

# Petaluma Public Safety Facilities Master Plan

## **City Council Presentation July 10<sup>th</sup> 2023**

1. Master Plan Objectives
2. Current Facilities
3. Best Practices
4. Facility Needs
5. Recommendations and Sites Considered
6. Preliminary Schedules and Capital Costs

# Master Plan Objectives

- Support **efficient services** and **improve response times**
- **Address deficiencies** and implement **future-proof solutions**
- Improve first responder **health, safety, and wellness**
- Improve **diversity, morale, recruitment, and retention**
- Create safe **community engagement** spaces
- **Meet best practices** to mitigate health, financial, and legal risks
- Be **fiscally responsible**

# Current Facilities



# Current Facilities

Facility	Year Built	Size	Key Issues
<b>Fire Station 1</b> 198 D St	1938	9,600 SF + leased space	Undersized for a headquarters, seismic and sea level rise risk, not built to current codes & best practices.
<b>Fire Station 2</b> 1001 N McDowell	1982 Tower 1986	4,900 SF	Undersized and not built to current codes & best practices. In floodplain & susceptible to sea level rise. Houses ladder truck but location is not central causing response time issues.
<b>Fire Station 3</b> 831 S Mc Dowell Blvd	1971	4,100 SF	Undersized and not built to current codes & best practices. Needs additional bay to meet growing demand.
<b>Police Station</b> 969 N Petaluma Blvd	1968 Reno 1985	11,000 SF + leased space	Very overcrowded and not built to current codes & best practices. Briefing room and offices used as EOC which disrupts operations.



# Current Facilities

## Fire Station Key Deficiencies:

- Fire Stations 1, 2 & 3 have undersized apparatus bays, insufficient gear storage and inadequate sleeping quarters and restrooms



# Current Facilities

## Police Station Key Deficiency:

- Police Station is very overcrowded





# Fire Station Best Practices



Apparatus Bays w/ Clearances



Decontamination Zones

# Fire Station Best Practices



Modern Sleeping Quarters



Gender Neutral Shower Facilities



# EOC Best Practices



Resilient Infrastructure



Flexible Furnishings  
& Connectivity



# Police Station Best Practices



Suitable Work  
Space



Gear Lockers



Modern Evidence Entry  
& Management

# Police Station Best Practices



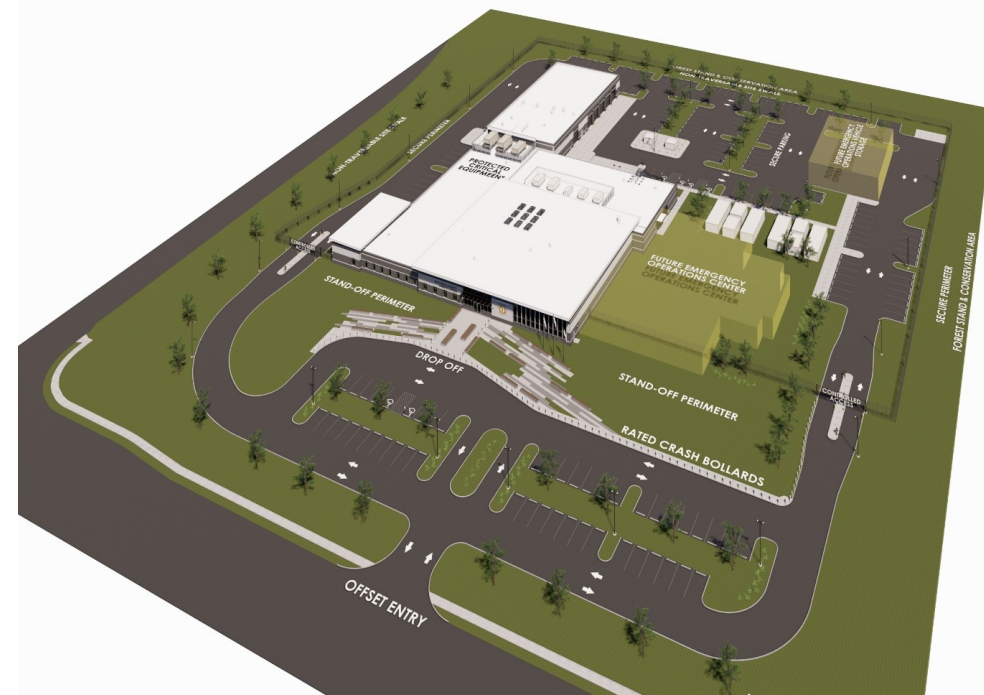
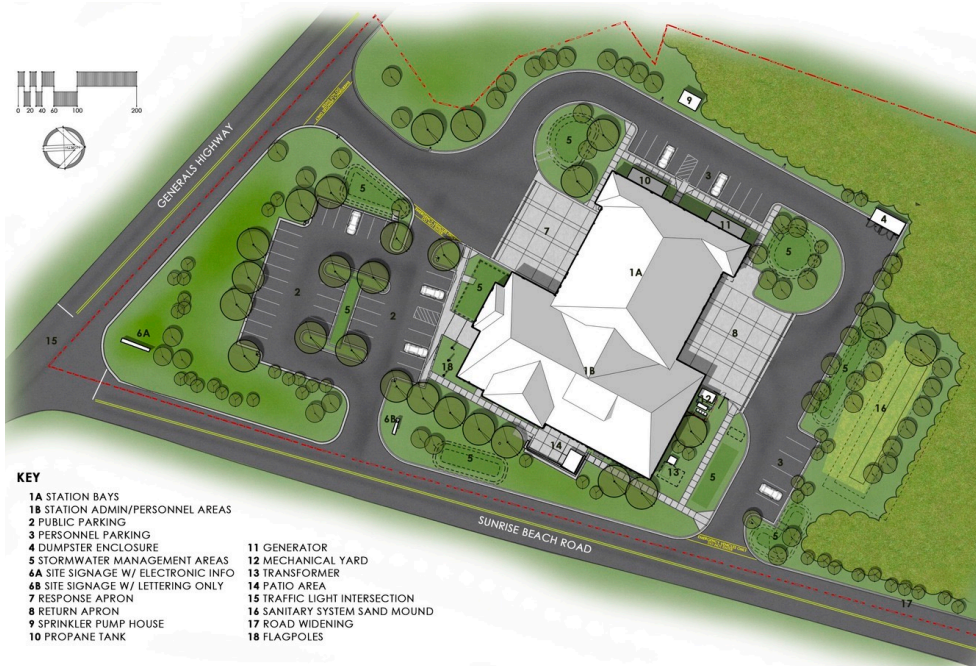
Welcoming and Accessible Image



Community Engagement  
Spaces



# Public Safety Site Design Best Practices



Good access and circulation for the public and first responders while maintaining security.

# Fire Department Facility Needs

## Immediate Needs

1. Fire Station 1 seismically strengthening and gender neutral restroom addition

## Short-Range Needs

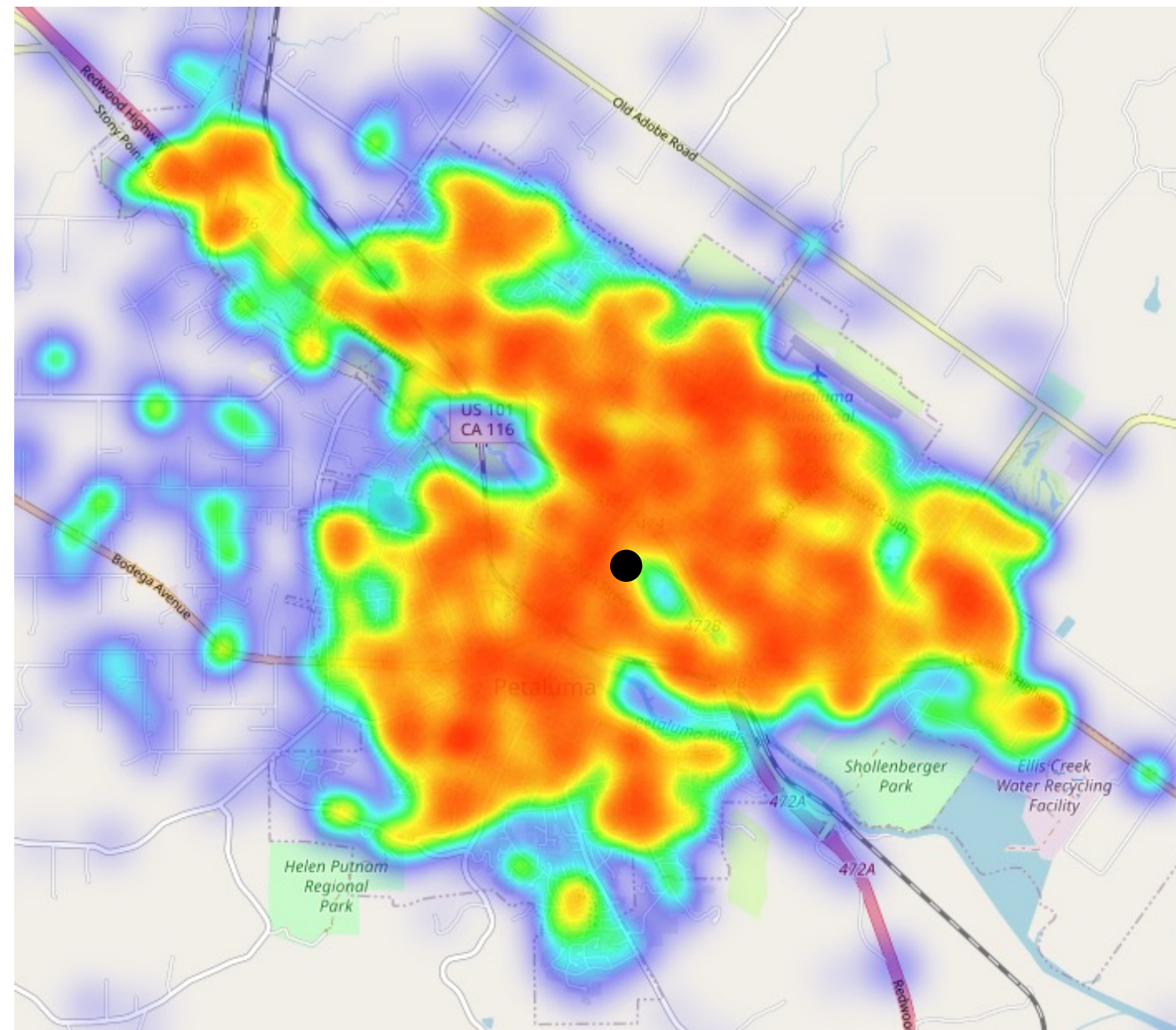
1. New Central Fire Headquarters and Emergency Operations Center
2. Fire Station 1 full renovation to correct physical and functional deficiencies

## Long-Range Needs

1. Fire Station 2 renovation and expansion or replacement to add capacity and correct physical and functional deficiencies
2. Fire Station 3 renovation and expansion or replacement add capacity and correct physical and functional deficiencies

# Fire Department Facility Needs

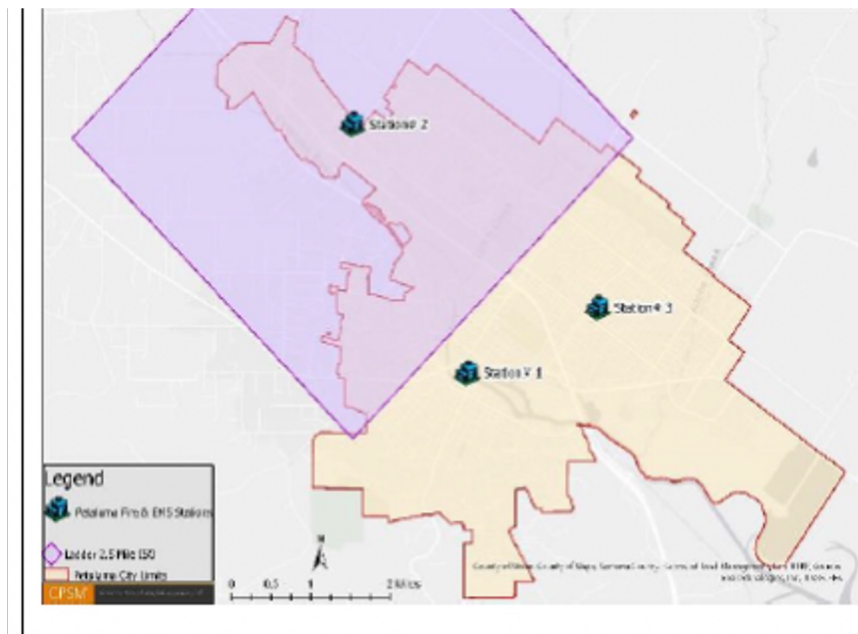
Fire Department calls are distributed. A central fire headquarters with good access to both sides of 101 Freeway and Washington St is desirable.



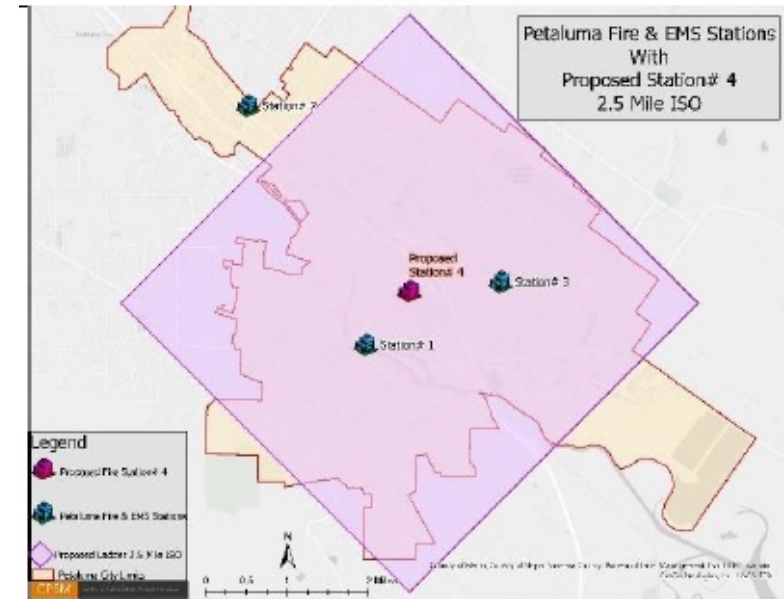


# Fire Department Facility Needs

Need a new central fire station that houses the city's ladder truck to improve response time, fire protection, and insurance risk rating.



Ladder truck currently at Fire Station 2



Ladder truck at New Central Fire HQ

# Police Department Facility Needs

## **Immediate Needs**

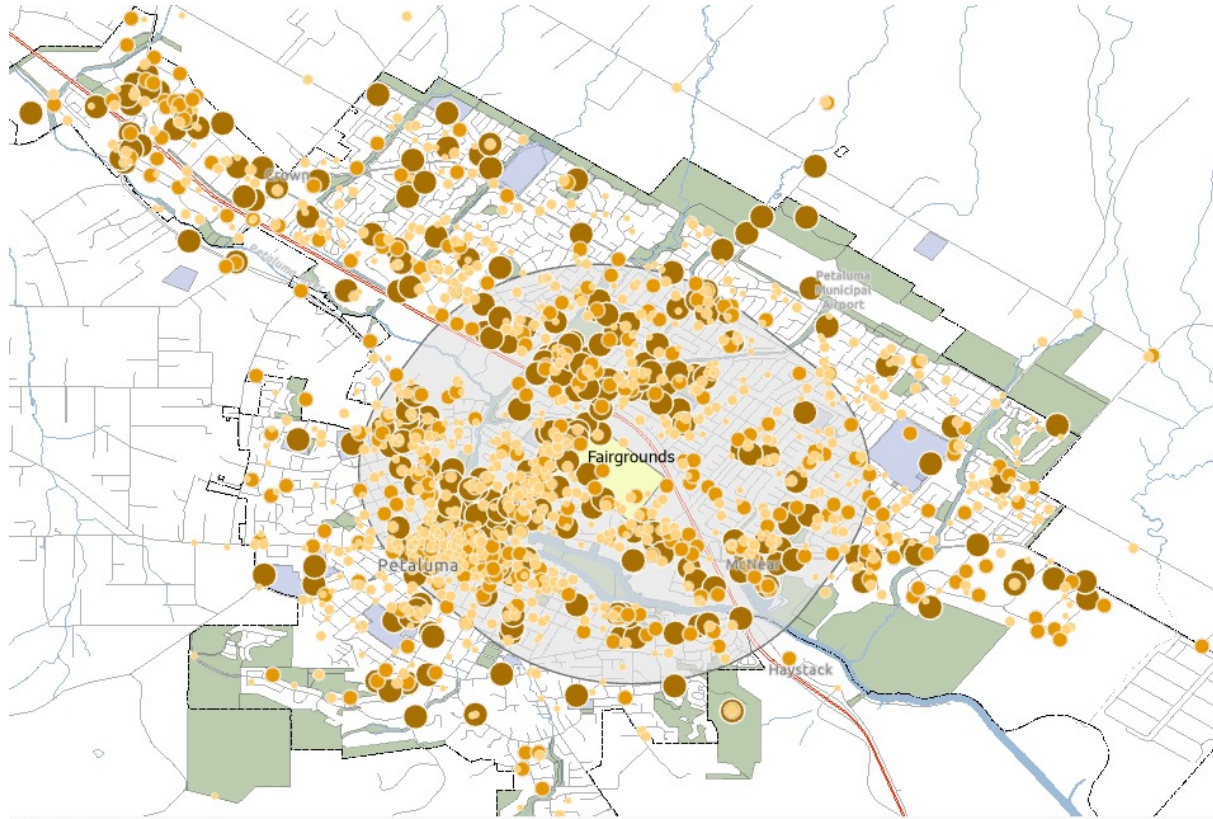
1. Police Station modifications to add restrooms with lockers, fitness room, and office space

## **Long-Range Needs**

1. New Police Station with adequate building and secure parking space that is built to modern standards and best practices

# Police Department Facility Needs

62% of Police Department calls are central



# Recommendations

## Immediate

1. Fire Station 1 seismic strengthening and all gender restroom
2. Police Station locker/restroom/fitness and office modifications

## Short-Range

1. New Central Fire Headquarters & Emergency Operations Center
2. Fire Station 1 full renovation

## Long-Range

1. New Police Station
2. Fire Station 2 renovation and expansion or replacement
3. Fire Station 3 renovation and expansion or replacement
4. New Public Safety Support Building

# Sites Considered

## New Fire Headquarters and Emergency Operations Center

Existing Fire Station 1	too small for HQ, ladder truck does not fit
307 S Petaluma Blvd	too small
Lot next to City Hall	too small
Kenilworth Park	too small, eliminates park
Fairgrounds	<i>adequate space, central location with good ladder truck response time</i>

## New Police Station

Existing Police Station	too small, not central location
1221 N Petaluma Blvd	requires acquisition, not central location
Hopper Street (Corp Yard)	access limitations, designated for other uses
Fairgrounds	<i>adequate space, central location with good public access, reduced cost because co-located with Fire HQ &amp; EOC</i>



# Recommendation - New Central Facility

New Central Fire Headquarters & Emergency Operations Center and possibly new Police Station at the Fairgrounds





# Recommendation - New Central Facility

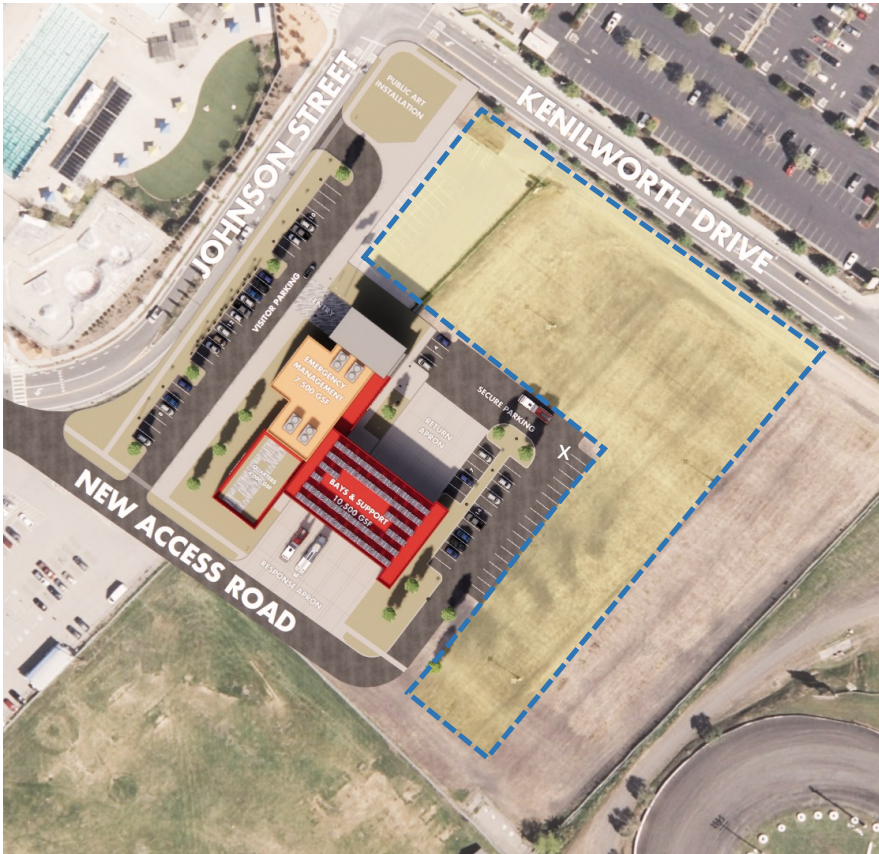
New Central Fire Headquarters & Emergency Operations Center  
and possibly new Police Station at the Fairgrounds





# Recommendation - New Central Facility

New Fire Headquarters & Emergency Operations Center and possibly new Police Station at the corner of Johnson St and Kenilworth Dr



# Preliminary Schedule & Estimated Costs

Project	Size	Date	Construction Cost*	Project Cost*
Immediate				
Fire Station 1 Improvements	9,600 sf	2023-25	\$2.5 M	\$3.5 M
Police Station Improvements	11,000 sf	2023-25	\$3.5 M	\$5 M
Short-Range				
New Fire HQ & EOC	24,500 sf	2023-28	HQ \$31 M EOC \$12 M	\$56 M
Fire Station 1 Renovation	10,000 sf	2026-31**	\$16 M	\$21 M
Long-Range				
New Police Station	40,000 sf	TBD**		TBD
Fire Station 2 Reno or replace	14,300 sf	TBD**		TBD
Fire Station 3 Reno or replace	12,200 sf	TBD**		TBD
Public Safety Support Building	17,500 sf	TBD**		TBD

\* Estimated construction costs including escalation. Estimated project cost includes escalated construction and soft costs

\*\* Pending identification of available funding

# Status & Next Steps

## Immediate Projects

### Fire Station 1 and Police Station Improvements

- Currently issuing RFPs for design; construction in 2025

## Short-Range Projects

### New Central Fire Headquarters & Emergency Operations Center

- Start entitlements & design this year for construction in 2026 - 2028

### Fire Station 1 Full Renovation

- Start entitlements & design in 2026 for construction in 2029 - 2031