



CITY OF CARMEL-BY-THE-SEA

Carmel Police Building Project

Ad-hoc Committee

Mayor Dave Potter and Councilmember Jeff Baron

January 25, 2024



Meeting Overview

- Project History – 2017 thru 2020
- Project History – 2022
- Project History – 2023 (Ad Hoc Committee)
- Police Department Requirements
 - Report from Indigo (Hammond + Playle Architects, LLP)
- Project Options and Finances
- Moving Forward from here



PD Project History – 2017/2020

(From November 7 & 27, 2017 council packets)

- May 2017 – Council Adopts 2017-2018 CIP; \$250,000 for PD Renovation Design Work
- August 2017 – Council hires Kasavan Architects for design and construction support services
- November 2017 – Project modified from “renovation” to “renovation and expansion”. Expected build cost of \$1,700,000 (for \$1,950,000 total)
- June 2018 – the City Council adopted the FY 2018/19 Budget and Capital Improvement Program (CIP), which included \$1.9M for construction of the Police Building Renovation and Expansion Project.



PD Project History – 2017/2020

(Excellent summary from the March 2022 Packet)

- March 2019 – Project scaled back to “critical interior renovations and repairs”
- June 2019 – Budget in CIP set for \$1,000,000
- November 2019 – 100% design approved; sent for bids at estimate of \$1,140,000
- June 2020 (Covid) – Low bid of \$1,310,000. Rejected, rest of CIP cancelled.



PD Project History - 2022

- February 2022 – Reauthorized with \$2,000,000 budget (same project)
 - Increase: to address materials and labor cost inflation, supply chain challenges, potential bidder contingency increase due to re-bidding, and design costs to update the plans to meet current building codes

In the Spring of 2022, the Interim Police Chief and Interim Public Works Director reviewed the project scope as compared to current operational, code, maintenance and climate resilience standards. They recommended a substantial project review and updated cost estimate

- 2022 Budget Cycle – Additional Scope
 - locker room modernization, a public report taking area, an (EOC)/community meeting room, and EV charging infrastructure.
 - \$1,300,000 additional, for a \$3,300,000 total



PD Project History - 2022

- December 2022 – Additional complications
 - Resignation of Kasavan Architects
 - City selects WRD based on 2022 submission of Statements of Qualifications from architects
 - Step back – redo “scoping project”
 - From staff report: Because of the significant unknowns regarding full scope, ongoing supply chain shortages and materials cost inflation, it is important to step back at this point and do a complete analysis of the required scope and cost estimate of the project.
- Project falls apart



PD Project History - 2023

- January 2023 – Ad-hoc committee developed the RFP strategy to “to move on this [project] expeditiously”
- February 2023 – Council approved the issuance an RFP from Architectural firms that have a specialty practice in Public Safety design to develop a feasibility analysis, concept design and cost estimate for addressing the current building maintenance and operational shortfalls
- June 2023 – Council approved a Professional Services Agreement (PSA) with Hammond+Playle Architects, (LLP), aka **Indigo**



PD Project History - 2023

- October 2023 – Report was submitted to the city by Indigo
- November and December 2023 – Ad-hoc committee met to discuss submitted report and to develop a recommendation
- January 2024 – Ad-hoc committee report to the council with recommendation



Project Phases and Tasks

Phase 1- Only Phase approved at this time

- Task I- Assess the building's condition and identify required maintenance and improvements for any City occupancy (safety, handicap access and current codes) and budget level cost
- Task II- Define required and best practice programmatic and spatial needs for continued use as a Police Department and potential spillover impacts into the Public Works Department areas and budget level cost estimates
- Task III- Prepare conceptual plans for a remodel option and/or a new building option, along with budget level cost estimates
- Task IV- Final report containing recommended action plans, schedules and budget estimate to assist City Council decision making

Phase 2-Not in Contract due to unknown scope



TASK 1- Building Assessment

The building's systems (electrical, mechanical, HVAC, and plumbing) are worn out and need total replacement

Under current building codes (fire, seismic, ADA, police facility standards, etc.) the building and the site will require major improvements to be compliant

The need is urgent. The continued "band aid" approach is not a viable approach from an officer safety or public safety perspective.



TASK 2- Police Programming

- 1. Police Program Recommendations (“the requirements”)**
 - Chief Tomasi’s Experience
 - Indigo’s Experience w/Police Best Practices
 - Indigo’s interview of current Police Staff
- 2. Indigo’s Report Recommendations:**
 - Significantly larger police station
 - 15,900 sq/ft 2/3 acre- 18,500 1 acre
 - Increased Parking
- 3. Estimated Construction Costs: New or Remodel**
 - \$19.0-\$22.2 Million



Key Elements of Modern Police Facilities Program

Functions of a Modern Police Department

- **Police**
 - Patrol
 - Detective
 - Motor Officer
 - Task Force-SWAT/HNT/PRVNT participation
- **Dispatch Center**
 - Communications Center
 - Front Desk Receptionist
 - Records Department
 - Property/Evidence Technicians
 - Administrative Assistance
- **Parking Enforcement**
 - Patrol
 - Data Entry
 - Citation processing
- **Animal Services**
 - Patrol
 - Storage/Releasing
 - Data Entry
- **Emergency Operations**
 - Emergency response
 - Event Coordination
 - Volunteers- CERT/VIP's



Key Elements of Modern Police Facilities Program

Specific Police Department Needs

- **ADA Accessibility**
 - Parking and Building
 - Public Restroom
- **Dispatch Center**
 - Capabilities to handle multiple computers, monitors, and 911 equipment.
 - Front Counter Reception
- **Property & Evidence Storage**
 - Ventilation
 - Biohazard
 - Drying capabilities
 - Security systems
- **Interview Rooms**
 - Security
 - Video Recording
 - Rooms for Victims, Suspects, Juveniles
- **Holding & Booking Facilities**
 - Building Security (Interior & Exterior)
 - Cameras
 - Legal Restraints in holding areas
 - Soundproofing
- **Training Area (Firing Range)**



Key Elements of Modern Police Facilities Program

Specific Police Department Needs

- **Storage and Flexibility**
 - Room to grow and flexibility to change
 - Locker rooms & Changing areas
 - Equipment Storage
 - Room for Staff-Offices/Workstations
- **Animal Care Facility**
 - Storage of Live Animals
 - Storage of Deceased Animals
- **Site Security**
 - Secure facility
 - Cameras/Prox Card Entry
 - Bullet Proof Windows, Doors, Walls (Lobby)
 - Secure Parking facilities
- **Independent Power Source**
 - Generator/Battery



AD Hoc Committee Recommendation 1

Scope of Police Facility

Police Program Scope:

- Abandon prior Remodel Concept as inadequate
- Provide a Facility Program that meets current Community needs and modern PD Standards
- Provide a facility with flexibility to meet future needs and requirements.



Option 1: Move to Vista Lobos

Pros:

- Ample room for parking & improvements
- easy to build a secure site
- **Would not displace PD or Public Works during construction (2 years +)**

Cons:

- Loss of PERIPHERAL public parking,
- Impacts Housing Element site (42 units)
- Possible GP/Zoning update
- Higher CEQA threshold – intensify use



Option 2: Raze current site and rebuild

Pros:

- No loss of peripheral public parking
- Most likely ample room for parking & improvements
- Easy to build a secure site
- Little environmental impact (General Plan, zoning, CEQA)

Cons:

- **Would displace PD and Public Works during construction (2 years +)**
- Loss of PERIPHERAL public parking,
- Impacts Housing Element site (42 units)
- Possible GP/Zoning update
- Higher CEQA threshold – intensify use



Option 3: Renovate current site

Pros:

- No loss of PERIPHERAL public parking
- Little environmental impact (General Plan, zoning, CEQA)

Cons:

- **Would displace PD and/or Public Works during construction (2 years +)**
- Messier to meet requirements – could prove to be inadequate
- More difficult to build a secure site
- Very parking constrained
- Difficult to expand footprint – will need to go up and/or into the plaza



Option 4: Move to Sunset Center Lot

Based on preliminary discussions, Sunset Center is not being investigated further at this point, but could be considered if necessary.



Financial Implications

The City Council appropriated \$3,239,000 in Fiscal Year 2023/24 for this Capital Improvement Project. The current unencumbered balance is \$2,639,980.

Expended so far (\$599,020)

- Indigo/Hammond & Playle Architects = \$300,000
- 4Leaf Project Management = \$129,780
- Electrical Panels repairs = \$54,000
- Dispatch Room essential renovation = \$16,000
- Electrical Repairs in Dispatch = \$41,360
- Security System repairs = \$28,730
- IT Cabling repairs = \$20,650
- Steel Fire Doors repairs = \$5,000
- Roof leaks repairs = \$3,500



Financial Implications

The cost of a new Police Facility with required program spaces that meets current and future community needs will be in the order of \$20M+. Concept design will provide a more refined cost estimate.

The replacement of the existing building systems and code upgrades will cost in the order of \$10M+. There will potentially be additional facility program costs depending on future use of the facility. Concept design will provide a more refined cost estimate.



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- **Task III- Prepare conceptual plans for a remodel option and/or a new building option, along with budget level cost estimates**
- Task IV- Final report containing recommended action plans, schedules and budget estimate to assist City Council decision making

Phase 2-Not in Contract due to unknown scope



Moving Forward

The Ad-hoc committee believes that the council should take the following three actions to begin to move forward on Task III, which is:

“Prepare conceptual plans for a remodel option and/or a new building option, along with budget level cost estimates”



Moving Forward

3 Actions for Task III:

1. Adopt a policy decision that the project's priority is to maximize the capability of the Police Department to meet current and future needs, keeping in mind that cost is a major factor



Moving Forward

2. Council decision on which project alternatives and “schematic designs” to pursue

- The Ad-Hoc’s recommendation:
 - Build at Vista Lobos while the PD remained on Junipero
 - Relocate PD once the new building was completed
 - Raze or reprogram the current PD/Public Works building to accommodate Public Works and Housing (or another alternative; TBD)
- Other alternatives:
 - Temporarily relocate PD and Public Works while renovating the current building
 - Temporarily relocate the PD and Public Works while razing and rebuilding the current building
- In all cases, programming the future use of the PD Plaza (including Public Works) is part of this process (Additional uses: housing, city staff, etc.)



Moving Forward

3. Direct staff to initiate development of a financing strategy to fund a potential total project of \$30+ million.



Carmel Police Building Project

Questions (and Answers) and Comments

- Is there any correlation between the aging police station and any rise in crime? If not, what's the problem???
- What is the city's current debt obligation and funding requirements?