

Minneapolis Police Department – Supplemental Observations

MINNEAPOLIS POLICE DEPARTMENT (MPD) - SUPPLEMENTAL OBSERVATIONS

October 24, 2023



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LIFE OF
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BUILDING

Minneapolis Police Department – Supplemental Observations

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1. Background

This **Supplemental Observations** document is being provided to Minneapolis Police Department (MPD) as an additional resource prior to completion of the Facility Condition Assessment (FCA) deliverables, as defined in the McKinstry Agreement with MPD.

Per discussions that McKinstry had with MPD Staff on October 11, 2023, the observations in this document have been segregated from the FCA as they were largely deemed outside of the scope of the FCA work effort, yet important to highlight based on feedback/discussions/observations obtained during the on site FCA evaluations performed by McKinstry between the dates of 9/25/2023 and 10/19/2023.

By providing this documentation to MPD, it is McKinstry's understanding that this information could potentially be used to help inform Space Need requirements and/or address some immediate safety concerns (e.g., power strips that are being used near showers). This documentation is intended to inform MPD/others of items and concerns that could require further action, evaluation, design, correction or additions that are outside the current FCA Scope.

General comments:

1. There was a common theme from many on site Staff expressing concern for security within their respective facility(s), due to on site Staff's knowledge/experience of the incident at Precinct #3 in the Spring of 2020.
2. The comments expressed by on site Staff were given voluntarily to McKinstry Staff and aren't intended to be an exhaustive list of concerns/comments for each facility. McKinstry made every attempt to capture the "spirit of intent" of the individual(s) feedback in this document.
3. In addition to feedback received by on site Staff, this document provides general observations and in some cases recommendations by McKinstry Staff.

McKinstry is providing this document only/directly to MPD with the understanding that MPD will utilize/distribute the information as they deem necessary.

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2. Police Facilities

EMERGENCY OPERATIONS & TRAINING FACILITY (EOTF) (MPD OCCUPIED SPACES)

Facility Number: 024
Facility Address: 25 37th Ave NE, Minneapolis, MN 55421
Year Constructed: 2010
Size (SF): 21,366
Date(s) of On Site Evaluation: 10/10/2023

Supplemental Observations/Feedback

On Site Staff indicated that due to the potentially sensitive nature of material displayed on monitors/screens in Rm 131 SRC (the 'Pit') that the interior window in Rm 128 Conference Room and Rm 131 SRC (the 'Pit') needs to be eliminated (despite the existing vertical blinds).

13.37

There are no fire extinguishers located in Rm 131 – SRC (the 'Pit'). It is recommended that one (1) additional appropriately sized/type of fire extinguisher be added to this space.

Photos:



Interior Window that Staff Would like Removed





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POLICE PRECINCT #1

Facility Number: 101
Facility Address: 19 North 4th Street, Minneapolis, MN 55401
Year Constructed: 1902
Size (SF): 13,121
Date(s) of On Site Evaluation: 9/25/2023

Supplemental Observations/Feedback

13.37 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Although there are a variety of different types of fire extinguishers located throughout the facility, some are located inaccessible because they are in locked janitor's closets. These should be relocated for general accessibility. Additionally, CO₂ fire extinguishers should be installed near electronic equipment.

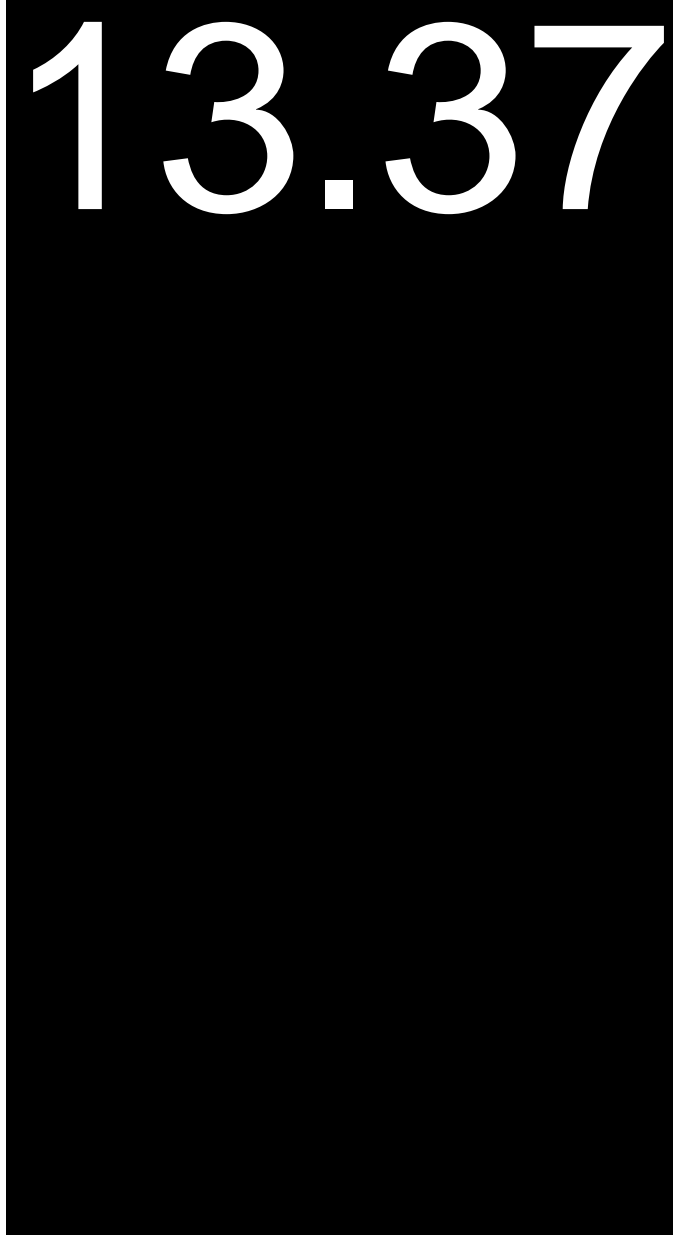
13.37 [REDACTED]
[REDACTED]
[REDACTED]

There is no safety rail near leading edge of roof for maintenance of exhaust fans and chiller on the lower roof. It is recommended that a safety rail be installed.

13.37 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Photos:



Fire Ext. Located in Locked Rm 107 – Janitor's Closet



Lack Of Safety Rail on Leading Edge of Lower Roof



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POLICE PRECINCT #2

Facility Number: 102
Facility Address: 1911 Central Avenue, Minneapolis, MN 55418
Year Constructed: 1934, 1982
Size (SF): 12,446
Date(s) of On Site Evaluation: 9/26/2023

Supplemental Observations/Feedback

13.37 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

During the on site evaluation it was observed that many power strips are used, and in some instances, power strips are plugged into power strips. On site Staff indicated that circuit breaker have had to be reset in the past. Recommend evaluating essential devices compared to non essential devices that need to be plugged in.

Power strips are also used extensively in the Men’s locker room to plug in radios and other essential equipment. Highly recommend that additional safety measures and education on the dangers of electrical power strips located within proximity of water.

13.37 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

If former Weight Room (Rm 126) on 1st Floor is being converted into the new Roll Call Room, need to evaluate room size/occupancy/capacity and the fact that there is a single door for egress.

13.37 [REDACTED]
[REDACTED]

Currently there is no elevator in the facility which can be problematic for anyone not able to use the stairs and recognizing that the Women’s locker room (Rm B3 & B4) is located in the basement along with the main fitness area and the (remodel in progress) kitchen/lounge.

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Photos:

13.37



Overloaded Outlets in Men's Locker Room



Extensive Use of Electrical Power Strips

13.37

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POLICE PRECINCT #3

Facility Number: 703
Facility Address: 309 2nd Ave South, Minneapolis, MN 55415
Year Constructed: 1959, 1970
Size (SF): 58,000 (Approximate)
Date(s) of On Site Evaluation: 9/27/2023

Supplemental Observations/Feedback

13.37

The original HVAC equipment is pneumatically controlled. Most of these pneumatic receiver/controller components are considered obsolete and it is recommended that the systems be upgraded to digital controls and leverage pneumatic actuation for better temperature control and monitoring of the systems. The two (2) primary built up AHUs are constant volume, dual duct systems with a steam coil hot deck and a chilled water coil cold deck. The hot deck and cold deck distribute ventilation to constant volume terminal units throughout the facility. The unit was in economizer mode during the time of the evaluation and therefore the amount of minimum outside air introduced into each AHU is unknown. This is important because without any element of pre cooling, during the summer hot / humid outside air is mixed with return air and then distributed to the hot deck and then modulated with the cold deck at the constant volume boxes to condition the spaces. If not already completed, a further evaluation of the ventilation system design and outside air capacity should be investigated and established in conjunction with the quantity and types of activities performed by the occupants in the space. Additionally, the amount of carpet and vacancy/occupancy of spaces throughout the facility should also be considered. Although accommodations have been made for changing rooms/areas, there are a limited quantity of showers available for Staff use. Unlike the other Precinct's where there is a back up generator, there is no back up generator for Precinct #3. It is recommended that a further evaluation be conducted to determine if an emergency generator is required for operating critical equipment in the event of a power outage. Although there is a fire alarm system with fire detection and fire notification throughout the facility, there is minimal fire notification in sleeping areas in Rms 204, 204A, B, C on the 2nd Floor and Rms 12, 13, 14, 15 in the Basement along with Rm 316 on the 3rd Floor. Only the basement has a fire sprinkler system the remaining floors do not.

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Photos:

13.37



Limited Shower Availability in Precinct



Ventilation Design Evaluation for Two (2) CV/DD Units

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POLICE PRECINCT #4

Facility Number: 104
Facility Address: 1925 Plymouth Ave, Minneapolis, MN 55411
Year Constructed: 1988
Size (SF): 25,319
Date(s) of On Site Evaluation: 9/28/2023

Supplemental Observations/Feedback

13.37

2nd Floor cubicle partitions are pressed up against the fin tube radiation on the exterior walls, significantly reducing the effectiveness of this heating source and making it nearly impossible to maintain. According to Staff, the condensed exhaust from basement mechanical room freezes during the winter causing a large amount of ice buildup on the roof directly above the pedestrian door into the Rm 132 – Garage. Potentially falling ice is a safety concern during the winter.

13.37

As a result, residential style dehumidifiers have been placed in these two (2) rooms and have been plugged in using extensions cords that extend above the storage room walls and below the acoustical tile ceiling and then plugged into the outlets in the adjacent corridor. During exceptionally humid conditions, the dehumidifiers fill up more rapidly and don't get emptied on weekends/off hours. It is recommended that alternative(s) be evaluated to ensure adequate ambient conditions are met within these two (2) rooms and that all applicable codes/standards be applied to these potentially hazardous condition spaces.

13.37

, it can get hot during the summer months. They would like to have air conditioning for this space.

13.37 indicated that the updated LED lighting from the previous lighting in the 13.37 has really helped but the LED isn't capable of dimming 'down' as low as they would like and requested that this be evaluated.

13.37 requested that an evaluation occur to determine if additional sound/echoing mitigation could occur within the 13.37.

13.37

During the on site evaluation, a power strip was observed laying on floor in Rm B04 – Women's Locker Room within approximately 2 ft of the shower. We elevated this power strip off of the floor and moved it away from the shower and fastened it to a nearby shelf with a plastic tie wrap as a temporary measure. Highly recommend that the entire shelf of electronic equipment directly across from the shower be relocated and additional safety measures and education be held on the dangers of electrical power strips located within proximity of water.

During the on site evaluation it was observed that many power strips are used, and in some instances, power strips are plugged into power strips. Recommend evaluating essential devices compared to non essential devices that need to be plugged in.

Many personal appliances are located throughout areas in the facility. See comment above related to power strips.



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There are high humidity levels in both the Men’s & Women’s Locker Rooms. A contributing factor to this could include the distant location of the exhaust grilles compared to the individual showers.

Fire extinguishers were not observed in the following areas and should be added to the both the North and South mechanical penthouses, and basement kitchen/lounge areas.

Currently there is no elevator in the facility which can be problematic for anyone not able to use the stairs to get to either the basement and/or the 2nd floor offices. Recognizing that the Men’s and Women’s locker rooms are located in the basement along with the main fitness area, kitchen/lounge and CRT Offices.

13.37
[Redacted text block]

Only basement has a fire sprinkler systems and the Main Floor **13.37** and 2nd Floor does not.

13.37
[Redacted text block]

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Photos:

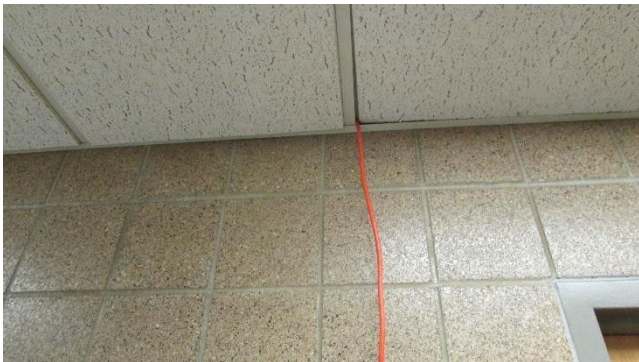
13.37



2nd Floor Cubicles Against Fin Tube Radiation



Ice Build Up During Winter Over Ped Door to Garage



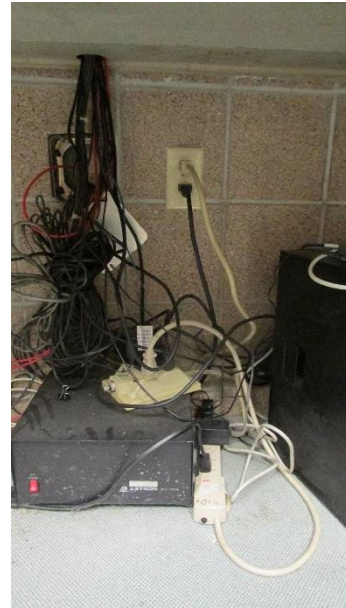
Extension Cords Thru Ceiling to Dehum. in Ammo Rms

13.37

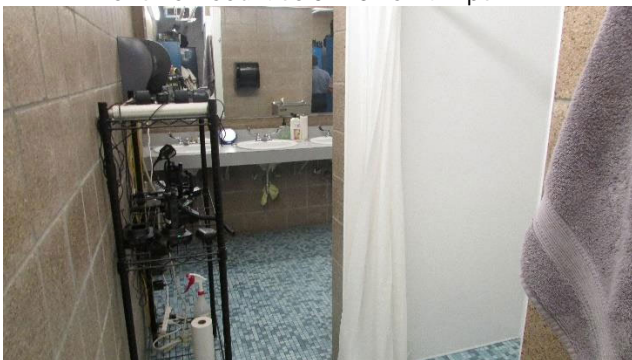
City of Minneapolis – Supplemental Observations



Extensive Need/Use of Power Strips



Power Strips Plugged into Power Strips



Electronic Eq Directly Across from Shower in Lkr Rm



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POLICE PRECINCT #5

Facility Number: 105
Facility Address: 3101 Nicollet Ave, Minneapolis, MN 55408
Year Constructed: 1998
Size (SF): 21,338
Date(s) of On Site Evaluation: 10/2/2023

Supplemental Observations/Feedback

13.37 [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

On site Staff indicated that they would like to see an element of screening installed on the perimeter fence.

13.37 [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Additional fire extinguishers should be added to Rm B21 – Kitchen, and B11 – Mechanical Rm in the basement.

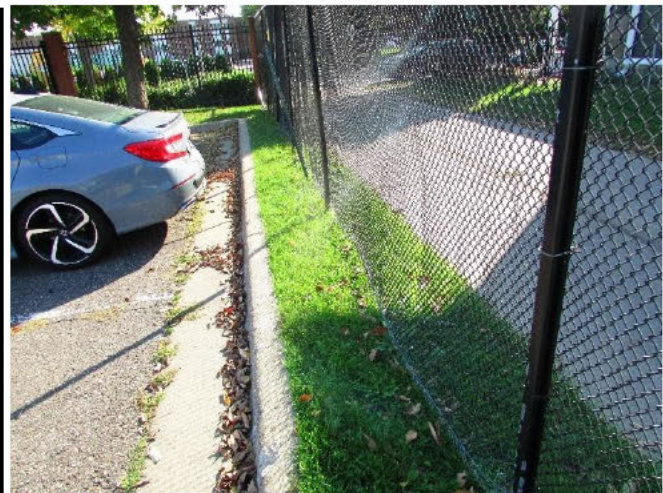
13.37 [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

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13.37

13.37



Perimeter Fence Desire for Screen to Be Added

13.37

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POLICE CANINE KENNEL

Facility Number: 110

Facility Address: 13.37

Year Constructed: 1990

Size (SF): 2,163

Date(s) of On Site Evaluation: 10/2/2023

Supplemental Observations/Feedback

Rm 106 – Women’s locker room is half the size of the Men’s locker room with minimal space for any type of storage, seating and to move around.

Staff indicated that the kennels generally function but would like to see them evaluated and potentially updated to current standards.

There is no fire panel / fire detection / fire notification system. Recommend installation of a fire alarm system for this facility.

There is no fire extinguisher in Rm 109 – Mechanical Room where the furnace is located. Recommend installing a new fire extinguisher in this room.

Photos:



Women’s Locker Room Size



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FORENSIC GARAGE

Facility Number: 111
Facility Address: 13.37
Year Constructed: 1986
Size (SF): 3,121
Date(s) of On Site Evaluation: 10/2/2023

Supplemental Observations/Feedback

On site Staff indicated, and also showed on site evaluation Team that a fine red dust/paint from the ceiling in Rm 115 – Garage is falling from the ceiling and getting on the vehicles while performing work. Per on site Staff it's conceivable that this could contaminate forensics evidence. It is recommended that options be explored including painting the ceiling after ceiling surface treatment/cleaning is completed.

On site Staff indicated that in Winter there is accumulation of ice near the main door. As one remediation effort, it is recommended that the overhang downspout be redirected to the Southside of the building, away from this main entrance.

13.37
[Redacted]

Additionally, on site Staff indicated that painting the walls in Rm 115 – Garage white would also help with the work being performed.

On site Staff indicated that up to 66% of Staff work time is spent in Rm 115 – Garage and that during the summer months it can get very warm. They would like to have this space/area mechanically cooled.

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Photos:



Rm 115 – Garage – Red Dust Falling from Ceiling



Ice Accumulation in Front of Door During Winter

13.37



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PROPERTY & EVIDENCE WAREHOUSE & STORES (LOWRY WAREHOUSE)

Facility Number: 112
Facility Address: 3112 N 2nd St, Minneapolis, MN 55411
Year Constructed: 1980
Size (SF): 68,111
Date(s) of On Site Evaluation: 10/03/2023

Supplemental Observations/Feedback

Steps into facility from rear (East) parking lot are slippery and rather small providing difficulty when carrying boxes, etc. into facility. Short landing at top prevents safely opening door outwards.

Public lobby lighting is not controllable by on site Staff. If a member of the public comes in outside of the time period in which lighting is enabled in the lobby, on site Staff is unable to turn on the lights.

Various locations have lighting levels as low as 1.3 fc which is insufficient for sorting and storing evidence. Extend or add in lighting in various locations (near elevator, as well as room 112).

Single 6" water supply serves both potable water and fire sprinkler systems. Inadequate to provide water pressure sufficient to have taller storage racking.

Garage drainage leads towards building center rather than outside. Sloping outward would provide better drainage.

Appliances are brought in by employees not provided by Property Services. Location of appliances compared to separate circuits in the breakroom should be evaluated.

13.37

[Redacted]

Humidity Issues noted by large quantity of employees some mentioned in office, but bulk of humidity issues are noted in the warehouse.

13.37

[Redacted]

On site Staff indicated that dry air in wintertime has caused some discomfort.

13.37

[Redacted]

Need for better understanding of what systems are on the back up UPS, including if walk in freezer and walk in cooler are protected.

On site Staff indicated that ideally would like to have a second janitor's closet.

13.37

On site Staff expressed concerns of the noise concerns when using chop saw to cut up metal can permeate into warehouse office spaces. Would like to have options explored to help mitigate sound to others in the space.

On site Staff would like the installation of a second overhead exterior door for disposing of scrap metal/other items directly into dumpster.

Installation of additional fire extinguishers in various locations, including in the evidence (off hours) Officer drop off area.

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Photos:



Rear Stairs Size Preventing Safe Opening of Door



Public Lobby Ltg Off, Uncontrollable by On Site Staff



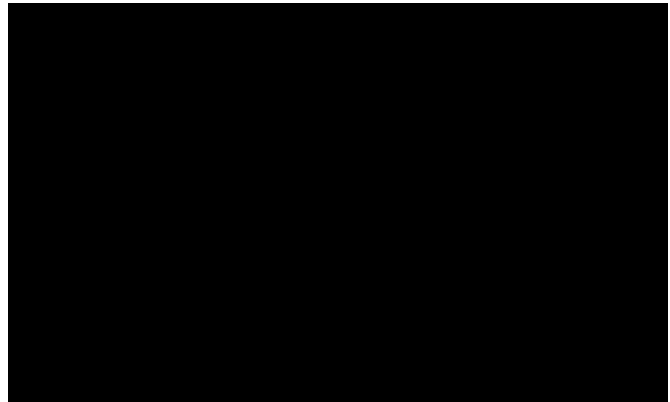
Low Level Ltg in Warehouse: 1.51 Fc Recorded



6" Water Sup Srvs Potable Water/Fire Sprinkler Systems



Garage Bay Drainage Sloping Inward



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SOC FACILITY

Facility Number: 127
Facility Address: 4131 Dupont Ave North, Minneapolis, MN 55412
Year Constructed: 1967, Major Remodel Circa 2008
Size (SF): 55,050
Date(s) of On Site Evaluation: 10/10/2023

Supplemental Observations/Feedback

There are a few locations where VCT flooring has been removed from the room (specifically Room 105 – Storage and Room 104 – Shell Space), MPD should be consulted if new VCT should be added to these spaces. Potable Water in facility is not for human consumption as evident by the signs posted in the Restrooms. On site Staff would like to understand test results / recommendations associated with continuing to use the water for showering or handwashing? Should existing Elkay water fountains still be used? On site Staff indicated that there is inadequate airflow in Rm 217 Women’s Locker Room. Additionally, staff indicated that Women’s locker room is inadequately sized for Staff use. On site Staff indicated that there was insufficient exhaust in Rm 206 – Men’s Locker Room and Room 207 – Men’s Showers. Staff have brought in a large barn fan into Rm 206 – Men’s Locker Room to help alleviate this.

13.37 [REDACTED]

Although there is a fire alarm system for the entire facility, there are minimal amount of fire notification pull stations located near egress/exterior doors. An inverter provides battery backup for emergency lighting and exit signs. It is recommended that a further evaluation be conducted to determine if an emergency generator is required for operating critical equipment in the event of a power outage. In Rms 208, 209, 210 **13.37** Locker Rooms, consider removing carpet and installing a more resilient flooring to help eliminate humidity and odor from sweaty **13.37** gear that is brought into this room during the summer. Additionally, there is no exhaust in these rooms.

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Photos:



Rm 105 – Training Storage – Missing VCT



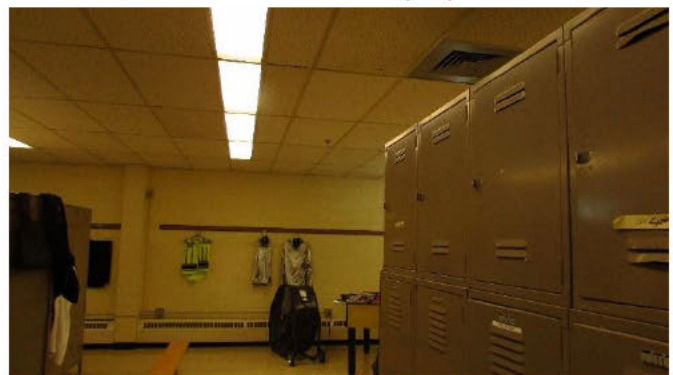
Accessible Entrance No Signage



Non Potable Water Warning Signs



Rm 217 Women's Locker Room Airflow Issues



Insufficient Exhaust in Rm 206 and Rm 207

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HAAF RAMP (MPD OCCUPIED SPACES)

Facility Number: 210
Facility Addresses: 444 S 4th St, Minneapolis, MN 55415
300 5th Ave South, Minneapolis, MN 55415
310 5th Ave South, Minneapolis, MN 55415
Year Constructed: 1993
Size (SF): 28,239
Date(s) of On Site Evaluation: 10/05/2023 & 10/19/2023

Supplemental Observations/Feedback

13.37
[Redacted]
[Redacted]
[Redacted]

POR: On site Staff indicated that individuals working for FEDEX/UPS/USPS/Amazon have expressed concerns with coming into the facility and dropping off mail/parcels in the same room/location where offenders are waiting. It is recommended that this be explored further to potentially have a secure exterior drop box to the facility.
POR: On site Staff indicated that there are no privacy walls inhibiting offender(s) in the waiting room to peer through the 'check in' window and see the operations of the POR.
POR: An interior room with interior glazing, formerly used as an office is now the POR Locker Room allowing no privacy for those that need to change clothes. Recommend that this window be removed, or a frosted film or curtains be installed to help with privacy.

13.37
[Redacted]
[Redacted]
[Redacted]

POR: Although a fire alarm system is in place, there is no fire notification (e.g., horn/strobes, pull stations).
POR: There is no accessible door hardware/signage on the primary entrance or the vestibule door for entrance into the lobby/waiting area.
Traffic: Although sprinkled, there is minimal fire detection and notification devices.
Traffic: Exit signs need to be installed.
Traffic: Similar to the Arson and **13.37** Offices, On site Traffic Staff would like frosted glazing to help eliminate curious people from peering into the office area(s) from the sidewalks.
Arson/Bomb Squad/**13.37**: Three (3) individual split systems along with a single condensing unit has recently been installed to provide cooling (and potentially heating in a heat pump configuration). Although not confirmed, the electrical for the single condensing unit located in the garage is believed to have been connected to the disconnect of one of the condensing units located in the ramp held in place with electrical tape and a tie wrap, prior to descending adjacent to a pitch pocket of refrigerant piping. This installation does not appear to be up to electrical code. Additionally, with the installation of these split systems the operation of the existing Trane AHU located above ceiling RM 11 **13.37** . If the design intent is to no longer operate the existing Trane AHU, then code required outside air for the occupants becomes a concern. If the intent is to operate the Trane AHU for minimal amount of code required outside air for the occupants but not condition the air (e.g., cool outside air during the summer) than humidity and condensation in the occupied spaces served by the three (3) new split systems becomes a concern. It is recommended that the overall operation of the ventilation system in conjunction with the three new splits systems be evaluated.
Arson/Bomb Squad/**13.37**: On site staff indicated that humidity and ventilation is problematic in both the Men's and Women's locker rooms. During the 10/19/2023 on site staff were in the process of setting up new



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portable dehumidifiers in these spaces. There appears to be a lack of exhaust necessary to ventilate these spaces. It is recommended that the exhaust system be further evaluated for full functionality.

Arson/Bomb Squad **13.37** : Although sprinkled, there is minimal fire detection and notification devices. Additionally, quantity and locations of fire extinguishers needs to be re evaluated.

Arson/Bomb Squad **13.37** Exit signs need to be installed.

Garage Area: There is a black residue that is/has been expelled from (presumably) exhaust fan(s) located on the upper North wall of the Garage. The source of this black residue needs to be evaluated further with corrective actions performed to prevent from accumulation into the garage where occupants are located.

Garage Area: The primary exhaust fan was operating during the time of the on site evaluation, however there are no provisions for CO or NO₂ emissions monitoring necessary to control ventilation systems to purge this enclosed garage area. It is recommended that the entire ventilation system including the MAU unit be evaluated to ensure complete ventilation effectiveness.

Garage Area: Although sprinkled, there is minimal fire detection and notification devices.

Garage Area: The fire extinguishers appeared to be too small to adequately provide sufficient coverage in case of an emergency. It is recommended that all fire extinguishers be reevaluated and be changed, added, removed as necessary.

Photos:



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Electrical Installation for (Presum.) Cond Unit (Pic 1)



Electrical Installation for (Presum.) Cond Unit (Pic 2)



Garage: Black Residue (Presumably) From Exhaust



Garage: Existing Garage Exhaust Fan



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CITY HALL (MPD OCCUPIED SPACES)

Facility Number: 701
Facility Address: 350 S 5th St, Minneapolis, MN 55415
Year Constructed: 1887 (Various Remodeling – MPD Office Remodeled Areas Circa 2022)
Size (SF): 15,161
Date(s) of On Site Evaluation: 10/05/2023

Supplemental Observations/Feedback

Need for more fire extinguishers throughout the space.
On site Staff indicated that they have sound issues and would like sound proofing in Room 112 02. Those in office area can hear entirety of conversations in the adjacent conference room.
On site Staff indicated that there is an occasional issue with sound from outside of the building, such as members of the public or traffic.

Photos:

None

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PUBLIC SERVICE BUILDING (MPD OCCUPIED SPACES – 8TH & 9TH FLOORS)

Facility Number: 705
Facility Address: 505 S 4th Ave, Minneapolis, MN 55415
Year Constructed: 2021
Size (SF): 94,267
Date(s) of On Site Evaluation: 10/03/2023

Supplemental Observations/Feedback

Humidity issues noted by occupants, namely in the lab spaces. This included the computer lab space.

On site Staff expressed issues with humidity in the 1st Floor range.

Missing fire extinguishers in multiple areas, also a couple of fire extinguishers are behind locked doors and largely inaccessible.

Pre Action fire system serving servers in the basement could potentially damage servers. Fire suppression system should be reevaluated for this area.

Juvenile area in basement is not in compliance and needs to be reprogrammed and reconfigured as noted by On site Staff.

Lighting controls in conference rooms need to be recommissioned, dysfunctional during visit.

Photos:

None

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VEHICLE STORAGE (MPD OCCUPIED AREAS)

Facility Number: 804

Facility Address: 13.37

Year Constructed: 1950 (Kitchen & Office Space Refinished Circa 2022 and Tuckpointing Occurring During On Site Evaluation)

Size (SF): 19,435

Date(s) of On Site Evaluation: 10/04/2023

Supplemental Observations/Feedback

There is limited fire detection / notification for the facility, only a couple of battery operated smoke detectors, which are currently non functional.

Limited back up power for opening garage door(s) if power is out.

Thermostat location currently in breakroom. On site Staff would like to see this thermostat move to office to increase comfort level of occupants.

Photos:



Battery Powered Smoke Detectors