



City of
Los Banos
At the Crossroads of California



September 18, 2019

Police Facility Study Needs Assessment

City of Los Banos, California



INDIGO | Hammond + Playle Architects, LLP

Acknowledgements

City of Los Banos

- Mike Villalta, Mayor
- Tom Faria, Council Member
- Deborah Lewis, Council Member
- Daronica Johnson-Santos, Council Member
- Brett Jones, Council Member

- Mona Giuliani, Planning Commissioner
- Thomas Higby III, Planning Commissioner
- John Cates, Planning Commissioner
- David Dees, Planning Commissioner
- Susan Toscano, Planning Commissioner

- Alex Terrazas, City Manager
- Kimberly Ann Tomas, City Treasurer
- Sonya Williams, Finance Director
- Lucille Mallonee, City Clerk
- Gary Brizzee, Chief of Police
- Brenda Geary, Police Services Manager
- Mark Fachin, Public Works Director/ City Engineer
- Greg Pimentel, Assistant Public Works Director
- Stacy Souza Elms, Community & Economic Development Director

Consultants

- Bruce Playle, Principal Architect, INDIGO | Hammond + Playle Architects, LLP
- Prescott Nichols, Project Architect, INDIGO | Hammond + Playle Architects, LLP
- Candace Harrison, Project Architect, INDIGO | Hammond + Playle Architects, LLP
- Denae Wagner, DVM, UC Davis Koret Shelter Medicine Program

Contents

1. Executive Summary	1-4
Findings.....	1-5
Recommendations	1-5
Police Facilities	1-5
Animal Shelter Facility	1-5
Disposition of Vacated Spaces	1-5
2. Project Approach.....	2-6
Overview.....	2-6
Approach Part 1 – Needs Assessment	2-6
Vision.....	2-6
Goals.....	2-6
Best Practices	2-7
Approach Part 1 - Police Department Facilities	2-8
Approach Part 1 - Animal Shelter	2-8
Approach Part 2 – Conceptual Design.....	2-10
Approach Part 2 - LBPD Facilities	2-10
Approach Part 2 - Animal Shelter.....	2-10
Approach Part 3 – Vacated Space Concept Design	2-11
3. Police Facility Needs Assessment	3-12



Existing Conditions 3-12

 Findings.....3-13

LBPDP Staff and Space Needs Assessment 3-15

LBPDP Site Plans 3-16

 Site - Current Need (2020) 3.7 acres3-16

 Site - Additional Need (2030) 1.0 acre3-16

LBPDP Floor Plans 3-17

 Current Need (2020)3-17

 Additional Need (2030) 3-18

LBPDP Schedule..... 3-19

LBPDP Estimate..... 3-19

4. Animal Shelter Needs Assessment 4-20

 Existing Animal Shelter Conditions 4-20

Findings..... 4-20

Animal Shelter Staff and Space Needs Assessment 4-20

Program and Space Need for New Animal Shelter Facility..... 4-21

Animal Shelter Plans 4-21

 Animal Shelter Site – Phase 1 4-21

 Animal Shelter Site – Future Phase..... 4-22

 Animal Shelter Floor Plan – Phase 1 4-23

Shelter Estimate 4-24

5. Sustainability Measures 5-25

6. Disposition of Vacated Spaces 6-26

 Police Department Headquarters Building at 945 5th Street 6-26

 Commercial Building used for Storage at 444 J Street 6-26

 House used for Storage at 428 J Street 6-26

 Former Bank Building used for Police Offices at 535 J Street 6-26

7. LBPD Needs Assessment Appendices 7-27

 LBPD Program Area Table..... 7-27

 LBPD Program Comparison Tables..... 7-32

 LBPD Cost Estimate..... 7-33

 LBPD Schedule..... 7-35

8. Animal Shelter Needs Assessment Appendices..... 8-36

 Animal Shelter Program Area Table 8-36

 Animal Shelter Program Site Area..... 8-38

 Animal Shelter Cost Estimate 8-39

9. City Council Resolution Accepting Police Facility Study Needs Assessment 9-1



Police Facility Study Needs Assessment

City of Los Banos, California - September 18, 2019

1. Executive Summary

At the initiation of this study in 2018, the City of Los Banos had a population of approximately 40,000 and contained 10.12 square miles of incorporated area combining residential, commercial and industrial development. The projected population assumption for 2020 is 42,000 and for 2030 is 55,000.

In the 50 years since the original Headquarters Building was moved into in 1969, the Los Banos Police Department (LBPd) has continuously occupied the building while the City around it has grown. As such the LBPd is now experiencing impediments to the timely and proper execution of its routine public safety and related support operations at its present facilities. The Police Department Headquarters Building at 945 5th Street, including the Jail Facility, and nearby buildings used by LBPd, including the former Bank Building used for police offices at 535 J Street, were observed along with the Animal Shelter at the Airport as part of this study. The LBPd Headquarters Building contains offices, a 911 dispatch and a jail facility. The jail facility has seven cells, with a total holding capacity of 20 inmates.

Findings

- Existing LBPD facilities have aged out and are undersized for the growing size of the City and the department.
- The current Animal Shelter facility is operating beyond its capacity with inadequate animal housing and support space, no noise mitigation, poor ventilation & does not meet shelter medicine best practices.
- New facilities on new sites are warranted in both cases.

Recommendations

Police Facilities

Begin design and construction by January 2020 on a new 35,200 square foot police facility at the proposed 4.7-acre site at 1111 G Street in Los Banos. This will provide capacity for 59 sworn officers, providing coverage in 2020 at an acceptable ratio of 1.40 officers per 1,000 population. Anticipated move-in date is October 2022. Total project cost is estimated at \$25,000,000.

In ten years, add 14,700 square feet to the above facility at 1111 G Street, including related site development. This will provide capacity for an additional 14 sworn officers, providing coverage 2030 at an acceptable ratio of 1.33 officers per 1,000 population. Total additional cost is estimated at \$9,800,000 (in 2020 dollars).

Animal Shelter Facility

Immediately add a modular building to provide cat housing away from dogs for an estimated \$300,000. These new facility components shall be *relo-cat-able* when the City has the funding to build an 12,002 square foot facility for \$8,600,000 (in 2020 dollars).

Disposition of Vacated Spaces

Other than selling the vacated spaces left behind after the completion of the new Police Facility at 1111 G Street, there are some intriguing possible alternatives for the City to consider. The Police Department Headquarters Building, the adjacent Commercial Building used for storage, and the House used for storage form a contiguous property that could become a downtown park and/ or parking lot. The former Bank Building used for police offices positioned across the street from City Hall could be remodeled and repurposed for other City functions.

2. Project Approach

Overview

The project followed three key parts. The first part included a physical and operational evaluation of each of the LBPD's current locations. Comparable facility tours were added to this part, including visits to Clovis, Turlock, Vacaville, and Woodland Police Facilities.

The second part included a space needs analysis that evaluated current and future needs and defined the anticipated life cycle of the new facility and the Animal Shelter. The space needs analysis included overall and detailed adjacencies, accepted space standards based on similar facilities and site area requirements. The second part also provided a conceptual design floor plan for both the LBPD and the Animal Shelter; and estimated building construction costs for each. Community interest meetings were added to this part, inviting members of the Los Banos and surrounding community to review the conceptual plans and comment on them. Meetings were held in January 2019 and one in June 2019.

The third part included a concept level discussion of the best use for vacated Police Department Headquarters Building (945 5th Street), the former Bank Building used for police offices (535 J Street), the Commercial Building used for storage (444 J Street), and the House used for storage (428 J Street).

Approach Part 1 - Needs Assessment

Evaluation of the existing space of the LBPD Facilities and the Animal Shelter, identifying both physical and operations issues of space quality, layout and detail. The needs analysis included initial identification and understanding of the Chief's vision for the project, the overall project goals, and metric of best practices to adhere to moving forward. Here are the summaries of those initial understandings:

Vision

- Professional Law Enforcement Agency.
- Effective, Efficient Work Environment.
- Better Service.
- 20 Years Coming (1999-2019).
- Campus Setting with County Courthouse.
- Friendly and Inviting for the Public.

Goals

- Facility to project positive public face for City.
- Facility to consolidate police operations.
- Consolidate City's Information Technology (IT) offices and equipment.
- Provide new Emergency Operations Center (EOC) for City. Note that as of August 2019, the Los Banos Fire Department received state funding to construct a new EOC in association with Fire Station #3.
- Provide safe space for anti-domestic violence group use.
- Provide climate and disaster resilience with a civic (not a "bunker") look.
- Provide a facility that people will still like 30 years from now.

Best Practices

- Develop a State-of-the-Art Facility Planning Model
 - Facility Committee composed of City staff, Police representatives, and consultants.
 - Tours of Exemplary Facilities.
 - Community Interest Meetings.
 - Meetings with elected officials.
- Key Site Parking Separations
 - Public.
 - Secure Employee.
 - Secure Patrol Parking.
- Key Staff Entry Adjacencies
 - Evidence Processing.
 - Lockers & Showers.
 - Armory.
- State of the Art Design Features
 - Views, Daylighting, & Natural Ventilation.
 - Records Management.
 - In-Locker Charging, Boot Storage, and Exhaust Venting.
- Key Evidence Processing Adjacencies
 - Staff Entry.
 - Sallyport.
 - All Evidence Storage.
- Key Emergency Operations Center (EOC)
 - Adjacencies.
 - Command Conference Room.
 - Departmental EOC Spaces.
 - Lobby and Support Spaces.
- Design Type I Local Detention Facility to Protect
 - Public.
 - Patrol.
 - Inmates.
- Key Communications Center (PSAP) Features
 - Public Safety.
 - Operator Sanity.
 - Emergency Responder Safety.
- Animal Shelters
 - Separation of species to minimize stress.
 - Separate quarantine & isolation wards.
 - Indoor/outdoor kennels – dogs.
 - Double sided housing – cats.
 - Quality heating and ventilation systems.
 - Acoustic control in all kennels.
 - Access to daylight in all animal areas.
 - Safe, humane housing for positive outcomes.
 - Welcoming design increases public interaction & adoption.

Approach Part 1 - Police Department Facilities

The facility committee's police facility needs assessment approach included the following:

- Existing LBPD space, including possible code violations and areas that conflict with current recommended law enforcement design guidelines including CALEA were discussed.
- Current and future staffing projections and organizational structure were discussed.
- Comparable facility tours were conducted with Indigo, LBPD, and City staff in attendance, visiting the following facilities:
 - Clovis PD – 70,000 square feet.
 - Turlock PD – 55,000 square feet.
 - Vacaville PD – 45,700 square feet.
 - Woodland PD – 52,300 square feet.
- Yearly calls for service (CFS) data, future growth projections for the City of Los Banos, and the City's emergency operations plan (EOP) were discussed.
- Number of sworn, non-sworn, and other staffing requirements were discussed:
 - Clovis PD has 0.88 Sworn/ 1K Population.
 - Turlock PD has 1.04 Sworn/ 1K Population.
 - Vacaville PD has 1.11 Sworn/ 1K Population.
 - Woodland PD has 1.16 Sworn/ 1K Population.
- Existing and projected staff and space needs were compared. Most police functions were analyzed for flow of people and materiel. Key activities such as evidence processing, prisoner processing, patrol duties, public access, and emergency operation center requirements were discussed.
- Compliance with standards promulgated by CALEA (Commission on Accreditation of Law Enforcement) and IACP (International Association of Chiefs of Police) were discussed.
- Project goals and objectives were developed, including budget limitations.
- Goals and objectives for resiliency, and environmental goals for energy, water and sustainability, and LEED were discussed.
- Determination of the space required for each staff member based on title, rank, and/or function. Using this system, a total space needs assessment was rendered for both current and future projections.
- Space needs determinations included but were not limited to public reception space, cubical/office space, locker storage, conference and training rooms, interview room, 911-PSAP/dispatch center, jail/holding area, break rooms, wash rooms, records, property/evidence storage, information technology requirements, report writing, 'crash pad'/sleeping rooms, parking/fleet area, citywide EOC, and workout room.
- Adjacency requirements were graphically represented based on interview feedback. Adjacencies included detailed internal division adjacencies, overall building adjacencies and site adjacencies.

Approach Part 1 - Animal Shelter

The facility committee's Animal Shelter needs assessment approach included the following:

- Shelter supervisory staff and key stakeholders were interviewed.
- Capacity objectives such as for length of stay (LOS) and housing types, were discussed.
- Space requirements based on implementing best shelter medicine practices, including "Guidelines for Standards of Care in Animal Shelters" were discussed.
- Animal care programs now and into the future were discussed.

- Animal intake data was received from the City.
- Project goals and objectives were developed, including budget limitations.
- Goals and objectives for resiliency, and environmental goals for energy, water and sustainability, and LEED were discussed.

Approach Part 2 - Conceptual Design

Spatial needs assessments and architectural programs for the LBPd and the Animal Shelter were discussed and developed, evaluating current and future needs (20-year horizon) and anticipated life cycle of the facility. Conceptual floor plans and estimated building costs were developed. The concept design drawings included site size requirements, and floor plans, building elevations, and 3-D images to accurately exhibit the size, scope and conceptual design of the proposed facility. In addition to conceptual design work sessions held with City staff and Police, two community interest meetings were conducted along with an integrated City Council and Planning Commission discussion session.

Community Interest Meetings were held on the following dates:

- Meeting #1: January 10, 2019.
- Meeting #2: June 27, 2019.

Approach Part 2 - LBPd Facilities

The facility committee's police facility conceptual design approach included the following:

- Based on the results of Part One, a Program was prepared, consisting of a detailed program summary table for the current and projected needs for the LBPd.
- Site feasibility layouts were prepared for the 1111 G Street site, checking the site for program fit and functionality, access to roadway, ability to provide 2 means of access to patrol lot.
- Site was also checked for resiliency. This means that potential threats to the site were identified (e.g. flood, vehicle attack, etc.), risks to operations were identified (e.g. prolonged power outage, other), and design mitigation measures were discussed, including their additional cost, if any.
- Relevant planning and zoning constraints were reviewed.
- Conceptual plans and elevations were prepared to a concept-level of development demonstrating how the new police facility delivers on all goals including cost and schedule.
- 3-D computer building modelling tools were used to show off the conceptual design and to generate excitement about the prospective project.

Approach Part 2 - Animal Shelter

The facility committee's Animal Shelter conceptual design approach included the following:

- Based on the results of Part One, a Program will be prepared, consisting of a detailed program summary table for the current and projected needs for the Los Banos Animal Shelter.
- Site feasibility layouts will be prepared and discussed for both a shared use of the 1111 G Street site and a hypothetical site.
- Relevant planning and zoning constraints were reviewed.
- Based on the site planning developed above, conceptual plans and elevations were prepared to a concept-level of development demonstrating how the new Animal Shelter meets best shelter medicine practices, including "Guidelines for Standards of Care in Animal Shelters", also cost and schedule.
- 3-D computer building modelling tools were used to show off the conceptual design and to generate excitement about the prospective project.

Approach Part 3 - Vacated Space Concept Design

A concept level evaluation and assessment of the vacated police operations space was performed, looking at and discussing the Police Department Headquarters Building, the former Bank Building used for police offices, the Commercial Building used for storage, and House used for storage.

- Alternative uses for the spaces above were discussed with City staff, the community, and elected officials.
- Summaries of findings and recommendations were developed.

3. Police Facility Needs Assessment



Existing Conditions

The original headquarters facility at 945 Fifth Street was moved into in 1969. The LBPB Headquarters Building contains offices, a 911 dispatch and a jail facility. The jail facility has seven cells, with a total holding capacity of 20 inmates. Over the years, the LBPB have acquired additional nearby properties to help with expansion of services, including a 1,100 square foot Commercial Building used for storage located next door at 444 J Street, a 1,600 square foot House used for storage at 428 J Street with 450 square foot storage shed in back, and an 11,700 square foot former Bank Building used for police offices a block away at 535 J Street. Existing downtown police buildings total 21,250 square feet. The total area occupied by existing police buildings, parking, landscaping and other site use is 1.39 acres.

The LBPB Headquarters Building contains offices, a 911 dispatch and a jail facility. The jail facility has seven cells, with a total holding capacity of 20 inmates. Fire Station 1 currently serves as the provisional Emergency Operations Center (EOC) facilities. The primary EOC is the Merced County Office of Emergency Services in 36 miles away in Atwater. Note that as of August 2019, the Los Banos Fire Department received state funding to construct a new EOC in association with Fire Station #3.

LBPB has 21,250 square feet if all distributed space is added up. With currently 40 sworn officers, that comes to 531 square feet per Sworn. This is well below the comparable facility average of 650 square feet per sworn and does not even consider that the only secure facility purpose-built for police use is the 6,400

square foot Headquarters Building. If only that building's square footage is counted, the LBPB ratio comes to 160 square feet per Sworn currently.

Note 40 sworn officers comes to 1.00 sworn per 1,000 population, which is right at the bottom range of the acceptable ratio. This is just below the comparable facility average of 1.05 sworn per 1,000 population.

Findings

The issues with the LBPB's 1969-era headquarters facility, located at 945 5th Street, include:

- The police headquarters public waiting area is small and cramped.
- The air conditioning is inadequate for the size of the facility.
- The squad room is used not only as a meeting room but is also used as office space for individual officers and for storage.
- The jail food preparation area is shared with the laundry and storage spaces.
- Due to budget constraints, all but the most pressing repairs and minor items are taken care of. Major maintenance items have been deferred.
- It is apparent that the facility cannot meet the day-to-day demands of the LBPB.
- Inadequate site access for police vehicles.
- Inadequate on-site parking for staff.
- Inadequate garage capacity for police vehicles, equipment, and evidence.
- Failing and difficult to maintain 1969-era utilities infrastructure.
- Substandard and outdated jail facility.
- Substandard and over-capacity break room, training, and locker facilities.
- Inadequate accessibility.
- Storage space is insufficient.
- Short Term Holding Facility is too small and needs to be modernized.
- IT space is insufficient.
- Secure patrol parking and evidence vehicle storage is insufficient.
- Secure staff parking is insufficient.
- Evidence storage is insufficient.
- In addition to these issues directly impacting LBPB operations, the building structure is out of compliance with modern essential service facility standards. This potentially puts the police officers and station facilities at unnecessary risk of harm during a seismic event and potentially limits the LBPB's capacity to respond to emergencies following a seismic event.

The LBPB uses a Commercial Building for storage at 444 J Street. Issues identified:

- Office space is too small and not accessible.
- Storage space is insufficient.
- Exterior storage containers are a blight.
- No parking.
- Lacks connectivity to main building.
- Building security is insufficient.

The LBPB uses a House for storage at 428 J Street. Issues identified:

- Storage space is insufficient.
- Lacks connectivity to main building.
- Building security is insufficient.
- House used for storage type is inappropriate for this use.

The LBPB uses a former Bank Building for Police Offices at 535 J Street. Issues identified:

- Office space is over-crowded.
- Storage space is insufficient.
- Lacks connectivity to main building.
- Building security is insufficient.
- Bank building type is inappropriate to this use.
- Building envelope needs repair.



LBDP Staff and Space Needs Assessment

The LBDP currently has 40 sworn staff and 31 non-sworn, including 6 jail staff and 11 dispatchers. The LBDP is a fully functioning police department with administration, investigation, communications, patrol, traffic, code enforcement, animal control, school resource officer program, and jail operations. Medical services are provided by an outside contractor. Food preparation is done by department staff for those being held in the facility. Note that with the addition of Measure H funding, staffing numbers above were increased to 48 sworn and 32 non-sworn effective July 1, 2019; these additions are not reflected in the program area tabulations in this report.

The jail facility processes detainees within 96 hours. Detainees are either cited and released or moved to the Merced County John Latorraca facility. The Los Banos facility processes arrests not only from the City of Los Banos, but also under agreement with the Merced County Sheriff's Department.

The facility is regularly inspected by the State of California, Merced Health Department, LBDP and state juvenile justice system.

Programmatic analysis for 2020 and 2030 populations came to the following conclusions:

	<u>Current Need (2020)</u>	<u>Additional Need (2030)</u>
Required Building Area:	35,200 square feet	14,700 square feet
Required Site Area:	3.7 acres	1.0 acres

This will result in the following Sworn per 1,000 Population Ratios:

	<u>2020</u>	<u>2030</u>
Required Sworn:	59	73
Estimated Population:	42,000	55,000
Sworn to 1,000 Population Ratio:	1.40	1.33

	<u>Current Need (2020)</u>	<u>Additional Need (2030)</u>
Building Area:	30,000 SF	12,000 SF
Shed Building:	3,400 SF	2,700 SF
Sally Port:	1,800 SF	-
Site Area:	3.7 AC	1.0 AC

LBDP Site Plans

The City is in the process of purchasing a 4.7-acre site at 1111 G Street. Key Site Features:

- Visitor Parking - 25 Spaces.
- Secure Staff & Official Parking - 13 Spaces.
- Possible use of bioswales as part of the perimeter defense.
- Integration of underground conduit for future solar charging and solar carport installation.

Site - Current Need (2020) 3.7 acres



Site - Additional Need (2030) 1.0 acre



LBPD Floor Plans

Current Need (2020)

- Main Building: 30,000 sq. ft.
- Vehicle Sally Port: 1,800 sq. ft.
- Ancillary Building 1: 3,400 sq. ft.
- Total: 35,200 square feet.



Current Need Concept Model:



Additional Need (2030)

- Main Building: 12,000 sq. ft.
- Ancillary Building 2: 2,700 sq. ft.
- **Total: 14,700 square feet.**



Additional Need Concept Model:



LBDP Schedule

The proposed schedule anticipates A&E Design beginning January 2020. The project would go to Bid in June 2021, with construction beginning September 2021. If this schedule holds, the LBDP could be moving into their new facility in October 2022.

LBDP Estimate

Total project initial phase (2020) development costs are projected at \$25,000,000. Future phase (2030) development costs are estimated at \$9,800,000 (in 2020 dollars).

Building: \$12.0 Million

Site: \$4.2 Million

General Conditions: \$2.0 Million

Total Construction: \$18.2 Million

Indirect Costs: \$3.1 Million

Contingency: \$3.7 Million

Total Project Cost: \$25.0 Million – 35,200 square feet – Current Need (2020)

\$9.8 Million – 14,700 square feet – Additional Need (2030)

Birds Eye View of New Police Facility at 1111 G Street with Addition:



4. Animal Shelter Needs Assessment

Existing Animal Shelter Conditions

The original 2,683 square foot Animal Shelter facility located at the Los Banos airport is operating beyond its capacity and falling apart.

Findings

The Animal Shelter at the Airport:

- Cats immediately adjacent to dogs.
- Not enough animal housing, limiting intake.
- No separate isolation wards.
- Outdoor kennels lack heating and cooling.
- Severe lack of support space.
- Animal housing does not meet best practices.
- Lacking HVAC / Ventilation system.
- No acoustic control in indoor kennels.

Animal Shelter Staff and Space Needs Assessment

The City of Los Banos needs a new facility to provide safe and humane shelter services for population it serves. In addition to this function, Animal Shelters also perform emergency duties during times of disaster, housing displaced animals and as a resource for evacuees.

In the meantime, as a stop gap to help maintain the high standard of service currently being provided by LBPD animal control officers and community volunteers, the following immediate steps can be taken at a lower price point:

- Priority 1 – Estimated at \$300,000:
 - Cat housing modular.
 - Kennel improvements.
 - Construct feral cat outdoor pens.
 - Add HVAC / Ventilation system.
 - Small dog/puppy housing.
 - Intake area.
- Priority 2 – Estimated at \$735,000:
 - Building expansion for staff support area.
 - New dog housing addition.
- Priority 3 – Estimated at \$34,000:
 - Expand exercise yard.
 - New outdoor meet and greet area.
- Priority 4 – Estimated at \$50,000:
 - Kennel surfacing.
 - Acoustic panels in dog housing areas.

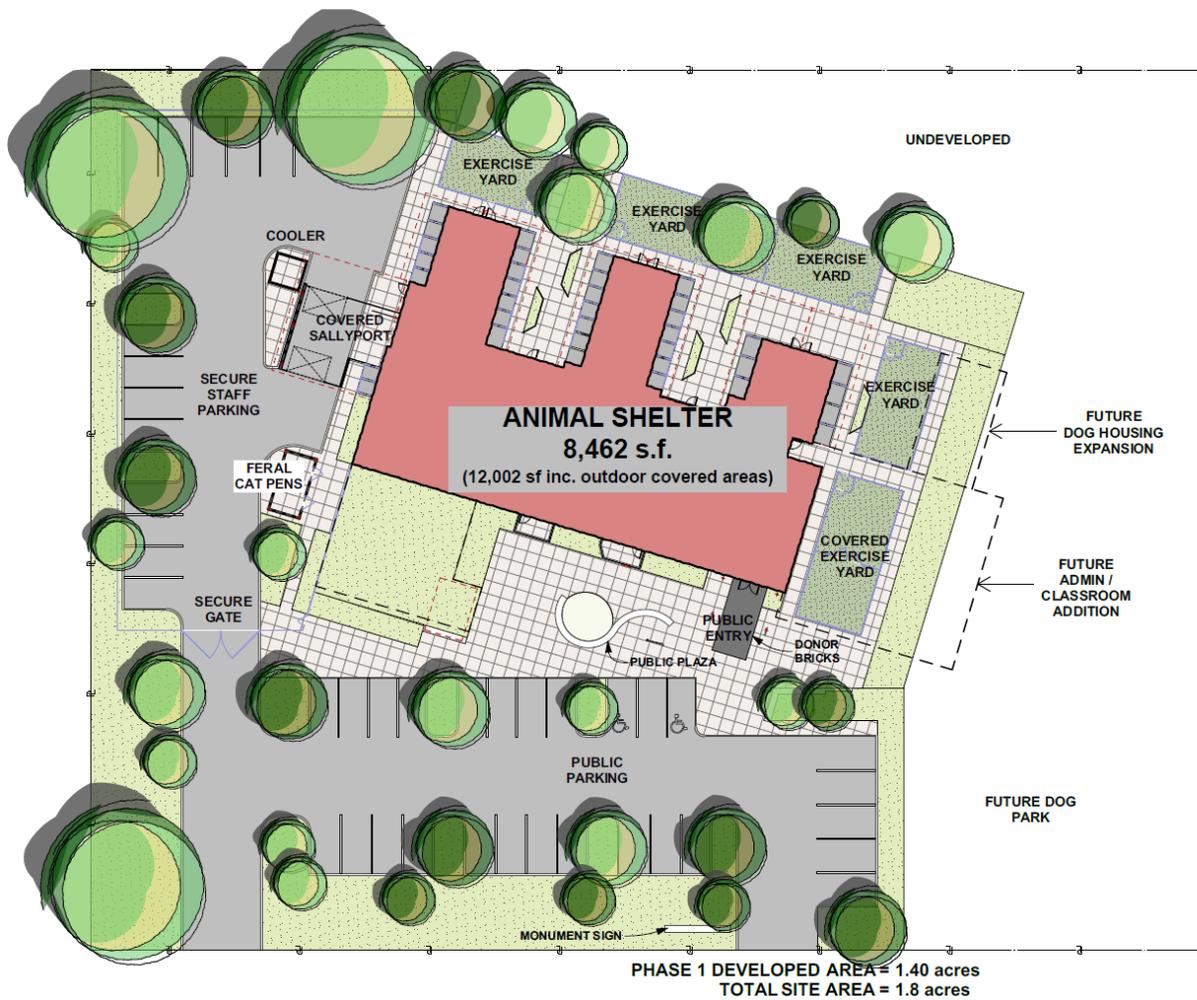
Program and Space Need for New Animal Shelter Facility

Programmatic analysis for the Animal Shelter concluded that phased shelter construction provided the most affordable path for the City:

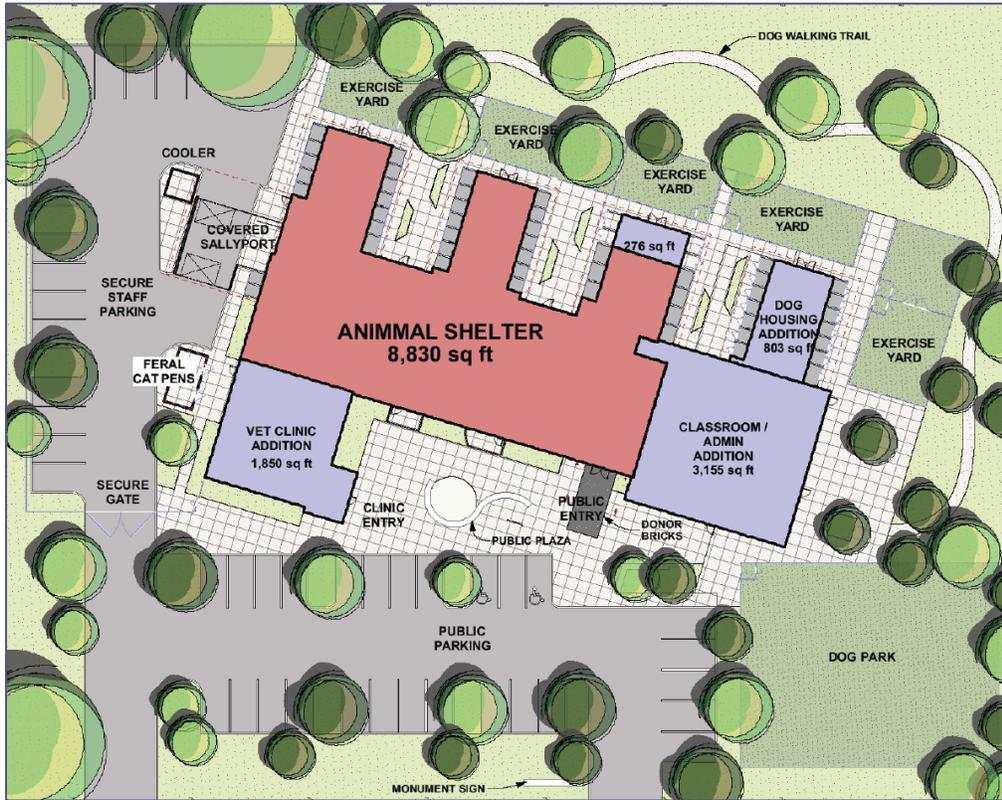
	Phase 1	Future Phase
Required Building Area:	12,002 square feet	6,972 square feet
Required Site Area:	1.4 acres	0.4 acres

Animal Shelter Plans

Animal Shelter Site - Phase 1



Animal Shelter Site - Future Phase



Future Phase Concept Model:



Animal Shelter Floor Plan - Phase 1



Future Phase Concept Model:



Shelter Estimate

Total Animal Shelter Phase 1 development costs are projected at \$8,600,000. Phase 2 will be requiring adding \$4,600,000.

Building: \$3.9 Million

Site: \$1.5 Million

General Conditions: \$0.7 Million

Total Construction: \$6.1 Million

Indirect Costs: \$1.3 Million

Contingency: \$1.2 Million

Total Project Cost: \$8.6 Million – 12,002 square feet - Phase 1

\$4.6 Million – 6,092 square feet - Add at Phase 2

5. Sustainability Measures

To increase the sustainability and resiliency of the new Police Facility and Animal Shelter, several measures are proposed that will reduce the energy demand, as well as, make the building a nicer place to live and work. These measures will also allow the building to be zero net energy (ZNE) with the addition a relatively small photovoltaic (PV) system.

All frequently occupied spaces will be provided with enough daylight so that the electrical lighting system will not be used during the daylight hours. This will be accomplished by using clear glass windows set to extend as high as possible; and small, strategically placed, clear skylights with prismatic diffusers. Electrical lighting systems will have automatic daylight harvesting controls so that the electric lights will dim and go off when there is enough natural light available.

Natural ventilation will be provided for all spaces by means of operable windows, operable skylights and in some instances operable louvers. Spaces with special ventilation needs - such as Evidence - will have additional dedicated ventilation. With the new, high efficiency, HVAC systems, there will be opportunities to achieve greater efficiency.

New high-efficiency plumbing fixtures and insulated water heating will save the City money and resources.

All windows will be shaded during the summer. This will reduce the need for air conditioning on all but the hottest summer days. South facing windows will be shaded with overhangs and north facing windows with vertical fins. East and West facing windows will need to be shaded with automated retractable window shades or blinds.

Photovoltaics (PV) can also be included to bring the building to a yearly net zero energy usage (ZNE).

6. Disposition of Vacated Spaces

The Police Department Headquarters Building, the Commercial Building used for storage, and the House used for storage form a contiguous property that could become a downtown park and/ or parking lot. The former Bank Building used for police offices positioned across the street from City Hall could be remodeled and repurposed for other City functions.

The following are an unprioritized list of options the facility committee have compiled from staff and the community meetings. The City has hired a consultant to help masterplan the downtown core – their planning process will bring additional insight into identifying optimal use for these vacated spaces.

Police Department Headquarters Building at 945 5th Street

- Relocate police services to new facility.
- Demolish and replace with park or parking.
- Gut interior and remodel for City Hall use.
- Gut interior and remodel for Community Development, Building Department, Engineering, or Public Works use.
- Gut interior and remodel for downtown Police presence.
- Sell “as is”.
- Remodel and sell.

Commercial Building used for Storage at 444 J Street

- Relocate stored archival items to new facility.
- Demolish and replace with park or parking.
- Remodel and use for Valley Crisis Center.
- Remodel and use for homeless rehabilitation or launch facility.
- Remodel and use as warming / cooling shelter.
- Remodel for Police use.
- Sell “as is”.
- Remodel and sell.

House used for Storage at 428 J Street

- Relocate stored archival items to new facility.
- Demolish and replace with park or parking.
- Remodel and use for Valley Crisis Center.
- Remodel for Police use.
- Remodel and use for IT.
- Sell “as is”.
- Remodel and sell.

Former Bank Building used for Police Offices at 535 J Street

- Relocated police services, including Police Activities League (PAL) services, to new facility.
- Sell and reinvest in Police.
- Remodel and repurpose for other City functions.

7. LBPD Needs Assessment Appendices

LBPD Program Area Table

Space No.	Room Name Description	Sworn Count			Civilian Count			Total Staff Count			Qty Space or Station			Area		Comments
		Existing 2018	Current Need 2020	Additional Need 2030	Existing 2018	Current Need 2020	Additional Need 2030	Existing 2018	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030		
CHIEF OF POLICE		1	2	0	0	0	2	1	2	2			1,466	667		
CP01	Chief's Office	1	1	0				1	1	0	1	0	254	0		
CP02	Closet										1	0	33	0		
CP03	Admin Bathroom										1	0	79	0		
CP04	Admin Bathroom										1	0	79	0		
CP05	Executive Assistant				0	0	1	0	0	1	0	1	0	146	Add 2030	
CP06	Chief's Waiting Area (dignitary waiting)										1	0	115	0		
CP07	Large Conference Room										1	1	328	173		
CP08	Coffee Bar										1	0	37	0		
CP09	Assistant Chief / Commander	0	1	0				0	1	0	1	1	179	45		
CP10	Closet										1	1	8	12		
CP11	File Room										1	0	110	0		
CP12	Analyst				0	0	1	0	0	1	0	1	0	179	Add 2030	
Departmental Circulation (20%)													244	112		
OPERATIONS		28	41	5	0	0	0	28	41	5			4,406	1,948		
OPS01	Commander's Office	1	1	0				1	1	0	1	0	179	0		
OPS02	Closet										1	0	8	0		
Patrol																
OPS03	Patrol Lieutenant's Office	0	2	2				0	2	2	1	0	155	-23		
OPS04	Patrol Lieutenant's Office										1	0	154	-22		
OPS05	Patrol Lieutenant's Office										0	1	0	129	Add 2030	
OPS06	Patrol Lieutenant's Office										0	1	0	131	Add 2030	
OPS07	Patrol Watch Commander	0	0	0				0	0	0	0	1	0	146	Add 2030	
OPS08	Patrol Sergeants	5	6	0				5	6	0	1	0	133	-6		
OPS09	Patrol Sergeants										1	0	127	0		
OPS10	Patrol Sergeants										1	0	133	-7		
OPS11	Patrol Sergeants										1	0	132	-6		
OPS12	Patrol Desk Officer	0	0	0				0	0	0	0	1	0	89	Add 2030	
OPS13	Patrol Conference Room										0	1	0	426	Add 2030	
OPS14	Patrol Coffee Bar										1	0	35	0		
OPS15	Briefing Room	22	28	1				22	28	1	1	0	792	-54		
OPS16	Report Writing										1	1	233	164		
OPS17	K-9 Cozy Corner										1	0	37	34		
OPS18	Evidence Prep and Temporary Storage										1	1	170	0		
OPS19	Storage										0	1	0	47	Add 2030	
OPS20	Mailboxes										1	1	54	-2		
OPS21	Armory										1	0	250	70		
OPS22	Cleaning Room										1	0	62	119		
OPS23	Go Bags										1	1	331	-27		
OPS24	Interview Room										0	1	0	107	Add 2030	
OPS25	Interview Room										0	1	0	107	Add 2030	
OPS26	Staff Entry										1	0	61	0		
OPS27	Juvenile Soft Holding										1	0	137	-58		
OPS28	Juvenile Soft Holding										0	1	0	79	Add 2030	
OPS29	Interview Soft Holding Toilet / Shower										0	1	0	65	Add 2030	
Traffic																
OPS30	Traffic Sergeant	0	0	0				0	0	0	1	0	117	42		
OPS31	Traffic Open Office	0	4	2				0	4	2	2	2	330	37		
OPS32	Storage										1	0	42	36		
Departmental Circulation (20%)													734	325		

LCPD Program Area Table Continued...

Space No.	Room Name Description	Sworn Count			Civilian Count			Total Staff Count			Qty Space or Station			Area		Comments
		Existing 2018	Current	Additional Need 2030	Existing 2018	Current	Additional Need 2030	Existing 2018	Current	Additional Need 2030	Current	Additional Need 2030	Current	Additional Need 2030		
		0	0	0	16	22	6	16	22	6				5,507	2,943	
PS01	Police Services Manager				1	1	0	1	1	0	1	0	179	0		
PS01A	Closet										1	0	8	0		
Dispatch																
PS02	Dispatch Supervisor				1	1	0	1	1	0	1	1	124	8		
PS03	Dispatch Open Office				10	12	3	10	12	3	1	1	631	146		
PS04	Dispatch Logging Station										0	1	0	87	Add 2030	
PS05	Dispatch Toilet (All Gender)										1	0	85	0		
PS06	Dispatch Toilet (All Gender)										1	0	85	0		
PS07	Dispatch Break Room										0	0	119	-1		
Records																
PS08	Records Supervisor				0	1	0	0	1	0	1	0	123	-13		
PS09	Records Open Office				3	4	2	3	4	2	1	1	430	84		
PS10	Records Archives										0	1	0	370	Add 2030	
PS11	Storage										1	1	151	-73		
PS12	Copy Room										1	0	183	-61		
Evidence																
PS13	Evidence Tech's Office				0	1	0	0	1	0	1	0	196	0		
PS14	Evidence Lobby										1	0	121	0		
PS15	Evidence Lab				1	2	1	1	2	1	0	1	0	232	Add 2030	
PS16	Evidence Processing & Exam										1	0	226	74		
PS17	Evidence Storage										1	1	1,261	341		
PS18	Fire Arms Storage										1	1	100	128		
PS19	Drug Storage										1	1	74	46		
PS20	Homicide Storage										1	1	107	77		
PS21	Drying Room										1	1	88	139		
PS22	Bulk Evidence										1	1	124	63		
PS23	Destruction/ Receiving										1	0	83	0		
PS24	Unisex Toilet										1	0	91	-39		
Finance																
PS25	Finance Supervisor				0	0	0	0	0	0	0	0	0	0	0	
PS26	Finance Clerical				0	0	0	0	0	0	0	0	0	0	0	
PS27	File Room										0	1	0	80	Add 2030	
Departmental Circulation (20%)												918	1,255			
ADMINISTRATION																
AD01	Admin Commander	11	16	9	6	8	5	17	24	14			7,256	3,901		
AD01A	Closet	1	1	0				1	1	0	1	0	179	0		
Training / EOC																
AD02	Office										0	1	0	109	Add 2030	
AD03	Conference Room										1	1	268	-47		
AD04	File Room										0	1	0	68	Add 2030	
AD05	Storage										0	1	0	75	Add 2030	
AD06	Training / EOC Room										1	1	1,106	254		
AD07	EOC Toilet										0	1	0	108	Add 2030	
AD08	EOC Toilet										0	1	0	108	Add 2030	
AD09	Furniture Storage										1	0	90	-18		
AD10	EOC Supplies										0	1	0	108	Add 2030	
AD11	Break Room										0	1	0	452	Add 2030	
AD12	Copy Area										1	0	99	8		
AD13	Equipment Room										1	1	155	15		
AD14	School Resource Officer	3	4	1				3	4	1	0	0	0	0	In Schools	
AD15	PAL Officer	1	1	0				1	1	0	1	1	390	729		
AD16	Supply Storage										1	0	48	74		

LCPD Program Area Table Continued...

Space No.	Room Name Description	Sworn Count			Civilian Count			Total Staff Count			Qty Space or Station		Area		Comments
		Existing 2018	Current Need 2020	Additional Need 2030	Existing 2018	Current Need 2020	Additional Need 2030	Existing 2018	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	
		AD17	Furniture Storage									0	1	0	
AD18	Equipment Room									0	1	0	308	Add 2030	
AD19	Toilet									0	1	0	81	Add 2030	
AD20	Toilet									0	0	0	0		
AD21	Kitchenette									0	1	0	115	Add 2030	
AD22	Volunteers									1	1	241	62		
AD22A	Storage									1	0	44	121		
Code Enforcement/ Animal Control															
AD23	Manager's Office				0	0	1	0	0	1	0	1	0	150	Add 2030
AD24	Clerk				1	1	0	1	1	0	1	0	119	-8	
AD25	Supervisor / CSO				1	2	2	1	2	2	1	0	140	-7	
AD26	Open Office				3	4	2	3	4	2	1	0	459	-56	
AD27	File Room									1	1	60	20		
AD28	Storage									1	1	42	38		
Investigations															
AD29	Investigations Lieutenant	0	0	1				0	0	1	0	1	0	150	Add 2030
AD30	Waiting Area									1	0	76	0		
AD31	Crime Analyst				1	1	0	1	1	0	1	0	120	30	
AD32	Work Room									1	0	99	44		
AD33	File Room									1	1	107	0		
AD34	Investigations Sergeant	1	1	1				1	1	1	1	0	120	31	
AD35	Detective Open Office	5	6	2				5	6	2	6	2	702	108	
AD36	Storage									1	1	63	43		
AD37	Interview Room									1	0	80	0		
AD38	Interview Room									1	0	78	0		
AD39	Interview Room									0	1	0	98	Add 2030	
AD40	Monitor Room									1	0	84	0		
AD41	Conference Room									1	1	283	125		
AD42	Gang Activity Sergeant	0	1	0				0	1	0	1	0	120	22	
AD43	Gang Activity Open Office	0	2	4				0	2	4	4	0	516	-373	
AD44	Informant Entry									1	0	60	6		
AD45	Informant Toilet									1	0	91	0		
Departmental Circulation (20%)												1,209	650		
FACILITY SUPPORT															
Public Support		0	0	0	3	5	4	3	5	4			7,038	1,721	
FS01	Entry Lobby										1	0	863	0	
FS02	Public Restrooms (W)										1	0	72	0	
FS03	Public Restrooms (M)										1	0	72	0	
FS04	Live Scan Room										1	0	45	0	
FS05	Interview Room										1	0	97	0	
Staff Support														0	
FS06	Staff Restroom (W)										1	0	67	-10	
FS07	Staff Restroom (M)										1	0	67	-10	
FS08	Break Room										1	0	351	111	
FS09	Physical Training										1	0	1,022	206	
FS10	Men's Shower/ Locker/ Toilet Room										74	48	1,092	0	
FS11	Women's Shower/ Locker/ Toilet Room										54	32	638	272	
FS12	Lactation (Mom) Room										1	0	75	2	
FS13	Bunk Room										1	0	74	11	
FS14	Bunk Room										1	0	77	8	
FS15	Bunk Room										1	0	77	8	
FS16	Bunk Room										0	1	0	85	Add 2030

LSPD Program Area Table Continued...

Space No.	Room Name Description	Sworn Count			Civilian Count			Total Staff Count			Qty Space or Station			Area		Comments
		Existing 2018	Current Need 2020	Additional Need 2030	Existing 2018	Current Need 2020	Additional Need 2030	Existing 2018	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030		
		Building Support														
FS17	Maintenance Office				1	2	1	1	2	1	1	0	127	54		
FS18	Janitorial Closets										1	0	41	19		
FS19	Janitorial Closets										1	0	42	0		
FS20	Janitorial Closets										1	0	34	0		
FS21	Electrical Room										1	0	219	0		
FS22	Mechanical Room										1	1	234	367		
Information Technology (IT)															0	
FS23	IT Supervisor				0	0	0	0	0	0	0	1	0	54	Add 2030	
FS24	IT Technicians				2	3	3	2	3	3	0	1	0	242	Add 2030	
FS25	Server Room										1	1	284	0		
FS26	Radio Room										1	1	195	15		
Departmental Circulation (20%)												1,173	287			
SHORT TERM HOLDING		0	0	0	6	9	6	6	9	6			2,154	120		
J01	Personnel Sally Port										1	0	100	0		
J02	Gun Lockers										1	0	15	0		
J03	Waiting Area										1	0	120	0		
J04	Booking / CSO Office				6	9	6	6	9	6	1	0	120	0		
J05	Inmate Property Lockers										1	0	180	0		
J06	Exam / Testing										1	0	120	0		
J07	Inmate Toilet & Shower										1	0	65	0		
J08	Hard Interview										1	0	75	0		
J09	Secure Storage										1	0	80	0		
J10	Janitor's Closet										1	0	60	0		
J11	Visiting / Attorney Booth										1	0	50	0		
J12	Visiting										0	1	0	50	Add 2030	
J13	Visiting										0	1	0	50	Add 2030	
J14	Temporary Holding										1	0	100	0		
J15	Temporary Holding										1	0	100	0		
J16	Temporary Holding										1	0	100	0		
J17	Detox										1	0	80	0		
J18	Detox										1	0	80	0		
J19	Detox										1	0	80	0		
J20	Detox										1	0	80	0		
J21	Isolation Cells										1	0	70	0		
J22	Isolation Cells										1	0	70	0		
J23	Safety Cell										1	0	50	0		
Departmental Circulation (20%)												359	20			
MAIN BUILDING TOTALS		SWORN			CIVILIAN			TOTAL					2020	2030		
	STAFF	40	59	14	31	44	23	71	103	37						
	Net Assigned Area												27,828	11,300		
	Building Efficiency Factor							8%	6%				2,172	700		
	AREA												30,000	12,000	SF	

LBPD Program Area Table Continued...

Space No.	Description	SWORN		CIVILIAN		RATIO		Qty Space or Station		Assigned Area		Comments
		Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	Current Need 2020	Additional Need 2030	
PARKING												
	STAFF PARKING			106	35	60%	60%	64	21	20,670	6,825	
	STAFF ACCESSIBLE PARKING			106	35	4%	4%	4	1	2,171	717	
	OFFICIAL VEHICLES	59	14			120%	120%	71	17	23,010	5,460	
	SUBTOTAL STAFF/ OFFICIAL PARKING							139	39	55,000	15,600	INCL 20% CIRC
	VISITOR PARKING			54	36	43%	43%	23	15	7,547	5,031	
	VISITOR ACCESSIBLE PARKING			54	36	4%	4%	2	1	1,106	737	
	SUBTOTAL VISITOR PARKING							25	17	10,400	6,900	INCL 20% CIRC
SALLY PORT												
										1,800	0	
ANCILLARY BUILDING												
	AB01 Property Bicycle							1	0	211	212	
	AB02 General Storage							1	0	458	-44	
	AB03 Traffic Storage							1	0	252	-72	
	AB04 Patrol Bicycles							0	1	0	220	Add 2030
	AB05 Motorcycle Garage							0	1	0	739	Add 2030
	AB06 Evidence Vehicle							1	0	536	0	
	AB07 Impound Vehicle							1	1	638	324	
	AB08 Trailer Storage Bay							1	0	369	149	
	AB09 Command Van							1	0	598	364	
	AB10 SWAT Van							0	1	0	600	Add 2030
	AB11 SWAT Staging / K-9 Unit (area TBD)							1	0	225	101	
	AB12 K-9 Unit							0	1	0	147	Add 2030
	AB13 Hazmat Storage							1	0	55	10	
	AB14 Maintenance							1	0	88	-6	
SITE SUBTOTALS												
	1. BUILDING FOOTPRINT									30,000	12,000	
	2. SALLY PORT									1,800	0	
	3. ANCILLARY BUILDING									3,400	2,700	
	4. TRASH ENCLOSURE									400	200	
	5. PARKING							164	56	65,400	22,500	
	6. PASSENGER DROP-OFF									1,200	1,250	
	7. COURT OR PATIO									2,700	0	
	8. COMMUNITY PLAZA									5,000	1,250	
	9. RADIO TOWER									100	0	
	10. SECURE STAGING AREA									3,000	0	
	11. LANDSCAPE ALLOWANCE							30%	8%	48,172	3,660	
SITE TOTAL												
										2020	2030	
										161,172	43,560	SF
										3.7	1.0	ACRES

LBDP Program Comparison Tables

SF/ Sworn by City	SF	Sworn	Ratio
Vacaville	45,700	111	412 SF/ Sworn
Clovis	70,000	100	700 SF/ Sworn
Existing 2018	6,400	40	160 SF/ Sworn
Phase 1: Need 2020	35,200	59	597 SF/ Sworn
Phase 2: Need 2030	49,900	73	684 SF/ Sworn
Turlock	55,000	78	705 SF/ Sworn
Woodland	52,300	67	781 SF/ Sworn
Average			577 SF/ Sworn

SF/ Staff by City	SF	Staff	Ratio
Vacaville	45,700	150	305 SF/ Staff
Clovis	70,000	200	350 SF/ Staff
Existing 2018	21,250	70	304 SF/ Staff
Phase 1: Need 2020	35,200	103	342 SF/ Staff
Phase 2: Need 2030	49,900	140	356 SF/ Staff
Turlock	55,000	113	487 SF/ Staff
Woodland	52,300	82	638 SF/ Staff
Average			397 SF/ Staff

Sworn/ Pop by City	Sworn	Pop (1K)	Ratio
Vacaville	111	100	1.11 Sworn/1K
Clovis	100	113	0.88 Sworn/1K
Existing 2018	40	40	1.00 Sworn/1K
Phase 1: Need 2020	59	42	1.40 Sworn/1K
Phase 2: Need 2030	73	55	1.33 Sworn/1K
Turlock	78	75	1.04 Sworn/1K
Woodland	67	58	1.16 Sworn/1K
Average			1.13 Sworn/1K

SUMMARY	SF/ 100 Sworn	SF/ 100 Staff	Sworn/ 1K Pop
Vacaville	4	3	1.11
Clovis	7	4	0.88
Existing 2018	2	3	1.00
Phase 1: Need 2020	6	3	1.40
Phase 2: Need 2030	7	4	1.33
Turlock	7	5	1.04
Woodland	8	6	1.16
Average	5.77	3.97	1.13

LBPD Cost Estimate

NEW LOS BANOS POLICE FACILITY - CURRENT NEED (2020)						
Item	Quantity (units)	Unit Cost (\$/unit)	Subtotal Cost (\$)	Total Cost (\$)	Comments	
Site Data - Total site area, initial + buildout	161,172 SF				3.7 acres	
Site Data - Main, Sally Port, and Ancillary Building	35,200 SF				estimated area	
Site Data - Main Building footprint	30,000 SF				estimated area	
Site Data - Ancillary Building footprint	3,400 SF				estimated area	
Site Data - Vehicle Sallyport footprint	1,800 SF				estimated area	
Site Data - Radio Tower footprint (20 x 20)	100 SF				estimated area	
Site Data - Generator Enclosure footprint (30 x 45)	1,350 SF				estimated area	
Site Data - Trash Enclosure footprint (15 x 25)	400 SF				estimated area	
Site Data - Paving - vehicular	65,400 SF				estimated area	
Site Data - Paving - pedestrian	8,900 SF				estimated area	
Site Data - Landscaped area	48,172 SF				estimated area	
Site Data - Future development area, turf only	0 SF				assumes undeveloped	
DIRECT CONSTRUCTION COST - BLDG	30,000 SF	\$400		\$12,000,000	quantity is main building only	
New police main building	30,000 SF	\$400	\$12,000,000		est. allowance	
DIRECT CONSTRUCTION COST - SITE	3.70 AC	\$1,154,500		\$4,271,400	rounded	
Offsite- Utilities, connect to street	0 LS	\$200,000	\$0		assumes none included	
Offsite- Sidewalk, pedestrian walkways, path of travel	0 LS	\$15,000	\$0		assumes none included	
Offsite- Driveway entrances	0 LS	\$25,000	\$0		assumes none included	
Onsite- New police ancillary building	3,400 SF	\$250	\$850,000		est. allowance	
Onsite- New vehicle sallyport	1,800 SF	\$200	\$360,000		est. allowance	
Onsite- Radio tower, radio equipment & cabling	1 EA	\$180,000	\$180,000		assumes 60' tower	
Onsite- Emergency power generation incl. fuel tank supply	1 EA	\$180,000	\$180,000		est. allowance	
Onsite- Site demolition and/or relocation of utilities	1 LS	\$50,000	\$50,000		est. allowance	
Onsite- Grading & pad preparation	1 LS	\$200,000	\$200,000		est. allowance	
Onsite- Storm drainage incl. retention	1 LS	\$300,000	\$300,000		est. allowance	
Onsite- Potable water & meter	1 LS	\$40,000	\$40,000		est. allowance	
Onsite- Fire water & hydrants	1 LS	\$90,000	\$90,000		est. allowance	
Onsite- Sanitary sewer	1 LS	\$60,000	\$60,000		est. allowance	
Onsite- Electrical service entrance	1 LS	\$50,000	\$50,000		est. allowance	
Onsite- Electrical lighting	1 LS	\$121,000	\$121,000		est. allowance	
Onsite- Telecom/data service	1 LS	\$20,000	\$20,000		est. allowance	
Onsite- CATV service	1 LS	\$10,000	\$10,000		est. allowance	
Onsite- Gas service	1 LS	\$20,000	\$20,000		est. allowance	
Onsite- Trash enclosure	1 EA	\$40,000	\$40,000		est. allowance	
Onsite- Emergency generator fndtn/fence/encl.	1 EA	\$45,000	\$45,000		est. allowance	
Onsite- Pedestrian paving incl. accessibility	11,900 SF	\$15	\$178,500		est. allowance	
Onsite- New vehicular paving, incl. accessibility	65,400 SF	\$10	\$654,000		est. allowance	
Onsite- Curb, gutter and striping, incl. path of travel	1 LS	\$60,000	\$60,000		est. allowance	
Onsite- Security Fencing and Personnel Gates	1,500 LF	\$95	\$142,500		est. allowance	
Onsite- Motorized gates	2 EA	\$30,000	\$60,000		est. allowance	
Onsite- Security electronics, access contrl, CCTV	1 LS	\$60,000	\$60,000		est. allowance	
Onsite- Landscape & irrigation	48,172 SF	\$8	\$385,376		est. allowance	
Onsite- Future development area, turf only	0 SF	\$2	\$0		assumes undeveloped	
Onsite- Planters, steps, flagpole, signage, misc.	1 LS	\$20,000	\$20,000		est. allowance	
Onsite- Motorshed	1 EA	\$40,000	\$40,000		est. allowance	
Onsite- Covered structure for SWAT, command, other	1 EA	\$30,000	\$30,000		est. allowance	
Onsite- Miscellaneous	1 LS	\$25,000	\$25,000		est. allowance	
GENERAL CONTRACTOR MARKUP				\$2,007,900		
General Conditions	5.5 %	\$16,271,400	\$894,927		on direct site + bldg costs	
Overhead & Profit	5.5 %	\$16,271,400	\$894,927		on direct site + bldg costs	
Bonds	1.34 %	\$16,271,400	\$218,037		on direct site + bldg costs	
TOTAL DIRECT CONSTRUCTION	35,200 SF	\$519		\$18,279,300	bid day cost	
INDIRECT COSTS				\$3,092,200		
New CAD (Computer Aided Dispatch) workstations	6 EA	\$30,000	\$180,000		est. allowance	
New Comm Center fit up	1 LS	\$40,000	\$40,000		est. allowance	
Fixtures, furnishings & equipment (FF&E) - loose	30,000 SF	\$10	\$300,000		est. allowance	
Phones & IT equipment	1 EA	\$120,000	\$120,000		est. allowance	
Plancheck & permits	0.50 %	\$18,279,300	\$91,397		on direct bldg. + site	
Utility fees	1 EA	\$20,000	\$20,000		est. allowance	
Engineering & design	10.0 %	\$18,279,300	\$1,827,930		on direct bldg. + site	
Topographical survey	1 EA	\$15,000	\$15,000		est. allowance	
Geotechnical report and geologic study	1 EA	\$35,000	\$35,000		est. allowance	
Testing & special inspections	1.0 %	\$18,279,300	\$182,793		on direct bldg. + site	
Inspector of record (IOR), DSA-certified	14.0 MO	\$20,000	\$280,000		on direct bldg. + site	
ESCALATION AND CONTINGENCY				\$3,655,900		
Escalation assumes 2.5 years to midpoint construction @ 4%/yr.	10.0 %	\$18,279,300	\$1,827,930		on direct + indirect costs	
Project contingency @ 10%	10.0 %	\$18,279,300	\$1,827,930		on direct + indirect costs	
TOTAL PROJECT DEVELOPMENT COSTS	35,200 SF	\$711		\$25,027,400		
Rounded for Fiscal Planning Purposes				\$25,000,000	est. allowance	

LBPD Cost Estimate Continued...

NEW LOS BANOS POLICE FACILITY - ADDITIONAL NEED (2030)					
Item	Quantity (units)	Unit Cost (\$/unit)	Subtotal Cost (\$)	Total Cost (\$)	Comments
Site Data - Total site area, initial + buildout	43,560 SF				1.0 acre from parcel maps
Site Data - Main & Ancillary Building Additions	14,700 SF				estimated area
Site Data - Main Building footprint	12,000 SF				estimated area
Site Data - Ancillary Building footprint	2,700 SF				estimated area
Site Data - Vehicle Sallyport footprint	0 SF				no addition
Site Data - Trash Enclosure footprint (15 x 25)	200 SF				estimated area
Site Data - Paving - vehicular	22,500 SF				estimated area
Site Data - Paving - pedestrian	2,500 SF				estimated area
Site Data - Landscaped area	3,660 SF				estimated area
DIRECT CONSTRUCTION COST - BLDG	12,000 SF	\$400		\$4,800,000	quantity is main building only
New police main building	12,000 SF	\$400	\$4,800,000		est. allowance
DIRECT CONSTRUCTION COST - SITE	1.00 AC	\$1,348,300		\$1,348,300	rounded
Offsite- Utilities, connect to street	0 LS	\$20,000	\$0		no addition
Offsite- Sidewalk, pedestrian walkways, path of travel	0 LS	\$10,000	\$0		no addition
Offsite- Driveway entrances	0 LS	\$25,000	\$0		no addition
Onsite- New police ancillary building	2,700 SF	\$250	\$675,000		est. allowance
Onsite- New vehicle sallyport	0 SF	\$200	\$0		no addition
Onsite- Radio tower, radio equipment & cabling	0 EA	\$180,000	\$0		no addition
Onsite- Emergency power generation incl. fuel tank supply	0 EA	\$180,000	\$0		no addition
Onsite- Site demolition and/or relocation of utilities	1 LS	\$10,000	\$10,000		est. allowance
Onsite- Grading & pad preparation	1 LS	\$75,000	\$75,000		est. allowance
Onsite- Storm drainage incl. retention	1 LS	\$100,000	\$100,000		est. allowance
Onsite- Potable water & meter	0 LS	\$40,000	\$0		no addition
Onsite- Fire water & hydrants	0 LS	\$90,000	\$0		no addition
Onsite- Sanitary sewer	1 LS	\$10,000	\$10,000		est. allowance
Onsite- Electrical service entrance	0 LS	\$50,000	\$0		no addition
Onsite- Electrical lighting	1 LS	\$44,000	\$44,000		est. allowance
Onsite- Telcom/data service	0 LS	\$20,000	\$0		no addition
Onsite- CATV service	0 LS	\$10,000	\$0		no addition
Onsite- Gas service	0 LS	\$20,000	\$0		no addition
Onsite- Emergency generator fndtn/fence/encl.	0 EA	\$45,000	\$0		no addition
Onsite- Pedestrian paving incl. accessibility	2,500 SF	\$15	\$37,500		est. allowance
Onsite- New vehicular paving, incl. accessibility	22,500 SF	\$10	\$225,000		est. allowance
Onsite- Curb, gutter and striping, incl. path of travel	1 LS	\$20,000	\$20,000		est. allowance
Onsite- Add to Trash Enclosure	1 LS	\$20,000	\$20,000		est. allowance
Onsite- Security Fencing and Personnel Gates	500 LF	\$95	\$47,500		est. allowance
Onsite- Motorized gates	1 EA	\$15,000	\$15,000		relocated
Onsite- Security electronics, access contrl, CCTV	1 LS	\$10,000	\$10,000		est. allowance
Onsite- Landscape & irrigation	3,660 SF	\$8	\$29,280		est. allowance
Onsite- Planters, steps, flagpole, signage, misc.	1 LS	\$20,000	\$20,000		est. allowance
Onsite- Site retaining walls	0 LS	\$0	\$0		no addition
Onsite- Motorshed	0 EA	\$40,000	\$0		est. allowance
Onsite- Covered structure for SWAT, command, other	0 EA	\$30,000	\$0		est. allowance
Onsite- Miscellaneous	1 LS	\$10,000	\$10,000		est. allowance
GENERAL CONTRACTOR MARKUP				\$836,200	
General Conditions	6.0 %	\$6,148,300	\$368,898		on direct site + bldg costs
Overhead & Profit	6.0 %	\$6,148,300	\$368,898		on direct site + bldg costs
Bonds	1.60 %	\$6,148,300	\$98,373		on direct site + bldg costs
TOTAL DIRECT CONSTRUCTION	14,700 SF	\$475		\$6,984,500	
INDIRECT COSTS				\$1,393,300	
Fixtures, furnishings & equipment (FF&E) - loose	12,000 SF	\$10	\$120,000		est. allowance
Phones & IT equipment	1 EA	\$120,000	\$120,000		est. allowance
Plancheck & permits	0.50 %	\$6,984,500	\$34,923		on direct bldg. + site
Utility fees	1 EA	\$20,000	\$20,000		est. allowance
Engineering & design	10.0 %	\$6,984,500	\$698,450		on direct bldg. + site
Topographical survey	1 EA	\$15,000	\$15,000		est. allowance
Geotechnical report and geologic study	1 EA	\$35,000	\$35,000		est. allowance
Testing & special inspections	1.0 %	\$6,984,500	\$69,845		on direct bldg. + site
Inspector of record (IOR), DSA-certified	14.0 MO	\$20,000	\$280,000		on direct bldg. + site
ESCALATION AND CONTINGENCY				\$1,396,900	
Escalation assumes 2.5 years to midpoint construction @ 4%/yr.	10.0 %	\$6,984,500	\$698,450		on direct + indirect costs
Project contingency @ 10%	10.0 %	\$6,984,500	\$698,450		on direct + indirect costs
TOTAL PROJECT DEVELOPMENT COSTS	14,700 SF	\$665		\$9,774,700	
Rounded for Fiscal Planning Purposes				\$9,800,000	est. allowance

8. Animal Shelter Needs Assessment Appendices

Animal Shelter Program Area Table

Space Description	Phase 1, Initial Build	Future Phase	Comments
Public Areas			
Lobby	242	0	
Reception (front office supervisor, 1 FTE)	100	0	
Waiting Area	120	0	
Donation Drop Off	0	0	not included
Small Meeting / Counseling	110	0	
Retail	0	0	On wall in Lobby
Public Restrooms	195	0	Single occupancy, Phase 1
Public Restrooms - expanded	0	350	Additional fixtures required to serve classroom
Multipurpose Room (capacity 30-40 people)	0	994	
Multipurpose Storage Room	0	216	
<i>Public Areas Sub-Total</i>	<i>767</i>	<i>1,560</i>	
Animal Areas			
Dog Intake Exam	130	0	
Dog Behavior Assessment	110	0	
Cat Intake Exam	125	0	
Euthanasia	95	0	adjacent to walk-in cooler
Cat GA Room	85	0	
Cat Holding: Isolation - 4 cats	140	0	Back of House. 5' dlg. Compartment, stacked
Cat Holding: Adoption			
Cage Housing - 12 units	300	0	
Individual Room - 1 cat or bonded pair	55	0	indoor/outdoor
Small Group - 3-4 adult cats	90	0	
Cat Holding: Adoption/Flex - 6 cats	220	0	1 rm w/ 6 dbl. compart. cages w/ sink
Cat Holding: Feral	0	0	see covered exterior area
Dog GA Room	110	0	
Dog Holding: Isolation -Anteroom	80	0	
Dog Holding: Isolation - 2 kennels 4 cages	193	0	(2) 4'x6' indoor/ outdoor kennels + 2 dbl. compart. Stacked cages
Dog Holding: Adoption	0	0	Not included
Real Life Room - (7) 6x6 rooms	565	250	indoor / outdoor
Kennels (14 dogs)	720	720	(14) indoor / outdoor 4.5'x5' kennels w/ (2) 5',5'
Dog Holding: Flex - 7 dogs	406	0	(5) indoor / outdoor 4.5'x5' kennels w/ (1) 5'x5'
Dog Holding: Quarantine - 5 dogs	340	0	(5) indoor / outdoor 4.5'x5' kennels w/ (1) 5'x5'
Dog Holding: Stray/Adopt - small dog / puppy (4 dogs)	136	0	6' dbl. compartment cages
Dog Holding Workroom	0	0	sinks included in each holding room
Food Storage	0	0	in outdoor rodent proof shed
Central Food Prep / Dishwash / Laundry	405	0	
Grooming	140	0	
General Storage	115	0	
Central Cleaning Pump Room	0	0	in covered sallyport area
<i>Animal Areas Sub-Total</i>	<i>4,560</i>	<i>970</i>	
Administration			
Shelter Director (1 FTE)	127	0	
Open office area			
Volunteer & Foster / Outreach Coordinator (1 FTE)	64	100	1 FTE added in Phase 2
Community Outreach Coordinator (1 FTE)	0	100	
Kennel Worker(2 FTE): open office workstations	125	0	
Kitchenette / break	40	124	Break Room added in Phase 2
Copy / Supply	30	80	located in open office area
Conference Table - 6	46	110	Conference Room added in Phase 2
Field Services			
Supervising Field Officer (1FTE)	0	64	
Field Officer (1 FTE): open office workstation	0	64	
Secure Animal Control Storage	0	24	
Volunteer Room	130	0	lockers, table for 4, white board, upper/lower cabinet
Staff Restrooms	0	84	One all gender staff restroom added in Phase 2
<i>Administration Areas Sub-Total</i>	<i>562</i>	<i>750</i>	

Animal Shelter Program Area Table Continued...

Space Description	Phase 1	Phase 2	Comments
Shelter Veterinary			
Public Lobby	0	150	
Shelter Veterinary Office (1 FTE)	0	100	
Registered Vet Tech (1FTE), workstations @ 64sf ea.	0	0	Workstation in surgery prep
Non-licensed Vet Tech (.5 FTE)	0	0	
Medical Treatment Room	215	0	1 wet table. Adjacent to exam and pharmacy
X-ray Room	0	0	
Pharmacy	0	0	locked cabinet in medical treatment room
Exam Room	0	106	adjacent to medical treatment room
Surgery Prep Room	0	440	adjacent to medical treatment room
Surgery Pack	0	90	1 room, 2 tables
Surgery Room - 1 table	153	0	Expanded to 2 tables in Phase 2
Dog Recovery Holding (4 dogs)	0	160	1 room: 2 kennels, 2 cages
Cat Recovery Holding (8 cats)	0	120	1 room w/ 2'x'2' single cages stacked 3 high & s.s. shelving
Cat Holding - Foster Cats	0	100	
Cat Holding - Community Cats	0	100	
Storage	0	0	
Medical Gas Closet	0	40	
<i>Shelter Veterinary Sub-Total</i>	<i>368</i>	<i>1,406</i>	
Facility Support			
General Storage	0	0	
Janitor's Closet	55	0	
Mechanical Room	0	0	Ground mounted mechanical units
Electrical	105	0	
Telecom	92	0	
<i>Facility Support Sub-Total</i>	<i>252</i>	<i>0</i>	
Interior Spaces Sub-Total	6,509	4,686	
Circulation, Wall Thickness @ 30%	1,953	1,406	
Total Interior Areas	8,462	6,092	
Total, Phase 1 Initial Build + Future		14,554	
Covered Exterior Areas			
Multipurpose Covered Patio	0	400	not included
Sallyport / Cage Storage	1,260	0	
Outdoor Kennels (connected to indoor kennels above)	2,150	480	
Cat Colony Porches: 1 @ 72nsf ea	130	0	
Total Covered Exterior Areas	3,540	880	
TOTAL INTERIOR AND EXTERIOR	12,002	6,972	
Total, Phase 1 Initial Build + Future		18,974	

Animal Shelter Program Site Area

Description	Phase 1, Initial Build S.F.	Future Phase S.F.	Comments
Building Area			
Total Interior Areas @ build out	8,462	6,092	
Covered Exterior Areas	3,540	880	
A Subtotal Building Area (rounded)	12,002	6,972	
Site Program Areas			
Secure service yard & staff parking (incl. driveways, fire access road,	5,000	0	assumes 10 spaces
Public Parking (incl. driveways & fire access road)	12,000	0	assumes 30 spaces @ 400sf/space
Animal Exercise Yards	3,940	970	
Dog Park	0	0	not included
Site Landscaping & hardscape (75% of bldg. footprint)	9,002	5,229	
B Subtotal Site Program Areas	29,942	6,199	
Site Efficiency Factor of =70%			
1 $1/.70 = (1.42-1) = .42 \times$ Site Program & Building Area (A+B)	17,616	5,532	
C Subtotal Site Efficiency Factor	17,616	5,532	
Total Building, Site Program Areas & Efficiency Factor (A+B+C)	59,560	18,703	
Total Site & Building Area (rounded)	59,560	18,703	
	1.40	0.40	acres (rounded)
Total minimum acreage required, all phases:		1.80	

Animal Shelter Cost Estimate

Item	Phase 1, Initial Build - Animal housing & support				Future Phase - Admin / Classroom / Vet Clinic Addition / Dog Housing Expansion				Comments
	Quantity (units)	Unit Cost (\$/unit)	Subtotal Cost (\$)	Total Cost (\$)	Quantity (units)	Unit Cost (\$/unit)	Subtotal Cost (\$)	Total Cost (\$)	
LAND AND PROPERTY ACQUISITION	1.40	AC	\$0	\$0	0.40	AC	\$0	\$0	
Land and property purchase	0	EA	\$0	\$0	0	EA	\$0	\$0	not included
Legal, appraisal, other cost of acquisition	0	EA	\$0	\$0	0	EA	\$0	\$0	not included
Site Data - Total site area	60,984	SF			17,424	SF			1.8 ac min. for full build out
Site Data - Building footprint	8,853	SF			6,972	SF			estimated area
Site Data - Covered Sallyport	1,260	SF			0	SF			estimated area
Site Data - Paving - vehicular	20,840	SF			0	SF			estimated area
Site Data - Paving - pedestrian	12,650	SF			5,000	SF			estimated area
Site Data - Landscaped area	18,000	SF			4,000	SF			estimated area
Site Data - Undeveloped area	17,450	SF			0	SF			estimated area
DIRECT CONSTRUCTION COST - BLDG	12,002	SF	\$323	\$3,881,250	6,972	SF	\$360	\$2,508,200	
Shelter - Main animal shelter building (incl. circulation)	8,462	SF	\$375	\$3,173,250	1,406	SF	\$375	\$527,250	est. allowance
Shelter - Classroom / Admin Addition - Future Phase	0	SF	\$350	\$0	2,310	SF	\$350	\$808,500	est. allowance
Shelter - Dog Expansion - Future Phase:	0	SF	\$375	\$0	970	SF	\$375	\$363,750	est. allowance
Shelter - Veterinary Clinic - Future Phase:	0	SF	\$450	\$0	1,406	SF	\$450	\$632,700	est. allowance
Shelter - Covered area (sallyport, kennels, cat colony porches, stor.)	3,540	SF	\$200	\$708,000	880	SF	\$200	\$176,000	est. allowance
Emergency power generation incl. fuel tank supply	0	EA	\$0	\$0	0	EA	\$0	\$0	not included
DIRECT CONSTRUCTION COST - SITE	1.40	AC	\$1,097,500	\$1,536,500	0.40	AC	\$534,300	\$213,700	rounded
Offsite- Utilities, connect to street	1	LS	\$80,000	\$80,000	0	LS	\$0	\$0	not included
Offsite- Sidewalk, pedestrian walkways, path of travel	0	LS	\$15,000	\$0	0	LS	\$0	\$0	not included
Offsite- Driveway entrances	2	LS	\$25,000	\$50,000	0	LS	\$0	\$0	not included
Onsite- Site demolition and/or relocation of utilities	1	LS	\$30,000	\$30,000	1	LS	\$8,000	\$8,000	not included
Onsite- Hazmat remediation of site	0	LS	\$0	\$0	0	LS	\$0	\$0	assumes none
Onsite- Grading & pad preparation	1	EA	\$60,000	\$60,000	1	LS	\$38,000	\$38,000	est. allowance
Onsite- Storm drainage incl. retention	1	LS	\$125,000	\$125,000	0	LS	\$0	\$0	est. allowance
Onsite- Potable water & meter	1	LS	\$40,000	\$40,000	1	LS	\$6,000	\$6,000	est. allowance
Onsite- Fire water & hydrants	1	LS	\$45,000	\$45,000	0	LS	\$0	\$0	est. allowance
Onsite- Sanitary sewer	1	LS	\$60,000	\$60,000	1	LS	\$6,000	\$6,000	est. allowance
Onsite- Electrical service entrance	1	LS	\$50,000	\$50,000	0	LS	\$0	\$0	est. allowance
Onsite- Electrical lighting	1	LS	\$80,000	\$80,000	0	LS	\$0	\$0	est. allowance
Onsite- Telcom/data service	1	LS	\$40,000	\$40,000	0	LS	\$0	\$0	est. allowance
Onsite- CATV service	1	LS	\$10,000	\$10,000	0	LS	\$0	\$0	est. allowance
Onsite- Gas service	0	LS	\$0	\$0	0	LS	\$0	\$0	assumes none
Onsite- Fuel service	0	LS	\$0	\$0	0	LS	\$0	\$0	assumes none
Onsite- Feral Cat Pen	1	EA	\$40,000	\$40,000	0	EA	\$0	\$0	est. allowance
Onsite- Trash enclosure	1	EA	\$40,000	\$40,000	0	EA	\$0	\$0	est. allowance
Onsite- Emergency generator fndtr/fence/encl.	0	EA	\$0	\$0	0	EA	\$0	\$0	assumes none
Onsite- Pedestrian paving incl. accessibility	12,650	SF	\$15	\$189,750	5,000	SF	\$15	\$75,000	est. allowance
Onsite- New vehicular paving, incl. accessibility	20,840	SF	\$10	\$208,400	0	SF	\$10	\$0	est. allowance
Onsite- Curb, gutter and striping, incl. path of travel	1	LS	\$40,000	\$40,000	0	LS	\$0	\$0	est. allowance
Onsite- Sallyport Related	1	LS	\$20,000	\$20,000	0	LS	\$0	\$0	est. allowance
Onsite- Security Fencing and Personnel Gates	800	LF	\$75	\$60,000	0	LF	\$0	\$0	est. allowance
Onsite- Motorized gates	1	EA	\$30,000	\$30,000	0	EA	\$0	\$0	est. allowance
Onsite- Security electronics, access contrl, CCTV	1	LS	\$15,000	\$15,000	0	LS	\$0	\$0	est. allowance
Onsite- Landscape & irrigation	18,000	SF	\$8	\$144,000	5,000	SF	\$10	\$50,000	est. allowance
Onsite- Planters, steps, flagpole, signage, misc.	1	LS	\$10,000	\$10,000	1	LS	\$5,000	\$5,000	est. allowance
Onsite- Site retaining walls	0	LS	\$0	\$0	0	LS	\$0	\$0	assumes none
Onsite- Artificial turf, outdoor play yards	3,940	SF	\$12	\$47,280	970	EA	\$12	\$11,640	est. allowance
Onsite- shade sails, outdoor play yards	1	EA	\$12,000	\$12,000	1	EA	\$6,000	\$6,000	est. allowance
Onsite- Dog Park, fencing, turf, furnishings	0	LS	\$0	\$0	0	LS	\$0	\$0	not included
Onsite- Miscellaneous	1	LS	\$10,000	\$10,000	1	LS	\$8,000	\$8,000	est. allowance
GENERAL CONTRACTOR MARKUP	12,002	SF	\$60	\$722,800	6,972	SF	\$62	\$435,600	
General Conditions	6.0	%	\$5,417,750	\$325,065	7.0	%	\$2,721,900	\$190,533	on direct site + bldg costs
Overhead & Profit	6.0	%	\$5,417,750	\$325,065	7.0	%	\$2,721,900	\$190,533	on direct site + bldg costs
Bonds	1.34	%	\$5,417,750	\$72,598	2.00	%	\$2,721,900	\$54,438	on direct site + bldg costs
TOTAL DIRECT CONSTRUCTION	12,002	SF	\$512	\$6,140,600	6,972	SF	\$453	\$3,157,500	
INDIRECT COSTS	12,002	SF	\$105	\$1,261,200	6,972	SF	\$116	\$806,200	
Shelter - Equipment Allowance	1	EA	\$60,000	\$60,000	1	EA	\$15,000	\$15,000	est. allowance
Shelter - Vet Equipment	1	EA	\$15,000	\$15,000	1	EA	\$30,000	\$30,000	not included
Shelter - Animal Equipment Allowance	1	EA	\$100,000	\$100,000	1	EA	\$38,000	\$38,000	est. allowance
Shelter - Furnishings Allowance	1	EA	\$40,000	\$40,000	1	EA	\$20,000	\$20,000	est. allowance
Plancheck & permits	0.50	%	\$6,140,600	\$30,703	0.50	%	\$3,157,500	\$15,788	on direct bldg. + site
Utility fees	1	EA	\$20,000	\$20,000	1	EA	\$20,000	\$20,000	est. allowance
Engineering & design	10.0	%	\$6,140,600	\$614,060	10.0	%	\$3,157,500	\$315,750	on direct bldg. + site
Topographical survey	1	EA	\$15,000	\$15,000	1	EA	\$15,000	\$15,000	est. allowance
Geotechnical report (geologic study not required)	1	EA	\$25,000	\$25,000	1	EA	\$25,000	\$25,000	est. allowance
Testing & special inspections	1.0	%	\$6,140,600	\$61,406	1.0	%	\$3,157,500	\$31,575	on direct bldg. + site
Inspector of record (IOR), DSA-certified preferred	14.0	MO	\$20,000	\$280,000	14.0	MO	\$20,000	\$280,000	on direct bldg. + site
ESCALATION AND CONTINGENCY	12,002	SF	\$102	\$1,228,200	6,972	SF	\$91	\$631,500	
Escalation assumes 2.5 years to midpoint construction @ 4%/yr.	10.0	%	\$6,140,600	\$614,060	10.0	%	\$3,157,500	\$315,750	on direct + indirect costs
Project contingency @ 10%	10.0	%	\$6,140,600	\$614,060	10.0	%	\$3,157,500	\$315,750	on direct + indirect costs
TOTAL PROJECT DEVELOPMENT COSTS	12,002	SF	\$719	\$8,630,000	6,972	SF	\$659	\$4,595,200	
Rounded for Fiscal Planning Purposes				\$8,600,000				\$4,600,000	est. allowance

9. Resolution to Accept Police Facility Study Needs Assessment

RESOLUTION NO. 6130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS ACCEPTING THE POLICE FACILITIES NEEDS ASSESSMENT REPORT PREPARED BY INDIGO HAMMOND + PLAYLE ARCHITECTS, LLP

WHEREAS, the City of Los Banos sought to assess the functionality of the Police Department building spaces and operational capabilities within the current space; and

WHEREAS, the City Council awarded a contract to Indigo Hammond + Playle Architects, LLP for their services to perform a Police Facilities Needs Assessment; and

WHEREAS, City staff provided pertinent data and information needed for Indigo Hammond + Playle Architects, LLP to effectively assess the current and future needs of the Police Department operations, participated with the consultant in visits to other police department to research operational efficiency, conducted community meetings to garner public input; and

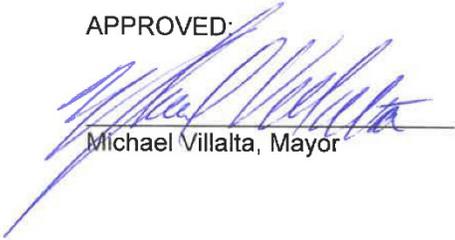
WHEREAS, Indigo Hammond + Playle Architects, LLP has prepared a comprehensive report assessing the current and future needs of the Los Banos Police Department, with space allocations, cost estimates, and disposition of existing buildings.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby accept the Police Facilities Needs Assessment report prepared by Indigo Hammond + Playle Architects, LLP.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 18th day of September 2019, by Council Member Jones who moved its adoption, which motion was duly seconded by Council Member Lewis and the Resolution adopted by the following vote:

AYES: Council Member Faria, Johnson-Santos, Jones, Lewis,
Mayor Villalta
NOES: None
ABSENT: None

APPROVED:


Michael Villalta, Mayor

ATTEST:


Lucille L. Mallonee, City Clerk