

# Alternatives Comparison

Below are summaries of each of the alternatives, with basic descriptions of the work involved. Further details and conceptual site and floor plans are included on the upcoming pages. As the work required for the level of renovation and seismic retrofit required is extensive, the Alternative A options carry higher costs than a typical commercial renovation project.

## ALTERNATIVE A

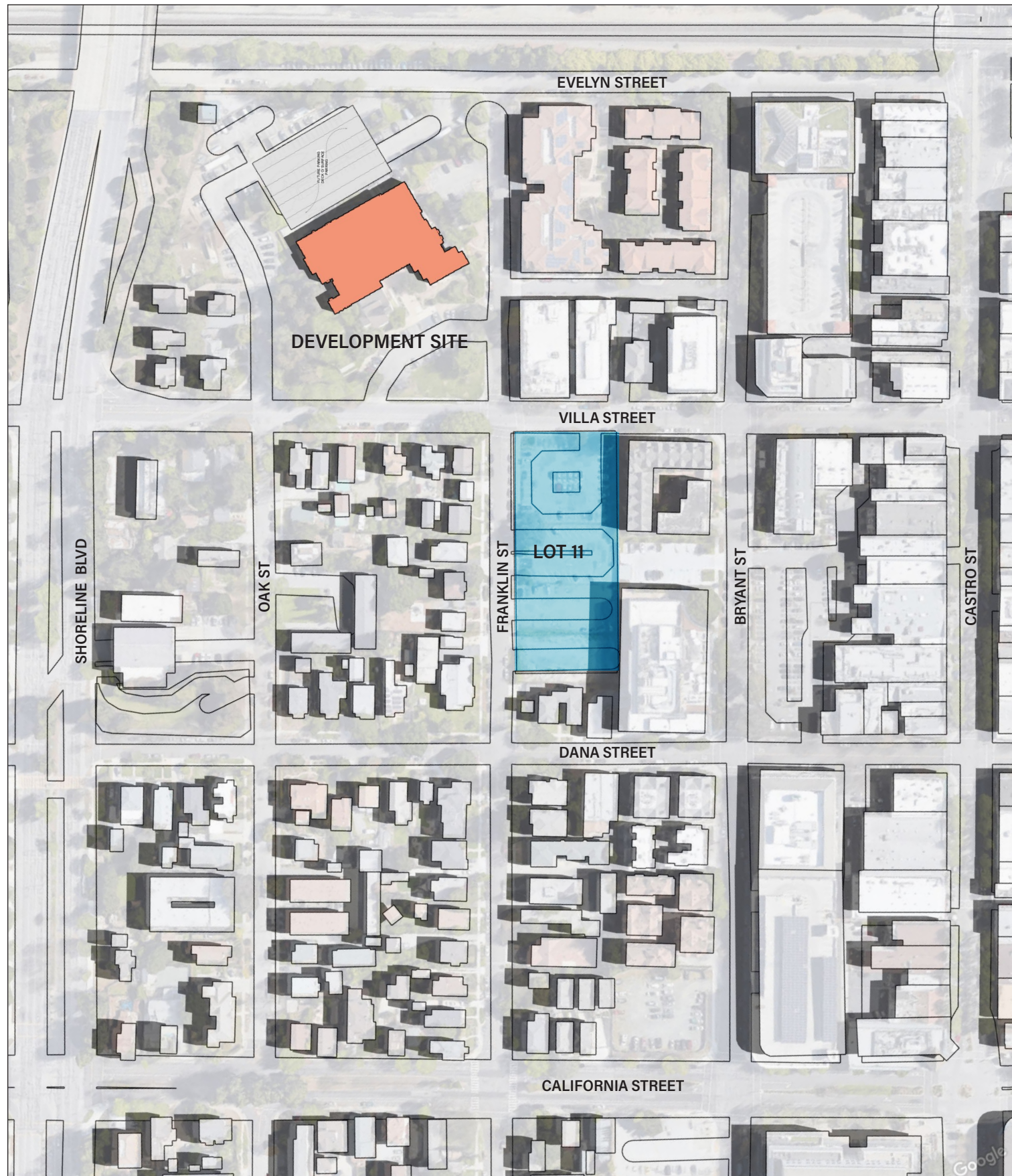
Alternative A	Alternative A1	ALTERNATIVE B	ALTERNATIVE C
Baseline renovation and expansion of existing building, including seismic retrofit of existing structure to current 'Essential Services' standards.	Alternative A, plus additional square footage to match overall total comparable to B and C.	New two-story facility on existing public safety site, including one-story parking deck.	New two-story building on Lot 11 with underground garage. Existing site left available for alternate uses.
<b>Building Size:</b> 57,687 SF gross	<b>Building Size:</b> 65,211 SF gross	<b>Building Size:</b> 60,656 SF gross	<b>Building Size:</b> 61,002 SF gross
<b>Parking:</b> 243 Spaces (1 level parking deck)	<b>Parking:</b> 243 Spaces (1 level parking deck)	<b>Parking:</b> 270 Spaces (Garage 2 levels above grade)	<b>Parking:</b> 270 Spaces (3 levels underground)
<b>Construction:</b> Full interim facilities at other locations required.	<b>Construction:</b> Full interim facilities at other locations required.	<b>Construction:</b> Partial interim facilities required due to noise and construction area.	<b>Construction:</b> New site - no interim facilities or disruption.
<b>Cost:</b> \$69,500,000 (Construction) \$23,200,000 (Design/Mgmt.) \$7,000,000 (Interim) <b>\$99,700,000 Project Total</b>	<b>Cost:</b> \$84,500,000 (Construction) \$26,500,000 (Design/Mgmt.) \$7,000,000 (Interim) <b>\$118,000,000 Project Total</b>	<b>Cost:</b> \$98,800,000 (Construction) \$33,100,000 (Design/Mgmt.) \$2,200,000 (Interim) <b>\$134,100,000 Project Total</b>	<b>Cost:</b> \$117,300,000 (Construction) \$39,300,000 (Design/Mgmt.) - (Interim) <b>\$156,600,000 Project Total</b>

NOTE: Adding the Fire and Environmental Protection Division would increase the building size by 3,000 square feet and the project cost by approximately \$5 million for each alternative (additional design analysis required to confirm cost increase).





# Alternative A: Overview



## ALTERNATIVE A: Retrofit, Modernization, and Expansion

### SUMMARY

Alternatives A and A1 utilize the existing building, with extensive renovation and seismic rehabilitation of the structure and additions on the north and south ends of the building. The existing structure is a total of 44,640 gross SF. Alternative A includes the addition of 13,047 gross SF for a final building size of 57,687 SF and is the baseline option (without finish or 'optional' upgrades). Alternative A1 includes a larger addition to match the overall square footage of Alternatives B and C. These alternatives allow for the lowest total cost due to the re-use of the existing structure (even with seismic rehabilitation), but A results in a smaller final facility, and both have limitations to layout due to retention of the existing structure.

### SPECIAL CONSIDERATIONS

As part of the renovation of this building, a seismic rehabilitation will be required due to the building being an 'Essential Services' building as defined by the California Building Code. This level of retrofit costs more than a typical building renovation due to the structural requirements. As the building is being retrofitted regardless of any particular element of the renovation, it does allow the team to evaluate and consider reconfiguration of structural elements without the concern they would trigger additional structural implications.

### SCHEDULE

Construction Schedule - 20 Months

*This alternative has the shortest construction duration due to the re-use of the existing building and the greatly reduced new footprint for its expansion.*

*Interim Facility Needs - Construction of this alternative will be disruptive and cannot feasibly be phased. All functions will need to be relocated to interim facilities. Given the specialty nature of the Police Department spaces, interim facilities may not be able to fulfill all requirements and alternative arrangements with other agencies may be needed.*

#### Cost (Alternative A):

\$69,500,000	(Construction)
\$23,200,000	(Design/Mgmt.)
\$7,000,000	(Interim)
<b>\$99,700,000</b>	<b>Project Total</b>

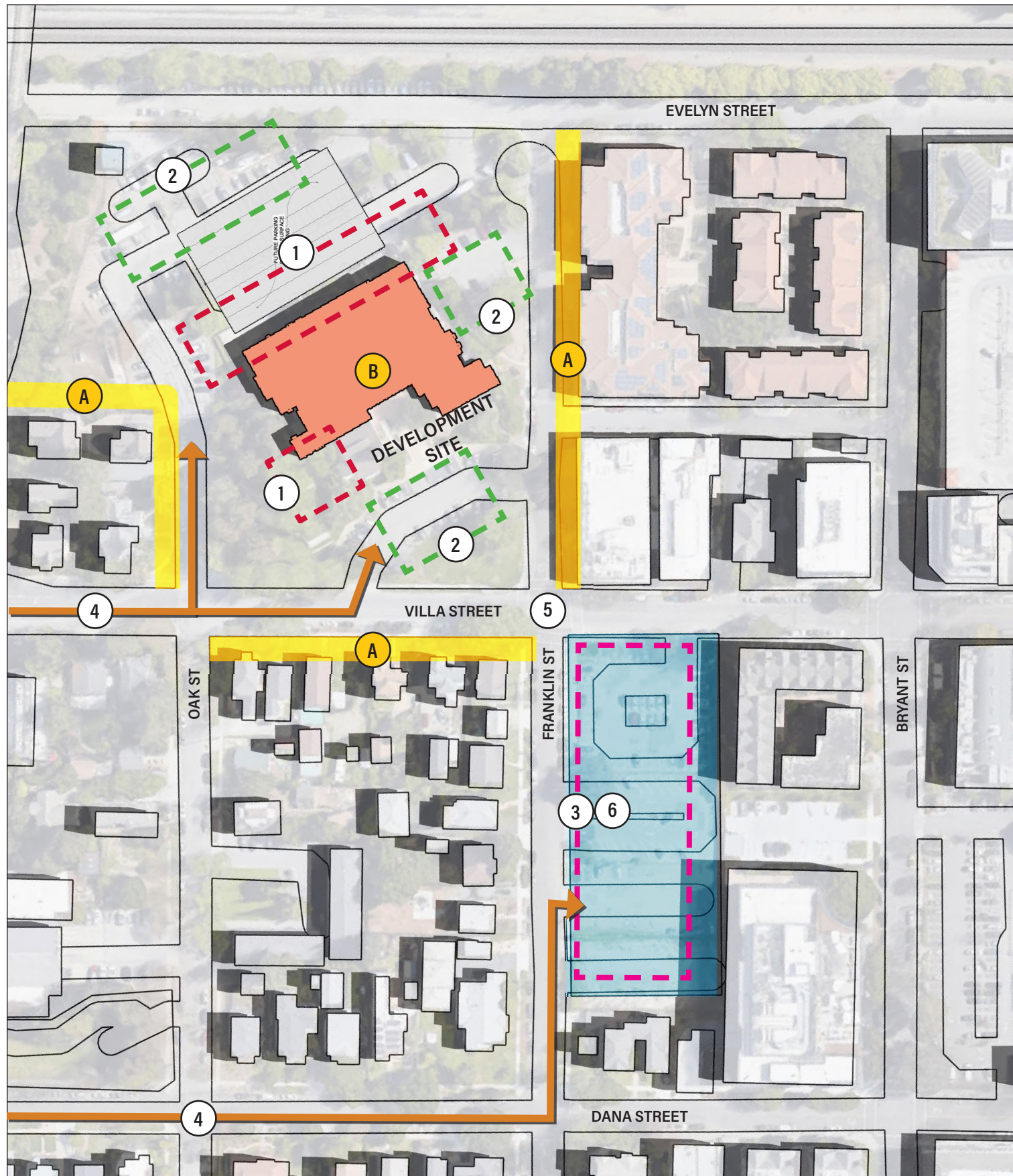
#### Cost (Alternative A1):

\$84,500,000	(Construction)
\$26,500,000	(Design/Mgmt.)
\$7,000,000	(Interim)
<b>\$118,700,000</b>	<b>Project Total</b>





# Alternative A: Site Opportunities & Constraints



## ALTERNATIVE A: Retrofit, Modernization, and Expansion

### SITE OPPORTUNITIES

- ① EXPANSION OPPORTUNITIES IDENTIFIED FOR LEAST IMPACT ON EXISTING BUILDING
- ② PORTIONS OF EXISTING PARKING AREA CAN BE USED AS CONSTRUCTION STAGING AREAS
- ③ LOT 11 CAN ALSO BE USED AS A STAGING AREA OR INTERIM PD OFFICES AND OPERATIONS
- ④ CLOSE PROXIMITY TO MAJOR STREET - MINIMIZES CONSTRUCTION TRAFFIC
- ⑤ MAINTAINS EXISTING URBAN FABRIC
- ⑥ LOT 11 REMAINS AVAILABLE FOR FUTURE DEVELOPMENT

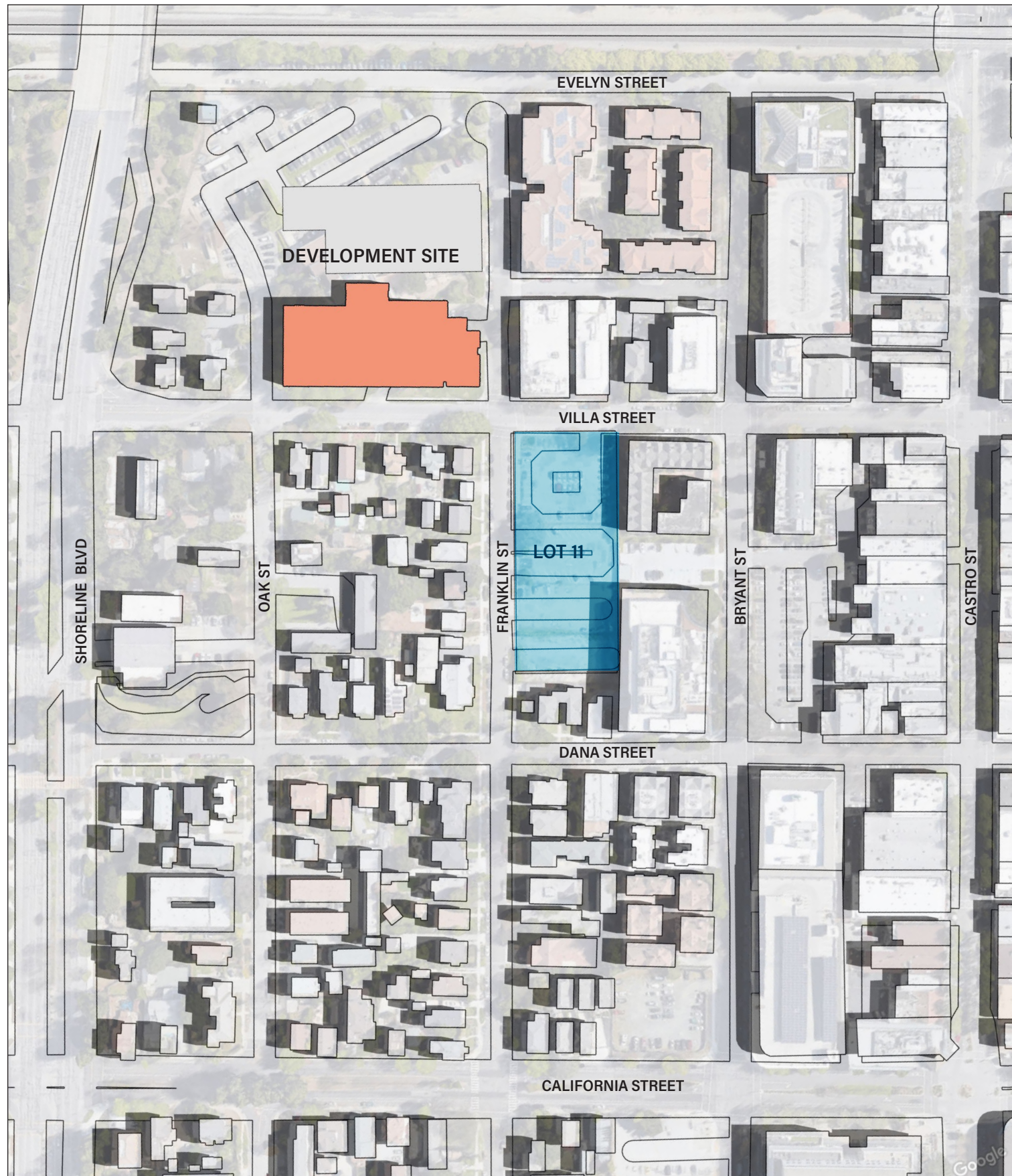
### SITE CONSTRAINTS

- A CONSTRUCTION NOISE AND TRAFFIC SURROUNDING RESIDENTIAL/COMMERCIAL NEIGHBORHOOD
- B CONSTRUCTION WILL REQUIRE BUILDING TO BE VACATED / REQUIRES INTERIM FACILITY





# Alternative B: Overview



## ALTERNATIVE B: New Building on Current Site

### SUMMARY

Alternative B envisions a new two-story building at the southern edge of the existing public safety headquarters site. The building planned would be a total of 60,656 SF across the two levels. The site would allow for the majority of the existing building to remain during construction, but the existing building would have to deal with access limitations and noise throughout the construction timeline. The final building would keep the Public Safety Headquarters on the same site and with essentially the same relationship to the neighborhood as the current building, and would require a parking deck, but no underground parking.

### SPECIAL CONSIDERATIONS

In review of the current site, the south end of the site along Villa St. is the best location for a new building on the current site. The width and depth of the available area are quite similar to Lot 11 analyzed in Alternative C, but will require some phasing of the new construction with the 'sallyport' area to be built last after completion of the rest of the building to avoid disruption. The existing auditorium will need to be demolished at the start of construction causing the loss of those functions during construction.

### SCHEDULE

Construction Schedule - 28 Months

*Schedule includes 20 months to construct the new building, 2-3 months for demolition of the existing facility once it is completed, and 5-6 months for construction of the new parking deck and remaining site work.*

*Interim Facility Needs - Existing facility can remain during construction (except for Auditorium), but noise-sensitive areas may need to be relocated. New building can be occupied during demolition of existing, but parking would need to be elsewhere, likely at Lot 11.*

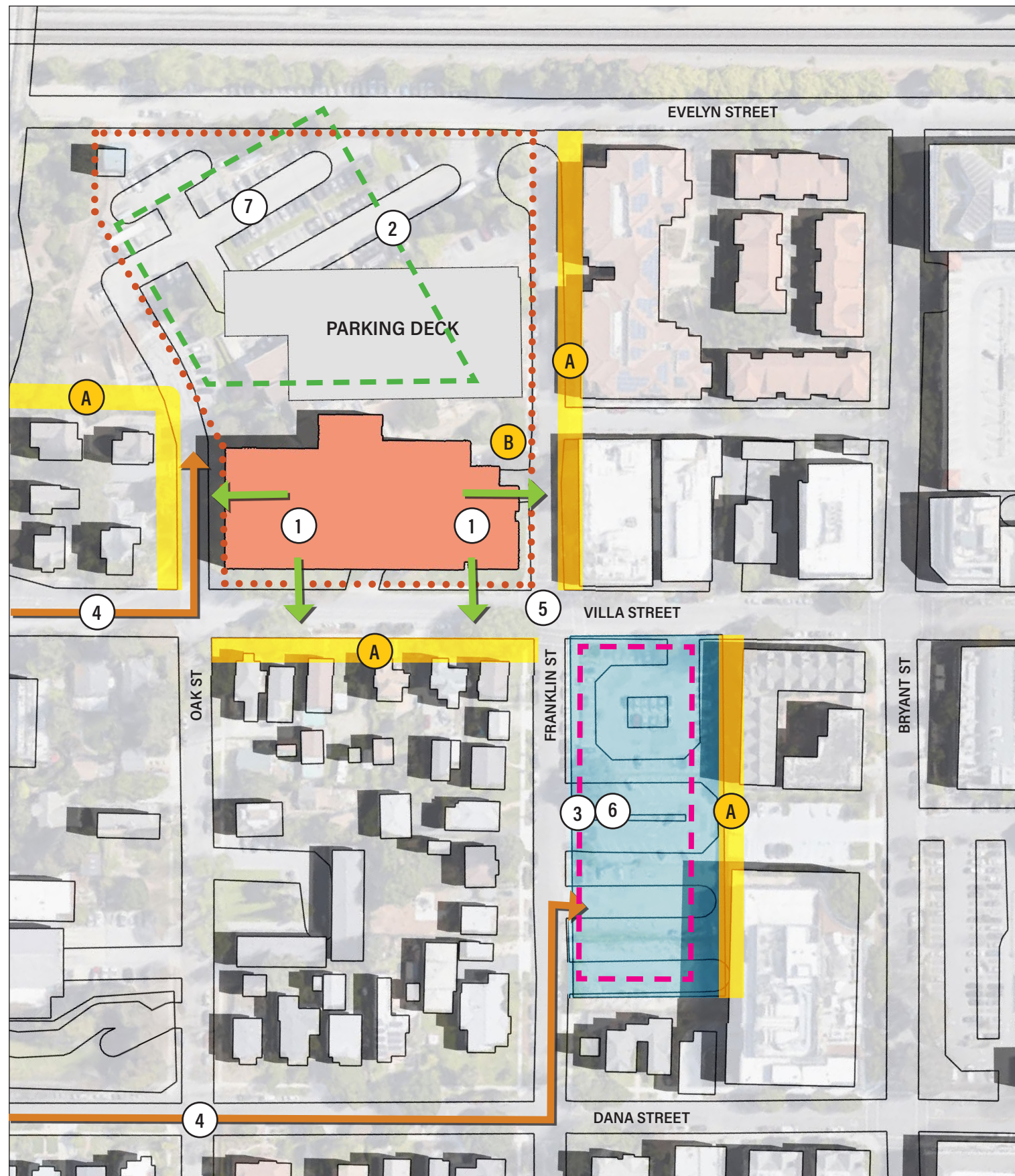
### Cost (Alternative B):

\$98,800,000	(Construction)
\$33,100,000	(Design/Mgmt.)
\$2,200,000	(Interim)
<b>\$134,100,000</b>	<b>Project Total</b>





# Alternative B: Site Opportunities & Constraints



## ALTERNATIVE B: New Building on Current Site

### SITE OPPORTUNITIES

- ① NEW CONSTRUCTION SETBACK AND SIZE COMPLEMENTS EXISTING NEIGHBORHOOD / DOWNTOWN CONTEXT
- ② PORTIONS OF EXISTING PARKING AREA CAN BE USED AS CONSTRUCTION STAGING AREAS
- ③ LOT 11 CAN ALSO BE USED AS A STAGING AREA OR INTERIM HOUSING
- ④ CLOSE PROXIMITY TO MAJOR STREET - MINIMIZES CONSTRUCTION TRAFFIC
- ⑤ MAINTAINS EXISTING NEIGHBORHOOD PROXIMITY - PUBLIC SAFETY FUNCTIONS IN EXISTING LOCATION
- ⑥ LOT 11 REMAINS AVAILABLE FOR FUTURE DEVELOPMENT
- ⑦ PORTION OF SITE WOULD BE AVAILABLE FOR FUTURE DEVELOPMENT (OR RE-USE)

### SITE CONSTRAINTS

- A CONSTRUCTION NOISE AND TRAFFIC SURROUNDING RESIDENTIAL/COMMERCIAL NEIGHBORHOOD
- B ACCESS TO EXISTING BUILDING LIMITED DURING CONSTRUCTION / NOISE IMPACTS TO EXISTING BUILDING





# Alternative C: Overview



## ALTERNATIVE C: New Building at Lot 11

### SUMMARY

Alternative C envisions a new building at Lot 11 across the street from the existing Public Safety site. The building planned is a two-story building similar in many respects to Alternative B, but given the limited site area, would require two and a half levels of underground parking below the building, which would be a significant expense compared to the other two alternatives. This alternative would allow the existing facility to operate up until completion of the new structure, but have the largest impact on the surrounding neighborhood, changing entry points and requiring the closest new construction to existing commercial and residential buildings.

### SPECIAL CONSIDERATIONS

Alternative C does not involve any of the challenges of working on the existing site, nor does it require any interim facilities as the existing building can remain and be demolished any time after construction is complete. However, as noted above, the limited area requires extensive underground parking, and the building would be much closer to existing neighboring uses as shown on the site plan on the next page.

### SCHEDULE

Construction Schedule - 30 Months

*Construction with three levels of underground parking adds to the construction duration for this option. If the existing facility is demolished, this could happen any time following the project, and is not included in the construction duration.*

Interim Facility Needs - *No interim facility needs associated with this alternative.*

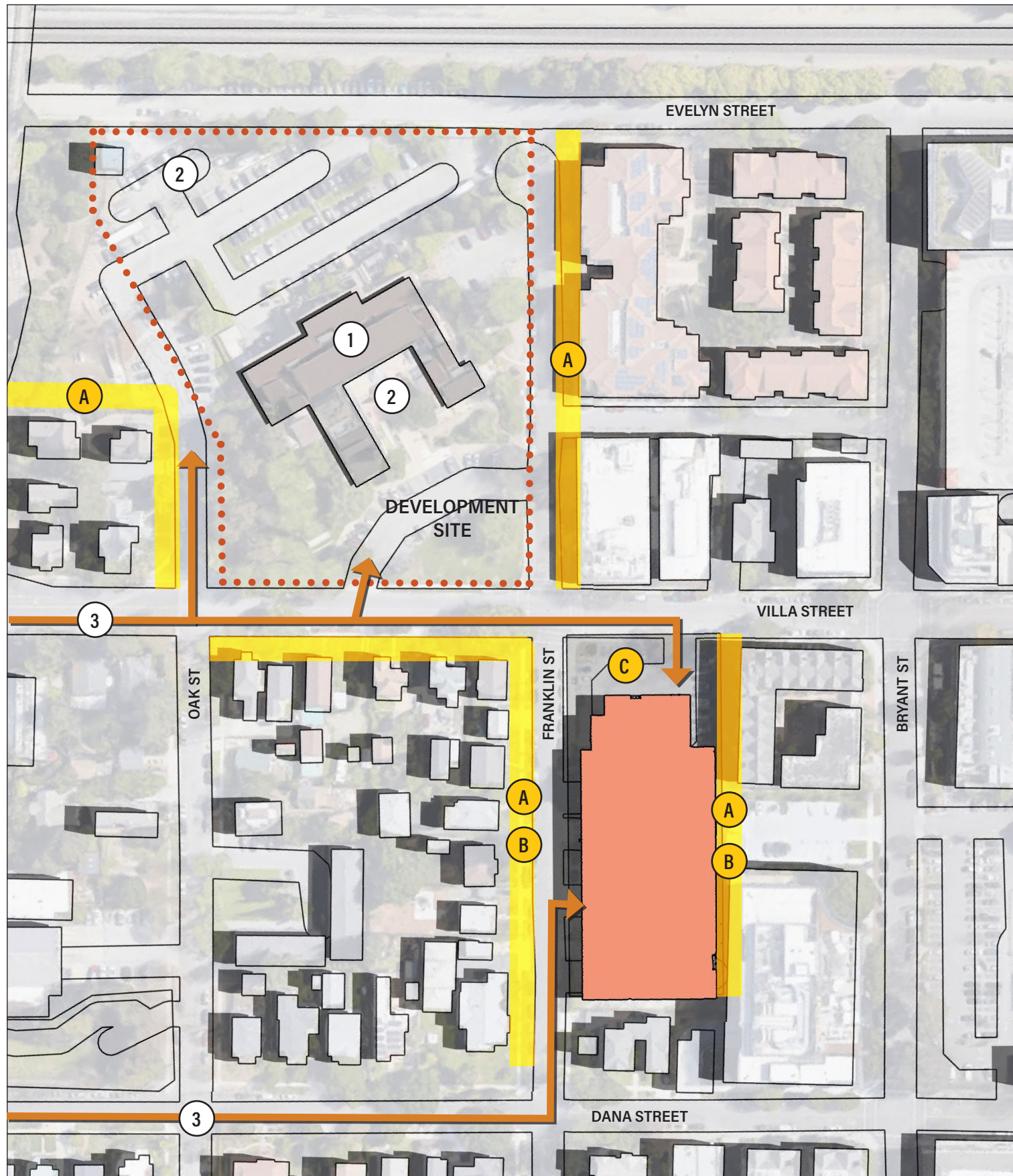
### Cost (Alternative C):

\$117,300,000	(Construction)
\$39,300,000	(Design/Mgmt.)
-	(Interim)
<b>\$156,600,000</b>	<b>Project Total</b>





# Alternative C: Site Opportunities & Constraints



## ALTERNATIVE C: New Building at Lot 11

### SITE OPPORTUNITIES

- ① EXISTING BUILDING IS NOT IMPACTED BY CONSTRUCTION  
NO INTERIM FACILITY REQUIRED
- ② ENTIRE CURRENT SITE WOULD BE AVAILABLE FOR  
FUTURE DEVELOPMENT (OR RE-USE)
- ③ CLOSE PROXIMITY TO MAJOR STREET - MINIMIZES  
CONSTRUCTION TRAFFIC

### SITE CONSTRAINTS

- A CONSTRUCTION NOISE AND TRAFFIC SURROUNDING  
RESIDENTIAL/COMMERCIAL NEIGHBORHOOD
- B MUCH CLOSER PROXIMITY TO RESIDENTIAL NEIGHBORHOOD  
AND COMMERCIAL BUILDINGS
- C SMALLER SITE REQUIRES UNDERGROUND PARKING
- D LIMITED SPACE FOR EXPANSION IN THE FUTURE
- E NEW COMMUNICATIONS TOWER WILL BE REQUIRED

