HAYWARD

LPA

PUBLIC SAFETY CENTER
SITE ASSESSMENT & CONCEPTUAL DESIGN

February 17, 2026

CONTENTS

- Executive Summary
- Program Summary
- Site Assessment & Massing Studies
- Cost Estimate Summary
- Site Selection
- Delivery Method Evaluation
- Summation of Recommendations
- Conceptual Rendering
- Appendix

EXECUTIVE SUMMARY

The City of Hayward is planning a new Public Safety Center to address critical deficiencies in the existing police facility, which no longer meets the department's space, operational, staffing, and security needs. With growing service demands and aging infrastructure, a modern, resilient facility is essential to support effective public safety operations for decades to come.

Supported by a project budget of $200-250 million, the study began with full programming for both the Hayward Police Department and Animal Services. Two potential sites were evaluated:

1. The former California Air National Guard (CANG) site, adjacent to the Hayward Executive Airport, and
2. The City Center site, located at the former City Hall site in downtown Hayward.

Initial programming, site analysis, and concept massing were followed by a comprehensive cost estimate, which significantly exceeded the available budget. This required a strategic reassessment of the overall project scope. Through subsequent rounds of programming refinement, it was determined that the Animal Services program could not be accommodated within the current budget. Additional reductions to the police program were also necessary to align the project with available funding.

Further site analysis showed that increasing the buildable area at the CANG site would allow the project to eliminate the need for a costly parking structure and instead provide all at-grade parking, yielding substantial savings. This adjustment positioned the CANG site as the preferred option for meeting the project's financial, operational, and phasing requirements.

To maintain long-term functionality while staying within budget, a portion of the police program is planned for Phase 2, which will be delivered under separate and future funding. This phased approach preserves the core operational improvements needed today while creating a pathway for future expansion as resources allow.

The resulting Public Safety Center concept provides a modern, efficient, and flexible solution—responsive to today's constraints and tomorrow's needs—ensuring the Hayward Police Department can continue to provide high-quality service to the community.

PRIMARY PARTICIPANTS

City of Hayward

Alex Ameri	Director of Public Works
Dave Hung	Acting Deputy Director of Public Works

Hayward Police Department

Bryan Matthews	Chief of Police
Dan Olsen	Captain
Jennie Comstock	Animal Services Administrator

LPA Design Studios

Jeremy Hart	Director of Civic + Cultural
Patrick McClintock	San Jose Studio Director
Helen Pierce	Design Director

MWL Architects (Public Safety)

Jim McClaren	Principal, Public Safety
Pete Seiter	Project Architect

RFA Architects (Animal Services)

Warren Freedenfeld	Principal
Eric Nelson	Associate

In addition, over 50 participants within the Police and Animal Services were interviewed as part of the programming process.

PROGRAM

The following program is a summary of the overall program and includes both building and site programs.
The full program can be found in the Appendix.

Program Summary

Police

Phase 1	Essential Services Building	79,176 gsf
Phase 1	Non-Essential Services Building	19,537gsf
Phase 1	Site / Parking	9.57 acres
Phase 2	Site / Parking	.3 acres

Total

Essential Building	79,176 gsf
Non-Essential Building	19,537 gsf
Total Building	98,712 gsf
Site	9.87 acres

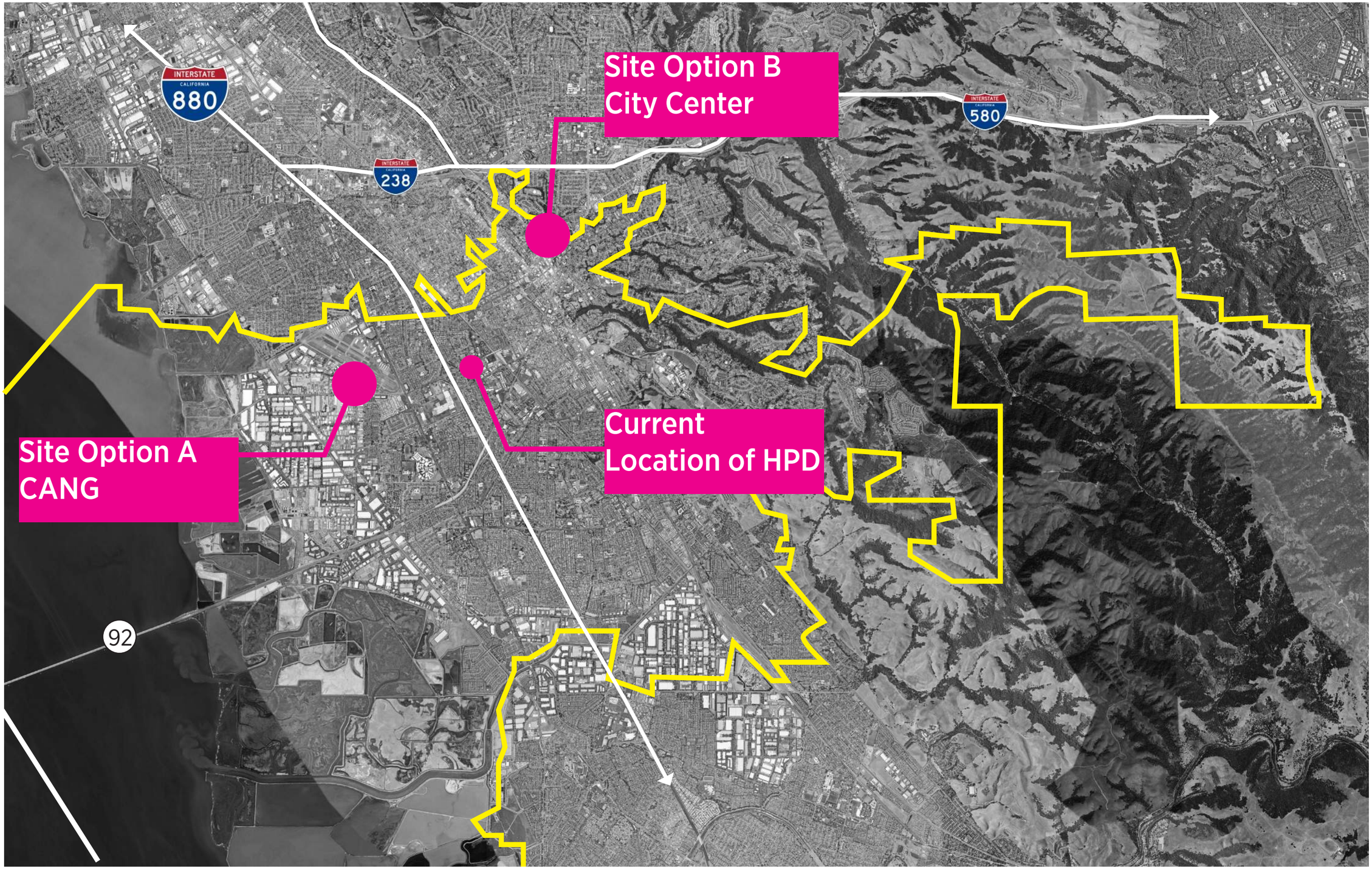
SITE ASSESSMENT

Two sites were accessed as part of this study:

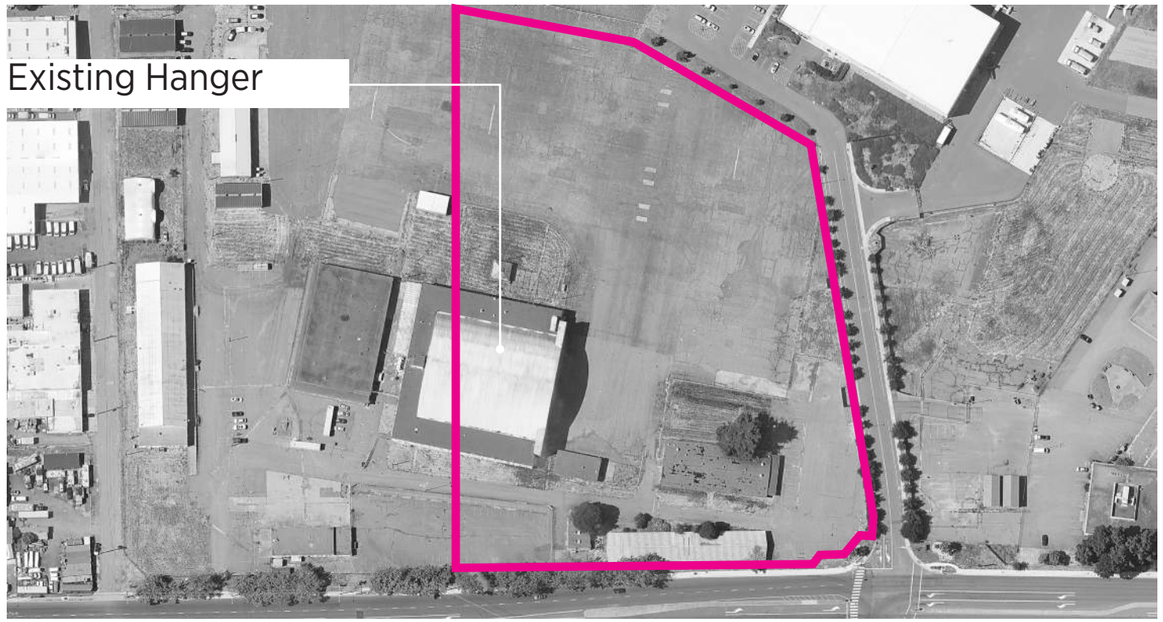
Site A is the former California Air National Guard (CANG) site adjacent to the Hayward Executive Airport.
Site B is the City Center site and former site of the Hayward City Hall in downtown Hayward.

The two sites were examined for their suitability to support a new Public Safety Facility.

Site Options A&B Locations



Site Options A&B Data



Site A - CANG

- 1 Proposed Site @ 8.1 +/- Acres
- Zoning: At-Ac & At-C per Hayward Zoning Map

  c.Air Terminal—Aviation Commercial (AT-AC).
  d.Air Terminal—Commercial (AT-C).

- Within Airport Boundary
- Public/Quasi-Public (PQP) Zone
- Council; District 4
- Within Seismic Liquefaction Zone
- Elevation: Approx 31’ - 36’ Above Sea Level



Site B - City Center

- 3 Parcels @ 5.79 +/- Acres
- Zoning: UC
- Within Downtown Specific Plan
- Retail and Office Commercial (ROC) Zone
- Designated as Future Housing Element
- Council; District 1
- Borders Seismic Liquefaction Zone
- Adjacent to Hayward Fault
- Elevation: Approx 131’ - 140’ Above Sea Level

Site Option A - CANG Zoning

SEC. 10-1.1942 - AT-AC USES PERMITTED.
a.Primary Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the AT-AC District, as primary uses.(1)Aviation Commercial Uses.(a)Air photography, survey, and map-making services.(b)Air charter service.(c) Aircraft repair.(d)Aircraft storage (inside or outside).(e)Aviation clubs.(f)Aviation schools. (g)Passenger transportation terminal.(h) Retail sales within passenger transportation terminals.(i)Retail sales of aviation equipment, aircraft, fuel and lubricants.(2)Administrative and Professional Offices/Services.
None.

(3)Automobile Related Uses.
Parking lot.

(4)Personal Services.
None.

(5)Residential Uses.
None.

(6)Retail Commercial Uses.
None.

(7)Service Commercial Uses.
None.

(8)Other Uses.
None.

b.[Reserved.]
(Amended by Ordinance 19-10, adopted June 4, 2019)

SEC. 10-1.1943 - AT-AC CONDITIONALLY PERMITTED USES.
a.Administrative Uses. The following uses or uses determined to be similar by the Planning Director, are permitted in the AT-AC Subdistrict, subject to approval of an administrative use permit:(1)Aviation Commercial Uses.
None.

(2)Administrative and Professional Offices/ Services.
None.

(3)Automobile Related Uses.
Automobile rental.

(4)Personal Services.
None.

(5)Residential Uses.
None.

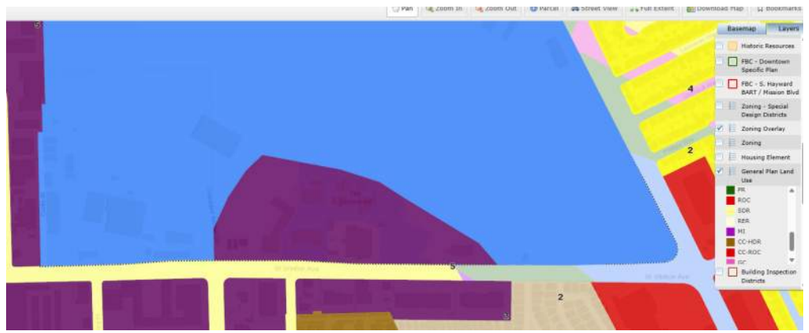
(6)Retail Commercial Uses.
Restaurant. (No drive-through.)

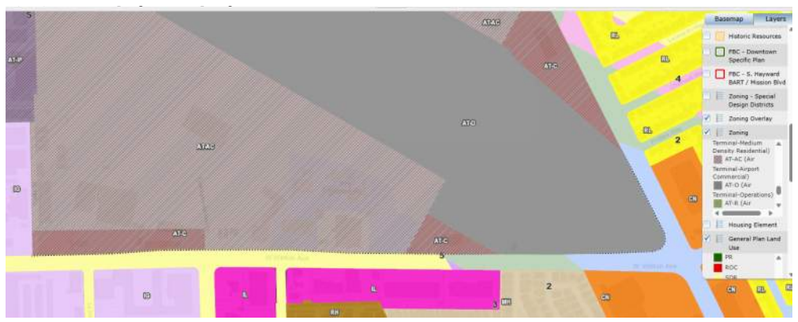
(7)Service Commercial Uses.
None.

(8)Other Uses.
None.

b. Conditional Uses. The following uses or uses determined to be similar by the Planning Director, are permitted in the AT-AC Subdistrict, subject to approval of a conditional use permit:(1)Aviation Commercial Uses.
None.

(2)Administrative and Professional Offices/ Services.





Site Option B - City

Zoning & Specific Plan



Diagram is illustrative only, showing one example of potential site configuration

Building Form and Use

Mixed-use, residential, and commercial block-form buildings are up to 11 stories. Buildings are articulated to maintain a scale compatible with adjacent and planned residential uses. Upper-floor height stepbacks reduce overall bulk and mass.

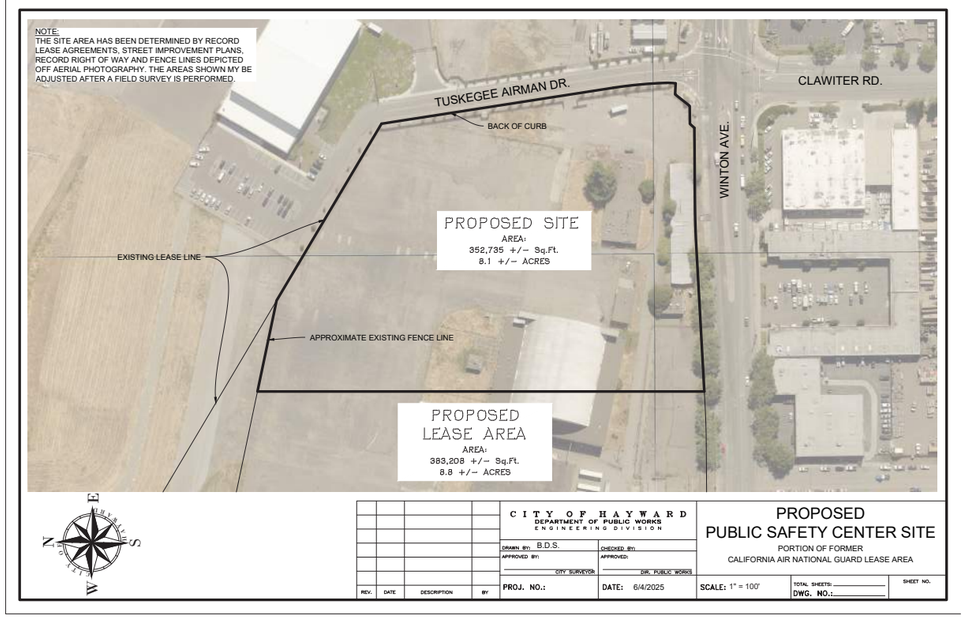
This area is developed with a range of uses, specifically high density residential, office, retail, restaurant, and entertainment. There is opportunity for new hotel or conference spaces. Active ground floor uses, such as restaurants and retail, are required along Foothill Boulevard to promote pedestrian activity.

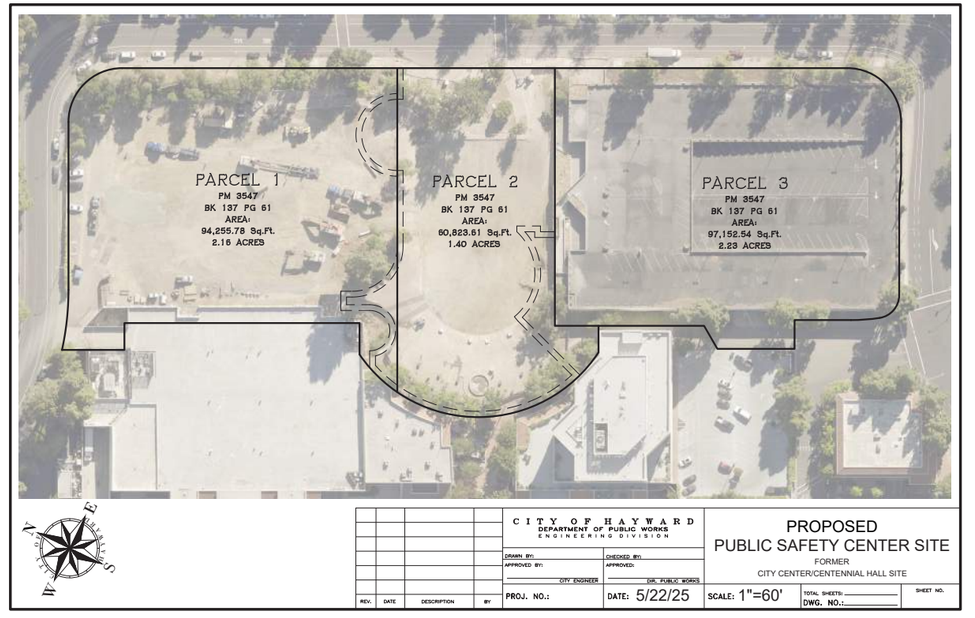
1. New buildings located at the sidewalk along a slip lane for local traffic parallel to Foothill Boulevard contain active ground-floor uses and form a welcoming gateway into Downtown.
2. Phased redevelopment of the existing Safeway shopping center enables the introduction of new residential units above ground floor retail and services.
3. Existing higher-intensity buildings continue to provide employment opportunities, with improved street-level frontages and non-residential ground floor uses.
4. New buildings take advantage of the sloping topography to locate parking into the hillside and avoiding exposed parking spaces by lining them with buildings.
5. New 5-11 story block-form buildings provide housing and commercial opportunities within walking distance of Downtown businesses, services and amenities, as well as BART and AC Transit routes.
6. Redevelopment sites along the San Lorenzo Creek have two 'fronts' to orient development towards the creek and the street, with active frontages along both to provide greater access to this unique civic amenity, and provide "eyes on the creek" to improve safety.





Site Options A&B Data





Site A - CANG

- 1 Proposed Site @ 8.1 +/- Acres
- Zoning: At-Ac & At-C per Hayward Zoning Map
  - c. Air Terminal—Aviation Commercial (AT-AC).
  - d. Air Terminal—Commercial (AT-C).
- Within Airport Boundary
- Public/Quasi-Public (PQP) Zone
- Council; District 4
- Within Seismic Liquefaction Zone
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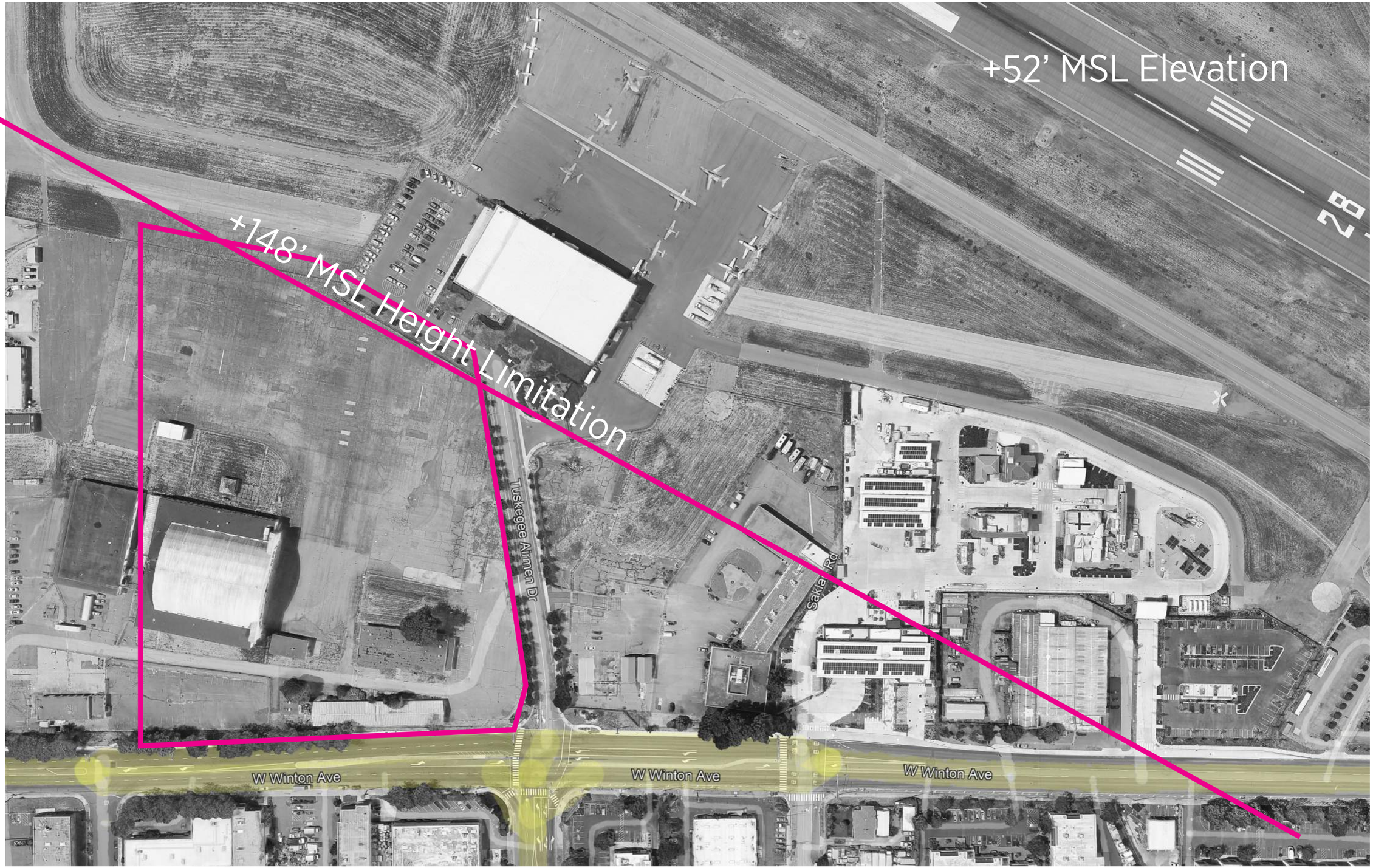
Site B - City Center

- 3 Parcels @ 5.79 +/- Acres
- Zoning: UC
- Within Downtown Specific Plan
- Retail and Office Commercial (ROC) Zone
- Designated as Future Housing Element
- Council; District 1
- Borders Seismic Liquefaction Zone
- Adjacent to Hayward Fault
- Elevation: Approx 131’ - 140’ Above Sea Level

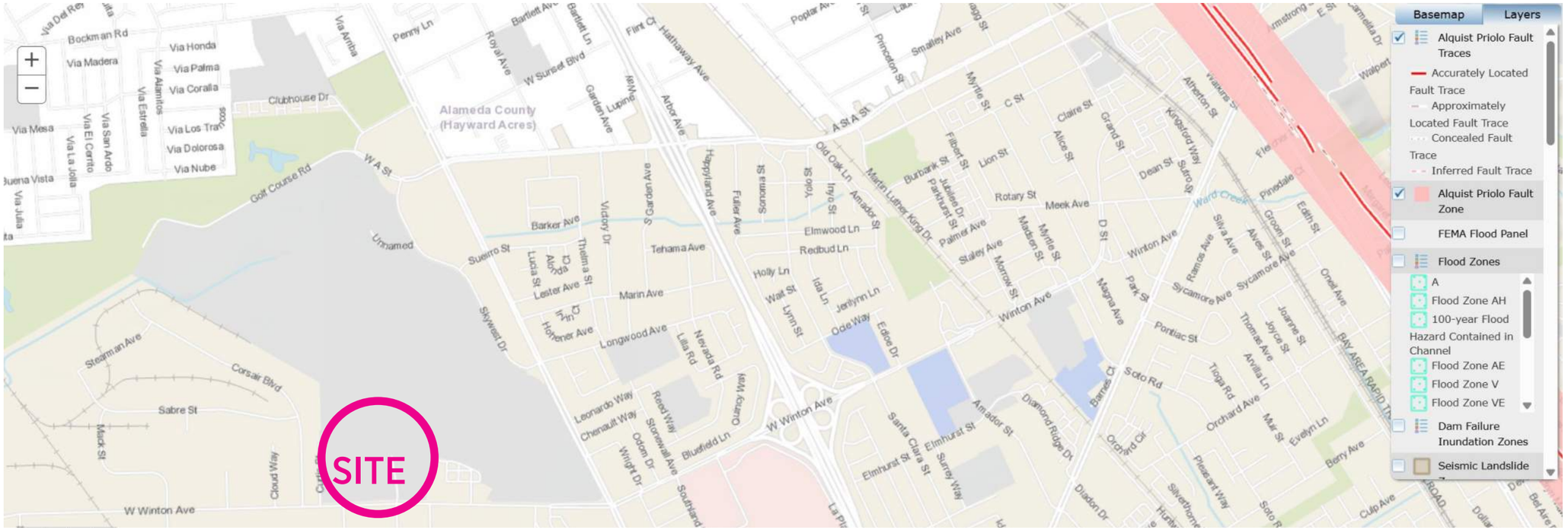
Site Option A - CANG Site Access



Site Option A - CANG Airport Runway Height Clearances

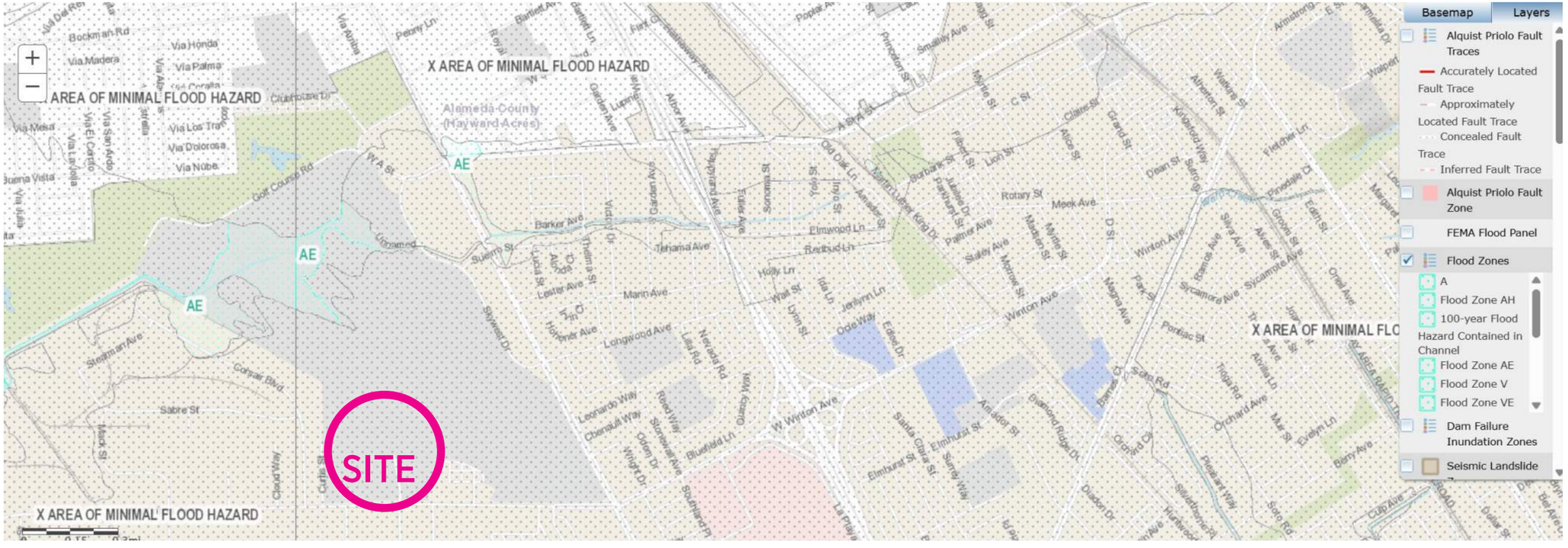


Site Option A - CANG Site Hazards



Seismic Risk

- Hayward Fault relative to Airport Site
- Risk Category IV
- Essential Facility
- Seismic Design Cat D
- S_{DS}= 1.45



Flood Risk

- Area Of Minimal Flooding Hazard (land outside the 0.2% annual chance (500-year) floodplain)

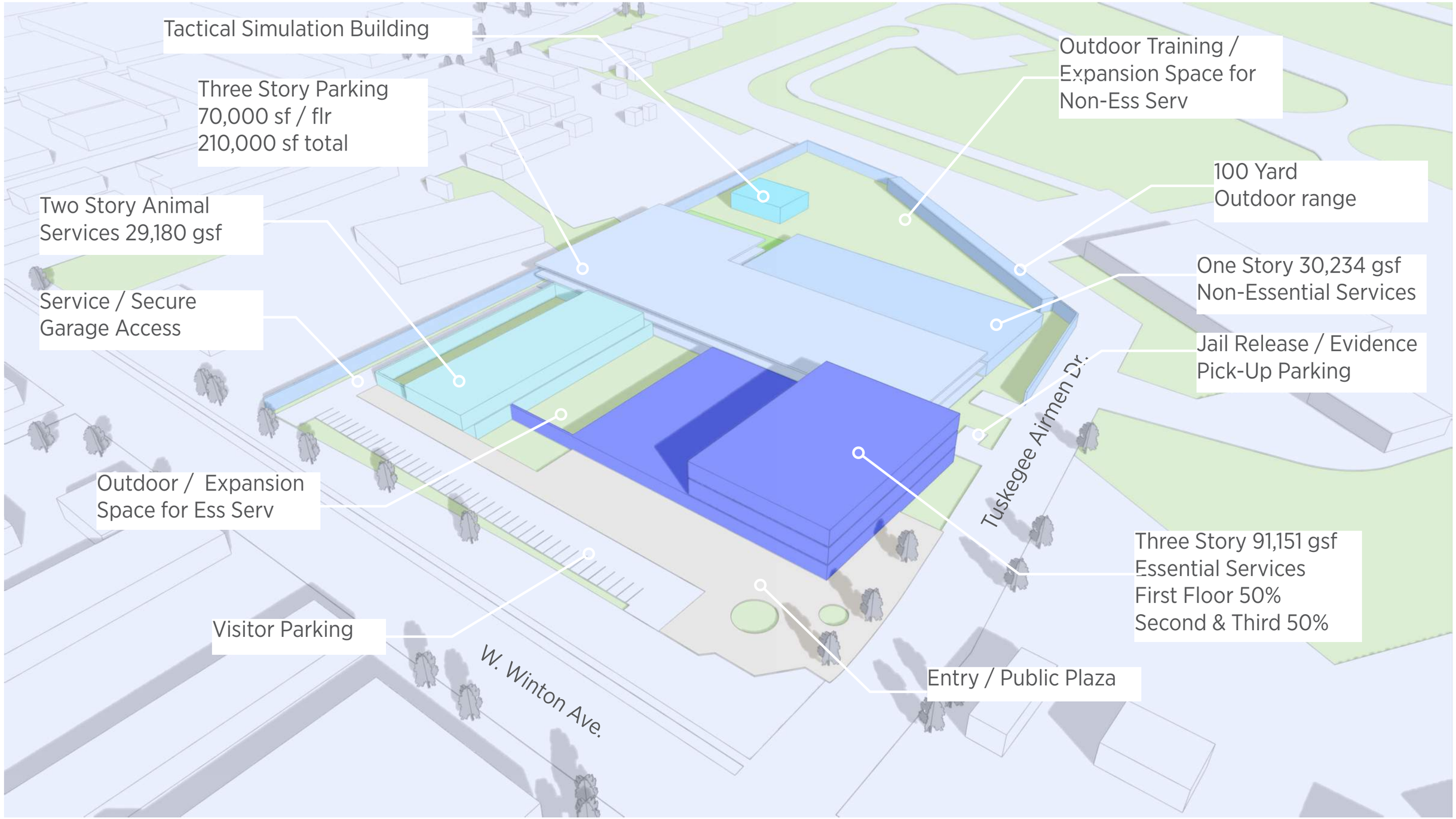
Site Option A - CANG Preliminary Massing Studies

The following preliminary site and massing studies for the CANG site were based on the initial, full Police and Animal Services programs as well as the initial smaller (8.1 acre) site area. Due to the size of the Police and Animal Services program and the initial site area all secured parking is shown in a 3-story garage.

Definition: Massing Studies - Early stage architectural analysis used to show only overall size, shape and form.

Site Option A - CANG Preliminary Massing Studies

Reflects original programmatic square footages



Site Option A - CANG Preliminary Massing Studies

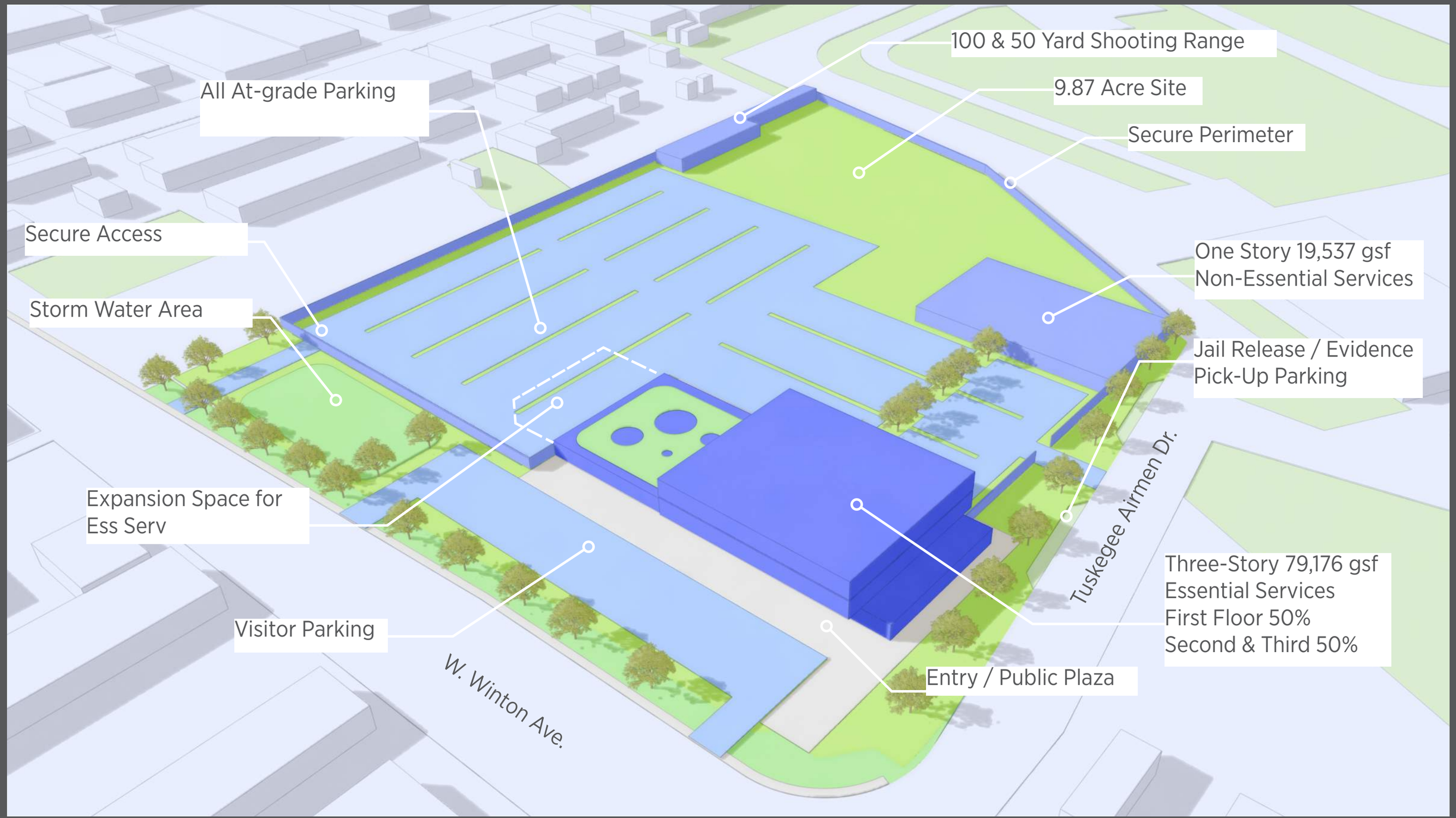
Reflects original programmatic square footages



Site Option A - CANG Final Massing Study

Further review of the Police and Animal Services program and related cost estimates dictated a reduction in project scope and enlargement of site from 8.1 acres to 9.87 acres to support all at-grade parking. The following diagrams indicate a reduced program and 2-phase approach to meet Police needs and current available funds.

Site Option A - CANG Final Massing Study - Phase 1



Site Option A - CANG Final Massing Study - Phase 2



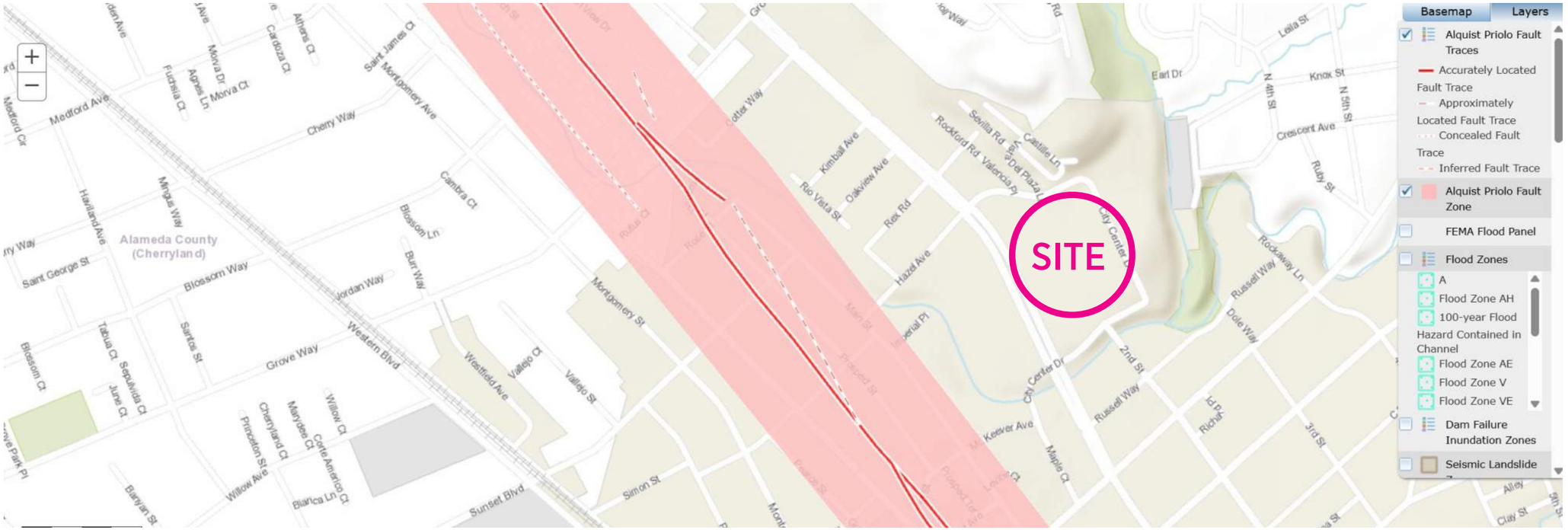
Site Option A - CANG Final Massing Study - Future Phase



Site Option B - City Center Site Access



Site Option B - City Center Site Hazards



Seismic Risk

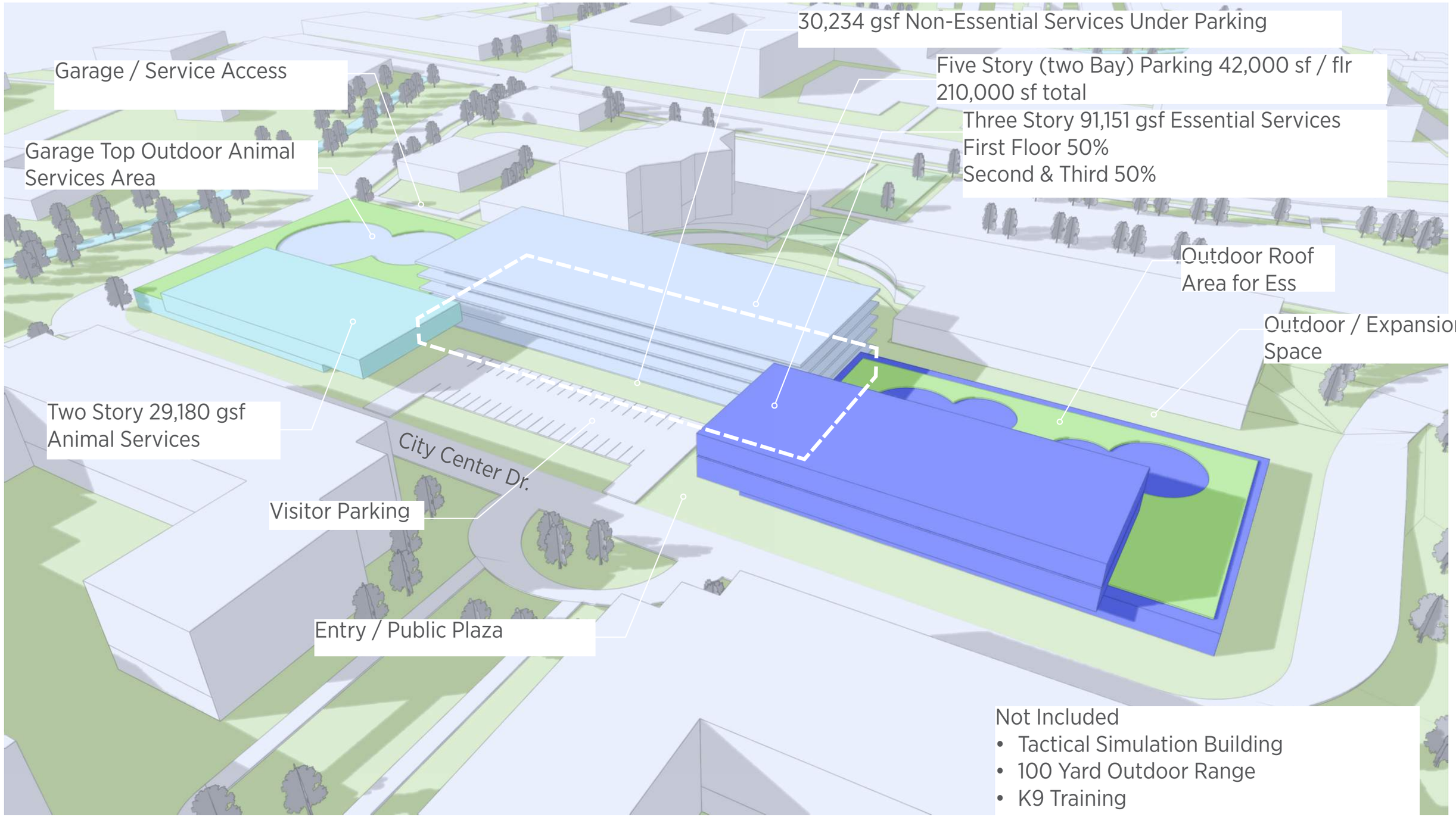
- Hayward Fault relative to City Center Site
- Risk Category IV
- Essential Facility
- Seismic Design Cat F
- S_{DS}= 1.67



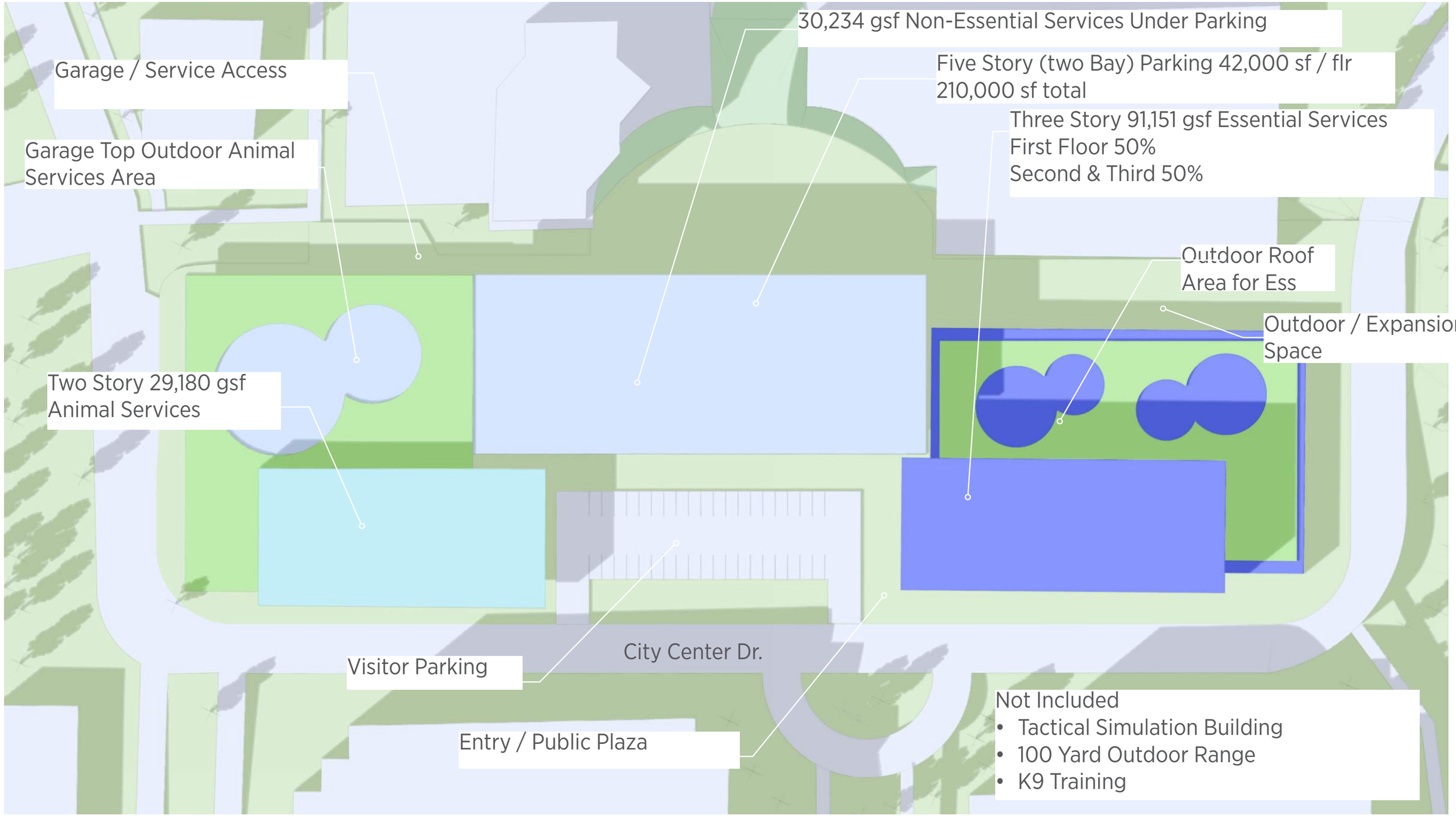
Flood Risk

- Area Of Minimal Flood Zone (land outside the 0.2% annual chance (500-year) floodplain)

Site Option B - City Center Massing Studies



Site Option B - City Center Massing Studies



Site Option B - City Center Preliminary Site & Massing Study

Included here are the Site and Massing Studies for the City Center Site. Through the process of site analysis, programming and cost estimating, the City Center site was deemed to be unsuitable based on the following:

- Inadequate size for at grade parking
- Inadequate size and location for outdoor training (shooting range, K9 training and Tactical Simulation Building)
- Less appropriate site adjacencies for associated noise.
- Costs associated with construction site access and work hours
- Costs associated with proximity to Hayward fault

COST ESTIMATE SUMMARY CANG Site

The following Cost Estimate Summary was performed by HLCM, a Professional Cost Estimating Consultant and is based on the Program, Site and Massing Studies.

Base Estimate - CANG Site $ 336,806,162

Numbers include:
- Construction Start January 2027
- To Mid-point of Construction Escalation
- CWA Labor Cost
- Soft Costs

Scope Alignment

		Notes
Animal Services	$ 54,348,330	Moved to Future Phase
Property & Evidence	$2,431,380	Reduce to Align W/ Materials Handling Survey
Tactical Simulation Building	$2,260,232	Moved to Phase 2
K-9	$1,022,570	Removed
Special Response Unit	$2,327,378	Removed SWAT Briefing Room
Jail	$8,160,967	Reduced Capacity
Indoor Firing Range	$9,009,202	Reduced Indoor Range From 50-Yard to 25-Yard
Office Area	$5,613,947	Reduced Future Growth by %5 & Reduced Workstation Size
Public Spaces / MPR	$2,453,568	Removed 1 of the Multi-Purpose Rooms
Crime Lab Vehicle Exam Bay	$1,975,342	Reduced to 1 Exam Bay
Youth & Family Services Break & Lobby	$3,259,439	Removed Break Room & Waiting Area
Public Spaces Main Lobby	$1,090,919	Reduced Lobby
Total Reduction	**$92,053,274**	
Outdoor Range	$1,900,000	Add (4) Outdoor 50-Yard Lanes
Total Add	**$ 1,900,000**	

Total Cost $246,652,888

COST ESTIMATE SUMMARY City Center Site

The following Cost Estimate Summary was performed by HLCM, a Professional Cost Estimating Consultant and is based on the Program, Site and Massing Studies.

Base Estimate - City Center Site $ 351,881,024

Numbers include:
- Construction Start January 2027
- To Mid-point of Construction Escalation
- CWA Labor Cost
- Soft Costs

Scope Alignment

		Notes
Animal Services	$ 54,753,003	Moved to Future Phase
Site Area	$0	Site Area Reduction in Phase 1
Property & Evidence	$2,491,414	Reduce to Align W/ Materials Handling Survey
Tactical Simulation Building	$0	Not Included
K-9	$1,032,670	Removed
Special Response Unit	$2,346,460	Removed SWAT Briefing Room
Jail	$8,220,450	Reduced Capacity
Indoor Firing Range	$9,076,955	Reduced Indoor Range From 50-Yard to 25-Yard
Office Area	$7,956,541	Reduced Future Growth by %5 & Reduced Workstation Size
Public Spaces / MPR	$2,745,426	Removed 1 of the Multi-Purpose Rooms
Crime Lab Vehicle Exam Bay	$1,991,073	Reduced to 1 Exam Bay
Youth & Family Services Break & Lobby	$1,464,560	Removed Break Room & Waiting Area
Public Spaces Main Lobby	$548,685	Reduced Lobby
Total Reduction	**$ 92,627,237**	
Outdoor Range	$0	Not Included
Total Add	**$ 0**	
Total Cost	**$ 259,253,787**	

*Note: The City Center Total Costs is not directly comparable to the CANG site costs. The City Center Site does not include program features included at the CANG site including Outdoor Fire Range, Tactical Simulation Building & K9 Training"

SITE SELECTION

Site selection has been based on 11 primary criteria that have been weighted via the process of site analysis, project programming and cost estimation.

The criteria have been designated with Green, Yellow, Red designation to indicate suitability to meet the criteria.

- Most Advantageous
- Moderate
- Least Advantageous

Site Selection Community Serviceability

Site A - CANG

- Located somewhat more centrally
- Intersection of Winton & Hesperian traffic impact
- Easy access to 880

Site B - City Center

- Located on far northern edge of Hayward
- Located in City Center and near other governmental entities
- No immediate access to major highways

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	●										
Site B City Center	●										

Site Selection Community Access

Site A - CANG

- Not in close proximity to immediate residential
- Closer proximity to most of Hayward

Site B - City Center

- In close proximity to residential and commercial downtown and governmental services
- Remote from most of Hayward
- More accessible from public transit

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	●	●									
Site B City Center	●	●									

Site Selection Community Advantages

Site A - CANG

- Noise & activity located away from residential
- Proximity to Fire Station & Training Center

Site B - City Center

- Police presence in City Center
- Development of vacant site in urban core

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	●	●	●								
Site B City Center	●	●	●								

Site Selection Community Challenges

Site A - CANG

- Feels less embedded into the community

Site B - City Center

- Noise and Activity in dense area of City Center & residential
- Designated Future Residential in Downtown Specific Plan
- Center of site designated as potentially historic in Downtown Specific Plan
- Likely will not comply with the form and use vision for the “Mixed-Use Gateway” outlined in the Downtown Specific Plan

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	●	●	●	●							
Site B City Center	●	●	●	●							

Site Selection Program Optimization

Site A - CANG

- Better fits all program needs
- Proximity to Fire Station & Training Center
- More opportunity for outdoor program space & flexibility
- Potential Phasing
- Future Expansion Potential

Site B - City Center

- May be challenged to meet all program needs
- May require less ideal programmatic relationships
- Less opportunity for future growth
- Require more vertical construction

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG											
Site B City Center											

Site Selection Site Expansion

Site A - CANG

- Provides more flexibility for site to flex to meet the needs of the program and the budget

Site B - City Center

- Fixed site size with no flexibility to expand.

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	●	●	●	●	●	●					
Site B City Center	●	●	●	●	●	●					

Site Selection Availability of Utilities

Site A - CANG

- Has suitable access to all utilities

Site B - City Center

- Has suitable access to all utilities

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	●	●	●	●	●	●	●				
Site B City Center	●	●	●	●	●	●	●				

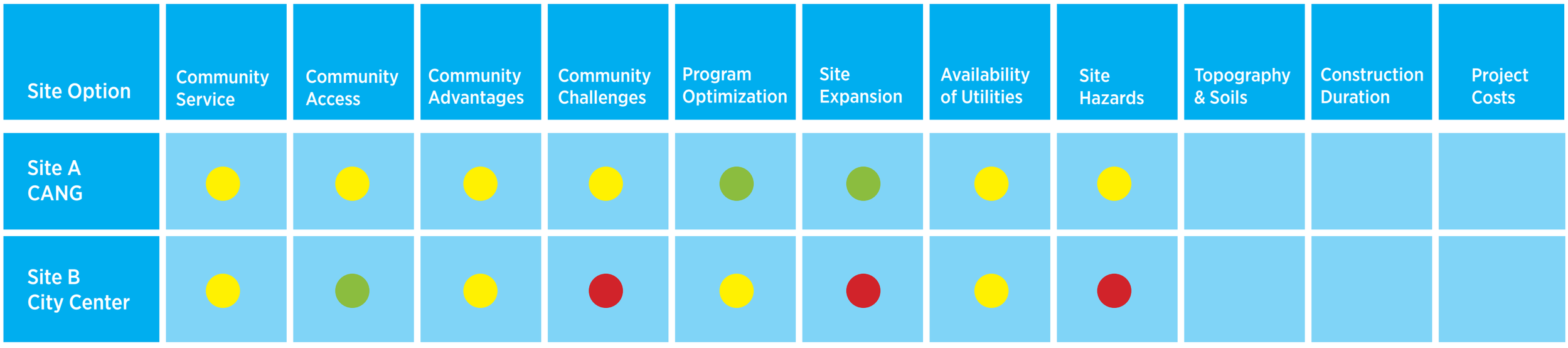
Site Selection Site Hazards

Site A - CANG

- Federal Aviation Administration (FAA) review: All proposed commercial projects exceeding 40 feet in height must undergo review by the FAA. Taller projects may be permitted if the FAA determines they do not pose a hazard. (see Airport exhibit)
- Drone compatibility TBD

Site B - City Center

- Dense urban area in close proximity to Hayward fault



Site Selection Topography & Soils

Site A - CANG

- Within Seismic Liquefaction Zone
- (Fire Training Soils Report indicates shallow foundations)
- Additional site remediation may be required
- Previously developed site
- Level site

Site B - City Center

- Borders Seismic Liquefaction Zone
- Previously developed site
- Some grade challenges

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	🟡	🟡	🟡	🟡	🟢	🟢	🟡	🟡	🟡		
Site B City Center	🟡	🟢	🟡	🔴	🟡	🔴	🟡	🔴	🟡		

Site Selection Construction Duration

Site A - CANG

- Ample site area for construction operations
- Good access from major roads
- Flexible work times due to remoteness from residential areas

Site B - City Center

- Limited site area for construction operations
- More vertical construction = extended construction time
- Site access through dense urban area
- Limited work times due to adjacent residential area

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG											
Site B City Center											

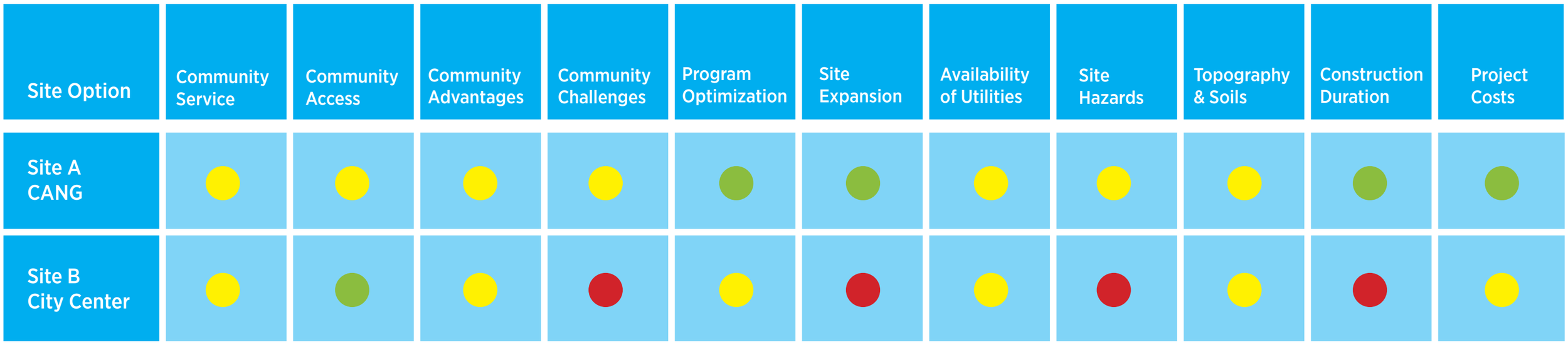
Site Selection Project Costs

Site A - CANG

- Lower design category for seismic = less costs
- May support 2-story construction
- May require deep foundations due to liquefaction
- (Fire Training Soils Report indicates shallow foundations)

Site B - City Center

- Higher design category for seismic = more costs
- More likely requires more vertical construction
- Dense urban area project location may extend construction timeline



Site Selection Final Selection

Site A - CANG

The former California Air National Guard site adjacent to the Hayward Executive Airport has been determined to the most optimal site for the development of a new Hayward Public Safety Facility. The availability of site area and expansion of site area will permit the greatest flexibility to meet the needs of the program within the city's budget.

Site Option	Community Service	Community Access	Community Advantages	Community Challenges	Program Optimization	Site Expansion	Availability of Utilities	Site Hazards	Topography & Soils	Construction Duration	Project Costs
Site A CANG	🟡	🟡	🟡	🟡	🟢	🟢	🟡	🟡	🟡	🟢	🟢
Site B City Center	🟡	🟢	🟡	🔴	🟡	🔴	🟡	🔴	🟡	🔴	🟡

DELIVERY METHODS

The construction delivery method is the approach used to design and construct a project. It defines how the project team is structured, how contracts are established, and how responsibilities, risks, costs, and schedules are managed among the owner, designer, and contractor. The traditional delivery method and common to CIP projects in the City is Design-Bid-Build. Other alternative delivery methods include Design–Build, Progressive Design-Build, Construction Manager at Risk, and Public Private Partnership (P3). Each delivery method offers different advantages related to cost control, schedule certainty, and collaboration.

Design–Bid–Build (DBB): the traditional project delivery method in which the owner contracts separately with a designer and a construction contractor. The designer completes the full design and prepares construction documents, after which the project is competitively bid and awarded to a contractor. Construction begins only after design is complete. This approach provides clear roles, strong pricing competition, and a well-defined scope, but it can result in longer schedules and limited collaboration between design and construction teams.

Design–Build (DB): DB is a delivery method in which the owner contracts with a single entity that is responsible for both design and construction. The design-builder integrates design and construction services under one contract, allowing for overlapping phases, earlier cost certainty, and faster project delivery. This method reduces owner coordination responsibilities and can minimize disputes, though it requires the owner to clearly define performance requirements at the outset.

Progressive Design–Build (PDB): PDB is a form of design–build in which the owner selects a design-builder primarily based on qualifications rather than a fixed price. The design-builder works collaboratively with the owner during early design to develop scope, schedule, and cost, with pricing established later as the design advances. This approach emphasizes transparency, shared risk management, and flexibility to refine project goals while maintaining the benefits of integrated delivery.

Construction Manager at Risk (CMAR): CMAR is a delivery method in which the owner contracts with a construction manager during the design phase to provide constructibility input, cost estimating, and scheduling services. The construction manager later assumes the role of general contractor and provides a guaranteed maximum price, taking responsibility for delivering the project within that price. CMAR promotes early collaboration and cost control while preserving a separate designer–owner relationship.

Public–Private Partnership (P3). P3 is a customized contractual arrangement in which a public agency partners with a private entity to deliver a public facility. The private partner may be responsible for design, construction, and financing, (e.g., a Progressive Design-Build-Finance or DBF P3 model), as well as flexibly structuring operation, and/or maintenance responsibilities over short-, medium-, and long-term periods (e.g., a DBF+OM P3 model). P3s leverage private-sector developer expertise and financing to deliver complex projects more efficiently, with risks allocated to the party best able to manage them and performance guarantees provided by the development partner.

Selecting an appropriate construction delivery method ensures that the project is delivered efficiently, transparently, and in alignment with the goal for accountability, budget control, and timely completion. For this project, the Public–Private Partnership (P3) delivery method is considered the most advantageous because it combines strong cost and schedule certainty with enhanced accountability and transparency. Under a P3 structure, the project can be delivered with a guaranteed maximum price (GMP), contractual schedule commitments, and liquidated damages for late delivery, providing the City with meaningful protections against cost overruns and delays. The P3 approach supports an open-book delivery process, with full cost transparency and audit rights retained by the City, while maintaining public-sector safeguards such as competitively bid trade packages. This structure also enables efficient risk allocation to the parties best able to manage those risks and allows any cost savings achieved during delivery to revert to the City. Collectively, these features provide a high level of fiscal control, performance accountability, and delivery certainty, making the P3 delivery method the most appropriate choice for this project.

DELIVERY METHOD EVALUATION

The project Delivery Method Evaluation below is based on general observations and experience and will vary project to project.

Each delivery method offers a different balance of cost, schedule, risk, and owner involvement. Design-Bid-Build provides the highest degree of control over the design outcome, but that control comes with increased exposure to change-order risk and the longest delivery timeline. CM@Risk improves coordination and cost certainty through early contractor involvement, but still requires active Owner oversight throughout design development.

Progressive Design-Build offers the strongest alignment of cost, quality, and schedule by structuring collaboration from day one. Risk is shared early, and innovation is encouraged, reducing soft costs and accelerating delivery. Public-Private Partnership is most advantageous when the Owner's goal is to transfer long-term risk, minimize internal resource demands, and lock in lifecycle performance — though it requires acceptance of the lowest direct control over design and long-term asset flexibility.

The following matrix visually reinforces the importance of aligning delivery method selection with the Owner's priorities — whether that is control, speed, cost certainty, risk transfer, or resource capacity.

Delivery Method Evaluation Matrix

Most Advantageous
Moderate
Least Advantageous

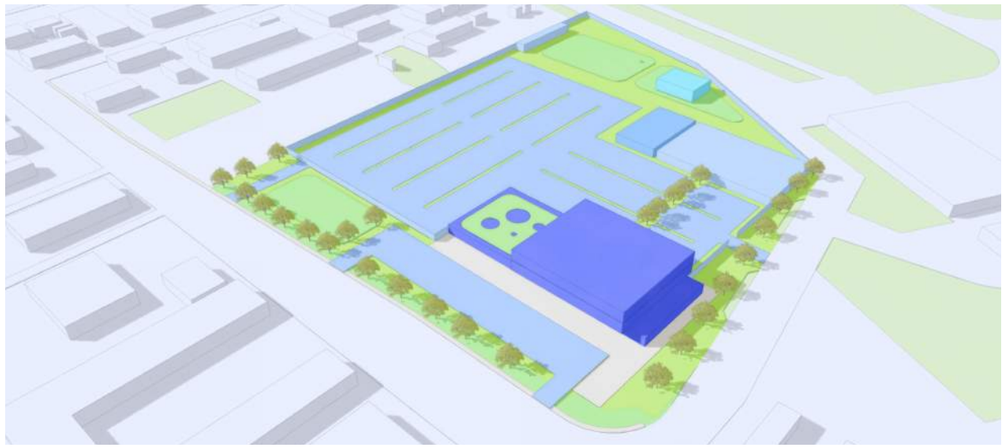
Summary

Method	Best When	Biggest Drawback
DBB	Maximum owner control over design	Slower, high change-order risk, adversarial
CMAR	Balance of control and cost/risk sharing	Can still lead to disputes if design not coordinated
PDB	Collaboration, speed, innovation, cost alignment	Reduced owner influence over detailed design
P3	Collaboration, speed, innovation, cost alignment & financing	Structure of team can limit competition

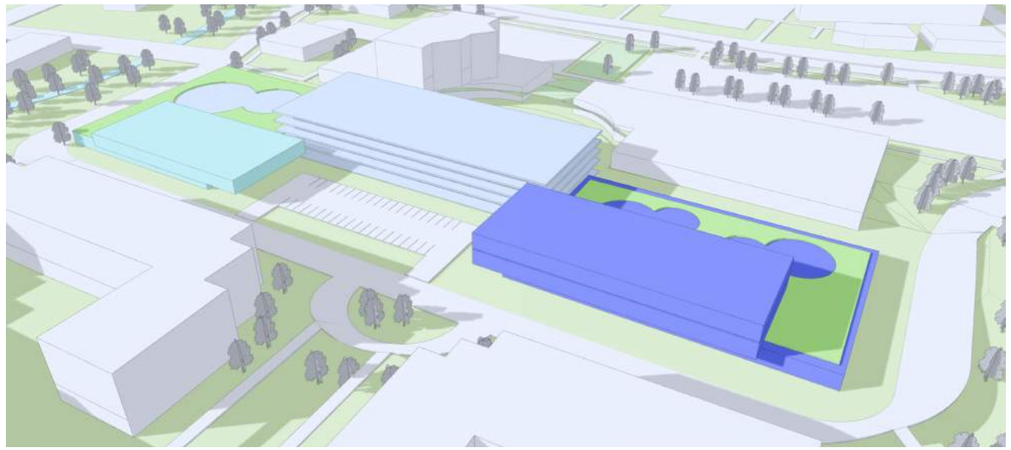
Site Option	Control	Risk	Cost Certainty	Quality	Collaborative	Time	City Staffing	Soft Costs
Design Bid Build								
Progressive Design Build								
CM@Risk								
Public Private Partnership								

SUMMATION OF RECOMMENDATIONS

Recommended Option



Site:	CANG Site
Site	Size: 9.87 acres
Cost:	$246,652,888
Phases:	2 w/Future Option for Animal Services
Bldg Size:	98,712 gsf
Schedule:	TBD
Delivery Method:	TBD



Site:	City Center Site
Site	Size: 5.79 acres
Cost:	$259,253,787
Phases:	1 w/Future Option for Animal Services
Bldg Size:	98,712 gsf + Parking Garage
Schedule:	TBD
Delivery Method:	TBD

*Note: The City Center Total Costs is not directly comparable to the CANG site costs. The City Center Site does not include program features included at the CANG site including Outdoor Fire Range, Tactical Simulation Building & K9 Training”

Conceptual Rendering Performance I Camaraderie I Transparency



View from W. Winton Ave.

APPENDIX

- Full Building & Site Programs
- Full Cost Estimates

POLICE FACILITIES MASTER PLAN
SPACE NEEDS SUMMARIES

HAYWARD POLICE DEPARTMENT
PUBLIC SAFETY CENTER
HAYWARD, CALIFORNIA

MCCLAREN, WILSON & LAWRIE ARCHITECTS
LPA

FEBRUARY 9, 2026

HAYWARD PUBLIC SAFETY CENTER
SPACE NEEDS ASSESSMENT

FEBRUARY 9, 2026 Project Overview

Phase 1

Essential Services Building:	79,176 gsf
Non-Essential Services Building:	19,537 gsf
Site / Parking:	9.57 acres

Phase 2

Essential Services Building:	0 gsf
Non-Essential Services Building:	0 gsf
Site / Parking:	0.30 acres
Animal Services Building & Site:	future phase or renovation of existing facility

Total

Essential Services Building:	79,176 gsf
Non-Essential Services Building:	19,537 gsf
Total Building:	98,712 gsf
Total Site:	9.87 acres

FEBRUARY 9, 2026 Project Overview

Building and Site Square Footage Program

This section includes space and staff spreadsheets outlining the assignment of square footage and staff needs. Here are a few explanations of the space needs document format to aid in review:

Programming Milestones

This space needs assessment identifies space and staff requirements for three milestones:

• Milestone **Space Needs Program 2049**
The space contemplated to address projected space needs for the year 2049.

• Milestone **Prioritized Program**
The space prioritized by HPD, reducing scope to stay within budget.

• Milestone **Second Phase**
The space needed on site for future addition of specific functions removed from scope of first phase.

Please note that staffing indicated in growth projections are based on projections furnished by the HPD and do not suggest that staffing will grow at any specific pace, instead the projections identify space needs suitable to serve staffing at those levels (understanding that staffing levels may fluctuate at rates that are faster or slower).

• Building Area Summary
Adjusted net square footage from the detailed spreadsheet pages are entered into the summary page. On the summary page a grossing factor is added to the summary of the adjusted net square footage to arrive at the total gross square footage for the building.

Space Number

The space number is included for reference. In some circumstances the space number repeats for a variety of items. This designates where items will reside in the same space.

The program uses three types of square footage; **Net**, **Adjusted Net** and **Gross** Square foot.

FEBRUARY 9, 2026 Space Summaries

Square Footage Summary

Net Square Footage

Net square footage is the direct usable space needed for offices, workstations, file cabinets and equipment such as copy machines.

Direct usable space is identified by space codes (for example: **PO** = Private Office and **OP** = Open Plan workstation) and then support spaces. Staffing is identified by **LKR** (staff with lockers) and **WD** (staff with wardrobe at desk).

Space No:	Milestones LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Space Needs Program 2050 Staffing Projection LKR	WD	Prioritized Program LKR	WD	Space Needs 2050 Number of Spaces	Prioritize Program Number of Spaces	Space Code	Space Needs 2050 Area Totals	Prioritize Program Area Totals	Remarks
	6.00 Traffic										4 Staff
6.01	Lieutenant					1	1	PO3	168	168	For staffing see district operations
	Sergeant	1		1							Locate with patrol watch office
6.02	Police Officer	9		9		5	5	OP3	400	360	Need space for blueprints
6.02	CSO		1		1	1	1	OP2	54	54	
	Support Spaces										
6.02	Plan Review tables					2	2	WTBL1	188	188	
6.02	Plan Storage					2	2	MAP	56	56	
6.02	Personal Files					9	9	FL1	72	72	
6.03	Storage					1	1	STOR3	144	144	RADAR & LIDAR Charging, LEICA 3D Imagers, PAS Devices
	Conference Room										See shared conference room 26.01
	Net Square Feet	10	1	10	1				914	874	
	Circulation	25%							229	219	
	Adjusted Net Square Feet								1,143	1,093	

Net Square Feet

Adj. Net Square Feet

In some spaces staffing numbers have no assignable office or workstation space. To account for shifted workspaces there is a **number of spaces** column.

Adjusted Net Area

At the bottom of each list of net square footages there is a **circulation** factor. This is square footage needed to provide for aisles and walk around space to connect spaces within each area of the building.

FEBRUARY 9, 2026 Space Summaries

Square Footage Summary

The circulation factor varies depending upon the needs of each space group. For example, most spaces have a circulation factor of 25%, though some technical spaces require a larger circulation, yet bulk areas (such as the evidence) require smaller circulation factors. When the net space and circulation factor are added the result is the **adjusted net** area.

Gross Square Footage

The adjusted net area is totaled on the summary page where a **grossing** factor (sometimes referred to as an "efficiency" factor) is added to allow for the space that is lost to wall / partition thicknesses, structural columns, the corridors that connect each area of the building and support spaces for janitor closets, premise wiring closets, mechanical rooms and electrical rooms).

Gross Square Feet

Main Essential Services Building				
Sub-Total Adjusted Net Square Footage		72,959	62,980	
Stair / Elevator Factor	3	3,600	3,600	Initial assumption - 3-story building
Grossing Factor	20%	14,592	12,596	
Total Gross Square Footage		**91,151**	**79,176**	

Site / Parking Summary

Parking Requirements

This section includes space onsite required for staff vehicles, fleet vehicles, and visitors. These are split between secure parking for staff and fleet vehicles, and public parking for visitors.

- Staff Parking

Staff parking requirements are determined by the maximum amount of people working in the building during the largest shift, plus enough parking for people who staff the 24-hour operations to perform a shift changeover. This means operations such as patrol and dispatch will need parking spaces for both the incoming shift staff and outgoing shift staff.

Other Site Needs

This section includes space on site required for infrastructure (antenna tower, generator, dumpsters, etc.), outdoor training spaces (firearms range and tactical simulation building), and storage needs (haz-mat, bikes, etc.).

Program Prioritization

Program Prioritization

Reductions to the initial program were required to meet budget. The following reductions were made following feedback from the City and users regarding the priorities of each group

- Public Spaces

The prioritizing of the program led to a reduction of the public lobby and the removal of one of the community meeting rooms.

- Workstations

The size of workstations were reduced where functionality would not be compromised.

- Animal Services

Animal services was removed from initial scope, with the option to be included in a later phase or located elsewhere.

- Firearms Training

The Indoor firearms range, originally planned to be 50 yards, was reduced to a 25 yard range. The 100yd outdoor range remains in the initial phase with a (4) lane 50yd outdoor range planned for a future phase. The tactical simulation building also moved to a future phase.

- Property & Evidence

Property and evidence saw a reduction in the number of workstations, drying cabinets, and evidence lockers. Total evidence storage was also reduced by about 1,000 square feet. In total the property and evidence program was reduced by 1,500 square feet.

- K-9

The entirety of the K-9 program was removed from the scope of this project.

- Special Response Unit

The special response unit's dedicated briefing room was removed from the scope with the assumption the unit could use the patrol briefing room when needed.

- Jail

The jail saw a reduction in storage space, kitchen size, and number of cells. This reduced the max capacity of the jail from (49) people down to (35) people. This allowed for a reduction of 3,119 square feet.

Program Prioritization

- Emergency Communications

Emergency communications saw a reduction of the size of the break room, and the number of dispatch consoles was reduced from (16) to (14)

- Lockers

There is no proposed reduction to the lockers in this program, but if there is an opportunity to reduce the space needs by 1,318 square feet and reduce the number of lockers required by 63 if open lockers are implemented.

- Vehicle Exam

The prioritized program has reduced the amount of vehicle exam bays to 1

- Youth & Family Services

Reductions made to the youth and family services bureau include the removal of the overflow counseling rooms, the waiting room, and the dedicated breakroom.

Hayward, California
Public Safety Center
Space Needs Assessment
• Summary •
2/9/2026

Milestones LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing: Space Needs Program 2050 LKR	Staffing: Space Needs Program 2050 WD	Staffing: Prioritized Program LKR	Staffing: Prioritized Program WD	Square Footage: Space Needs Program 2050	Square Footage: Prioritized Program	Remarks
Public Spaces							
1.00 Public Spaces	0	0	0	0	5,714	3,683	Includes Community Meeting / Multi-purpose Room
Administration							
2.00 Police Administration	7	8	7	8	3,824	3,709	
3.00 Internal Affairs	3	2	3	2	910	900	
4.00 Police Wellness	0	1	0	1	760	760	
Community Services Division							
5.00 District Operations Unit	25	0	25	0	0	0	
6.00 Traffic	10	1	10	1	1,143	1,093	
7.00 Personnel & Training	2	4	2	4	1,433	1,333	
8.00 Youth & Family Services	0	37	0	37	5,405	3,910	
9.00 Volunteer (Reserves) Program	1	0	1	0	410	390	
Investigations Division							
10.00 Criminal Investigations	27	6	27	6	5,088	4,758	
11.00 Special Investigations	26	6	26	6	4,365	4,115	
12.00 Shared Investigations Spaces	0	0	0	0	1,823	1,823	
13.00 Crime Lab	0	0	0	0	3,184	2,384	
Patrol Division							
14.00 Patrol	120	0	120	0	6,398	5,973	
15.00 K9	7	0	7	0	-	-	See Support Building
16.00 Special Response Unit	0	0	0	0	-	-	See Support Building
Support Service Division							
17.00 Records	0	19	0	19	3,684	3,189	
18.00 Emergency Communications	0	59	0	59	5,420	4,796	reduction in break room size, workstation size, and dispatch consoles from 16 to 14
19.00 Real Time Information Center (RTIC)	0	3	0	3	930	855	
20.00 Animal Services	0	17	0	0	-	-	
21.00 Jail	25	0	25	0	7,073	3,954	49 max capacity reduced to 35
22.00 Property & Evidence	0	6	0	6	-	-	See Support Building
23.00 I.T.	0	14	0	14	580	540	
Shared Spaces							
24.00 Shared Staff Areas	0	0	0	0	8,586	8,586	Fitness / Lunch / Lockers. Traditional lockers assumed, 1,318sf reduction available if open lockers are used
25.00 Facilities Support	0	1	0	1	957	957	
26.00 Ground Level Shared Spaces	0	0	0	0	1,643	1,643	
27.00 2nd Level Shared Spaces	0	0	0	0	2,205	2,205	
28.00 3rd Level Shared Spaces	0	0	0	0	1,429	1,429	
					72,959	62,980	
Total Staff	253	184	253	167			
	437		420				

Hayward, California
Public Safety Center
Space Needs Assessment
• Summary •
2/9/2026

Main Essential Services Building				
Sub-Total Adjusted Net Square Footage		72,959	62,980	
Stair / Elevator Factor	3	3,600	3,600	Initial assumption - 3-story building
Grossing Factor	20%	14,592	12,596	
Total Gross Square Footage		**91,151**	**79,176**	

Support Building (Not Essential Services)				
15.00 K9		678	0	
16.00 Special Response Unit		3,048	1,550	
22.00 Property & Evidence		5,905	4,403	
29.00 Firearms Range & Specialized Training		16,660	11,035	Indoor 25-yd range
30.00 Tactical Simulation Building		-	-	See Site
Sub-Total Adjusted Net Square Footage		26,290	16,988	
Grossing Factor	15%	3,944	2,548	
Total Gross Square Footage		**30,234**	**19,537**	

Total Gross Square Footage Main + Support Building	**121,385**	**98,712**

Animal Services (Not Essential Services)				
20.00 Animal Services		29,180	0	
Grossing Factor	0%	0	0	
Total Gross Square Footage		**29,180**	**0**	

Total Gross Square Footage Main + Support Building + Animal Services	**150,565**	**98,712**

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	1.00 Public Spaces										
1.01	Public Entry Vestibule					1	1	100	100	100	For energy efficiency and safety. Provide after hours call station to dispatch. Provide electronic door lock/unlock to records & dispatch. Recommendation: Use ballistically rated doors between Vest and Lobby.
1.02	Public Lobby					1	1	500	1,000	500	Professional / Durable / Calming
	• Front Public Services Counter Positions					4	4	SCTR	192	192	Protected transaction window to Lobby (access from Records).
1.03	Public Restrooms					2	2	T3	450	450	Traditional M/W Restrooms sized to service Multi-Purpose Rms. May save SF if gender-free restrooms design is employed.
1.04	Report Taking / Visitor Consultation Room					2	2	CNSL1	160	160	May also serve as an after hours area of refuge rm. for arrival in distress / if so, requires second exit to secure corridor. No recording needed
	• Livescan					1	1	LIVE	25	25	Securable cabinet in one of the report taking rooms
	Public Meeting/Multi-Purpose Rms										
1.05	Community Mtg. A / Multi-Purpose / Training Rm.					45	45	25	1,125	1,125	Recommend: Use folding tables / stack chairs. Also use for public educations (CPR classes, citizen's academies etc.) Rm. Also use for press briefing. Incl: Lectern, LED Monitors, doors to Lobby and to secure corridor.
1.06	~~Community Mtg. B / Multi-Purpose / Training Rm.~~					45	0	25	1,125	0	
1.07	Chair / Table / AV Rm.					1	1	STOR3	144	144	
1.08	Warming Kitchen					1	1	250	250	250	

Net Square Feet	0	0	0	0		4,571	2,946
Circulation	25%					1143	737
Adjusted Net Square Feet						5,714	3,683

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	2.00 Police Administration										
2.01	Chief of Police	1		1		1	1	PO6	240	240	W/Table 4 chairs
2.02	Deputy Chief	1		1		1	1	PO5	224	224	
2.03	Community Services Captain	1		1		1	1	PO4	180	180	
2.04	Investigations Captain	1		1		1	1	PO4	180	180	
2.05	Patrol Captain	1		1		1	1	PO4	180	180	
2.06	Support Services Captain	1		1		1	1	PO4	180	180	
2.07	SS Admin Lt.	1		1		1	1	PO3	168	168	
2.08	Accreditation		1		1	1	1	PO1	108	108	CALEA & Lexipol
2.09	Admin Open Office										
	• Admin Supervisor		1		1	1	1	OP3	80	72	
	• Police Program Analyst		1		1	1	1	OP3	80	72	
	• Community Engagement Specialist		1		1	1	1	OP3	80	72	
	• Inv. Admin Secretary		1		1	1	1	OP3	80	72	
	• Patrol Admin Secretary		1		1	1	1	OP3	80	72	
	• Sr. Management Analyst		1		1	1	1	OP3	80	72	
	• Support Services Admin Secretary		1		1	1	1	OP3	80	72	
	• Hoteling desks					2	2	OP2	144	108	assessors, guests of command staff
	Admin Support Spaces										
2.09	Escorted Visitor Waiting Area					1	1	WTG06	144	144	Viewed by admin open office staff. Adjacent to interview suite
2.09	Copy Alcove					1	1	CPY1	24	24	
2.09	Coffee Alcove					1	1	COF1	24	24	
2.10	Visitor Restroom					1	1	T1	64	64	Adjacent to waiting area
2.11	Secure File Room										
	• Inv. Admin File Storage					2	2	FL4	40	40	
	• Budget Analyst Lateral Files					4	4	FL4	80	80	
	• CALEA Files					2	2	FL1	16	16	
2.12	Admin. Conf. Room (12)					1	1	CNF16	365	365	Access from Chief's office and Corridor (to be shared).
2.13	Admin Toilet Shower					1	1	T4	90	90	Suggest: Connecting hall from Chief's office to Admin Conf Rm.
2.14	Supply Closet					1	1	STOR1	48	48	Office supplies
	Net Square Feet	7	8	7	8				3,059	2,967	
	Circulation	25%							765	742	
	Adjusted Net Square Feet								3,824	3,709	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	3.00 Internal Affairs										Command Staff Adjacency. Discreet entry
3.01	Lieutenant	1		1		1	1	PO3	168	168	W/Table 4 chairs? Or shared interview room
3.02	Sergeants	2		2		2	2	PO2	240	240	W/Table 4 chairs? Or shared interview room
3.03	Future Office		1		1	1	1	PO2	120	120	
3.04	CSO/Secretary?		1		1	1	1	OP3	80	72	
	IA Support Spaces										
3.05	Secure File Storage					6	6	FL4	120	120	Files maintained 5-15 yrs
	Interview / Conference Room										LCD Monitor. Interview recording. See shared conference room 27.01
	Net Square Feet	3	2	3	2				728	720	
	Circulation	25%							182	180	
	Adjusted Net Square Feet								910	900	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	4.00 Police Wellness										
4.01	Police Wellness Specialist		1		1	1	1	PO5	224	224	Mental Health Services. Specialty seating w/ sofa
4.02	Hoteling Office					1	1	PO1	108	108	Chaplain / Clinician
	Wellness Support										
4.03	Sound Isolation Vestibule					1	1	132	132	132	
4.04	Waiting Room					1	1	WTG06	144	144	calming feature / water? Place for kids
	Net Square Feet	0	1	0	1				608	608	
	Circulation	25%							152	152	
	Adjusted Net Square Feet								760	760	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	5.00 District Operations Unit										Operations to remain remote
	Lieutenant	1		1							Office with traffic
	Northern District										
	Sergeant	1		1		1	1				
	Police Officer	3		3		3	3				
	Downtown Police Officer	2		2		2	2				
	Crime Prevention Specialist	1		1		1	1				
	CSO	1		1		1	1				
	AVA CSO	1		1		1	1				
	Southern District										
	Sergeant	1		1		1	1				
	Police Officer	1		1		1	1				
	Measure C Police Officer	1		1		1	1				
	Crime Prevention Specialist	1		1		1	1				
	CSO	1		1		1	1				
		10		10		10	10				
	Support Spaces										
	Storage Room										Literature, Toy Drive, Seasonal Items
	Conf. Room (6)										
	Large Meeting Room										See Multi-Purpose Rooms 1.05 & 1.06
	Copy Alcove										
	Coffee Alcove										
	Net Square Feet	25	0	25	0				0	0	
	Circulation	25%							0	0	
	Adjusted Net Square Feet								0	0	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	6.00 Traffic										4 Staff
6.01	Lieutenant					1	1	PO3	168	168	For staffing see district operations
	Sergeant	1		1							Locate with patrol watch office
6.02	Police Officer	9		9		5	5	OP3	400	360	Need space for blueprints
6.02	CSO		1		1	1	1	OP2	54	54	
	Support Spaces										
6.02	Plan Review tables					2	2	WTBL1	188	188	
6.02	Plan Storage					2	2	MAP	56	56	
6.02	Personal Files					9	9	FL1	72	72	
6.03	Storage					1	1	STOR3	144	144	RADAR & LIDAR Charging, LEICA 3D Imagers, PAS Devices
	Conference Room										See shared conference room 26.01
	Net Square Feet	10	1	10	1				914	874	
	Circulation	25%							229	219	
	Adjusted Net Square Feet								1,143	1,093	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	7.00 Personnel & Training										4 staff + CSOs?
7.01	Lieutenant	1		1		1	1	PO3	168	168	Table w/ 2 chairs, conducts 1-on-1 interviews
7.02	Sergeant	1		1		1	1	OP3	80	72	
7.02	Personnel Operations		3		3	3	3	OP2	216	162	
7.02	CSO		1		1	1	1	OP2	54	54	
7.02	Hotel Desks					2	2	OP1	108	90	Modified duty, retired-annuitants, background investigators, auditors, wellness, retirement consultants, etc.
	• Trainee Space					20	20				Use shared conference room
	Support Spaces										
7.02	Supply Cabinet					2	2	CAB4	32	32	
7.03	Secure File Room					16	16	FL4	320	320	
7.04	Secure Storage					1	1	STOR3	144	144	Issue equipment (tasers etc.) Dept. wide
7.05	Coffee Alcove					1	1	COF1	24	24	
	Classroom (50)					50	50	25			Host regional trainings. Use shared Multi-Purpose Room B 1.06
	DT / ARCON / Simulator Training										See support building 29.09
	DT Storage										See support building 29.10
	Conference Room (12)										See shared conference room 26.02
	Conference / Interview Rooms (6)										See shared conference room 26.01
	Copy Alcove										See shared copy room 26.04
	Net Square Feet	2	4	2	4				1,146	1,066	
	Circulation	25%							287	267	
	Adjusted Net Square Feet								1,433	1,333	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
											District Operations Unit adjacency
	8.00 Youth & Family Services										
	Lobby and Reception										
8.01	Main Lobby/Waiting					1	1	400	400	400	To have separate entry from main police department to provide a sense of separation and reduce anxiety, fear with adjacency to a police department.
8.02	Private Consult Room					1	1	140	140	140	Used for private/confidential conversations with youth, parents, and staff members.
	Meeting Rooms										
8.03	Small Meeting Room					1	1	300	300	300	8-12 occupants - table and chairs
	Counseling Services										
8.04	~~Counseling Rooms (overflow)~~					5	0	140	700	0	overflow space for field staff (unhoused)
8.05	Counseling Offices (shared)	20		20		5	5	140	700	700	All counselors offices are shared, 2 per office
8.06	~~Waiting Space~~					1	0	200	200	0	Separate waiting space from the main waiting/lobby
	Administration										
8.07	Private Offices	2		2		4	4	140	560	560	Full-time staff
8.08	Administrator Office	1		1		1	1	160	160	160	
8.09	Shared Offices (Field Team)	4		4		2	2	160	320	320	houses 4 to 6 people
8.10	Large Office Work Space (Interns)	10		10		1	1	300	300	300	Space for 4 to 5 interns and a central group table for training/presentations
8.11	Storage					1	1	200	200	200	Shared by all
8.12	Quiet Room (Lactation Room)					1	1	80	80	80	Could be located within the overall building
	Support Areas										
8.13	Public Restrooms					2	2	70	140	140	
8.14	~~Breakroom/Kitchen~~					1	0	400	400	0	
8.15	IDF					1	1	100	100	100	
	Net Square Feet	0	37	0	37				4,700	3,400	
	Circulation	15%							705	510	
	Adjusted Net Square Feet								5,405	3,910	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	9.00 Volunteer (Reserves) Program										22 staff
9.01	Commander	1		1		1	1	PO3	168	168	
9.02	Captains	4		4		2	2	OP3	160	144	shared office, 2 desks
9.03	Officers	26		26							
	Support Space										
	Conference Room / Meeting Area (12)										See shared conference room 26.02
	Net Square Feet	1	0	1	0				328	312	
	Circulation	25%							82	78	
	Adjusted Net Square Feet								410	390	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	10.00 Criminal Investigations										Secured area
10.01	CIB Lieutenant	1		1		1	1	PO3	168	168	
	Special Victims Unit										
10.02	Sergeant	1		1		1	1	PO2	120	120	
10.03	Huddle Room					1	1	CNF04	120	120	
10.04	Sr. Detective	1		1		1	1	OP3	80	72	
10.04	Detective	6		6		6	6	OP3	480	432	
	Homicide / Major Crimes Unit										
10.05	Sergeant	1		1		1	1	PO2	120	120	
10.06	Huddle Room					1	1	CNF04	120	120	
10.04	Sr. Detective	2		2		2	2	OP3	160	144	
10.04	Detective	6		6		6	6	OP3	480	432	
	Robbery / Property Crime Unit										
10.07	Sergeant	1		1		1	1	PO2	120	120	
10.08	Huddle Room					1	1	CNF04	120	120	
10.04	Sr. Detective	2		2		2	2	OP3	160	144	
10.04	Detective	6		6		6	6	OP3	480	432	
10.04	Hotel Desks					4	4	OP3	320	288	
	Crime Scene Unit										4 staff, +1 soon. Would like 6 in future.
10.09	Sergeant					1	1	PO2	120	120	
10.10	Huddle Room					1	1	CNF04	120	120	
10.04	Crime Scene Specialist		6		6	6	6	OP3	480	432	
	• CSU Team Table					1	1	WTBL1	94	94	
10.04	CSU LEICA					1	1	OP2	54	54	
	Latent Print										sufficient lighting
10.11	• Lab Table					1	1	WTBL1	94	94	work PC, county ABIS terminal (ACSO connection), scanner
	• Secure Storage Cabinets					1	1	FL4	20	20	Latent Print Evidence, Old case documents. Confirm Files
	• Supply Cabinet					1	1	CAB4	16	16	
	Support Space										
10.04	Coffee Alcove					1	1	COF1	24	24	
	Net Square Feet	27	6	27	6				4,070	3,806	
	Circulation	25%							1018	952	
	Adjusted Net Square Feet								5,088	4,758	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	11.00 Special Investigations										Secured area
11.01	SIB Lieutenant	1		1		1	1	PO3	168	168	
	Vice / Intelligence Unit										Must be kept secure for chain of evidence
11.02	Sergeant	1		1		1	1	PO2	120	120	
11.03	Huddle Room					1	1	CNF04	120	120	
11.04	Sr. Detectives	1		1		1	1	OP3	80	72	
11.04	Detectives	4		4		4	4	OP3	320	288	
11.04	Sr. Crime Analyst	1		1		1	1	OP3	80	72	
11.04	Crime Analysts		4		4	2	2	OP3	160	144	2 spaces accounted for in RTIC for future staff
11.04	Alcohol CSO		1		1	1	1	OP3	80	72	
	Digital Forensics										Adjacent to Vice/Intelligence
11.05	Digital Lab										
	• Workstations					2	2	OP3	160	144	
	• Work Table					2	2	WTBL1	188	188	
	• Secure Cell Phone Storage					1	1	FL1	8	8	Faraday Boxes? Faraday Room?
11.06	Secure Storage					1	1	STOR3	144	144	
	Narcotics Unit										Confidential Informants
11.07	Sergeant	1		1		1	1	PO2	120	120	Vacant Positions Currently
11.08	Huddle Room					1	1	CNF04	120	120	
11.04	Officer	4		4		4	4	OP3	320	288	Vacant Positions Currently
	ALCO Narc Task Force										
	Officer	1		1							No space needed
	Special Duty Unit										
11.09	Sergeant	2		2		2	2	PO2	240	240	
11.10	Huddle Room					2	2	CNF04	240	240	
11.04	Officers	10		10		10	10	OP3	800	720	
	DA Liaison										
	Annuitants		1		1						Workstation w/ Records
11.04	Coffee Alcove					1	1	COF1	24	24	
	Net Square Feet	26	6	26	6				3,492	3,292	
	Circulation	25%							873	823	
	Adjusted Net Square Feet								4,365	4,115	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	12.00 Shared Investigations Spaces										Secured area
	Public										
	Waiting Room					1	1	WTG06			Space included in admin. See 2.09
	Public Restroom					1	1	T1			Space included in admin. See 2.10
	Office Area										
12.01	Project Room					1	1	PR1	400	400	FBI etc.
12.02	Investigations Secure Storage										
	• Temp Evid Storage					3	3	LKR6	72	72	
	• Charging Stations					1	1	SHLF1	14	14	Body Cams, radios, flashlights, GPD Tracking devices.
	• Gun Safe										
	• SDU Safe										
	Suspect Interview Suite										
12.03	Suspect Interview					3	3	INT1	240	240	3 cameras: interviewee face, Over table, Entire room
12.04	Sound Isolation Vestibule					4	4	60	240	240	Gun lockers
12.05	Interview Restroom					1	1	T1	64	64	
	Family Interview Suite										
12.06	Sound Isolation Vestibule					2	2	60	120	120	
12.07	Family Interview					1	1	INT2	100	100	Comfortable seating
	Support Spaces										
12.08	Secure File Storage					1	1	STOR3	144	144	murder books etc.
12.09	Supply Cabinets					4	4	CAB4	64	64	
	Conference Rooms (8)					2	2				See shared conference rooms 26.01
	Copy Alcove										See shared copy room 26.04
	Net Square Feet	0	0	0	0				1,458	1,458	
	Circulation	25%							365	365	
	Adjusted Net Square Feet								1,823	1,823	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	13.00 Crime Lab										Adjacency to CSU, CIB, and Property & Evidence
	Chemical Lab										
13.01	Lab Vestibule					1	1	LV	60	60	
13.02	In Process Evidence					3	3	LKR6	72	72	
13.03	Chemical Lab					1	1	300	300	300	Power & data, cabinets / storage. Wall space for posters
	• Fume Hood					2	2	FH8	96	96	8' long + Downflow powder
	• Countertop Space					2	2	OP5	200	200	DCS-5, FFLEX-S CAE Chamber, AirScience CAE Chamber, NINcha, Powder fume hood. Brasstax. Rapid DNA
	• Deep Sink					1	1	SINK1	14	14	
	• ADA Handwash Sink					1	1	SINK1	14	14	
	• Emergency Eyewash & Shower					1	1	EYE	15	15	
	• Exam Tables					2	2	WTBL1	188	188	Moveable, task exhauster above, retractable cords
	• Small Bio-drying Cabinet					1	1	DRY1	24	24	
	• Large Bio-drying Cabinet					1	1	DRY2	36	36	
13.04	Alternative Light Source Lab					1	1	200	200	200	DCS-5, built-in desk, storage
13.05	Vehicle Exam Bays					2	1	VFE1	1,230	615	Examination tables, a workbench, equipment storage lockers, a vehicle tool station, and a vehicle lift
	Net Square Feet	0	0	0	0				2,449	1,834	
	Circulation	30%							735	550	
	Adjusted Net Square Feet								3,184	2,384	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	14.00 Patrol										Adjacency to dispatch & records
14.01	Lieutenants	6		6		6	6	OP3	480	432	Shared office 6 desks
	Sergeants	14		14							Hot
	Officers	100		100							
	Office Space										
14.02	Lieutenants' Shared Watch Office					1	1	PO5	224	224	Station Management
14.03	Sgts Watch Office					14	14	OP3	1,120	1,008	Assigned workstations
14.04	Officer's Reports					20	20	OP1	1,080	900	sit/stand? TVs for news, CAD, double monitor, etc.
	• Worktable					1	1	WTBL1	94	94	
	• Work-in-progress filing					2	2	FL1	16	16	
	• Mailboxes					2	2	SHLF1	28	28	
	• Charging Stations					1	1	SHLF1	14	14	Cameras, Batteries
	• Coffee Alcove					1	1	COF1	24	24	
14.05	Juvenile Lounge					1	1	JUV01	70	70	
14.06	Juvenile Restroom					1	1	T1	64	64	
14.07	Phone Rooms					3	3	PO1	324	324	
14.08	Briefing					1	1	BRF28	1,104	1,104	Smart Monitors. Moveable tables
14.09	Equipment Issue					1	1	STOR3	144	144	
14.10	Quartermaster					1	1	STOR3	144	144	
14.11	HPOA Office					1	1	PO3	168	168	
	• Secure Files					1	1	FL4	20	20	Lot of files
	Conference Room (8)										See shared conference room 26.01
	Copy Room										See shared copy room 26.04
	Net Square Feet	120	0	120	0				5,118	4,778	
	Circulation	25%							1280	1,195	
	Adjusted Net Square Feet								6,398	5,973	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	15.00 K9										Training field or fenced area
15.01	~~Supervisor Office~~										Unit meetings in office? Ancillary position
15.02	~~K9 Officers~~	7		7		2	0	OP2	108	0	Shared ws
	~~• File Storage~~					1	0	FL1	8	0	Training records etc.
15.03	~~Kennels~~					7	0	KEN	252	0	AC. Indoor & Outdoor spaces
15.04	~~Grooming Station~~					1	0	KTUB	30	0	
15.05	~~Secure Storage~~					1	0	STOR3	144	0	Bite suits, drug toys, food, fridge for medications
	Net Square Feet	7	0	7	0				542	0	
	Circulation	25%							136	0	
	Adjusted Net Square Feet								678	0	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	16.00 Special Response Unit										70 Staff. Ancillary.
16.01	~~Briefing Room~~					1	0	BRF28	1,104	0	
16.02	Staging Room										
	• Lockers					30	30	LKR5	450	450	
	• Central Table					2	1	WTBL1	188	94	
16.03	Workshop										
	• Worktable					2	2	WTBL1	188	188	
	• Tool Storage					2	2	SHLF1	28	28	
16.04	SRU Equipment Storage					1	1	STOR3	144	144	Explosives Magazine (2) 7' x 34"
16.05	SRU Armory					1	1	ARM1	112	112	rifles, weapons systems, chemical munitions, breaching equipment, riot equipment, operator equipment bags
	Crisis Negotiator Team										
16.06	Storage					1	1	STOR1	48	48	Go Bags, Equipment, Charging
	UAS Team										
16.07	Drone Workshop										Near exit, easy access for UAS vehicles
	• Workstation					1	1	OP2	54	54	Dual Monitor. data analysis, video review, documentation, reports
	• Workbench Area					1	1	WTBL1	94	94	Maintenance & firmware updates
	• Charging Stations					1	1	SHLF1	14	14	
	• Storage					1	1	SHLF1	14	14	Store Drones & Accessories, thermal cameras, tools, batteries, etc.
	Sleep Rooms										Shared?
	Net Square Feet	0	0	0	0				2,438	1,240	
	Circulation	25%							610	310	
	Adjusted Net Square Feet								3,048	1,550	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

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		LKR	WD	LKR	WD						
	17.00 Records										20 Staff
17.01	Records Administrator	1		1		1	1	PO4	180	180	
17.02	Supervisors	3		3		3	3	PO3	504	504	
17.03	PRA Office					4	4	OP2	288	216	BWC redaction, 911 audio redaction
	Clerks	15		15							
17.04	Open Office										
	• Clerks Workstations					15	15	OP2	1,080	810	
	• DA Workstation					1	1	OP2	72	54	
	• Per Diem (Interns) Workstations					2	2	OP2	144	108	
	• Customer Service Counter					4	4	SCTR	192	192	Full workstations
	• Coffee Alcove					1	1	COF1	24	24	
	• Safe					1	1	CAB1	5	5	Wall safe for cash etc. Evidence money, picked up by loomis sp?
	• Secure File Storage					2	2	HDFL	200	200	2yrs copy reports, 5yrs record sealing files. 3yrs warrant files, deposits, subpoena 12 banker boxes
17.05	Copy / Mail Room					1	1	CPY3	130	130	work area for sorting & organizing
17.06	Supply Closet					1	1	STOR1	48	48	Office supplies
17.07	Quiet Room					1	1	80	80	80	

Net Square Feet	0	19	0	19	2,947	2,551	
Circulation	25%				737	638	
Adjusted Net Square Feet					3,684	3,189	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
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		LKR	WD	LKR	WD						
	18.00 Emergency Communications										45 Staff, 62 recommended
18.01	Administrator	1		1		1	1	PO4	180	180	
18.02	Supervisors	8		8							
	Operator	40		40							
	Call Taker	10		10							
	Communications Center										Peer support animals
18.03	On-shift Supervisor Office					2	2	OP2	144	108	Shared on-shift
18.04	Dispatch Center										
	• Supervisor Consoles					1	1	CON3	144	144	2 positions side-by-side
	• Call Taker / Dispatch Consoles					16	14	CON2	1,600	1,400	currently use xybix
	• Chair Corral					18	16	4	72	64	
	• Rolling Files					59	59	2	118	118	
	• Copy Alcove					1	1	CPY1	24	24	
18.05	Training Room					1	1	CNF16	365	365	Operable glass wall
	• Training Consoles					2	2	CON3	288	288	(2) 2-person consoles
18.06	Admin Conference Room (4)					1	1	CNF04	120	120	Suggest adjoining to manager's office
18.07	Conference Room (8)										See shared conference room 28.01
	Support Spaces										
18.08	IDF / Server / Radio Room										See building wide server 27.07
18.09	Storage					1	1	STOR3	144	144	
18.10	Locker Room					59	59	LKR2	236	236	
18.11	Break Room					1	1	120	356	120	
18.12	Wellness Room					1	1	80	80	80	
18.13	Lactation Room					1	1	80	80	80	
18.14	Restroom					2	2	T1	128	128	
18.15	Restroom / shower					1	1	T4	90	90	

Net Square Feet	0	59	0	59			4,169	3,689	
Circulation	30%						1251	1,107	
Adjusted Net Square Feet							5,420	4,796	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
Space No:	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	19.00 Real Time Information Center (RTIC)										
19.01	RTIC										power, data, dimmable lights
	• Supervisor					1	1	OP4	100	80	
	• Crime Analysts					2	2	OP3	160	144	
	• Drone Operators	3		3		3	3	OP3	240	216	
	• Dispatcher					1	1	CON3	144	144	
	• Video Wall					1	1	100	100	100	
	Conference Room										See shared conference room 28.01
	Net Square Feet	0	3	0	3				744	684	
	Circulation	25%							186	171	
	Adjusted Net Square Feet								930	855	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	20.00 Animal Services										Future phase or renovation of existing facility
	BY RFA		17						29,180		See Animal Services program by RFA
	Net Square Feet	0	17	0	0				29,180	0	
	Circulation	0%							0	0	
	Adjusted Net Square Feet								29,180	0	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	21.00 Jail										24 Staff. Type 1 Facility
21.01	Administrator	1		1		1	1	PO4	180	180	Adjacent to Jail
	Supervisor	4		4							
	Jail (CSO)	20		20							
	Custody										
21.02	Supervisor Office					1	1	PO2	168	120	
21.03	Jail CSO Workstations					5	5	OP2	360	270	
	• File Storage					3	0	FL1	24	0	
21.04	Restroom					1	2	T1	64	128	
	Sally Port										
	2-Vehicle Drive-through Sally Court					2	0	650	1,300	0	Screened and covered sally court
	Booking & Processing										
21.05	Booking Station					1	1	300	300	300	
	• Intoxilyzer					1	0	25	25	0	
	• Livescan					1	0	LIVE	25	0	
	• Mug					1	0	12	12	0	
	• Cuffing Bench					1	0	36	36	0	
	• Property Storage					16	0	LKR8	160	0	
	Interview Rooms										
21.06	Suspect Interview					2	2	INT1	160	160	
21.07	Sound Isolation Vestibule					3	2	60	180	120	
	Holding										
21.08	Sobering Cell (8)					1	1	C10	173	173	
21.09	Sobering Cell (2)					1	1	C02	114	114	
21.10	General Population Cell					3	2	C09	762	508	wet cell, telephone
21.11	Individual Holding Cell					5	3	C01	460	276	wet cell, short-term
21.12	Shower					1	1	T4	90	90	
21.13	Video Visitation					1	1	80	80	80	
21.14	Prisoner Release Vestibule					1	1	80	80	80	
	Jail Support Spaces										
21.15	Jail Storage					1	1	200	200	200	
21.16	Warming Kitchen					1	1	200	280	200	Microwaves, fridge, sink
21.17	Food Storage					1	1	STOR3	144	100	
21.18	Janitor					1	1	64	64	64	
	Net Square Feet	25	0	25	0				5,441	3,163	
	Circulation	30%		25%					1632	791	
	Adjusted Net Square Feet								7,073	3,954	

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Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	22.00 Property & Evidence										
	Supervisor	1		1							
	Technician	5		5							
22.01	Bag & Tag					1	1	BAG2	320	320	Island packaging area, report writing counters.
	• Small Bio-Drying Cabinets					6	4	DRY1	144	96	
	• Large Bio-Drying Cabinets					1	1	DRY2	36	36	
22.02	Restroom					1	0	T1	64	0	
	Evidence Intake										
22.03	Supervisor's Office					1	1	PO2	168	120	
22.04	Work Area										
	• Workstations					6	4	OP2	432	216	
	• Secure File Storage					2	2	FL4	40	40	
	• Packing Area					2	2	WTBL1	188	188	Rolling Table
	• Supply Storage					6	6	CAB4	96	96	Envelopes, boxes, stickers, etc.
	• Evidence Pass-Through Lockers					8	6	LKR6	192	144	Coolers. Temporary evidence storage
22.05	Temporary Oversized Evidence Storage					2	1	36	72	36	ATMs, Slot Machines,
	Evidence Return/Discovery										
22.06	Visitor Evidence Return Vestibule					1	1	80	80	80	
22.07	Staff Evidence Return Counter					1	1	80	80	80	
22.08	Discovery / Large Evidence Return					1	1	120	160	120	
	Evidence Storage										
22.09	HD General Evidence Storage					1	1	900	1,000	900	HD racks
	• Emergency Eyewash					1	0	EYE	15	0	
	• Deep Sink					1	0	SINK1	14	0	
	• Firearms					1	1	400	600	400	Locking HD Racks
	• Evidence Coolers					2	4	REF3	320	152	Glass front reach-ins
	• Oversize Evidence					1	1	200	300	200	Open floor area
22.10	High Value (Vault)					1	1	45	160	45	
22.11	Narcotics					1	1	160	160	160	HD
22.12	Auction / Destruction					1	1	300	350	300	
22.13	Cold Case Storage					1	1	100	144	100	Merge into general evidence
	Vehicle Evidence Storage										Separate building
	Haz Mat Evidence										Shed
	Evidence Bike Storage										Shed
	Net Square Feet	0	6	0	6				5,135	3,829	
	Circulation	15%							770	574	
	Adjusted Net Square Feet								5,905	4,403	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	23.00 I.T.										P&T & Dispatch Adjacency
23.01	IT Managers		2		2						
23.02	IT Staff		12		12						
	IT Support Space										
23.03	IT Work Room					4	4	OP3	320	288	1 room 4 workstations
23.04	Secure Storage					1	1	STOR3	144	144	
	Conference Room (4)										See shared conference room 27.01
	Building-Wide Server Room										See building wide server 27.07
	Net Square Feet	0	14	0	14				464	432	
	Circulation	25%							116	108	
	Adjusted Net Square Feet								580	540	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	24.00 Shared Staff Areas										
24.01	Lunch/Break Room					1	1	300	300	300	Consider access to outdoor seating area.
24.02	Fitness Rm.					1	1	1200	1,200	1,200	Support building or in HQ?
24.03	Fitness Storage					1	1	STOR3	144	144	Redman suits etc.
	Traditional Locker Room Plan										
	Men's Locker Room										
24.04	Sight Lock Vestibule					2	2	LV	120	120	
24.04	Men's Lockers					215	215	LKR4b	2,151	2,151	
24.04	Male Reserves					30	30	LKR4b	300	300	
24.04	ADA Toilet Stall					1	1	64	64	64	
24.04	Standard Toilets					2	2	32	64	64	
24.04	Urinals					4	4	28	112	112	
24.04	Lavs					4	4	28	112	112	
24.04	ADA Shower					1	1	SH1	53	53	
24.04	Showers					5	5	SH2	95	95	
24.05	Sleep Rooms					2	2	100	200	200	
24.06	First Aid Room					1	1	120	120	120	
	Women's Locker Room										
24.07	Sight Lock Vestibule					2	2	LV	120	120	
24.07	Women's Lockers					101	101	LKR4b	1,012	1,012	
24.07	ADA Toilet Stall					1	1	64	64	64	
24.07	Standard Toilets					2	2	32	64	64	
24.07	Lavs					3	3	28	84	84	
24.07	ADA Shower					1	1	SH1	53	53	
24.07	Showers					3	3	SH2	57	57	
24.08	Sleep Room					1	1	100	100	100	
24.09	First Aid Rm. / Lactation					1	1	120	120	120	
24.10	Day-Use Locker Room					1	1	160	160	160	
	Net Square Feet	0	0	0	0				6,869	6,869	
	Circulation	25%							1717	1,717	
	Adjusted Net Square Feet								8,586	8,586	

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Itemized Spaces 24

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	24.00 Shared Staff Areas										
24.01	Lunch/Break Room					1		300	0	300	Consider access to outdoor seating area.
24.02	Fitness Rm.					1		1200	0	1,200	Support building or in HQ?
24.03	Fitness Storage					1		STOR3	0	144	Redman suits etc.
	Open Lockers										
24.04	Lockers					283		LKR4b		2,830	
24.05	Toilet / Changing Rooms					8		T1		512	
24.06	Toilet / Shower Rooms					4		T5		408	
24.07	Sleep Rooms					3		100		300	
24.08	First Aid / Lactation					1		120		120	
	Net Square Feet	0	0	0	0				0	5,814	
	Circulation	25%							0	1,454	
	Adjusted Net Square Feet								0	7,268	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	25.00 Facilities Support										
	Loading / Services Area										
25.01	Facilities Manager		1		1	1	1	PO1	108	108	
25.02	Delivery Storage					1	1	400	400	400	
25.03	Parcel Delivery					1	1	100	100	100	
25.04	Janitorial Supply					1	1	STOR2	80	80	
25.05	Janitorial Equipment					1	1	STOR3	144	144	
	Net Square Feet	0	1	0	1				832	832	
	Circulation	15%							125	125	
	Adjusted Net Square Feet								957	957	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	26.00 Ground Level Shared Spaces										
26.01	Small Conference Room					2	2	CNF08	442	442	
26.02	Medium Conference Room					1	1	CNF12	299	299	
26.03	Large Conference Room					1	1	CNF16	365	365	
26.04	Copy Room					1	1	CPY2	80	80	In addition to records. ID-card system, Printer, Scanner. Photo Backdrop,
26.05	IDF Room					1	1	80	80	80	
26.06	Janitor Closet					1	1	48	48	48	
	Net Square Feet	0	0	0	0				1,314	1,314	
	Circulation	25%							329	329	
	Adjusted Net Square Feet								1,643	1,643	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	27.00 2nd Level Shared Spaces										
27.01	Small Conference Room					2	2	CNF08	442	442	One will be IA conference / interview room, provide LCD Monitor & Interview recording
27.02	Medium Conference Room					1	1	CNF12	299	299	
27.03	Large Conference Room					1	1	CNF16	365	365	
27.04	Copy Room					1	1	CPY3	130	130	
27.05	IDF Room					1	1	80	80	80	
27.06	Janitor Closet					1	1	48	48	48	
27.05	Building-Wide Server / Radio Room					1	1	400	400	400	Blade server. 4-6 server racks. CRAC units
	Net Square Feet	0	0	0	0				1,764	1,764	
	Circulation	25%							441	441	
	Adjusted Net Square Feet								2,205	2,205	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	28.00 3rd Level Shared Spaces										
28.01	Small Conference Room					1	1	CNF08	221	221	
28.02	Medium Conference Room					1	1	CNF12	299	299	
28.03	Large Conference Room					1	1	CNF16	365	365	
28.04	Copy Room					1	1	CPY3	130	130	
28.05	IDF Room					1	1	80	80	80	
28.06	Janitor Closet					1	1	48	48	48	
	Net Square Feet	0	0	0	0				1,143	1,143	
	Circulation	25%							286	286	
	Adjusted Net Square Feet								1,429	1,429	

Hayward, California
Public Safety Center
Space Needs Assessment
• Itemized Spaces •
2/9/2026

Space No:	Milestones	Space Needs Program 2050		Prioritized Program		Space Needs 2050	Prioritize Program	Space Code	Space Needs 2050	Prioritize Program	Remarks
	LKR = Staff W/Lockers WD = Staff W/Wardrobe at Desk	Staffing Projection				Number of Spaces			Area Totals		
		LKR	WD	LKR	WD						
	29.00 Firearms Range & Specialized Training										For baffles rifle ranges see site
29.01	50-Yard Range					10	0	1080	10,800	0	
	25-yard range					0	10	630	0	6,300	Ballistic rubber trap
29.02	Sound Isolation Vestibule					1	1	80	80	80	
29.03	Ready Room					1	1	250	250	250	
29.04	Rangemaster Office					1	1	PO1	108	108	
29.05	Storage					1	1	400	400	400	Paper, Props, ammo
29.06	Weapons Maintenance					4	4	WM	252	252	Compressed Air
29.07	Armorer					1	1	ARM1	112	112	2 Armorers, sink, compressed air, workstations, gun safes
	•Workbenches					1	1	WM	63	63	
	•Workstations					1	1	OP2	54	54	
	•Emergency Eyewash					1	1	EYE	15	15	
29.08	Armory					1	1	300	300	300	Rifles, Les Lethal, DRE (PAS). Adjacent to Loading dock for secure ammo storage
29.09	DT / ARCON / Simulator Training					1	1	750	750	750	Flexible space?
29.10	DT Storage					1	1	STOR3	144	144	
	Net Square Feet	0	0	0	0				13,328	8,828	
	Circulation	25%							3332	2,207	
	Adjusted Net Square Feet								16,660	11,035	

Hayward, California
Public Safety Center
Space Needs Assessment
• Site •
2/9/2026

HPD Police Department Parking / Site Requirements	Space Needs Program 2050	Prioritized Program	Second Phase		Space Needs Program 2050	Prioritized Program	Second Phase	
	Number of Spaces			Space Code	Area Totals			**Remarks**
Secure Fleet Parking								Provide Space for Wash Rack, Servicing, and Air for Tires
Investigations								
Sedans	20	20	0	AUTO1	5,900	5,900	0	moving to EVs, Power & Data
CSU - *Ford* Vans	2	2	0	AUTO2	720	720	0	8' height + Light Bars. Parking close to exit with large parking spaces. Would like Power eventually
SIB - Rentals	4	4	0	AUTO1	1,180	1,180	0	
Patrol								
Fleet Patrol Cars	53	53	0	AUTO2	19,080	19,080	0	
District Operations Unit								Parked at satellite stations
Ford Explorers	8	0	0	AUTO1				
Ford Fusion Hybrid	2	0	0	AUTO1				
Dodge Charger	2	0	0	AUTO1				
Ford F150	2	0	0	AUTO1				
Zero Electric Motorcycles	4	0	0	MOTOR				
Bicycles	4	0	0	BKE2				
Traffic								
Motorcycles	12	12	0	MOTOR	1,896	1,896	0	Indoor storage. 2 batteries to charge at once. Bluetooth helmet charging. Motor Lockers. Officers take home
DUI Truck F350	1	1	0	AUTO2	360	360	0	Dedicated Power
Ford Ranger	1	1	0	AUTO2	360	360	0	Dedicated Power
Ford Explorer	1	1	0	AUTO2	360	360	0	No Power Needed
Dodge Charger	2	2	0	AUTO2	720	720	0	No Power Needed
YFSB								
Pool Sedans	2	2	0	AUTO1	590	590	0	
Ford Explorer	3	3	0	AUTO1	885	885	0	
Minivan	1	1	0	AUTO1	295	295	0	equipment transport & explorer training

CONTINUED ON NEXT PAGE…

Hayward, California
Public Safety Center
Space Needs Assessment
• Site •
2/9/2026

HPD Police Department Parking / Site Requirements	Space Needs Program 2050	Prioritized Program	Second Phase		Space Needs Program 2050	Prioritized Program	Second Phase	
	Number of Spaces			Space Code	Area Totals			Remarks
HPD - HR								
EVOC - Pit Cars	11	11	0	AUTO1	3,245	3,245	0	
Sedans	4	4	0	AUTO1	1,180	1,180	0	
HPD - Admin								
Sedans	8	8	0	AUTO1	2,360	2,360	0	
Specialty Vehicles								
SRU TRV / Bearcat	1	1	0	720	720	720	0	Inside
SRU Equipment Truck	1	1	0	720	720	720	0	Inside
MCV Mobile Command Vehicle	1	1	0	720	720	720	0	Inside
Motorcycle Transport Trailer	1	1	0	720	720	720	0	
Radar Trailer	1	1	0	720	720	720	0	
18' DUI Trailer	1	1	0	720	720	720	0	Dedicated Power
35' DUI Trailer	1	1	0	720	720	720	0	Dedicated Power
EVOC Trailer	1	1	0	AUTO2	360	360	0	
Digital Sign Trailer	2	2	0	150	300	300	0	
P&E Pickup w/ Lift Gate	1	1	0	720	720	720	0	
K9 Trailer	1	0	0	AUTO1	295	0	0	
Honda Pioneer Side-by-side	1	1	0	AUTO1	295	295	0	Not on fleet list
DUI Pedal Cart	1	1	0	AUTO1	295	295	0	Not on fleet list
Animal Services								
Vehicles	4	0	0	AUTO2	1,440	0	0	
I.T.								
Hybrid Vehicle	1	1	0	AUTO1	295	295	0	Not on fleet list
Subtotal	166	139	0		48,171	46,436	0	
Circulation Factor **35%**					16,860	16,253	0	
Total Fleet Parking Area					**65,031**	**62,689**	**0**	

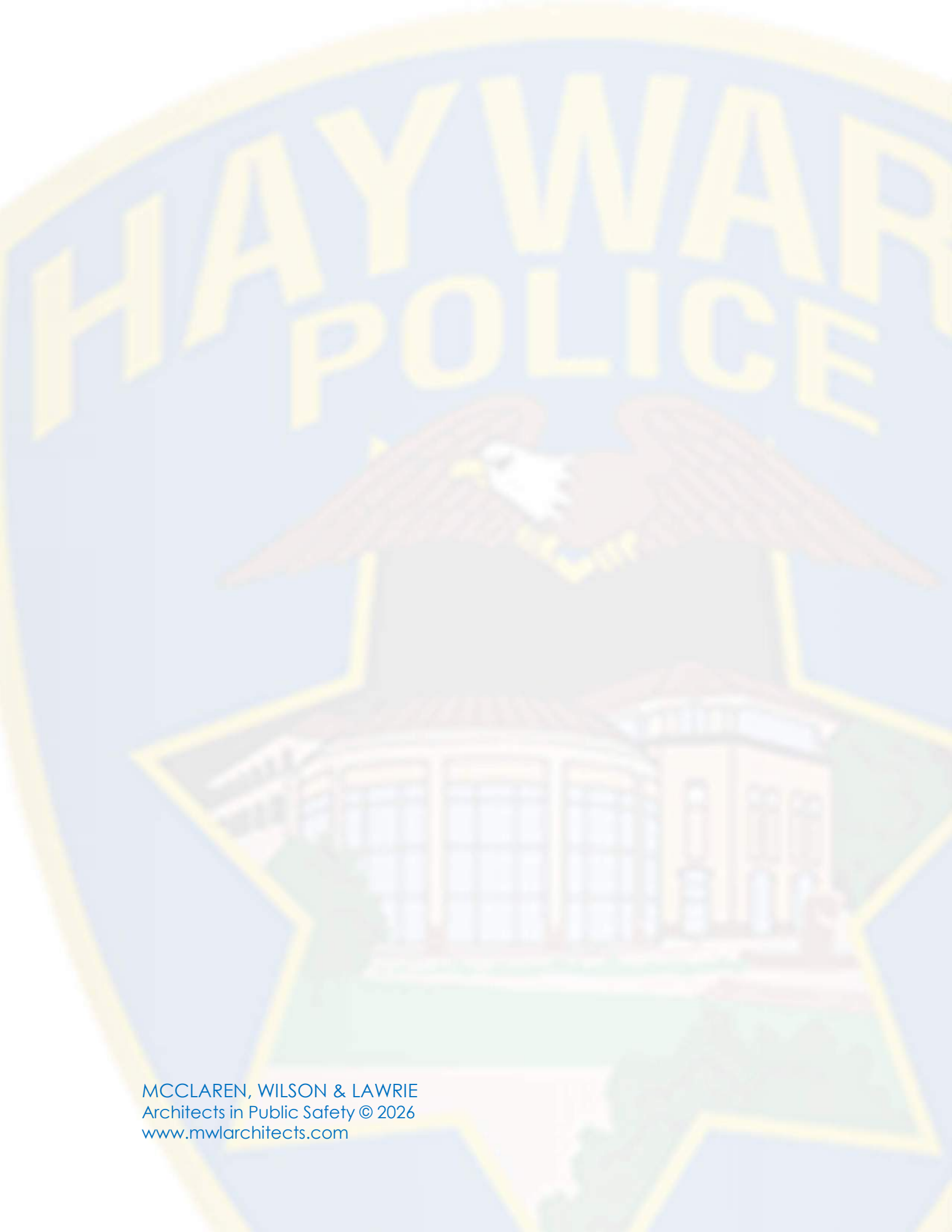
Hayward, California
Public Safety Center
Space Needs Assessment
• Site •
2/9/2026

HPD Police Department Parking / Site Requirements		Space Needs Program 2050	Prioritized Program	Second Phase		Space Needs Program 2050	Prioritized Program	Second Phase	
		Number of Spaces			Space Code	Area Totals			Remarks
Secure Staff Parking									Recommendation for 10-15% growth
Total Staff (Largest Shift)		243	226	0	AUTO1	71,685	66,670	0	Minus shifted dispatchers, shifted patrol, & admin
Administration									
Admin.		15	15	0	AUTO1	4,425	4,425	0	
Emergency Communications									
Communicators POV - Incoming		20	20	0	AUTO1	5,900	5,900	0	
Communicators POV - Outgoing		20	20	0	AUTO1	5,900	5,900	0	
Patrol									
Officer POV - Incoming		30	30	0	AUTO1	8,850	8,850	0	
Officer POV - Outgoing		30	30	0	AUTO1	8,850	8,850	0	
Subtotal		358	341	0		105,610	100,595	0	
PTO / Training Factor	**18%**	65	62	0		19,010	18,107	0	
		293	279	0		86,600	82,488	0	
Circulation Factor	**35%**					30,310	28,871	0	
Total Staff Parking Area						**116,910**	**111,359**	**0**	
Total Fleet + Staff Parking Area						**181,941**	**174,047**	**0**	
Public Parking									
Visitor Parking		50	50	0	AUTO1	14,750	14,750	0	50% of Community Meeting Rm.
Safety Vehicle Sign Off / Taxi Inspection		2	2	0	AUTO2	720	720	0	
Circulation Factor	**35%**					5,415	5,415	0	
Total Visitor Parking Area						**20,885**	**20,885**	**0**	

Hayward, California
Public Safety Center
Space Needs Assessment
• Site •
2/9/2026

HPD Police Department Parking / Site Requirements	Space Needs Program 2050	Prioritized Program	Second Phase		Space Needs Program 2050	Prioritized Program	Second Phase	
	Number of Spaces			Space Code	Area Totals			Remarks
Building Footprint + Other Site Needs								
Total SF Footprint 3-Level Main Building (50% First/30% Second Floor/20%Third Floor)					**45,575**	**39,588**	**0**	
Total SF Footprint 1-Level Support Building					**30,234**	**19,537**	**0**	
Total SF Footprint 1-Level Animal Services Building					**29,180**	**0**	**0**	
Antenna Tower	1	1	0	500	500	500	0	Placeholder
Motor Shed	1	1	0	800	800	800	0	Cones, Signs, Cleaning & Maintenance Equipment
SRU Storage	1	1	0	600	600	600	0	Munitions, chemical agents, explosives.
Found Property Bike Storage	20	20	0	BKE2	240	240	0	Covered and securely fenced cage
Homeless Conservator / Storage Space	0	1	0	200	0	200	0	Lockable / away from bldg. Under Ramp in Garage
Jail Property Storage	20	20	0	LKR8	0	200	0	
Haz Mat Evidence Storage	1	1	0	160	160	160	0	
100-Yard Range	1	1	0	4000	4,000	4,000	0	2-Lane, Outdoor (330'x18')
50-Yard Range	3	0	4	TRF3	3,258	0	4,344	
Tactical Simulation Building	1	0	1	2500	2,500	0	2,500	Placeholder
K-9 Agility Course	1	0	0	5000	5,000	0	0	Placeholder
Field Bag Lockers	40	40	0	LKR9	0	600	0	
Controlled Motorcourt Entry and Exit					2000	2000	0	
Emergency Generator & Fuel Tanks					1000	1000	0	
Trash Dumpster Enclosure / Loading Area					1500	1500	0	
Secure Site					**308,488**	**244,972**	**6,844**	
Secure Site + Visitor Parking					**329,373**	**265,856**	**6,844**	
Setback					37,304	33,515	5,377	20, 25, 10, 10
Landscaping Area 10%					32,937	26,586	684	
Total Building + Site Needs + Setback					**399,614**	**325,957**	**12,906**	
			Total Acres		9.57	7.48	0.30	

* Does Not Include Allowance for Stormwater Retention



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Animal Services Program

Space No:	Milestones / LKR = Staff W/Lockers / WD = Staff W/Wardrobe at De	2025 LKR	2025 WD	2038 LKR	2038 WD	2048 LKR	2048 WD	25	38	48	Square Footage	2025	2038	2048	Remarks	Floor Level Area: Ground	Second	Either
		Staffing Projection						Number of Spaces				Area Totals						
	Public Areas																	
0003	Entry & Exit Vestibule - (Adopters / Reclaimers) - (7' x 10.5')							1			74	74			• Half height divider wall	74		
0005	Waiting Area - (Adopters / Reclaimers) - (10' x 20')							1			200	200			• Seating Area - (for 10 people) • Water Fountain (ADA) • Wall-mounted flat-screen monitor w/ revolving memorial images	200		
0009	• Self-serve Lost & Found / Education Computer Alcoves: 2 @ 3'							2			18	18				18		
0010	Entry & Exit Vestibule - (Surrenders / Finders) - (7' x 10.5')							1			74	74			• Half height divider wall	74		
0012	Waiting Area - (Surrenders / Finders) - (10' x 10')							1			100	100			• Seating Area - (for 5 people) • Cat carrier shelf at the top of the seat back rest	100		
0015	Reception Area (Adoptions) - (2 Stations) - (8' x 8')							2			96	96				96		
0016	Reception Area (Surrenders) - (2 Station) - (8' x 8')							1			48	48				48		
0017	Clerical Area - (9' x 10')							1			12	12			• Copier / scanner / e-fax machine - (floor mounted) • Lateral file cabinets: 2 @ 36" wide (4 drawer) • Clerical supplies closet	12		
0021	Mop Closet - (for Waiting Areas) - (3' x 3')							1			9	9			• Shower base w/ FRP wall surface	9		
0023	In-Kind Donations Storage Room - (3' x 6')							1			18	18				18		
0024	Shelter Operations Supervisor - (8' x 10')							1			80	80			• L-shaped desk & chair • Visitor chairs: 2 chairs	80		
0031	Family / Unisex Public Restrooms - 2 @ (6' x 7.5') = 45 SF each							2			90	90				90		
0032	Pet Retail Shop - (2' x 10')							1			20	20			• Sliding glass door at Entry	20		
0036	Admissions Exam Room - (10' x 11')							1			80	80			• Perpendicular lift-up exam	80		
	Subtotal										**919**	**919**				**919**		
	Dog & Cat Housing Areas																	
0048	After Hours Animal Drop Off										IDB	IDB						
0049	• Dog Runs: 4 @ 3' x 6' (w/ 5' aisle) - (11' x 12')							4			132	132				132		
0050	• Cat Cages: 6 @ 36" (2 tier) w/ 5' aisle - (7.5' x 9')							6			68	68				68		
0051	• Exterior Covered Fenced-in Area - (5' x 20')							1			100	100			• Surveillance Cameras • One Time Access	100		
0055	• Dog Room -2 @ (30' x 30') = 900 each							1			300	300				300		
0057	Interactive Corridor - (2' x 50')							1			100	100			• Engraved floor tiles • Memorial Tree of Life - (w/ engraved leaves) • Memorial Wall of Honor - (w/ engraved paw prints) • Memorial Wall of Honor - (w/ engraved rectangular plaques) • Recessed Display Cases - (2 @ 4" D x 6' W x 4' H) • Animal Art Gallery	100		
0066	Dog Housing Processing Room - (12' x 16')							1			144	144			• Initial intake • Wall-mounted computer workstation • Undercounter refrigerator • Storage cabinets • Perpendicular fold-up exam table • Sink • Floor scale - (for dogs)	144		
0074	Stray / Surrender Dog Housing - (3 Wards w/ 10 Runs each)										IDB	IDB						

0075	• Interior Resting Runs: 30 @ 4' x 6' w/ 5' aisle - (11' x 120')	3			1320	1320			• Wall-mounted hand sink • Wall-mounted staff workstation	1320		
0078	• Exterior Exercise Runs: 30 @ 4' x 6' w/ 5' aisle - (11' x 120')	3			1320	1320			• Translucent roof • Vertical wire fence enclosure	1320		
0081	Adoptable Dog Housing - (2 Wards w/ 12 Runs each)				IDB	IDB						
0082	• Interior Resting Runs: 24 @ 4' x 6' w/ 5' aisle - (11' x 96')	2			880	880			• Wall-mounted hand sink • Wall-mounted staff workstation - (3' x 3') - 9 SF	880		
0085	• Exterior Exercise Runs: 24 @ 4' x 6' w/ 5' aisle - (11' x 96')	2			880	880			• Translucent roof • Vertical wire fence enclosure	880		
0088	• Dog Bonding / Get Acquainted Cubicles - 2 @ 10' x 10' = 100 SF	2			200	200				200		
0089	• Dog Bonding Exterior Play Yard - (14' x 20')	1			0	0			• K-9 grass surface • Solid panel enclosure			
0092	Adoptable Dog Real Life Rooms				IDB	IDB						
0093	• Interior Living Rooms - 2 @ 10' x 10' w/ 5' aisle - (15' x 20')	2			300	300			• Wall-mounted hand sink • Wall-mounted staff workstation • Human door & transfer door	300		
0097	• Exterior Exercise Spaces - 2 @ 8' x 10' w/ 5' aisle - (13' x 20')	2			260	260			• Translucent roof • Vertical wire fence enclosure	260		
0104	Infectious / Isolation (Respiratory & Parvo) Dog Housing				IDB	IDB						
0105	• Interior Resting Runs: 8 @ 4' x 6' w/ 5' aisle - (11' x 32')	1			264	264			• Full height divider walls • Wall-mounted hand sink • Wall-mounted staff workstation		264	
0109	• Exterior Exercise Runs: 8 @ 4' x 6' w/ 5' aisle - (11' x 32')	1			264	264			• Full height divider walls • Translucent roof • Vertical wire fence enclosure		264	
0113	Quarantine / Bite Dog Housing - 2 Wards of 7 Runs each				IDB	IDB						
0114	• Interior Resting Runs: 14 @ 4' x 6' w/ 5' aisle - (11' x 56')	2			616	616			• Wall-mounted hand sink • Wall-mounted staff workstation	616		
0117	• Exterior Exercise Runs: 14 @ 4' x 6' w/ 5' aisle - (11' x 56')	2			616	616			• Translucent roof • Vertical wire fence enclosure	616		
0127	Puppy Housing Ward				IDB	IDB						
0128	• Interior Resting Runs: 6 @ 3' x 4' w/ 5' aisle - (9' x 18')	1			162	162			• Wall-mounted hand sink • Wall-mounted staff workstation	162		
0131	• Exterior Exercise Runs: 6 @ 3' x 4' w/ 5' aisle - (9' x 18')	1			162	162			• Translucent roof • Vertical wire fence enclosure	162		
0136	Mop Closet - (for Dog Housing) - (3' x 3')	1			9	9			• Shower base w/ FRP wall surface	9		
0138	Indoor Canine Exercise Yards - 1 @ (22' x 30') = 660	1			660	660			• Training & Obedience, Exercise, Play & Elimination Area • Leash hooks @ 8' - 0" O.C. on walls • Translucent roof • Operable windows • Faux fire hydrant • Faux tree • Dog climbing structures	660		
0148	• Agility Equipment Storage - (5' x 8')	1			40	40				40		
0149	Exterior Canine Exercise Yards - 5 @ 25' x 40' = 1,000 SF each	5			0	0			• One Yard adjacent to each Dog Ward • Sail Shade Cover - one (1) in each Yard • Separated by 5' walkways			

0153	Cat Housing Processing Room - (12' x 16')					1			144	144			• Initial intake • Wall-mounted computer workstation • Undercounter refrigerator • Storage cabinets • Perpendicular fold-up exam table • Sink • Countertop scale - (for cats)		144	
0161	Stray & Adoptable Cat Housing - (24 spaces)					1			550	550			• Accessible to public • Cat play structures • Wall-mounted hand sink • Wall-mounted staff workstation		550	
0163	• Two-cat Spaces: 10 @ 5' x 6' w/ 5' aisle - (11' x 50')					10			660	660			• Cat play structures • Wall-mounted hand sink • Wall-mounted staff workstation		660	
0167	• Four-cat Spaces: 12 @ 8' x 12' w/ 5' aisle - (17' x 96')					12			1,248	1,248			• Cat play structures • Wall-mounted hand sink • Wall-mounted staff workstation		1248	
0171	• Six-cat Spaces: 2 @ 12' x 12' w/ 5' aisle - (17' x 24')					2			340	340			• Cat play structures • Wall-mounted hand sink • Wall-mounted staff workstation		340	
0175	• Cat Bonding Rooms - 4 @ (6' x 8') = 48 SF each					2			200	200					200	
0182	Respiratory Infectious Cat Housing								IDB	IDB						
0183	• Cat Cages: 16 @ 30" (two tier) w/ 5' aisle - (7.5' x 20')					1			240	240			• Four (4) banks of 4 interconnected cages each • Wall-mounted hand sink • Wall-mounted staff workstation		240	
0193	General Infectious Cat Housing								IDB	IDB						
0194	• Cat Cages: 16 @ 30" (two tier) w/ 5' aisle - (7.5' x 20')					1			240	240			• Four (4) banks of 4 interconnected cages each • Wall-mounted hand sink • Wall-mounted staff workstation		240	
0195	Isolation Cat Vestibule (5' x 7')					1			35	35					35	
0204	Observation/Quarantine Cat Housing								IDB	IDB						
0205	• Cat Cages: 16 @ 30" (two tier) w/ 5' aisle - (7.5' x 20')					1			240	240			• Four (4) banks of 4 interconnected cages each • Wall-mounted hand sink • Wall-mounted staff workstation		240	
0218	Feral Cat Housing - (12' x 12')					1			144	144			• Free roaming space • Cat play structures		144	
0223	• Cat Trap Storage - (16' x 16')					1			256	256			• Traps: 40 on shelves		256	
0233	Communal Cat Housing								IDB	IDB						
0234	• Cat Play Room - (22' x 28')								IDB	IDB						
0235	• Two Rooms @ 14' x 22' each					1			252	252			• Divider wall w/ sliding glass door • Cat play structures - (walkways, bridges, ramps, stairs, spirals) • Litter box enclosures - (benches, houses) • Privacy enclosures - (boxes, houses) • Wall-mounted hand sink		252	

0241	• Cat Play Porches - 2 @ (8' x 14') = 112 SF each							1			84	84			• Cat play structures • Up-down cat door • Flapper cat door • Standard human door • Vertical wire & screen enclosure		84	
0248	Working Kitten Nursery										IDB	IDB						
0249	• Cat Cages: 16 @ 30" (2 tier) w/ 5' aisle - (7.5' x 20')							1			240	240			• Four (4) banks of 4 interconnected cages each • Wall-mounted hand sink • Wall-mounted staff workstation • Exam table • Sink • Undercounter fridge • Countertop scale - (for cats) • Microwave		240	
	Subtotal										**13670**	**13670**				**8269**	**5401**	
	Dog & Cat Support Areas																	
0258	Mop Closet - (for Cat Housing) - (3' x 3')							1			9	9			• Shower base w/ FRP wall surface		9	
0260	Dog Supplies Storage - (Bedding & Toys) - (8' x 15')							1			120	120				120		
0261	Cat Supplies Storage - (Bedding & Toys) - (8' x 15')							1			120	120					120	
0264	General Supplies Storage - (9' x 10')							1			90	90						90
0267	Dog Food Prep Area - (9' x 12')							1			300	300			• Refrigerator, utility sink, microwave, food dispensers. Add bowl washer, countertop, upper cabinets for bowl storage	300		
0269	• Active Dog Food Storage - (8' x 15')							1			120	120				120		
0270	Cat Food Prep Area - (9' x 12')							1			300	300			• Refrigerator, utility sink, microwave, food dispensers. Add bowl washer, countertop, upper cabinets for bowl storage		300	
0272	• Active Cat Food Storage - (8' x 15')							1			120	120					120	
0279	Cat Carrier Dunk & Dry Room - (8' x 9')							1			100	100			• Near Loading Dock • Utility Sink: 24" x 36" • Disinfectant drum (55 gallon) • Drain & dry shelf racks • Blower fans		100	
0285	Cat Carrier & Dog Crate Storage - (8' x 15')							1			120	120					120	
0287	Disinfectant Power Wash Pump Room (SMT) - (5' x 8')							1			40	40			• For Dog Housing runs	40		
0289	Dog Bathing Areas - 2 @ 5' x 8' = 40 SF each							2			80	80			• Bathing tub: stainless steel walk-up tub • Stand-in shower w/ leash hook • Hydro-surge & force dryer	80		
0293	• Shampoo Storage Closet - (2' x 3')							1			6	6				6		
0296	Cleaning Supplies Storage - (20' x 20')							1			400	400						400
	Subtotal										**1925**	**1925**				**666**	**769**	**490**
	Miscellaneous Animal Housing Areas																	
0297	Small Mammal Housing - (12.5' x 15')							1			188	188			• Hamsters & gerbils - 4 cages @ (13" x 17" x 24"H) • Guinea pigs & rabbits - 6 pens @ (3' x 6' x 4'H) • Mice - 2 aquarium cages @ (10" x 20" x 10"H)		188	
0299	Small Mammal Bonding Room							1			100	100					100	
0304	• Small Mammal Supplies - (20' x 20')							1			400	400			• Food storage + Exotic Animal Supply Storage		400	
0316	Small & Medium Farm Animal Housing										IDB	IDB						
0317	• Exterior Corral Spaces - 2 @ 10' x 12' = 120 SF each							2			240	240			• Goats, pigs, chickens, ducks, lambs, sheep, alpacas, rams • Sliding gate	240		
0320	Large Farm Animal Housing										IDB	IDB						
0321	• Exterior Paddocks - 1 @ 10' x 12' = 120 SF							1			120	120			• Horses, cows	120		
0323	Large Farm Animal Supplies										IDB	IDB						

0324	• Hay Storage - (6' x 8')							1			48	48				48		
0325	• Feed Storage - (6' x 8')							1			48	48				48		
0326	• Bedding Storage - (6' x 8')							1			48	48				48		
0330	Avian Wildlife Housing										IDB	IDB						
0331	• Exterior Enclosed Spaces - 4 @ 5' x 7' x 8'H = 35 SF each							2			70	70			• Small birds, large birds, emus, pigeons	70		
	Subtotal										**1262**	**1262**				**574**	**688**	
	Meeting Areas																	
0344	Fundraising, Outreach & Humane Education Storage (10'X15')							1			150	150					150	
	Subtotal										**150**	**150**					**150**	
	Administration Areas																	
0354	Shelter Director - (10' x 12')							1			120	120			• J-shaped desk & chair • Visitor chairs: 2 chairs • Lateral file cabinets: 1 @ 36" wide (2 drawer)		120	
0358	Operations Director #1 - (10' x 12')							1			120	120			• J-shaped desk & chair • Visitor chairs: 2 chairs • Lateral file cabinets: 1 @ 36" wide (2 drawer)		120	
0362	Operations Director #2 - (10' x 12')							1			120	120			• J-shaped desk & chair • Visitor chairs: 2 chairs • Lateral file cabinets: 1 @ 36" wide (2 drawer)		120	
0366	Volunteers Manager - (10' x 12')							1			120	120			• J-shaped desk & chair • Visitor chairs: 2 chairs • Lateral file cabinets: 1 @ 36" wide (2 drawer)		120	
0384	Fundraising & Events							~~1~~			80	80			• Straight desk & chair • Lateral file cabinets: 1 @ 36" wide (2 drawer)		80	
0396	Admin Clerical Alcove - (2' x 6')							1			12	12			• Copier / scanner / e-fax machine - (floor-mounted) • Supplies cabinet		12	
0400	Admin Unisex Restrooms - 2 @ (6' x 7.5') = 45 SF each							2			90	90					90	
	Subtotal										**662**	**662**					**662**	
	Staff & Volunteers Areas																	
0401	Staff Meditation Room - (12' x 12')							1			90	90			• Couch & coffee table		90	
0415	• Mail slots: 20 (2 tier) - (1' x 5')							20			5	5					5	
0417	• Storage Closet - (2' x 4')							1			8	8					8	
0418	Staff Computer Workroom - (9' x 10')							1			90	90			• Workstations: 6 @ 36" each - double loaded • Near Animal Housing		90	
0421	Volunteers Work Room - (9' x 10')							1			90	90			• Seating: 2 tables w/ 4		90	
	Subtotal										**283**	**283**					**283**	
	Veterinary Medical (VMC) Areas																	
0455	SNC Dog Exam Room - (8' x 11')							1			88	88			• Peninsula exam table • Hand sink • Computer station • Client bench - (45^{o} corner)		88	
0465	Veterinary Doctor's Office - (8' x 10')							1			80	80			• Workstations - 2 stations		80	
0467	SNC / VMC Treatment & Surgery Prep Area - (13' x 19')							1			247	247			• Surgery Prep tables - 2 dry tables • Treatment table - 1 wet table • Dentistry table - 1 wet table • Sink in base cabinet • Recessed floor scale		247	
0473	• Medical workstations - 2 @ 2' x 3' = 6 SF each							2			12	12					12	
0474	• Mobile Gurney Alcove - (2' x 5')							1			10	10					10	
0475	Mop Closet - (3' x 3')							1			9	9			• Shower base w/ FRP wall surface		9	

0477	Pharmacy Area - (2' x 10')							1			20	20			• Work counter • Refrigerator w/ freezer • Tech computer stations - (1 sit down & 1 stand up) • Controlled Substances Cabinet		20	
0487	Lab Area - (2' x 10')							1			20	20			• Microscope station - 1 stand up • Computer station - 1 sit down • Stainless steel sink w/ garbage disposal, hand sprayer, exhaust hood & eyewash unit • Undercounter refrigerator		20	
0492	SNC Pre-op Holding Recovery Cages - (2.5' x 17')							1			43	43					43	
0493	• Dog & cat cages: 3 @ 48", 4 @ 36", 2 @ 30", 2 @ 24" - (2 tier)										IDA	IDA						
0495	• Dog Runs: 2 @ 3' x 6' = 18 SF each							1			36	36					36	
0496	SNC Post-op Recovery Cages - (7.5' x 17')							1			IDA	0			• Glass enclosure - (5' x 17')			
0497	• Dog & cat cages: 3 @ 48", 4 @ 36", 2 @ 30", 2 @ 24" - (2 tier)										IDA	IDA						
0500	SNC / VMC Surgery Room #1 - (15' x 17')							1			255	255			• Surgical tables: 2 tables		255	
0504	Pack Prep Area - (9' x 15')							1			90	90			• Scrub sink - stainless steel - two (2) • Autoclave (countertop) • Stacking washer / dryer (residential) • Instrument sink • Double-sided glass pass-thru cabinet • Gas sterilizer • Ultrasonic cleaner		90	
0512	Oxygen Tank Closet - (2' x 6')							1			12	12					12	
0513	Scavenger & Aspiration Closet - (3' x 5')							1			15	15					15	
0517	VMC Cat Ward										IDB	IDB						
0518	• Cages: 6 @ 36", 6 @ 30", 2 @ 24" - (2 tier) w/ 5' aisle - (7.5' x 19							1			143	143					143	
0519	VMC Parvo Isolation Dog Ward										IDB	IDB						
0520	• Cages: 2 @ 48" (2 tier) w/ 5' aisle - (7.5' x 4')							1			30	30					30	
0521	• Run: 1 @ 3' x 6' w/ 5' aisle - (3' x 11')							1			33	33					33	
0522	• Entry Vestibule - (5' x 7')							1			35	35					35	
0523	SNC / VMC General Storage - (8' x 10')							1			80	80					80	
0529	Euthanasia/Necropsy Room - (12' x 12')							1			168	168			• Adjacent to Veterinary Medical Clinic • Wet tube table • Undercounter refrigerator • Base & upper cabinets • Sink w/ eye wash station • Controlled substance cabinet • Staff workstations: 1 sit down & 1 stand up		168	
0537	Exterior Walk-in Freezer - (8' x 12')							1			96	96					96	
0538	Euthanasia Post-mortem Holding Room - (12' x 12')							1			72	72			• Wet tub table		72	
	Subtotal										**1594**	**1594**					**1,594**	
	Animal Control Areas																	
0544	AC Officer Office - (10' x 10')							1			360	360			• Workstation: 4 straight stations @ 5' wide (w/ double-loaded aisle) *Change to 4 J-shaped workstations @ (6' x 6')			360
0546	• Evidence Closet - (2' x 6')							1			12	12						12
0547	AC Office & Clerical Area - (9' x 9')							1			81	81			• Copier, scanner, e-fax machine - (floor-mounted) • Clerical supplies cabinet - (full height)			81
0550	AC Locker Area - (1' x 6')							1			6	6			• 4 full height - 18" wide			6
0552	AC Storage Closet - (2' x 6')							1			12	12						12

0574	AC Van Hosing & Wash Area - (15' x 30')						1			750	750			• Drive thru - (in one side & out other side) • Covered Sallyport • Decontamination area			750
	Subtotal									**1221**	**1221**						**1221**
	Shelter Support Areas																
0579	Mop Closets - (for Shelter Areas) - 2 @ (3' x 3') = 9 SF each						2			18	18			• Shower base w/ FRP wall surface for each	9	9	
0581	Laundry Room - 2 @ (11' x 13')						2			286	286			• 2 Commercial Washers • 2 Commercial Dryers • Folding counter & cabinet w/ utility sink	143	143	
0585	• Laundry Storage - 2 @ (8' x 15')						2			240	240				120	120	
0586	Longterm Document Storage - (8' x 10')						1			80	80						80
0588	• Phone Closet - (2' x 8')						1			16	16						16
	Subtotal									**640**	**640**				**272**	**272**	**96**
	Public Areas Subtotal									919	919						
	Dog & Cat Housing Areas Subtotal									13,670	13,670						
	Dog & Cat Support Areas Subtotal									1,925	1,925						
	Miscellaneous Animal Housing Areas Subtotal									1,262	1,262						
	Meeting Areas Subtotal									150	150						
	Administration Areas Subtotal									662	662						
	Staff & Volunteers Areas Subtotal									283	283						
	Veterinary Medical (VMC) Areas Subtotal									1,594	1,594						
	Animal Control Areas Subtotal									1,221	1,221						
	Shelter Support Areas Subtotal									640	640						
	Subtotal Programmed Areas									**22,326**	**22,326**				**10,700**	**9,819**	**1,807**
	Exterior Walls, Interior Partitions, & Circulation @ 30%									6,698	6,698				3210	2945.7	542.1
	TOTAL GROSS PROJECT AREA*									**29,024**	**29,024**				**13,910**	**12,765**	**2,349**
	***NOTES:**																
	1. TOTAL GROSS PROJECT AREA is greater than the sum of the original program SF area less the savings/difference because minor areas of 544sf were added to the original prog																
	on numbers: 0015, 0163, 0175, 0183, 0194, 0195, 0205, 0249, 0267, 0270, 0279, 0299, 0529, 0544, 0574, 0581.																
	2. No elevators or stairs are accounted for in this Program. THESE MUST BE PROVIDED AS PART OF THE PROGRAM FOR THE BALANCE OF THE FACILITY																
	Locations must be coordinated for efficient floor-to-floor access by members of the public and staff within the Animal Shelter																

Cost Estimates

Basis of Estimate

This cost estimate is based upon average unit costs developed by HLCM. Quantities(program areas) were provided by LPA Design Studios, Inc.

Excluded Costs

1. Escalation beyond the midpoint of construction.
2. Land purchase costs.
3. Off-site work, unless noted otherwise.

Clarifications

1. A competitive bid environment.
2. The use of prevailing wage labor rates.
3. Costs are based on a Public-Private Partnership (P3) Delivery Method.
4. Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance, Design Fees, and Escalation to MOC.
5. CANG site accounts for seismic liquefaction zone.
6. Includes Community Workforce Agreement (CWA).

City of HaywardHayward Public Safety Facility
Hayward, CA
January 15, 2026

HAYWARD PUBLIC SAFETY - OPTION 2B (P3 at CANG SITE w/SURFACE LEVEL PARKING)

Program Scope	Cost per unit	Qty	Unit	TOTAL CONSTRUCTION COSTS	TOTAL ESCALATED CONSTRUCTION COSTS
BUILDINGS + PARKING STRUCTURE					
Public Safety Center: New 3-Story Essential Services Building		**91,151**	**SF**		
Public Spaces / Admin / Community Services Division / Investigations Division / Patrol Division / Support Services Division / Shared Spaces	$ 1,193.50	62,035	SF	$ 74,039,000	$ 87,990,521
Crime Lab	$ 1,356.25	3,821	SF	$ 5,182,000	$ 6,158,469
Emergency Communication	$ 1,302.00	6,504	SF	$ 8,468,000	$ 10,063,666
Jail	$ 1,437.63	8,488	SF	$ 12,203,000	$ 14,502,469
Shared staff (fitness / lunch / lockers)	$ 1,383.38	10,303	SF	$ 14,253,000	$ 16,938,761
Support: New 1-Story Non-Essential Services Building		**30,234**	**SF**		
K-9	$ 868.00	780	SF	$ 677,000	$ 804,570
Special Response Unit	$ 895.13	3,505	SF	$ 3,138,000	$ 3,729,308
Property and Evidence	$ 949.38	6,790	SF	$ 6,446,000	$ 7,660,650
Firearms Range	$ 922.25	19,159	SF	$ 17,669,000	$ 20,998,454
Animal Services: New 2-Story Non-Essential Services Building		**29,180**	**SF**		
Public Areas	$ 922.25	1,743	SF	$ 1,608,000	$ 1,911,003
Cat and Dog Housing	$ 1,329.13	19,307	SF	$ 25,661,000	$ 30,496,424
Dog and Cat Support Facilities	$ 868.00	2,657	SF	$ 2,306,000	$ 2,740,531
Miscellaneous Animal Housing	$ 813.75	944	SF	$ 768,000	$ 912,718
Meeting Areas	$ 922.25	195	SF	$ 180,000	$ 213,918
Administration Areas	$ 976.50	588	SF	$ 574,000	$ 682,162
Staff and Volunteer Areas	$ 922.25	251	SF	$ 231,000	$ 274,528
Veterinary Medical Facilities	$ 1,464.75	1,824	SF	$ 2,672,000	$ 3,175,498
Animal Control Facilities	$ 1,329.13	1,026	SF	$ 1,363,000	$ 1,619,837
Shelter Support Functions	$ 868.00	646	SF	$ 561,000	$ 666,712
New Parking Structure: Includes EV Charging Requirements and Secure Parking / Speed Ramps					
New Parking Structure (3-Floor)	$ 54,250.00		SPACES	$ -	$ -
New Parking Structure (5-Floor)	$ 59,675.00		SPACES	$ -	$ -
Subtotal				**$ 177,999,000**	**$ 211,540,198**
SITE DEVELOPMENT INCLUDING SURFACE PARKING					
New Site Development including Parking Structure		**429,937**	**SF**		
Site Demolition not including demo of hangar building	$ 5.43	357,637	SF	$ 1,940,000	$ 2,305,563
Soil remediation, not included				Excluded	
Demo Hangar Building including hazmat abatement	$ 27.13	72,300	SF	$ 1,961,000	$ 2,330,521
New Parking Lots / Drive including EV chargers (secure parking)	$ 21,700.00	459	SPACES	$ 9,960,000	$ 11,836,810
New Parking Lots / Drive including EV chargers (visitor parking)	$ 15,190.00	52	SPACES	$ 790,000	$ 938,863
New Sitework (hardscape, landscape, structures, fencing, gates, amenities, etc.)	$ 103.08	135,137	SF	$ 13,929,000	$ 16,553,708
New Trash Enclosure	$ 135,625.00	1	EA	$ 136,000	$ 161,627
New Outdoor Range (100yard)	$ 2,115,750.00	1	EA	$ 2,116,000	$ 2,514,728
New Tactical Simulation Building	$ 1,519,000.00	1	EA	$ 1,519,000	$ 1,805,232
Infrastructure (wet and dry utilities including underground stormwater management)	$ 27.13	429,937	SF	$ 11,662,000	$ 13,859,526
Emergency Generator 600kW	$ 542,500.00		EA	$ -	$ -
Emergency Generator 1200kW	$ 813,750.00	1	EA	$ 814,000	$ 967,386
Subtotal				**$ 44,827,000**	**$ 53,273,965**
TOTAL CONSTRUCTION COST				**$ 222,826,000**	**$ 264,814,163**

***Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance.**

SOFT COSTS					
Soft Costs					
A/E Services	$ 264,814,162.62	6.00%	PCT	$ 15,889,000	
Geotech/Environmental/Testing & Inspections / Utility Fees	$ 264,814,162.62	1.50%	PCT	$ 3,972,000	
FF&E (public safety)	$ 40.00	91,151	SF	$ 3,646,000	
FF&E (support)	$ 20.00	30,234	SF	$ 605,000	
FF&E (animal)	$ 30.00	29,180	SF	$ 875,000	
Electronic Systems and Special Equipment	$ 264,814,162.62	5.00%	PCT	$ 13,241,000	
Program and Construction Management	$ 264,814,162.62	5.25%	PCT	$ 13,903,000	
Owner Contingency	$ 264,814,162.62	7.50%	PCT	$ 19,861,000	
Subtotal					**$ 71,992,000**
TOTAL GMP COST					**$ 336,806,163**

City of HaywardHayward Public Safety Facility
Hayward, CA
January 15, 2026

HAYWARD PUBLIC SAFETY - OPTION 2C (P3 at CITY CENTER SITE w/3-LEVEL PARKING STRUCTURE)

Program Scope	Cost per unit	Qty	Unit	TOTAL CONSTRUCTION COSTS	TOTAL ESCALATED CONSTRUCTION COSTS
BUILDINGS + PARKING STRUCTURE					
Public Safety Center: New 3-Story Essential Services Building		**91,151**	**SF**		
Public Spaces / Admin / Community Services Division / Investigations Division / Patrol Division / Support Services Division / Shared Spaces	$ 1,139.25	62,035	SF	$ 70,674,000	$ 84,998,261
Crime Lab	$ 1,302.00	3,821	SF	$ 4,975,000	$ 5,983,337
Emergency Communication	$ 1,247.75	6,504	SF	$ 8,115,000	$ 9,759,754
Jail	$ 1,410.50	8,488	SF	$ 11,972,000	$ 14,398,494
Shared staff (fitness / lunch / lockers)	$ 1,356.25	10,303	SF	$ 13,974,000	$ 16,806,261
Support: New 2-Story Non-Essential Services Building Below Parking Structure		**30,234**	**SF**		
K-9	$ 976.50	780	SF	$ 761,000	$ 915,240
Special Response Unit	$ 1,003.63	3,505	SF	$ 3,518,000	$ 4,231,031
Property and Evidence	$ 1,057.88	6,790	SF	$ 7,183,000	$ 8,638,856
Firearms Range	$ 1,030.75	19,159	SF	$ 19,748,000	$ 23,750,540
Animal Services: New 2-Story Non-Essential Services Building		**29,181**	**SF**		
Public Areas	$ 868.00	1,743	SF	$ 1,513,000	$ 1,819,656
Cat and Dog Housing	$ 1,274.88	19,307	SF	$ 24,614,000	$ 29,602,785
Dog and Cat Support Facilities	$ 813.75	2,657	SF	$ 2,162,000	$ 2,600,196
Miscellaneous Animal Housing	$ 759.50	944	SF	$ 717,000	$ 862,322
Meeting Areas	$ 868.00	195	SF	$ 169,000	$ 203,253
Administration Areas	$ 922.25	588	SF	$ 542,000	$ 651,853
Staff and Volunteer Areas	$ 868.00	251	SF	$ 218,000	$ 262,184
Veterinary Medical Facilities	$ 1,410.50	1,824	SF	$ 2,573,000	$ 3,094,498
Animal Control Facilities	$ 1,274.88	1,026	SF	$ 1,308,000	$ 1,573,106
Shelter Support Functions	$ 813.75	646	SF	$ 526,000	$ 632,610
New Parking Structure: Includes EV Charging Requirements and Secure Parking / Speed Ramps					
New Parking Structure (3-Floor)	$ 50,452.50		SPACES	$ -	$ -
New Parking Structure (5-Floor)	$ 55,877.50	459	SPACES	$ 25,648,000	$ 30,846,357
Subtotal				**$ 200,910,000**	**$ 241,630,595**
SITE DEVELOPMENT INCLUDING SURFACE PARKING					
New Site Development including Parking Structure		**252,212**	**SF**		
Site Demolition including demo of hangar building	$ 5.43	169,212	SF	$ 918,000	$ 1,104,061
Soil remediation, not included				Excluded	
Demo Parking Structure (3-level)	$ 23.87	249,000	SF	$ 5,944,000	$ 7,148,735
New Parking Lots / Drive including EV chargers (secure parking)	$ 21,700.00		SPACES	$ -	$ -
New Parking Lots / Drive including EV chargers (visitor parking)	$ 15,190.00	52	SPACES	$ 790,000	$ 950,118
New Sitework (hardscape, landscape, structures, fencing, gates, amenities, etc.)	$ 92.23	101,247	SF	$ 9,337,000	$ 11,229,430
New Trash Enclosure	$ 135,625.00	1	EA	$ 136,000	$ 163,565
New Outdoor Range (100yard)	$ 2,115,750.00		EA	$ -	$ -
New Tactical Simulation Building	$ 1,519,000.00		EA	$ -	$ -
Infrastructure (wet and dry utilities including underground stormwater management)	$ 27.13	252,212	SF	$ 6,841,000	$ 8,227,539
Emergency Generator 600kW	$ 542,500.00		EA	$ -	$ -
Emergency Generator 1200kW	$ 813,750.00	1	EA	$ 814,000	$ 978,982
Subtotal				**$ 24,780,000**	**$ 29,802,430**
TOTAL CONSTRUCTION COST				**$ 225,690,000**	**$ 271,433,024**

***Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance.**

SOFT COSTS					
Soft Costs					
A/E Services	$ 271,433,024.30	8.50%	PCT	$ 23,072,000	
Geotech/Environmental/Testing & Inspections / Utility Fees	$ 271,433,024.30	1.50%	PCT	$ 4,071,000	
FF&E (public safety)	$ 40.00	91,151	SF	$ 3,646,000	
FF&E (support)	$ 20.00	30,234	SF	$ 605,000	
FF&E (animal)	$ 30.00	29,181	SF	$ 875,000	
Electronic Systems and Special Equipment	$ 271,433,024.30	5.00%	PCT	$ 13,572,000	
Program and Construction Management	$ 271,433,024.30	5.25%	PCT	$ 14,250,000	
Owner Contingency	$ 271,433,024.30	7.50%	PCT	$ 20,357,000	
Subtotal					**$ 80,448,000**
TOTAL GMP COST					**$ 351,881,024**