

**January 25, 2023 portion of the slides below** that were presented beginning at the 01:03 minute mark of the YouTube [HERE](#). These below slides are the net new or updated slides prepared from the January 8<sup>th</sup> Special City Council Meeting – Police Building Project slides. The Jan 8<sup>th</sup> Slides are [HERE](#). Both the Jan 8<sup>th</sup> and these Jan 25<sup>th</sup> slides provide the full view of prepared slide materials on this project.

CRA will continue to update this topic, its meetings and materials on this webpage <https://www.carmelresidents.org/police-building-project>



## 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 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.



## 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



# 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

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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

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