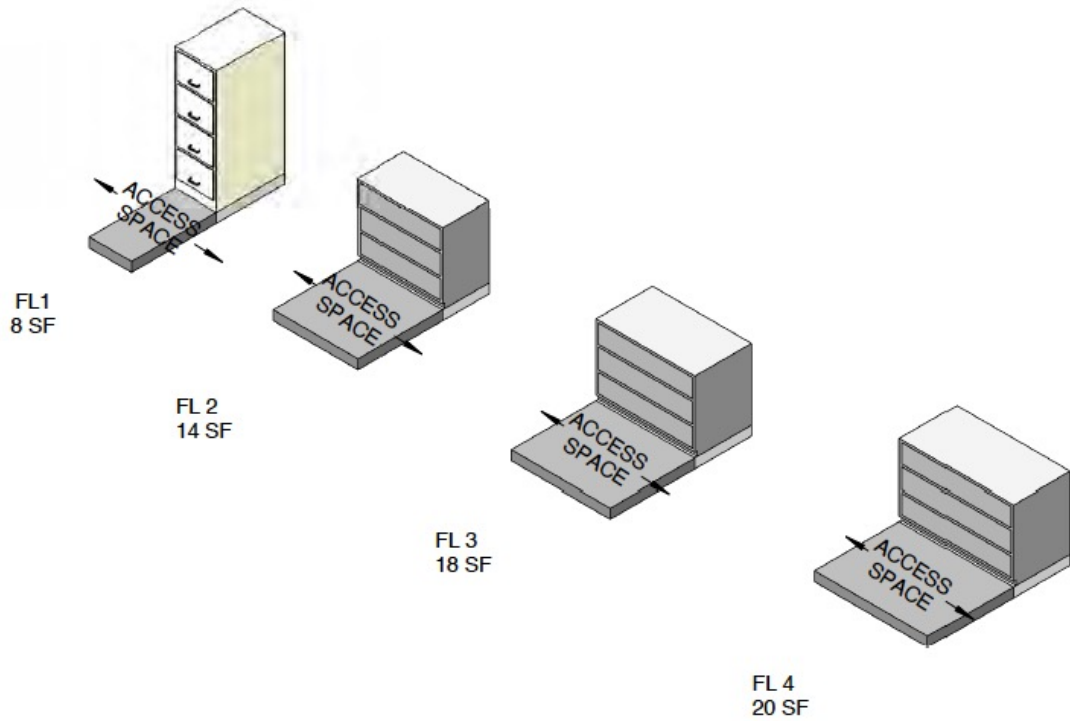


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Space Standard Diagrams



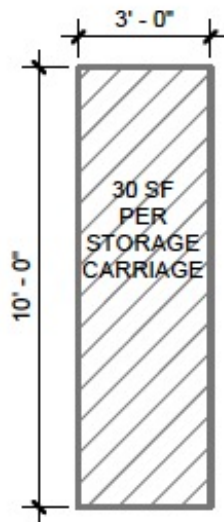
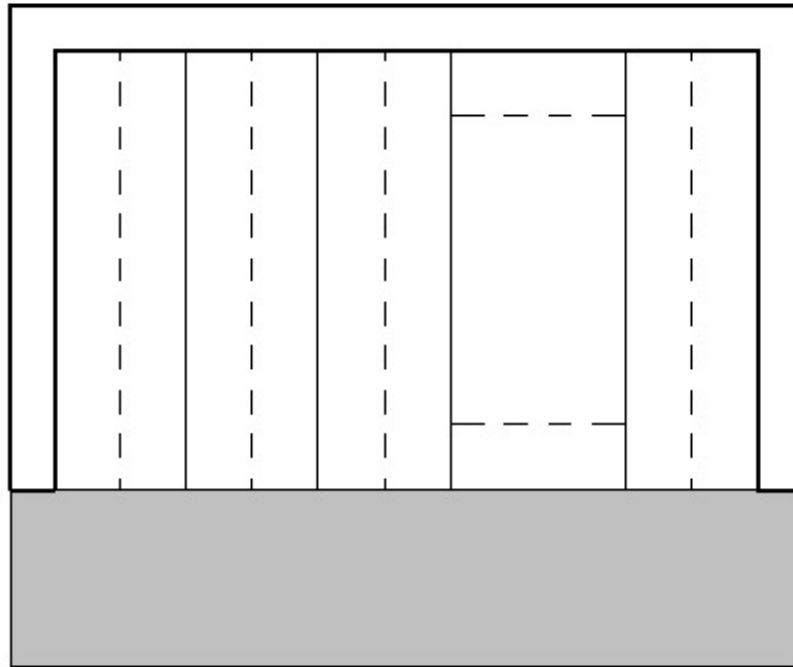
**Filing cabinets**  
Varies SF  
FL

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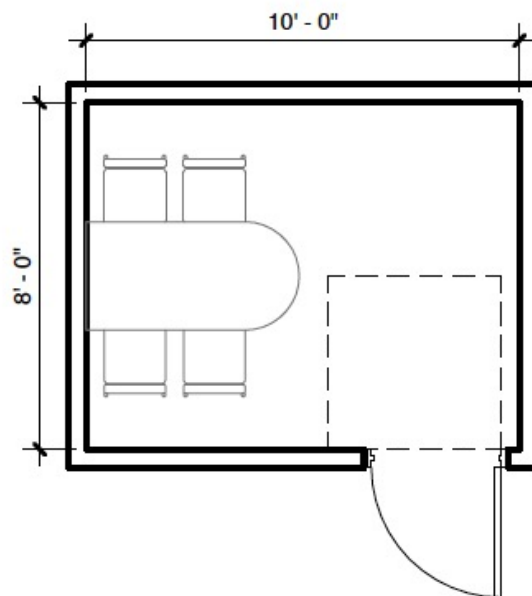
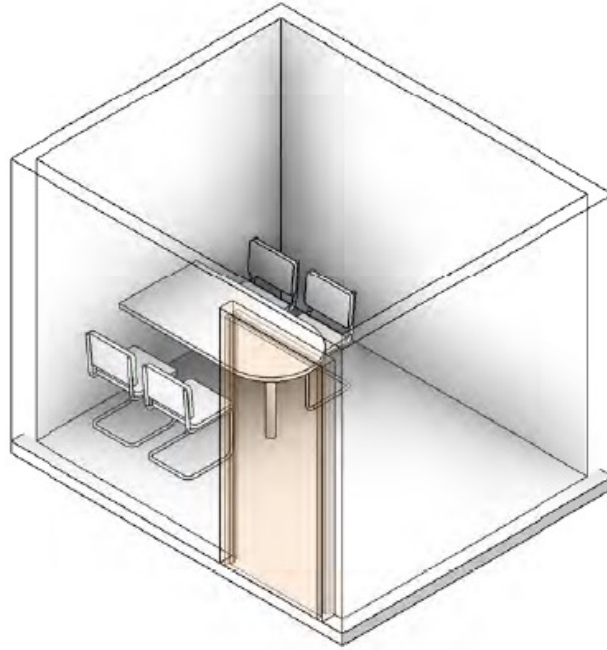
**High Density Files**  
**30 SF PER 3' X 10' carriage PLUS access**  
**100 SF**  
**HDFL**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



**Interview Room**  
**80 SF**  
**INT1**

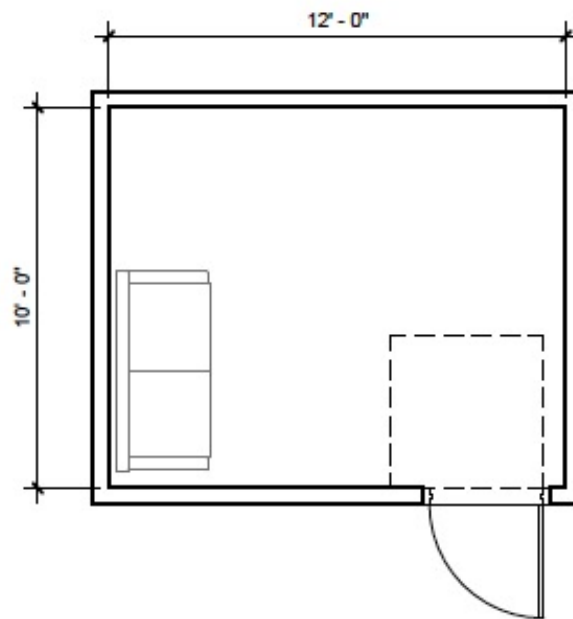
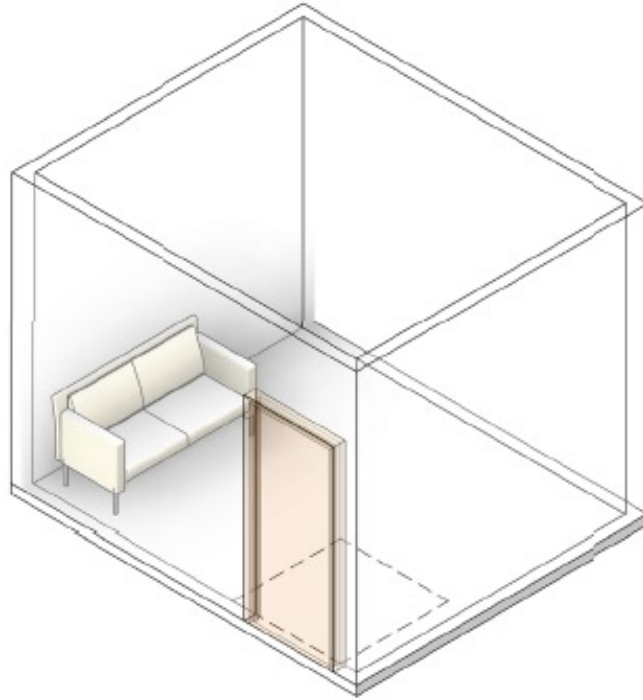


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Space Standard Diagrams

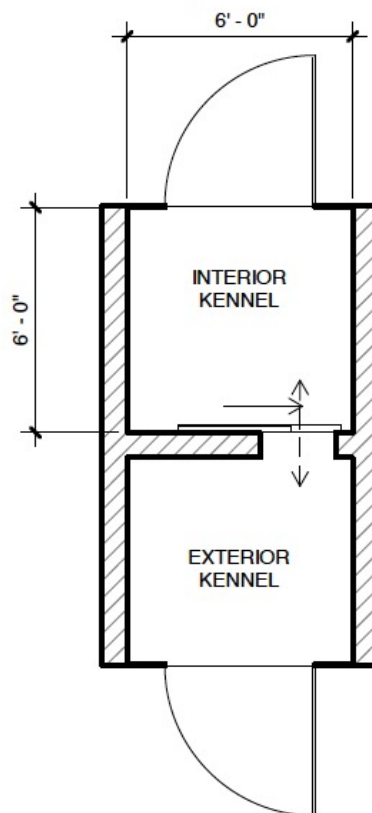
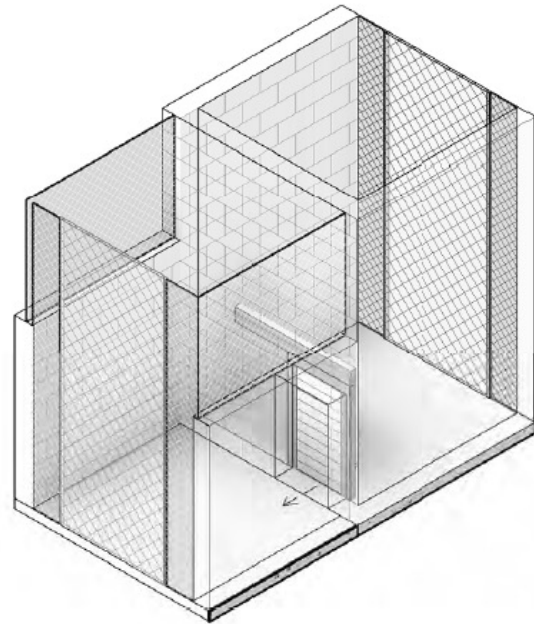


**Family and Child Room**  
**120 SF**  
**INT5**

THE CITY OF BEAUMONT  
POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams

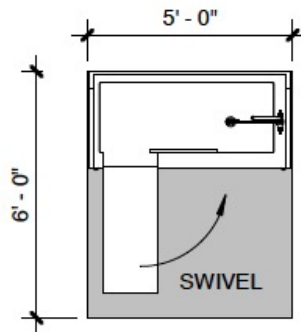
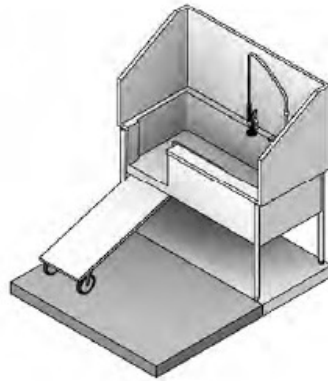


**K9 Kennel  
36 SF  
KEN**

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POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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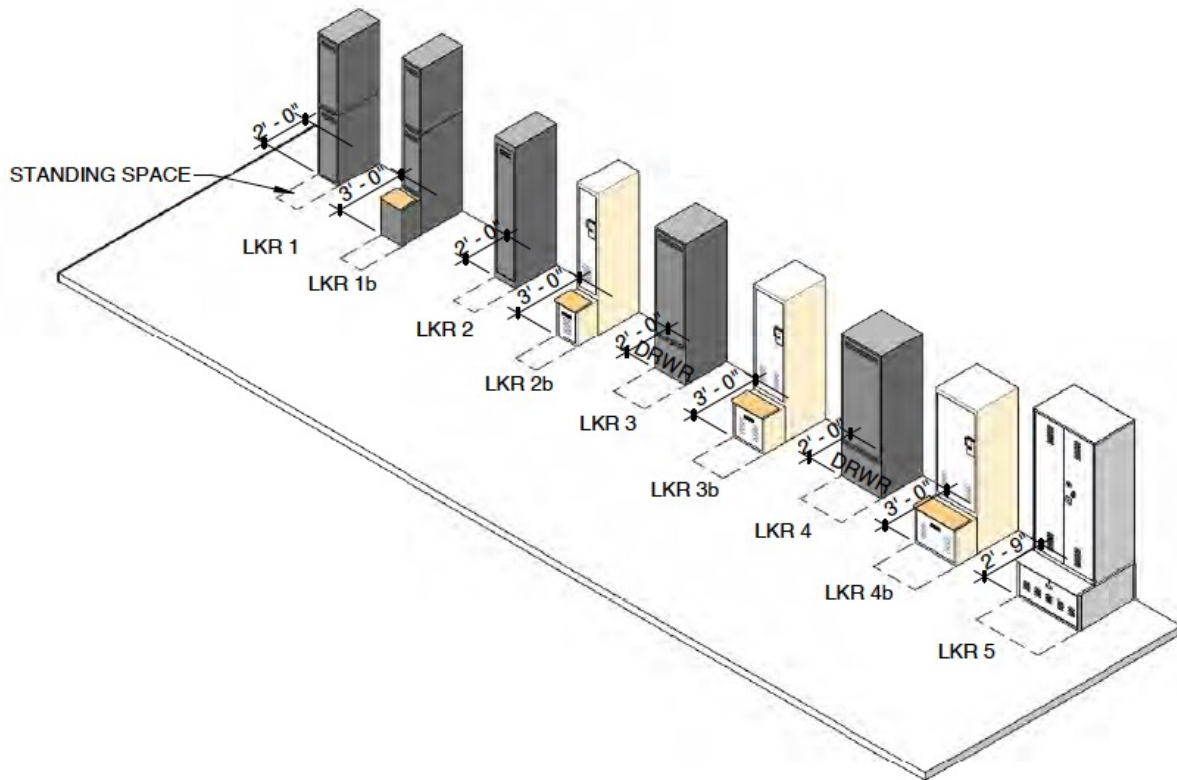


**K9 Tub with Swivel Ramp**  
**30 SF**  
**KTUB**

# THE CITY OF BEAUMONT POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



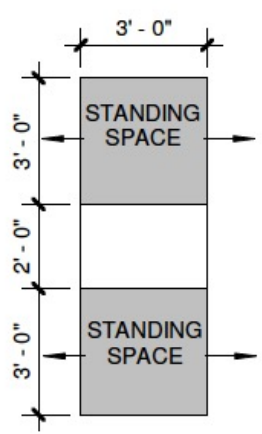
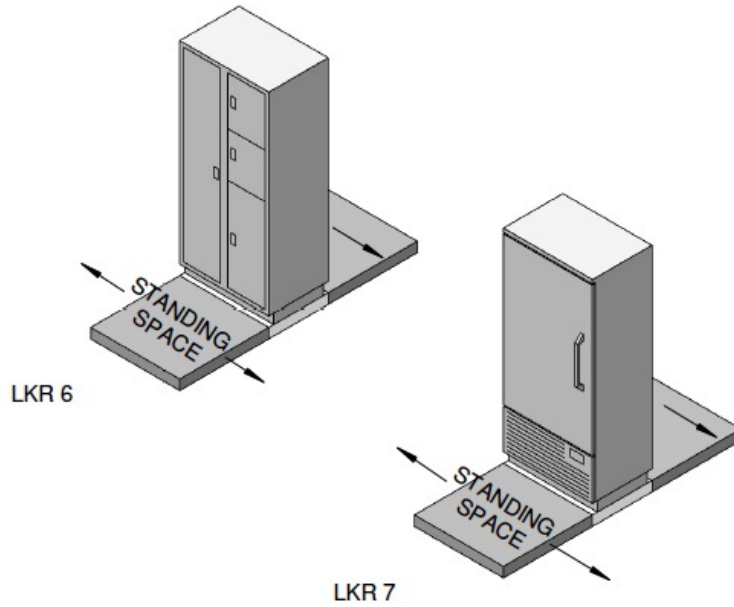
1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	2'-0"	3'-0"
2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
LKR 1	LKR 1b	LKR 2	LKR 2b	LKR 3	LKR 3b	LKR 4	LKR 4b	LKR 5
12"	12"	12"	12"	18"	18"	24"	24"	36"
2 - Tier	2 Tier	1 Tier	1 Tier	1 Tier	1 Tier	1 Tier	1 Tier	1 Tier
Locker	Locker	Locker	Locker	Locker	Locker	Locker	Locker	Locker
4 SF	w/bench 5 SF	4 SF	w/bench 5 SF	w/drwr 6 SF	w/bench 8 SF	w/drwr 8 SF	w/ bench 10 SF	w/bench 15 SF

# THE CITY OF BEAUMONT

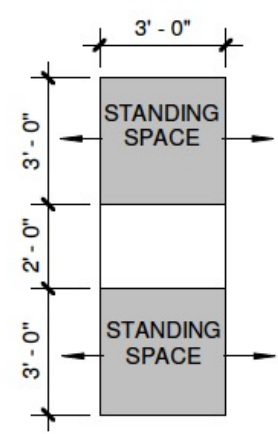
## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



LKR 6  
Evidence Locker  
24 SF



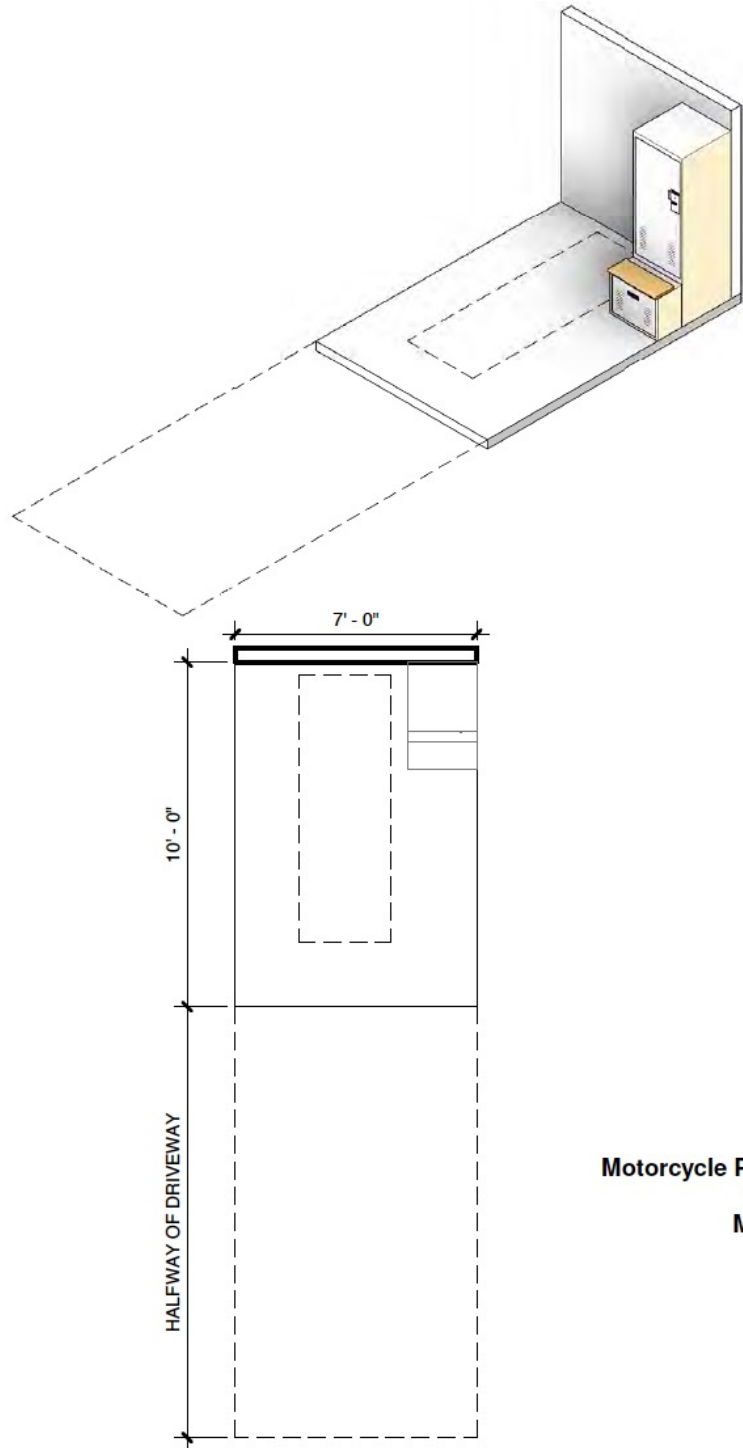
LKR 7  
Evidence  
Cooling  
Locker  
24 SF

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



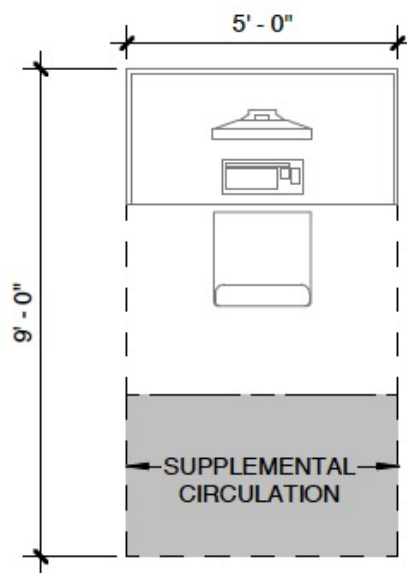
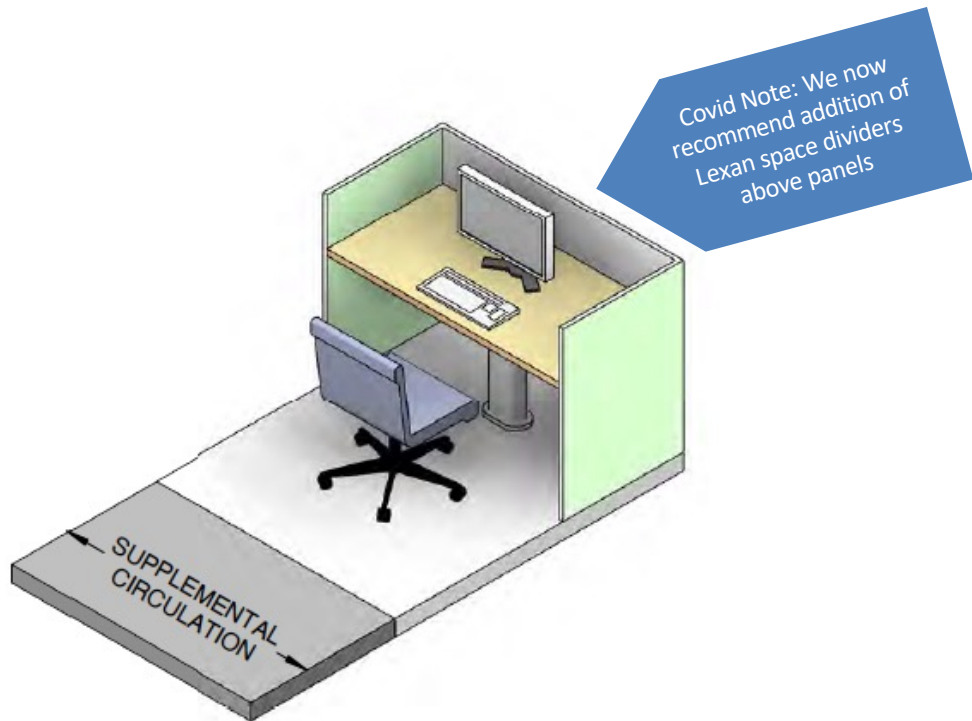
**Motorcycle Parking**  
158 SF  
MOTOR

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



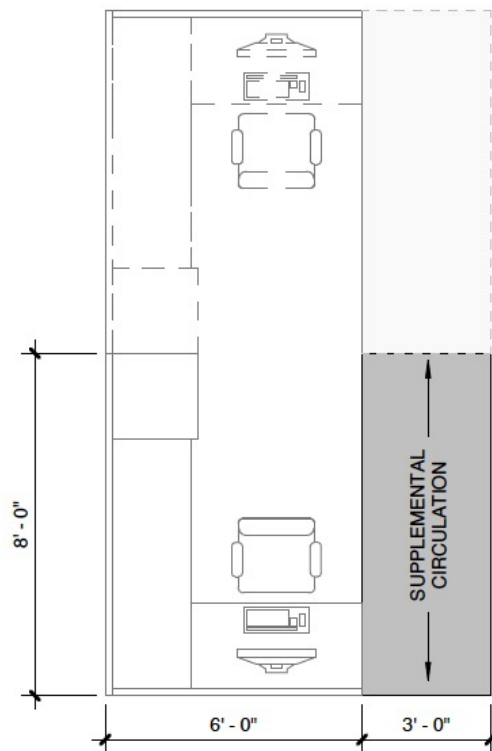
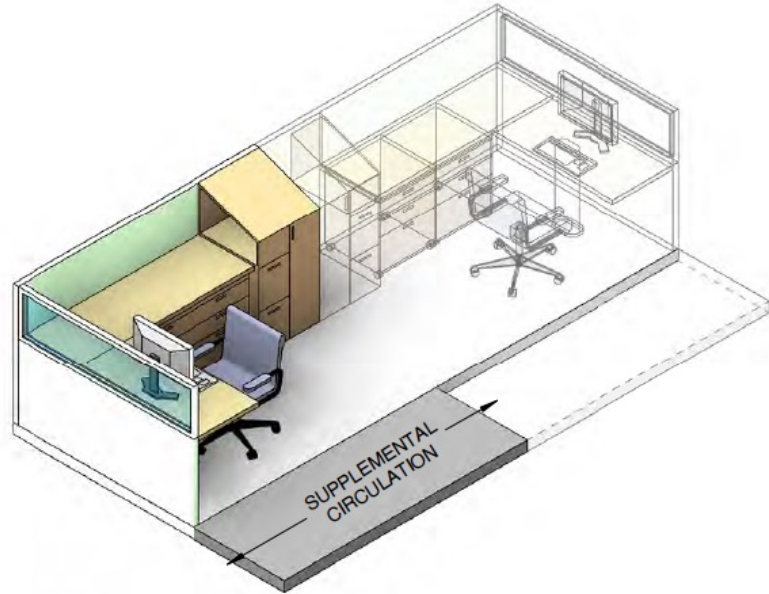
**Open Office  
Workstation  
45 SF  
OP1**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



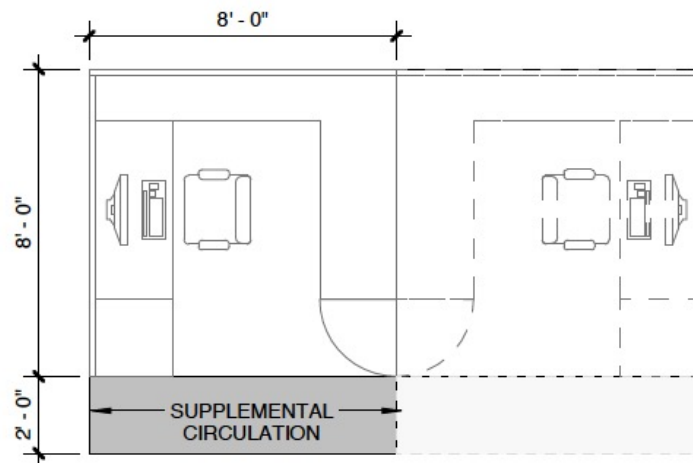
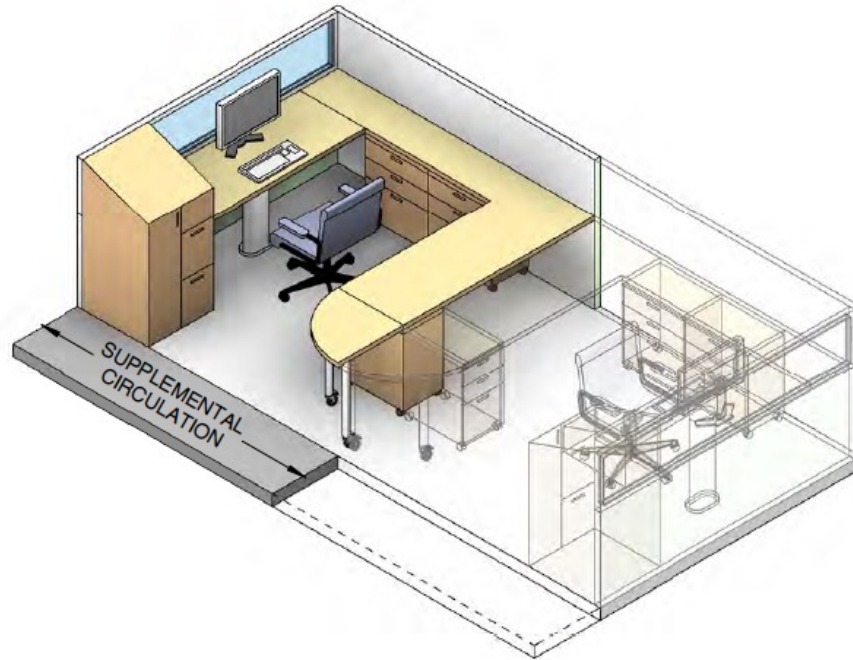
**Open Office  
Workstation  
72 SF  
OP3**



# THE CITY OF BEAUMONT POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



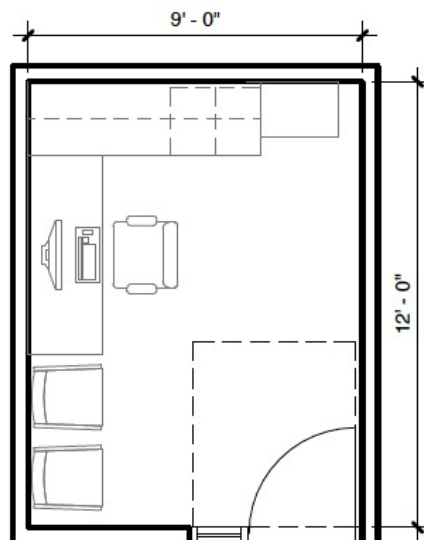
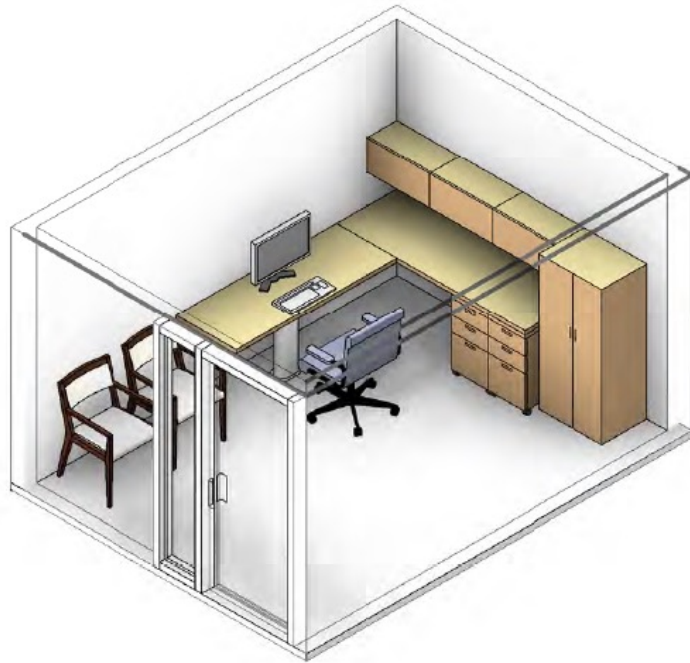
**Neighborhood  
Workstation  
80 SF  
OP4**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



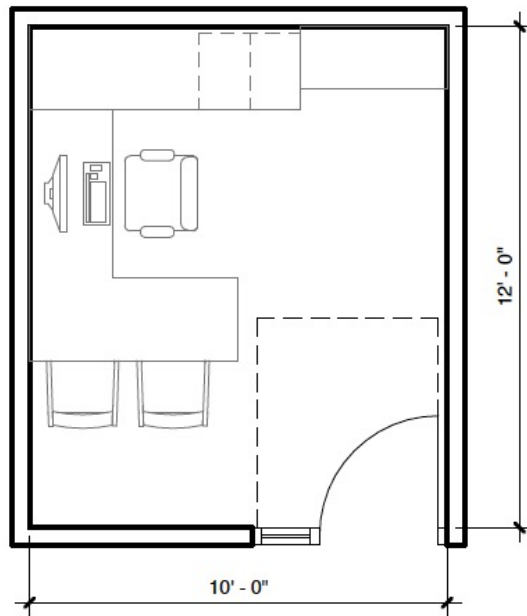
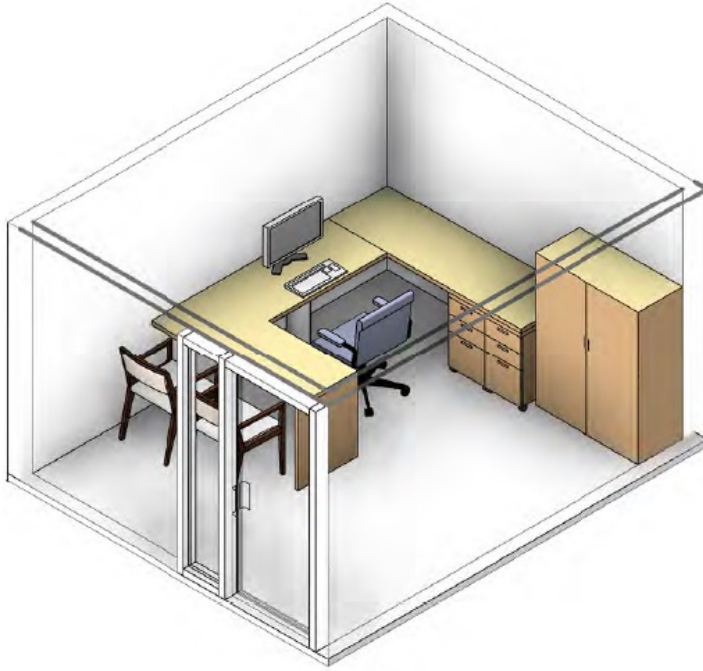
**Private Office**  
**108 SF**  
**PO1**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



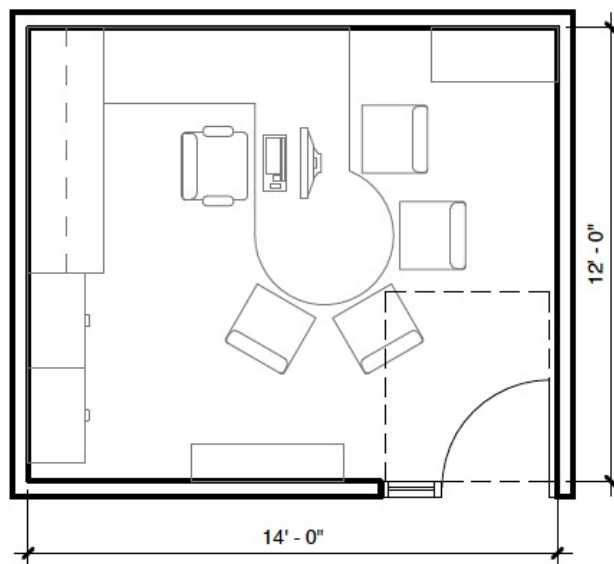
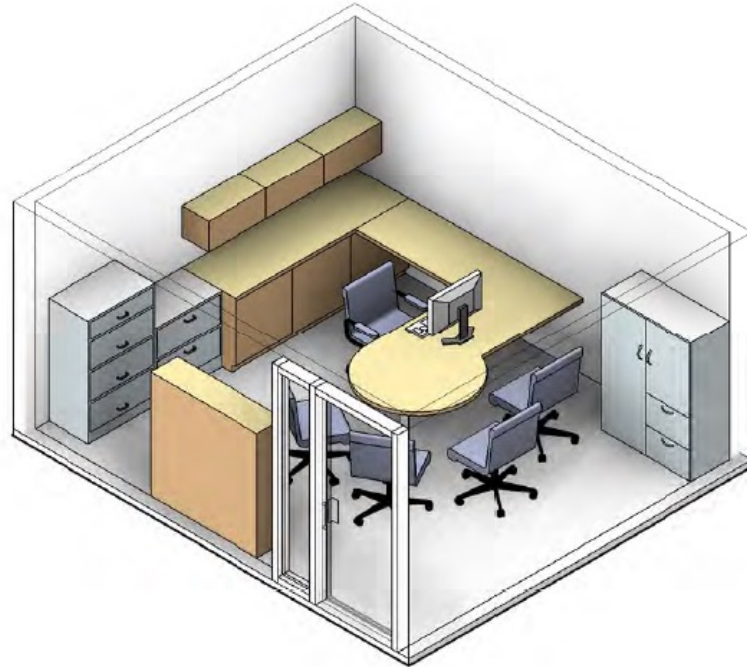
**Private Office**  
120 SF  
PO2

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



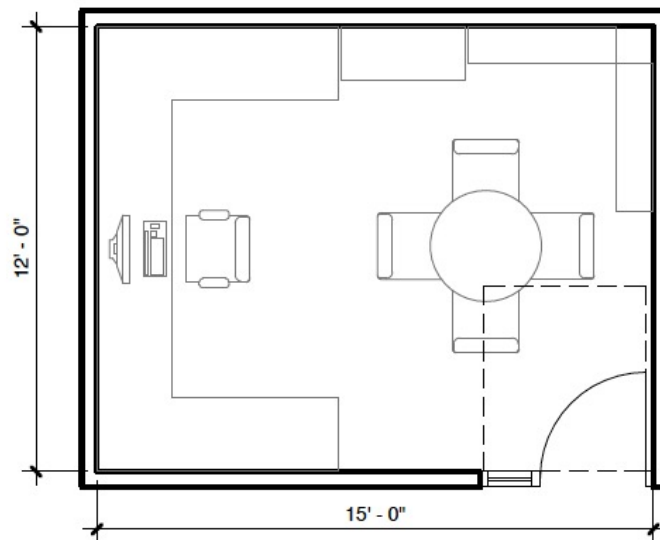
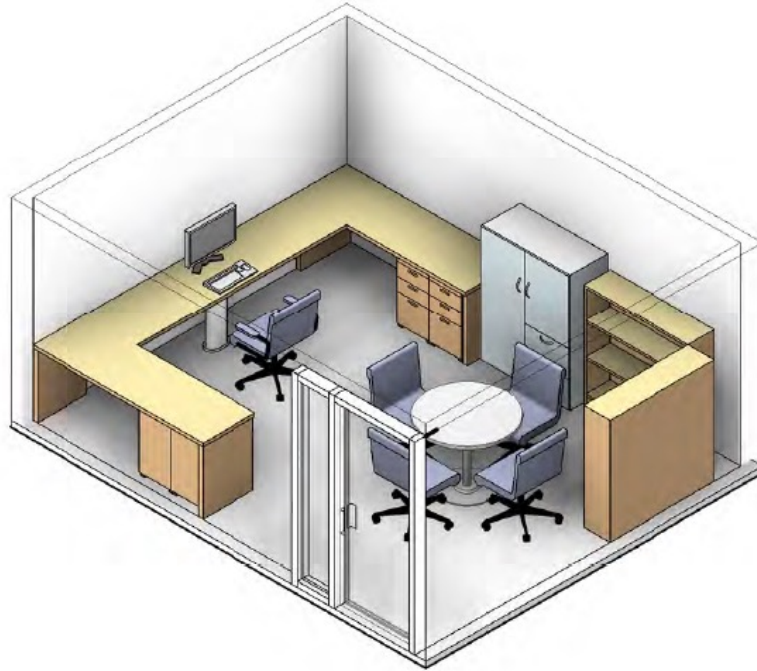
**Private Office**  
**168 SF**  
**PO3**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



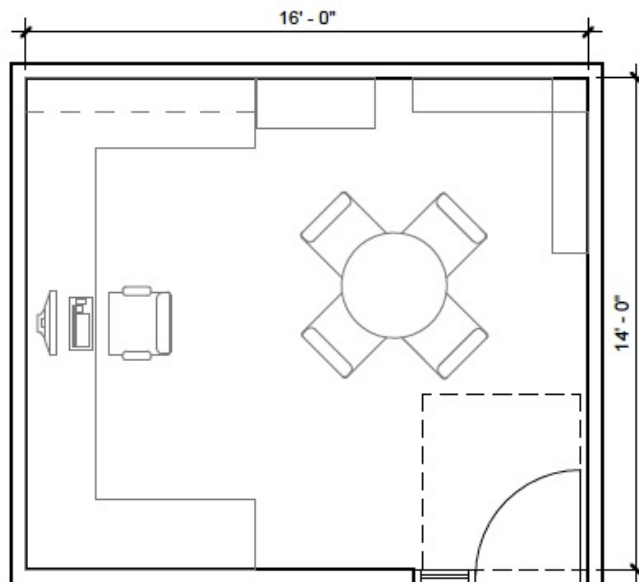
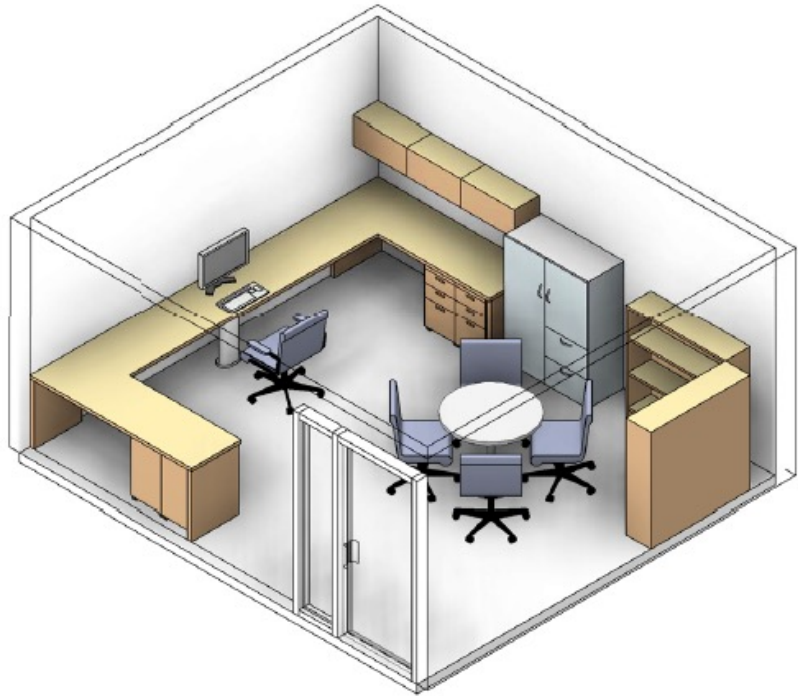
**Private Office**  
**180 SF**  
**PO4**

# THE CITY OF BEAUMONT

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Space Standard Diagrams



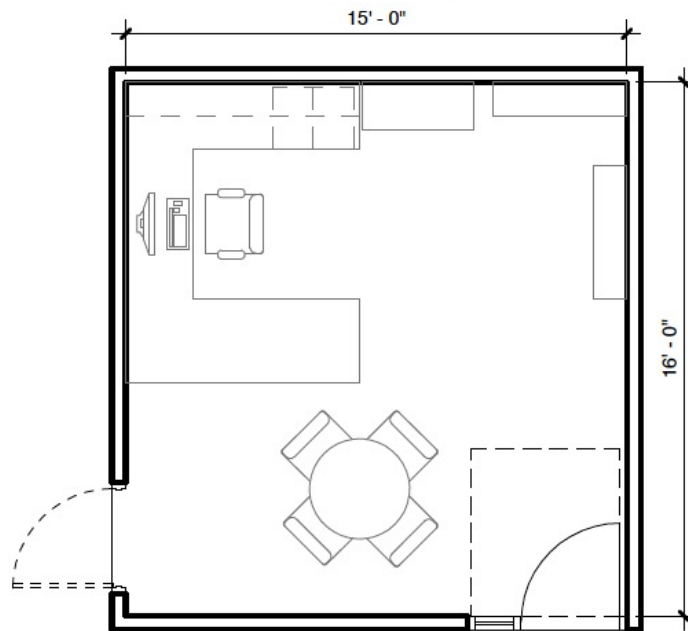
**Private Office**  
**224 SF**  
**PO5**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



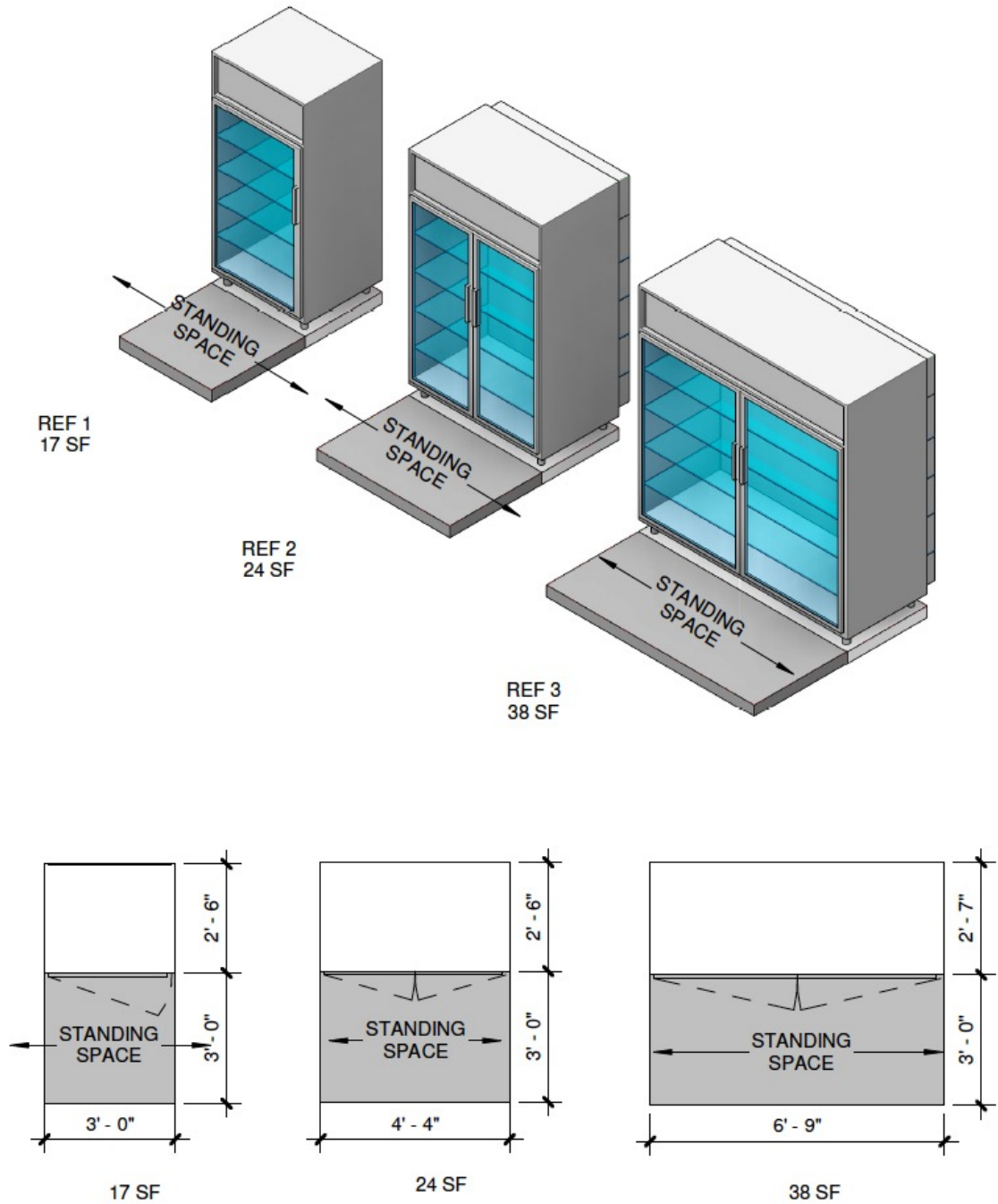
**Private Office**  
**240 SF**  
**PO6**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



**Refrigerator  
Varies SF  
REF**

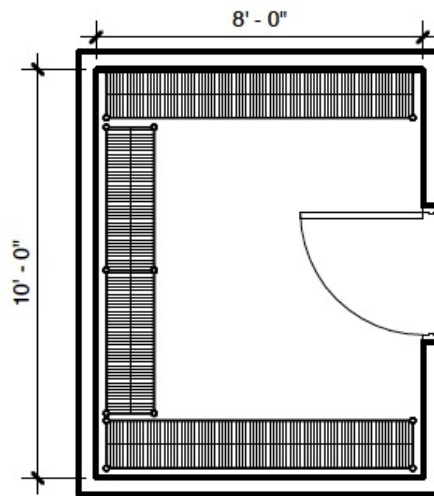
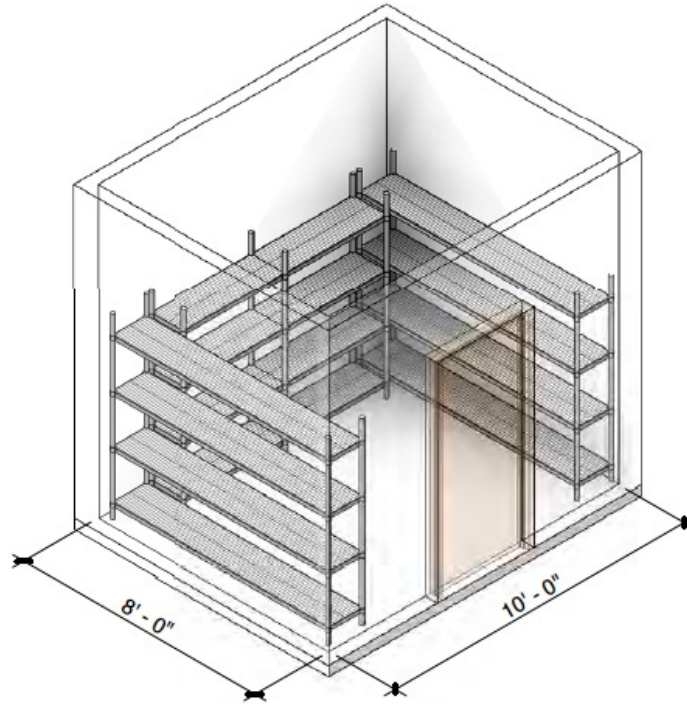


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## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams



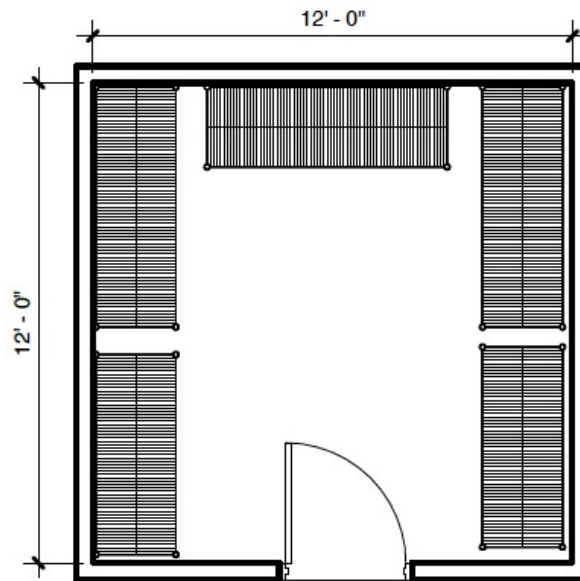
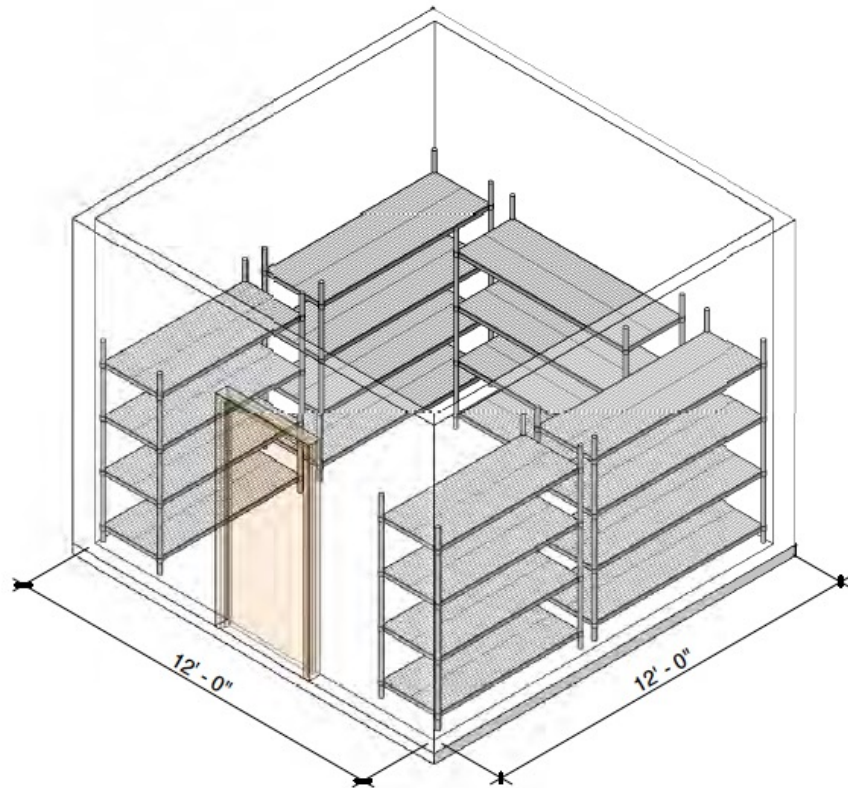
**Storage Room  
Standard  
80SF  
STOR 2**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

Draft January 6, 2022

Space Standard Diagrams

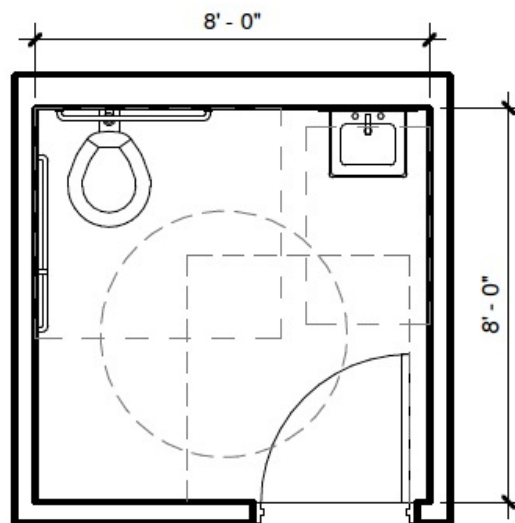
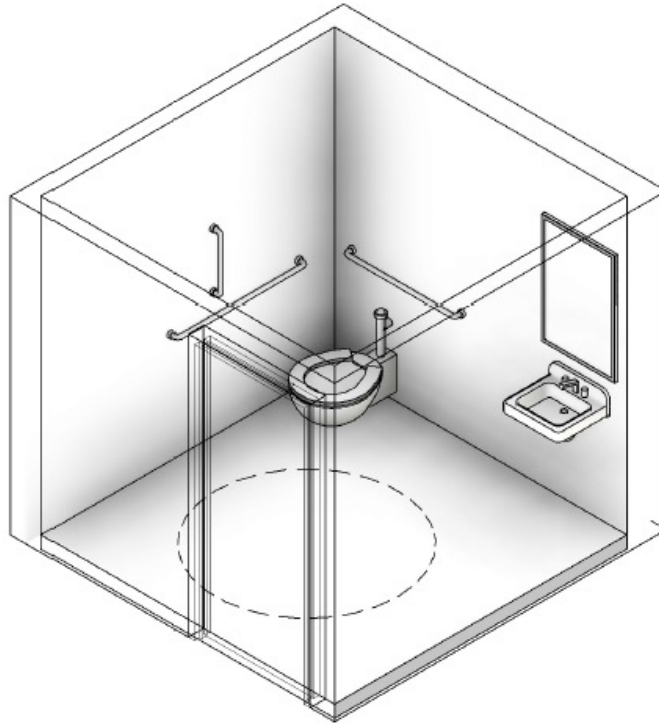


**Storage Room  
Large  
144 SF  
STOR 3**

THE CITY OF BEAUMONT  
POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



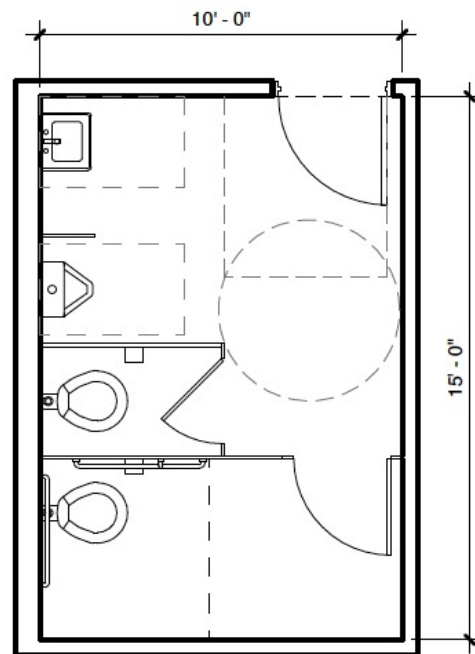
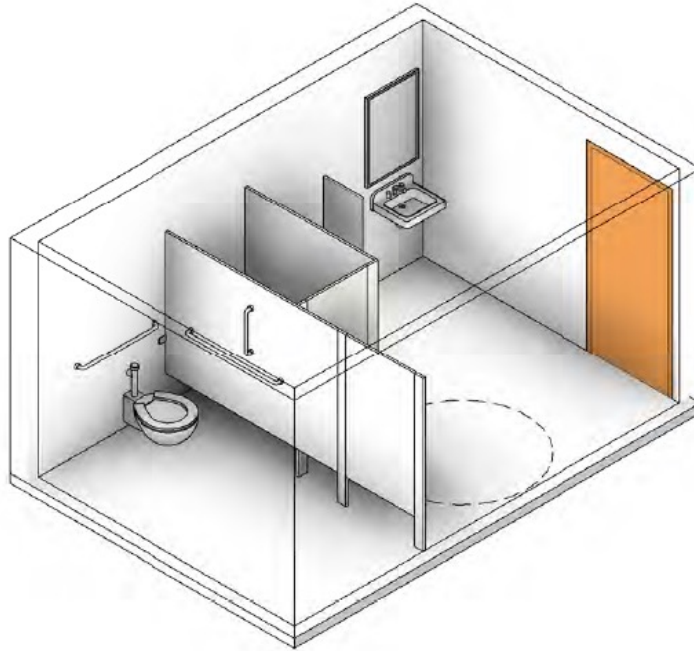
Toilet Room  
64 SF  
T1

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



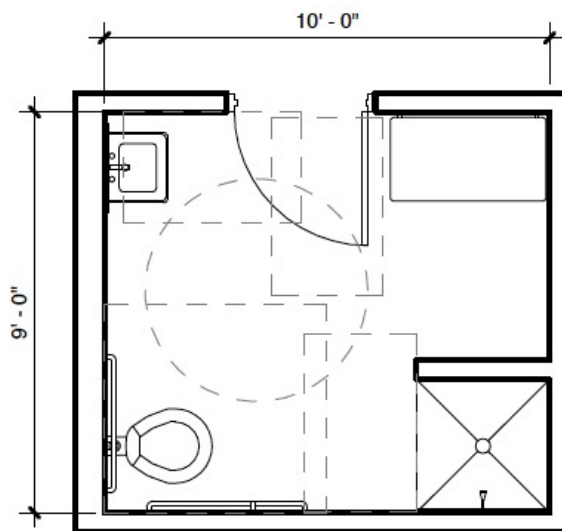
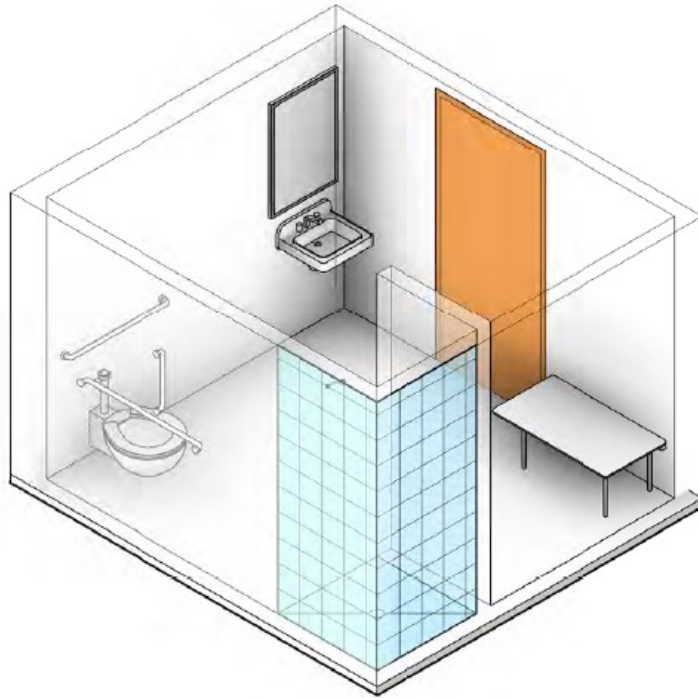
**Toilet Room**  
150 SF  
T2

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



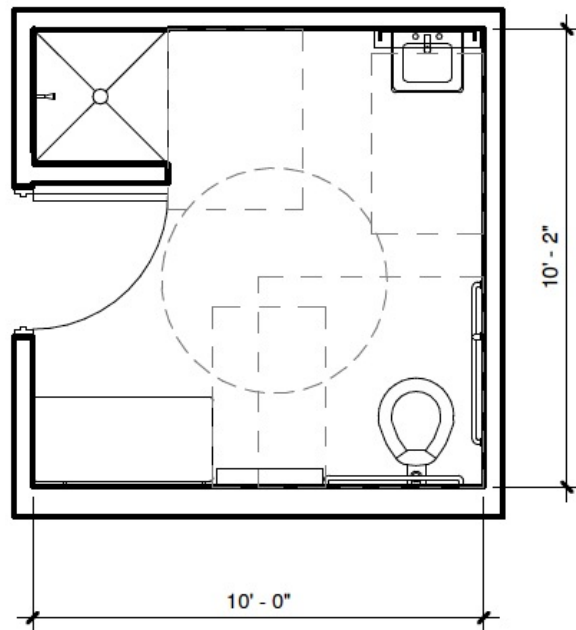
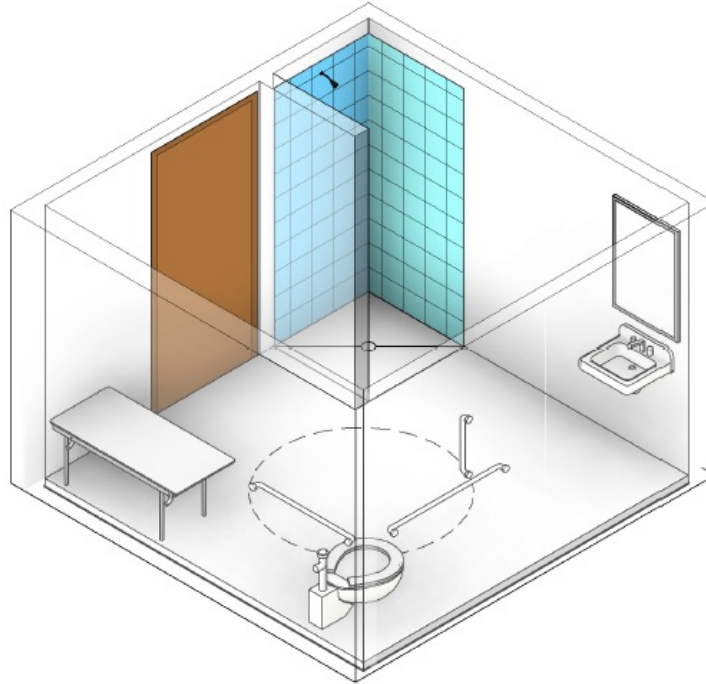
**Combination  
Toilet/Shower  
90 SF  
T4**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



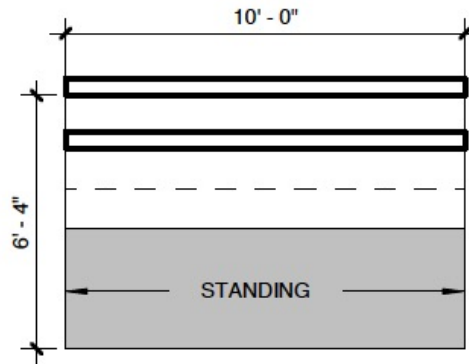
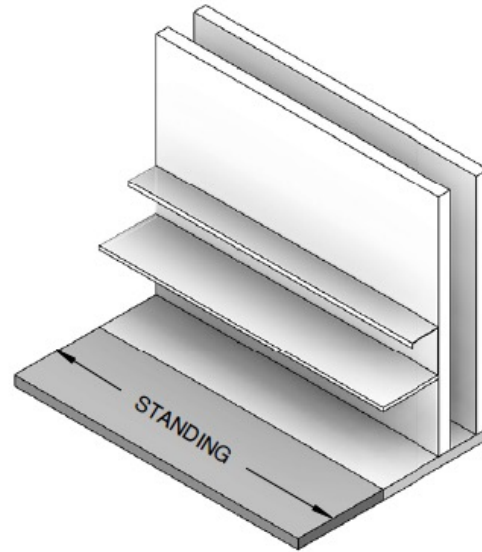
**California  
Toilet/Shower  
Room  
102 SF  
T5**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



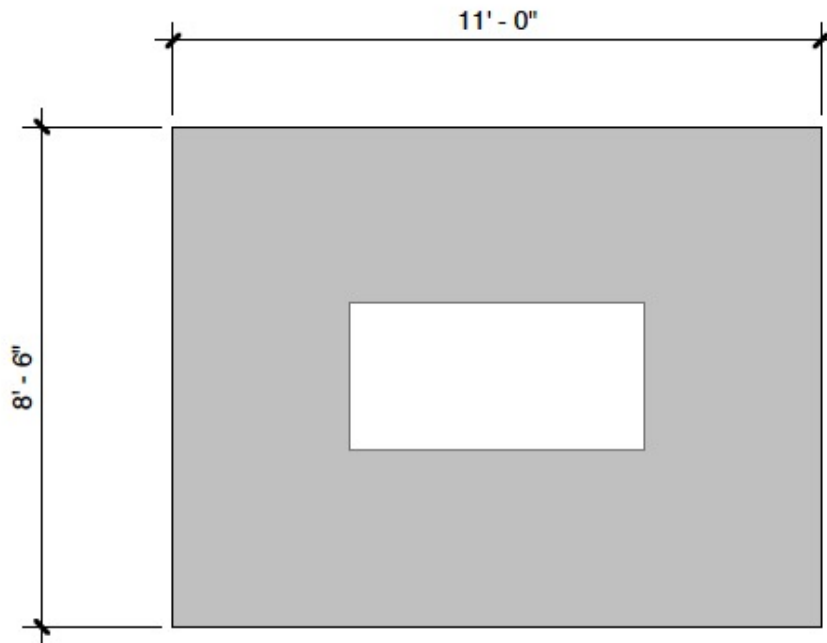
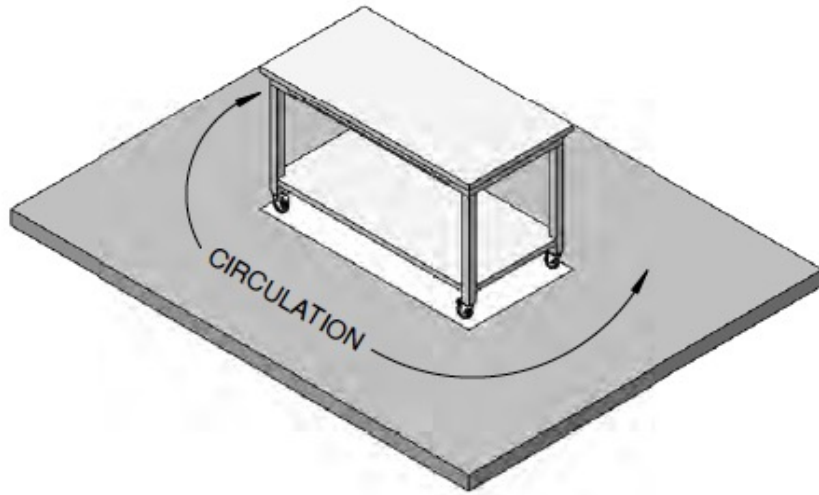
**Weapons Maint.**  
**63 SF**  
**WM**

# THE CITY OF BEAUMONT

## POLICE DEPARTMENT FACILITY SPACE NEEDS ASSESSMENT

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Space Standard Diagrams



**Work Table**  
**94 SF**  
**WTBL1**



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# BEAUMONT

POLICE DEPARTMENT