



KPPCSD Police Department & District Office
Permanent Location Committee

Update on PSB Joint Occupancy Option

May 11, 2023



Agenda

Today's Road Map:

- Formation of Committee
- Primary Questions on Joint Occupancy for KPD
- KPD Space Needs - analysis & key findings, input from experts
- Dual-site concept – analysis, key findings, input from experts
- Financial costs of joint occupancy vs. several other options
- Impact of joint occupancy in PSB on services; feasibility & timing of joint occupancy
- Conclusions



Formation & Purpose of Committee

- **Formed:** Jan. 2023
- **Members:**
 - President Aquino-Fike
 - Vice President Gough
- **Purpose:**
 - To investigate and recommend a permanent location for the police and district offices within the borders of Kensington.
- **Initial Task:**
 - To fully explore possibility of joint occupancy of Fire and Police in the PSB in current situation (construction underway).



Primary Questions on Joint Occupancy

- *Can* the Kensington Police Department return to the PSB?
- *Should* the Kensington Police Department return to the PSB?



Non-negotiable KPD Space Needs

Police Admin/Receptionist Workspace/Lobby Area	Computer Server/IT Room
Chief's Office	Some File Storage (secure)
Lieutenant's Office	Some Equipment Storage (secure)
Shared Sergeants' Office	Office Supplies/Printer Area
Patrol room with 2 workstations	Break Space
Police Support Staff Workspace	2 Bathrooms (staff only and staff/public)
Locker Room (all gender, 10 lockers)	Janitorial/Cleaning Storage
Evidence Storage Cabinet + Refrigeration	Secure parking for 7 patrol vehicles
Guns/Ammunition Storage Cabinet (secure)	



Standard Police Dep't Space Needs

Conference/Meeting/Training Room Interview Room	File Cabinets for Personal Workstation Items
More Storage (equipment and files)	Gender Specific Locker Rooms and Showers
Additional Workstations (personnel)	Exercise Room
Individual Supervisor Offices (vs. shared)	Volunteer Workspace
Armory Room	Livescan Area
Evidence Room	Staff parking
Custody Processing Area	Visitor parking
Interview Room	



Est. KPD Minimum Sq. Foot Needs

This is what we know:

- Current Portables: 2880 sq ft.
- Chief Gancasz: 2000 sq ft.
- Moraga PD: 1800 sq ft + supplemental off-site storage for evidence/files/equipment
- Bare Minimum KPD Estimate: 1600-2000 sq ft
- Available Exclusive KPD 1st Floor Space in the PSB (per Jim Watt's V2-V4 plans): 1144 sq ft (not independently verified)



Other Factors

- **2nd Floor: Off-the-Table**
 - Changes to both floors of the PSB would be too costly, disruptive
 - Only 1st floor of the PSB was a possibility for KPD
- **New Non-Discretionary PSB Features Impacting 1st Floor Space:**
 - Elevator/Elevator Machine Storage Room
 - IT/Server Room
 - Larger Code Compliant Stairs
 - Fire Decontamination Area
 - Position of the 1 single stall 1st floor bathroom + shear walls



Summary of Space Needs Findings

- **Even if:**
 - We exclude most district administration and several standard features of many police departments, AND
 - Underestimate min. dimensions for each room...
 - We are short 450-850 square feet
- **So how could we make up for shortfall?**



Dual-Site Concept

- **We asked, what KPD functions could be located elsewhere, in addition to the PSB?**
- **Police + PSB Building Experts Weigh In:**
 - Chief Gancasz, Current Kensington Chief of Police
 - Steve Simpkins, Former Kensington Interim Chief of Police
 - Walt Schuld, Former Kensington Chief of Police
 - Hank Schreeder, Former Police Chief for Santa Rosa + Interim Police Chief of Emeryville + Novato
 - Jon King, Current Chief of Police of Moraga
 - Candice Wong, PSB Building Expert, Principal Architect at Ten Over Studio



Summary of Expert Input – Key Takeaways

- **Separation of essential police operations is undesirable** and not recommended for smaller departments
- **The smaller the police, the more important to have everything in 1 location:**
 - Efficiency
 - Supervision
 - Staff culture
- **Few, if any, features can be housed off-site:**
 - If necessary, only evidence and some storage could be located outside main department
 - Would not free up enough sq. ft.
 - Off-site/dual-site scenarios more typical for large departments



Proposed Joint Occupancy Concepts

- We reviewed plans from several community members thoroughly
- We concluded: they do not offer a workable solution to joint occupancy. All of these plans:
 - Eliminate many essential, non-negotiable KPD functions
 - Dramatically underestimate room sizes/space needs
 - Do not factor in additional police building design considerations
- In addition, our Committee proposed various iterations to the 1st floor layout to Chief Gancasz.
 - Chief Gancasz could not recommend any joint occupancy configuration, including the dual-site options.



Other Police/PSB Design Considerations: What we've learned from the experts

- Designing a police station involves expertise, planning, and strategy.
- A great deal of forethought goes into police building design in order to facilitate efficient and professional police operations while protecting the public's safety and information.
- All of these considerations are only compounded in a dual agency/joint occupancy scenario, such as ours.
- **With sufficient early planning, robust collaboration between the 2 agencies, and adequate square footage → a reasonable PSB with 2 agencies is possible.**
- **Unfortunately, that is not our situation now.**



Can the KPD move back into the PSB? Financial Costs

- All of the numbers are estimates only
- To obtain precise/truly accurate #s, we'd need an approved concept, architectural plans
- We, at this stage, are not recommending a particular option or advocating for any specifics, in terms of features or square footage, for the KPD.



Financial Costs to Joint Occupancy

Director Watt's Proposed Terms for PSB Joint Occupancy:

- \$1.3M Pro rata share (19%) of total construction cost (\$6.8M)
 - \$1.2M for tenant improvements converting 1st floor from shell to final
- = ~\$2.5M

In addition

+ \$1M - 2M cost to purchase, renovate 2nd site for KPD

= ~\$3.5M - 4.5M Total



Financial Costs to Joint Occupancy – Comparison of Options

- **Re-siting Modules**

	Re-siting + Lease Land	Re-siting + Purchase Land
Re-siting modules	\$417,195	\$417,195
Lease Land	\$1,300/month	N/A
Purchase Land	N/A	\$1M - \$1.5M
Total:	<u>\$730K (20 yr lease*)</u>	<u>\$1.5M - \$2M</u>

* We estimate a 20 year lease for the land to house portables to more accurately compare long-term cost of this option vs. long-term cost of purchasing land, re-siting modules.



Financial Costs to Joint Occupancy

- **Non-Traditional Steel or Pre-Fab Construction (3000 sq ft):**
 - Steel building shell: \$51,654
 - Build-out: est. \$300,000 - \$600,000
 - Purchase 10,000-15,000 sq ft of land = \$1,000,000 - \$1,500,000
 - = \$1.35M - \$2.15M
- **New construction**
 - \$2.4M (for construction costs)
 - \$1M - 1.5M (purchase land)
 - = \$3.4M - \$3.9M



Financial Costs – Recap

- **Re-siting Modules:**
 - \$730K - \$2M
- **Non-Traditional Steel or Pre-Fab Construction:**
 - \$1.35M - \$2.15M
- **New construction**
 - \$3.4M - \$3.9M
- **Joint Occupancy (Director Watt proposal)**
 - \$3.5M - \$4.5M



Should the KPD return to the PSB?

- **Impacts to quality of KPD Service**
 - Supervision/Efficiency/Morale/Leadership
 - Recruiting & Retention
- **KFPD Leaseback Agreement + Alquist Priolo Act:**
 - After speaking with 2 experts, we learned:
 - Given our particular facts and circumstances, as well as macro-economic factors (e.g. higher interest rates, instability in the banking sector), any request for space in the PSB by the KPPCSD would present unjustifiably high risks to both districts.



Should the KPD return to the PSB? cont.

- **Feasibility/Logistics**
 - Access to necessary information
 - Timing
- **Police + Fire Personnel Concerns, Objections**



Committee Key Findings

- 1.The KPD should be housed under one roof; no separation of core functions.
- 2.Given where we are today, with construction well underway, the inflexibility of the plan for the PSB, the information we had access to, the current KPD core functions cannot fit into the PSB under any joint occupancy scenario.
- 3.A return of the KPD to the PSB would likely require unacceptable compromises to the quality of police services.
- 4.Joint occupancy is not a low-cost option and highly unlikely to be our lowest option.
- 5.Pursuit of joint occupancy of PSB at this point in time poses other unnecessary risks to the KPPCSD & KFPD.



Conclusion

- Continuing to seek police space in the PSB is no longer a reasonable path forward.
- Therefore, this Committee will not recommend a return of the KPD to the PSB.
- Instead, we will focus our Committee efforts only on options that that will allow our police department to remain together in 1 location in Kensington and able to provide the level of service we now expect.