

Police Department Project Frequently Asked Questions

The City Council has approved over \$3M for the Police Station project. How has that money been spent?

The appropriated funds were initially planned for handicap access and minor interior office changes (Kasavan). That project was found to be inadequate to address the scope of building deterioration. The Kasavan project was halted by the City Council in favor of using the funds to do the analysis necessary to define the full scope of the building repair and code upgrade needs, as well as the improvements necessary to meet the current standards for a police facility. **The initial Council/Ad Hoc committee direction was to only examine the building needs.** It was never expected that the \$3M appropriation would be sufficient to fund a police building remodel.

Actionable requirements have been partially identified from a functional program perspective for the building (including the Police and Public Works departments housed in the facility). The schematic designs necessary for structural, HVAC, electrical, plumbing, access, and other requirements will be completed as part of the required Indigo task amendment. An Indigo contract amendment is driven by the scope of the project defined by the City Council to- **Focus on accommodating all Police Department requirements and as many of the Public Works requirements on the current site through a total building rehabilitation and expansion.** This City Council direction also generated a requirement to have an equipment yard at a site to be determined.

Additionally, there are urgently-needed building, life, safety code required upgrades that will be triggered by any remodel: Title 24 energy requirements, accessibility requirements, egress requirements, fire sprinklers and alarms, as well as police security requirements both physical and electronic.

Has a needs analysis been completed to determine which building issues are most urgent or essential and which are nice to have? Did the public, police leadership and police officer association have input into this analysis?

Yes, an analysis has been completed. The initial phase was completed by a multidisciplined team of engineers that examined all components of the building structure to include structural, heating and ventilation, mechanical, electrical, civil, and other systems. This building component assessment can be found on the City Website dedicated to the Police Department Project ([web-LINK](#)). The assessment was made available to the public and was followed by three guided public tours of the Police Station and Public Works areas of the building. There was also a public tour of the new Salinas Police Station to gain a better understanding of the requirements of a functionally contemporary police station. The needs analysis process also included input from the workforce of both Police and Public Works employees, and from several public listening sessions. A “systems” process was used to determine the required functions and adjacency plans required by the police and public works departments. These functional and adjacency requirements in turn drive the resulting design.

Can the project be downsized to match to the current funds available

The building is so deteriorated the available funds would fall far short of what is needed to just repair the key building systems like the roof, seismic, electrical, and other systems, much less build the required spaces to meet today’s policing standards. The existing budget is also grossly inadequate to even bring the existing buildings into code compliance.

Could less expensive building techniques be used like prefabricated buildings or modular buildings?

The current project is scoped to define the long-term requirements and the cost to achieve them. The initial design effort has attempted to do this through the construction phasing process and the application of the lower cost building techniques suggested for the equipment yard/Public Works overflow facility.

It would be difficult to find modular or prefabricated buildings that would meet the design expectations of the community members or maintain the Village character. If the City Council directed that the expansion includes prefabricated or modular

buildings, that would be pursued.

Could you renovate the current facility to meet safety and operational standards rather than building an entirely new facility? Are there other underutilized buildings that could be repurposed for police use?

The project directed by the Council is a rehabilitation of the existing structure to meet current codes and policing standards. **The Council specifically directed that staff should not pursue a new building on a new site or a teardown of the existing building.**

The only nearby building is the Vista Lobos site that was being considered for the potential “new” Police Department building. The neighbors were adamantly opposed to that use. **The City Council directed that no further evaluation of that site should be undertaken.**

Is it possible to secure state or federal grants or attract donations from philanthropic institutions?

This will be done when the project is better defined. Most federal and state grants require that the design be “shovel ready” at application.

Philanthropy is normally more associated with performing arts, recreational and library facilities than essential public safety buildings. With City Council leadership, it could and should be pursued as part of an overall funding strategy. Until the project and its cost are better defined it is difficult to get into the specifics of fund raising. There are several ways to fund such a project other than the traditional general obligation bond approach.

Could the City engage a Design-Build Firm to do the project?

This approach is now allowed for municipal projects, but the project is not yet sufficiently described or developed to be able to write an request for proposals for the design-build services. The current phase of the project must be completed to adequately describe “what” is to be built before we can decide on how to build it.

Can the City Council improve the transparency of City projects?

Periodic City Council meetings/study sessions with progress and budget updates coupled with more rapid decision making will help with this effort. The public loses focus on a project that is not periodically updated to the Council on a regular schedule. Given the current number of priority City projects, this will require more Council meetings/study sessions than have been done in the past.

Will residents have input in the project design?

The process of public meetings of the City Council and the City Commissions is designed to allow all the public to provide input before Council or Commission decisions are made.

For this project, the Architectural Team includes a Carmel Architectural firm to help assure that the project that is brought forward to the Council and Planning Commission will embrace the design character of Carmel.

Will the final project include a plan for long term sustainability and energy efficiency?

Yes, sustainability and maintenance plans should be essential components of any project. There also needs to be a component for resilience. Separate from the Police/Public Works project, the City needs an aggressive program to identify the liabilities in the current City-owned buildings and infrastructure and develop a capital renewal program to address them before a crisis occurs. The current building has significant safety and functionality issues because of a lack of such ongoing maintenance and upgrades. Maintenance and recapitalization plans must also be staffed and funded to be effective.

Is the project that has been brought forward by Indigo consistent with the previous City Council's direction?

Yes. Indigo's job per their contract was to define the problem and the cost of solving the challenges that have been caused by decades of inaction and neglect. The failure to continually upgrade the building to meet ever changing codes, policing standards and requirements and aggressively invest in maintaining a critical real property asset has resulted in a project of the current dimensions. Further delay and continued occupancy of the building without essential operational and building system repairs could expose the City to an array of liabilities.

Should the City Council just focus on building a new Police Station on an alternative site?

While that was an option originally, it was abandoned after numerous public listening sessions and a City Council decision. The City Council directed that the existing building be remodeled/upgraded to accommodate the Police functions and as much of the Public Works program as was feasible without negatively impacting the neighbors. Additionally, even if the Police were accommodated in a new building elsewhere in the City, the current building requires a very large investment to make it suitable for occupancy by any City function. The Public Works Department requires adequate building offices, shops, equipment storage and material storage to enable it to provide the essential services expected by the community.

Should the Council engage local expertise?

The City Council's main priority for the design firm selection was having recent experience and expertise in the design and construction of new or rehabilitated Police facilities. Indigo was selected as the most qualified of the firms responding to the City. Indigo has a local architectural firm on their team to capture Carmel's unique exterior architectural needs and style.

Should the Council create a community advisory board to oversee this project?

The Council has an array of Boards and Commissions made up of residents to evaluate projects in the community. The creation of another board or commission for this project would add additional costs and time delays. Following the established process outlined in the Government Code and City procedures that provide commission and City Council oversight will allow for the transparency, accountability, public input, public debate and ultimate City Council decision-making that is required for good government and maintenance of public trust.

What is the desired outcome of this project?

If Carmel is going to maintain a Carmel Police Department and a Carmel Public Works Department, the outcome of this project should be **“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 current facility meets none of those standards. The budget will be driven by policing standards and requirements, Police and Public Works functional requirements, building code requirements and the public’s service expectations. The function and form of the building will drive building costs. Adding to these costs will be the inflationary impact of continued project delay.