



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL AGENDA

Mayor Dale Byrne, Councilmembers Jeff Baron, Hans Buder, Bob Delves, and Alissandra Dramov
Contact: 831.620.2000 www.ci.carmel.ca.us

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

CITY COUNCIL SPECIAL MEETING Monday, February 10, 2025 4:30 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/81254679205> Webinar ID: 812 5467 9205 Passcode: 230950 Dial in: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

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CALL TO ORDER AND ROLL CALL

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Board or Commission discussion, debate, direction to staff, and/or action.

1. Receive status report and provide policy guidance on the Carmel Police Department Project

Public Appearances - Limited to item(s) on the agenda

ADJOURNMENT

1. Correspondence Received After Agenda Posting
2. Presentations Received After Agenda Posting

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

February 10, 2025
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Paul Tomasi, Chief of Police & Public Safety Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive status report and provide policy guidance on the Carmel Police Department Project

RECOMMENDATION:

Receive a report on the status of the Police Department Project and provide any updated policy guidance deemed necessary as follows:

- Discuss, validate or amend guidance from the previous council on the current project.
- Discuss, validate or amend the functional programs, Needs, for Police and Public Works.
- Discuss, validate or amend guidance regarding extent of repairs and code upgrades required and to be undertaken for the existing building.

BACKGROUND/SUMMARY:

At the City Council meeting on the 7th of January 2025, the City Council received its initial briefing on the Police Department Project. The City Council and the public had several questions and comments regarding the size, scope, siting and cost of the project. There were also questions regarding the staff's interpretation of some of the former City Council policy decisions. This presentation is structured to provide the Council with the opportunity to reconsider and update guidance where necessary.

The most fundamental guidance that needs to be validated is the overall objective of the project. Currently, the staff and design team are focused on a project that accomplishes the following:

“Develop new/upgraded police and public works facilities that meet the requirements of law, building codes and functionality that the Community expects and is required to provide to assure public safety, officer safety, worker safety and expected public services now and into the future.”

The decision by previous councils to make this a top priority is because this current facility does not meet safety or legal standards, both of which are problematic as a public facility. This project began in 2017, because of complaints by staff and the public about safety and security issues. Although this project, in

2017 started out with a focus on just addressing the safety and security issues for the police department, this project has grown substantially.

In June 2023, the Council awarded a Professional Service Agreement (PSA) to Indigo Architects, in the amount of \$300,000, to perform a building condition assessment, develop space programming needs for the Police Department, and generate schematic designs. Their work started with an evaluation of the existing building and all its component systems. The analysis of the overall condition of the existing building and how the building system was configured led the City Council to the realization that a remodel for the police function would require the remodel and upgrade of the whole building and all its building systems. This dictated that Public Works programmatic requirements would also have to be considered as part of the project. Further, the scope of the deterioration of the existing building and the public liabilities associated with the deteriorated roofing, electrical, heating, ventilating and structural systems dictated that the existing building required a major renovation even if the Police Department were to be totally relocated.

Adherence to the requirements of the law and current building codes is not an optional policy. The policy guidance the staff needs from the City Council is whether the project scope will just address today's "required" needs or whether the new facilities, which should be expected to serve the community for 50 years should be designed to meet "desired" needs and provide the City maximum future flexibility. Given the scarcity and value of city owned land, the current design approach has been to provide for future flexibility.

When this project was started, the objective was to build a new police facility or remodel the existing facility to meet current standards for a Police station. It was planned to leave Public Works in its current facilities. The initial guidance to the architect was to explore the concepts of a standalone police facility on a site to be determined and the concept of meeting the police requirements on the existing site.

The initial concept approaches before the Council had also included developing the police facilities on a new site or demolishing and rebuilding on the existing site. There was a 6-month series of Ad Hoc City Council meetings, listening sessions, 3 site tours of the Carmel station and one tour of the new Salinas station prior to the Council meeting where the current policy direction was decided. There was near public unanimity that the existing building must be remodeled and upgraded. There was substantial pro and con discussion associated with the tear down concept and sometimes passionate discussion of the concept of building on Vista Lobos. Ultimately the City Council, on a split vote, approved the onsite repair and upgrade. After receiving the Ad Hoc committee split recommendations and rationale for their positions and public comment at the July 9th City Council meeting, the City Council directed staff to do the following:

- Abandon the idea of building a new police station at another site.
- Maximize the use of the existing site to accommodate all current required police programs as a priority, and public works programs as space is available.
- Consider program growth potential to provide 50-year building functionality.
- A by-product of the City Council direction was to also Identify public works functions that cannot be accommodated on site.

Staff has the following questions for Council to consider:

1) Does the City Council wish to amend the current guidance given to staff?

“Develop new/upgraded police and public works facilities that meet the requirements of law,

building codes and functionality that the Community expects and is required to provide to assure public safety, officer safety, worker safety and expected public services now and into the future.”

The City Council members had several questions regarding the size, scope and resulting cost of the building. As mentioned at the City Council meeting, reliable estimated project costs cannot be developed until all the design disciplines have had an opportunity to complete their concept design work. We ultimately need the City Council to approve an amendment to the Indigo contract to allow that work to be completed. The policy decisions you are considering at this time may also have further impact on the scope of the required amendment.

Staff requests that the City Council review the police and public works program analysis. The service programs required by law, policing practice and City Council's program desires for their citizens drive the functional requirements that must be included in the design. These decisions will drive the size and cost of the building.

The functional plans for the building will be presented at the February 10th meeting. These plans demonstrate that all the police programs and a large portion of the public works programs can be housed on site if the building envelope is expanded substantially. The plans for a notional public works equipment yard that would house the overflow public works programs will also be presented at the February 10th meeting. Indigo developed the plans in such a way as to minimize the impact on the residents adjacent to the proposed expanded facility.

While not attached, Indigo has developed a very ingenious construction phasing plan that is designed to minimize the cost of providing swing space that would be abandoned after occupancy of the rebuilt facility. Staff has the following questions for Council to consider based on previous council comments.

2) Does council need further justification of the program analysis “Needs” completed for the Police/Public Works Building renovation?

During the last City Council meeting there was some discussion about using the remaining project allocated money to make essential repairs to the existing building. There are several considerations to be considered before the city takes this approach.

First, as will be explained in further detail below, the remaining funds would be insufficient for anything other than a minimal start on what is required. Any substantive investment will trigger a requirement to meet current codes to maintain occupancy. There is no low-cost way of dealing with a 60-year-old building with almost all systems being original at the end of their useful life. In several cases like the roof, they have exceeded their useful life.

Second, the city is on notice of a wide number of system degradations that could lead to incidents that have the potential for impacting officer safety and public safety. The potential liabilities of this reality are substantial. Regardless of the future use or programs housed in the current facility a major repair of the building system and code upgrade must be undertaken.

The current building that houses the police department and public works department was designed in 1966 and constructed and occupied in 1968. No significant renovation or upgrade projects have been undertaken since its original occupancy. Over the last seven years several projects have been generated that were titled police station renovation. Until the current project, these past projects were generally scoped to address the department's highest priority functional needs that could be addressed within a given budget. Other than some very minor improvements, no major repairs or upgrades have been made to the building since its original occupancy. None of these past planned or implemented projects adequately addressed the

essential repairs and improvements required to meet officer safety, building safety, current police standards or modern building codes.

The building assessment that was completed as one of the first Indigo products is included as **Attachment 1**. There have been several emergency repairs made because of the report, but they in no way have been sufficient to meet the repair and upgrade needs of the building.

For this City Council meeting staff will be prepared to have an initial discussion of the report. Given the short time available for this special meeting, a more complete presentation of the building conditions and needs can be scheduled if deemed necessary by council.

After reading the building assessment report and going on the tours of the building there was uniform if not unanimous support from the public for the building repairs/upgrades.

Staff has the following question based on these comments from the council:

3) Does the City Council desire a more in-depth discussion of the scope of failing building systems, near total lack of current code compliance and liability exposures associated with the deteriorated conditions in the current building?

In summary, the July City Council direction to renovate on site and to include the Public Works department resulted in a substantial change in the original project scope given to Indigo. While the firm did not have to do a concept for a new PD facility on an unknown site, for which we have gotten a credit, they were required to do a functional program analysis for the Public Works function, expand the scope of improvements on the current site and develop an initial concept for housing the public works functions that could not be accommodated on the existing site. The Council will need to approve an amendment to the Indigo contract to allow them to complete the design work that is necessary to provide good answers to the questions that the City and public will have because of this presentation. Depending upon this City Council's policy direction, the contract amendment will tentatively be on your next City Council agenda.

FISCAL IMPACT:

The current estimated cost to complete the Indigo initial design effort will be \$334,400. This cost could change depending on further direction provided by Council.

The total project cost to accommodate Police and Public Works in the two facilities that are needed to meet currently **required** police functional requirements, current codes and public safety requirements and that will serve for 50 years will be in excess of \$30M+ dollars. Strategies for financing this obligation have not been developed pending completion of the initial design phase and quality budget estimates.

PRIOR CITY COUNCIL ACTION:

December 2022, City Council appoints Police Building AD Hoc Committee.

June 2023, City Council approved a Professional Service Agreement with Indigo Architects to assess the current building systems and develop recommended program for an adequate police facility.

January 2024, City Council study session to receive public comments and approve staff and architect moving forward on developing schematic designs.

July 2024, City Council directed staff to focus on maximizing the current site to facilitate all Police programs and as much of the Public Works programs as feasible.

January 2025, City Council requested additional information on project scope and project sites.

ATTACHMENTS:

Attachment 1) Indigo Condition Assessment Report

CARMEL-BY-THE-SEA POLICE DEPARTMENT ASSESSMENT REPORT



Prepared by: Indigo | Hammond + Playle Architects, LLP.

Date: 10/26/2023



PRELIMINARY DRAFT

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Appendix 1 – Repair Cost Estimates

Appendix 2 – Renovation Cost Estimates

Appendix 3 – Miyamoto Tier-1 Evaluation

Appendix 4 – Facility condition assessment by Bureau Veritas

Appendix 5 – Previous Hazmat Assessment (TBD)

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Assessment Report Template

❖ OVERVIEW

EXECUTIVE SUMMARY

The Carmel-by-the-Sea Police Department (CPD) Building is located in the heart of this charming and tiny community that regularly swells with tourists. This visiting population drives the functional requirements and responsibilities for the CPD beyond the requirements of its small residential population.

This Draft Assessment Report on the existing Carmel Police Building is based on as-built plans provided by the City, on site visual inspections and interviews with City Staff familiar with the building and its problems, conducted by Indigo and our team of engineers. The portion of the building occupied by the Public Works Department and the adjoining Garage space has been previously assessed by the attached Bureau Veritas's Assessment Report, dated March 2023.

This report addresses the physical problems and code deficiencies of the existing Carmel Police Department building which is over 50 years old and is in such poor condition that it is no longer suitable for occupancy by any City department. It obviously suffers from years of deferred maintenance. In addition, it has never undergone a major remodel to bring it up to current code standards and current Police operational requirements. It is in need of major repairs, upgrades and or replacement of all building systems. The most serious code deficiencies involve life safety issues and lack of required accessibility. **The findings contained herein point to the urgent need for the City of Carmel-by-the-Sea to either move towards a complete and thorough renovation of the existing Police facility or the construction of a new facility.**

This report assumes that the existing PD building, and the Public Works Garage will be the subject of a major remodel and likely expansion within the next 2-5 years for the Police department or some other City department. There are some good salvageable "structural bones" here; however, to make the Police Building usable, the building will likely need to be gutted down to its structure and rebuilt. Whether it is wise to rebuild on the existing bones, demolish the existing buildings and start over with a new building, or simply sell the property, will not be quantifiable until all three phases of this study are completed. The final decision will ultimately also involve historical, political and other considerations that are beyond the scope of this study. At this assessment phase of the study, based on our current findings the estimated budget level cost (rounded) of renovating the existing Police Building for generic Police or City office use would be \$1,175 per sq. ft. or \$10.9 million total cost, assuming no expansion. The estimated budget level cost (rounded) for renovating the Public Works Garage roof will be \$73 per sq. ft. or \$0.9 million total cost.

Currently the typical construction cost for building a new Police Station will be on the order of \$1,200 per sq.ft..

CONCLUSION

Carmel-by-the-Sea needs a new Police Station as soon as possible due to multiple life safety and code deficiencies, as enumerated in the body of this report. The band aid approach, or continuing to do nothing, is not a viable approach from an officer safety or public safety perspective. In addition, Indigo's Carmel Police Department Draft Program Narrative (10-11-2023) indicates the need for a significantly larger Police Station with increased parking, citing a minimum need for a 15,900 sq ft facility on 2/3 of an acre, with a beneficial need (or "want") for an 18,500 sq ft facility on 1 acre. The likely construction cost for either the new or remodeled and expanded facility is likely to cost in the range of \$19.1 million to \$22.2 million. Not including the costs related to Public Works.

Below are three options for moving forward, two of which will be confirmed and quantified by the conceptual design studies that will be carried out next in Task 3 of this study:

1. *Build an entirely new Police Station on a new site to be determined. Police and Public Works remain in existing quarters until completion of the new Station. After Police move, existing buildings are remodeled for use by Public Works and or other agency.*
 - a. *It follows that once Police have vacated the property, the existing Building and Garage shall be renovated for Public Works. Public Works shall move to temporary housing until construction is complete.*
 - b. *There are substantial renovations that will be required in the building to make it an acceptable for this or any other civic use.*
2. *Refurbish the existing Police Building and expand with addition over the Garage. Police move to temporary housing until construction is complete.*
 - a. *Programmatically, Police shall take possession of the existing Public Works spaces, including the basement level of the Police Building, the parking level of the Garage, and the Corporation Yard.*
 - b. *Public Works shall move their operations to a new site to be determined.*
 - c. *Regarding the required addition over the Garage, its programming and design shall be explored in Task 3 of this study. However, using a 9,000 square foot, 1-story frame structure with a simple mansard frame roof as the basis for preliminary analysis of this addition, the Structural Assessment herein has determined that with some modifications the existing Garage can successfully support it. This is vital to the success of this option, because an addition of this size would likely allow for a design that needs the minimum programmatic needs for a modern Police facility serving Carmel-by-the-Sea's residents, its daytime workforce, and its tourists.*
3. *Demolish existing, Police Station and Public Works Garage, build new facilities on the existing site. Police move to temporary housing until construction is complete.*
 - a. *This option presupposes that Police take sole possession of the property.*
 - b. *Public Works shall move their operations to a new site to be determined.*
 - c. *Cost of removing the existing buildings completely will have to be investigated.*

If the chosen path is simply to abandon the property, this will come with costs that will then have to be investigated.

SCOPE OF STUDY

Obtain background and historical information about the facility from City staff prior to the walk-through portion of the assessment. Review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.

Visit the Police Building property to evaluate the general condition of the buildings and site. Observe a representative sample of the interior spaces, including some Public Works spaces, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms. Review maintenance records and procedures with the in-place maintenance personnel.

Provide a full description of the property with descriptions of in-place systems and commentary on observed conditions. Identify those components and conditions that are exhibiting deferred maintenance issues and provide estimates for immediate repair and replacement costs. And provide needed renovation cost estimates based on observed conditions, maintenance history and industry standard useful life estimates.

Provide recommendations for additional studies, if required, with related budgetary information. Provide an Executive Summary at the beginning of this report, which highlights key information for the City's consideration.

GOALS OF THE CITY

Carmel-by-the-Sea's goals in commissioning this assessment are as follows:

- ◆ *Improving the safety and security of the Police Station. This may involve making changes to the building and site layouts and security features, as well as addressing any shared spaces or security concerns with Public Works.*
- ◆ *Creating a more functional and efficient work environment for Police staff and officers. This may involve providing more space for offices, equipment, and storage, as well as improving the flow of traffic through the building.*
- ◆ *Making the Police Station more accessible to members of the public with disabilities. This may involve adding ramps, elevators, and other accessibility features.*
- ◆ *To ensure that the Police Station meets the needs of the community in a way that is cost-effective and sustainable. This includes considering the impact of tourism on the department's workload and the need to provide a safe and welcoming environment for visitors.*
- ◆ *Improving the overall appearance and image of the Police Station. This may involve making cosmetic improvements to the building and grounds, as well as making the station more visible and welcoming to visitors.*
- ◆ *By commissioning an assessment of the condition of its existing Police Station, Carmel is taking a positive step towards ensuring that its Police Department has the facilities and resources it needs to continue to protect and serve its community.*

❖ SITE ASSESSMENT

SITE ACCESSIBILITYExisting Conditions

The Police Building site is well-maintained, but has no accessible paths of travel to and from the public way. The inability for the public to access the site and public entry is in direct contradiction with the Americans with Disabilities Act. The ADA prohibits discrimination against people with disabilities in all areas of public life, including local government services. Barring hardship exemptions, ADA Title III regulations require that all government facilities be readily accessible to and usable by people with disabilities. The following barriers, among others, make the existing Police Building facility inaccessible to people with disabilities:

- ◆ *Stairs without ramps or elevators*
- ◆ *Doors that are too narrow or heavy for people with disabilities to open*
- ◆ *Bathrooms that lack accessible clearances and grab bars*
- ◆ *Zero accessible parking spaces: none for patrol, none for staff, none for the public*

Additionally, Junipero Street, where the primary site access is located, is on a greater than 5% slope all across the frontage. This makes it difficult, if not impossible, for people with disabilities to access the Police Station from whichever crowded street they've parked on nearby.



Figure 1 – Existing Plaza Entry Path & Steps

Repairs & Replacements

- ◆ *A new level onsite public parking space in the north lot with all required clearances and grades.*
- ◆ *This new space shall connect to a new, possibly temporary, level path which maintains this grade,*

wrapping around the front of the building to the front lobby for wheel chair or elderly access.

- ◆ *At grade with the new level parking space, a new path from the sidewalk will connect the new level path, the new public parking space, and also continue along an accessible slope to the Staff Entry.*

Renovations:

- ◆ *Make main public and staff paths of travel to and from the public way accessible, including the Police lobby front door and the staff entry front door. Provide new entry doors and landings, permanent ramps and walks meeting accessible grades, and update planters to maintain the look and feel of the site.*

SITE SECURITY

Existing Conditions

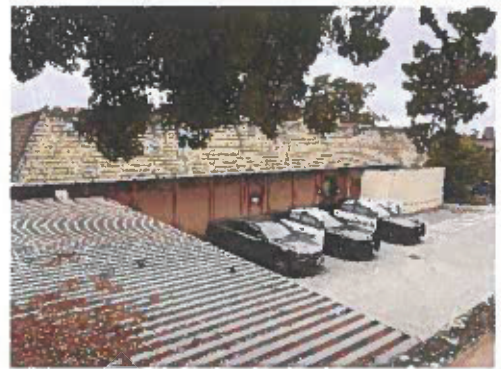


Figure 2 – View into Existing Non-Secure Patrol Parking Lot from 4th Avenue

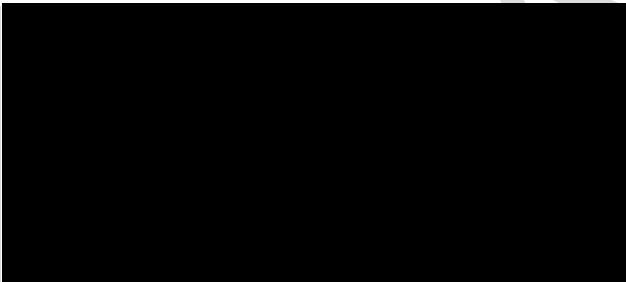
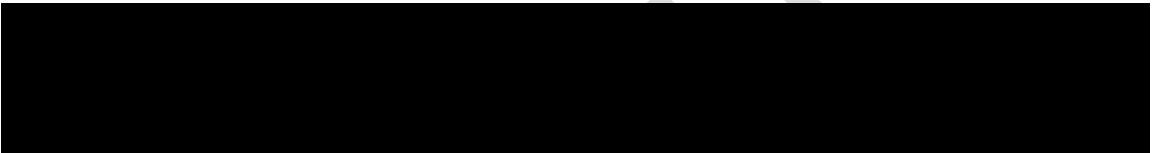
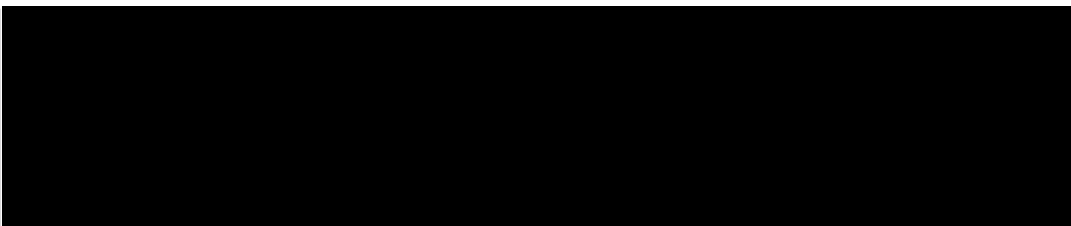
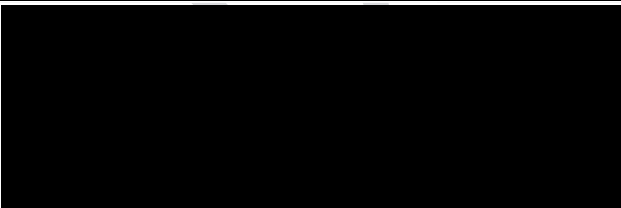


Figure 3 – Existing Front Landscaping



Repairs & Replacements

- ◆ No immediate short-term site security repairs or replacements are identified, as perimeter fencing would require gates, which would require renovations to provide site circulation space.

Renovations:

- ◆ *Security fencing / wall at the perimeter.*
- ◆ *Motorized vehicular gate.*
- ◆ *New site lighting.*
- ◆ *New site security system.*
- ◆ *Maintain the cloud-based camera system at this facility.*



Figure 4 – View into Existing Non-Secure Patrol Covered Parking from Roof

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SITE CIVIL

Existing Conditions

Water Service

The water service that provides only domestic water is adequate (Fig. 1).



Figure 5 – Existing Water Service

Storm Drainage

The storm drainage system serving the courtyard and roof of the Public Works Service Garage needs inspection to determine the source of water leaks into the garage below (Figs. 2-3).



Figure 6 – Existing Garage Roof Paving

The city should have the garage roof and courtyard drainage system inspected to see if it can be determined how water may be entering the garage below and make necessary repairs.

Refer to recommendations contained in the report prepared by Bureau Veritas dated March 23, 2023.



Figure 7 – Existing Garage Roof Paving

Site Paving

The site paving is in good condition, with only minor surface cracks (Figs. 4-6).



Figure 8 – Existing site paving

Sanitary Sewerage

The sanitary sewer system is in good condition as reported by Public Works staff.

Run a color dye test of the garage floor drains (Fig. 7) to confirm that they discharge to the sewer system and not routed to the onsite storm drain recycled water system (Fig. 8) as such a connection would be a violation of public health code.



Figure 9 - Existing Site Paving

Repairs & Replacements

- ◆ Site Paving - No immediate action is to be taken at this time. Regularly monitor all areas of site paving and take remedial action when warranted by changed site conditions that may present a hazard for people and/or operations.

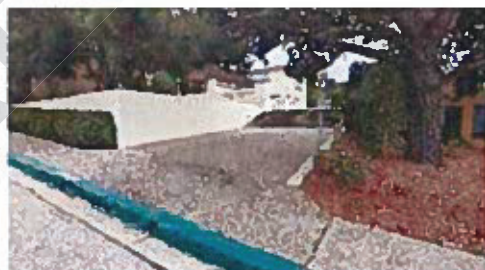


Figure 10 - Existing Site Paving

Needed Renovations

The following are the key recommendations if the Police Building were to be remodeled:

- ◆ Inspect the DPW Service Garage roof and courtyard drainage system to see if it can be determined how water may be entering the garage below and make necessary repairs.
- ◆ Run a color dye test of the garage floor drains to confirm that they discharge to the sewer system and not the onsite storm drain recycled water system as such a connection would be a violation of public health code.
- ◆ Sprinkle both wings of the combined structure to provide life safety measures for staff and members of the public who may occupy the building at the time of a fire. As two critical public functions are provided for on site, Police and Public Works, both wings of the combined structure should be sprinkled to provide life safety measures for staff and members of the public who may occupy the building at the time of a fire. If this is done, a new fire service should be installed, tapping into the main in Junipero Street. Sizing of a new fire service will need to be confirmed by a certified fire suppression system designer and based on available pressure in the

public main, information that may be available from Calm Water or determined through a fire flow test of a nearby hydrant. A new fire service would require an above ground backflow prevention device located behind the public sidewalk.

- ◆ Consider providing submetering of the existing domestic service line behind the existing master meter so that each wing of the building has its own shutoff valve for improved operational and maintenance needs. A potential added benefit would be the ability to separately track water use between wings of the building if the city so desires.

Though the Police Building site would benefit now from the above recommended upgrades, the cost of doing so absent a full-scale remodel would be short-sighted and prohibitive in our opinion.



Figure 12 – Existing storm drain



Figure 11 – Existing garage floor drains

❖ BUILDING ASSESSMENT

STRUCTURALExisting Conditions

A previous ASCE 41-17 Tier 1 seismic assessment was performed and issued by Bureau Veritas on March 23, 2023. Upon review of this assessment, some deficiencies were identified; however, the depth of investigation appeared shallow with many possible deficiencies deemed unknown. Miyamoto International was contracted to provide additional review to accompany the Bureau Veritas report. Following is a summary of conditions encountered and deficiencies identified by Miyamoto International.

A preliminary structural condition assessment of the Carmel Police Department and garage was

performed on-site on August 2, 2023. During this assessment, the following conditions were encountered in the existing building:

- ◆ The structure of the 2nd floor PD concrete and wood roof structure is in good condition with no evidence of structural deterioration or damage.
- ◆ Numerous cracks were observed in the concrete slab at the roof (1st floor suspended slab) of the garage along with staining near cracks that might be indicative of water infiltration in the concrete. (See Figures)
- ◆ Significant rock pockets were observed in concrete roof beams of garage and evidence of lack of adequate consolidation of concrete during original construction. (See Figures)
- ◆ Multiple full height vertical cracks with widths between 1/16" to 1/8" were observed in the North

concrete retaining wall adjacent to PD parking lot. (See Figures.)

In addition to the preliminary structural condition assessment, An ASCE 41-17 Tier 1 seismic evaluation was performed. This Tier 1 evaluation assists in identifying possible deficiencies in structure to meet the current standards for an essential service facility. Based on the Tier 1 evaluation, the following conditions were identified as structural deficiencies:

- ◆ At the Police headquarters, the attachments of the wood framed roof to the concrete shearwalls are likely to require retrofit
- ◆ At the Police headquarters, the wood framed roof diaphragm likely needs to be strengthened.



Figure 13 – Rock Pockets in Existing Parking Structure



Figure 14 – Moisture stains through cracks in existing concrete slab

- ◆ *At the Police headquarters, additional shearwalls are likely required.*

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The detailed Tier 1 assessment report can be found in the Appendix of this report.

Repairs & Replacements

In response to the preliminary structural condition assessment performed on August 2, 2023, the following are recommended repairs/investigations for the existing structure:

- ◆ *Conduct additional testing to determine the extent of damage to the garage roof structure and the north concrete retaining wall.*
- ◆ *Remove loose concrete and patch the concrete roof beams of the garage.*
- ◆ *Repair the cracks in the north concrete retaining wall.*

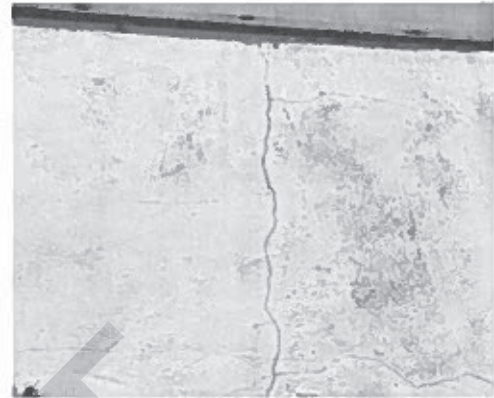


Figure 15 – Cracking in Existing Retaining Wall

Though the Police Building site would benefit now from the above recommended upgrades, the cost of

doing so absent a full-scale remodel may be short-sighted. No immediate life safety issues were observed based on the rapid observation of visible structure during the site visit.

Needed Renovation

If a full-scale remodel were to be performed to bring the existing facilities to current standard for an essential service facility, the following retrofit measures are recommended:

- ◆ *Strengthen attachment of the wood framed roof to the concrete shear walls at Police headquarters*
- ◆ *Strengthen roof diaphragm with additional framing at Police headquarters.*
- ◆ *Introduce additional concrete shear walls at the Police headquarters.*

Stepping beyond the scope of bringing existing facilities up to current standards for an essential service facility, there was investigation of the existing garage to support a new one-story structure. Based on visual observations and analysis of the existing structure, it is feasible for the existing garage to support a new one-story structure. To accommodate a new one-story structure, the following are recommended steps to balance cost of repairs and structural performance:

- ◆ *Strengthen existing concrete columns and beams with FRP wrap*
- ◆ *Frame new one-story structure out of wood to minimize added weight to existing parking garage*
- ◆ *Introduce new concrete beams and shearwalls in parking structure to support new one-story structure above.*

Conceptual structural framing plans for a new one-story structure and retrofit detailing for structural deficiencies are provided in the appendix of this report.

MECHANICAL

Existing Conditions

The existing HVAC systems in the Police department are old and beyond their useful life and need to be replaced. The remodel of the Police department will require an upgrade to the HVAC systems to ensure adequate ventilation. Personnel have complained about the lack of exhaust ventilation in many areas, indicating a need for improvement. The existing HVAC equipment only supplies heating, which may be fine, because personnel have indicated that non-cooled airflow is sufficient during the summer months. The hot water piping for hydronic heating is not insulated.

The evidence room does not have acceptable room conditions or exhaust. Recognized standards recommend a room temperature of no higher than 75°F, Relative Humidity $\leq 60\%$ and a minimum exhaust rate of 12 air changes per hour (ACH) and be under a negative pressure related to adjacent spaces. The room needs to have a dedicated 100% outside air unit with all the air exhausted to the exterior. This prevents dangerous materials from recirculating back into the HVAC system.

The locker areas are also under ventilated & exhausted. The locker areas need to have a dedicated HVAC system with a minimum of 12 air changes per hour (ACH) and be under negative pressure related to adjacent spaces.

The following are the key recommendations listed into three categories (Repairs & Replacements; Needed Renovations (per code). Hot water heating boiler is 50+ years old and needs to be replaced.

Repairs & Replacements

Provide a new, high efficiency heating boiler.

Heating hot water piping not insulated. To provide improved, more energy efficient heating for the building the hot water piping for hydronic heating needs to be insulated as soon as possible.

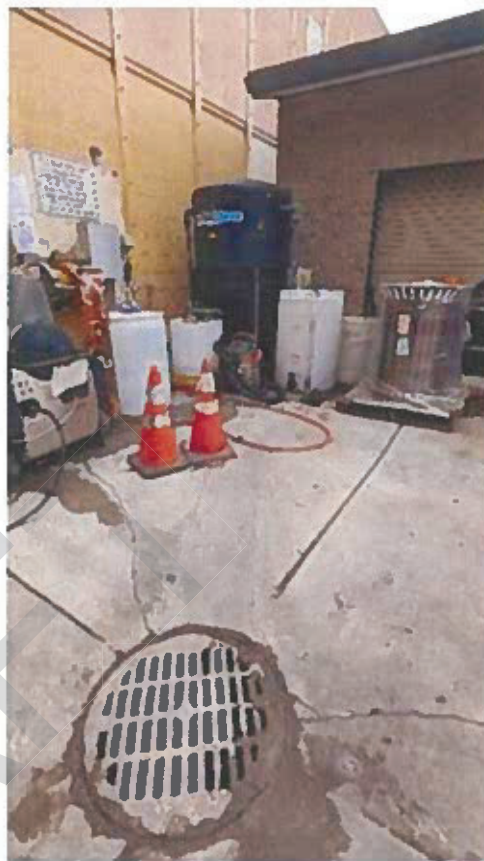


Figure 16 - Existing onsite storm drain recycled water system



Figure 17 - Existing Hot Water Boiler (Mechanical Room)

Needed Renovations

The boiler flue pipe location does not meet code and needs to be extended to the proper height and location.



Figure 18 – Existing Hot Water Boiler (Mechanical Room)

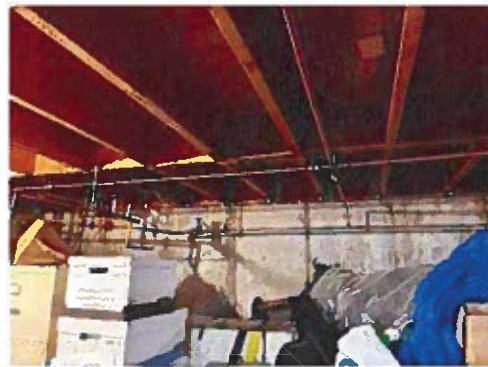


Figure 19 – Garage Storage - Existing Uninsulated Hydronic Piping



Figure 20 – Existing (Damaged) Hot Water Heating Piping Insulation

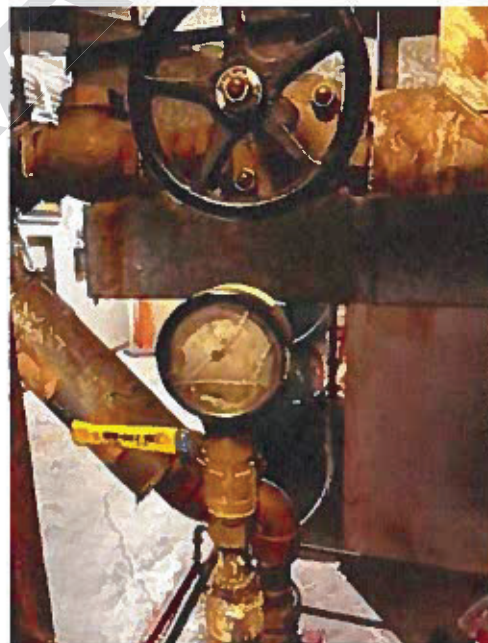


Figure 21 – Existing (Damaged & Non-Functional) Pressure Gauge

Heating hot water pipes in the Garage are located almost directly above electrical panels and generator ATS. These pipes need to be relocated for safety.



Figure 23 – Existing Hot Water Pipes Over Transfer Switch



Figure 22 – Existing Hot Water Boiler Flue

The existing evidence room needs to have additional exhaust due to the products stored. The room needs to be negative and 100% exhausted at a rate no lower than 12 air changes per hour.

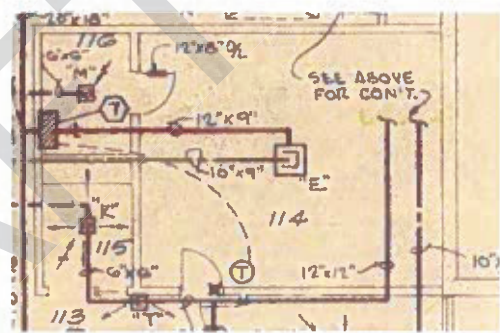


Figure 24 – Existing Evidence Room

The indoor shooting range ventilation and exhaust system needs to be replaced to meet OSHA and NIOSH requirements for air quality in the space, how air is distributed and exhausted and how it is filtered at the exterior.

Cost-prohibitive absent a full remodel - Replace existing HVAC systems with new, upgraded systems that can adequately ventilate the remodeled Police department.



Figure 25 – Existing Shooting Range Exhaust Fan/Filtration Unit

- ◆ The new system should include exhaust ventilation in all necessary areas.
- ◆ The new system shall provide non-cooled airflow during the summer months.
- ◆ This will improve the working conditions for personnel and ensure that the building is properly ventilated.
- ◆ Replace the hot water distribution pumps, piping, ductwork, diffusers control valves, controls and piping.



Figure 26 – Existing Shooting Range Exhaust Ventilation



Figure 28 – Existing Shooting Range Supply Ventilation

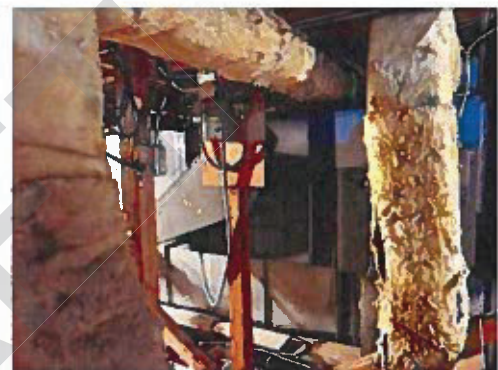


Figure 27 – Existing Air Handler in Attic



Figure 29 – Existing Hot Water Heating Coil Temperature Control Valve (TCV) in Attic

ELECTRICAL

The following are the key recommendations listed into three categories (Repairs & Replacements; Needed Renovations (per code).

Repairs & Replacements

The existing power utility service transformer location in corner under a canopy is not compliant with current PG&E standards. The existing location would cause a substantial delay in a timely replacement if an equipment failure were to occur.

If the existing service size remains as-is then the existing transformer and location may be able to remain unless specifically directed otherwise by PG&E. If the electrical service is upsized then the utility company transformer will need to be replaced and relocated to meet current standards.



Figure 30 – Existing utility company transformer location

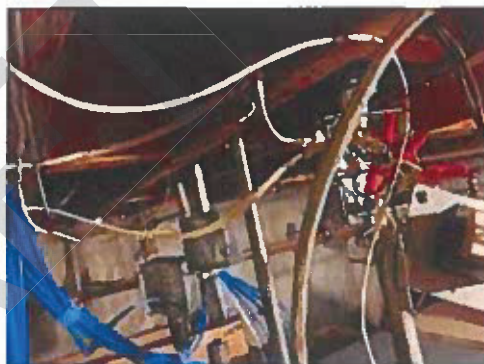


Figure 31 – Electrical box missing cover

There are existing non-code compliant and exposed wire splices in the attic.

All electrical boxes are required to have covers and wire splices need to be remade and located in electrical boxes as required.



Figure 32 – Electrical splices not in electrical box.

Needed Renovations

The roof top lightning protection system has failed. The installation is antiquated and no longer complies with NFPA 780, the standard reference by the electrical code for lightning protection. This presents a current safety risk to life and property.



Figure 33 – Existing disconnected lightning protection

The lighting in the Police parking area is insufficient and is a safety risk. The existing lighting needs to be replaced and supplemented.



Figure 34 – Existing parking area

The existing 400-amp main switchboard installed in 1966, per the nameplate, is clean and in fair condition. The switchboard is at the end of its useful life. After 50 years the grease in the breakers is usually hardened, creating the potential for the breakers to not operate properly. The insulated bracing supporting the bussing tends to become brittle and starts to lose its resistive properties after 50 years. There are no spaces for future breakers. There is no evidence of maintenance testing as recommended by NETA, International Electrical Testing Association and ANSI, American National Standards Institute. The main switchboard should be replaced.



Figure 35 – Existing parking area light fixture

Many of the panelboards are of the same vintage as the main switchboard and should be replaced. Most have limited space or capacity for the addition of breakers or load. Most of the panel nameplates have amperage ratings greater than the feeder size. There are no labels on the panels to indicate the limited feeder rating.



Figure 36 – Existing Switchboard

The building is supported by an emergency generator, automatic transfer switch and emergency power distribution switchboard. The system is fairly new. The generator's weatherproof enclosure tends to leak moisture when it rains. The raised platform for the generator has insufficient working clearance along the sides. An extension of the platform is required to meet working space requirements per the manufacturer and OSHA.



Figure 37 - Clearance in front of existing generator

The breakers in the emergency power distribution switchboard are not labeled for the loads supported as required by the electrical code.



Figure 38 - Existing power distribution switchboard

The mounting heights of the existing fire alarm control panel and manual pull station do not meet code.



Figure 39 - Existing Fire Alarm Control Panel

There is no remote annunciator located in the lobby. The remote annunciator listed for the existing fire alarm control panel is no longer available. Recommend the replacement of the existing fire alarm panel with a listed remote annunciator, placing the fire alarm panel at the code required height. Relocate pull station to meet current requirements.



Figure 40 - Existing Manual Pull Station

PLUMBING

Existing Conditions

The plumbing systems in the building are old and corroded. Over the years, the sewer lines have begun to clog, and the water lines have developed restricted areas of flow due to mineral deposits and calcium buildup. This has caused a number of problems, including:

- ◆ *Leaks: The corroded pipes are more likely to leak, which can cause water damage to the building.*
- ◆ *Clogs: The clogged sewer lines can cause backups and flooding.*
- ◆ *Low water pressure: The restricted water lines can cause low water pressure, which can make it difficult to use faucets and appliances.*
- ◆ *Unsanitary conditions: The buildup of minerals and bacteria in the pipes can create unsanitary conditions.*

Repairs & Replacements

Cost-prohibitive absent a full remodel - Replace the plumbing systems. The existing systems are likely beyond their useful life and could fail, causing leaks, flooding, and other problems.

Only recommended if entire plumbing system is replaced. Install water softeners to remove minerals and calcium buildup from the water, which can help to extend the life of the plumbing systems.

Needed Renovations

Install backflow preventers to prevent contaminated water from entering the potable water system to meet the California Plumbing Code.

The water heater in the mechanical room was replaced recently but, there was no expansion tank installed. This is code requirement and if not installed could result in pipe leaks when the water is heated and expands.



Figure 41 – Existing Hot Water Heater (No Expansion Tank)

The restroom plumbing fixtures need replacement. Also, additional restroom facilities are needed.



Figure 42 – Existing Restroom

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Narrow flights of stairs with minimal landing clearances connect all three stories of the Police Building, failing to meet acceptable vertical circulation requirements for accessibility and egress.

Virtually all interior partition walls encroach on horizontal accessibility requirements, whether on the circulation clearance side or the interior room clearance side, or both. Most doors are at least slightly narrower than the 32-inch minimum clear opening width. Hardware on those doors generally

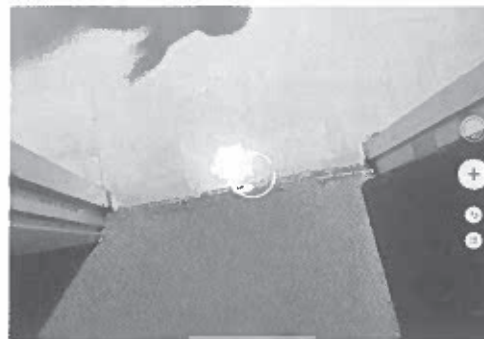


Figure 43 – Existing 31.5-inch opening

provides less than minimum grasping purchase and greater than 5-pounds maximum pulling force in failing to meet accessibility requirements. Floor transitions were often greater than ¼-inch maximum level change between interior spaces. Not all doors have signage mounted within the acceptable range and including raised lettering and brail for the visually impaired. Building controls, including thermostats and light switches, are not all mounted within the acceptable range.

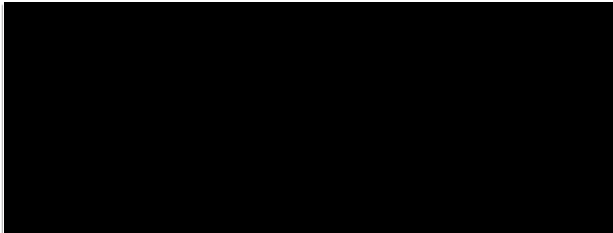
Repairs & Replacements

- ◆ *Immediate short-term solutions to most of the building interior accessibility and egress issues are likely infeasible short of a complete “gut job” renovation of the building. As such, no immediate building accessibility repairs or replacements are identified.*

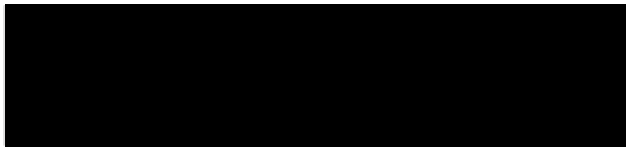
Renovations:

- ◆ *To meet horizontal circulation requirements, all existing partition walls shall be demolished and replaced new walls, including accessible doors, hardware, and signage.*
- ◆ *To meet vertical circulation requirements, insertion of an elevator assembly is required to provide accessibility to all three floors of the Police Building. Assembly shall include pit, shaft and control room. Assembly shall include structural interventions to accommodate the shaft and pit installation.*
- ◆ *To meet vertical circulation requirements, insertion of stairs is required to meet or exceed minimum standards for width, rise, run, and landing depth.*

Access Control



Cameras



Alarm System



Secure Envelope

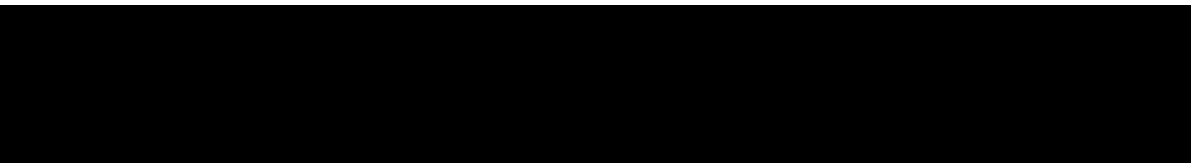
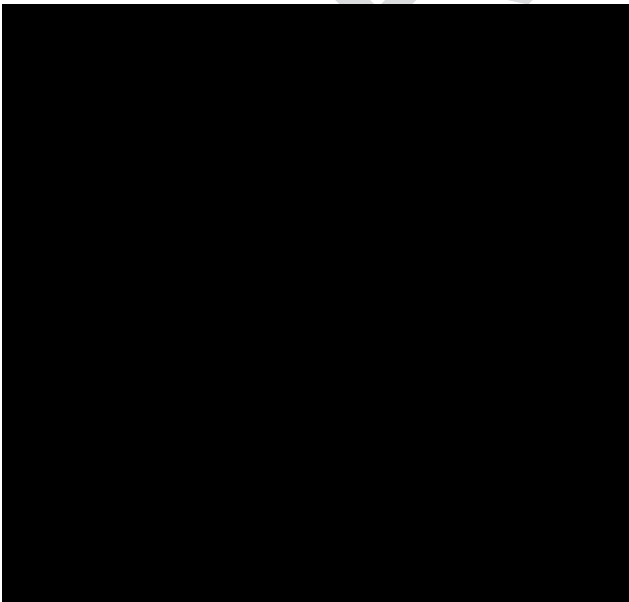


Figure 44 - Typical Keypad Door Lock

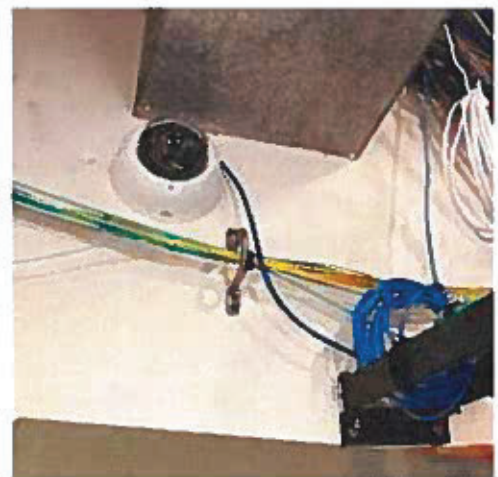
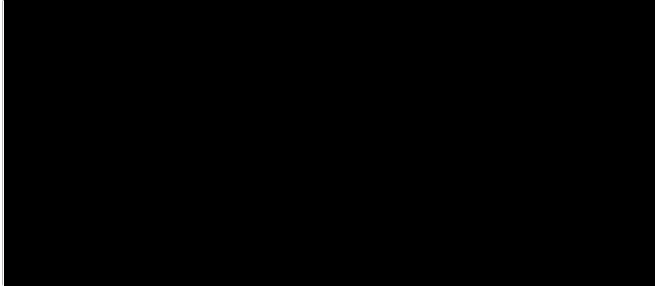


Figure 45 - Typical Camera



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Repairs & Replacements

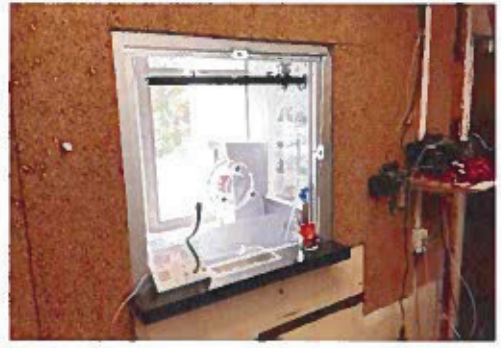
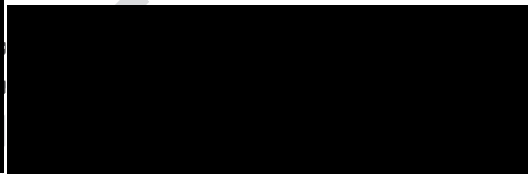
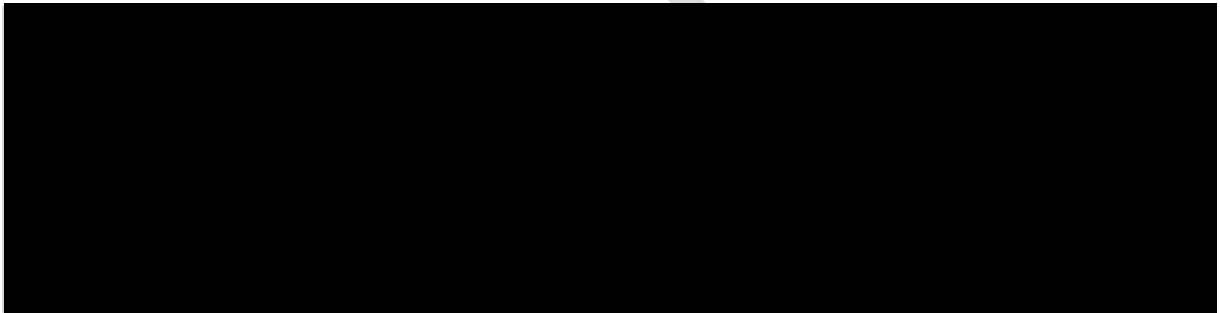


Figure 46 - Existing Reception Window



Renovations:



ARCHITECTURAL SYSTEMS

Existing Conditions

All other architectural systems are at or near the end of their useful life with the exception of the main structural walls that are reinforced concrete.

The following are the key findings from the Architectural Systems assessment:

- ◆ *The concurrently developed Program Assessment has determined that the Police have less than half the space they need to meet minimum standards.*
- ◆ *See related Accessibility and Security Assessments above.*
- ◆ *The interior finishes are in fair to poor condition.*



Figure 47 – Existing Staff Entry & Dispatch Workstations & Copy Area

Some walls and doors have failing paint. Where some walls have been modified, there are no finishes and bare gypsum and wood are exposed. Some ceiling tiles are damaged. Flooring is worn and near the end of its useful life. Fixtures, receptacles, switches, and low-voltage wiring are loose and exposed in many locations throughout the building.

- ◆ *The exterior walls are uninsulated.*
- ◆ *The single-paned glazing fails to meet current energy code and has poor acoustic properties.*
- ◆ *The built-up roofing and coping is in poor condition.*
- ◆ *The original mansard shingles are beyond failing and some are now missing, exposing bare roof deck.*
- ◆ *Hazardous materials like lead and asbestos are present in the building.*
- ◆ *Water intrusion is causing damage to equipment and creating environmental hazards.*



Figure 48 – Existing Duct Insulation

Repairs & Replacements

- ◆ *Immediate short-term solutions to any of the building's architectural systems shortcomings are likely infeasible short of a complete "gut job" renovation of the building.*

Renovations:

- ◆ *Demolition and Hazardous Materials Removal.*
- ◆ *New Flooring Throughout – see also Building Accessibility.*
- ◆ *New Elevator – see also Building Accessibility.*
- ◆ *New Stairs – see also Building Accessibility.*
- ◆ *New Doors Throughout – see also Building Accessibility and Security.*
- ◆ *New Partitions Throughout – see also Building Accessibility and Security.*
- ◆ *New Windows Throughout.*
- ◆ *New Skylights where feasible.*
- ◆ *New Roofing and Insulation.*
- ◆ *New Exterior Wall Insulation.*
- ◆ *New Finishes Throughout, including Exterior Finishes.*
- ◆ *New Firing Range.*
- ◆ *New Mechanical, Electrical, Plumbing, Security, Telecom, and Structural for the above as applies.*

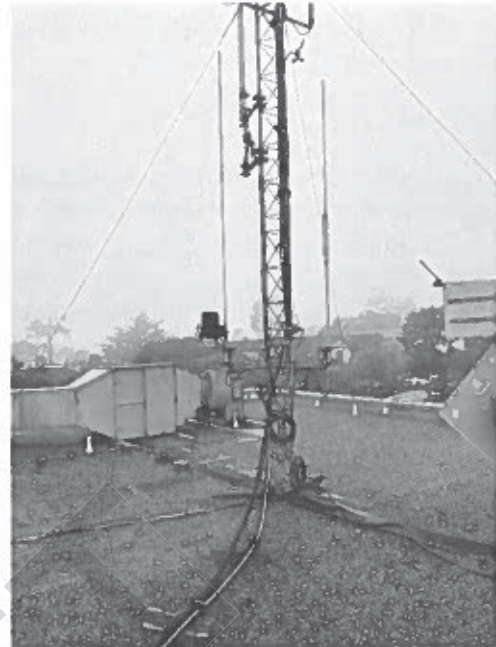


Figure 49 – Existing Roof

TELECOM

Existing Conditions

Telecom Systems Summary

Telecommunications system revolves around the intermediate level MPOE/MDF room 207. All service providers copper, fiber, and coaxial lines feed into this room. Many legacy items such as the existing Avaya PBX, abandoned / unused cables, 66-blocks, and equipment can be removed, consolidated, and cleaned up. However, it will be extremely difficult to try to change this room as the service provider point of demarcation and it is recommended that it is kept as such. A floor mounted cabinet within this room houses existing security head end equipment.

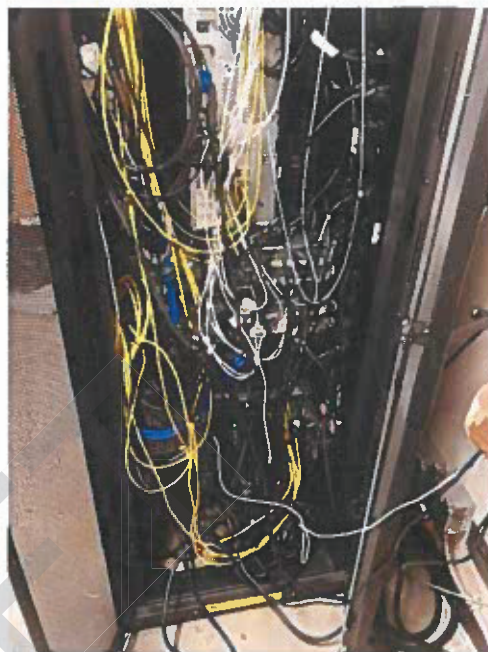


Figure 50 - Existing floor mounted security cabinet

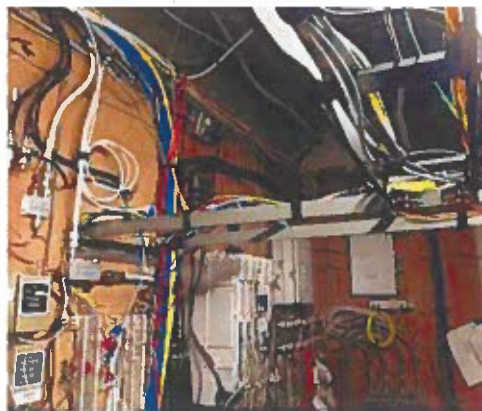


Figure 51 - Incoming copper RJ21X, AT&T fiber optic lines, Avaya PBX, and coaxial antenna connections

An intermediate station cabling distribution frame (IDF) and Motorola antenna amplifiers and antenna distribution exist in the attic space above the upper level accessible via drop down stairwell in the upper-level corridor.

Each will require secure mounting within floor/wall mounted racks.

The Motorola Radius SM50 mobile radio head end and power supply, Aiphone JO-1MD Video Intercom, and Intrado 911 cable and equipment reside in the current dispatch area on the upper level and will require special attention to relocate.

This location can be re-used for new cabling and patch panels, but it is highly recommended that additional plywood flooring be placed for easier / safer access.



Figure 52 - Existing attic IDF with unsafe floor

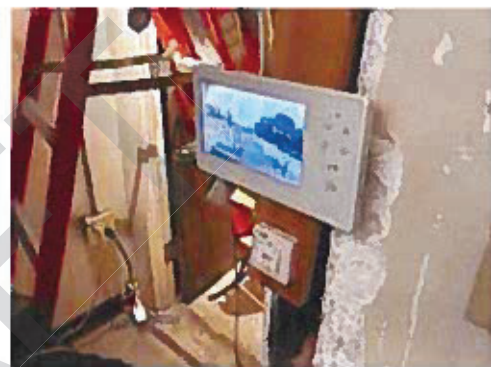


Figure 53 - Aiphone Video Intercom Detail



Figure 54 - Motorola Radius SM50 mobile radio head end detail

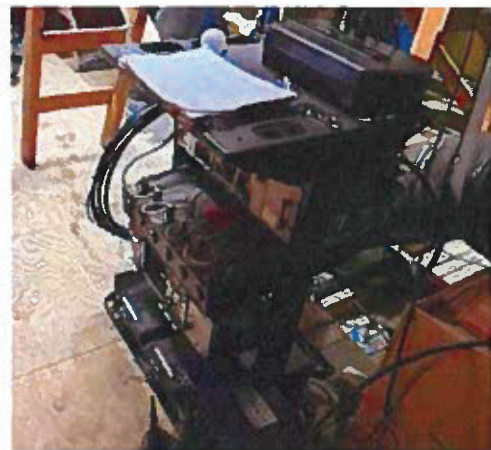


Figure 55 - Existing Motorola amplifiers and distribution

Repairs & Replacements

- ◆ *Immediate short-term solutions to any of the building's telecom systems shortcomings are likely infeasible short of a complete "gut job" renovation of the building.*

Needed Renovations

- ◆ *Many legacy items such as the existing Avaya PBX, abandoned / unused cables, 66-blocks, and equipment can be removed, consolidated, and cleaned up. However, it will be extremely difficult to try to change this room as the service provider*

point of demarcation and it is recommended that it is kept as such. A floor mounted cabinet within this room houses existing security head end equipment.

- ◆ *An intermediate station cabling distribution frame (IDF) and Motorola antenna amplifiers and antenna distribution exists in the attic space above the upper level accessible via drop down stairwell in the upper-level corridor. This location can be re-used for new cabling and patch panels, but it is highly recommended that additional plywood flooring be placed for easier / safer access.*
- ◆ *The Motorola Radius SM50 mobile radio head end and power supply, Aiphone JO-1MD Video Intercom, and Intrado 911 cable and equipment reside in the current dispatch area on the upper level and will require special attention to relocate. Each will require secure mounting within floor/wall mounted racks.*

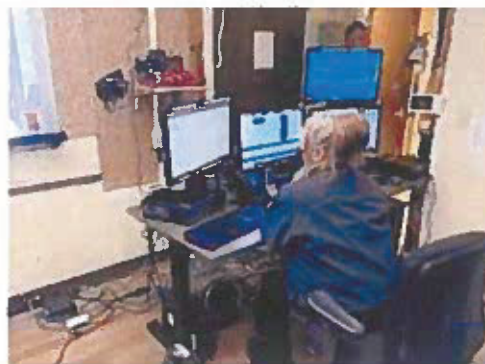


Figure 56 - Motorola Radius SM50 mobile radio head end and Aiphone Video Intercom

HAZARDOUS MATERIALS

Existing Conditions

Cite Previous Hazmat Evaluation

Recommendations

Cite Previous Hazmat Evaluation

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❖ COST ESTIMATE

STANDARD MARKUPS

- 11.8 % General Contractor
- 24.0 % Escalation
- 24.0 % Construction Contingency
- Varies Indirect Costs

REPAIR COST ESTIMATEPolice Building Repairs

- ◆ \$0.5 million Estimated Total Project Development Costs
 - Basis: 6,500 sq ft at \$80/ square foot comprising Police-occupied Building Area.
 - Exclusions: Public Works Repairs, including Basement Level, Garage, Public Works Site and Garage Plaza.

Public Works Repairs

- ◆ \$0.8 million Estimated Total Project Development Costs
 - Basis: 11,625 sq ft at \$70/ square foot comprising the Public Works Garage Area.
 - Exclusions: Police Building, including any repair costs associated with Public Works basement level offices and systems. Those costs were quantified separately in the previous assessment study. See appendix for more information.

RENOVATION COST ESTIMATEPolice Building Renovation

- ◆ \$10.9 million Estimated Total Project Development Costs
 - Attribution: A "gut job" renovation without expanding the square footage.
 - Basis: 9,300 sq ft at \$1,175/ square foot comprising Police Building Area.
 - Exclusions: Public Works Garage and Site, including Garage Plaza.

Public Works Renovation

- ◆ \$0.9 million Estimated Total Project Development Costs
 - Attribution: These costs are primarily attributed to renovating the Garage roof.
 - Basis: 11,600 sq ft at \$73/ square foot comprising the Public Works Garage Area, Ancillary Buildings, and Office Structure attached to Garage.
 - Exclusions: Police Building, including any renovation costs associated with Public Works basement level offices and systems. Those costs are quantified in the Police Building Renovation above.

PREVIOUS ASSESSMENT SUMMARY

Summary of Garage Conditions from Previous Assessment

Note: The costs listed in parenthesis below are from the previous assessment. These costs are now encapsulated in the current budget level cost estimates in this report, with markups.

Structural Deficiencies

- ◆ *Repair Immediately – Anchorage of electrical and mechanical equipment. (\$3K)*
- ◆ *Repair Immediately – Anchorage of pre-manufactured structures. (\$13K)*
- ◆ *Repair Immediately – Under-reinforced column caps and adjacent roof slab to resist punching shear. Retrofit per ASCE 41-17 Tier 2 and 3 evaluations. (\$59K)*
- ◆ *Repair Immediately – Unreinforced beam-to-beam and beam-to-column connections. Retrofit per ASCE 41-17 Tier 2 and 3 evaluations. (\$60K)*

Water Intrusion at Garage Plaza Roof and/ or at Wall of Police Building

- ◆ *Repair Immediately - Water intrusion created ponding around the electrical equipment, creating an unsafe environment for City staff. Rework/ replace roofing and flashing at south exterior wall of Police building level. (\$30K)*
- ◆ *Repair Immediately - Signs of water intrusion at drains from plaza level. Rework/ replace drains, roofing, and flashing at plaza. (\$72K)*
- ◆ *Repair Immediately – Concrete roof slab water leakage at drains. Provide epoxy injections at cracks. (\$25K)*
- ◆ *Needed Renovation - Remove all finishes of plaza to structure, rebuild with correct waterproofing material and proper drainage. (\$420K)*

Replace Aged Out Plumbing Systems

- ◆ *Storm water pipe at south end in poor condition.*
- ◆ *Storm water pipe at north end in poor condition.*
- ◆ *Needed Renovation - Replace existing equipment.*
- ◆ *Estimated Cost - \$20,000.*

Replace Aged Out Electrical Systems

- ◆ *600 amp 120/208 V SERVICE WITH meter section and distribution section.*
- ◆ *Distribution section with new 600 amp main and two 200A breakers.*
- ◆ *Panel G1 - 225 amp 120/208V panel with 100A sub-Panel in poor condition.*
- ◆ *Enclosed breaker next to panel "G1" in poor condition.*
- ◆ *Lighting Panel LT in fair condition.*
- ◆ *Fire Alarm system in fair condition.*
- ◆ *Panel G2 - 225 amp 120/208V panel in fair condition.*
- ◆ *Needed Renovation - Replace existing equipment.*
- ◆ *Estimated Cost - \$110,000.*

Mechanical systems serving the garage were not identified as needing improvements.

Summary of Site Conditions from Previous Assessment

Structural Deficiencies

- ◆ *Repair Immediately – Retaining wall at back yard to resist seismic lateral soil pressures. Provide fiber wrapping per ASCE 41-17 Tier 2 and 3 evaluations at wall supporting generator and fuel tank. (\$50K)*

Replace Aged Out Electrical Systems

- ◆ *Repair Immediately - Exterior lighting in poor condition. Replace with LED lights. (\$8K)*

Mechanical systems in fair to good condition:

- ◆ *The direct and tailpipe exhaust system consists of flexible hoses that can be directly attached to the tailpipes of vehicles parked in the garage/maintenance bay. It is also connected to a ducted exhaust system with which an exhaust fan directly exhausts tailpipe emissions to the outside. This system is in good condition.*
- ◆ *The air compressor (Champion HR10-12) is a 10 hp air compressor. It is factort set at pressure of 140-175 psig. It provides compressed air for maintenance, HVAC, and other functions. It is in good condition.*
- ◆ *The heating and ventilating (H&V) units provide heating and ventilation for the northwest and northeast corners of the Main Garage. They are in fair condition.*

Item	Quantity	Unit	Unit Cost	Subtotal Cost	Total Cost (rounded)	Comments
PROJECT DATA						
Total Site Area	0.99	AC				
Total Conditioned Building Area	10,097	SF				
Total Parking Garage Area	11,625	SF				
Total Ancillary Buildings Area	2,830	SF				
Total Building Roof Area	4,874	SF				
Total Patio Roof Area	12,073	SF				
SITE DATA						
Total Site Area (approx.)	43,089	SF				
PD Site Area	21,545	SF				50% of total site (0.5 AC).
PW Site Area	21,545	SF				50% of total site (0.5 AC).
Landscaping	5,299	SF				
Paving	13,054	SF				
Sidewalks	2,975	SF				
Total Building Footprint Area	7,523	SF				
PD Building Footprint Area	3,864	SF				
PW Building Footprint Area	809	SF				
BUILDING DATA						
Conditioned Space	10,097	SF				
PD Building Area	6,438	SF				Does not include basement (currently occupied by PW).
PW Building Area	3,659	SF				Includes basement of PD building.
Unconditioned Space	14,455	SF				
PW Parking Garage Area	11,625	SF				
PW Ancillary Buildings	2,830	SF				
ROOF DATA						
Total Roof Area	16,947	SF				
PD Roof Area	4,874	SF				
PW Roof Area	3,960	SF				
Patio Roofing Area	914	SF				
Parking garage roof area / Patio area	12,073	SF				
Parking garage planter area	8,435	SF				
Parking garage planter area	3,638	SF				
DIRECT CONSTRUCTION COST						
A10 FOUNDATIONS	6,438	SF	\$45		\$288,000	
B10 SUPERSTRUCTURE	6,438	SF	\$0		\$0	
B20 EXTERIOR ENCLOSURE	6,438	SF	\$0		\$0	
B30 ROOFING	6,438	SF	\$0		\$0	
C10 INTERIOR CONSTRUCTION	6,438	SF	\$0		\$0	
C20 STAIRS	6,438	SF	\$0		\$0	
C30 INTERIOR FINISHES	6,438	SF	\$0		\$0	
D10 CONVEYING	6,438	SF	\$0		\$0	
D20 PLUMBING	6,438	SF	\$0		\$0	
D30 HVAC	6,438	SF	\$4		\$25,000	
D40 FIRE PROTECTION	6,438	SF	\$6		\$40,000	
D50 ELECTRICAL	6,438	SF	\$0		\$500	
E10 EQUIPMENT	6,438	SF	\$0		\$0	
E20 FURNISHINGS	6,438	SF	\$0		\$0	
F10 SPECIAL CONSTRUCTION	6,438	SF	\$0		\$0	
F20 SELECTIVE BUILDING DEMOLITION	24,552	SF	\$0		\$0	
G10 SITE PREPARATION	6,438	SF	\$0		\$0	
G20 SITE IMPROVEMENTS	6,438	SF	\$16		\$102,000	
G30 SITE MECHANICAL UTILITIES	6,438	SF	\$0		\$0	
G40 SITE ELECTRICAL UTILITIES	21,545	SF	\$6		\$120,000	
G90 OTHER SITE CONSTRUCTION	6,438	SF	\$0		\$0	
GENERAL CONTRACTOR MARKUP						
General Conditions	6,438	SF	\$11		\$70,000	
Overhead & Profit	12.0%	%	\$288,000	\$34,560		
Bonds	10.0%	%	\$288,000	\$28,800		
	2.0%	%	\$288,000	\$5,760		
TOTAL DIRECT CONSTRUCTION COST (INCLUDES MARKUP)	6,438	SF	\$56		\$358,000	
ESCALATION AND DESIGN CONTINGENCY						
Escalation to construction midpoint @ 9%/yr	6,438	SF	\$10		\$62,000	
Design Contingency	2.25%	%	\$358,000	\$8,055		
	15.0%	%	\$358,000	\$53,700		
ESTIMATED BID DAY CONSTRUCTION COST	6,438	SF	\$63		\$420,000	
CONSTRUCTION CONTINGENCY						
Construction Contingency @ 12%/yr (0.5 yr)	6,438	SF	\$4		\$26,000	
	6.0%	%	\$420,000	\$25,200		
ESTIMATED CONSTRUCTION COST AT END OF CONSTRUCTION	6,438	SF	\$69		\$446,000	
INDIRECT COSTS						
	6,438	SF	\$10		\$63,000	
TOTAL PROJECT DEVELOPMENT COSTS	6,438	SF	\$79		\$509,000	
Rounded					\$500,000	



HAMMOND PLAYLE
ARCHITECTS, LLP

Public Works - Repairs

Attachment 1
Draft Budget Level Estimate
City of Carmel-by-the-Sea, CA
10/26/2023

Item	Quantity	Unit	Unit Cost	Subtotal Cost	Total Cost (rounded)	Comments
PROJECT DATA						
Total Site Area	0.99	AC				
Total Conditioned Building Area	10,097	SF				
Total Parking Garage Area	11,625	SF				
Total Ancillary Buildings Area	2,830	SF				
Total Building Roof Area	4,874	SF				
Total Patio Roof Area	12,073	SF				
SITE DATA						
Total Site Area (approx.)	43,089	SF				
PD Site Area	21,545	SF				50% of total site (0.5 AC).
PW Site Area	21,545	SF				50% of total site (0.5 AC).
Landscaping	5,299	SF				
Paving	13,054	SF				
Sidewalks	2,975	SF				
Total Building Footprint Area	7,523	SF				
PD Building Footprint Area	3,864	SF				
PW Building Footprint Area	809	SF				
BUILDING DATA						
Conditioned Space	10,097	SF				
PD Building Area	6,438	SF				Does not include basement (currently occupied by PW).
PW Building Area	3,659	SF				Includes basement of PD building.
Unconditioned Space	14,455	SF				
PW Parking Garage Area	11,625	SF				
PW Ancillary Buildings	2,830	SF				
ROOF DATA						
Total Roof Area	16,947	SF				
PD Roof Area	4,874	SF				
PW Roof Area	3,960	SF				
Patio Roofing Area	914	SF				
Parking garage roof area / Patio area	12,073	SF				
Parking garage planter area	8,435	SF				
Parking garage planter area	3,638	SF				
DIRECT CONSTRUCTION COST						
A10 FOUNDATIONS	11,625	SF	\$39		\$458,000	
B10 SUPERSTRUCTURE	11,625	SF	\$10		\$119,000	
B20 EXTERIOR ENCLOSURE	11,625	SF	\$11		\$127,000	
B30 ROOFING	11,625	SF	\$0		\$0	
C10 INTERIOR CONSTRUCTION	11,625	SF	\$0		\$0	
C20 STAIRS	11,625	SF	\$0		\$0	
C30 INTERIOR FINISHES	11,625	SF	\$0		\$0	
D10 CONVEYING	11,625	SF	\$0		\$0	
D20 PLUMBING	11,625	SF	\$0		\$0	
D30 HVAC	11,625	SF	\$7		\$77,500	
D40 FIRE PROTECTION	11,625	SF	\$3		\$40,000	
D50 ELECTRICAL	11,625	SF	\$0		\$0	
E10 EQUIPMENT	11,625	SF	\$0		\$0	
E20 FURNISHINGS	11,625	SF	\$0		\$0	
F10 SPECIAL CONSTRUCTION	11,625	SF	\$0		\$0	
F20 SELECTIVE BUILDING DEMOLITION	11,625	SF	\$0		\$0	
G10 SITE PREPARATION	11,625	SF	\$0		\$0	
G20 SITE IMPROVEMENTS	11,625	SF	\$4		\$50,000	
G30 SITE MECHANICAL UTILITIES	11,625	SF	\$2		\$20,000	
G40 SITE ELECTRICAL UTILITIES	11,625	SF	\$1		\$8,000	
G90 OTHER SITE CONSTRUCTION	11,625	SF	\$0		\$0	
GENERAL CONTRACTOR MARKUP						
General Conditions	11,625	SF	\$9		\$110,000	
Overhead & Profit	12.0%	%	\$458,000	\$54,960		
Bonds	10.0%	%	\$458,000	\$45,800		
	2.0%	%	\$458,000	\$8,160		
TOTAL DIRECT CONSTRUCTION COST (INCLUDES MARKUP)	11,625	SF	\$49		\$568,000	
ESCALATION AND DESIGN CONTINGENCY						
Escalation to construction midpoint @ 9%/yr	11,625	SF	\$8		\$98,000	
Design Contingency	2.25%	%	\$568,000	\$12,780		
	15.0%	%	\$568,000	\$85,200		
ESTIMATED BID DAY CONSTRUCTION COST	11,625	SF	\$58		\$670,000	
CONSTRUCTION CONTINGENCY						
Construction Contingency @ 12%/yr (0.5 yr)	11,625	SF	\$4		\$41,000	
	6.0%	%	\$670,000	\$40,200		
ESTIMATED CONSTRUCTION COST AT END OF CONSTRUCTION	11,625	SF	\$61		\$711,000	
INDIRECT COSTS						
TOTAL PROJECT DEVELOPMENT COSTS	11,625	SF	\$70		\$812,000	
Rounded					\$800,000	

PRELIMINARY DRAFT



HAMMOND + PLAYLE
ARCHITECTS, LLP

Police Department - Renovation

APPENDIX - 2

Attachment 1
Draft Budget Level Estimate

City of Carmel-by-the-Sea, CA
10/26/2023

Item	Quantity	Unit	Unit Cost	Subtotal Cost	Total Cost (rounded)	Comments
PROJECT DATA						
Total Site Area	0.99	AC				
Total Conditioned Building Area	10,097	SF				
Total Parking Garage Area	11,625	SF				
Total Ancillary Buildings Area	2,830	SF				
Total Building Roof Area	4,874	SF				
Total Patio Roof Area	12,073	SF				
SITE DATA						
Total Site Area (approx.)	43,089	SF				
PD Site Area	21,545	SF				50% of total site (0.5 AC)
PW Site Area	21,545	SF				50% of total site (0.5 AC)
Landscaping	5,299	SF				
Paving	13,054	SF				
Sidewalks	2,975	SF				
Total Building Footprint Area	4,673	SF				
PD Building Footprint Area	3,864	SF				
PW Building Footprint Area	809	SF				
BUILDING DATA						
Conditioned Space	10,097	SF				
PD Building Area	5,288	SF				Includes basement (currently occupied by PW). 3 stories.
PW Building Area	809	SF				Does not include basement of PD building.
Unconditioned Space	14,455	SF				
PW Parking Garage Area	11,625	SF				
PW Ancillary Buildings	2,830	SF				
ROOF DATA						
Total Roof Area	16,947	SF				
PD Roof Area	4,874	SF				
PW Roof Area	3,960	SF				
Patio Roofing Area	914	SF				
Parking garage roof area / Patio area	12,073	SF				
Parking garage planter area	8,435	SF				
Parking garage planter area	3,638	SF				
DIRECT CONSTRUCTION COST						
	9,288	SF	\$595		\$5,522,000	
A10 FOUNDATIONS	9,288	SF	\$60		\$555,728	
B10 SUPERSTRUCTURE	9,288	SF	\$5		\$46,440	
B20 EXTERIOR ENCLOSURE	9,288	SF	\$11		\$104,304	
B30 ROOFING	9,288	SF	\$17		\$160,260	
C10 INTERIOR CONSTRUCTION	9,288	SF	\$25		\$232,200	
C20 STAIRS	9,288	SF	\$0		\$0	
C30 INTERIOR FINISHES	9,288	SF	\$25		\$232,200	
D10 CONVEYING	9,288	SF	\$22		\$200,000	
D20 PLUMBING	9,288	SF	\$24		\$222,000	
D30 HVAC	9,288	SF	\$59		\$543,500	
D40 FIRE PROTECTION	9,288	SF	\$12		\$112,880	
D50 ELECTRICAL	9,288	SF	\$49		\$418,200	
E10 EQUIPMENT	9,288	SF	\$0		\$0	
E20 FURNISHINGS	9,288	SF	\$0		\$0	
F10 SPECIAL CONSTRUCTION	9,288	SF	\$136		\$1,264,400	
F20 SELECTIVE BUILDING DEMOLITION	24,552	SF	\$12		\$287,928	
G10 SITE PREPARATION	9,288	SF	\$0		\$0	
G20 SITE IMPROVEMENTS	9,288	SF	\$103		\$953,165	
G30 SITE MECHANICAL UTILITIES	9,288	SF	\$0		\$0	
G40 SITE ELECTRICAL UTILITIES	9,288	SF	\$20		\$188,089	
G90 OTHER SITE CONSTRUCTION	9,288	SF	\$0		\$0	
GENERAL CONTRACTOR MARKUP						
	9,288	SF	\$70		\$654,000	
General Conditions	5.9%	%	\$5,522,000	\$303,710		
Overhead & Profit	5.0%	%	\$5,522,000	\$276,100		
Bonds	1.34%	%	\$5,522,000	\$73,995		
TOTAL DIRECT CONSTRUCTION COST (INCLUDES MARKUP)						
	9,288	SF	\$665		\$6,176,000	
ESCALATION AND DESIGN CONTINGENCY						
	9,288	SF	\$160		\$1,483,000	
Escalation to construction midpoint @ 9%/yr	9.0%	%	\$6,176,000	\$555,840		
Design Contingency	15.0%	%	\$6,176,000	\$926,400		
ESTIMATED BID DAY CONSTRUCTION COST						
	9,288	SF	\$825		\$7,659,000	
CONSTRUCTION CONTINGENCY						
	9,288	SF	\$198		\$1,839,000	
Construction Contingency @ 12%/yr (2 yrs)	24.0%	%	\$7,659,000	\$1,838,160		
ESTIMATED CONSTRUCTION COST AT END OF CONSTRUCTION						
	9,288	SF	\$1,023		\$9,498,000	
INDIRECT COSTS						
	9,288	SF	\$153		\$1,421,000	
TOTAL PROJECT DEVELOPMENT COSTS						
	9,288	SF	\$1,176		\$10,919,000	
Rounded					\$10,900,000	

PRELIMINARY DRAFT



HAMMOND + PLAYLE
ARCHITECTS, LLP

Public Works - Renovation

Attachment 1
Draft Budget Level Estimate
City of Carmel-by-the-Sea, CA
10/26/2023

Item	Quantity	Unit	Unit Cost	Subtotal Cost	Total Cost (rounded)	Comments
PROJECT DATA						
Total Site Area	0.99	AC				
Total Conditioned Building Area	10,097	SF				
Total Parking Garage Area	11,625	SF				
Total Ancillary Buildings Area	2,830	SF				
Total Building Roof Area	4,874	SF				
Total Patio Roof Area	12,073	SF				
SITE DATA						
Total Site Area (approx.)	43,089	SF				
PD Site Area	21,545	SF				50% of total site (0.5 AC).
PW Site Area	21,545	SF				50% of total site (0.5 AC).
Landscaping	5,299	SF				
Paving	13,054	SF				
Sidewalks	2,975	SF				
Total Building Footprint Area	4,673	SF				
PD Building Footprint Area	3,864	SF				
PW Building Footprint Area	809	SF				
BUILDING DATA						
Conditioned Space	24,552	SF				
PD Building Area	10,097	SF				
PW Building Area	9,288	SF				Includes basement (currently occupied by PW). 3 stories.
Unconditioned Space	809	SF				Does not include basement of PD building.
PW Parking Garage Area	14,455	SF				
PW Ancillary Buildings	11,625	SF				
PW Ancillary Buildings	2,830	SF				
ROOF DATA						
Total Roof Area	16,947	SF				
PD Roof Area	4,874	SF				
PW Roof Area	3,960	SF				
PW Roof Area	914	SF				
Patio Roofing Area	12,073	SF				
Parking garage roof area / Patio area	8,435	SF				
Parking garage planter area	3,638	SF				
DIRECT CONSTRUCTION COST						
A10 FOUNDATIONS	11,625	SF	\$38		\$440,000	
B10 SUPERSTRUCTURE	11,625	SF	\$0		\$0	
B20 EXTERIOR ENCLOSURE	11,625	SF	\$0		\$0	
B30 ROOFING	11,625	SF	\$36		\$420,000	
C10 INTERIOR CONSTRUCTION	809	SF	\$0		\$0	
C20 STAIRS	11,625	SF	\$0		\$0	
C30 INTERIOR FINISHES	809	SF	\$0		\$0	
D10 CONVEYING	11,625	SF	\$0		\$0	
D20 PLUMBING	11,625	SF	\$0		\$0	
D30 HVAC	11,625	SF	\$0		\$0	
D40 FIRE PROTECTION	11,625	SF	\$0		\$0	
D50 ELECTRICAL	11,625	SF	\$0		\$0	
E10 EQUIPMENT	11,625	SF	\$0		\$0	
E20 FURNISHINGS	11,625	SF	\$0		\$0	
F10 SPECIAL CONSTRUCTION	11,625	SF	\$0		\$0	
F20 SELECTIVE BUILDING DEMOLITION	24,552	SF	\$0		\$0	
G10 SITE PREPARATION	11,625	SF	\$0		\$0	
G20 SITE IMPROVEMENTS	11,625	SF	\$0		\$0	
G30 SITE MECHANICAL UTILITIES	11,625	SF	\$2		\$20,000	
G40 SITE ELECTRICAL UTILITIES	11,625	SF	\$0		\$0	
G90 OTHER SITE CONSTRUCTION	11,625	SF	\$0		\$0	
GENERAL CONTRACTOR MARKUP						
General Conditions	11,625	SF	\$5		\$53,000	
Overhead & Profit	5.5%	%	\$440,000	\$24,200		
Bonds	5.0%	%	\$440,000	\$22,000		
Bonds	1.34%	%	\$440,000	\$5,896		
TOTAL DIRECT CONSTRUCTION COST (INCLUDES MARKUP)	11,625	SF	\$42		\$493,000	
ESCALATION AND DESIGN CONTINGENCY						
Escalation to construction midpoint @ 9%/yr	11,625	SF	\$10		\$119,000	
Design Contingency	9.0%	%	\$493,000	\$44,370		
Design Contingency	15.0%	%	\$493,000	\$73,950		
ESTIMATED BID DAY CONSTRUCTION COST	11,625	SF	\$53		\$612,000	
CONSTRUCTION CONTINGENCY						
Construction Contingency @ 12%/yr (2 yrs)	11,625	SF	\$13		\$147,000	
Construction Contingency @ 12%/yr (2 yrs)	24.0%	%	\$612,000	\$146,880		
ESTIMATED CONSTRUCTION COST AT END OF CONSTRUCTION	11,625	SF	\$63		\$759,000	
INDIRECT COSTS						
TOTAL PROJECT DEVELOPMENT COSTS	11,625	SF	\$73		\$853,000	
Rounded					\$900,000	

PRELIMINARY DRAFT

DRAFT



HAMMOND + PLAYLE
ARCHITECTS, LLP

Public Works - Renovation

Attachment 1
Draft Budget Level Estimate
City of Carmel-by-the-Sea, CA
10/26/2023

Item	Quantity	Unit	Unit Cost	Subtotal Cost	Total Cost (rounded)	Comments
PROJECT DATA						
Total Site Area	0.99	AC				
Total Conditioned Building Area	10,097	SF				
Total Parking Garage Area	11,625	SF				
Total Ancillary Buildings Area	2,830	SF				
Total Building Roof Area	4,874	SF				
Total Patio Roof Area	12,073	SF				
SITE DATA						
Total Site Area (approx.)	43,089	SF				
PD Site Area	21,545	SF				50% of total site (0.5 AC).
PW Site Area	21,545	SF				50% of total site (0.5 AC).
Landscaping	5,299	SF				
Paving	13,054	SF				
Sidewalks	2,975	SF				
Total Building Footprint Area	4,673	SF				
PD Building Footprint Area	3,864	SF				
PW Building Footprint Area	809	SF				
BUILDING DATA						
Conditioned Space	10,097	SF				
PD Building Area	9,288	SF				Includes basement (currently occupied by PW). 3 stories.
PW Building Area	809	SF				Does not include basement of PD building.
Unconditioned Space	14,455	SF				
PW Parking Garage Area	11,625	SF				
PW Ancillary Buildings	2,830	SF				
ROOF DATA						
Total Roof Area	16,947	SF				
PD Roof Area	4,874	SF				
PW Roof Area	3,960	SF				
Patio Roofing Area	914	SF				
Patio Roofing Area	12,073	SF				
Parking garage roof area / Patio area	8,435	SF				
Parking garage planter area	3,638	SF				
DIRECT CONSTRUCTION COST						
	11,625	SF	\$38		\$440,000	
A10 FOUNDATIONS	11,625	SF	\$0		\$0	
B10 SUPERSTRUCTURE	11,625	SF	\$0		\$0	
B20 EXTERIOR ENCLOSURE	11,625	SF	\$36		\$420,000	
B30 ROOFING	11,625	SF	\$0		\$0	
C10 INTERIOR CONSTRUCTION	809	SF	\$0		\$0	
C20 STAIRS	11,625	SF	\$0		\$0	
C30 INTERIOR FINISHES	809	SF	\$0		\$0	
D10 CONVEYING	11,625	SF	\$0		\$0	
D20 PLUMBING	11,625	SF	\$0		\$0	
D30 HVAC	11,625	SF	\$0		\$0	
D40 FIRE PROTECTION	11,625	SF	\$0		\$0	
D50 ELECTRICAL	11,625	SF	\$0		\$0	
E10 EQUIPMENT	11,625	SF	\$0		\$0	
E20 FURNISHINGS	11,625	SF	\$0		\$0	
F10 SPECIAL CONSTRUCTION	11,625	SF	\$0		\$0	
F20 SELECTIVE BUILDING DEMOLITION	24,552	SF	\$0		\$0	
G10 SITE PREPARATION	11,625	SF	\$0		\$0	
G20 SITE IMPROVEMENTS	11,625	SF	\$0		\$0	
G30 SITE MECHANICAL UTILITIES	11,625	SF	\$2		\$20,000	
G40 SITE ELECTRICAL UTILITIES	11,625	SF	\$0		\$0	
G90 OTHER SITE CONSTRUCTION	11,625	SF	\$0		\$0	
GENERAL CONTRACTOR MARKUP						
	11,625	SF	\$5		\$53,000	
General Conditions	5.5%	%	\$440,000	\$24,200		
Overhead & Profit	5.0%	%	\$440,000	\$22,000		
Bonds	1.34%	%	\$440,000	\$5,896		
TOTAL DIRECT CONSTRUCTION COST (INCLUDES MARKUP)						
	11,625	SF	\$42		\$493,000	
ESCALATION AND DESIGN CONTINGENCY						
	11,625	SF	\$10		\$119,000	
Escalation to construction midpoint @ 9%/yr	9.0%	%	\$493,000	\$44,370		
Design Contingency	15.0%	%	\$493,000	\$73,950		
ESTIMATED BID DAY CONSTRUCTION COST						
	11,625	SF	\$53		\$612,000	
CONSTRUCTION CONTINGENCY						
	11,625	SF	\$13		\$147,000	
Construction Contingency @ 12%/yr (2 yrs)	24.0%	%	\$612,000	\$146,880		
ESTIMATED CONSTRUCTION COST AT END OF CONSTRUCTION						
	11,625	SF	\$66		\$759,000	
INDIRECT COSTS						
	11,625	SF	\$8		\$94,000	
TOTAL PROJECT DEVELOPMENT COSTS						
	11,625	SF	\$73		\$853,000	
Rounded					\$900,000	

PRELIMINARY DRAFT

APPENDIX - 3

October 24, 2023

Mr. Jon Hammond
Indigo Architects
Davis, CA
jhammond@indigoarch.com

**Subject: Carmel-by-the-Sea, Junipero Ave & 4th Ave, Tier 1 Evaluation
MI2301012.00**

Dear Mr. Hammond:

Miyamoto International, Inc. has performed a preliminary seismic evaluation of the Carmel Police Department building located at Junipero Ave & 4th Ave in Carmel-by-the-Sea, CA. Our evaluation was based on the following information:

- *Police & Corporation Yard Facility* drawings by Burde, Shaw & Associates Architects and Steven H. Sassoon & Associates, Structural & Civil Engineers, dated February 15, 1966.
- Site visit and visual survey of subject property by this office on August 8, 2023.
- ASCE 41-17, *Seismic Evaluation and Retrofit of Existing Buildings*

ASCE 41, *Seismic Evaluation and Retrofit of Existing Buildings*, is the national standard for such evaluations, and includes a three-tier methodology. Tier 1 is a screening phase that can be used to check seismic compliance for buildings that meet certain qualifying criteria. It is comprised of limited calculations and the completion of checklists that identify critical characteristics of the site, building and, in some cases, building contents and potential seismic deficiencies. Tiers 2 is a deficiency-based evaluation that requires detailed analysis of certain deficiencies identified in Tier 1. Tier 3 is a detailed evaluation of the entire building structure and is required for certain types of deficiencies and structures. The level of complexity increases with each Tier. Included in the scope of this investigation is a Tier 1 evaluation. Due to the presence of several structural irregularities, a Tier 3 evaluation is highly recommended for this structure, however a Tier 1 screening is a good starting point for the identification of potential deficiencies. The following is a summary of our observations and findings.

Existing Building.

The existing 2-story building is comprised of a one story parking garage built of cast-in-place (CIP) concrete and a second story police headquarters built of CIP concrete walls and wood framed roof trusses. The building was designed to conform to the 1964 Uniform Building Code. The bottom story uses a Lateral Force Resisting System (LFRS) of CIP concrete shearwalls and a rigid concrete diaphragm. The second story uses a LFRS of CIP concrete shearwalls with a flexible wood diaphragm. For the purposes of this report, the bottom story is considered as a separate structure from the top story. Based on the stiffness and rigidity of the bottom story parking garage relative to the flexible top story police headquarters, a two-stage approach can be used.

The police headquarters roof structure is comprised of plywood structural sheathing over wood trusses. The parking garage roof structure uses two different CIP concrete systems. The first system is one-way concrete slabs supported by concrete beams, girders, and columns. The second system is a 12" thick two-way concrete slab supported by concrete drop caps and concrete columns. The ground floor is

comprised of a 5" thick slab-on-grade, columns and walls are supported by spread footings and continuous footings respectively.

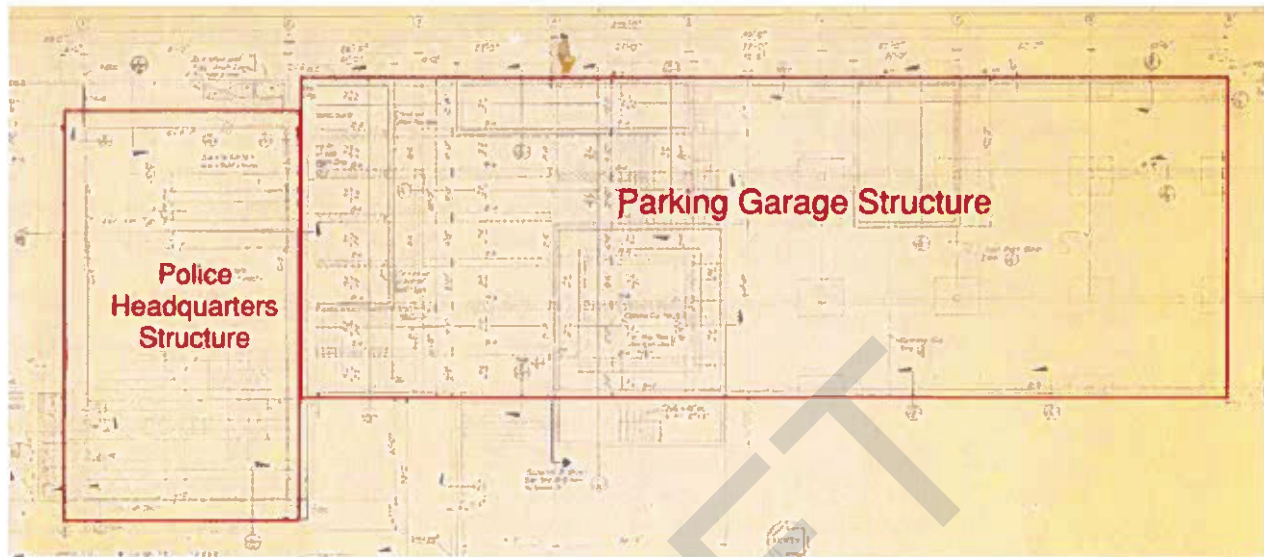


Figure 1. Key plan of building

ASCE 41 Tier 1 Seismic Evaluation.

Based on the proposed occupancy as a *Police Headquarters*, the building was evaluated as a *Risk Category IV* building. Our evaluation found the building is currently **not in compliance** with Tier 1 acceptance criteria. The following non-compliant (NC) conditions were identified by the evaluation, grouped by the applicable ASCE 41 checklist.

Building Type C2a (Police Headquarters, Concrete Shearwalls with Flexible Diaphragm).

1. WALL ANCHORAGE AT FLEXIBLE DIAPHRAGM (NC). Bearing walls that are not positively anchored to the diaphragms may separate from the structure, causing partial collapse of the floors and roof. Nonbearing walls that separate from the structure may represent a significant falling hazard. The hazard amplifies with the height above the building base. Further evaluation and possible retrofit required
2. DIAPHRAGM CONTINUITY (NC). Split-level floors and roofs, or diaphragms interrupted by expansion joints, create discontinuities in the diaphragm. This condition is common in ramped parking structures. It is a problem unless special details are used or seismic-force-resisting elements are provided at the vertical offset of the diaphragm or on both sides of the expansion joint. Such a discontinuity may cause the diaphragm to function as a cantilever element or three-sided diaphragm. If the diaphragm is not supported on at least three sides by seismic-force-resisting elements, torsional forces in the diaphragm may cause it to become unstable. Further evaluation and possible retrofit required.
3. CROSS TIES (NC). Continuous cross ties between diaphragm chords are needed to develop out-of-plane wall forces into the diaphragm. The cross ties should have a positive and direct connection to the walls to keep the walls from separating from the building. Further evaluation and potential retrofit required.
4. TRANSFER TO SHEARWALLS (NC). The floor or roof diaphragms must be connected to the shear walls or concrete to provide a complete load path for the transfer of diaphragm shear forces to

the walls or frames. Where the wall or frame does not extend the full depth of the diaphragm, this connection may include collectors or drag struts. Further evaluation and possible retrofit required.

5. FOUNDATION DOWELS (NC). The absence of an adequate connection between the shear walls and the foundation is a gap in the load path that limits the ability of the shear walls to resist seismic forces. Further evaluation is required.
6. PLAN IRREGULARITIES (NC). Diaphragms with plan irregularities such as extending wings, plan insets, or E-, T-, X-, L-, or C-shaped configurations have reentrant corners where large tensile and compressive forces can develop. Chords and collectors in the diaphragm may not have sufficient strength at these reentrant corners to resist these tensile forces. Further evaluation is required.

Building Type C2 (Parking Structure, Concrete Shearwalls with Stiff Diaphragm).

7. FLAT SLABS (NC). Flat slabs not designed to participate in the seismic-force-resisting system may still experience seismic forces because of displacements associated with overall building drift. The concern is the transfer of the shear and bending forces between the slab and column, which could result in a punching shear failure. Further evaluation is required.
8. DIAPHRAGM CONTINUITY (NC). Split-level floors and roofs, or diaphragms interrupted by expansion joints, create discontinuities in the diaphragm. This condition is common in ramped parking structures. It is a problem unless special details are used or seismic-force-resisting elements are provided at the vertical offset of the diaphragm or on both sides of the expansion joint. Such a discontinuity may cause the diaphragm to function as a cantilever element or three-sided diaphragm. If the diaphragm is not supported on at least three sides by seismic-force-resisting elements, torsional forces in the diaphragm may cause it to become unstable. Further evaluation is required.
9. FOUNDATION DOWELS (NC). The absence of an adequate connection between the shear walls and the foundation is a gap in the load path that limits the ability of the shear walls to resist seismic forces. Further evaluation is required.
10. DEFLECTION COMPATIBILITY (NC). Frame components, especially columns, that are not specifically designed to participate in the seismic-force-resisting system still undergo displacements associated with overall seismic interstory drifts. Stiff columns, designed for potentially high gravity loads, may develop significant bending moments because of the imposed drifts. The moment or axial force interaction may lead to a non-ductile failure of the columns and a collapse of the building. Further evaluation is required.

Finding and Recommendations.

Our Tier 1 evaluation found the building is currently **not in compliance** with ASCE 41 Tier 1 acceptance criteria. Tier 1 criteria is largely based on prescriptive criteria that is generally expected to be conservative by design. The more detailed Tier 3 evaluation methodology is expected to render some of the non-compliant items compliant. Based on our experience with similar buildings, we anticipate a Tier 3 evaluation will identify the need for retrofit of the following noncompliant items in order to meet the performance objective for an essential services facility:

- Item 2, WALL ANCHORAGE AT FLEXIBLE DIAPHRAGM: At the police headquarters, the attachment of the wood framed roof to the concrete shearwalls are likely to require retrofit.
- Item 3, DIAPHRAGM CONTINUITY: At the police headquarters, the diaphragm likely needs to be strengthened.
- Item 4, CROSS TIES: At the police headquarters, the diaphragm likely needs to be strengthened.

APPENDIX - 3

- Item 5, TRANSFER TO SHEARWALLS: At the police headquarters, the attachment of the wood framed roof to the concrete shearwalls are likely to require retrofit.

Conceptual retrofit measures to address the above deficiencies are provided in Appendix B. Part of the conceptual retrofit includes the addition of 2 concrete shearwalls at the police headquarters. This addition is not a result of a non-compliant item in the Tier 1 checklist. Tier 1 evaluations for buildings with flexible diaphragms do not adequately capture all deficiencies. Based on our engineering judgement, we believe these additional walls will show up as required in a Tier 3 evaluation.

Limitations.

This report does not express or imply any warranty of the existing structure(s) and was developed based solely on visual observations made during a site visit, a review of available construction documentation and limited preliminary calculations. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers practicing in the structural field in this or similar localities at this time. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has been prepared for the indicated client to be used solely for its evaluation of the subject property and may not contain sufficient information for the purposes of other parties or other uses.

Best regards,
Miyamoto International, Inc.

Jacob Gruber, P.E.
Associate

Lon Determan, S.E.
Principal

Attachments:

Appendix A: Existing Structure Retrofit Concepts
Appendix B: New One-story Structure Framing Concepts
Appendix C: Spalling & Crack Repair Details
Appendix D: ASCE 41 Tier 1 Checklists and Supporting Documentation

**Appendix A:
Existing Structure Retrofit Concepts**

DRAFT



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

February 10, 2025
ADJOURNMENT

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Chip Rerig, City Administrator

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Correspondence Received After Agenda Posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Correspondence #1

Carmel Police Station Vision

Safwat Malek

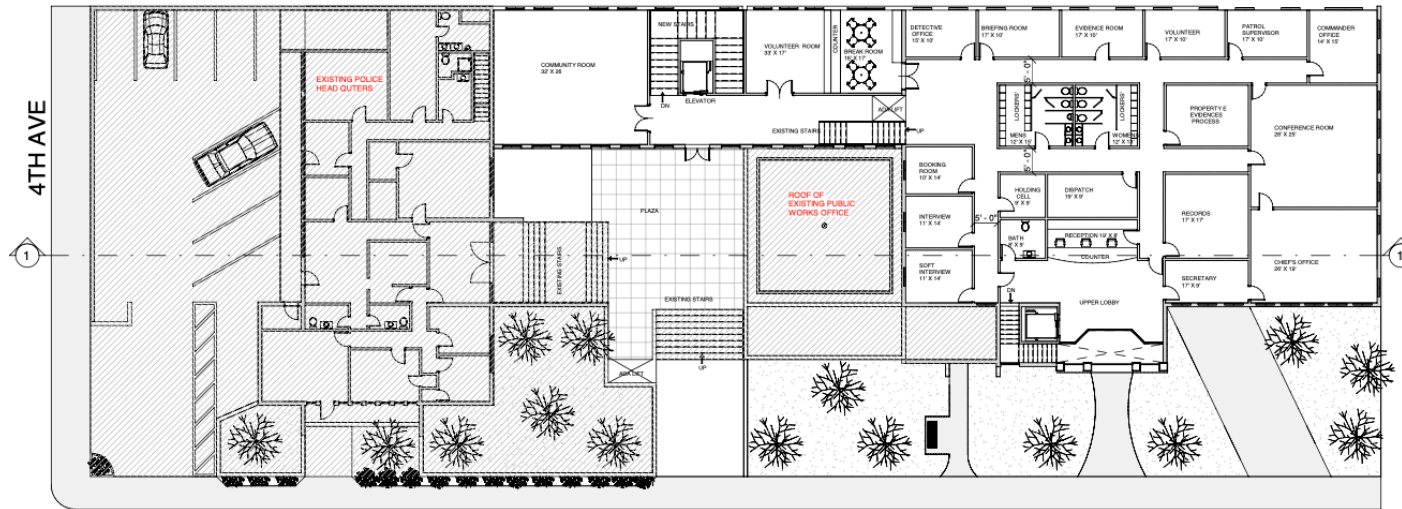


February 10, 2025

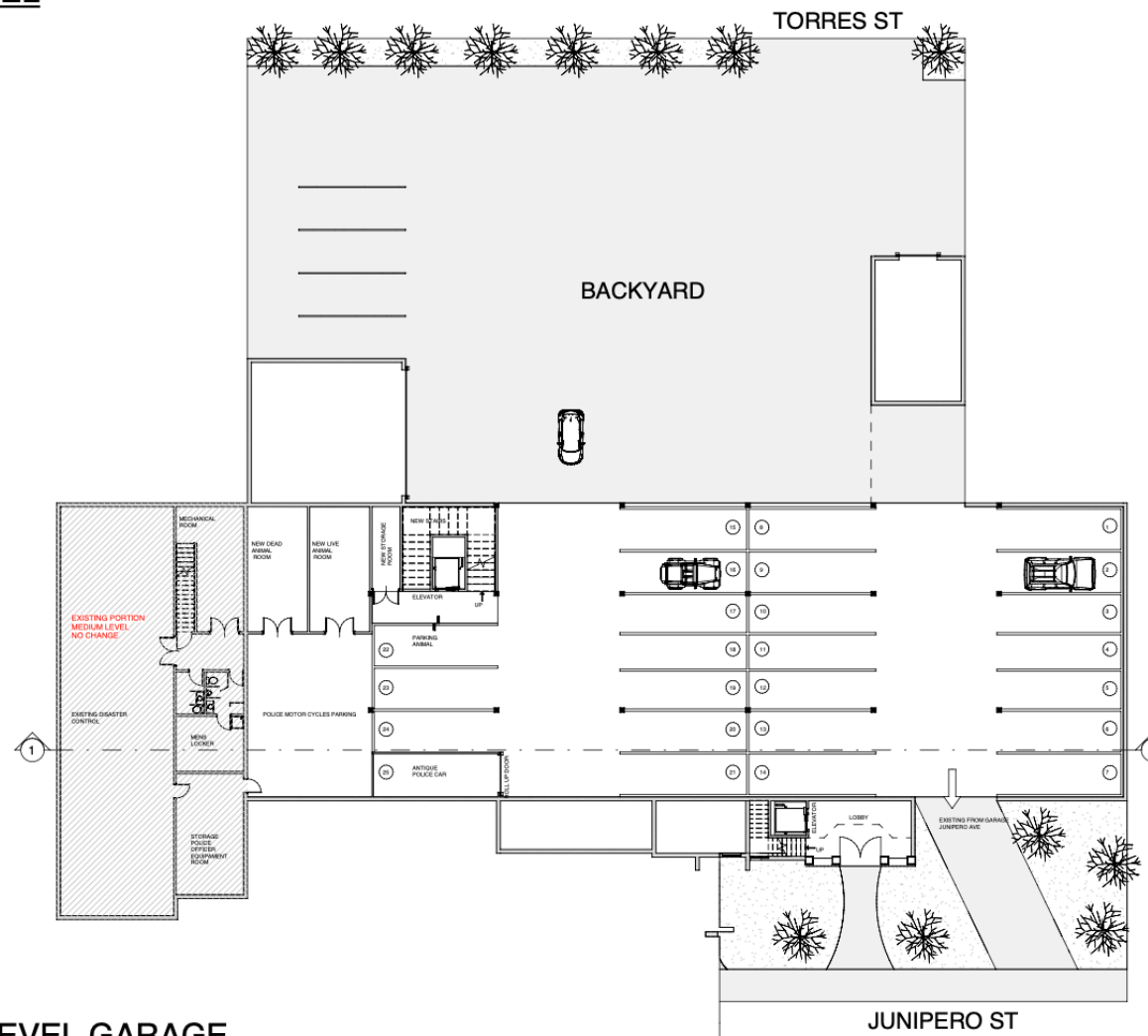
DESIGN OBJECTIVE & CRITERIA:

1. Keep the Police Station functioning in its current location while new station is built. (do not move the facility to another location while construction is in progress).
2. Build the new facility in the current location.
3. Keep the Public Works office in current location.
4. Design the new project provides ALL the components listed by the Police Department and room to spare for the community room, etc. There is room to shuffle things around if desired for better functioning.
5. A new entrance is designed between the Public Works & driveway from the garage to Junipero Street so it is away from the current Police Station activities.
6. It was determined that the current Plateau slab is suitable for building the facility on top of it.
7. The layout of the "garage" is schematic only to show how many cars can be parked under the Plateau. However, some further study is required to allow enough room for Public Works needs and a more efficient planning of the open Courtyard to offer the fenced privacy of this entire rear entrance from Torres St. Or fence Only a separate portion as needed.
8. The shooting range remains in its current location undisturbed.
9. Ultimately, when the new construction is completed, Public Works can move into the existing Police Building after its renovation once the Police Department moves into the new building.
10. The elevations represent an "institutional style building" with a fairly economic design: same windows repetition, plaster exterior, minimum disturbance to the existing structure.

Needs	Exists in Current Building	Comments
✓ Police Entrance w/Lobby	x	Space needed for people to wait for help, be fingerprinted, and interviewed. Need to add: Bulletproof counter/window, Secure Entry door into PD area
✓ Public Restroom		A public restroom needs to be included and off of the lobby so citizens don't have to go into the police station to use the restroom. Currently there is No Public Restroom in Building
✓ Interview Area in Lobby		The interview room provides some privacy for non-emergency reports by the public. Currently reports are provided in earshot of other members of the public at the PD for other business. The lobby interview area also provides a legal holding area for non-custody juveniles. Holding non-custody juveniles in a non-secure area is required by law.
✓ Front Counter-Reception	x	Part of the lobby for the police department. This is a window combined into Dispatch area
✓ Dispatch Room	x	This room needs to be big enough to hold two dispatch desks with monitors and wall space for existing and future city-wide camera systems. The current Dispatch Center is appropriately sized Existing but lacking essential equipment to be adequate Dispatch; CAD, Console, View of City Cameras
✓ Property & Evidence Storage		Non-Existant- PD has been using poorly secured office space with none compliant ventilation, storage & security measures.
✓ Property & Evidence Processing		Non-Existant- Workstations used for both office work and evidence processing- Non-compliant. With the existence of drugs like fentanyl there needs to be ventilated space for processing drugs and evidence.
✓ Soft Interview Room		Needed for victims of crimes. Soft rooms are standard in all police departments. Currently the Police Department has zero interview rooms. non-existent- interviews held in office space or in lobby -no privacy
✓ Interview Room		Suspect interview/holding area. Needs to include recording and ability to restrain suspects. (Office space not adequate)
✓ Holding Cell		Non-Existant- Need a space to hold a subject temporarily. There are a number of legal requirements with having a holding cell. This could be combined with suspect interview room.
✓ Booking Room	x	Current set up should include a caged area for suspect while being booked- Currently unsafe as suspect is unrestrained and
✓ Detective Office	x	Detectives work on crimes that require privacy. They often have photos, files, and information that needs to remain confidential. A detectives office needs to be secure from the rest of the police officers and staff.
✓ Breakroom		Microwave, Stove, Fridge, Dishwasher, Sink, table for 4
✓ Lockerooms		Lockers, Restroom, Shower, Sink. Many newer lockerooms are unisex reducn the number of lockerooms from two to one.
✓ Briefing Room		Non-existent- Briefing room converted to Evidence storage in 2019. The patrol room could double as a briefing room but ideally you have a briefing rom and patrol room where officers can write their reports.
✓ Patrol Supervisor Office	x	Currently one office for Patrol Supervisor- Needed for private conversations
✓ Commander Office	x	Currently one office for Commander - Needed for private conversations
✓ Chief's Office	x	Currently one office for Chief - Needed for private conversations
✓ Admin Asst. Office		Non-existent
✓ Parking Control Office Space	x	Two work stations Combined w/ Dispatch, Parking, Animal Control, Volunteers at back entry of PD. No Privacy and inadequate space
✓ Animal Control Office Space	x	Two work stations Combined w/ Dispatch, Parking, Animal Control, Volunteers at back entry of PD. No Privacy and inadequate space
✓ Records Room Storage	x	Currently in basement- difficult to access and requires from counter of Dispatch personnel to leave work area for extended period of time to access.
✓ Volunteer Room, w/Storage		Non-Existant -20-30 volunteers with VIPS & CERT working for PD. VIP and CERT Members need space for their equipment. Having a room with small lockers and shelving for equipment is needed.
✓ Community/EOC/Training Room		This is a multi-use room that would be converted depending on circumstances. Emergency Operations Centers (EOC) are only utilized in emergencies. Sharing space by combining rooms that can be converted saves overall space.
✓ Animal Storage- Live and Dead	x	Currently a caged area in front of PD for temporary storage of live animals. Freezer in back lot for dead animals. Neither are modern or ideal ways to store animals.
✓ Parking/Animal Control Equipment Storage Room		Vista Lobos Garage space used for storage of equipment
✓ Police Office Equipment Storage Room	x	Interior Restroom converted to patrol storage space- Need adequate space for equipment including firearms. Ideally, this space is where we house, radios, flashlights, patrol bags, and additional police equipment when not in use. This space should be located off of the Lockeroom so officers can gather gear on way to patrol vehicle.
✓ Secure Parking for Patrol Vehicles		Non-Existant- No safe pice to park, numerous encounters with people in back lot of police department. Unsafe for removing of suspects and vehicles with weapons stored inside.
✓ Secure Covered parking/garage for Police Bikes, Motorcycles, Barricades, Cones	x	Small garage in back lot converted to motor bay. Too small for two motorcycles, three bikes, and barricades- Vista Lobos Garage used for bikes and barricades. If space is large enough you could use it to store the classic 1951 Police Vehicle.
✓ Parking for Classic Vehicle 51 Chevy		Vista Lobos Garage used for 51 Chevy
✓ Firing Range	x	Currently a four lane range in PD- ideal for quarterly required shooting. Police Range unrealistic for booking dates, times, and weather. No guarantee as an option in future.
Wants	Exists in Current Building	Comments
Quiet Rooms		Idea for de-stressing a critical incident, call. Mental Health recovery and lactation room
Sally Port		Would reduce risk of prisoner escape, lynching and injury to suspect & officer
Secure Parking for Employees		Would provide safety and security for officers vehicles.
Gym		Provides exercise space for officers, reduces stress and improves mental health.



1 MAIN LEVEL
1/16" = 1'-0"



2 LOWER LEVEL GARAGE
1/16" = 1'-0"

SQUARE FEET OF CONSTRUCTION

NEW MAIN LEVEL

NEW MAIN LEVEL	10588 ft ²
TOTAL	10588 ft²

LOWER LEVEL GARAGE

NEW STAIRS AND ELEVATOR	398 ft ²
LOBBY	516 ft ²
TOTAL	914 ft²

TOTAL SQUARE FEET OF CONSTRUCTION

NEW MAIN LEVEL	10588 ft ²
LOWER LEVEL GARAGE	914 ft ²
TOTAL	11502 ft²



Architects 7308-Builders 330234

Safwat Malek President
safwat@enviro-international.com
cell: 831/620-9028

PO Box 1734 - Pebble Beach, CA 93953-1734

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REVISIONS:

PROPERTY LOCATION & ADDRESS:

JUNIPERO AVE & 4TH AVE,
CARMEL-BY-THE-SEA, CA 93921

OWNER NAME:

PROJECT TITLE:

CARMEL POLICE
HEADQUARTERS

DRAWING DATE:

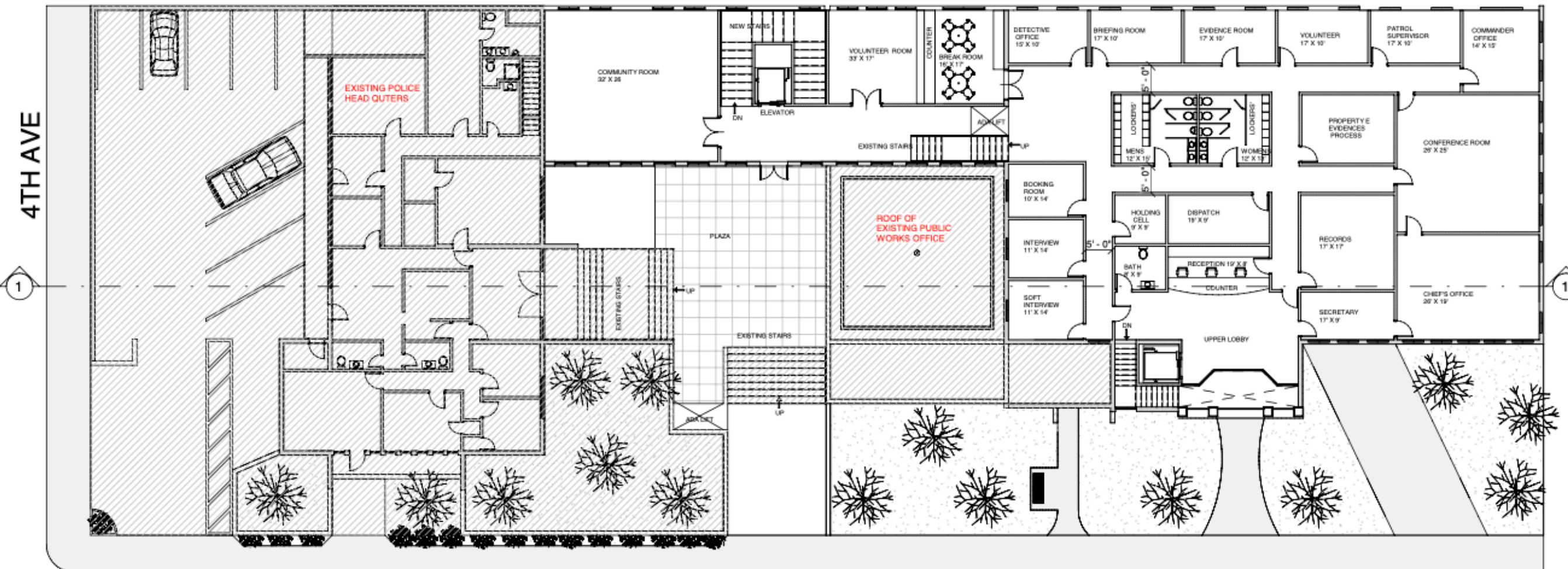
MAY 2024

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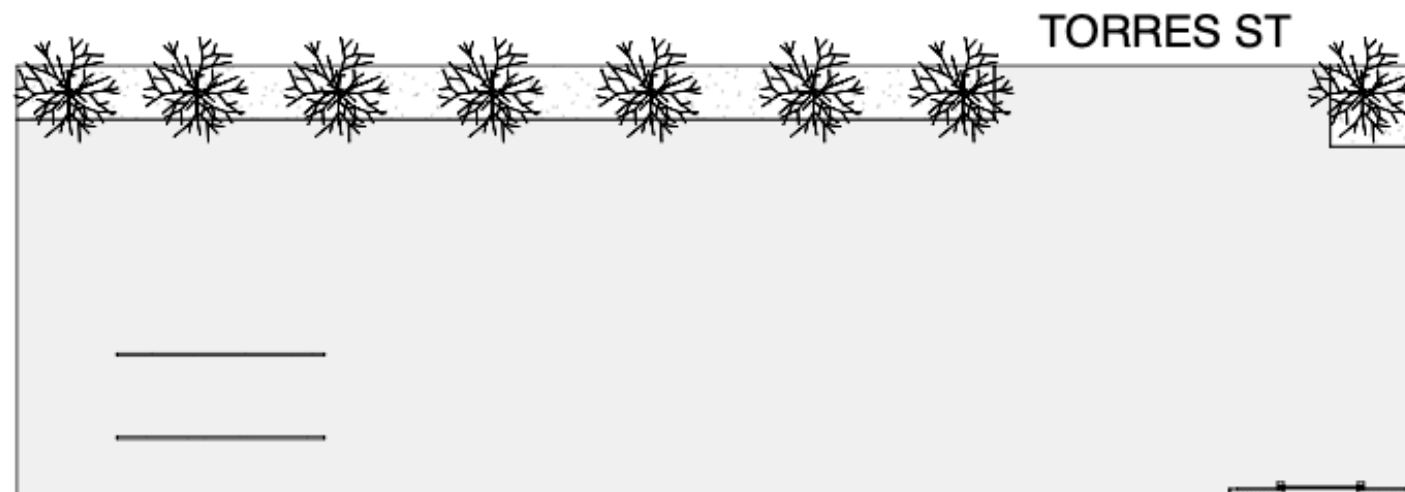
FLOOR PLANS

SHEET NUMBER:

A-1

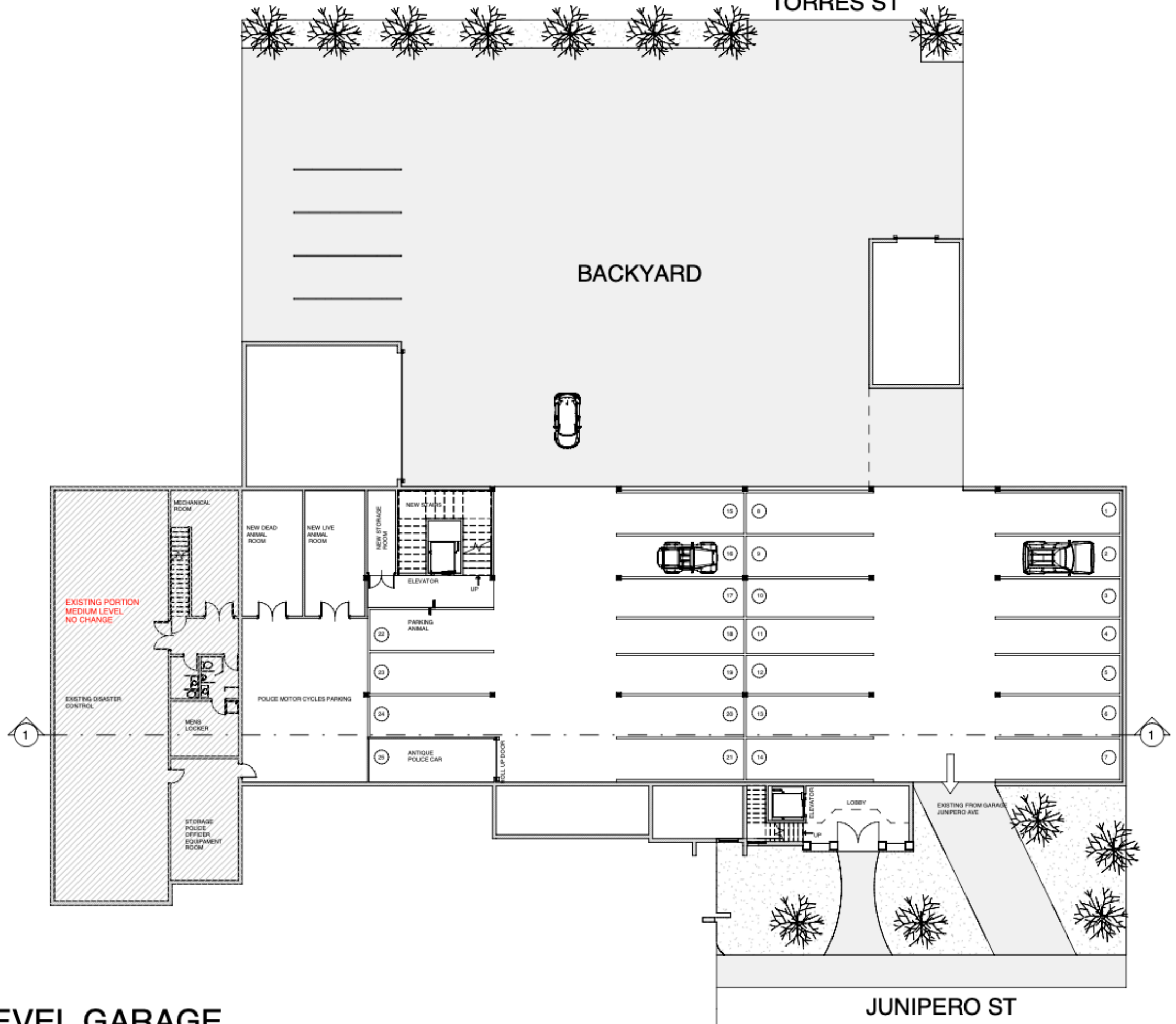


 1 MAIN LEVEL
1/16" = 1'-0"

$$1/16'' = 1'-0''$$


TORRES ST

BACKYARD



JUNIPERO ST

SQUARE FEET OF CONSTRUCTION

NEW MAIN LEVEL

NEW MAIN LEVEL

10588 ft²

TOTAL

10588 ft²

LOWER LEVEL GARAGE

NEW STAIRS AND ELEVATOR

398 ft²

LOBBY

516 ft²

TOTAL

914 ft²

TOTAL SQUARE FEET OF CONSTRUCTION

NEW MAIN LEVEL

10588 ft²

LOWER LEVEL GARAGE

914 ft²

TOTAL

11502 ft²

REVISION

PROPERTY

JUNIPER
CARMEL-H

OWNER N



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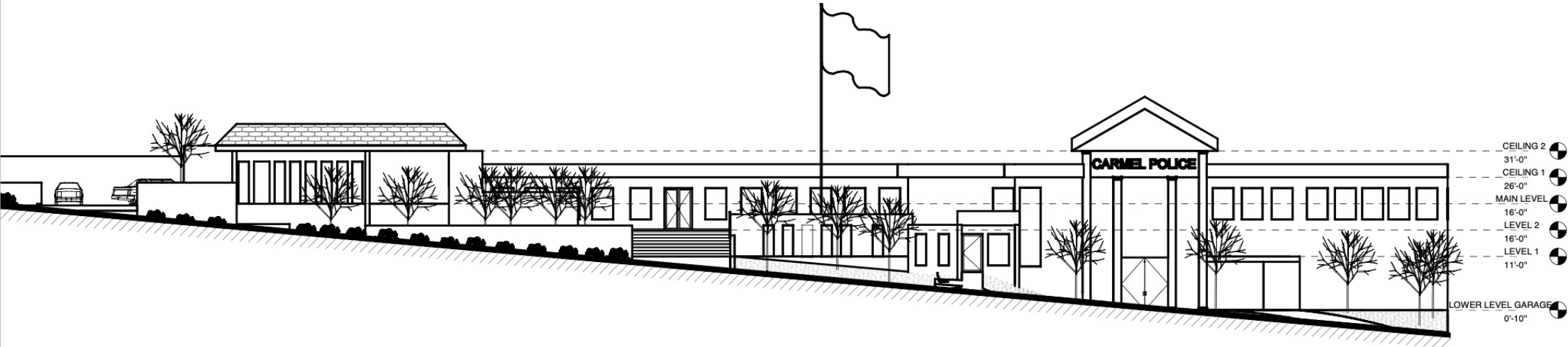
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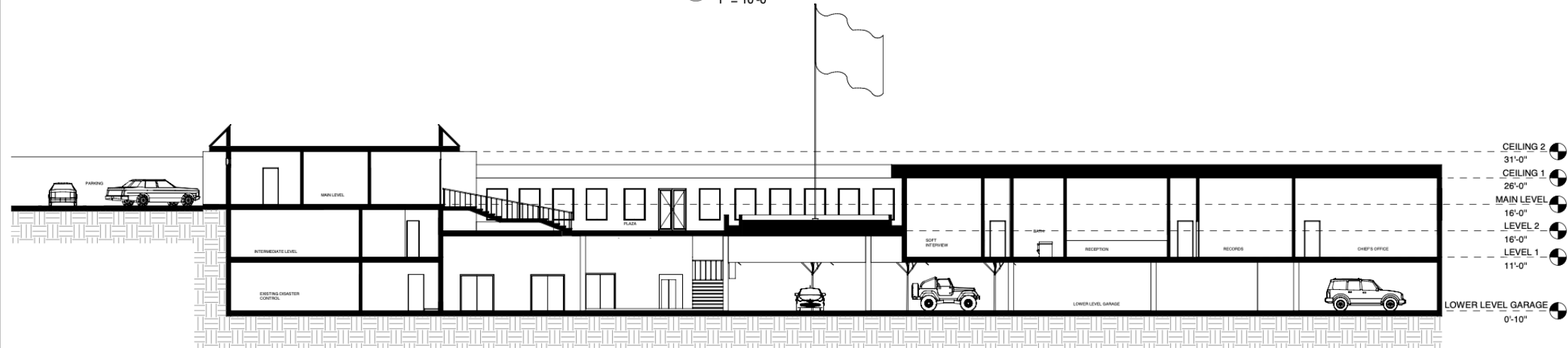
ELEVATIONS

SHEET NUMBER:

A-2



1 ELEVATION JUNIPERO ST
1" = 10'-0"



2 SECTION 1
1" = 10'-0"















Questions?





CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

February 10, 2025
ADJOURNMENT

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Chip Rerig, City Administrator

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Presentations Received After Agenda Posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Indigo - Architectural Presentation
Indigo - PD Program Report
Indigo - PD Assessment Report

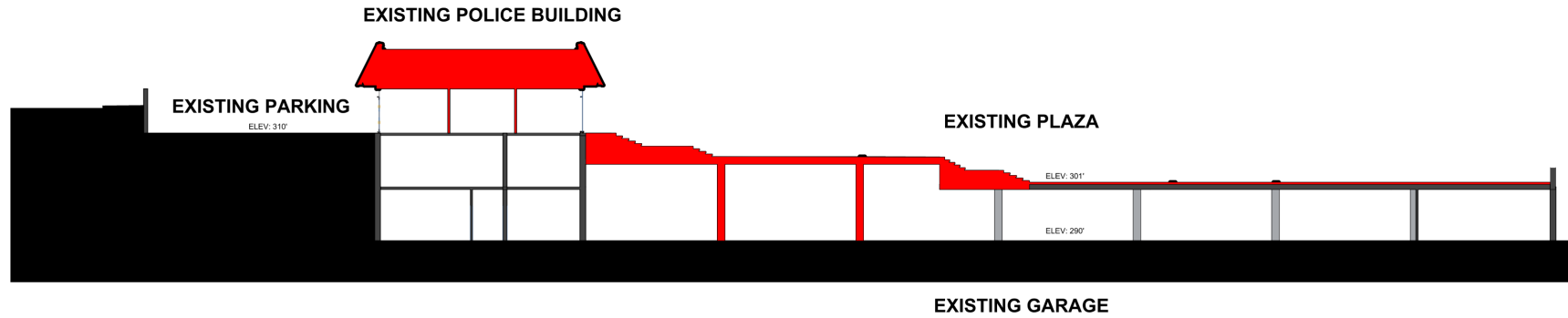


DRAFT CONCEPTUAL PROGRAM PLAN UTILIZING THE EXISTING SITE @ JUNIPERO STREET POLICE BUILDING, PUBLIC WORKS BUILDING

FEBRUARY 10TH, 2025

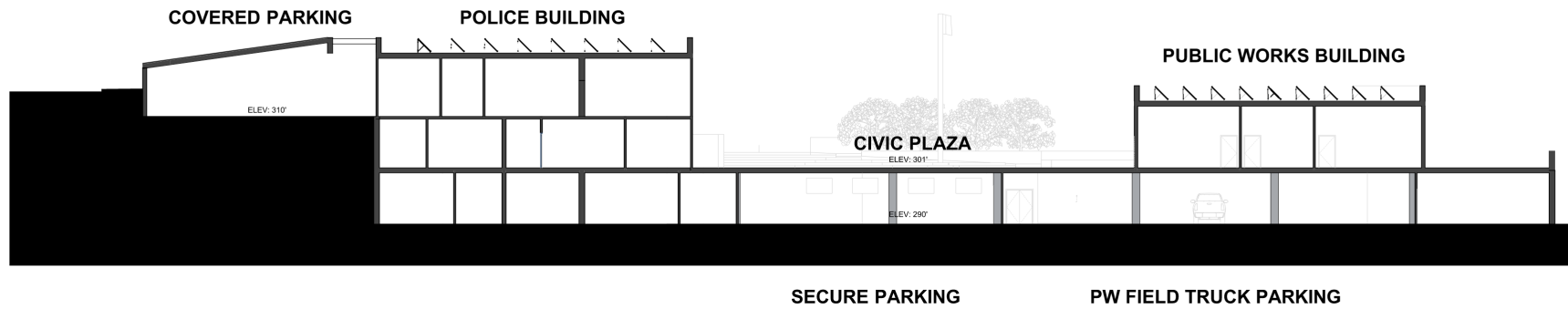
indigo

Hammond + Playle Architects, LLP



1 **EXISTING SECTION SHOWING DEMOLITION IN RED**

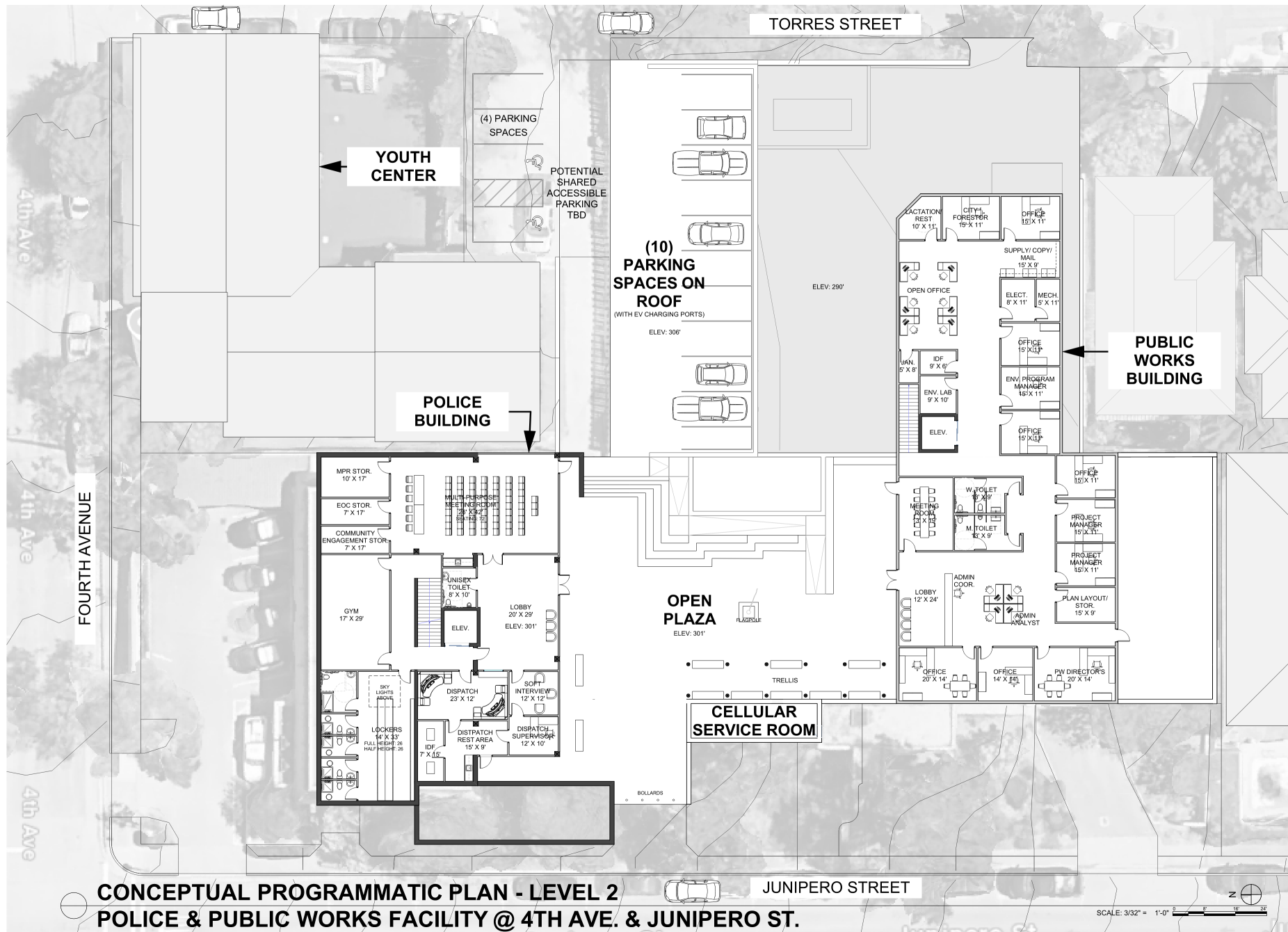
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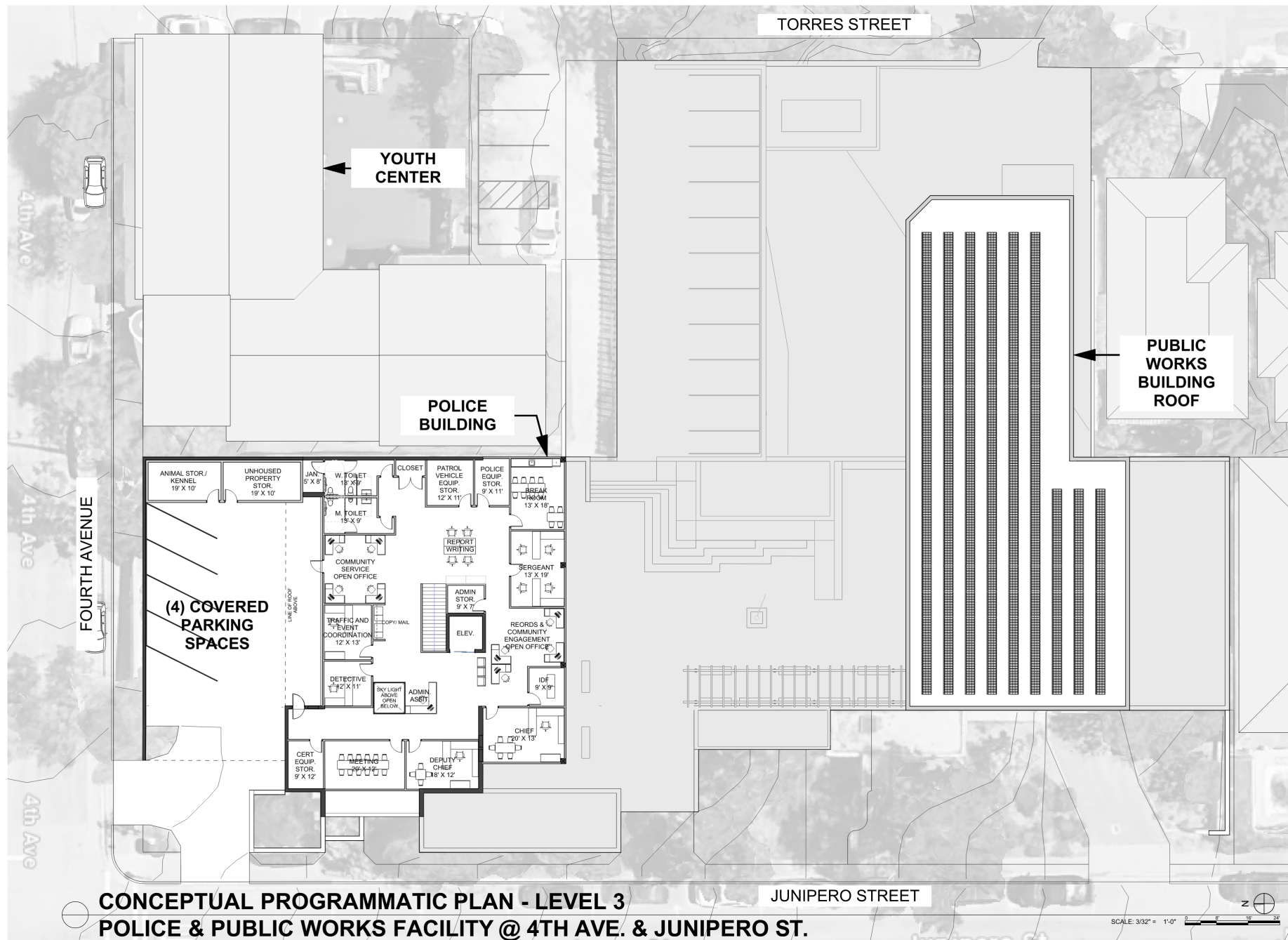


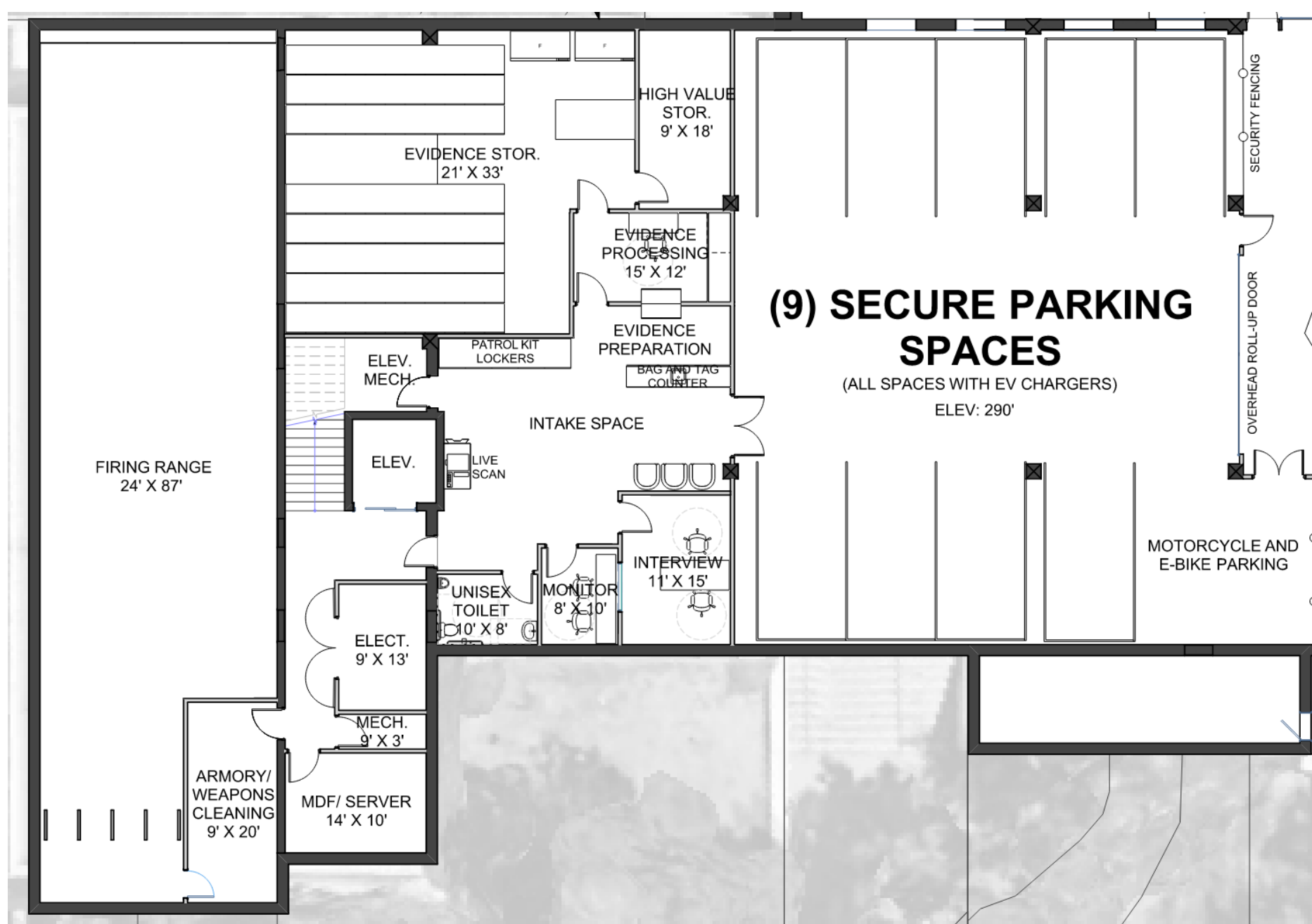
2 **CONCEPTUAL NORTH SOUTH SECTION @ PD & PW BLDG.**

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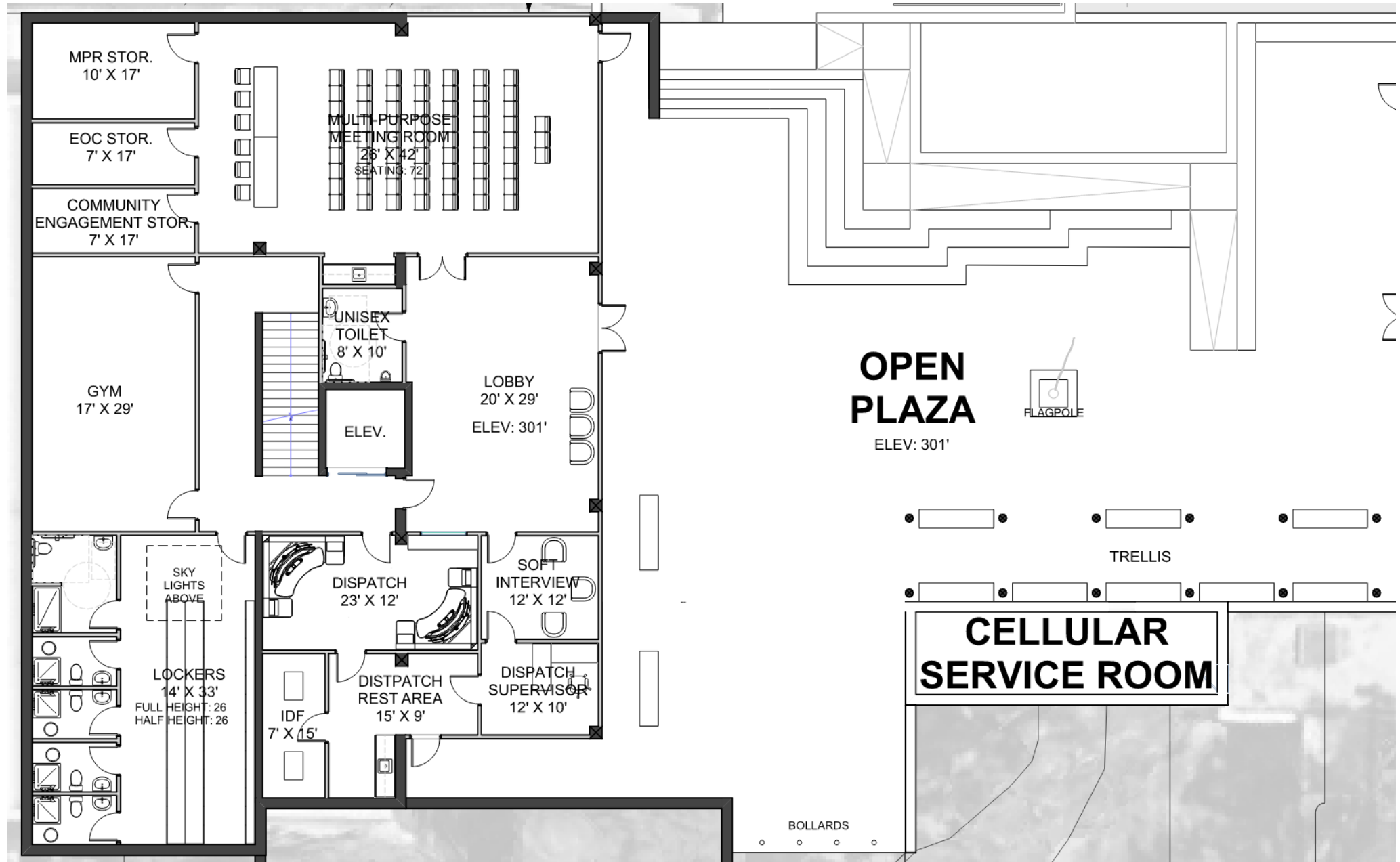




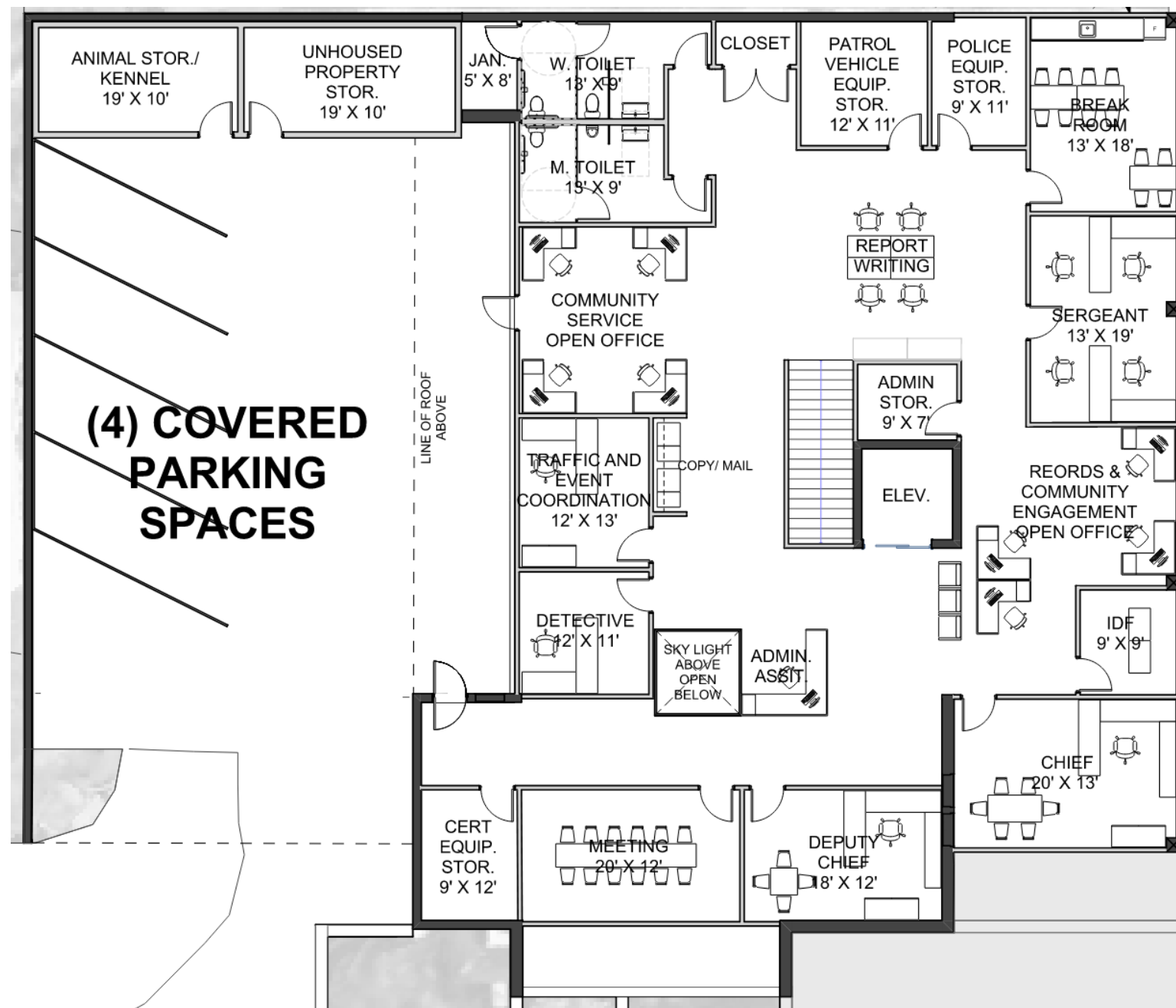




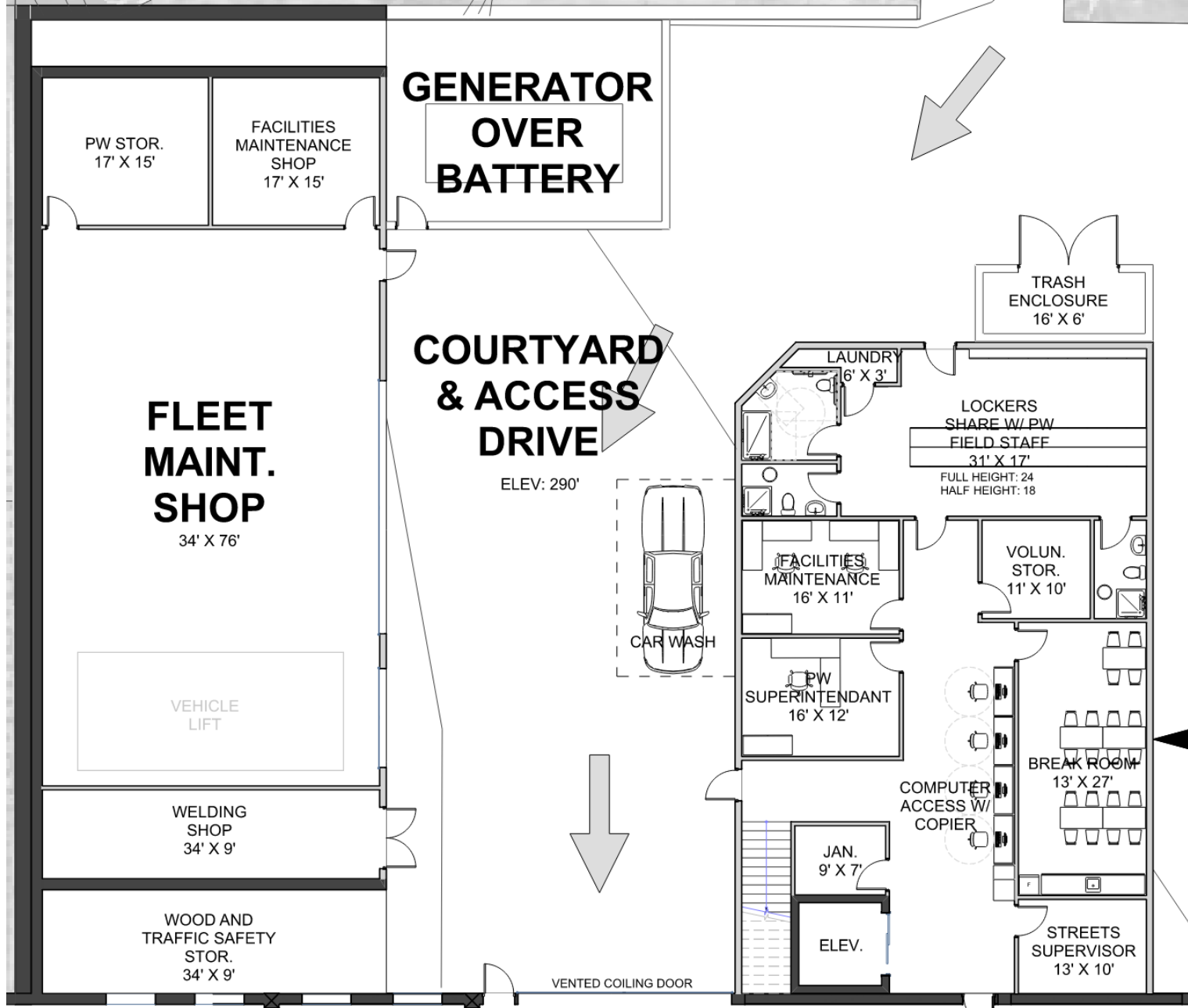
POLICE BUILDING LEVEL 1



POLICE BUILDING LEVEL 2

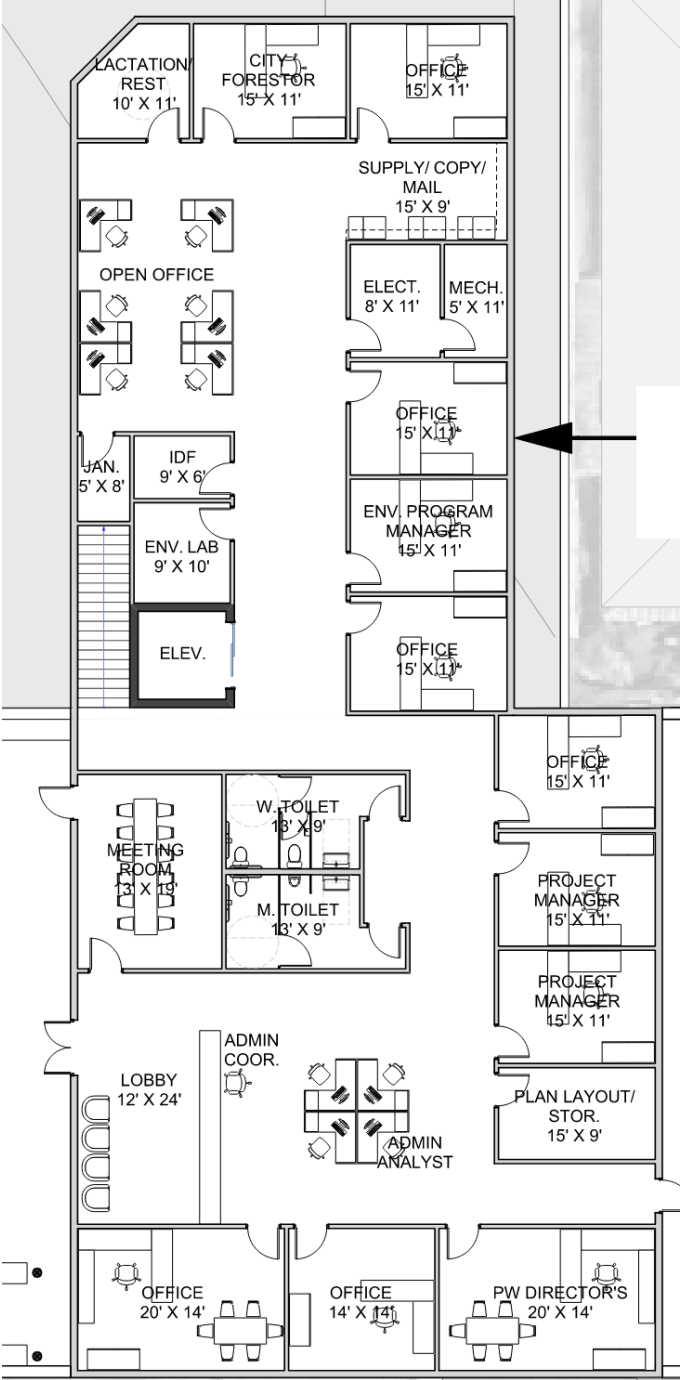


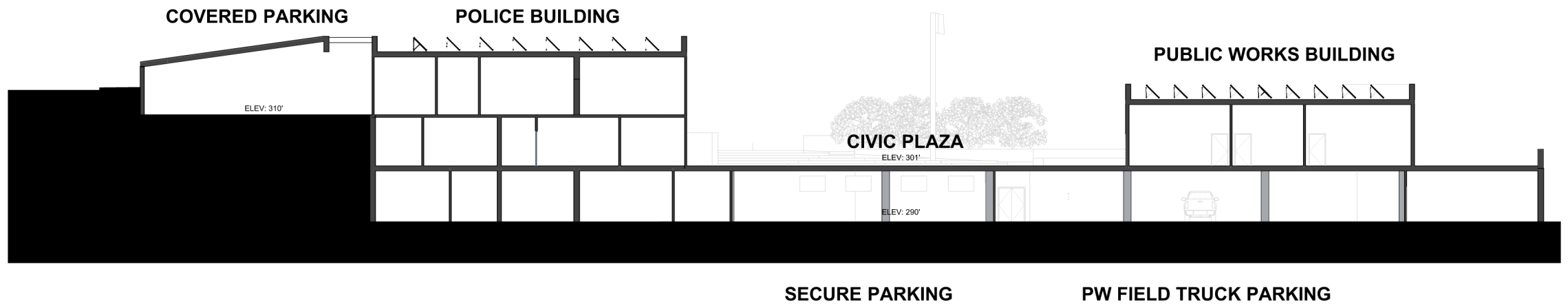
POLICE BUILDING LEVEL 3



PUBLIC WORKS BUILDING LEVEL 1

PUBLIC WORKS BUILDING LEVEL 2

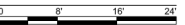


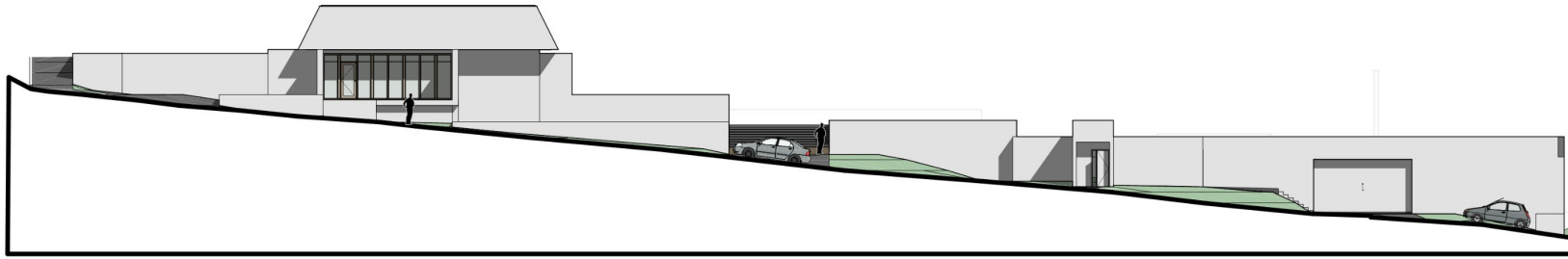


2

CONCEPTUAL NORTH SOUTH SECTION @ PD & PW BLDG.

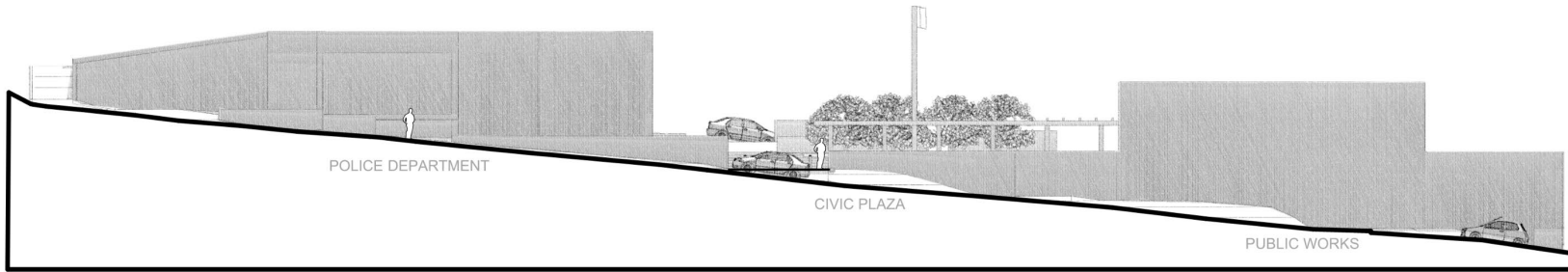
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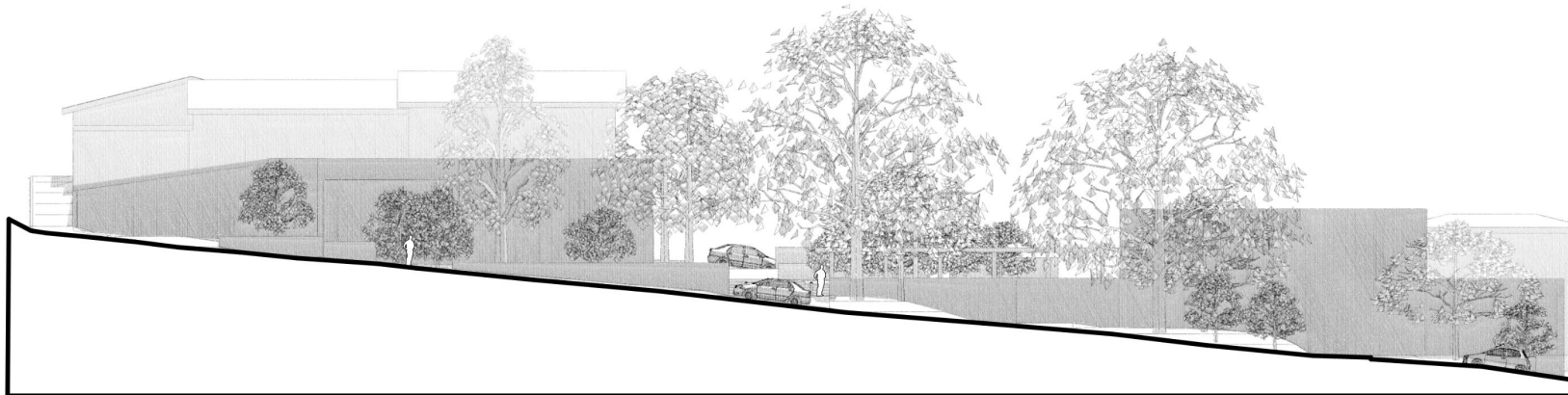
1 **EXISTING BUILDING ELEVATION FROM JUNIPERO STREET**

SCALE: 3/32" = 1'-0"



2 **CONCEPTUAL MASSING ELEVATION FROM JUNIPERO STREET (ARCHITECTURAL DETAILING NOT SHOWN)**

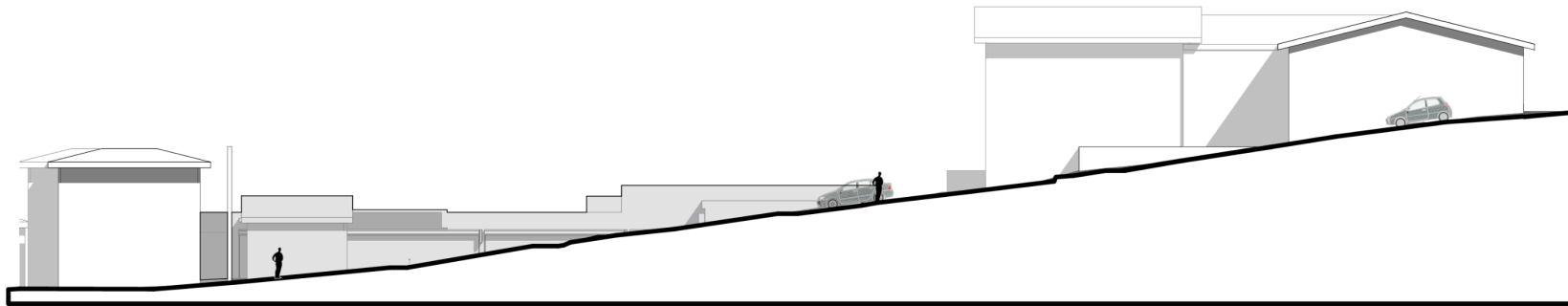
SCALE: 3/32" = 1'-0"



3 **CONCEPTUAL MASSING ELEVATION FROM JUNIPERO STREET (ARCHITECTURAL DETAILING NOT SHOWN)**

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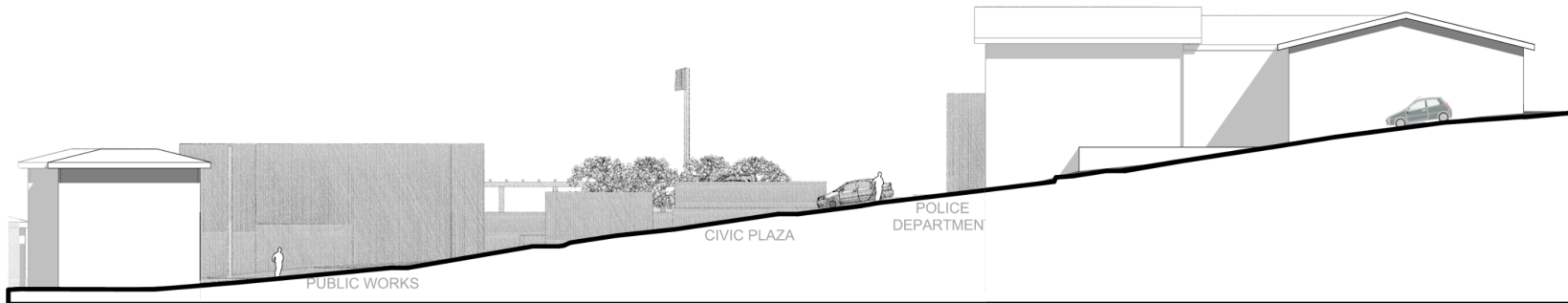




1

EXISTING BUILDING ELEVATION FROM TORRES STREET

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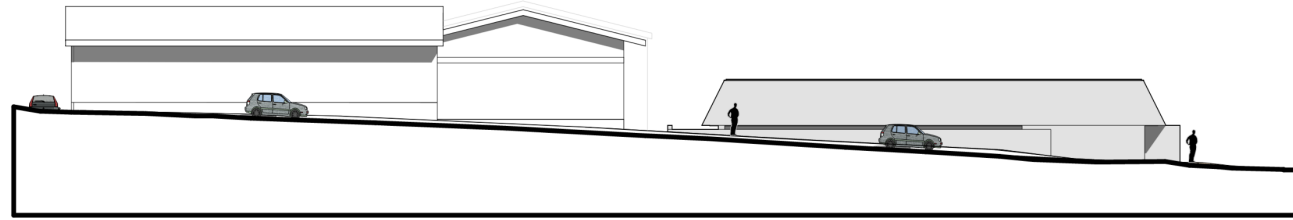


2

CONCEPTUAL MASSING ELEVATION FROM TORRES STREET (ARCHITECTURAL DETAILING NOT SHOWN)

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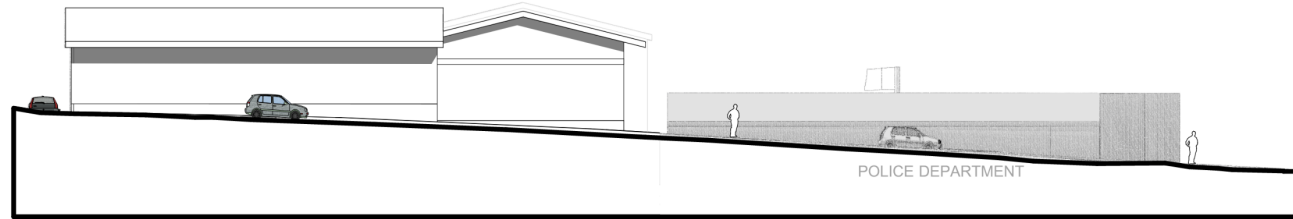




1

EXISTING BUILDING ELEVATION FROM 4TH AVENUE

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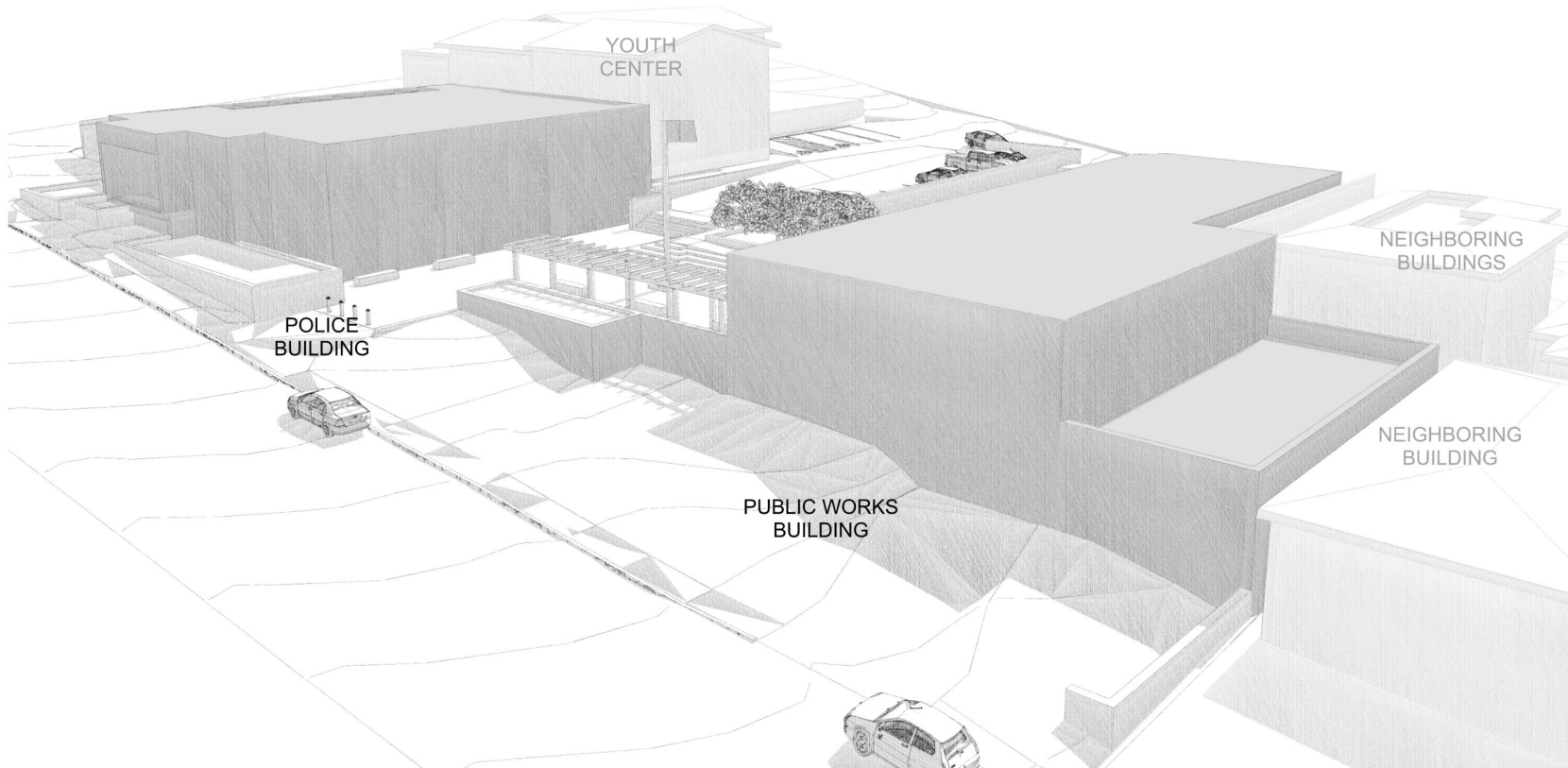


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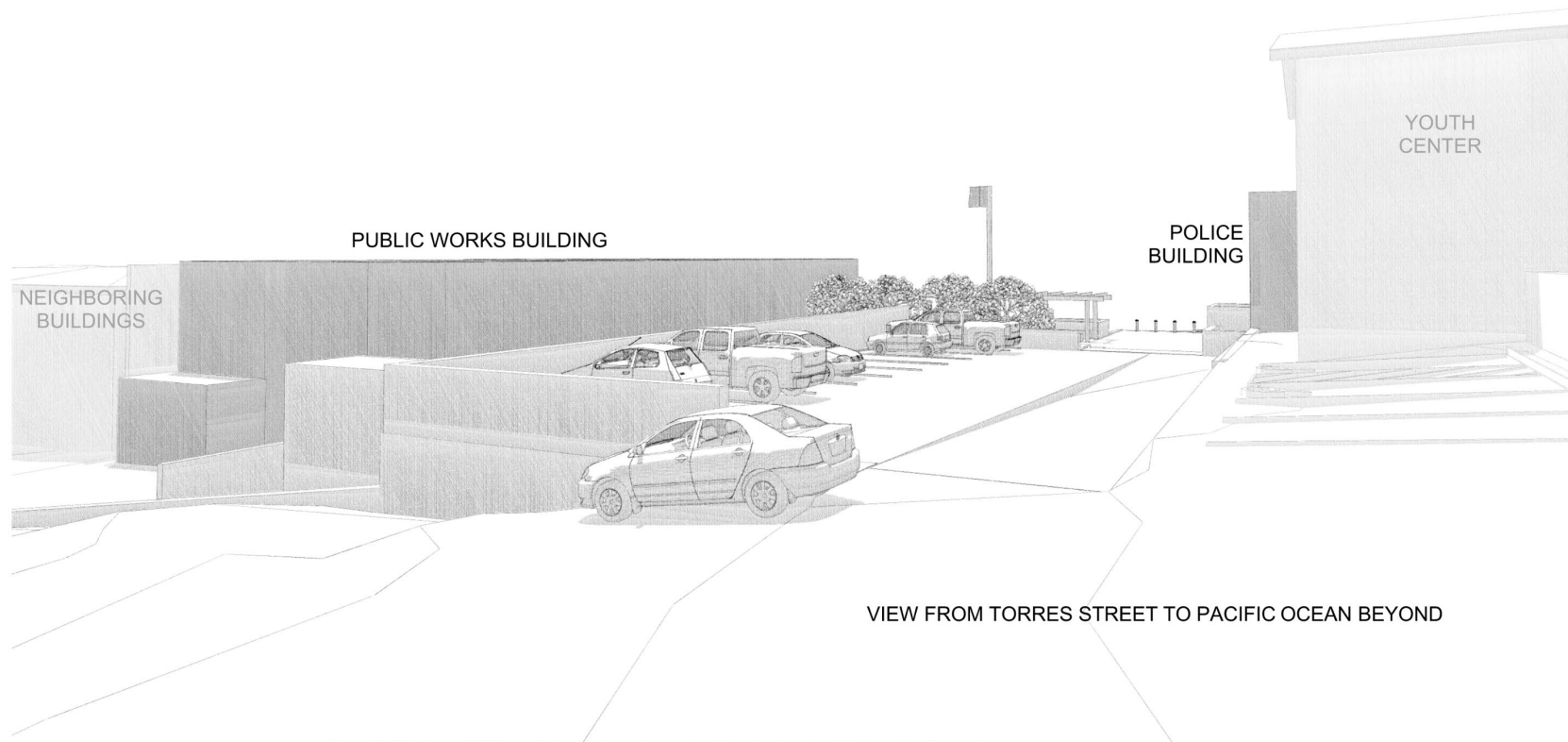
CONCEPTUAL MASSING ELEVATION FROM 4TH AVENUE (ARCHITECTURAL DETAILING NOT INCLUDED)

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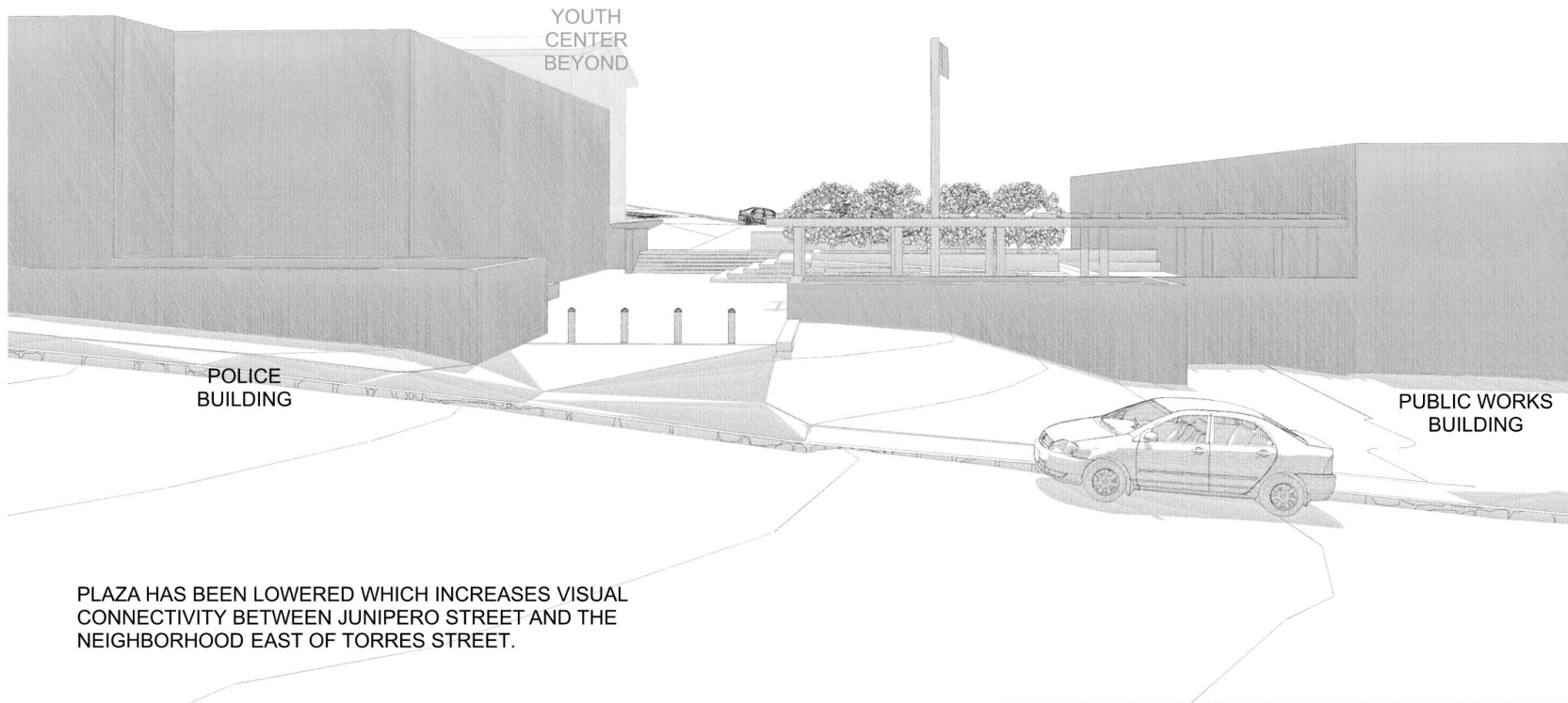




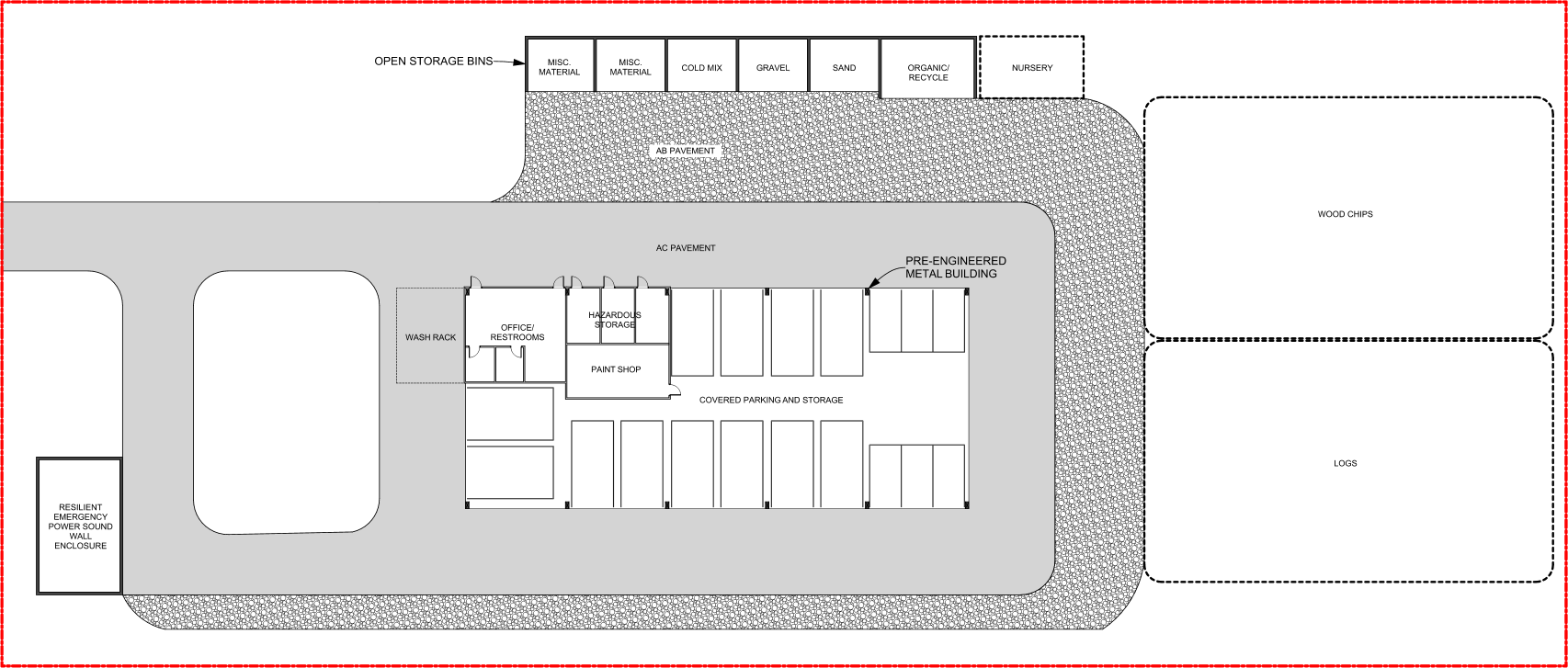
○ **BIRDS EYE VIEW FROM SOUTHWEST**
CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)



○ **STREET VIEW FROM TORRES**
CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)



STREET VIEW TO OPEN PLAZA
CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)



CONCEPTUAL PROGRAMMATIC PLAN
PUBLIC WORKS EQUIPMENT YARD (NO SITE SELECTED)

SCALE: 1/16" = 1'-0"





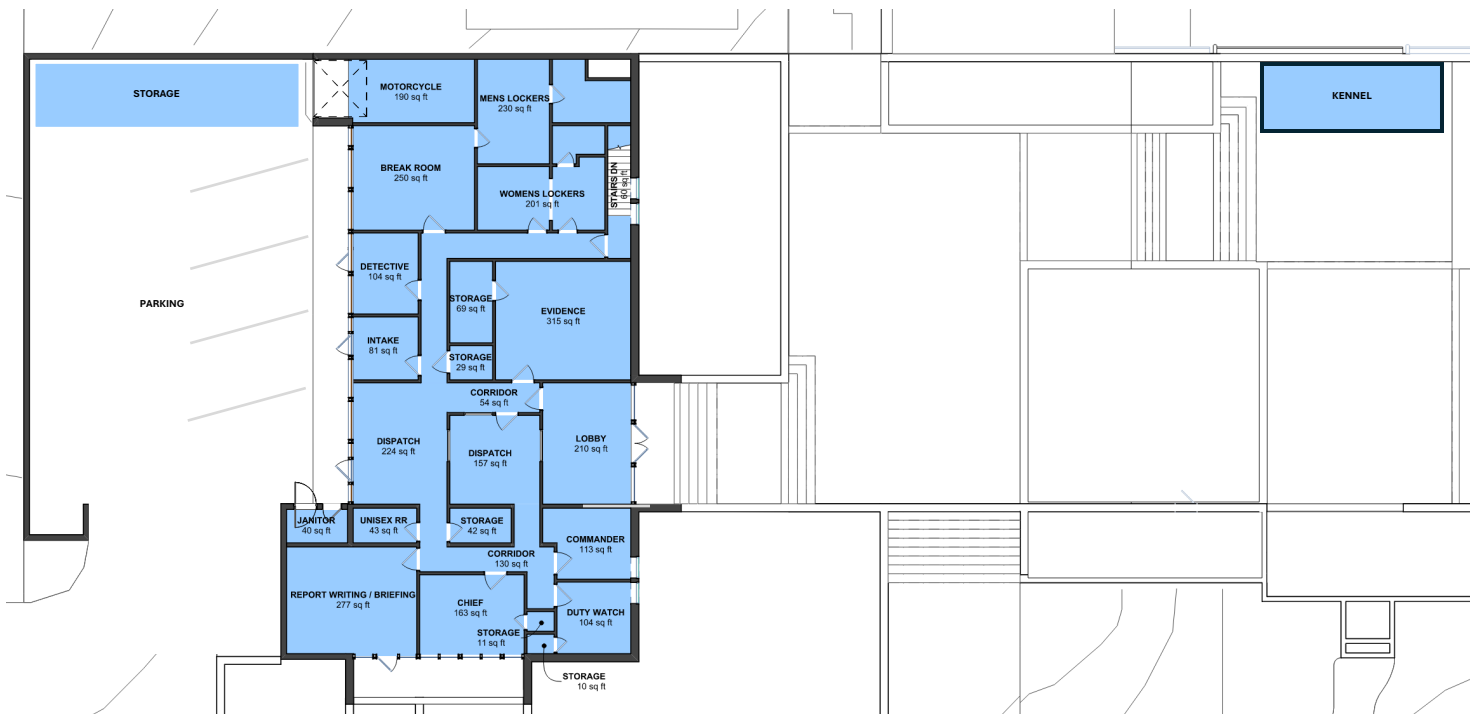
PROGRAMMING ASSESSMENT – POLICE BUILDING, PUBLIC WORKS BUILDING

February 10th, 2025

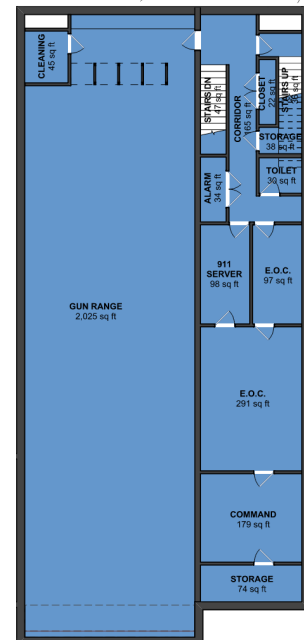
indigo

Hammond + Playle Architects, LLP

Police Building – Existing (7,320 SF)

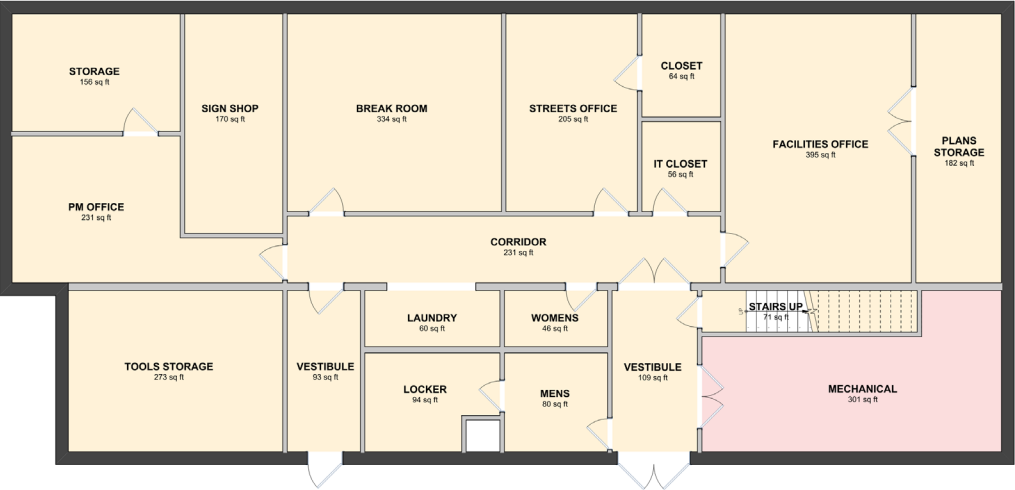


LEVEL 3
(3,703 SF)

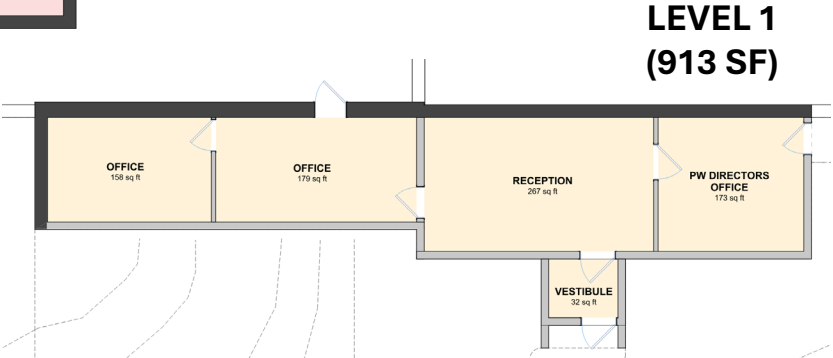


LEVEL 2
(3,617 SF)

Public Works Office Building – Existing (4,530 SF)



**LEVEL 1
(3617 SF)**



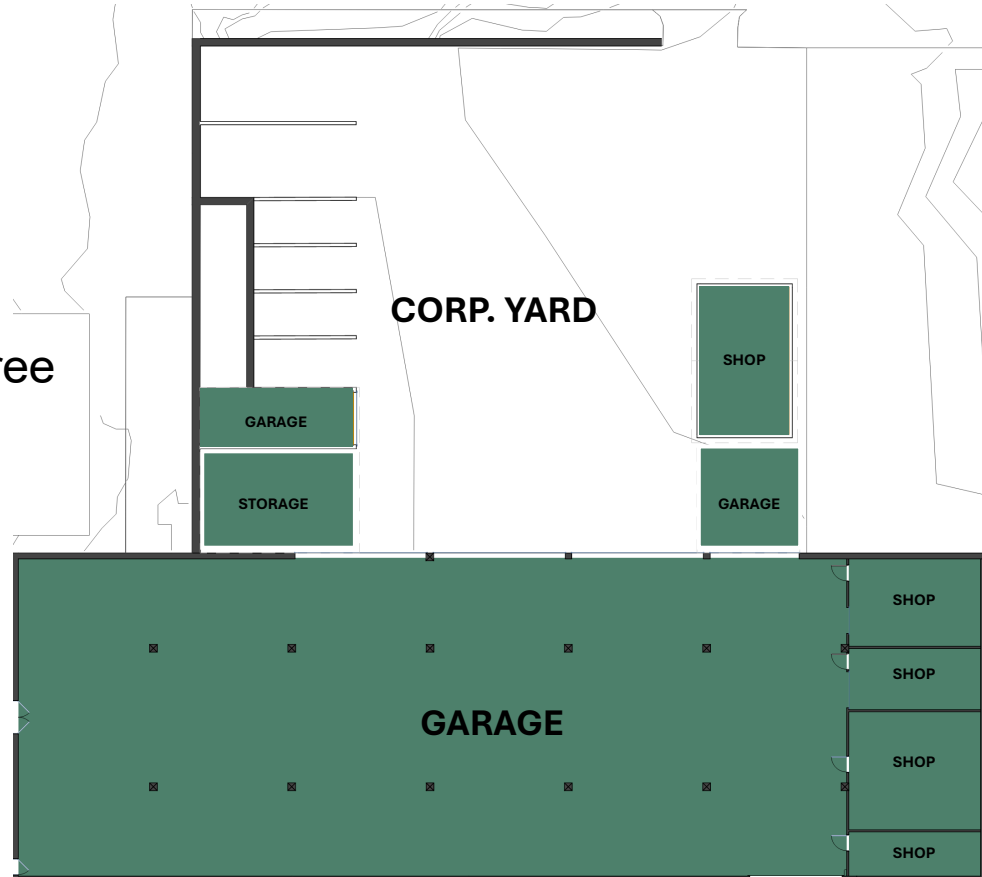
**LEVEL 1
(913 SF)**

Public Works Site, Garage, and Shops– Existing

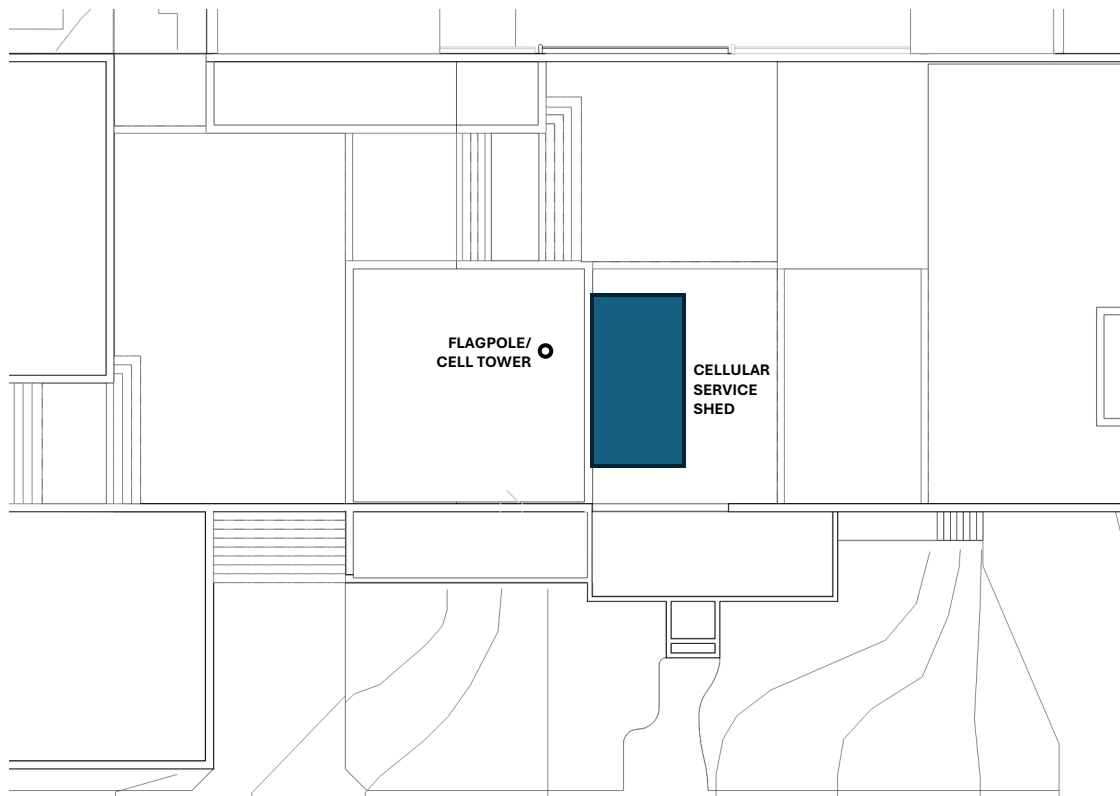
Garage and Workshops (13,486 SF)
Corp. Yard (9,879 SF)

Total (23,365 SF)

Note: Some equipment, materials, and tree chips and logs stored offsite.

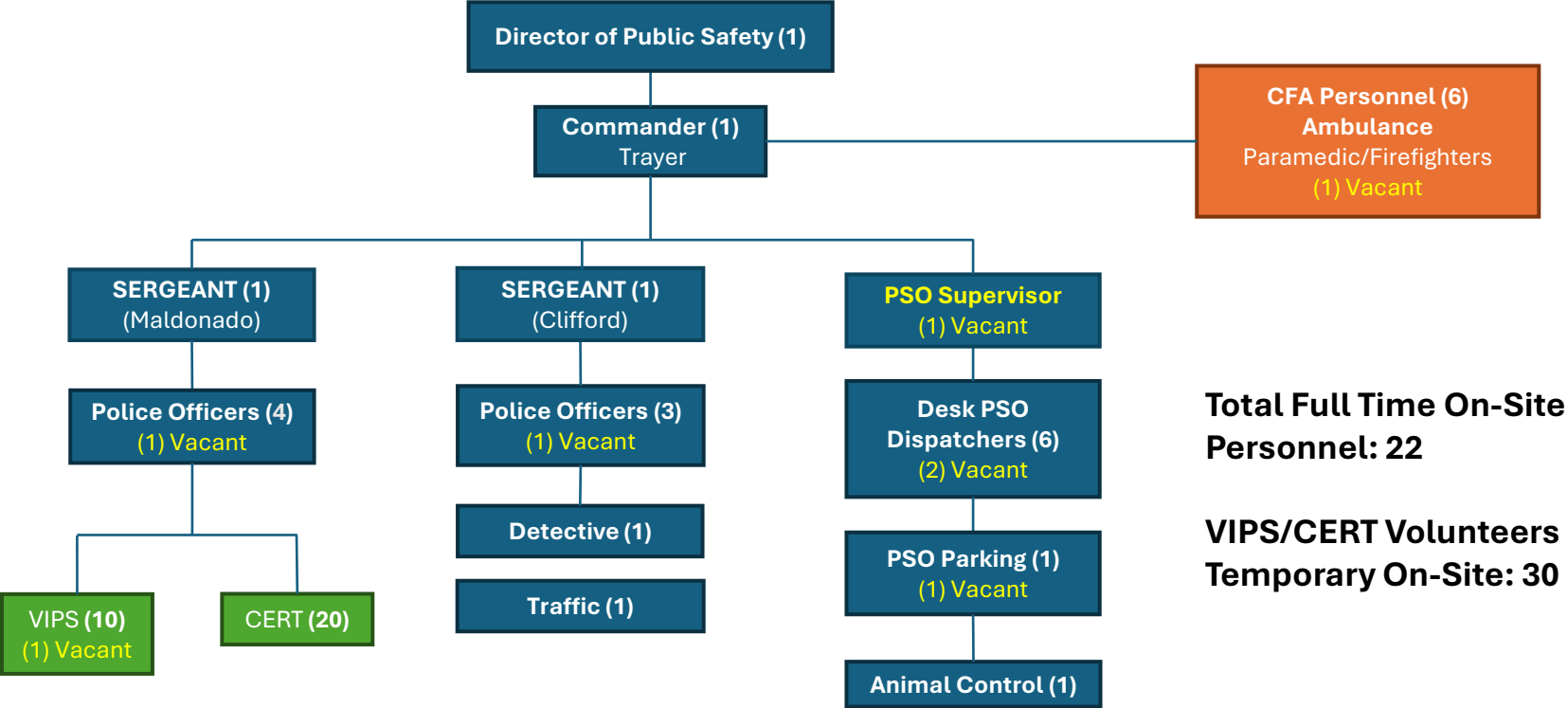


Cellular Service Building – Existing (350 SF)



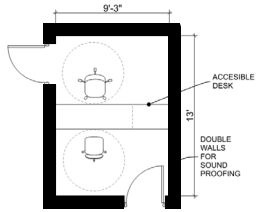
Programmatic Requirements for Police and Public Works

Organization Chart – Police

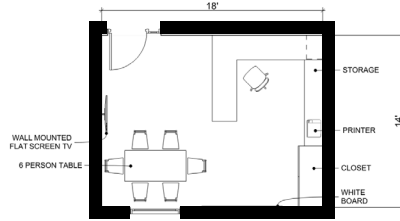


Space Standards Developed for Each Function

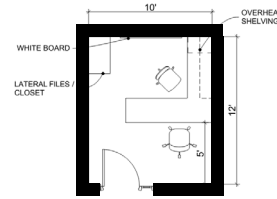
Typical Examples



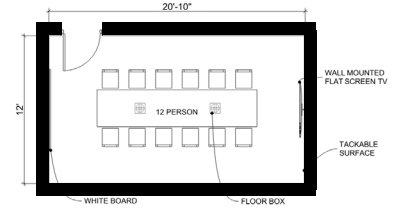
**INTERVIEW ROOM –
120 SF**



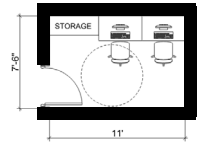
**DIRECTOR'S OFFICE
– 250 SF**



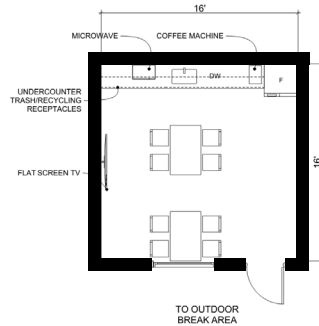
**OFFICE –
120 SF**



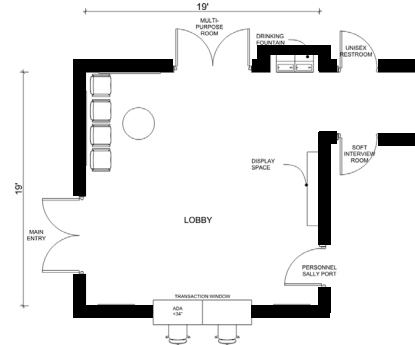
**CONFERENCE –
250 SF**



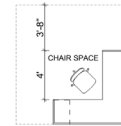
**INTERVIEW MONITOR
ROOM– 90 SF**



**BREAK ROOM –
250 SF**



**LOBBY –
360 SF**



**OPEN OFFICE UNIT –
100 SF**

Program – Police

DIVISION	EXISTING	REQUIRED	WANT	PROVIDED			
SPACE	UNIT SF	QTY	TOTAL SF	QTY	TOTAL SF		
PUBLIC	210	0	2,130	0	1,943		
LOBBY	210	260	1	360	0	1	360
UNISEX RESTROOM	0	20	1	20	0	1	86
PERSONNEL SALLY PORT	0	200	1	100	0	0	0
SOFT INTERVIEW ROOM	0	240	1	140	0	1	139
LOCKER ROOM	0	80	1	80	0	0	0
MULTI-PURPOSE LARGE MEETING RM	0	2,080	1	1,000	0	1	1,060
MPR STORAGE ROOM	0	200	1	200	0	1	179
EOC STORAGE CLOSET	0	200	1	100	0	1	115
ADMINISTRATION	216	0	635	0	880		
CHIEF'S OFFICE W/ CLOSET	216	250	1	250	0	1	284
DEPUTY CHIEF'S OFFICE	0	90	1	90	0	1	223
ADMIN OPEN OFFICE	0	90	1	90	0	1	64
EXECUTIVE CONFERENCE ROOM	0	250	1	250	0	1	243
STORAGE ROOM	42	45	1	45	0	1	85
RECORDS	0	180	0	0	0	496	
RECORDS OPEN OFFICE	0	90	1	90	0	1	496
SECURE FILE STORAGE ROOM	0	90	1	90	0	0	0
DISPATCH	381	340	0	0	0	642	
OPEN OFFICE	381	270	2	340	0	1	280
SUPERVISOR OFFICE	0	90	0	0	0	1	123
BEST AREA	0	0	0	0	0	1	298
COMMUNITY SERVICES & CODE ENFORCEMENT	0	270	0	0	0	315	
OPEN OFFICE (SHARED W/ RECORDS?)	0	90	3	270	0	4	315
TRAFFIC	0	50	0	50	0	166	
STORAGE	0	50	0	0	1	50	1
TRAFFIC AND EVENTS COORDINATION	0	0	0	0	1	50	1
COMMUNITY ENGAGEMENT	0	340	190	0	221		
OPEN OFFICE	0	90	1	90	0	1	0
STAGING SPACE (IN OPEN OFFICE)	0	260	1	160	0	1	0
COMMUNITY ROOM	0	2,080	0	0	0	0	170
STORAGE	0	90	1	90	0	1	123
V.I.P. ROOM	0	190	0	0	1	190	0
INVESTIGATIONS	204	410	370	0	135		
DETECTIVE OFFICE	204	120	1	120	0	1	135
INVESTIGATIONS SERGEANT	0	80	1	90	0	1	0
SOFT INTERVIEW ROOM	0	240	0	0	0	0	0
INTERVIEW ROOM	0	120	1	120	0	1	0
INTERVIEW MONITOR ROOM	0	80	1	80	0	1	0
CRIME ANALYST OFFICE	0	90	0	0	1	90	0
SECURE FILE ROOM	0	90	0	0	1	90	0
INVESTIGATIONS CONFERENCE RM	0	190	0	0	1	190	0
INTERNAL AFFAIRS	0	0	90	0	0		
DOCUMENT STORAGE	0	90	0	0	1	90	0
RECRUITMENT & FACILITIES (INCL. CADETS & VOLS)	0	0	0	140	0		
TRAINING ROOM	0	1,080	0	0	0	0	0
RECRUITMENT STORAGE	0	50	0	0	1	50	0
FACILITIES STORAGE	0	90	0	0	1	90	0
CADETS & VOLUNTEER SPACE	0	250	0	0	0	0	0

PATROL	900	970	0	1,299
STAFF ENTRY	0	90	0	0
POLY WATCH OFFICE W/ CLOSET	214	220	1	120
COMMANDER'S OFFICE	113	0	0	0
SERGEANT'S OFFICES	0	90	2	180
REPORT WRITING/ BRIEFING ROOM	275	400	1	400
VEHICLE EQUIPMENT STORAGE	0	90	1	90
PATROL KIT LOCKERS	0	90	1	90
ARMORY	0	90	1	90
POLICE EQUIPMENT STORAGE	0	90	1	90
JUVENILE WAITING	0	240	0	0
FRINGE RANGE	2,070	2,070	0	2,084
25-YARD RANGE	1,850	1,850	1	1,850
FOUR STALLS	175	175	1	175
CLEANING ROOM	45	45	1	45
SWAT	0	0	1	107
STAGING AREA	0	100	0	100
CERT EQUIPMENT STORAGE	0	100	0	100
STAFF	724	1,440	770	1,565
BREAK ROOM	250	250	1	250
PHYSICAL TRAINING/ GYM	0	31	12	420
ALL-GENDER LOCKER ROOM	0	31	20	700
MEN'S LOCKER ROOM	210	200	0	0
WOMEN'S LOCKER ROOM	203	0	0	0
UNISEX SHOWER W/ TOILET	43	20	1	70
BUNK ROOM/ QUIET ROOM	0	90	0	1
LAUNDRY PICK-UP SPACE	0	50	0	1
BOOKING	81	150	100	310
INTAKE ROOM	81	120	1	120
SOFT INTERVIEW ROOM	0	240	0	0
HARD INTERVIEW ROOM	0	120	0	0
INTERVIEW MONITOR ROOM	0	80	0	0
BOOKING TOILET	0	20	1	70
TEMPORARY HOLDING CELL	0	90	0	0
SECURE STORAGE	0	50	0	1
TESTING	0	90	0	1
PROPERTY	884	1,420	100	1,426
EVIDENCE PREPARATION	0	120	1	120
EVIDENCE PROCESSING	0	200	1	200
MAIN STORAGE	315	900	1	900
HIGH VALUE STORAGE	60	100	1	100
COLD STORAGE	0	100	1	100
EVIDENCE TECH OFFICE	0	100	0	1
EMERGENCY OPERATIONS	643	0	0	0
MAIN E.O.C. SPACE	291	2,080	0	0
OPEN OFFICE	97	0	0	0
COMMAND CONF RM W/ CLOSET	179	250	0	0
E.O.C. STORAGE	74	300	0	0
GARAGE	190	500	0	0
MOTORCYCLE BAY	190	190	2	260
E-BIKES	0	60	0	240
INFORMATION TECHNOLOGY	132	220	0	241
TRAINING CLASSROOM	0	2,080	0	0
TRAINING STORAGE	0	200	0	0
IT MANAGER'S OFFICE	0	90	1	90
SERVER ROOM	98	190	1	190
ALARM ROOM	34	90	0	0
SERVICE/UTILITY	341	140	0	193
JANITOR CLOSET	40	90	1	90
MECHANICAL ROOM	303	90	0	0
ELECTRICAL ROOM	0	90	1	90

SITE	EXISTING	REQUIRED		WANT		PROVIDED	
SPACE	UNIT SF	QTY	TOTAL SF	QTY	TOTAL SF	QTY	TOTAL SF
PUBLIC PARKING	10,560		4,600		0		10,516
VISITOR PARKING	0	500	2	1,000	0	12	4,212
VISITOR ACCESSIBLE PARKING	0	800	1	800	0	2	886
PUBLIC PLAZA	9,350	800	1	800	0	0	1
BUILDING ACCESS RAMPS, ETC	0	2,000	1	2,000	0	1	900
NON-ACCESSIBLE ACCESS STAIRS, ETC	1,210	0	0	0	0	2	100
SECURE SWORN & STAFF PARKING	0		4,400		5,300		3,377
STAFF PARKING	0	500	0	0	5	2,500	3
STAFF ACCESSIBLE PARKING	0	800	0	0	1	800	0
PATROL PARKING	0	500	0	3,000	0	6	3,077
OTHER FULL-SIZE SPACES	0	500	1	500	4	2,000	0
COMPACT SPACES FOR METEERING	0	300	3	900	0	0	0
BUILDING ACCESS RAMPS, ETC	0	2,000	0	0	0	0	0
MOTORCYCLE PARKING	0	0	0	0	0	1	300
NON-SECURE STAFF PARKING	3,950	0	0	0	0	2,000	
MIXED PARKING	3,950	0	0	0	0	4	2,000
SALLY PORT	0	0	0	1,520	0	0	
FENCED VEHICLE PULL-IN/ PULL-THROUGH	0	500	0	1	500	0	0
PATROL BIKE GARAGE	0	20	0	12	240	0	0
EVIDENCE BIKE ENCLOSURE	0	12	0	20	240	0	0
K-9 KENNELS	0	280	0	3	340	0	0
OTHER POLICE SITE USE	2,420	2,000	1	2,000	3,000	6,650	
LANDSCAPING	2,000	2,000	1	2,000	0	1	6,278
STORAGE & KENNELS (NON-SECURE)	0	400	0	0	0	1	372
SECURE COURT FOR STAFF	0	1,500	0	0	1	1,500	0
PASSENGER DROP-OFF	0	2,500	0	0	1	1,500	0

BUILDING

TOTALS

NET AREA	5,974	11,255	1,910	11,925
EFFICIENCY	82%	70%	70%	69%
GROSS AREA (ROUNDED)	7,320	16,100	2,700	17,190

SITE

TOTALS

NET SITE AREA	17,180	11,000	9,820	22,543
EFFICIENCY	75%	75%	75%	93%
GROSS AREA (ROUNDED)	23,000	25,400	14,900	24,125

Program Plan Diagram – Police (16,118 SF)

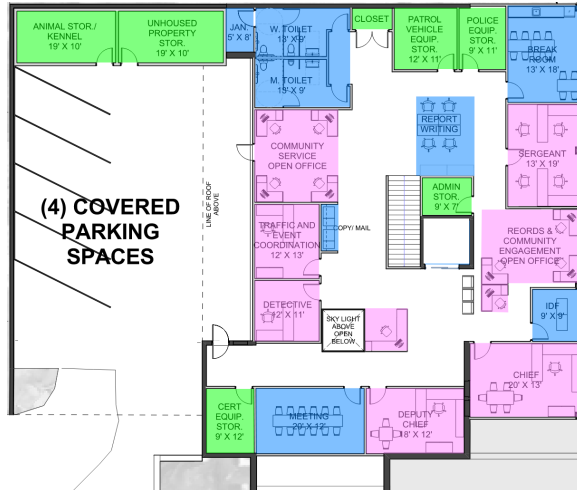
Pink – Spaces assigned to specific Position

Blue – Common Spaces

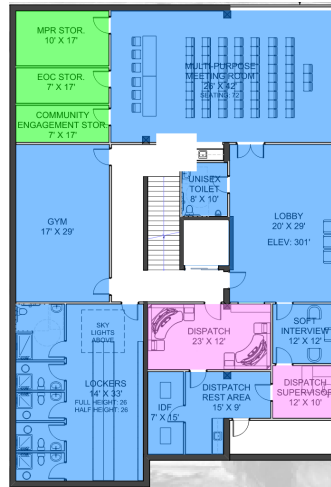
Green – Storage Spaces

Orange – Unassigned Spaces

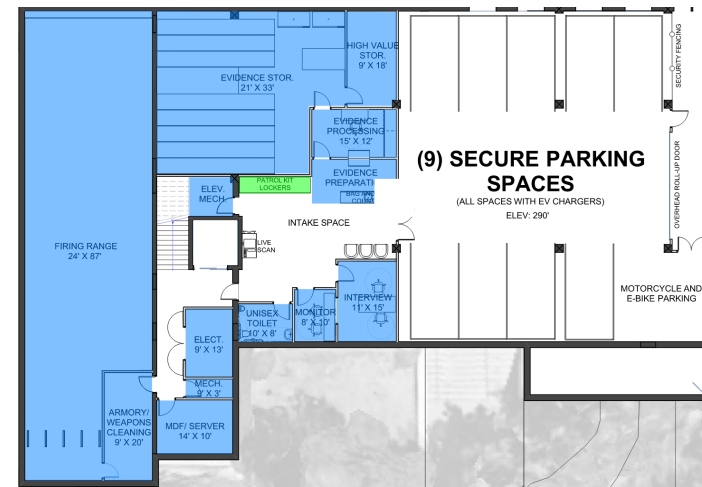
White – Circulation Spaces



LEVEL 3
(5,335 SF)

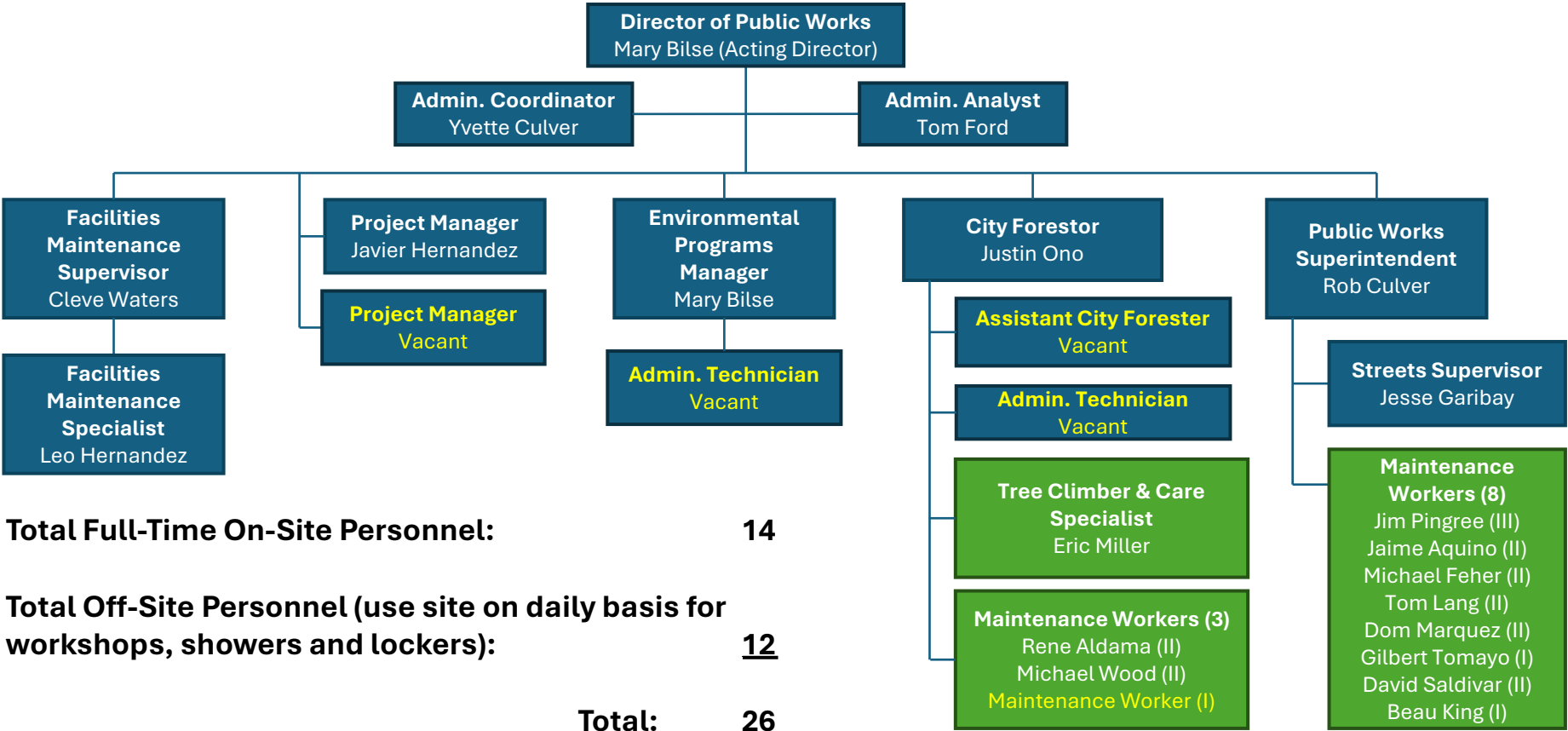


LEVEL 2
(5,250 SF)



LEVEL 1
(5,533 SF)

Organization Chart – Public Works



Program – Public Works

DIVISION	EXISTING	ONSITE			OFFSITE			PROVIDED		
		UNIT SF	QTY	TOTAL SF	UNIT SF	QTY	TOTAL SF	UNIT SF	QTY	TOTAL SF
PUBLIC	0			530	0		0	380		380
LOBBY	0	260	1	260	0.0	0	0	1	1	260
COUNTER	0	200	1	200	0	0	0	1	1	200
UNISEX RESTROOM	0	70	1	70	0	0	0	0	0	0
ADMINISTRATION	0			320	0	0	0	750		750
DIRECTOR'S OFFICE W/CLOSET	0	250	1	250	0	0	0	1	1	250
ADMINISTRATIVE COORDINATOR	0	270	1	270	0	0	0	1	1	270
ADMINISTRATIVE ANALYST	0	100	1	100	0	0	0	1	1	100
FACILITY MAINTENANCE	0			200	0	0	0	185		185
FACILITIES MAINTENANCE SUPERVISOR	0	200	1	200	0	0	0	1	1	200
FACILITY MAINTENANCE SPECIALIST	0	0	0	0	0	0	0	0	0	0
PROJECT MANAGEMENT	0			390	0	0	0	456		456
PROJECT MANAGER	0	270	1	270	0	0	0	1	1	270
PROJECT MANAGER	0	120	1	120	0	0	0	1	1	120
PLAN LAYOUT AREA & STORAGE	0	100	1	100	0	0	0	1	1	100
ENVIRONMENTAL PROGRAMS	0			320	0	0	0	505		505
ENVIRONMENTAL PROGRAM MANAGER	0	270	1	270	0	0	0	1	1	270
ADMIN TECHNICIAN	0	300	1	300	0	0	0	1	1	300
SAB	0	50	1	50	0	0	0	1	1	50
FOREST, PARKS, & BEACH	0			340	0	0	0	409		409
CITY FORESTER	0	270	1	270	0	0	0	1	1	270
ASSISTANT CITY FORESTER	0	300	1	300	0	0	0	1	1	300
PERMIT TECHNICIAN	0	70	1	70	0	0	0	1	1	70
TRAIL CAMBER & CARE SPECIALIST	0	0	0	0	0	0	0	0	0	0
MAINTENANCE WORKERS	0	0	0	0	0	0	0	0	0	0
ADDITIONAL SPACES	0							672		672
OFFICE	0							2	2	160
OPEN OFFICE	0							6	6	510
STREET MAINTENANCE	0			490	0	0	0	345		345
PW SUPERINTENDENT	0	270	1	270	0	0	0	1	1	270
STREETS SUPERVISOR	0	120	1	120	0	0	0	1	1	120
REPORT WRITING	0	200	1	200	0	0	0	1	1	200
SHARED SPACES	0			1,995	0	0	0	2,093		2,093
OFFICE SUPPLIES COPY AREA, MAIL ROOM	0	200	1	200	0	0	0	1	1	200
OFFSITE MAIL ROOM	0	300	0	0	0	0	0	0	0	0
WOLUNTEER STORAGE	0	300	1	300	0	0	0	1	1	300
ALL GENDER LOCKER ROOM W/CHANGING ROOM	0	35	20	700	0	0	0	1	1	852
DEPARTMENT MEETING ROOM	0	0	0	0	0	0	0	0	0	0
EXECUTIVE MEETING ROOM	0	250	1	250	0	0	0	1	1	250
FIELD STAFF MEETING	0	350	0	0	0	0	0	0	0	0
BREAK ROOM	0	300	1	300	0	0	0	1	1	300
SACKATION / RELAXATION ROOM	0	200	1	200	0	0	0	1	1	200
RESTROOMS	0	350	1	350	0	0	0	1	1	350
LANDING SPACE - STORAGE FOR PICK UP	0	20	1	20	0	0	0	0	0	0
SERVICE/ UTILITY	0			300	0	0	0	754		754
BANITOR CLOSET	0	30	1	30	0	0	0	1	1	30
IT SERVER ROOM	0	50	1	50	0	0	0	1	1	50
MECHANICAL ROOM	0	100	1	100	0	0	0	1	1	100
ELECTRICAL ROOM	0	100	1	100	0	0	0	1	1	100

SITE	EXISTING	ONSITE			OFFSITE			PROVIDED		
		UNIT SF	QTY	TOTAL SF	UNIT SF	QTY	TOTAL SF	UNIT SF	QTY	OFFSITE SF
PUBLIC PARKING	0			7,690	0		0	5,200		5,200
VISITOR PARKING	0	300	12	3,600	0	0	0	12	12	4,212
VISITOR ACCESSIBLE PARKING	0	300	2	1,800	0	0	0	2	2	888
BIKE PARKING	0	30	1	30	0	0	0	1	1	200
STAFF PARKING	0			0	0		0			0
LOBBY PARKING	0	300	0	0	0	0	0	0	0	0
FIELD PARKING	0	300	0	0	0	0	0	0	0	0
ACCESSIBLE PARKING	0	300	0	0	0	0	0	0	0	0
BIKE PARKING	0	30	0	0	0	0	0	0	0	0
PUBLIC WORKS PARKING	0			7,800	4,000		4,000	4,905		6,611
PARKING CARS AND PICK UPS	0	300	12	3,600	0	0	0	12	12	4,212
HIGH RANGER BAY	0	800	0	0	1	800	1	0	0	6,611
BACKHOE BAY/PAINTING	0	800	0	0	1	800	1	0	0	0
LOADER BAY/PAINTING	0	800	0	0	1	800	1	0	0	0
SWEEPERS	0	800	0	0	2	1,600	2	0	0	0
TRUCK DELIVERIES (PARTS)	0	800	1	800	0	0	0	0	0	0
WORKSHOP / FABRICATION	0			3,700	0		0	2,512		1,459
WOOD SHOP	0	400	1	400	0	0	0	1	1	440
PAINT SHOP BUILDING	0	400	1	400	0	0	0	1	1	915
WELDING SHOP	0	400	1	400	0	0	0	1	1	516
FACILITIES SHOP	0	400	1	400	0	0	0	1	1	262
TOOL SHOP	0	400	1	400	0	0	0	1	1	516
TOOLS STORAGE AREA	0	400	1	400	0	0	0	1	1	227
MATERIALS STORAGE - STREETS	0	400	1	400	0	0	0	1	1	338
POWERSY STORAGE	0	200	1	200	0	0	0	1	1	603
IRRIGATION SUPPLIES	0	200	1	200	0	0	0	0	0	0
NURSERY STORAGE	0	200	1	200	0	0	0	1	1	540
FLEET MAINTENANCE & STORAGE	0			2,500	0		0	1,984		546
FLEET MAINTENANCE SHOP W/STORAGE	0	2,000	1	2,000	0	0	0	1	1	1,984
WASH BAY TRUCKS & EQUIPMENT	0	400	0	0	0	0	0	0	0	0
WASH BAY	0	300	1	300	0	0	0	2	2	546
FUELING	0	0	0	0	0	0	0	0	0	0
GASOLINE	0	0	0	0	0	0	0	0	0	0
DIESEL	0	0	0	0	0	0	0	0	0	0
ELECTRIC CHARGING	0	0	0	0	0	0	0	0	0	0
YARD SPACE	0			1,100	16,900		16,900	3,570		12,116
GENERATORS SPACE	0	15,000	0	0	2	25,000	2	2,266		1,000
GENERATOR	0	400	1	400	0	0	0	1	1	1,000
MAINTENANCE PARTS AND MATERIAL SPAC	0	400	1	400	0	0	0	1	1	262
TRASH ENCLOSURE	0	400	1	400	0	0	0	1	1	103
COVERED STORAGE	0	400	0	0	1	400	1	0	0	948
SAND	0	300	0	0	1	300	1	0	0	2,227
GRAVEL	0	400	0	0	1	300	1	0	0	0
MULCH	0	0	0	0	1	0	1	0	0	0
LOGS	0	0	0	0	1	0	1	0	0	7,038
HAZARDOUS MATERIAL STORAGE	0	300	0	0	2	300	2	0	0	833
OFFICE AND RESTROOM										

(NEEDED)

BUILDING

TOTALS

	ONSITE	OFFSITE	PROVIDED
NET AREA	5,775	0	6,794
EFFICIENCY	70%	70%	73%
GROSS AREA (ROUNDED)	8,300	0	9,210

(NEEDED)

SITE

TOTALS

	ONSITE	OFFSITE	NET PROVIDED
NET SITE AREA	22,790	20,900	18,174
EFFICIENCY	70%	70%	82%
GROSS AREA (ROUNDED)	32,600	29,900	22,061

Program Plan Diagram – Public Works (14,831 SF)

Pink – Spaces assigned to specific Position

Blue – Common Spaces

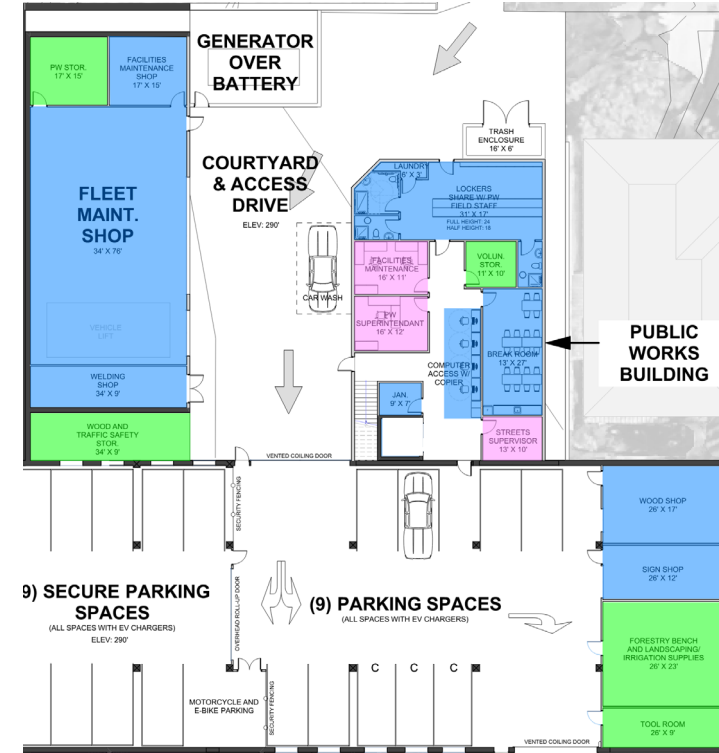
Green – Storage Spaces

Orange – Unassigned Spaces

White – Circulation Spaces



LEVEL 2
(6,419 SF)



LEVEL 1
(8,412 SF)

Program Plan Diagram – Equipment Yard (+/- 2 Acres)

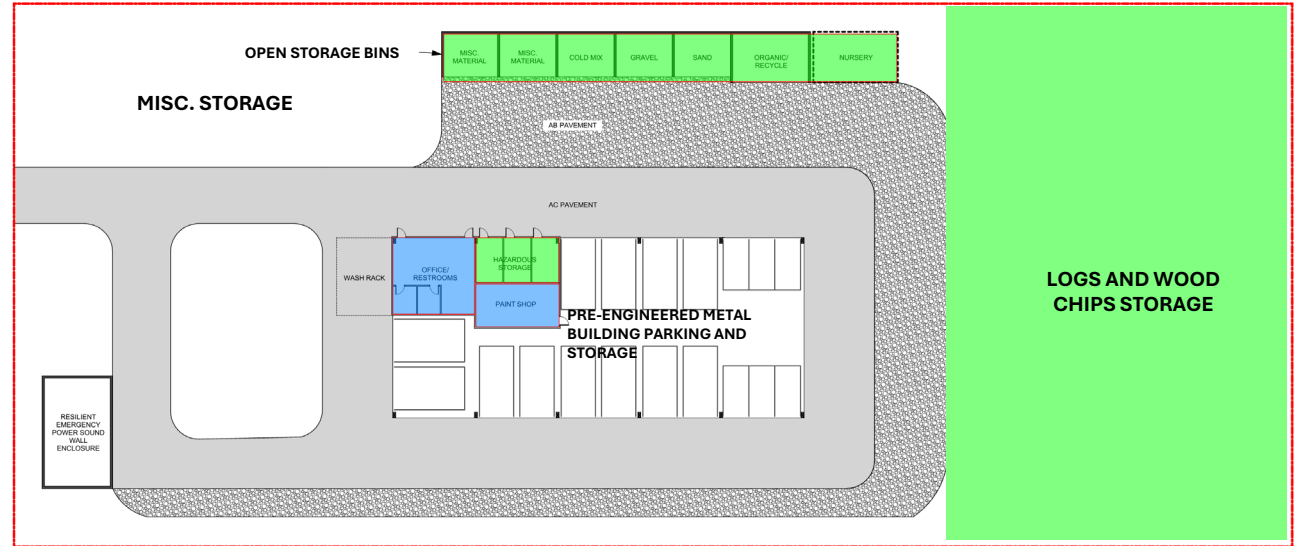
Pink – Spaces assigned to specific Position

Blue – Common Spaces

Green – Storage Spaces

Orange – Unassigned Spaces

White – Circulation Spaces



**Pre-engineered Metal Building
(9,386 SF)**

Conclusion

Indigo's Program Assessment indicates the need for a significantly larger Police Station with increased parking, citing a minimum need for a 16,100 sq ft facility, with the current plans showing 17,190 sq ft.

The Public Works department needs a minimum of 8,300 sq ft office building with current on-site plans showing 9,300 sq ft office building, and 5,531 sq ft of shops spaces and storage.

Public Works also requires an additional 2 acres of yard space for equipment and bulk storage. Equipment would be parked in a pre-engineered metal building.

The likely construction cost for either a new or remodeled and expanded facility is in the range of \$30+ million.



EXISTING CONDITIONS ASSESSMENT – POLICE and PUBLIC WORKS BUILDING

February 10th, 2025

indigo

Hammond + Playle Architects, LLP

Executive Summary

The Carmel Police/ Public Works buildings are almost 60 years old. It is in such poor condition that it is no longer suitable for occupancy by any City department.

- Suffers from years of deferred maintenance.**
- Never undergone a major remodel.**
- Does not comply with many current code standards.**
- Does not comply with modern police operational requirements.**
- Does not comply with life safety and accessibility regulations.**

The findings point to the urgent need for the City of Carmel-by-the-Sea to either begin to move towards a complete and thorough remodel of the existing Police facility or the construction of a new facility.

Good Bones

While most of the building systems are obsolete and beyond repair. The basic concrete structural system appears to be sound and reusable.



Goals of City

- Improving the safety and security of the Police Station.
- Creating a more functional and efficient work environment for Police and Public Works.
- Making the Police Station accessible to members of the public with disabilities.
- To ensure that the Police Station meets community needs.
- Cost-effective and sustainable.
- Considers impact of tourism on department workload.
- Provided a safe and welcoming environment for visitors.
- Improve the overall appearance and image of the Police Station and Public Works Facility.
- Fits and compliments the surrounding neighborhood.

Site Accessibility

ADA Title III regulations require all government facilities be readily accessible to and usable by people with disabilities.

Existing Conditions:

- Stairs without ramps or elevators.
- Doors too narrow and heavy for people with disabilities.
- Bathrooms lack accessible clearances and grab bars.
- Zero accessible public and staff parking spaces.
- The main access off Junipero Street is too steep for accessibility.

Recommendations:

- Make main public and staff paths of travel to and from the public way accessible.
- Provide new accessible entry doors and landings.
- Install permanent ramps and walks meeting accessible grades.



Building Accessibility

Existing Conditions:

- Narrow flights of stairs connect all three stories of the Police Building.
- Code required vertical circulation requirements for accessibility and egress are not met.
- No elevators.
- Most halls will need to be widened to allow for horizontal circulation and egress.
- Restrooms do not meet accessibility requirements.

Recommendations:

- Provide accessible doors, hardware, and signage.
- Provide elevator.
- Provide new stairs that meet or exceed minimum code standards.
- Provide new accessible restrooms with more fixtures.



Site Security

The Police Building site is open to unrestricted access along Junipero Street and 4th Avenue, including parking lot. This makes it easy for criminals to target police vehicles and officers, and it also potentially makes it difficult for police officers to respond to calls quickly.

Existing Conditions:

- No provisions for secure parking.
- Obsolete security system.
- Current design has no security system for windows that people can walk up to.

Recommendations:

- Provide security fencing / wall at the perimeter.
- Provide police parking sheltered from view.
- Provide motorized vehicular gate.
- Provide new site lighting.
- Provide new site security system.
- Maintain the cloud-based camera system at this facility.



Potential shooters view from 4th Ave.



Unimpeded access to Police Building Windows from Junipero Street

Building Security

Existing Conditions:

- Police building has no intrusion alarm system.
- The primary access door between the lobby and the “secure side” unrated for impact-resistance or ballistics.
- Primary access from parking lot lacks sally port.
- Members of the public must access “secure side” of police station to reach restroom.
- The Police share their building with Public Works, creating both security and chain of custody issues.

Recommendations:

- Provide an intrusion alarm system in the evidence storage to create a log of access for chain of custody purposes.
- Provide access control system.
- Provide secure ballistic-rated partition walls, windows, and doors.
- Provide personnel sally ports at access points where feasible.



Site Civil

Existing Conditions:

- There is adequate domestic water service; however, no provisions for fire water for fire sprinkler system.
- Plaza Deck drainage system needs inspection to determine source of water leaks into garage.
- Garage below plaza suffers from extensive leakage.
- Garage floor drains may discharge into storm drain system.

Recommendations:

- Remove all plaza surfaces to allow garage roof repairs.
- Run a color dye test of the garage floor drains to confirm discharge to sewer system.
- Sprinkle both wings of the combined structure for life safety.
- Provide new fire water service.



Tub for roof leak collection

Structural

Existing Conditions:

- Police building wood roof is in good condition with no evidence of structural deterioration or damage.
- Concrete walls and floor slabs at Police building appear to be in good condition.
- At the Police building, the attachments of the wood framed roof to the concrete shear walls are inadequate.
- At the Police building, the wood framed roof diaphragm is inadequate.
- Moisture stains through cracks in existing concrete slab, caused by roof leak in garage roof.

Recommendations:

- Conduct additional testing to determine the extent of damage to the garage roof structure and the north concrete retaining wall.
- Repair the cracks in the north concrete retaining wall.
- Strengthen attachment of the wood framed roof to the concrete shear walls.
- Introduce additional concrete shear walls and beams at the Police building and garage.
- Strengthen existing concrete columns and beams at garage with FRP wrap.



Mechanical

Existing Conditions:

- The existing HVAC systems are old and beyond their useful life.
- Personnel have complained about the lack of exhaust ventilation.
- The evidence room does not have acceptable exhaust. Dangerous materials may be recirculating back into the HVAC system.
- The locker areas are under ventilated.
- Shooting range exhaust system is obsolete and inadequately filtered.
- The boiler flue pipe location does not meet code.
- Heating hot water pipes in the Garage are located almost directly above electrical panels and generator ATS.



Shooting Range

Mechanical

Recommendations:

- Provide a new, high efficiency heating boiler.
- Relocate pipes for life safety and code compliance.
- Evidence room needs to be negative and 100% exhausted at no lower than 12 air changes per hour.
- The indoor shooting range ventilation exhaust and filtration system needs to be replaced to meet OSHA requirements for air quality.
- Provide non-cooled airflow during the summer months.
- Replace entire HVAC system.



Non-Compliant boiler exhaust

Electrical

Existing Conditions:

- Power utility service transformer is not compliant with current PG&E standards.
- The roof top lightning protection system has failed. The installation is antiquated and no longer complies with NFPA 780.
- The lighting in the Police parking area is insufficient and is a safety risk.
- The building is supported by an emergency power system that is fairly new.
- The generator's waterproof enclosure tends to leak moisture when it rains.
- The raised platform for the generator has insufficient working clearances.
- The breakers in the emergency power distribution switchboard are not labeled for the loads supported as required by the electrical code.



Electrical

Existing Conditions:

- The existing 400-amp main switchboard and sub panels installed in 1966, at end of useful life.
- No spaces for future breakers, typical.
- No evidence of maintenance testing as recommended by NETA and ANSI.
- Panel nameplates have amperage ratings greater than feeder size, no labels to indicate limited feeder rating.
- Existing non-code compliant and exposed wire splices in attic.
- Electrical boxes missing covers.
- Mounting heights of existing fire alarm control panel and manual pull station do not meet code.
- No remote annunciator located in the lobby.



Electrical box missing cover

Electrical

Recommendations:

- Replace all electrical panels.
- Replace all wiring.
- Replace all fire alarm system.
- Replace all interior lighting.
- Replace all exterior lighting.
- Extend generator platform to meet working space requirements per manufacturer and OSHA.



Water intrusion at electrical equipment

Plumbing

Existing Conditions:

- Existing corroded pipes are likely to leak.
- Clogged sewer lines can cause backups and flooding.
- Restricted water lines can cause low water pressure.
- Buildup of minerals and bacteria in the pipes create unsanitary conditions.
- The water heater recently preplaced, however has no code required expansion tank installed.
- Restroom plumbing fixtures outdated.
- Additional restroom facilities are needed per code.

Recommendations:

- Only recommended if entire plumbing system is replaced.
- Install water softeners to remove minerals and calcium buildup from the water.
- Replace all plumbing systems.
- Provide additional restroom facilities.



Architectural Systems

Existing Conditions:

- The Program Assessment has determined that the Police have less than half the space they need to meet minimum standards.
- Exterior walls are uninsulated.
- Single-paned glazing fails to meet current energy code and has poor acoustic properties.
- Numerous leaks through out building.
- Original mansard shingles are failing.
- Hazardous materials like lead and asbestos are present in the building.
- Water intrusion is causing damage to equipment and creating environmental hazards.

Recommendations:

- Expand building to provide adequate space for police operations.
- Replace worn architectural systems to meet current code standards.



Non secure door at dispatch leading to unsecured parking area

Telecom

Existing Conditions:

- Many existing legacy equipment unused.
- Floor mounted cabinet houses existing security head end equipment.
- An intermediate station cabling distribution frame (IDF), Motorola antenna amplifiers and antenna distribution exists in the attic. Access cramped and unsafe.
- Radio equipment in current dispatch area should be relocated.

Recommendations:

- Remove and consolidate legacy equipment.
- Relocate radio equipment in dispatch area.
- Provide safe access to IDF.



Budget Level Renovation Only Cost Estimate

Police Building Renovation (Public Works Currently Occupies Level 1)

\$10.9 million Estimated Total Project Development Costs

Scope of Work: A “gut job” renovation of existing Police Building Area Only without expanding square footage.

Basis: 9,300 sq ft at \$1,175/ square foot.

Public Works Renovation (Including Garage, Workshops, and Office Building attached to Garage)

\$4.0 million Estimated Total Project Development Costs

Scope of Work: A “gut job” renovation of existing Public Works Building Area and Garage Roof without expanding square footage.

Basis: 11,600 sq ft at \$350/ square foot.

Conclusion

Carmel-by-the-Sea needs a new Police Station and improved Public Works environment as soon as possible due to multiple life safety concerns and code deficiencies. The band aid approach or continuing to do nothing is not a viable approach from an officer safety or public safety perspective.