

Questions and Answers – Public Safety Facilities Master Plan

November 20, 2023 Council Meeting – Item #8

How many acres is this campus?

The test fit for the Fire Headquarters, EOC, and Police Station facilities in total, including all parking (both public and secured) is approximately 4.8 acres, about 9% of the approximately 55-acre fairgrounds. Note that the Fire Station / EOC will be constructed first, with the Police Station to come at a later to-be-determined date pending funding availability. Until the Police Station comes to fruition, that land will be available for other uses (parking, storage, etc.).

When we saw this last, we gave direction to minimize the footprint and go up. This is especially important given where this is proposed. It appears that cost was made a priority over space utilization. It is fine for staff to recommend this, but we need to see alternatives that show us you analyzed taller buildings and a smaller footprint. We should be making a decision here between alternatives, not just a yes/no. Do you have alternate renderings for a more compact facility? If so, please plan to share them at the meeting and cover things like cost difference, what absolutely must be on the first floor vs wanted on first floor, etc.

The test fit includes ground floor uses based on fire and police operations, security, and cost. The Fire apparatus bays and living quarters, shared public lobby, police records, property, patrol, lockers, gym and rapid response vehicle parking are on the first floor. The Fire command, EOC and Police command, investigations, traffic and dispatch are on the second floor.

Alternative two floor stacking can be studied in the design phase to determine if the building footprint can be further reduced without impacting emergency response and what the cost trade-offs would be. For example, locating the shared fire and police gym on the second floor is feasible but would be more expensive due to need for acoustic separation.

Why do the buildings have no curb appeal? We are trying to get away from strip mall style buildings everywhere and working on objective design standards to ensure this, yet this uses planted medians to buffer from the public realm vs integrating with it. Example: there is no reason for a landscaped median between the visitor parking and Johnson. There should be one sidewalk that goes in front of the station. This helps shrink the footprint too.

This is a master planning test fit to demonstrate the feasibility of the project. It is not a design. The curb appeal would be achieved during the design phase of the project.

The landscape areas around the building provide standoff distances between the public right of way and the public safety facility consistent with best practices.

What uses are going on floor 1 vs 2 for both facilities? Why do garages have nothing above them?

The Fire apparatus bays and living quarters, shared public lobby, police records, property, patrol, lockers, gym and rapid response vehicle parking are on the first floor. The Fire command, EOC and Police command, investigations, traffic and dispatch are on the second floor.

Human occupied spaces are stacked over human occupied spaces to be operationally efficient and cost effective. The fire apparatus bays and police Rapid Response Parking are taller spaces and thus a second floor above these spaces would be taller than adjoining human occupied spaces. Currently the floor to floor height of the human occupied spaces is 14'-0". If the entire second floor were to be contiguous over the bays the floor to floor height would be 18' which would be inefficient and more costly.

If both police and fire have uses that can be on a second floor, why not have a third or fourth floor with police and fire above/below each other?

Given the program spaces that need to be on the first floor for public safety operations more than two floors are not needed and are not recommended for operational efficiency and emergency response.

The plan calls out interaction with the future resilience center. Where is that planned for?

We do not know the answer to that question yet. We have applied for the SGC grant that would allow for a master-planning process of the fairgrounds site, including the potential locations and design for a resiliency center. We should hear about our status on the grant early next year (between February and April).

How many parking spaces are fenced in the back? How many staff will work here average and max? At a time when we are squeezing parking citywide, I'm not going to support over parking city facilities.

The secure parking lot has 139 parking space and includes parking for patrol, take-home, and employee personal vehicles. Staff and consultants considered space requirements for overlapping shifts with the recognition that shift times make non-driving commuting options (such as public transit) infeasible for most employees.

Fire staff is ~15 average, ~20 max. Police is ~60 average and ~103 max based on current staffing. During EOC activation staff from other city department or agencies will also need parking.

The number of parking spaces and parking layout can be refined further in the design phase.

In general, I want to see alternatives before I vote in support of anything. We have had one meeting with a presentation and not been engaged on this beyond that. I cannot tell at all that our direction was given serious thought.

The Public Safety Facilities Strategic Master Plan identifies public safety facility needs, optimal locations, and approximate costs of recommended remodels, upgrades, and/or replacements. The plan also is intended to assist the City in prioritizing and determining financial strategies for immediate, short, mid and long-term needs in a phased approach as necessary funding becomes available.

The draft City Council resolution affirms staff's preferred location and estimated budget for a new fire station and emergency operations center and directs staff to move forward with next steps. Any specific design considerations – including site, size, and aesthetic alternatives – can and will be addressed in the entitlement and design phases.

Alternatives for this site would ideally be considered during the schematic design phase.

Question regarding the new Public Safety Facilities, why not make it 3 stories? Mary Issak building did this when they first built, it took another year or so to finish and utilize, but they thought ahead about their potential needs into the future.

Again, ground floor is the driving factor to this effort. A third floor for future fit out could be added – which comes with challenges in and of itself. 1.) Introduction of dissimilar user groups that creates security issues. 2.) Such space would also be subject to mission-critical facility design requirements since it is co-located with police and fire. As a result, it would likely be more cost effective to build significant flex space elsewhere.

What is FY 23 budget for project? Any amendments? What is expenditures?

The current budget in the CIP is \$27 million. See below for additional info on how the budget will change given the completion of the master planning process.

What is the cost of the Laura Blake Architect contract?

This contract has a not-to-exceed amount of \$420,000. Costs to date are \$314,370.81.

What was the cost of the CPSM report? How much is in FY 23 budget?

The CPSM Police Comprehensive Analysis, Site Visits, and Report cost \$77,000 and was expensed in FY22.

The CPSM Fire Comprehensive Analysis, Site Visits, and Report cost approximately \$59,000 and was expensed in FY22 and FY23.

In the Nov 2022 Council presentation, the PFD identified "top ten Items" see slide 23. What is the status of these items - (Especially evaluate turnout times)?

Significant progress has been made in most areas of the PFD's "top 10" priorities identified in the CPSM comprehensive analysis. Several will be addressed directly with the addition of the central station and relocation of the ladder truck. An update to the council on the CPSM recommendations and progress can be added to a future council agenda or as a document if desired. As far as "evaluate turnout times" specifically, the Fire Department has purchased and is now utilizing a data tool that imports data directly from the dispatch center. With this data, we now perform analytics related to all aspects involved in response times. This includes "turnout times" which is the time between crew notification of a call, and when the fire apparatus is enroute to the emergency. With this tool, we now have a clear understanding of turnout times and have implemented new technologies to improve the speed at which firefighters are notified of a pending call. As new construction or remodels of fire stations are designed, there are several design techniques that will be implemented to place firefighters closer to apparatus to accomplish faster turnout times.

What does the "immediate" \$5m for police achieve?

The immediate funding is intended to remodel our existing locker rooms, temporary holding facilities, briefing and Emergency Operations Center room, and extend the north wall of the building out enclosing an existing patio area. These improvements will modernize our locker room facilities ensuring we have adequate numbers of lockers for all employees and genders, remove and address existing lockers blocking our shower facilities, and add power to lockers so essential safety equipment can be stored and charged.

The remodeling of the temporary holding facilities and the expansion of the north wall allow for the creation of additional workspaces for current and anticipated employees. Currently there are employees sharing workspaces designed for a single employee or in spaces originally intended to be storage closets that had to be repurposed into small offices out of necessity. We also have no available workspaces to

accommodate any additional employees and have had to contract with specialized contract employees, such as a crime analyst, to work remotely as we have no suitable spaces for them currently.

FY24 budget pg CIP 32 shows project funding source of "Developer Contributions/ Donations." Has this been achieved?

Yes, the developer of the Quarry Heights development donated \$500,000 toward a fire station as a condition of approval of the subdivision.

FY24 budget shows a 5 year total of \$27m. Why is the Resolution asking for \$40m?

After completing the master planning process and combining the EOC into the project, the overall project budget is closer to \$40 million as opposed to the \$27 million that is currently in the CIP.

What is the purpose and consequence of the Resolution discussing future funding?

There is no formal consequence. The purpose is simply to acknowledge that, after completing the master planning process and combining the EOC into the project, the overall project budget is closer to \$40 million as opposed to the \$27 million that is currently sitting in the CIP budget book for 2023/24. We will be updating the budget numbers for the 2024/25 budget, but that will not be coming forward for several more months.

The Resolution directs preparation of the RFP. Is it intended to seek a resolution before solicitation and receipt of proposals?

We anticipate that the next Council action on this project will be award of the design contract.

Does the RFP include the Immediate Police Station retrofit effort or just the Fairgrounds site?

This RFP is separate. The Police Department is currently working with the CIP Team and is in the process of contracting the selected Architect Firm for the remodel project design.

Does the Fairgrounds Phase 1 include any Police facilities? Can the existing use of a police rental yard be shifted to the vacant future police station site?

Phase 1 includes the Emergency Operations Center which is currently hosted at the Police Department. Relocating it in Phase 1 will improve our emergency management capabilities. Additionally, the EOC can be used as a training center for police and as a touchdown station for police patrol units.

Is there sufficient budget in the project to award a Proposal given the existing expenditures against the \$750k budget?

Once we solicit for design RFP bids and see what the proposed costs are, we can modify the budget in the current year, if needed, to match. Any expenditures that occur after July 1, 2024 can be accounted for in the fiscal 2024/25 budget process.

Does the police station proposal include a holding cell? Does it include a "property storage yard" like currently rented? Does it include space for the extra large police vehicles?

No holding cells, The Police Department decommissioned the use of our temporary holding facility in 2019 and have found that operations have not been adversely affected. Individuals that need to be held for certain offenses are transported to County Jail or the Juvenile Justice Center which are more suitable housing facilities.

Yes to the rest.

Appendix of the Report shows best practices for police and fire. Is there a Best Practice for EOC design?

NFPA 1225 defines the requirements. We can amend report to mention this.

The report uses the term Q or Quarter w a year. Is it referencing FY or calendar year? FY would be more appropriate for our purposes.

Calendar years

Several design efforts say Q3 2023. We are currently in Q4. Are these efforts already underway?

PD: The RFP process for the PD remodel led to the selection of an architect firm and the CIP Team is in process of contracting with them for the design.

Fire Station 1, currently working with architect to blueprint the building to facilitate all-gender bathroom redesign and seismic strengthening. Estimated completion in 2025.

How does having Station 2 & 3 so far into the future, help our recruiting and retaining efforts especially for women?

For recruitment and retention efforts reflecting the Fire Department's commitment to diversity, the station most in need of immediate improvements is Station 1. This project (all-gender restroom with shower) is underway and is expected to be completed by 2025.

With the recommended timeline for Stations 2 and 3, the timeline recommended in the master plan provides staff with the knowledge that additional near-term improvements to these stations will be needed to provide lasting benefits for 10+ years.

Why is San Rafael used as a comparison? It would seem that Novato's terrain and size are more comparable than San Rafael? certainly, one alternative does not provide a perspective.

San Rafael provided a recent local example of a shared public safety facility, completed in 2020. Their public safety staffing, call volume, and population also similar to the current service levels and demands of Petaluma.

Where is comparison of retrofit vs new compared (re Station 1 vs 307 PBS)? Will stations stay in service during remodel? Will police station stay in service during remodel?

Due to the seismic, sea level rise and other technical issues, a feasibility study is recommended to compare renovation vs renovation of Fire Station 1.

I see the expense and building cost requirements. What are the revenue opportunities and strategies?

There are not significant revenues anticipated from the facility itself, though the department may be able to achieve occasional revenue from renting the training room to other agencies if it so chooses. If the fire sales tax is adopted by the voters of Sonoma County in March, 2024, that would contribute significant revenues to the construction of the facility.

What is the benefit of the fire tax if passed? What is the consequence to this effort if the tax is not passed next year?

If the countywide fire tax passes in March 2024, Petaluma will start seeing revenue beginning in Q1 2025. Approximately \$1.3 million per year (\$40 million in total) would be set aside for the next 30 years for facility upgrades, remodels, and/or rebuilds. If the tax is not passed, the City would need to find an alternative funding source for \$40 million of total construction costs.

The tax will also cover the full cost for the increased staffing for the ladder truck.

Question regarding the new Public Safety Facilities, why not make it 3 stories? Mary Issak building did this when they first built, it took another year or so to finish and utilize, but they thought ahead about their potential needs into the future.

Please see responses above for more information responsive to this question.

Also, the line about Homeless Property storage? Why is it not stored in containers next door to PPD at property rented by City?

Most property for our shelterless individuals needs to be immediately accessible when individuals come to the Lobby of the Police Department. Currently, having those items located off-site is not efficient for our property technician to access, release, or transport.

How often is a juvenile in custody? Does PPD put juveniles in jail, holding cell, or lockup, as mentioned? Don't juveniles get transferred immediately to Juvenile Hall facilities?

We arrest juvenile subjects frequently. We don't currently have a functional holding cell due to the current infrastructure and staffing requirements needed to receive state approval to continue operations. Historically, we used the temporary holding facilities to safely secure adult and violent juvenile offenders temporarily before transporting them to County Jail or the Juvenile Justice Center. We have not operated or housed anyone in our holding cells since 2019 and have found that individuals

needing to be housed in custody are better suited to be immediately transported to those respective facilities, unless they need to be interviewed by a Detective.

How often does Petaluma have falling ice off a Communication tower?

We have experienced challenges and impacts related to high winds, rain, and ice through the years. We are not aware of any incident of sizeable ice falling from the Communications Tower. That being said, our tower is over our roof, and it is likely we wouldn't be aware or notice if such incidents occurred. As the report mentioned it is important to ensure proper design and placement of the tower to address concerns for such fall hazards.

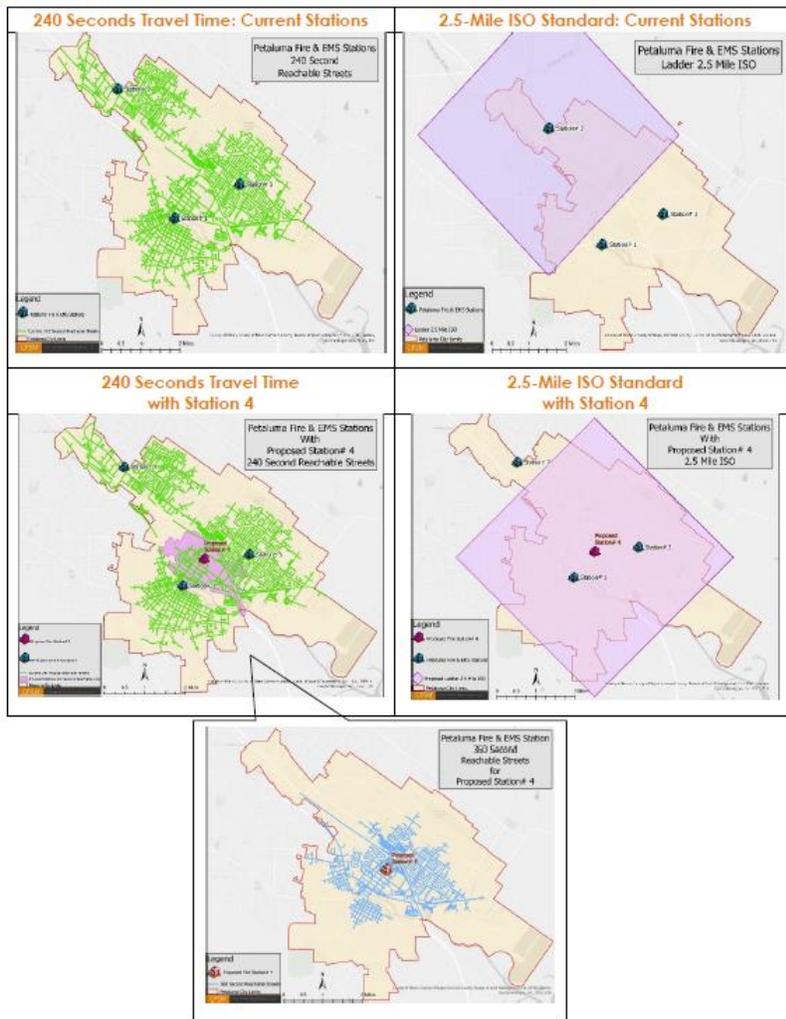
Response map:

I would like to see the map for response times showing areas with deficiencies.

Excerpt from CPSM Analysis, page 34 from council presentation November 21, 2022

[Meeting \(primegov.com\)](#)

FIGURE 3-11: 240-Seconds and ISO 2.5-Mile Ladder Coverage Benchmarks—Current Stations and Proposed Station 4 at the Fairgrounds Location



Resiliency Center:

Can a resiliency center have dual use? Resiliency centers often have multiple roles, and when not in disaster mode, can act as the workspace for our local non-profits/resiliency partners as well as for other community or civic uses.

Examples: City Council Chambers?

Bonding:

If the fire tax passes, will we bond those dollars? Bonding will be considered and will most likely be the way to fund priority projects.

Decontamination:

Centralized Decontamination area (does this makes sense)? A site at each fire station to decontaminate equipment and personnel is ideal.

Fire-Station 3

Has there been discussion to decommission this Fire-station?

No, its current location and personnel are essential for maintaining current service levels.

4th Fire-Station

Adds personal, equipment, etc. Long-term cost is a concern when we have so many needs.

Sea Level Rise

Fire-station 2 is a flood area. Are we considering rebuilding a new station on this site, to accommodate existing conditions Sea Level Rise Or a new site? Where would a potential site locate? The current site is ideal for response times and an alternate site has not yet been evaluated. A remodel or new construction will need to take sea level rise and flood plain mitigations into consideration.

Police Station

Hypothetically: Moving the police station to the fairgrounds. Has the police station been considered a location for a fire-station? Is the South Petaluma Blvd property large enough for a ladder truck? Alternate fire station sites, including at 307 PBS and the current police station site were evaluated as part of the CPSM evaluation. The 307 PBS is large enough for a ladder truck, but not large enough for a Fire Headquarters/administration/EOC. The current police station site is not an ideal fire station location based on response times and coverage.