

PURPOSE OF RELOCATING 1ST FLOOR RESTROOM

Exhibit A-1 shows the space allocation of the 1st floor planned for fire use. As shown, the 1st floor will be used for a large meeting room that can accommodate 17 people, a storage area and a sizeable area for administrative staff. None of this space is required by code and the 17 seat conference room actually exceeds the occupancy capacity allowed by code. **Moreover, the restroom is located in the center of the floor creating layout inefficiencies in the overall floor plan.**

Exhibit A-2 indicates that by relocating the restroom from the south to the west side of the elevator the office layout becomes much more efficient. And, since discussions are underway about possibly providing this downstairs area to the police a relocation of the restroom should be undertaken soon in order to maximize the layout efficiencies for possible police use.

Two concept plans were prepared by Bart Jones and Jim Watt. The Jones plan did not relocate the restroom and the Watt plan did. These plans for the 1st floor only are attached as **Jones** and **Watt**. Both plans provide about 1,100 sq. ft. of police useable space, but have the following strengths and weaknesses.

Jones Plan (attached) – Because this plan requires minimal structural changes it could be implemented with little delays in Contra Costa County plan check approvals. The negatives include layout inefficiencies because of the hall behind the elevator/bathroom and the limited depth of the offices for the chief and Capt/Lt/Sgt. It also restricts the use of the restroom and the proposed staff meeting room to police use, requiring firefighters to use their upstairs restroom and to carve out a conference table in their upstairs day room.

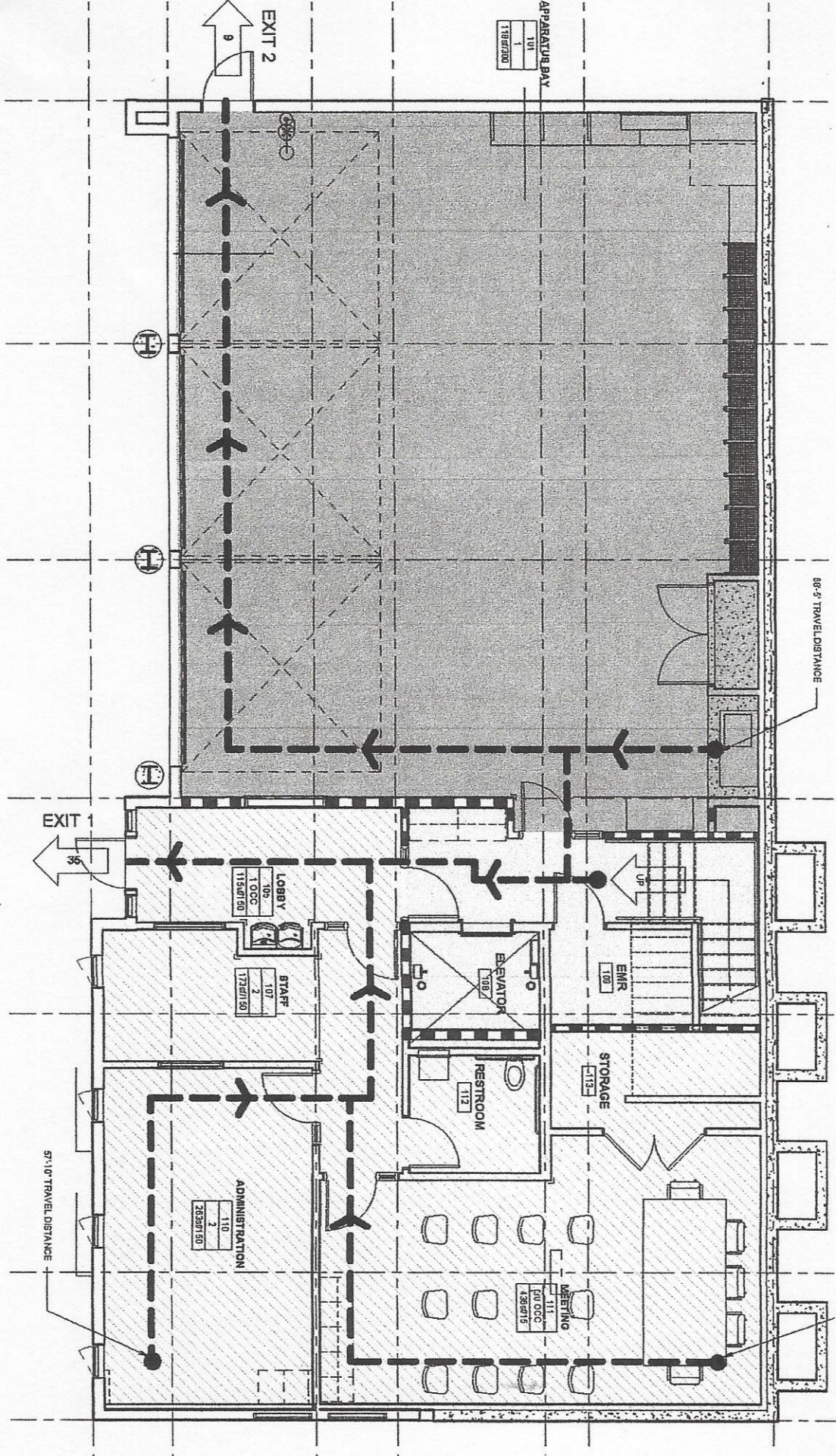
Watt Plan (attached) – This plan relocated the restroom in front of the elevator with the restroom door facing the entry hall, thereby making it accessible from the hallway (visitors) the apparatus bay (firefighters) and the police offices. The negative to this plan is the need for an revision to the approved floor plan which will require architectural work, plan check time and a change order with the contractor.

Both Jones and Watt plans are concepts, and easily changed – Both of these plans were prepared assuming some upstairs space would also be included for police, If upstairs space is not included the interior 1st floor layout can be changed in any way that best satisfies police needs.

Recommendation – The efficiencies of the proposed relocation of the restroom should more than compensate for any cost increase. And, should this space be converted to police use it will leave firefighters with the use of the 1st floor restroom and conference room.

It is proposed that further construction of the 1st floor office area be delayed until June 1, 2023, to allow time to reach a decision with the KPPCSD on possible joint occupancy of the PSB. On or before June 1, 2023 the fire Board will decide whether to proceed with the revised plan for joint occupancy or continue with the construction of the PSB for fire use only.

EXHIBIT A-1 CURRENT 1ST FLOOR PLAN



CODE DIAGRAM - 1ST LEVEL PLAN
SCALE: 1/4" = 1'-0"

"Fire-Only" Floor 1

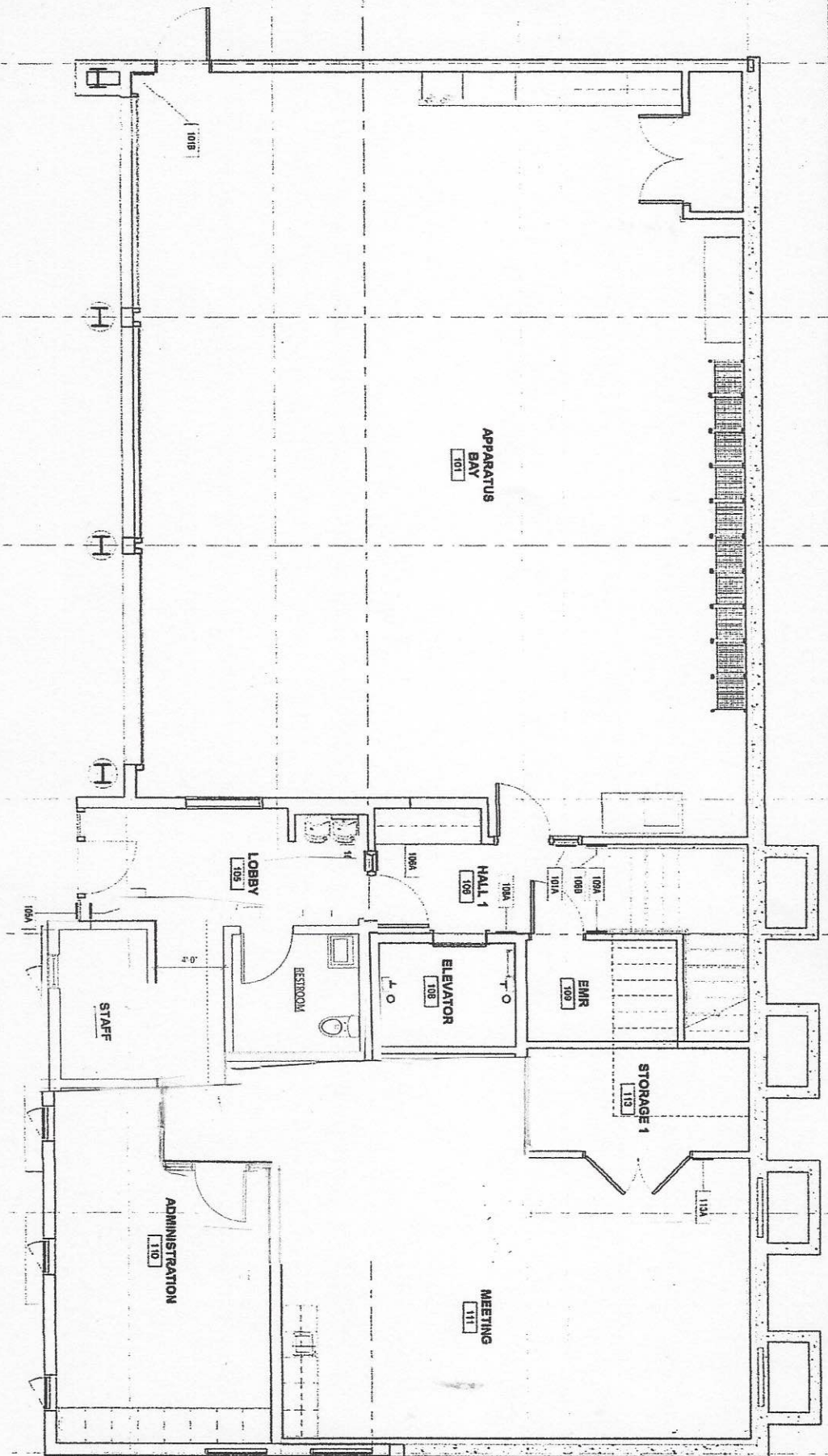
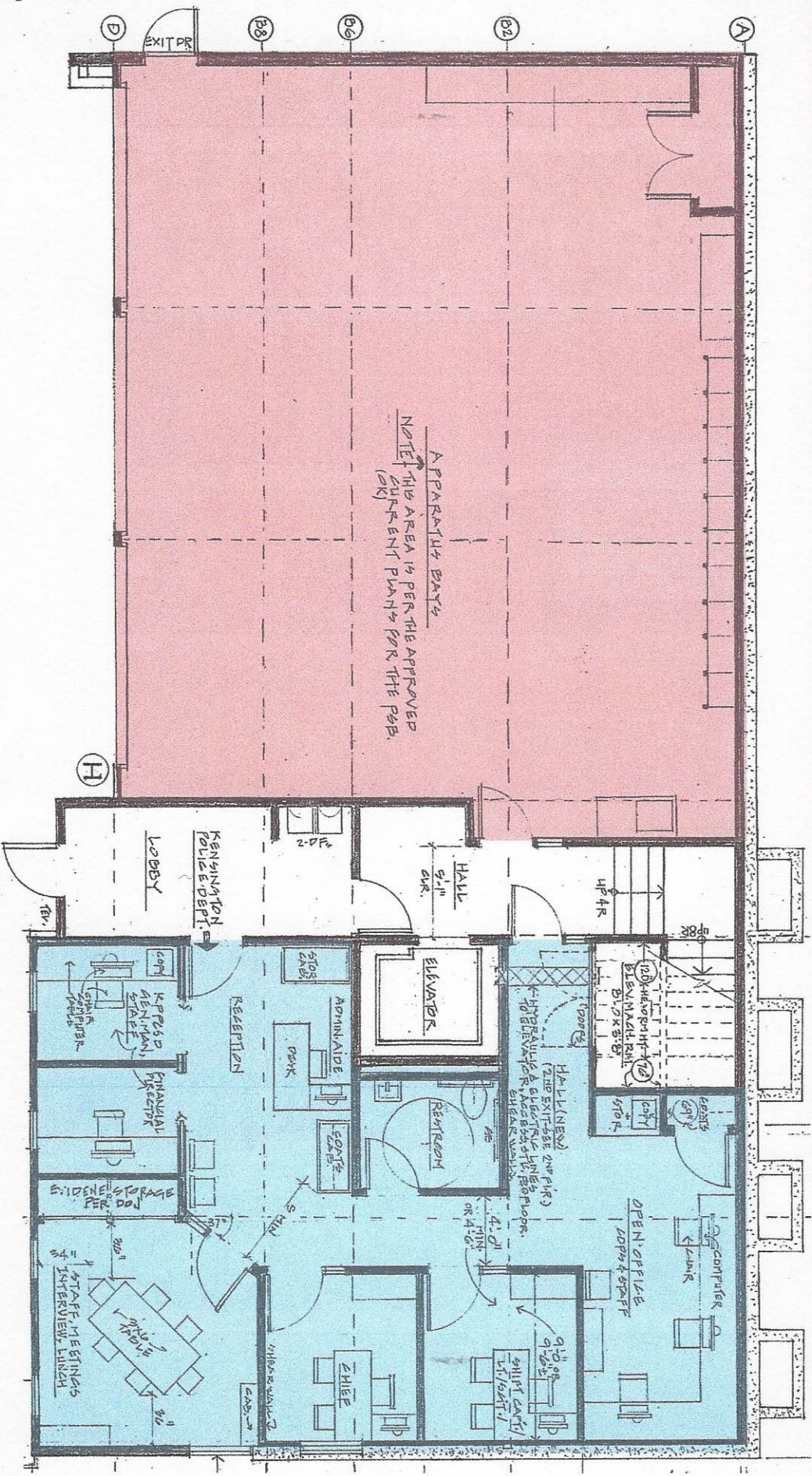


EXHIBIT A-2
REVISED 1st FLOOR PLAN

BART FLOOR 1



JONES PLAN

WATT PLAN

WATT FLOOR 1

