



# CITY OF CARMEL-BY-THE-SEA

## **Carmel Police Building Project-**

Discussion of the Ad Hoc Committee findings and recommendations on the way forward for development of the Police facility

City Council Study Session

January 8, 2024



# PD Project History

- 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
- Council, at their June 6<sup>th</sup> 2023 meeting **Approved a Professional Services Agreement (PSA) with Hammond+Playle Architects, (LLP) Indigo**
- Ad Hoc Committee and Staff met multiple times over the past months to develop today's presentation



# 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 estimates- Ad Hoc reviewed
- 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-Ad Hoc Reviewed
- Task III- Prepare conceptual plans for a remodel option and a new building option and budget level cost estimates-Ad Hoc Review
- Task IV- Final report containing recommended action plans, schedules and budget estimate to assist City Council decision making- Ad Hoc review of draft documents

## Phase 2-Not in Contract due to unknown scope



# TASK 1- Building Assessment Results

- 1. Due to the building's age, heavy usage, and deferred maintenance, the building systems, such as the electrical, mechanical, HVAC, and plumbing systems, are worn out and need total replacement.**
- 2. Due to the adoption of current building, fire, seismic codes, and police facility standards, the building and the site will require major improvements to meet current disabled access, fire, seismic, electrical, mechanical, and building codes compliance.**
- 3. The assessment report findings point to the URGENT need for the City to either move towards a complete and thorough renovation of the existing Police facility at the existing site or the construction of a new facility at a different site. The continued "band aid" approach, or doing nothing, are not viable approaches from an officer safety or public safety perspective.**



# Key Elements of Modern Police Facilities Program

## Functions of your 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
- **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



# Key Elements of Modern Police Facilities Program

## Specific Police Department Needs:

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



# TASK 2- Police Program Results

- 1. The Police Program recommended is based on Chief Tomasi's professional experience in multiple departments, Indigo's experience and familiarity with best practices in Police Department functional requirements and design standards as outlined in the California Police Officer Standards and Training (POST) and the International Police Chiefs Association Manuals. Indigo also interviewed individuals that currently work in the Department to better understand any unique Carmel requirements.**
- 2. Indigo's Draft Program Narrative indicates the need for a significantly larger Police Station with increased parking, citing a minimum need for a 15,900 square foot facility on 2/3 of an acre, with a beneficial need (or "want") for an 18,500 square foot facility on 1-acre site. The construction cost for either a new or remodeled and expanded facility is likely to cost \$19.0 to \$22.2 million.**





# **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 POST/IPCA Standards**
- **Provide a facility with flexibility to meet future needs and requirements.**



# AD Hoc Committee Recommendation 2

## PD and PW Project siting options

- 1. New facility on new site. THIS OPTION PROVIDES THE MOST EXPEDITIOUS ROUTE TO A NEW POLICE STATION**
- 2. Rehabilitated and expanded building on current site and move PW to a new site – THE DELAYS RESULTING IN PROVIDING AN ADEQUATE PD FACILITY, SWING SPACE COSTS AND NEW PW SITE COSTS LED THE COMMITTEE TO DISMISS THIS OPTION.**



# AD Hoc Committee Recommendation 2

## PD and PW Project siting options-pg 2

**3. Rehabilitate and expand building on site without PW displacement- THE AD HOC COMMITTEE DISMISSED THIS OPTION AS IT WOULD STILL LEAVE THE POLICE IN AN INADEQUATE FACILITY THE DAY IT OPENED.**

**4. Demolish the existing Police Station and Public Works Garage and build new facilities on the existing site - THE AD HOC COMMITTEE DISMISSED THIS OPTION DUE TO RESULTING DELAY IN PROVIDING ADEQUATE SPACE FOR THE PD, THE SITE ACQUISITION COSTS, COST OF SWING SPACE FOR PD AND PW, AND DEMOLITION COST**



# AD Hoc Committee Recommended Police Facility Siting Options

## Existing Site:

- Pros: Lower CEQA threshold – existing use, high elevation for antennas, does not impact Housing Element sites
- Cons: Limited parking, no room to expand/difficult construction, difficult to make site secure, displace ops during construction

## Sunset Center Parking Lot:

- Pros: Ample room for parking & improvements, more centrally located in City, does not displace ops during construction
- Cons: Loss of PRIME public parking, impacts Housing Element site (33 units), Higher CEQA threshold – intensify use

## Vista Lobos Site and Parking Lot:

- Pros: Ample room for parking & improvements, easy to secure site, high elevation for antennas, does not displace ops during construction
- Cons: Loss of PERIPHERAL public parking, impacts Housing Element site (42 units), Higher CEQA threshold – intensify use



# AD Hoc Committee Existing Facility- Requirements and Opportunities

## **CONDITIONS:**

- Facility Components are past the end of their useful life.
- Some components need immediate repair where feasible or replacement
- The required significant investment in building repairs/renovations will trigger bringing all systems to current codes.

## **OPPORTUNITIES/REQUIREMENTS:**

- Requirements:
  - Cannot leave building “as is” after PD vacates
  - Failing components must be repaired
  - Current codes must be met
- Opportunities:
  - Develop adequate facility program for PW
  - Program remaining PD portion of building and potential expansion area for City’s highest priority needs



# Financial Implications

The City Council appropriated \$3,239,000 in Fiscal Year 2023/24 for this Capital Improvement Project. The current unencumbered balance is \$2,600,000.

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 much more definitive cost estimate.



# AD Hoc Committee Summary Recommendations for Feb Meeting

1. Adopt a policy decision that the priority is to maximize the programmatic capability of the Police Department to meet current and future community needs.
2. Direct staff to Initiate the schematic design process for constructing a new Police Station at Vista Lobos as the best-located, City-owned parcel that has sufficient size to accommodate the Police functional program to take the City through the next 50 years.
3. Direct staff to initiate the programing and schematic design process for the rehabilitation and potential expansion of the current PD/PW building. Develop the planning process that would assist in determining best city uses, programing needs of those uses, design parameters and rehabilitation strategy for the building.
4. Direct staff to initiate development of a financing strategy to fund a potential total project of \$30+ million.