

Appendix C:

- 1) Example studies**
- 2) Example needs lists**
- 3) Executive summary of the Christner Inc. Report on Facility Planning**

Following is a sample list of studies that St. Louis County Staff has performed either in-house or through a consultant in order to determine the existing condition and future requirements of various categories of infrastructure.

- 2007 Status Report, St. Louis County Outdoor Warning Siren System; Captain Robert C. Young; March 15, 2007
- Feasibility Study Report, St. Louis County Police Department, Crime Laboratory; March; Burns and McDonnell; 2006
- Programmatic Analysis of Arterial Road System and the Effects of Delay, St. Louis County Arterial Road System, Summary Report; Crawford Bunte Brammeier; January 2004
- Saint Louis County Arterial Study, North Study Area, Capital Improvement Plan; Parsons Brinckerhoff Quade and Douglas, Inc; October 2002
- Saint Louis County Arterial Study, South Study Area, Capital Improvement Plan; Parsons Brinckerhoff Quade and Douglas, Inc.; December 2005
- Saint Louis County Government Facility Condition Assessment Reports; St. Louis County Public Works staff-Variou Years
- Saint Louis County Signalization Evaluation; Crawford Bunte Brammeier; September 2002
- Structural and Architectural Investigation of Building Envelope, 121 S. Meramec, World Trade Center Building; Siebold, Sydow and Elfanbaum; Henderson Group; December 13, 1995
- Structural Review of 121. S. Meramec Garage/Building; Tom Heinze; July 11, 2007

The needs identified in these reports coupled with the needs identified by staff and the public are reviewed and prioritized. Priority is based on multiple key factors aimed at assessing the viability, functionality, and safety of the infrastructure component.

Facility Programming

December 20, 2007

Powers Bowersox Associates Inc.
Planners, Family Courts

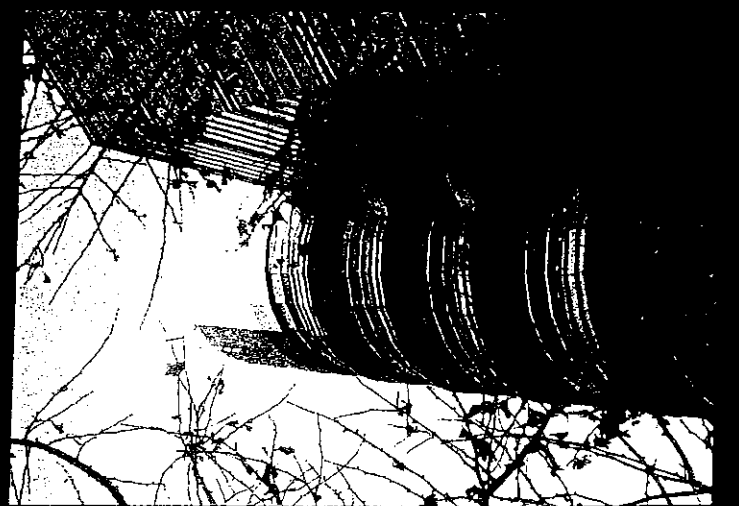
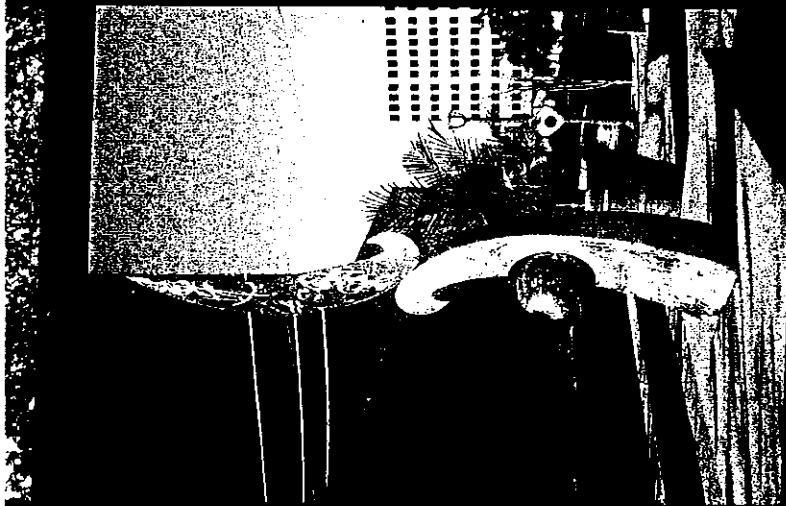
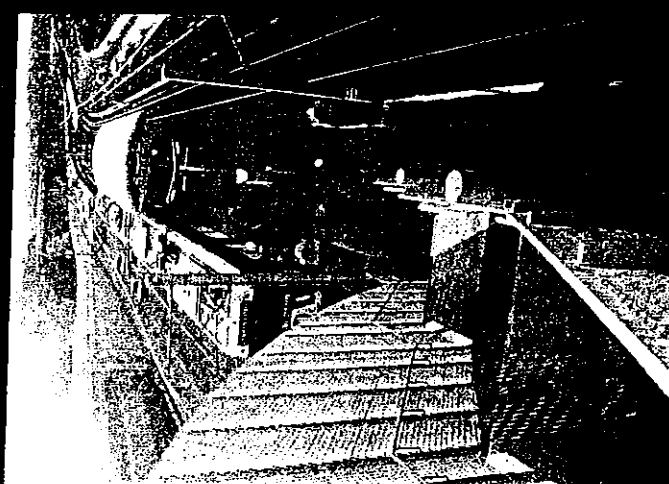
Kwame Building Group, Inc.
Cost Estimating

Steinmann Facility Development Consultants
Government Facility Consulting

Gateway Commercial LLC
Real Estate Advisers

 **CHRISTNER**

7711 Bonhomme Avenue
St. Louis, MO 63105
314.725.2927



Executive Summary

Christner was retained by the St. Louis County Economic Council to prepare a master plan study focusing on the following existing facilities:

- *Family Courts Facility, 501 S. Brentwood Blvd.*
- *121 S. Meramec Avenue office building*

The final Master Plan is developed around two priorities:

1. *Relocate the Family Courts facility into Clayton adjacent to Courts Building.*
2. *Relocate County departments out of 111 and 121 South Meramec to allow demolition of those buildings.*

The purpose of the master plan study is to evaluate the existing condition of the facilities listed above from a physical and functional standpoint, and develop strategies for alternative accommodations of St. Louis County departments currently at those locations, including schedules and cost estimates. The findings of the report, to develop Site A as commercial property, sell the Brentwood Blvd. property, and to develop Site B (the site currently occupied by 111 & 121 S. Meramec) for the Family Courts facility, will create the highest and best, tax-producing use of two valuable properties (Site A & the Brentwood Blvd. site), while using the less valuable property (Site B) for ongoing government use. This will create jobs and investment by spurring development on all three sites.

Christner evaluated facilities for the following St. Louis County departments:

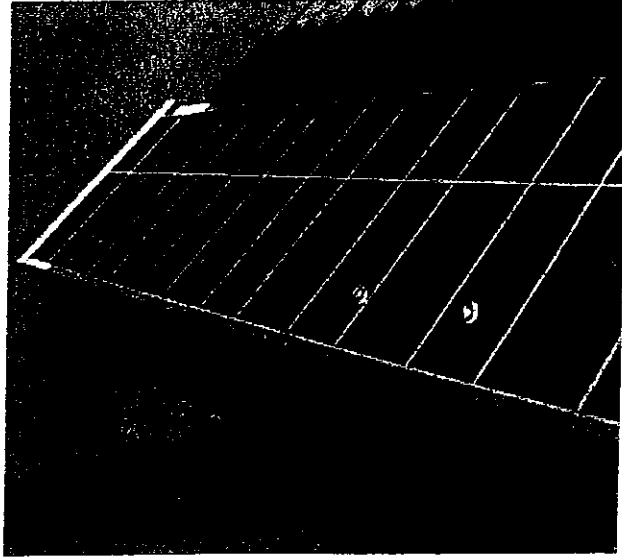
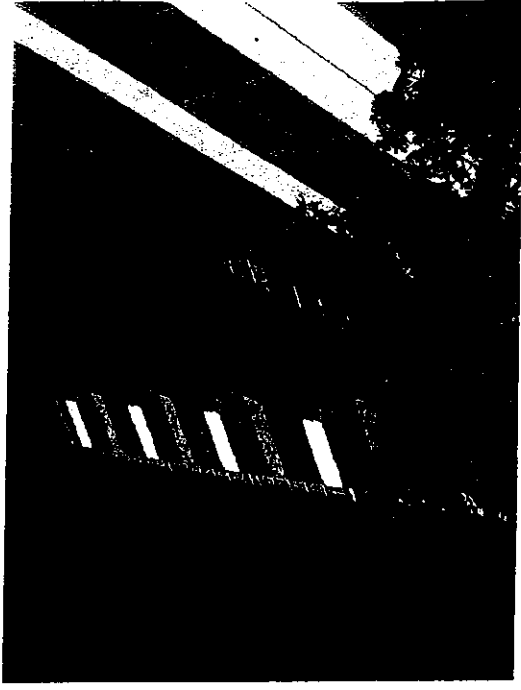
- *St. Louis County Economic Council/ World Trade Center*
- *Highway & Traffic/ Public Works*
- *Human Services*
- *Administration Department (IT, Rejis, Procurement, Personnel)*
- *Health*
- *Police – Crime Lab*
- *Planning/ Community Development*
- *Parks (Grounds Maintenance)*
- *Family Courts Facility/ Family Courts functions in Courts Building*



Executive Summary

Christner assembled the following team for the study:

- Powers Bowersox Associates Inc. – Planners, Family Courts
- Kwame Building Group, Inc. – Cost Estimating
- Steinmann Facility Development Consultants – Government Facility Consulting
- Gateway Commercial LLC – Real Estate Advisers



Summary Findings:

1. St. Louis County should vacate the properties at 111 and 121 S. Meramec Avenue. The buildings have serious seismic vulnerability, do not comply with current building, life safety and ADA codes, contain asbestos and have significant deferred maintenance problems that results in high maintenance costs. Renovation estimates exceed replacement cost.
2. "Site A" is the parking lot to the north of the Justice Center. It should be made available for private commercial office development. The County should anticipate capturing approximately 50,000 SF in this facility for office space.

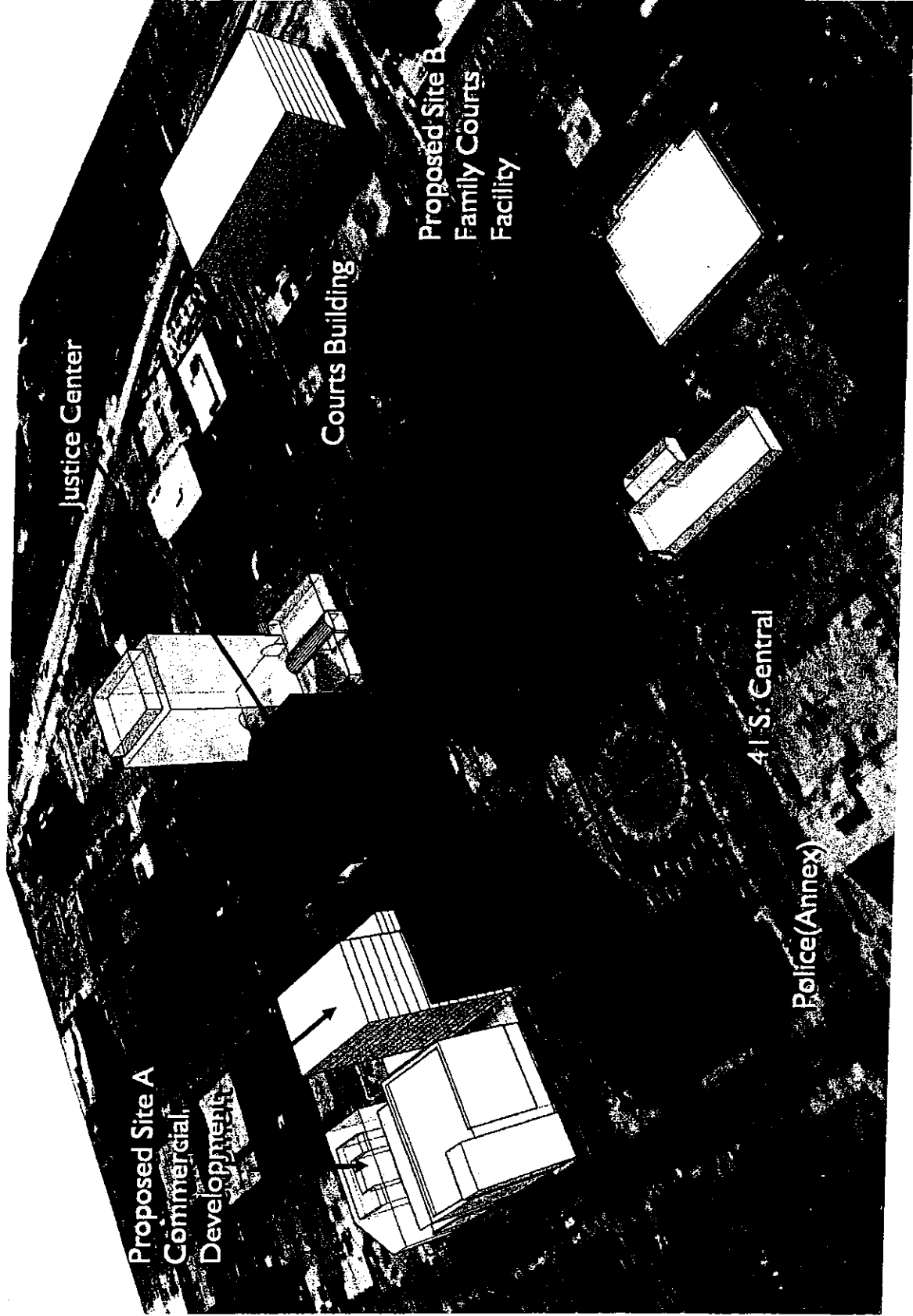
Executive Summary

Summary Findings (con't):

3. Because of the conditions of the 111 and 121 S. Meramec buildings and desired operational considerations, there is a compelling need to relocate the following departments currently housed in Clayton. Refer to the schedule on Page 12 for the sequence of steps involved in the project.
 - a. The Health Department plans to relocate to the Murphy Medical Center campus in North County in order to provide better service to their client base. Vital Records will remain in downtown Clayton.
 - b. The Highways & Traffic/ Public Works department will combine groups from 121 S. Meramec and 41 S. Central Ave. to office space on Site A.
 - c. Administration departments in 111/ 121 will move to 41 S. Central.
 - d. Rejis Computer Room will relocate to the Annex.
 - e. Crime Lab will be moved to the Annex.
 - f. Human Services will occupy part of the new Family Courts facility.
 - g. The Family Courts should become part of the downtown Clayton Justice complex (Justice Center, Courts Building). This function will move from its current location on Brentwood Blvd.
 - h. The County Economic Council and World Trade Center will move to office space on Site A.
 - i. Crime Lab vehicle processing will relocate to the Courts Building Concourse.
 - j. Parks Maintenance shop is planned to move to the Courts Building Concourse.
 - k. Public Works shops will relocate to the Annex Concourse/ Basement.



Options: Family Court Facility - Site B South Meramec

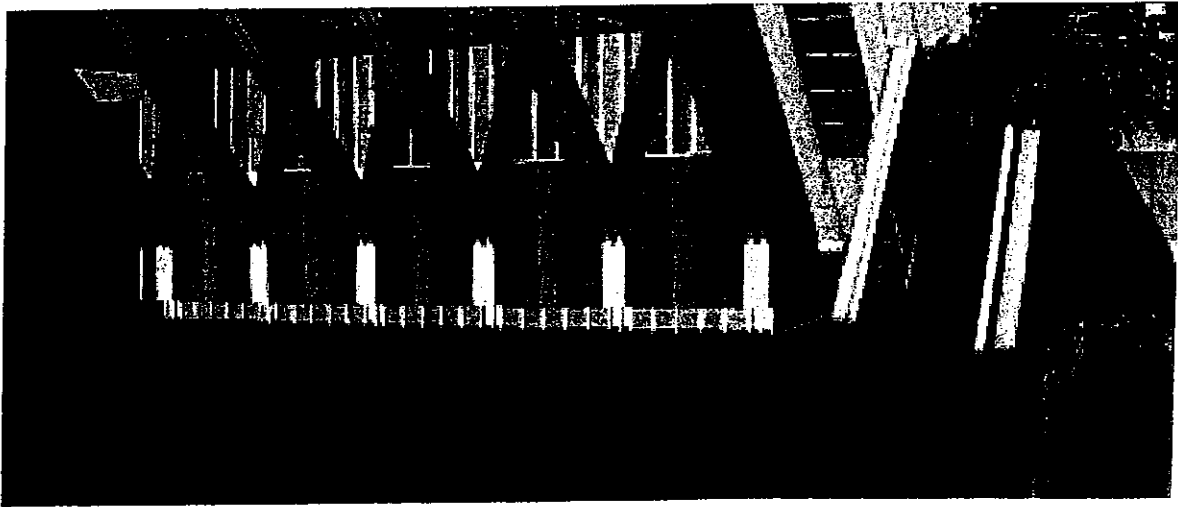


Executive Summary

Summary Findings (con't):

5. Site B (the site currently occupied by 111 & 121 S. Meramec) is recommended as the location to develop a new Family Courts facility. This option could be enhanced by the purchase of 8000 Carondelet and 107 S. Meramec. Site B was evaluated along with Site A and found to have the following advantages:
 - a. Improved access to the Courts
 - b. Distinct identity
 - c. Preferred parking access
 - d. Creates a center of gravity for the Government Center Complex around the existing plaza.

A separate appendix includes three reports prepared for the study, as well as all back-up information (programming documents, site assessments, real estate valuations, site diagrams, zoning information, cost estimates) used to develop the report findings.



Executive Summary

Christner Study Timeline:

- *June 2007* – Christner and PBA conduct programming interviews with St. Louis County departments located in 501 S. Brentwood (Family Courts facility), Courts Building (Family Courts functions), 111 S. Meramec and 121 S. Meramec Ave.
- *July 2007* – Options Phase report submitted, identifying options for Family Courts, Administrative space and Police functions. Recommendation made to vacate the 111 & 121 S. Meramec buildings; replace or renovate the 501 S. Brentwood facility; and move some functions into under-utilized space in the Annex building and vacated space in the Administration Building. Scenarios developed for Site A (Central/ Carondelet) and Site B (S. Meramec)
- *August 2007* – Interim report to St. Louis County providing detail on property valuations; existing building assessments; zoning of Site A; programming findings for Administrative and Family Courts functions; diagrams for Site A and Site B; cost estimates for Family Courts, Administrative offices and Police functions; recommendation to relocate the Health Department to a site outside of Clayton in St. Louis County.
- *August 2007* – Final Options Review presentation to St. Louis County. Detailed summaries of Option A and Option B site proposals, including property valuation, existing facility assessment, program requirements, construction cost estimates and phasing schedules.

