

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE INSPECTOR GENERAL**

# **METROPOLITAN POLICE DEPARTMENT**



## **OIG**

### **INSPECTION OF STATION AND SUBSTATION BUILDING CONDITIONS**

**DANIEL W. LUCAS  
INSPECTOR GENERAL**

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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of the Inspector General

Inspector General



August 30, 2016

Cathy L. Lanier  
Chief  
Metropolitan Police Department  
300 Indiana Avenue, Room 5059  
Washington, D.C. 20001


Dear Chief Lanier:

My Office has completed its *Inspection of MPD Station and Substation Building Conditions*. The final report is enclosed.

Your response to the draft report (Appendix C in the final report) states that you shared the draft report with the Department of General Services (DGS), who already resolved some of the deficient conditions. Also, you expect DGS to provide you with additional information by September 1, 2016. Please send my Office a copy of the report when it becomes available so that we can continue to monitor your and DGS's progress in abating and correcting the issues identified during the inspection.

If you have any questions or comments concerning this report or other matters related to the inspection, please contact me or Edward Farley, Assistant Inspector General for Inspections and Evaluations, at (202) 727-2540.

Sincerely,



Daniel W. Lucas  
Inspector General

DWL/ef

Enclosure

cc: See Distribution List

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OIG

**Why the OIG Did This Inspection**

In fiscal year (FY) 2015, the Office of the Inspector General's (OIG) Inspections and Evaluations Unit (I&E) inspected the physical conditions at Metropolitan Police Department (MPD) stations and substations. The inspection was identified within the *OIG's Fiscal Year 2015 Audit and Inspection Plan*.

**What the OIG Recommends**

We made three recommendations for MPD, in coordination with the Office of Disability Rights (ODR) and the Department of General Services (DGS), to address the two findings identified during this inspection.

We discuss the two findings and three recommendations in the Findings and Recommendations section of this report.

Additionally, we present the overall inspection results in Appendix A of this report, and summarize individual station and substation observations in Appendix B of this report.

**METROPOLITAN POLICE DEPARTMENT -  
INSPECTION OF STATIONS AND  
SUBSTATIONS****What the OIG Found**

We conducted the inspection to assess the overall physical conditions of station and substation buildings and key systems, with a particular focus on those systems and equipment that, if deficient, would adversely impact MPD personnel's ability to perform their duties safely and efficiently.

To accomplish this inspection's objective, we developed an observation checklist and then conducted announced observations of each of the ten MPD Stations and Substations. On each visit, we made observations, photographed conditions, and discussed conditions with MPD employees.

Based upon our inspection's objective, we identified two findings that address conditions common to both MPD Stations and Substations:

- (1) substations were not compliant with the Americans with Disabilities Act's (ADA) accessibility requirements, thereby limiting public and employee access; and
- (2) building conditions may threaten safety and security of MPD employees and equipment and may adversely impact employee health and comfort.

## **BACKGROUND, OBJECTIVE, AND SCOPE AND METHODOLOGY**

## BACKGROUND, OBJECTIVE, AND SCOPE AND METHODOLOGY

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This *Metropolitan Police Department (MPD) Report of Inspection* is divided into two sections: (1) Background, Objective, and Scope and Methodology; and (2) Findings and Recommendations.

The Background, Objective, and Scope and Methodology section discusses MPD's physical presence in the District of Columbia, and describes the methodology for inspecting MPD's stations and substations.

The Findings and Recommendations section presents analysis and recommendations related to conditions the team observed in two vital areas across stations and substations.

### Background

The MPD's mission is to "safeguard the District of Columbia and protect its residents and visitors by providing the highest quality of police service with integrity, compassion, and a commitment to innovation that integrates people, technology, and progressive business systems."<sup>1</sup>

The MPD consists of over 4,000 full-time equivalents (FTE) working in seven police districts. There is one police station for each of the seven police districts; additionally, the First, Fourth, and Sixth Districts each have one substation.<sup>2</sup> Figure 1 illustrates<sup>4</sup> the geographical areas served by each station and substation.

At the time of this inspection, the Sixth District was scheduled to move out of its current location and into the former Merritt School but this move did not occur before fieldwork for this inspection concluded. The MPD will retain the Sixth District location for other uses after the move. Additionally, during inspection fieldwork, there were plans to renovate the locker rooms and the District Detective Unit areas in the Third, Fourth, Fifth, and Seventh Districts; however, these renovations had not started at the time of fieldwork.



Figure 1: Map of MPD Police Districts

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<sup>1</sup> [Http://mpdc.dc.gov/page/mpdc-mission-and-goals](http://mpdc.dc.gov/page/mpdc-mission-and-goals) (last visited July 13, 2015).

<sup>2</sup> A substation provides the same functions as a main station except it does not contain a holding area, detective area, or evidence/property storage. Substations have office space, community/roll call rooms, and locker rooms. MPD acquired the substations to have additional police facilities for services such as filing a police report. The facilities were established before the MPD automated some systems online.

<sup>4</sup> Source: [Http://mpdc.dc.gov/sites/default/files/dc/sites/mpdc/publication/attachments/MPD%20Annual%20Report%202013\\_lowres.pdf](http://mpdc.dc.gov/sites/default/files/dc/sites/mpdc/publication/attachments/MPD%20Annual%20Report%202013_lowres.pdf) (last visited July 7, 2015).



### Objective

Our inspection's objective was to assess the overall physical conditions of the MPD station and substation buildings, with a particular focus on those systems and equipment that, if deficient, would directly affect MPD personnel's ability to perform their duties safely and efficiently.

### Scope and Methodology

Our inspection's scope was limited to existing building conditions observed and communicated to us on the day of announced site visits. We developed a standardized observation checklist and piloted it,<sup>5</sup> and then conducted announced observations of MPD stations and substations between May 11, 2015, and June 24, 2015. On each visit, we made observations,<sup>6</sup> photographed conditions, and discussed conditions with MPD employees. We maintained contact with a DGS representative and communicated observed building conditions to this individual during our inspection fieldwork. The DGS representative communicated that repairs to some of the building conditions that the team observed began prior to this report's dissemination.

Our inspection was conducted in accordance with standards established by the Council of the Inspectors General on Integrity and Efficiency. As a matter of standard practice, our inspections pay particular attention to the quality of internal control.<sup>7</sup>

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<sup>5</sup> Piloting the checklist refers to pre-testing it to identify whether the proposed observation methods or questions are inappropriate or too complicated. See <http://sru.soc.surrey.ac.uk/sru35.html> (last visited July 7, 2015).

<sup>6</sup> OIG staff is not licensed or trained in engineering or building inspection; therefore, our purpose was to identify obvious, empirical conditions. The information presented in this Report of Inspection should not be construed as a full accounting of all deficiencies.

<sup>7</sup> "Internal control" is defined by the U.S. Government Accountability Office (GAO) as comprising "the plans, methods, policies, and procedures used to fulfill the mission, strategic plan, goals, and objectives of the entity" and is not one event, but a series of actions that occur throughout an entity's operations. Furthermore, internal control is a process that provides reasonable assurance that the objectives of an entity will be achieved, serves as the first line of defense in safeguarding assets, and is an integral part of the operational processes management uses to guide its operations. STANDARDS FOR INTERNAL CONTROL IN THE FEDERAL GOVERNMENT, at 5-6 (Sept. 2014).

## **FINDINGS AND RECOMMENDATIONS**

### Discussion of Findings and Recommendations

Based upon this inspection's objective, we identified two findings that affect visitor accessibility and MPD personnel's ability to perform their duties safely and efficiently.

Specifically:

- (1) The MPD's three substations were not ADA-compliant, thus limiting public and employee access for those individuals with certain disabilities.
- (2) Building conditions at several MPD stations and substations may pose threats to the safety and security of MPD employees and equipment and may adversely affect the health and comfort of MPD employees.

For each of the two findings, we discuss the underlying conditions and effects associated with the finding. We also present recommendations to improve building conditions in MPD stations and substations

**Finding 1: The MPD's three substations lack wheelchair ramps and accessibility features, limiting public and employee access for those individuals with certain disabilities.**

**Condition:** None of the three MPD substation entrances were equipped with wheelchair ramps and other accessibility features, e.g., automated doors.<sup>8</sup>



Figure 2: First District Substation Entrance Without a Ramp



Figure 3: Fourth District Substation Entrance Without a Ramp

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<sup>8</sup> There also did not appear to be any ADA-accessible restrooms in the Third District station. Although there were grab bars in one restroom, the stalls did not appear wide enough to meet ADA accessibility standards.

## FINDINGS AND RECOMMENDATIONS

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An MPD representative was not aware of any protocols in place at the substations to serve individuals with disabilities at the substations, and the team learned that individuals with disabilities visiting the First and Fourth District substations would be served outside if they need assistance and cannot enter the building.

Further, the MPD does not complete required annual self-assessments and implementation plans to ensure that both MPD and DGS are aware of stations and substations that are not ADA-compliant and take action to ensure compliance. The MPD's most recent ADA building assessments occurred in 2010, and MPD officials only assessed two locations: The Henry J. Daly Building (MPD Headquarters) at 300 Indiana Avenue, N.W., Washington, D.C. and the Fourth District station at 6001 Georgia Avenue, N.W., Washington, D.C. An Office of Disability Right's (ODR) representative noted that "MPD has not provided ODR with self-assessment surveys of any of its other locations."



**Figure 4: Sixth District Substation Entrance Without a Ramp**

**Criteria:** Under Title II (Public Services) of the ADA (which defines "public entity" to include state and local governments), all District programs, activities, and services (but not necessarily buildings) must be accessible by persons with disabilities. 42 U.S.C.S. § 12132. However, a public entity is not required to take actions that would fundamentally alter the nature of a program or activity or that are an undue financial or administrative burden. 28 C.F.R. § 35.150(a)(3). Additionally, if a building cannot be renovated due to its historical significance,<sup>9</sup> alternative standards to the ADA may be used. For example, public entities can implement protocols to serve persons with disabilities that include installing ramps on side entrances, using intercom devices to alert employees that a member of the public requires assistance and cannot access the building, or moving a service to another location that is ADA-accessible. *Id.* § 35.150(b)(1). MPD implemented a special order requiring compliance with ADA regulations, but it does not specify how disabled persons should be served at substations.<sup>10</sup>

According to an ODR representative, a person with a disability should not be provided services outside unless absolutely necessary, and this is a violation of the ADA unless MPD provides disabled individuals services somewhere else or implements protocols at the substations for disabled individuals to receive the same services as someone who does not have a disability.

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<sup>9</sup> District buildings deemed historical require Historic Preservation and Review Board approval before renovations can be made. See D.C. Code § 6-1105(b).

<sup>10</sup> See MPD Special Order No. SO-00-19 (Aug. 16, 2000).

## FINDINGS AND RECOMMENDATIONS

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Within the District of Columbia, ODR's mission is to ensure that "programs, services, benefits, activities and facilities operated or funded by the District of Columbia are fully accessible to, and useable by people with disabilities[]"<sup>11</sup> in accordance with Title II of the ADA. In order for ODR to fulfill its duties, D.C. Code § 2-1431.02 mandates that all District agencies (MPD is not excluded) annually complete an "ADA self-evaluation" and "ADA implementation plan" to determine the status of ADA compliance, and take actions to ensure ADA compliance is met.

**Effect:** Individuals with disabilities (employees and visitors) are unable to access MPD substations, and the District of Columbia may be at risk of legal liability for failure to ensure ADA-compliance with respect to providing services for the public. Additionally, without ADA-assessments of the MPD's stations and substations, the District may be ill-equipped (e.g., planning for budgetary needs) to fix ADA-related deficiencies and unaware of areas that are not ADA-accessible.

**Accountability:** MPD identifies areas where buildings must be repaired or renovated for ADA-accessibility, and DGS is responsible for implementing repairs and renovations.

**Recommendation:**

We recommend that the Chief, MPD:

- (1) Coordinate with both the Directors of the ODR and the DGS to: 1) ensure that all the MPD's substations are fully ADA-compliant and generally accessible to members of the public and employees with disabilities (through the implementation of ADA-compliance protocols and/or building alterations); and 2) complete annual ADA compliance self-assessments and implementation plans.

**OIG Evaluation of MPD Comments:** In the response dated August 26, 2016, MPD agreed with the recommendation, but stated that physical ADA compliance falls under DGS authority and funding. MPD also indicated that it shared the draft report with DGS and will work with DGS to mediate and correct the specific findings in this report. MPD stated that DGS will provide a report on their findings "abating these issues" no later than September 1, 2016. The OIG will follow-up with MPD at a later date to determine what MPD and DGS actions are planned or underway to address this recommendation.

**Finding 2: Building conditions at several MPD stations and substations may pose threats to the safety and security of MPD employees and equipment, and may adversely impact the health and comfort of MPD employees. Specific discrepancies observed are located in Appendix B of this report.**

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<sup>11</sup> [Http://odr.dc.gov/page/about-odr](http://odr.dc.gov/page/about-odr) (last visited July 29, 2015).

## FINDINGS AND RECOMMENDATIONS

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**Condition:** During MPD station and substation observations, employees showed the team conditions that negatively impact employee safety and the security of the MPD buildings and equipment:

- **Contraband and potential places to hide contraband located in cells** – Hiding places in cells create safety and security concerns for employees and prisoners.
- **Electrical issues** – Unabated electrical issues (e.g., cords hanging from the ceiling and exposed wiring) could lead to fires or employee injuries.
- **Exterior doors close but do not lock, a broken gate to an employee parking lot, and an unsecure gate to an alleyway** – Unauthorized individuals may gain access to station and substation buildings without the MPD’s knowledge and approval.
- **Missing smoke detectors and expired fire extinguisher inspection tags<sup>12</sup>** – We did not observe smoke detectors in one substation. We also observed many expired fire extinguisher inspection tags. Missing smoke detectors can delay notice of a fire, and expired fire extinguishers may be inoperable when needed.
- **Missing keys for locked offices** – Locked rooms without keys may be a problem in a fire or other emergency when access to a room is necessary.
- **Tripping hazards** – Frayed carpet and missing and uneven floor tiles may cause employees or visitors to fall or injure themselves.
- **Surplus items and bicycles stored in the hallway** – Surplus materials and police bicycles stored in hallways may create potential barriers to accessing certain building areas and quick egress in the event of an emergency. Surplus materials may also provide harborage for pests and rodents.
- **Unoccupied cell doors left open<sup>13</sup>** – Doors to unoccupied cells that are left open constitute a violation of MPD procedure.
- **Unsecured information technology (IT) rooms** – Unauthorized individuals may be able to access, tamper with, or steal the equipment located in these rooms.

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<sup>12</sup> Title 12H DCMR § 101.1 notes that the *D.C. Fire Code* consists of the *International Fire Code* as amended by the *Construction Codes Supplement*. The *International Fire Code* references The National Fire Protection Association (NFPA) in determining how equipment, devices, etc. must be maintained. NFPA states that all portable fire extinguishers be “maintained by a licensed fire protection company on an annual basis.” [Http://www.compliance.gov/forms-pubs/eresources/fastfacts\\_fireextinguishers.pdf](http://www.compliance.gov/forms-pubs/eresources/fastfacts_fireextinguishers.pdf) (last visited July 29, 2015). The Occupational Safety & Health Administration (OSHA) similarly notes that portable fire extinguishers should be maintained annually.

<sup>13</sup> MPD’s Standard Operating Procedure for Holding Facilities states: “Personnel assigned to holding facility areas shall ensure that all doors, including doors to vacant units, storage rooms, unoccupied cells are secured and locked at all times.” [Https://go.mpdconline.com/GO/SOP\\_holding\\_facilities.pdf](https://go.mpdconline.com/GO/SOP_holding_facilities.pdf) (last visited July 8, 2015).

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## FINDINGS AND RECOMMENDATIONS

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- **Broken safe housing MPD money** – Individuals may steal money or other items from MPD (the safe also housed a magnetometer wand that officers use to search prisoners, and a digital camera).
- **Non-working camera** – An impoundment lot video surveillance camera did not work. An officer explained that individuals have stolen motorcycles from the impoundment lot and security is limited without a working camera to provide video feed of this location.

Additionally, employees directed our attention to the following conditions that may negatively impact the health and comfort of the MPD employees:

- **Non-functioning hot- and cold-water faucets.**<sup>14</sup>
- **Inoperable toilets and urinals.**<sup>15</sup>
- **Leaks in locker rooms** – Leaks in locker rooms may create slipping hazards and lead to mold and water damage.
- **Inconsistent air conditioning** – We observed and employees commented on ineffective air conditioning systems, which can adversely affect employee comfort and productivity.
- **Windows that would not close fully close or lock** – We documented numerous windows that would not close or lock. Open windows limit the effectiveness of a building's heating and cooling systems, allow rain to enter and damage the building and equipment stored in it, and provide an entry point for insects, rodents, and unauthorized individuals.
- **Birds** – We observed numerous instances of birds in stations or van ports. Birds can disrupt work and impact the comfort of employees working in affected stations. Additionally, bird droppings, feathers, and debris may contain pathogens.
- **Inadequate workspace** – One employee's work space/desk was located in a storage closet, which did not appear to be a suitable work space.

For the frequency of some of these deficient conditions, see Appendix A for a table of conditions found at each station and substation. For a breakdown of conditions observed at each MPD station and substation, see Appendix B for station summaries.

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<sup>14</sup> OSHA requires hot and cold running water in lavatories. *See* 29 CFR § 1910.141(d)(2)(ii).

<sup>15</sup> OSHA dictates requirements for the number of lavatories. *See* 29 C.F.R. § 1910.141(c)(1)(i).

## FINDINGS AND RECOMMENDATIONS

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**Criteria:** Title 7 DCMR § 2009.1 states that “[e]mployees have a right, to the maximum extent possible, to a safe and healthful working environment.”

**Effect:** These conditions adversely impact MPD employees’ ability to work safely and efficiently.

**Accountability:** DGS is responsible for fixing many of these observed deficiencies; however, some items are MPD’s responsibility, e.g., key management, bicycle storage, and identifying suitable employee workspaces.

**Recommendations:**

We recommend that the Chief, MPD:

- (2) Assess current station and substation conditions that adversely affect or have the potential to adversely affect the safety of employees and visitors, the security of facilities, and the health and comfort of MPD employees.
- (3) In coordination with the Director, DGS, develop a plan to repair or mitigate items at MPD stations and substations that may risk employee and visitor safety, building and equipment security, or have the potential to adversely impact the health and comfort of MPD employees.



## **APPENDICES**

## APPENDICES

### Appendix A – Aggregated Data from Station and Substation Site Visits

Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
<b>Space for Public Interaction</b>										
1. Is there space dedicated to serving the public arriving to report crimes or to make other requests?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Do members of the public have 24- hour access to the station to make walk-in reports?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Are there accessible ramps, wheelchair lifts, etc. for access by individuals with disabilities?	✓	✗	✓	✓	✓	✗	✓	✓	✗	✓
<b>Holding Area</b>										
4. Is there a holding facility?	✓	✗	✓	✓	✓	✗	✓	✓	✗	✓
5. Is there fire suppression and fire safety equipment in the holding area?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
6. Is there audio and visual equipment used to monitor prisoner(s); is it secure and out of public view?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
7. Is there a location for securing weapons outside of the holding area?	✓	N/A	✓	✓	✓ <sup>16</sup>	N/A	✓	✓	N/A	✓
8. Is there a secure location to store prisoners' personal property?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
9. Is there an interview room (for example, for prisoners to meet with attorneys)?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
10. In the interview room, is there an immoveable object designed and intended to	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓ <sup>17</sup>

<sup>16</sup> The Fourth District station had storage for weapons in the main building prior to entering the holding area, but not in the van port.

<sup>17</sup> In the Seventh District station, two out of three interview rooms had an immoveable object for restraining the prisoner.

## APPENDICES

Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
be used to restrain the prisoner?										
11. Are all doors to unoccupied cells locked?	✗	N/A	✗	✗	✗	N/A	✓	✗	N/A	✗
12. Are all doors to occupied cells locked? <sup>18</sup>	✓	N/A	N/A	N/A	✓	N/A	✓	✓	N/A	✓
13. Are there any tools, eating utensils, weapons, or contraband visible in the cell block area?	✗	N/A	✗	✗	✗	N/A	✓ <sup>19</sup>	✗	N/A	✗
14. Is there evidence or reports of pests in the holding area?	✗	N/A	✗	✗	✗	N/A	✓	✗	N/A	✗
15. Is there access to a toilet?	✓	N/A	✓	✓	N/A	✓	✓	N/A	✓	✓
16. Is there adequate lighting in the holding area?	✓	N/A	✓	✓	✗	N/A	✓	✓	N/A	✓
<b>Restrooms and Locker Rooms</b>										
17. Are there bathroom facilities for employees?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18. Are there bathroom facilities for visitors?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
19. Are there restrooms for the public and employees that appear ADA-accessible?	✓	✗	✓	✗	✓	✗	✓	✓	✗	✓
20. Are there separate locker facilities for male and female employees?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Male Employee and Visitor Restrooms (note: restrooms connected to locker rooms were evaluated separately)</b>										
21. Are all toilets and urinals functional?	✗	✓	✗	✓	✗	✓	✓	✓	✓	✗
22. Do all the toilets provide adequate privacy (e.g. surrounded by a door that shuts/locks)?	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓

<sup>18</sup> Two of the seven stations did not have prisoners during the site visits; therefore, there were no occupied cells.

<sup>19</sup> See the Fifth District Station Summary on page 37 for more information about this condition.

## APPENDICES

Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
23. Do all sinks have functional hot and cold water?	✓	✓	✓	✓	✗	✗	✗	✗	✓	✗
24. Do all sinks drain properly?	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗
25. Do any of the sinks leak?	✗	✗	✓	✗	✗	✗	✗	✓	✗	✓
<b>Female Employee and Visitor Restrooms</b> (note: restrooms connected to locker rooms were evaluated separately)										
26. Are all toilets functional?	✓	✓	✓	✓	✗	✓	✓	✓	✓	✗
27. Do all the toilets provide adequate privacy (e.g. surrounded by a door that shuts/locks)?	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓
28. Do all sinks have functional hot and cold water?	✓	✓	✓	✓	✓	✓	✓	✗	✓	✗
29. Do all sinks drain properly?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗
30. Do any of the sinks leak?	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓
<b>Unisex Employee and Visitor Restrooms</b>										
31. Are there unisex bathrooms?	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓
32. Are the unisex bathrooms labeled unisex restrooms?	✓	N/A	✓	✗	✓	✓	✗	✗	✗	✗
33. Are all toilets functional?	✓	N/A	✗	✓	✗	✓	✓	✓	✓	✓
34. Do all the toilets provide adequate privacy (e.g. surrounded by a door that shuts/locks)?	✓	N/A	✓	✓	✓	✓	✓	✗	✓	✓
35. Do all sinks have functional hot and cold water?	✗	N/A	✗	✗	✓	✓	✓	✗	✓	✓
36. Do all sinks drain properly?	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
37. Do any of the sinks leak?	✗	N/A	✗	✓	✗	✗	✗	✗	✗	✗

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Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
<b>Male Locker Rooms</b>										
38. Are there male locker rooms?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
39. Are all toilets functional?	✗	✓	✓	✓	✓	✓	✗	✗	N/A <sup>20</sup>	✗
40. Do all the toilets (not urinals) provide adequate privacy (e.g. surrounded by a door that shuts/locks)?	✓	✓	✓	✓	✓	✓	✓	✓	N/A	✓
41. Do all the showers provide adequate privacy (for example, shower curtains)?	✓	✗	✗	✗	✗	✓	✗	✗	N/A	✓
42. Do all sinks have functional hot and cold water?	✓	✗	✗	✗	✓	✓	✓	✗	N/A	✓
43. Do all sinks drain properly?	✓	✓	✓	✓	✓	✓	✓	✗	N/A	✓
44. Do any of the sinks leak?	✗	✗	✗	✗	✗	✗	✗	✗	N/A	✗
45. Are all of the showers usable?	✗	✓	✓	✓	✓	✓	✓	✓	N/A	✗
<b>Female Locker Rooms</b>										
46. Are there female locker rooms?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
47. Are all toilets functional?	✓	✓	✓	✓	✓	✓	✓	✓	N/A <sup>21</sup>	✓
48. Do all the toilets provide adequate privacy (e.g. surrounded by a door that shuts/locks)?	✓	✓	✓	✓	✓	✗	✓	✓	N/A	✓
49. Do all the showers provide adequate privacy (for example, shower curtains)?	✓	✓	✓	✓	✓	✓	✓	✗	N/A	✓
50. Do all sinks have functional hot and cold water?	✓	✓	✓	✗	✓	✓	✓	✓	N/A	✓
51. Do all sinks drain properly?	✓	✓	✗	✓	✓	✓	✓	✓	N/A	✓

<sup>20</sup> There were no bathrooms attached to the locker rooms in the Sixth District substation, and there were no showers on-site.

<sup>21</sup> There were no bathrooms attached to the locker rooms in the Sixth District substation, and there were no showers on-site.

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Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
52. Do any of the sinks leak?	✗	✗	✓	✓	✗	✗	✗	✗	N/A	✗
53. Are all of the showers usable?	✓	✗	✓	✗	✗	✓	✓	✓	N/A	✓
<b>Food Storage and Preparation</b>										
54. Is there an available water supply for members to use (e.g. water fountains)?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
55. Is there a functional refrigerator available for employee use?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>General Property Storage</b>										
56. Is there a designated secure space for the temporary storage of property (e.g. abandoned items)?	✓	✗	✓	✓	✓	✗	✓	✓	✗	✓
57. Is access to the property storage area secure?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
58. Is there a safe for seized money on site?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
<b>Evidence Storage</b>										
59. Is there a location to store evidence or suspected evidence of a crime? <sup>22</sup>	✓	✗	✓	✓	✓	✗	✓	✓	✗	✓
60. Is access to the evidence storage area limited?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
<b>Firearms and Narcotics Storage</b>										
61. Is there a secure location for the storage of weapons coming into the custody of MPD?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
62. Is there an MPD service weapon storage area that is locked with keys or combinations locks?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
63. Is there a narcotics evidence locker at the station? Is it secure?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓

<sup>22</sup> Evidence, weapons, and narcotics are not stored at the three substations, but at the seven main stations.

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Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
<b>Lactation Room</b>										
64. Is there a lactation room (that is not a bathroom or toilet stall) that locks?	✓	✗	✓	✓	✓	✗	✓	✓	✗	✓
65. Is the lactation room maintained in a “clean and sanitary” condition?	✓	N/A	✓	✓	✓	N/A	✓	✓	N/A	✓
<b>Elevator</b>										
66. Is there an elevator present?	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓
67. Was the elevator inspected by a certified professional within 24 months of date of OIG observation?	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓
<b>Electrical Generator</b>										
68. Is there an electrical generator?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
69. Was the electrical generator inspected within 6 months of date of OIG observation?	✓	✗ <sup>23</sup>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Boiler</b>										
70. Is there a boiler(s) present?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
71. Were all the boilers inspected by a certified professional within 12 months of date of OIG observation?	✗	✓	✓	✓	✓	✓	✓	✗	✓	✓
<b>Fire Safety</b>										
72. If the building is more than 3 stories, are there fire escapes?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
73. Are there smoke alarms?	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
74. Are there fire extinguishers?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

<sup>23</sup> Despite numerous requests for the inspection/service date of the generator at the First District substation, DGS did not provide this information to the OIG.

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Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
75. If there are no fire extinguishers, is there a written fire safety policy which requires the immediate and total evacuation of employees from the workplace upon the sounding of a fire alarm signal and which includes an emergency action plan and a fire prevention plan or is there a sprinkler system?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
76. If there are fire extinguishers, were all spot-checked fire extinguishers inspected within 12 months of date of OIG observation?	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓
77. Is there a manual or automatic fire alarm system? If the fire alarm system is manual, does it state “when alarm sounds call Fire Department”?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
78. If there are fire alarms and/or heat and smoke detection systems, does it have written approval from the D.C. Fire Department?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating and Air Conditioning</b>										
79. Do all employee work areas appear to have a working heating and cooling system?	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗
<b>Structural Conditions</b>										
80. Do all exterior doors close and lock properly? <i>(If electric door, does it operate and work properly?)</i>	✗	✓	✓	✓	✓	✓	✓	✓	✓	✗
81. Do all windows (if they open) close and lock properly?	✓	✓	✗	✗	✓	✗	✗	✗	✗	✓
82. Are there large visible cracks or holes to interior ceilings or interior walls?	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
83. Are there large visible cracks or holes to floors, uneven/frayed carpeting, or other trip hazards?	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓
84. Are there large visible cracks or holes to staircases or handrails?	✗	✗	✗	✗	✗	✓	✗	✓	✗	✓



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Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
85. Are there large visible cracks or holes to interior foundation?	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
86. Is there visible roof damage and/or leaks coming from the roof (visible from ground level or the interior of the building) or other apparent leaks in the building?	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓
<b>Lighting</b>										
87. Does there appear to be adequate lighting at the station/substation entrance at night?	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗
88. Are all interior lights functioning?	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
<b>Other Interior Building Conditions</b>										
89. Is there evidence (or reports) of a rodent or pest problem at the station or other animal-related problem (for example, droppings, live or dead rodents observed, etc.)?	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗
90. Are rooms clearly marked/identified?	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
91. Is there an AED on-site at the station? <sup>24</sup>	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
92. Is there surplus equipment within the station?	✓	✗	✗	✗	✓	✓	✓	✓	✗	✗
93. Does all technology appear adequately secure?	✓	✗	✓	✓	✓	✓	✓	✗	✗	✓
94. Are there any obvious electrical issues in the building?	✗	✓	✓	✓	✓	✓	✓	✓	✗	✓
95. Are there areas (besides the holding area, if applicable) monitored by video surveillance?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
96. Was the Inspector able to gain access to the entire building?	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗

<sup>24</sup> All AEDs at stations and substations were last serviced/inspected in June 2014.

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Inspection Area	First District Station	First District Sub-station	Second District Station	Third District Station	Fourth District Station	Fourth District Sub-station	Fifth District Station	Sixth District Station	Sixth District Sub-station	Seventh District Station
<b>Vehicle Fueling</b>										
97. Are there vehicle fueling capabilities within this station/substation?	✗	✗	✓	✓	✗	✗	✗	✓	✗	✓
98. If there is a vehicle fueling area, does the vehicle fueling capability appear functional?	N/A	N/A	✓	✓	N/A	N/A	N/A	✓	N/A	✓

### Appendix B – Individual Station/Substation Summaries

#### First District Station

Address:

101 M Street, S.W.

Washington, D.C. 20024

Number of assigned FTEs: 400

Year constructed: 1960, renovated 2009

Square footage: 71,900

Date of observation: June 17, 2015



Figure 5: Exterior of First District Station

**Conditions noted during our inspection:** This station was the most recently renovated and presented the most professional image of a police department to visitors and employees as compared to the other stations and substations. The station was generally clean and well-maintained. The most noticeable deficiencies were:

- an exterior door located by the gym entrance closed but did not lock and a broken gate to the employee parking lot created potential access points for unauthorized individuals;
- plaster on the ceiling in the stairwell looked like it might fall;
- two out of six observed fire extinguishers had not received required annual inspections, which may result in them not working properly in the event of an emergency; and
- a significant amount of water visible under a desktop computer table in one of the two boiler rooms could pose an electrical fire risk or present a slipping hazard.<sup>25</sup>

We observed the holding area, station area, van port, and the video monitoring of the holding area and police station areas.<sup>26</sup> There were no major, noticeable deficiencies in these areas on the day of inspection. Sixty-four security cameras comprehensively monitor the station, many more than were observed at other stations. The station contained minimal surplus materials, making it easy to transverse. The station's parking lot appeared to have adequate space for government and employees' personal vehicles, but there was no visitor parking lot on-site. The

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<sup>25</sup> A DGS representative explained that whether this water is indicative of a problem depends on the equipment and the origin of the water.

<sup>26</sup> The station area is the front desk/reception area of the station and the van port is a secure, garage-like space.

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elevator and electrical generator appeared in good working order and had received required inspections,<sup>27</sup> and one of the two boilers had received a required annual inspection.<sup>28</sup>



Figure 6: Example 1 of leak in boiler room in First District Station



Figure 7: Example 2 of leak in boiler room in First District Station

### First District Substation

Address: 500 E Street, S.E.  
Washington, D.C. 20003

Number of assigned FTEs: 44

Year constructed: 1904

Square footage: 10,017

Date of observation: June 10, 2015



Figure 8 (Above): Exterior of First District Substation

**Conditions noted during our inspection:** The substation presented a professional image and appeared clean. The most concerning facility conditions were:

- there were steps to enter the building, but no ramp, thus limiting public access and putting the District at risk of legal liability for noncompliance with ADA requirements;

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<sup>27</sup> Elevator inspections are valid for a period of 2 years. See <http://dcra.dc.gov/service/elevator-inspections> (last visited July 8, 2015). The elevator was last inspected in May 2014. A DGS representative explained that electrical generators should be inspected twice a year as preventative maintenance. The electrical generator was last inspected in April 2015.

<sup>28</sup> D.C. Code § 2-107 (2006) requires annual inspections of all boilers by the D.C. Department of Consumer and Regulatory Affairs. A DGS representative explained that the second boiler did not have an inspection date because there was severe damage to the unit and the other boiler heats the building.

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- evidence of leaks by the exterior door to the boiler room (e.g., sandbags for capturing water) and in the men's locker room (e.g., bubbling paint, rust on lockers) and shower area may impact employee comfort, cause mold, and lead to cosmetic and structural damage;
- an unsecure gate to the alleyway next to the substation potentially allows building access to unauthorized individuals;
- an unsecure closet purportedly containing the wires connecting the substation's computers potentially allows unauthorized access;
- three out of five observed fire extinguishers had not received required annual inspections, which may result in them not working properly in the event of an emergency; and,
- the air conditioning worked inconsistently, affecting employee comfort and productivity (e.g., there was a non-functioning air conditioner window unit in the second floor sergeant's office with cardboard around the unit).

The substation had no employee parking lot (although there were six employee parking spaces available adjacent to the building), lacked a visitor parking lot, and there was no public parking for people with disabilities, either in a parking lot or on the street in the area immediately surrounding the building. We observed the video monitoring of the substation as well as the general station area, and there were no major, noticeable deficiencies in these areas on the day of inspection. We observed few surplus items throughout the substation, and the boiler appeared to be in good working order and had received a required annual inspection.<sup>29</sup> Despite numerous requests for the inspection/service date of the electrical generator at the First District substation, DGS did not provide this information to us.



**Figure 9: Sandbags outside exterior boiler room door of the First District Substation**

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<sup>29</sup> The boiler was last inspected in October 2014.

### Second District Station

Address:

3320 Idaho Ave, N.W.

Washington, D.C. 20016

Number of assigned FTEs: 383

Year constructed: 1974

Square footage: 41,531

Date of observation: June 22, 2015



Figure 10: Exterior of Second District Station<sup>30</sup>

**Conditions noted during our inspection:** The most concerning building conditions were:

- windows in eight rooms (mostly on the second floor) that did not close and lock properly, which may result in air conditioning and heat escaping, water entering the station, increased maintenance and repair needs, decreased employee comfort, and window sills with peeling and rusted paint;
- water-stained ceiling tiles, indicative of leaks, were present in: the men's locker room (one officer noted that there was a long-standing leak in the locker room), room 003, and five additional rooms, which may negatively impact employee comfort, cause mold, and lead to cosmetic and structural damages;
- inconsistent air conditioning and dirty HVAC vents in eight rooms may affect employee health and comfort;
- electrical issues, such as cords hanging from the ceiling and wires taped around doorways, may adversely impact employee and visitor safety;



Figure 12: Window that would not latch at Second District Station



Figure 11: Figure 12: Peeling paint/rust on window sill at Second District Station

<sup>30</sup> Source: 4TELL™ SOLUTIONS, LP, COMPREHENSIVE FACILITY CONDITION ASSESSMENT AND SPACE UTILIZATION STUDY (Oct. 2014).



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- one out of nine observed fire extinguishers had not received an annual inspection, which may result in it not properly working in the event of an emergency;
- the carbon monoxide detector in the basement was out of batteries, which presented a safety issue; and
- there were no keys available to 12 offices, which may be an issue in a fire or other emergency.



**Figure 13: Example of an electrical wiring issue at Second District Station**

We observed the holding area, station area, van port, and video monitoring of the holding area and police station areas. There were no major, noticeable deficiencies in these areas on the day of the inspection. We observed some surplus furniture and equipment throughout the station, but it did not hinder walking throughout the station. The station's parking lot appeared to have adequate space for employee (government and personal vehicles) and visitor parking. The impound lot's drain, however, was not properly working and there was standing water under vehicles, which may damage or limit the accessibility of the vehicles. The electrical generator, boiler, and vehicle fueling area<sup>31</sup> all appeared to be in working order, and had received required inspections.<sup>32</sup>

### Third District Station

Address:  
1620 V Street, N.W.  
Washington, D.C. 20009

Number of assigned FTEs: 416

Year constructed: 1950

Square footage: 45,136

Date of observation: June 24, 2015



**Figure 14: Exterior of Third District Station**

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<sup>31</sup> Several MPD facilities throughout the city house fueling sites for District government vehicles. *See* [https://go.mpdconline.com/GO/SO\\_10\\_06.pdf](https://go.mpdconline.com/GO/SO_10_06.pdf) (last visited July 9, 2015).

<sup>32</sup> The boiler was last inspected in October 2014, the electrical generator was last inspected in March 2015, and the vehicle fueling area was last inspected in April 2015.

### **Conditions noted during our inspection:**

The detective area was the most concerning section in this station; it contained uneven carpeting, electrical wiring that may be a hazard, a lack of wiring for computers at six officers' desks, non-functioning overhead lights, evidence of water damage (i.e., bubbling paint) below window sills, and the door to the video room within the detective area was missing a doorknob. In the station's holding area, there were small holes in the door frame of one of the cells and a crack in the wall adjacent to a cell door where contraband potentially could be hidden, window screens needing replacement,<sup>33</sup> holes behind the sink, uneven floor tile, and interview rooms were not soundproof.

Additional facility concerns included:

- evidence of water leaks such as: standing water outside the exterior door to the boiler room, leaks in one of the men's locker rooms used by MPD officials and a garbage bin filled with water in this room, stained ceiling tiles in 12 rooms, and bubbling paint below windows sills in 3 rooms;
- windows in four rooms would not latch and close properly and/or were secured with objects;
- inconsistent air conditioning (e.g., the lactation room, evidence storage room, and report writing room were uncomfortably warm) and dirty HVAC vents in nine rooms, which could negatively affect employee health and comfort;



**Figure 15: Holes and cracks by holding cells at the Third District Station**



**Figure 16: Dirty towel behind broken screens at the Third District Station**



**Figure 17: Evidence of leak in officials' locker room at the Third District Station**

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<sup>33</sup> The windows were located in the hallway of the holding area, not in the cells.



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- tripping hazards in 10 rooms (e.g., uneven tiles in doorways, wires across the floor, uneven carpeting, etc.); and
- 3 out of 11 observed fire extinguishers had not received required annual inspections,
- which may prevent them from working properly in the event of an emergency.

Although there was a parking garage for government and employees' personal vehicles, it did not appear to adequately meet the station's needs. The station also had four designated visitor parking spaces in front of the station. The building's boilers, electrical generators, and vehicle fueling area<sup>34</sup> had received required inspections and appeared to be in good working order.



Figure 18: Water damage under window sill at the Third District Station

### Fourth District Station

Address:  
6001 Georgia Avenue, N.W.  
Washington, D.C. 20011

Number of assigned FTEs: 315

Year constructed: 1974

Square footage: 45,013

Date of observation: May 29, 2015



Figure 19: Exterior of Fourth District Station

**Conditions noted during our inspection:** The most concerning building conditions were:

- surplus items located in hallways (e.g., furniture on the back walkway to the building and barrels<sup>35</sup> of unknown purpose outside the boiler room), which may pose access/fire safety issues as well as serve as harborage for pests and rodents;

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<sup>34</sup> The three boilers were last inspected in November and December 2014, the electrical generator was last inspected in March 2015, and the vehicle fueling area was last inspected in April 2015.

<sup>35</sup> The team did not observe the contents of the barrels.

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- birds and bird nests observed in the van port may disrupt work, impact employee comfort, and related bird droppings, feathers, and debris may contain pathogens that can be harmful to employees and visitors;
- water leaks (e.g., three toilets in the holding area were said to be the cause of a leak in the basement men's locker room and its missing and stained ceiling tiles, and a garbage bin was also filled with water from a leak in room B01) may negatively impact employee comfort, cause mold, and lead to cosmetic and structural damages;
- a non-working light in the disabled men's holding cell (cell number 8), may create a potential safety concern and adversely impact prisoner comfort;
- an employee's work space/desk was located in a storage closet in room 230, which did not appear to be a suitable work space; and
- two out of seven observed fire extinguishers had not received required annual inspections, which may result in them not properly working in the event of an emergency.



Figure 20: Example of surplus items at the Fourth District Station



Figure 21: Garbage bin for leak at the Fourth District Station

We observed the holding area, station area, van port, and video monitoring of the holding area and police station areas. There were no major, noticeable deficiencies in these areas on the day of inspection. There appeared to be sufficient employee parking in a lot (for government and personal vehicles), but there was no visitor parking lot. The electrical generator and boiler had received required inspections and appeared to be in good working order.<sup>36</sup>

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<sup>36</sup> The electrical generator was last inspected in March 2015, and the boiler was last inspected in September 2014.

### Fourth District Substation

Address:

750 Park Road, N.W.

Washington, D.C. 20010

Number of assigned FTEs: 111

Year constructed: 1972

Square footage: 13,571

Date of observation: May 26, 2015



Figure 22: Exterior of Fourth District Substation

**Conditions noted during our inspection:** The substation was clean and presented a professional image. The most concerning building conditions were:

- there were steps to enter the building, but no ramp, thus limiting public access and putting the District of Columbia at risk of legal liability for noncompliance with ADA requirements;
- windows on the first floor had security bars, but a number of these windows did not completely close (an unknown material was also bundled in a restroom window that prevented it from closing); this allowed water to enter and air conditioning and heat to escape, which may adversely impact employee comfort and increase maintenance and repair needs; and
- police bicycles stored in the hallway and workout room, creating a potential barrier to accessing areas in the station and exiting the building in the event of an emergency.

We observed the video monitoring of the substation as well as the general station area, and there were no major, noticeable deficiencies in these areas on the day of inspection. There was a limited employee parking area (four spaces reserved for Lieutenants) and no visitor parking lot. There was little surplus material throughout the substation, and the boiler and electrical generator both appeared to be in good working order and had received required inspections.<sup>37</sup>

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<sup>37</sup> The boiler was last inspected in September 2014, and the electrical generator was last inspected in March 2015.

## Fifth District Station

Address:  
1805 Bladensburg Road, N.E.,  
Washington, D.C. 20002

Number of assigned FTEs: 430

Year constructed: 1973

Square footage: 41,531

Date of observation: June 3, 2015



Figure 23: Exterior of Fifth District Station<sup>38</sup>

**Conditions noted during our inspection:** The most concerning conditions in this station were located in the holding cell area. Small holes in the wall caused by plaster deterioration were present behind the toilet inside the largest holding cell, which allowed prisoners to hide contraband.<sup>39</sup> While we were on-site, an MPD officer reached into one of these holes and found two shoe insoles, “baggies” used for narcotics, as well as an old razor blade. The officer noted that this deterioration has been a longstanding condition. The light in the female restroom in the holding area provided another potential place for prisoners to store contraband, but no contraband was observed in this location. Additionally, the clock in the processing area of the holding area was broken and had sharp plastic edges, which could be used as a weapon. These conditions are safety concerns.

Room 026 was the office area in the worst condition in the building. It contained holes in the wall filled with a foam-like substance, as well as water-stained ceiling tiles, wires hanging from the ceiling, and a broken desk.

Additional station concerns included:

- the walkway had broken pavers that could be a tripping;
- water damage in the men’s locker room (e.g., water-stained ceiling tiles, a water-damaged light fixture, and rust on the bottom of lockers) and a large hole in the ceiling with a bucket underneath in the men’s visitor bathroom indicate water leaks that may

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<sup>38</sup> Source: 4TELL™ SOLUTIONS, LP, COMPREHENSIVE FACILITY CONDITION ASSESSMENT AND SPACE UTILIZATION STUDY (Oct. 2014).

<sup>39</sup> MPD’s Standard Operating Procedures for Holding Facilities state on page 6: “Before placing the prisoner in an unoccupied cell, [station personnel shall] conduct a search of the cell for weapons and contraband; (CALEA 72.4.5) . . . .” [https://go.mpdconline.com/GO/SOP\\_holding\\_facilities.pdf](https://go.mpdconline.com/GO/SOP_holding_facilities.pdf) (last visited July 13, 2015). Additionally, weekly there should be “[a] general security inspection of the entire facility, to include looking for contraband, weapons and to identi[f]y defective and/or broken equipment and areas that are in need of repair.” *Id.* at 14.

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negatively impact employee comfort, cause mold, lead to cosmetic and structural damages, and create electrical problems with the impacted light fixture;

- birds enter the station through the building's overhang that spans the outside of the building and access the community room, van port, holding area, U.S. Attorney's office, and station area;
- surplus materials (e.g., a non-functioning photocopier, old computers, and broken chairs) were present throughout the station in hallways and offices, which may pose access/fire safety issues as well as provide harborage for pests and rodents;
- bicycles stored in the hallway by the employee entrance, stairwell, and women's locker room, created tripping hazards and a potential barrier to accessing areas within the station and exiting the building in the event of an emergency;
- electrical issues throughout the station (e.g., wires hanging down from the ceiling, outlets and thermostats not secured to the wall, exposed electrical wire, and wires bundled against the wall);
- inconsistent air conditioning, dirty HVAC vents in eight rooms, and unsecured window screens may affect employee health and comfort; and
- 8 out of 13 observed fire extinguishers had not received required annual inspections, which may result in them not properly working in the event of an emergency.

Also, the impoundment lot video surveillance camera was not functioning. An officer explained that this is a concern because individuals have stolen motorcycles from the impoundment lot. The station appeared to have adequate employee and visitor parking in its two lots, and the electrical generator and boiler appeared to be in working order and had received required inspections.<sup>40</sup>

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<sup>40</sup> The boiler was last inspected in October 2014, and the electrical generator was last inspected in March 2015.

## APPENDICES



Figure 24: Items discovered in holes behind cell toilet at the Fifth District Station



Figure 25: Clock in processing area at the Fifth District Station



Figure 26: Example of broken walkway tiles at the Fifth District Station



Figure 27: Hole in men's visitor's restroom at the Fifth District Station

### Sixth District Station

Address:  
100 42nd St, N.E.  
Washington, D.C. 20019

Number of assigned FTEs: 341

Year constructed: 1951

Square footage: 43,790

Dates of observation: May 11 and 15, 2015



Figure 28: Exterior of Sixth District Station

**Conditions noted during our inspection:** Room 140 (the area used by undercover officers) was in the worst condition; it contained safety hazards such as a door off its hinges and storage behind it, broken blinds, and surplus materials.

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Additional station concerns included:

- a safe (housing money the public pays for traffic records, a magnetometer wand that officers use to search prisoners, and a digital camera used to photograph prisoners when the LiveScan machine is not working) was broken and held together with a bungee cord;
- surplus furniture and equipment throughout the building in hallways, offices, and stairwells, and police bicycles stored in the hallway adjacent to stairwells, created a potential barrier to accessing areas within the station and exiting the building during emergencies;
- a bird that lived in an old heating unit;
- frayed carpeting and wires across the floor were present in eight rooms and in two hallways, and missing tread on stairs and cracked concrete with exposed iron wire on an exterior step to the station posed tripping hazards;
- water was on the floor and outside the exterior door to one of the two boiler rooms, which may pose an electrical fire or slipping hazard;
- an Internet connection and communication panel was not properly safeguarded, which could allow unauthorized access;
- one out of seven observed fire extinguishers had not received a required annual inspection, which may result in it not properly working in the event of an emergency;
- inconsistent air conditioning may impact employee comfort; and
- a file folder covered a window to prevent birds from entering the video room where equipment to monitor the interview rooms is stored.

Although the station has a parking lot (for government and employees' personal vehicles), it did not appear large enough to adequately meet the station's needs, and there was no visitor parking lot. The electrical generator and vehicle fueling area appeared to be in working order and had received required inspections<sup>41</sup> and one of the two station's boilers had received a required annual inspection.<sup>42</sup>

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<sup>41</sup> The electrical generator was last inspected in March 2015, and the vehicle fueling area was last inspected in April 2015.

<sup>42</sup> One of the boilers was last inspected in November 2014.



## APPENDICES

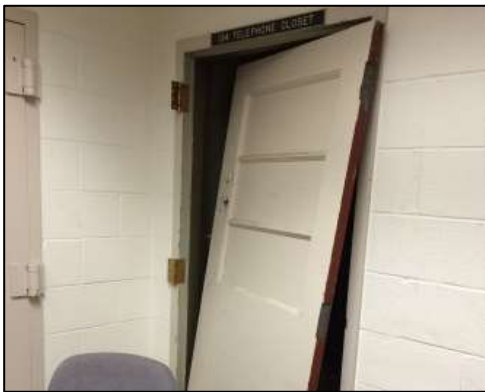
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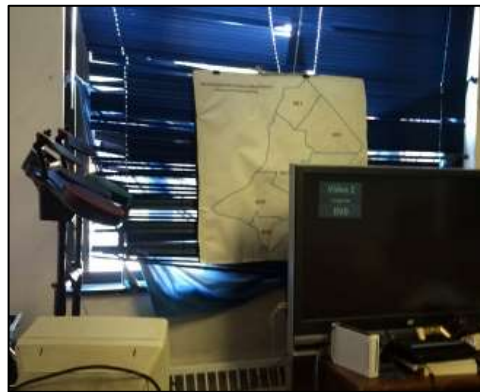
**Figure 29: Image 1 of room 140 at the Sixth District Station**



**Figure 30: Image 2 of room 140 at the Sixth District Station**



**Figure 31: Image 3 of room 140 at the Sixth District Station**



**Figure 32: Image 4 of room 140 at the Sixth District Station**



**Figure 33: Water outside boiler room at the Sixth District Station**



**Figure 34: Water inside boiler room at the Sixth District Station**



### Sixth District Substation

Address:  
2701 Pennsylvania Avenue, S.E.  
Washington, D.C. 20019

Number of assigned FTEs: 118

Year constructed: 1956

Square footage: 8,919

Date of observation: June 5, 2015



Figure 35: Exterior of Sixth District Substation

**Conditions noted during our inspection:** The substation was clean and presented a professional image. The most concerning building conditions were:

- there were steps to enter the building but no ramp, thus limiting public access and putting the District of Columbia at risk of legal liability for noncompliance with ADA requirements;
- we did not observe any smoke alarms;
- the retaining wall located adjacent to the employee entrance was cracked and could potentially collapse and injure employees, visitors, or passersby;
- the computer panel that connects the substation's computers was not secure, and the telephone closet would not lock from the outside, which could allow unauthorized access;
- there was evidence of water damage by the back door (but no water was observed firsthand), and water leaks;
- all six observed fire extinguishers had not received required annual inspections (they recently expired in May 2015), which may result in them not working properly in the event of an emergency.

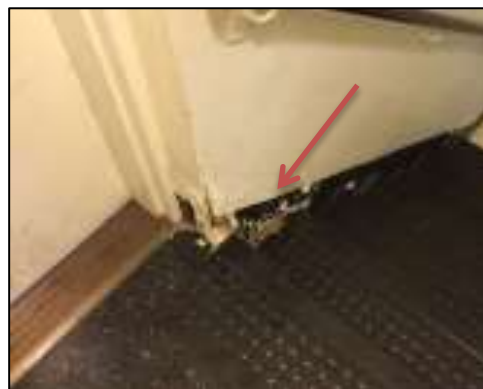


Figure 36: Evidence of water damage by back door at the Sixth District Substation

The substation's Automated External Defibrillator (AED) was in the field and not available for observation during our site visit.<sup>43</sup> Unlike the other stations and substations, there were no showers on-site. There appeared to be adequate employee parking on-site in a parking lot (for personal and government vehicles). Although there was no visitor parking lot, there were two handicapped parking spaces available in a parking lot. We observed the video monitoring of the substation as well as the general station area, and there were no major, noticeable deficiencies in these areas on the day of inspection. There was minimal surplus material throughout the substation and the boiler and electrical generator both appeared to be in working order and had received required inspections.<sup>44</sup>

### Seventh District Station

Address:

2455 Alabama Ave, S.E.

Washington, D.C. 20020

Number of assigned FTEs: 450

Year constructed: 1988, renovated 2015<sup>45</sup>

Square footage: 43,190

Date of observation: June 11, 2015



Figure 37: Exterior of Seventh District Station<sup>46</sup>

**Conditions noted during our inspection:** This station was clean and presented a professional image. Part of the station was recently renovated, and appeared well-maintained. The most concerning building conditions were:

- the front door to the station closed but its lock was broken, potentially preventing station employees from securing the door if needed;

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<sup>43</sup> MPD's special orders do not require AEDs in stations and substations, but note that "[i]t is estimated by the American Heart Association that up to 70% of all victims suffering sudden cardiac arrest (SCA) could be saved if defibrillation can be administered within the first few minutes of onset." MPD Special Order No. SO-01-18 at 1 (Oct. 20, 2013).

<sup>44</sup> The boiler was last inspected in October 2014, and the electrical generator was last inspected in March 2015.

<sup>45</sup> Renovations to the report writing room, roll call room, and detectives' offices were completed in August 2015.

<sup>46</sup> Source: 4TELL™ SOLUTIONS, LP, COMPREHENSIVE FACILITY CONDITION ASSESSMENT AND SPACE UTILIZATION STUDY (Oct. 2014).

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- in the boiler room, water was dripping from the ceiling, some of the pipes for the equipment in this room were missing casing or corroding, and a plastic bag covered the room's smoke alarm;<sup>47</sup>
- the floor in the holding area presented a tripping hazard, and a missing drain cover could be a potential tripping hazard or allow prisoners to hide contraband;
- some of the fire safety sprinklers were soiled from what appeared to be dust or mold, and may not work properly in an emergency;
- the air conditioning worked inconsistently, there were dirty HVAC vents in four rooms, missing vent covers in three rooms, and broken or missing window screens in four rooms;
- multiple rooms (e.g., the hallway, the rotunda, and recently renovated areas) contained water stained ceiling tiles; and
- the exterior door by the overflow holding cells did not have a working light, and according to two officers, the exterior lighting was inadequate at night in this area. Officers reported that the rest of the perimeter of the building was generally well-lit, but noted that three of the exterior lights in the parking lot were not functioning. Non-working exterior lighting may create safety concerns for employees and visitors.



Figure 38: Example of corroded equipment in boiler room at the Seventh District Station



Figure 39: Possible corroding pipes on water heater at the Seventh District Station



Figure 40: Floor in holding area at the Seventh District Station

<sup>47</sup> A DGS representative explained that smoke alarms are sometimes covered during welding to prevent activation.

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We observed some surplus items in the station, but such items did not hinder walking through the station. We observed the station area, van port, and the video monitoring of the holding area and police station areas, and there were no major, noticeable deficiencies in these areas on the day of our inspection. There did not appear to be adequate employee parking on-site in a parking lot, as some officers parked in an auxiliary parking lot that was not part of the station. Neither an officer nor a DGS representative knew who owned the land for this lot. This parking may not remain available for employee use because it is not a station parking area. There was no designated visitor parking lot, although there were disabled visitor spaces available on the street in front of the station. The electrical generator, boiler, and vehicle fueling area all appeared to be in good working order, and had received required inspections.<sup>48</sup>



**Figure 41: Drain cover missing in cell under table at the Seventh District Station**

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<sup>48</sup> The boiler was last inspected in October 2014, the electrical generator was last inspected in March 2015, and the vehicle fueling area was last inspected in April 2015.

## Appendix C – MPD August 2016 Response to Draft Report



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
METROPOLITAN POLICE DEPARTMENT

August 26, 2016

Daniel Lucas  
Inspector General  
Office of the Inspector General  
717 14<sup>th</sup> St., NW  
Washington, DC 20005

Dear Inspector General Lucas:

This is in response to your letter that was received by the Metropolitan Police Department (MPD) on June 13, 2016, regarding the inspection results for MPD station and substation building conditions for Fiscal Year 2015.

We would like to refer you to the Department of General Services (DGS), which is responsible for all MPD facilities and will be responding to this report. We appreciate that DGS has already resolved several issues mentioned in the report through major improvements to MPD facilities, including the new Sixth District building and renovations to the locker rooms for the Fourth, Fifth and Seventh District.

The Department agrees with the ADA recommendations, but again, the physical ADA compliance falls under DGS authority and funding. While MPD also has an ADA coordinator, their role is to provide guidance and support to MPD units on ADA-related matters and investigate and analyze reasonable accommodation requests. For matters that are not related to the physical plant, MPD will review its internal controls to address policy matters raised in the report, such as surplus items stored in hallways, unoccupied cell doors left open, contraband in cells, and unsecured technology rooms. Moreover, MPD will ensure that ADA plans are maintained at each facility.

I would like to raise a few issues for negative findings were contained in the report that seem inapplicable. For instance, in categories 61-63 in Appendix A: Firearms and Narcotics Storage, each substation was marked with a negative grade of a red X. However, as the report correctly notes, evidence, firearms and narcotics are not stored at the MPD substations. Therefore this category should be marked as not applicable. In addition, under the category of "All lights working," the agency received a zero. I would like to note that DGS is responsive in replacing lights. However, practically speaking it is difficult to achieve all lights in each station working all the time. It is a constant state of flux, with some lights out at any given time.

MPD has shared this report with DGS and will work with DGS to mediate and correct the specific findings in this report. DGS has stated they will provide a report with their findings on abating these issues no later than September 1, 2016.

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P.O. Box 1606, Washington, D.C. 20013-1606

## APPENDICES

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Should you require additional assistance please contact Assistant Chief Michael Anzallo (202.724.4482 or michael.anzallo@dc.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Cathy L. Lanier". The signature is fluid and cursive, with the first name "Cathy" being the most prominent.

Cathy L. Lanier  
Chief of Police

cc: Kevin Donahue, Deputy City Administrator and Deputy Mayor for Public Safety & Justice  
Greer Johnson Gillis, Interim Director, Department of General Services

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