



CITY COUNCIL STAFF REPORT

ITEM NO. 4.7

DATE: February 8, 2021

TO: Honorable Mayor and City Council

FROM: Paul Spence, Community Development Director

SUBJECT: Reserve the property located at 3575 Pacific Avenue for the Police Department expansion needs as identified in the Police Facility Expansion Analysis and Recommendations Report, Project No. 2000-28.

RECOMMENDED ACTION

Staff recommends the City Council receive the Police Facility Expansion, Project No. 2000-28, Analysis and Recommendations Report, and reserve the identified property for Police Department expansion needs.

SUMMARY

In March 2020, the City hired Barry & Wynn Architects, Inc. to review the existing Police facilities, to assess current and projected needs of the Police Department and determine the location and staging for implementing improvements to meet those needs. The results indicate the need for 33,000 square feet of property and a total of 44,000 square feet of space to accommodate critical needs for Police Department storage, training, and office facilities over the next decade. The old City Council Chambers site encompasses approximately 25,000 square feet and is located immediately adjacent to the existing Police facilities property. It has direct access to Pacific Avenue and provides a very efficient and cost-effective site for these Police Department needs. Refer to Page 9 of the attached Police Facility Expansion Project CIP #2000-28 Analysis & Recommendations Report.

DISCUSSION

The existing Police Department building was completed over 30 years ago. Since that time, Police services, supporting facility requirements, and community demands have evolved. In March 2020, the City hired Barry Wynn Architects, Inc. to analyze Police Facility needs for current and projected conditions. The analysis included a field review of existing Livermore Police facilities, interviews with Police staff to identify issues and concerns, a comparison of other similar sized police departments, and a review of implementation options. The analysis showed that the existing Police Facility is deficient in

several areas.

Police storage needs exceed available storage capacity. As a result, valuable assets like the Mobile Command Post are uncovered and left to degrade in the elements. In addition, the Police Department utilizes Building #3 at the Public Works yard because there is inadequate on-site evidence storage (for recovered vehicles, stolen property, and cold cases). Retrieval of evidence for the Police Department is inefficient because the storage is located off-site. Additionally, the loss of storage for Public Works has meant inadequate on-hand spare parts, resulting in maintenance service delays. Police parking has been usurped to provide storage for motorcycles and equipment, resulting in officers parking in unsecured areas and displacing public parking for the Civic Center. An undersized armory storage that is intermixed with S.W.A.T. gear and the lack of a staging area for tactical vehicles also reduces the ability for rapid deployment.

Office space is fully occupied and there is a lack of space for training and conferences. The briefing room, interview room and break room are all undersized for the current department. In addition, interdivisional adjacencies necessary for fully efficient operations cannot be accommodated. For instance, the Criminal Investigation Division is removed from evidence storage, the S.W.A.T. Armory is remote from the Tactical Vehicle storage area and the existing Police Facilities do not include dormitories. This reduces operational flexibility, as officers with long commutes are less able to accommodate double shifts and provide quick response during emergencies.

The Police Facility Analysis Report recommends a phased project approach to meeting the critical short and long-term needs for Police facilities, and identifies the use of the old City Council Chambers site as a prime location to accommodate those needs. The proximity of the site, with direct access to Pacific Avenue, will provide opportunity for the Police Department to meet immediate critical needs as well as to accommodate longer range needs required to provide vital services to the community. The recommended approach includes:

Phase 1 - Storage Garage and Tactical Vehicle Bay (12,000 SF +/-). This includes construction of an unconditioned storage garage and tactical vehicle bay to provide:

- Protection of valuable assets, like the Mobile Command Post
- Rapid response staging for tactical vehicles
- Motorcycle garage, replacing sheds at the end of their useful life
- Reclaim parking stalls currently lost to ad hoc storage
- Storage for evidence
- Reclaim Public Works Building #3 for Public Works use

Phase 2A - Office Expansion (11,000 – 20,000 SF +/-). This includes construction of a two-story facility with a total of 20,000 square feet. Initially, the first floor could be fully improved while the second floor could be shell improvements only. This would allow for future re-configuration and expansion to meet build out. This phase would/provide:

- Relocate Criminal Investigation (CI) Division to a new facility
- CI Officers benefit from adjacency to Evidence Storage and Tactical Vehicles
- Provide S.W.A.T. Armory adjacent to Tactical Vehicles
- Include Briefing Room, Interview Room, Private and Open Offices and Break Room
- Possible initial one story with expansion to two, depending on evolving Department needs

- Locker Rooms (allow the CI Division to be fully independent)

Phase 2B – Address the need for a reliable, full-service training (9,000 SF) facility.

A training facility can be located as a freestanding training facility located in the area of the existing adjacent solar farm. Due to the current solar field financing and operating agreements, the facility would need to be deferred until the existing solar use agreements expire, approximately 12 years from now. However, solar could be placed on the roofs of any new buildings to reduce the impact to overall solar capacity.

Phase 3 – Dormitories (1,400 SF +/-)

- Two (2) 4-Bed Dorms
- Allow commuting officers to rest (a benefit for current employees who have long commutes, and as an incentive for officers applying to Livermore who may have to commute)
- Provide Emergency Operations Center (EOC) support (during extended emergencies)

There will be a CEQA review for this project as part of future entitlement actions.

FISCAL AND ADMINISTRATIVE IMPACTS

The project is included in the 2019-2021 Capital Improvement Program as Police Facility Expansion, Project No. 2000-28. The budget includes \$140,000 in FY 2020-21 for the design of Phase 1 Police Storage facilities, which includes surplus or demolition of the existing facility and upgrading and reconfiguring the parking area in preparation for the storage facility building. Another \$7,919,450 is needed for completion of Phase 1 Building Improvements, Phase 2 Police Facility Training and Office Needs, and Phase 3 Dormitories. Funding for these improvements would need to be allocated in future years to proceed with identified improvements. This project budget includes design, environmental, construction, construction management, contingencies, testing, inspection, and administration. A portion of the funding for this project is from Asset Seizure Funds (Fund 619).

ATTACHMENTS

1. Police Facility Expansion Project - Analysis & Recommendations Report

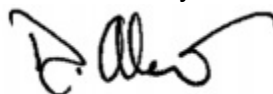
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