

CARMEL-BY-THE-SEA POLICE DEPARTMENT ASSESSMENT REPORT



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

Date: 10/26/2023



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 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.*

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 it's 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 needs 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 another 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 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, the 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 meets the minimum programmatic needs for a modern Police facility serving Carmel-by-the-Sea's residents, its daytime workforce, and its tourists.*
3. *Demolish the 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. *The 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.