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DATE: November 20, 2023

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Brian Cochran, Assistant City Manager  
Jeff Schach, Fire Chief  
Ken Savano, Police Chief  
Christopher Bolt, Director of Public Works & Utilities  
Gina Benedetti-Petnic, Asst. Director of Public Works & Utilities  
David Catalinotto, Senior Management Analyst

SUBJECT: Resolution Accepting the Public Safety Facilities Strategic Master Plan and Directing Staff to Prepare an RFP for Design and Project Management Services for Construction of a New Fire Station / Emergency Operations Center

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### **RECOMMENDATION**

It is recommended that the City Council accept the Public Safety Facilities Strategic Master Plan and direct staff to prepare an RFP for design and project management services for construction of a new fire station / emergency operations center.

### **BACKGROUND**

Among the many community priorities that the City's Measure U funds are attended to address over time is the need for modern public safety facilities that are well-positioned and equipped to meet the community's evolving facility needs for the next 50 years. To that end, the City Council made the development of a Public Safety Facilities Assessment a top ten priority item in 2022.

In September 2022, staff contracted with Laura Blake Architect - in a partnership with MW Studios - to complete a Public Safety Facilities Evaluation and Strategic Plan. This strategic plan identifies public safety facility needs and determines costs to make recommended remodels, upgrades, and/or replacements. The plan also is intended to assist the City in prioritizing and determining financial strategies for short- and long-term needs in a phased approach as necessary funding becomes available.

Petaluma's current public safety facilities consist of the following:

- Fire Station 1, 198 D Street, built in 1938

- Fire Station 2, 1001 N McDowell Blvd, built in 1982
- Fire Station 3, 831 S McDowell Blvd, built in 1971
- Police Station & Emergency Operations Center, 969 N Petaluma Blvd, built in 1968 and renovated in 1985

In addition to the facilities listed above, the Fire Prevention Bureau is located at 22 Bassett Street next to City Hall. To reduce public safety facility construction costs and maintain proximity to Community Development staff, the plan was developed under the assumption that the Bureau would remain part of the City Hall complex.

The plan was developed through a comprehensive and collaborative process between the consultants and staff from the City Manager's Office, the Department of Public Works and Utilities, and the Police and Fire Departments. The planning process began with a goal setting charrette in November 2022 among stakeholders to develop a program outlining current and future public safety requirements for spaces, functions, and capacities. The programming was then reconciled to identify opportunities for operational efficiency and resource optimization, with attention focused on space utilization, workflow, and resource allocation.

With the space needs for fire, police, and emergency operations established, the next step was to evaluate potential sites to ensure proper fit, constraints, and feasibility. Preliminary capital budget estimates were developed considering cost escalation and long-range projections to determine the plan's financial implications.

In June 2023, Laura Blake Architect and MW Studios delivered a draft report of findings and recommendations. The consultants recommended a tiered plan of immediate, short-range, and long-range phases – with program, location, and funding considerations provided for all phases. The immediate phase includes renovations to the police station, and seismic and bathroom improvements to Fire Station 1. The short-range phase includes a new fire station and emergency operations center, as well as a full renovation of Fire Station 1. The long-term phase includes construction of a new police station and renovation or replacement of Fire Stations 2 and 3.

## **DISCUSSION**

On July 10, 2023, the City Council received a presentation with a draft executive summary of the Petaluma Public Safety Facilities Strategic Master Plan. Based on feedback from the City Council, the following significant actions were taken by staff and consultants:

- The specific location of the proposed new midtown public safety headquarters was confirmed. This location, at the intersection of Johnson Street and Kenilworth Drive, has the least impact on current uses, easy public access, and good access for emergency response.
- To reduce the footprint of the public safety headquarters, functions that did not need to be on the first floor were moved to the second floor and the site consolidated. A more efficient parking layout was utilized.

- The number of stories of the public safety headquarters was evaluated, confirming that a two-story building would be optimal. The needs for functional spaces that are optimally located on the first floor (such as the fire apparatus bay) exceed 50 percent of the building's total space needs; thus, adding a third story would increase construction costs without reducing the footprint.
- Fire Station 1's inclusion in a newly identified sea level rise zone was considered. Combined with its other deficiencies, replacing Fire Station 1 will likely be more cost-effective than renovating it.
- The size of the emergency operations center was reduced. Construction costs and timelines were adjusted accordingly.
- Construction and operational efficiencies from joint facilities for fire and police operations were reaffirmed.

A revised draft master plan was completed in September 2023, after which staff and consultants made minor edits. A final report was delivered in November 2023.

### **PUBLIC OUTREACH**

This agenda item appeared on the City's tentative agenda document on November 6, 2023 which was a publicly noticed meeting.

### **COUNCIL GOAL ALIGNMENT**

This item directly relates to the Public Safety Facilities Assessment top ten priority item under the goal "A Safe Community That Thrives."

### **CLIMATE ACTION/SUSTAINABILITY EFFORTS**

Climate impact is not directly evaluated in the public safety facilities strategic master plan. However, sustainability and climate concerns will be considered during the entitlement and design stages of facility construction as staff works to implement the plan, with the intention of installing and maintaining City infrastructure that is safe, functional, and sustainable and serves the needs of our residents.

### **ENVIRONMENTAL REVIEW**

This action is not a "project" pursuant to CEQA Guidelines Section 15378(b)(5) in that receiving a presentation does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and because the action constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

### **FINANCIAL IMPACTS**

While this action, in and of itself, does not have a direct financial impact, the associated work identified in the Public Safety Facilities Strategic Master Plan will have significant budget impacts that will need to be considered when reviewing upcoming budgets.

### **ATTACHMENTS**

1. Resolution – **PUBLISHED 11/15**
2. Public Safety Facilities Strategic Master Plan Report
3. Presentation
4. Exhibit 1 Fire Station 1 Visual Program and Test Fit – **PUBLISHED 11/20**
5. Exhibit 2 New Public Safety Facility Visual Program and Test Fit– **PUBLISHED 11/20**
6. Exhibit 3 New Public Safety Facility Test Fit Massing – **PUBLISHED 11/20**
7. Exhibit 4 Fire Station 2 Visual Program – **PUBLISHED 11/20**
8. Exhibit 5 Fire Station 3 Visual Program – **PUBLISHED 11/20**
9. Exhibit 6 Project Cost Estimates – **PUBLISHED 11/20**
10. Exhibit 7 Capital Improvement Plan – **PUBLISHED 11/20**