

CITY OF
HAYWARD
HEART OF THE BAY

**HAYWARD POLICE DEPARTMENT
PROGRAMMING & SITE SELECTION**

April 26, 2016

RossDrulisCusenbery Architecture, Inc.



existing conditions existing need projected need

Series	Department	Existing ¹	2014		2040	
			Personnel	NSF	Personnel	NSF
100	Office of the Chief	10	10	1,679	15	2,325
200	Field Operations Division	168	168	9,094	221	13,623
300	Investigation Division	71	71	10,101	88	11,917
Support Services						
400	Records	16	16	2,416	25	3,480
500	Communications	24	28	3,371	66	6,580
600	Jail/Property-Evidence	31	32	9,942	65	11,564
700	Animal Services	15	15	0	15	0
800	IT	4	4	256	4	256
900	Staff and Facility Support	0	0	7,485	0	11,447
1000	Building Support	0	0	2,310	0	2,590

Total Personnel/NSF	339	344 ^{2,3}	46,654	499	63,782
Departmental Circulation			12,404		17,109
Departmental Gross SF (DGSF)			59,058		80,891
Building Spaces/Circulation		15%	8,859	15%	12,134
Building Gross SF (BGSF)			67,916		97,676
Total BGSF	40,867		67,916		97,676

PROGRAM SUMMARY



**Existing Police Station
Site**

A

\$94 Million

**City Hall
Site**

B

\$106 Million

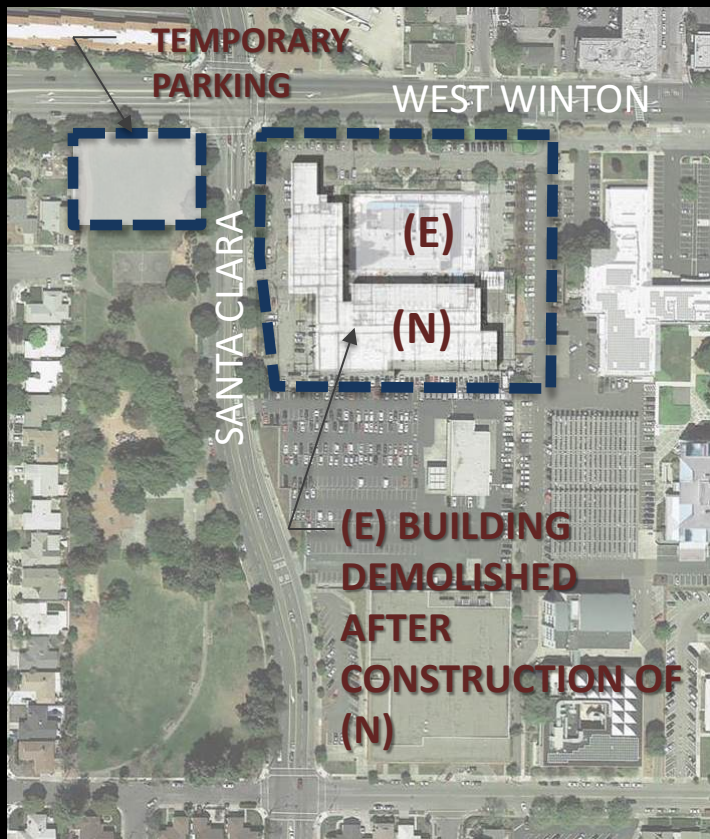
**Prototype Adaptive Reuse
Site ("Mervyns")**

C

\$112 Million

THREE SITES STUDIED

*based on a projected need of 97,676 square feet



A

PROS

Site Size / Location / Proximity
Expansion / Phasing
Site Segregation & Standoff distances
Subterranean parking

CONS

Inefficient Layout with Phasing
Limited available area
No patrol surface parking
Neighbor proximity



B

PROS

- Feasibility / Prominent
- Civic campus / Transit Oriented
- Clear site
- Frontages & flexibility
- Subterranean parking

CONS

- Location
- Train noise
- Multiple stories req'd
- Remote staff parking



C

PROS

- Area
- Parking
- Footprint

CONS

- Deep floorplates
- Column grid
- Too much space
- Essential facility upgrades
- Neighbor tenants



Existing Police Station
Site

A

OPTION	R.O.M. Project Cost
Site Option A	\$ 94 million

STRONGEST ALTERNATIVE: SITE "A"

**TEMPORARY
PARKING**



WEST WINTON AVENUE

(E)

**(E) BUILDING
DEMOLISHED AFTER
CONSTRUCTION OF (N)**

(N)

PHASED REPLACEMENT

SANTA CLARA ST.

A1

**TEMPORARY
PARKING**



**(E)
REMODELED
(N)**

WEST WINTON AVENUE

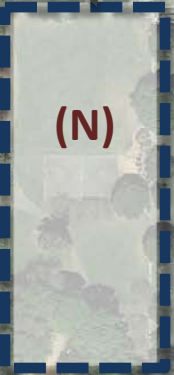
REMODEL & EXPAND

SANTA CLARA ST.

A2

**NO PHASING
REQUIRED**

WEST WINTON AVENUE



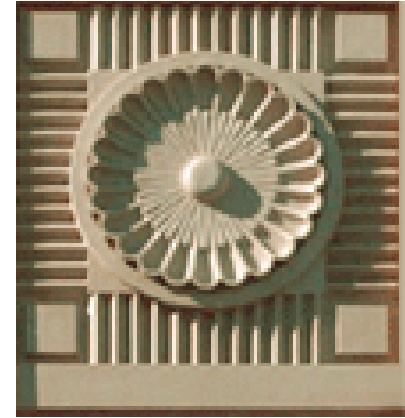
(N)

(E)
[DEMOLISH AFTER
CONSTRUCTING NEW]

NEW STAND-ALONE FACILITY

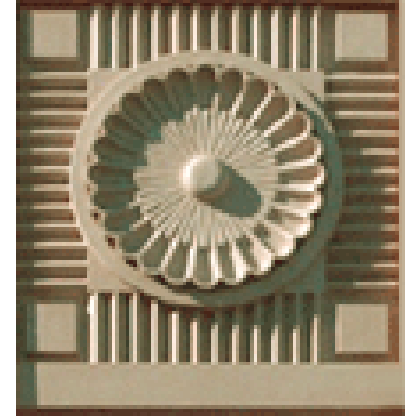
SANTA CLARA ST
A3

NEXT STEPS:

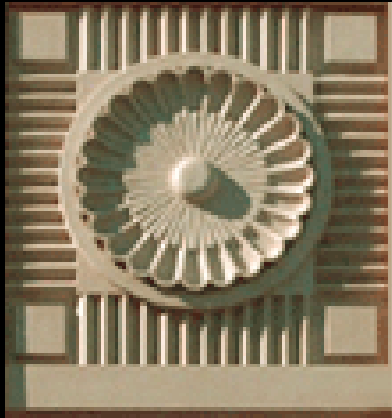


- Assess suitability of vacant Kaiser building
- Refine recommendations and identify Strengths, Weaknesses, and Opportunities of each viable option
- Identify more specific, potential funding sources
- Define a workable time frame and the major milestones of project

OUTCOMES OF TONIGHT:



- Council comments on this report and provides guidance to staff
- Authorizes a \$75,000 amendment to the RossDrulisCusenbery agreement for continued study



CITY OF
HAYWARD
HEART OF THE BAY

**HAYWARD POLICE DEPARTMENT
PROGRAMMING & SITE SELECTION
April 26, 2016**

RossDrulisCusenbery Architecture, Inc.

