CITY OF PLACERVILLE POLICE DEPARTMENT & EL DORADO COUNTY FIRE PROTECTION DISTRICT COMBINED PUBLIC SAFETY FACILITY

Space Needs Assessment & Feasibility Study

PLACERVILLE, CA | NOVEMBER 2022

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**CITY OF PLACERVILLE POLICE DEPARTMENT &
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Space Needs Assessment & Feasibility Study

1.0

Executive Summary

EXECUTIVE SUMMARY

The City of Placerville Police Department (Police) and the El Dorado County Fire Protection District (Fire) initiated this needs assessment in 2021 to identify the significant deficiencies and potential solutions of both the Placerville Police Station located at 730 Main Street and Fire Station 25, located at 3034 Sacramento Street in Placerville. Both facilities have reached or surpassed the end of their useful service life and are struggling to meet the daily operational needs of the community they serve.

To guide an informed decision-making process, critical questions were asked of and answered by the project team and staff of both Police and Fire. The information and findings are summarized here with supporting documentation in the following report.

Is it feasible to renovate the existing Police and Fire facilities?

FINDING

Options to renovate and expand either facility fail to meet the current and future staffing needs, code requirements, equipment sizing, storage, and basic operational needs of both Fire and Police.

Interior constraints of the existing buildings restrict current and future operational needs based on the following:

- Narrow, unsafe corridors
- Inadequate storage areas
- Lack of professional workstations
- Lobby security concerns
- Inadequate locker and restroom facilities
- No dedicated interview rooms
- Inadequate break room facilities
- No space for cleaning and decontamination of gear/equipment
- Inadequate sleeping quarters
- Apparatus bay is inadequately sized for modern fire engines and equipment.

Structural limitations exist at both facilities that prevent a 2nd floor addition, thus requiring a larger site. Station 25 is restricted by existing load bearing masonry walls, whereas the Police station is restricted by the structural building frame.

Expansion would be the only option to renovate.

Expansion limitations of the existing facilities require a costlier and less efficient solution when working with the existing facilities.

Site constraints of both the current sites and surrounding parcels are confined by single entry points on a busy road, steep slopes, adjacent buildings, and other limitations that prohibit expansion of the buildings, apparatus bay, and other outdoor operational needs for patrol, evidence processing, storage, and parking.

Facility aging plays a role with both the Police Station and Fire Station 25, constructed in 1978 and 1951 respectively. Both facilities have reached or have exceeded their useful service life.

Required updates are needed for all major building systems (structural, mechanical, plumbing, electrical, technology, exterior envelope) to satisfy current building code requirements and operational needs.

Construction impacts of a renovation and expansion would have detrimental effects on operations, living spaces, and facility security.

Temporary facilities would be necessary in order to mitigate the operational impacts of construction, resulting in additional costs associated with the preparation of these facilities in order to continue day-to-day support services.

Public inconvenience and limited community access would be significant at either a temporary facility or a facility under renovation; impacting support services that are provided regularly (i.e. live scan, filing a police report, etc.).

CITY OF PLACERVILLE Station 25

CITY OF PLACERVILLE Public Safety Building

Contractor staging areas are extremely limited leading to increased construction costs, longer durations, and non-mitigatable impacts to apparatus bay access, patrol operations, and evidence storage.

Traffic impacts on Main Street and Sacramento Street related to temporary road closures/detours, construction dirt/ debris, and pedestrian paths around and through the existing sites would be significant.

Public Safety Campus housing both Police and Fire would consolidate community services into one location.

Minimize facility size while maximizing use by shared and multi-use building amenities and smart planning for department functions such as:

- Fitness Room
- Meeting/Training Rooms
- Community Room
- Public Lobby/Reception Area
- Break Areas
- Conference Rooms
- Connection to outdoor areas creating
- Joint Emergency Operations Center expanded use and flexibility of the facility without additional infrastructure cost.

Supports shared training opportunities between Fire and Police to increase active readiness.

Provides wellness opportunities to all first responders.

Reduces operational costs by limiting infrastructure construction and services to one location for utilities, garbage collection/ deliveries, etc.

Additional amenities include community meeting rooms and outdoor gathering spaces that can also serve as training rooms for staff members.

Lower cost solution for a joint facility in comparison with independent Fire and Police facilities.

New facility construction will eliminate the need for temporary facilities and relocations for both Police and Fire. It will also provide and economies of scale savings on materials, labor, and overall value in design.

Durable design to withstand 24/7, 365 day per year facility use while reducing the cost of regular maintenance.

Building Efficiencies for flexible spaces, minimizing solar heat gain, opportunities for natural daylighting, and expandable spaces for future growth in staffing, technological advancements, and community needs.

Are there benefits to pursuing a new joint facility for Police and Fire?

FINDING

A joint public safety facility offers a multitude of operational, functional, and community benefits by efficiently using space that serves both Police and Fire while enhancing community services and controlling expenses through an efficient design and cost-effective construction methods.

Continuity of services during construction compared to the option to renovate or replace facilities in their current location.

Enhancing the community with a facility that reflects the history of Placerville and the community's backing and commitment to first responders by providing a facility that supports the needs of both Police and Fire.

Recommendation

Based on the findings within this needs assessment and past needs assessments, it is recommended that the governing bodies (Placerville City Council and El Dorado County Fire Protection District Board) pursue funding, environmental clearance, design, and construction of a new joint Police and Fire Public Safety Building to address immediate and future needs of the community. The governing bodies can also consider and determine the future of the existing facilities including repurposing opportunities related to other non-emergency community services and needs.

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Space Needs Assessment & Feasibility Study

2.0

Introduction

INTRODUCTION

Chiefs' Statements

Police Chief Joe Wren

In considering this needs assessment study, we understand that both the City Council and the El Dorado County Fire Protection District will find themselves wrestling with two competing priorities: the need for an adequate public safety building to serve our community well into the future and the need to prudently manage finances.

The Police Department takes great pride in the manner in which we serve the community. Developing a culture within the agency that reinforces the desire to provide an unmatched commitment to Placerville. In evaluating our current facility, it has been well documented that the police building is sub-par, inadequate and frankly out of alignment with the city we serve. The operational and functional deficiencies jeopardize the safety of our staff as well as the community.

AGING FACILITY

Designed in 1975 and construction completed in 1978, the current police facility is well beyond its service life. The facility is of an older design having a very cramped interior with narrow hallways, restricted workspaces and a significant lack of adequate storage. Currently functioning at overcapacity, there is no space for future expansion of the police building. The small lobby creates safety concerns, where suspects, victims and witnesses all wait in close proximity to each other. Much of these issues are highlighted in the El Dorado County Grand Jury Report 2019- 2020, attached to this report.

While conducting this review, we focused on the deficiencies of the police facility and unmet needs of both Police and Fire. What we did not expand on is the men and women who are proud to serve as Placerville Police Officers and support staff. The Placerville Police Department does a fantastic job of serving our community with professionalism, pride and a commitment to keep our city safe. Having a facility that does not support the needs our men and women can pose issues with our ability in providing the service the community desires. The current 44 year-old facility did not account for a proper female locker room, a place to work safely and comfortably during long hours, a safe place to conduct a confidential interview of crime victims, and has no ability to keep up with the technology that law enforcement is required to use.

As we present this Needs Assessment Study, I believe that we have an opportunity to provide a space that is not only operationally and functionally efficient, but also something we as a community can be proud of. We know this community supports public safety and we are committed to delivering service that exceeds expectations. By designing and building a joint public safety building, we have an opportunity to be financially responsible by combining redundant operations, while enhancing our abilities as your public safety team.

Fire Chief Tim Cordero

The City of Placerville has a long standing and rich history with fire companies, going back to 1853 with the Neptune Hose Company No. 1. Over the past 168 years, the City of Placerville has seen their fire departments transform from individual fire companies, an organized volunteer fire department, combination of volunteer and career staff, to the current model of a career fire department. Our current Station 25, located at 3034 Sacramento Street, just off Main St., in the heart of Placerville was built in 1951 to serve as the main station for the Placerville Volunteer Fire Department.

CHALLENGES AND DEFICIENCIES

Station 25 was originally built and designed to serve the volunteer firefighters who protected the city, along with housing fire apparatus during that era. Over the years, career personnel were added to the station to augment the service to the city. The design of the station was not intended to house career firefighters and many of the basic needs of a modern fire station cannot be met with the building. The apparatus bays were built around the size requirements of fire apparatus from 70 years ago. Today's fire apparatus is significantly larger, resulting in apparatus not only blocking the pedestrian sidewalk, but extending into the street when on the front apron. Accommodations for sleeping areas have been created within the station, however, they are inadequate and do not meet current standards. For example, the Fire Captains dorm was originally a closet.

Firefighter cancer rates are increasing at an alarming rate, the station lacks the necessary spaces and layout, to provide adequate mitigation and exposure reductions to meet current standards to protect our firefighters. In 1951 there were no paramedics, nor a fire-based ambulance serving the city. The lack of adequate spaces to safely and appropriately clean equipment is a significant issue with our current operations.

COMMUNITY AND RESPONSE IMPACTS

The fire station should be one of the cornerstone facilities within every community. The value of having the children of our schools visit the fire station and meet their firefighters is challenging at best with the current station. When the fire engine blocks the sidewalk and extends into the roadway, it is extremely difficult to safely provide tours to the school children, potentially the next generation of firefighters. The station lacks any public parking to provide the citizens access to the fire station and personnel for their needs. Space needed for training is not available at the current location, resulting in the crews being out of the station and training off-site, which creates additional time that we are not available to meet the requests and needs of our citizens.

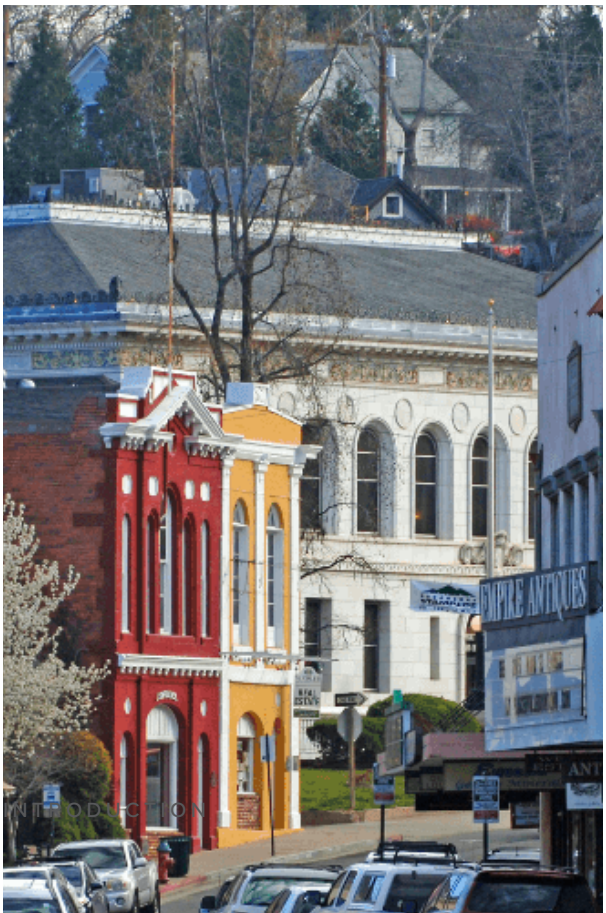
The station has served the City of Placerville, its residents, and firefighters for the past 70 years, undergoing many changes to adapt to the current model of career firefighters. However, the fire station is no longer able to keep pace with the demands of today's fire service. Creating a Joint Public Safety Building brings both Police and Fire into one location to better meet the needs of the community, while providing the necessary space and operational capacity required to mitigate large incidents within the City and surrounding areas. The men and women who are dedicated to serving the City of Placerville need a facility that can meet their operational needs and provide them a home away from home.

Community of Placerville

The California Gold Rush began eight miles away from the City of Placerville. Originally a camp for gold miners, the city was incorporated in 1854. Placerville quickly became the third-largest California town, surpassed only by San Francisco and Sacramento. Most gold rush era towns dried up when the easy gold supply dwindled, but Placerville pivoted towards agriculture for many decades and agritourism still currently exists throughout the 50 corridor. Placerville also thrives as the El Dorado County seat and is the home of the only hospital on the western slope of the county.

Placerville is defined by its mountainous terrain, forming a long, narrow canyon averaging 1,000 feet wide with 100-foot-tall sidewalls. Highway 50 bisects Placerville and is the main east-west travel passageway in the County, connecting to the state of Nevada. In the 1960's, Highway 50 was modernized on a parallel alignment through town and the old highway became three local road segments: Placerville Drive at the west end of town, Main Street through the historic center of downtown, and Broadway through the east end of town. All three road segments are connected and form the only continuous east-west local road through the city.

DOWNTOWN PLACERVILLE Historic City Hall and El Dorado County Courthouse on Main Street



CITY OF PLACERVILLE The Bell Tower on Historic Main Street is a symbol of the City's fire protection heritage dating back to the 1860's.

The historic Highway 50 corridor that runs through the center of town was used by the gold rush 49ers and the Pony Express. In 1895, part of the present-day route was designated as California's first state highway, and it was later part of the Transcontinental Lincoln Highway across the Sierra Nevada Mountain range. Much of US 50 was developed during the initial construction of the California state highway system.

Today, Placerville is a rural community of just over 11,000 residents. Located at just below 2,000 feet in elevation, it is situated on the western slope of the Sierra Nevada Mountains between the Sacramento Valley and the Lake Tahoe Basin. It is located within minutes of Historic Coloma, the American River, premier wineries, and Apple Hill Ranches, making it a desirable spot for visitors and residents alike.

The community of Placerville is warm and inviting, passionate about their unique history, and brimming with eclectic character. Colorful and beloved historic buildings and monuments are celebrated alongside new and local small businesses bring a liveliness, charm, and artistic culture to the city. Placerville's identity emits an undeniable presence of hospitality and friendliness with its small town charm. Community leaders are diligent in delivering ethical and honest leadership to match the strong values of the city they call home. Among its community values, Placerville is faithful in its support of first responders and every branch of armed services. The City of Placerville emits the very values that founded our nation. Placerville first responders are passionate about upholding its core values of public service that put the needs of the citizens first and are dedicated to providing a safe, peaceful community for all.

Public Safety Team and Community Needs

The charge of public safety to the community of Placerville rests with the Placerville Police Department and the El Dorado County Fire Protection District. Police and Fire handle all calls for services within the City and provide mutual aid to neighboring communities and agencies such as the El Dorado County Sheriff's Office, California Highway Patrol, Cal Fire, and many other partnering agencies. Both Police and Fire have existing facilities within the City of Placerville and near the heart of downtown. The Police Public Safety Building is located at 730 Main Street. Fire Station 25 is located at 3034 Sacramento Street, a mere 150-feet south of Main Street.

A safe, protected, and comfortable community is the goal of both Police and Fire and that goal is accomplished through responsiveness of both agencies. Police receive a range of 1,600 to nearly 2,400 calls for service per month. Since the onset of the COVID 19 pandemic, there has been an approximate 20% increase in calls for service when compared to years prior. Since the conclusion of the pandemic, calls for service have steadily increased even more so. This is a direct result of social activity and public activity increasing from the prior years of social distancing. In May of 2022, Police received 2,277 calls for service with a 73% increase in felonies, and a 50% increase in misdemeanors. Calls for service are anticipated to reach nearly 2600 calls per month, or an average of 87 calls for service each day by the Placerville Police Department by the end of the year. This level of response means that the police station is being used 24 hours per day, 7 days a week, 365 days per year to try to meet the needs of the community in both size and programs. The police station needs to accommodate shift increases and up staffing when volumes spike during holiday weekends and seasons, growth as population increases over time, and expansion of programs and services to support the wellbeing of the community. Additionally, Placerville Police Department is the legally designated enforcement agency over US Highway 50 through Placerville, not the California Highway Patrol. Traffic incident and all other calls for service are not just for the residents and businesses of Placerville, but also in service to the visitors and pass through recreational travelers as well.

Fire Station 25, staffed with firefighter paramedics, provide fire and emergency medical response to the city. With the highest call volume of any fire station in the County, Fire Station 25 receives and average of 650 calls for service per month. The volume of service calls, around the clock staffing, increased risk of fire danger in this Wildland Urban Interface (WUI) community, and medical response to an aging community are just a few of the operational challenges experienced at Fire Station 25. Furthermore, the ladder truck serving the City of Placerville is currently housed at the existing Police Station due to the size and configuration of Station 25. Originally designed as a Police and Fire Joint Public Safety Building in 1978, the existing facility is challenged to not only meet the special and operations needs of Police, but also actively supports the unmet special and operational needs of Fire as well.

CITY OF PLACERVILLE Public Safety Building "Kindness Rock Garden"

Placerville Police and Bicycle Safety Team

Staff numbers in each department are projected to grow gradually over the next fifteen years to accommodate the anticipated growth of the community. Both the Police Station and Fire Station 25 are physically constrained to current staffing level and any projected growth in staffing and programs of both agencies. Furthermore, there is no real ability for staffing additional resources during emergencies. During the Caldor Fire in summer of 2021, the Fire District wanted to staff additional fire engines in Placerville to allow for rapid response to protect the city and surrounding area . However, because neither Fire Station 25 nor the existing apparatus bay at the Placerville Police Station had room to spare, the Fire District was unable to bring in additional resources for expanded protection of Placerville. Although the fire never made its way west to Placerville, that was a very real concern of the community and all its first responders.

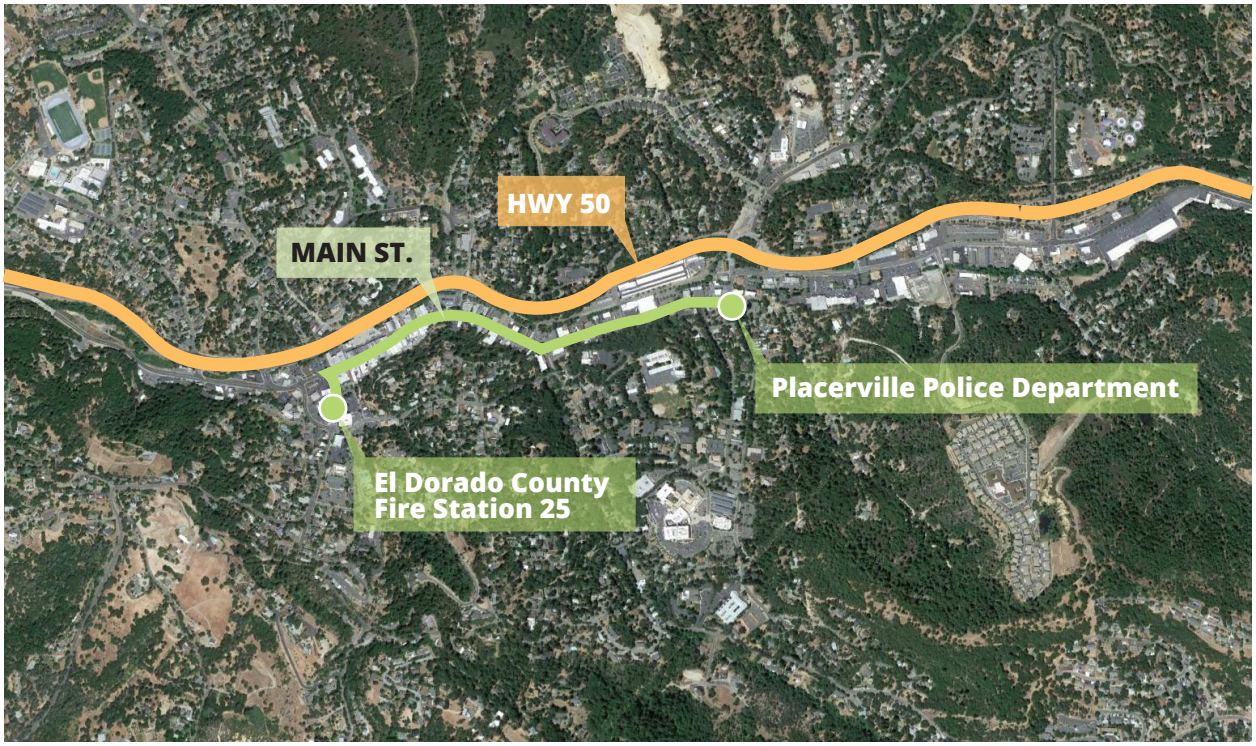
Both the Placerville Police Department and the El Dorado County Fire Protection District have continued to build upon the foundation of a first responder family in the community. They often work together as part of incident coordination and challenges related to calls for service; both Police and Fire are always eager to help each other find solutions that focus on the community's best interest beyond individual ambition. The Caldor Fire in August of 2021 is an example of the collective teaming and close partnering between the Police Department and Fire District. While fire prevention and protection services were deployed region-wide to contain and control the fire, Placerville Police Department coordinated resident evacuation and neighborhood access to deter looting. Coordinating their public safety response was successful because of the agencies relationship and history of working closely together.

However, even with the excellent level of service provided by both Police and Fire to meet the needs of the community, their own basic needs are not met within their current facilities. Presently, both the existing Police and Fire stations are functionally obsolete, in commission beyond their service life, offer no opportunity for growth or program expansion, and spatially constrict day to day functions and safety of the staff. The following sections of this needs assessment will take a close and enlightening look at how those who serve the community with the daily potential of the ultimate sacrifice are, themselves, underserved in their current facilities and operations. The disparity of needs to current facility resources will be discussed as well as potential solutions for facility improvements that will support the first responders who protect and serve the community they serve.

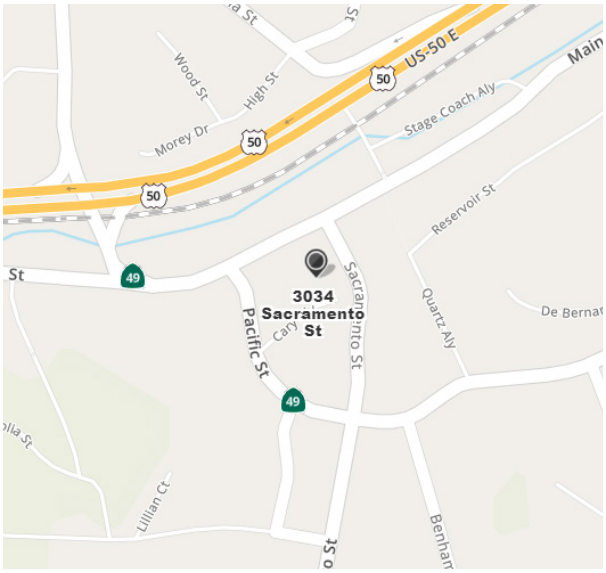
Placerville Police and Community Engagement

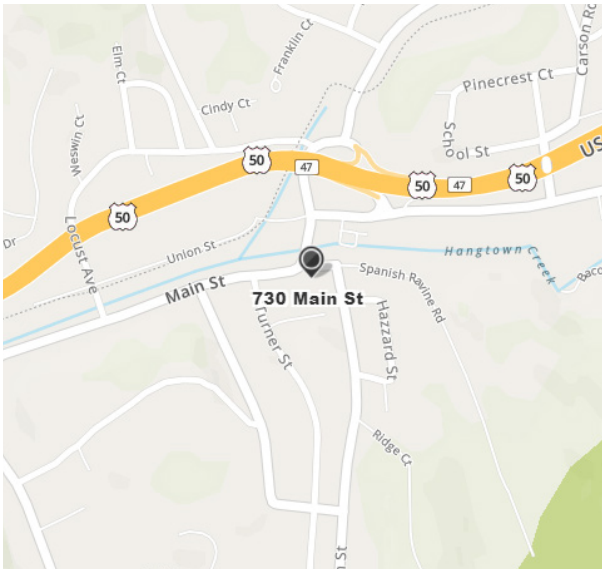
Location of Existing Facilities

CITY OF PLACERVILLE



PUBLIC SAFETY FACILITIES VICINITY MAPS





El Dorado County
Fire Protection District Station 25
3034 Sacramento Street
Placerville, CA 95667

Placerville Police Department
Public Safety Building
730 Main Street
Placerville, CA 95667

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Assessment Approach and Existing Facilities

ASSESSMENT APPROACH AND EXISTING FACILITIES

Study Approach

In determining the needs of both Police and Fire, it became imperative to understand their current programs and operations first and then learn how they were currently underserved and restricted in both expansion and implementation of new programs to support the community. The study began with a kick-off meeting that included a tour and in-depth assessment of both the police and fire facilities; development of critical success factors; a discussion of the shortcoming of the existing site, and existing facilty conditions. The tour included visual observation of operational flow, documentation, and noting building and life safety code deficiencies. The next step involved soliciting input from the department staff who experience the facility deficiencies daily. Staff was provided questionnaires and underwent in-depth interviews with the intent to draw out detailed information on what was truly missing to support the day to day functions and challenges for both police and fire.

The last component of this assessment included education of the public safety team itself. The team toured multiple successful public safety facilities in the region that not only support the staff and operations, provide for adequate future growth, but also enrich the character of the community. The toured public safety facilities within the region included the Winters Joint Police and Fire Public Safety Facility, El Dorado Hills Fire District Station 85, and the recently completed El Dorado County Sheriff's Facility. There was a lot to learn from the context of current needs, but the biggest source of value is understanding what will be needed once Police and Fire have moved into a larger facility. This placed value in each of the planning stages to consider current and unthinkable needs that will become critical needs once programs and services are expanded in the future. Both Police and Fire had an opportunity to learn that basic needs such as site security, storage, wellness facilities, and safety precautions supersede any preconceived notions of what a public safety facility truly provides for.

Understanding Building Safety & Security

The minimum level of safety and security for any facility begins with the building codes and life safety codes. The City of Placerville currently requires all buildings to be designed to the following codes within the State of California, effective January 1, 2023:

- 2022 California Building Code
- 2022 California Existing Building Code
- 2022 California Green Building Code
- 2022 California Historical Building Code
- 2022 California Residential Code
- 2022 California Energy Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code

Additionally, compliance with other public safety codes and regulations is required and include:

- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- Essential Services Buildings Seismic Safety Act (ESBSSA)
- Title 24 of the California Code of Regulations (CCR)
- Crime Prevention Through Environmental Design (CPTED)
- El Dorado County Fire District Ordinance National Fire Protections Standards (NFPA)

Shared Vision and Goals

Before this assessment began, it started with a foundational relationship between Police and Fire that included a shared vision of service to the community. The Chiefs shared the following core values and vision for their teams:

- Exceptional services from the community's first response teams.
- Safe, Effective, and Efficient Work Environment.
- Room to grow services and programs that support the current and changing needs of the community and organization.
- A friendly and inviting campus for the public.

With those values in mind, goals for each agency were developed:

- Develop a facility that is a positive reflection of the community they serve.
- A location and facility that serves the needs of the community and its first responders.

- Provide a dedicated Emergency Operations Center (EOC) for the City of Placerville and surrounding communities during fire response.
- Create a modest yet modern facility that the community can still be proud of in 30+ years.

With values and goals identified, it then became essential to develop a framework and road map to achievement:

- Plan and Develop a State-of-the-Art facility that feels welcoming to further foster partnership with the community.
- Incorporate Key Site Considerations (i.e. security for the staff, facility, and the public, etc.).
- Critical needs addressed (i.e. Locker rooms and Showers, Evidence Processing, Records Management, Security and Discretion, Armory, Training Facilities, Wellness spaces, etc.).
- Dedicated Emergency Operations Center (EOC) and community support spaces for the City of Placerville.

POLICE

Prior and current City of Placerville leaders recognize the need of a permanent solution to the current limited facility and considered expansion or the acquisition of land for the construction of a new public safety building or annex. In 2002, the City partnered with WLC Architects to conduct a Needs Assessment for Police. In the 20 years since this initial study was conducted, the needs and deficiencies have grown. This prior study (provided as Appendix A) identified three alternatives to address the needs of the Department:

1. Acquire a larger existing local building
2. Acquire land and construct a new Public Safety Facility
3. Remodel and expand the existing Public Safety Building

WLC's study identified major facility deficiencies from the perspective of space and security within the existing building. One development option was to acquire the two parcels of land directly adjacent to the existing Public Safety Building. That land combined with the 730 Main Street lot would provide an area sufficient for expansion of the existing building to handle current Police needs and projected future growth. Despite the deficiencies of the existing facility, there were no funds available to purchase property and construct an expanded facility to accommodate Police's needs.

In 2014, the Police Department coordinated with WLC Architects again to revisit the 2002 Needs Assessment and Master Plan Document. Following a tour of the Police facility, WLC found few changes made to the building since its initial evaluation 12 years earlier. WLC received data from Police and generated updated staffing projections for then current, 5-year (2019), and 15-year (2029) forecast. WLC then updated their original design development options for the future of the Police Department and presented updated project cost estimates. This document is provided as Appendix A. The table provided on the following page is a summary of the options discussed within that report.

Grand Jury Report

In 2020, the El Dorado County Grand Jury published a report to analyze and outline the status of the existing Placerville Police facility (provided as Appendix B). This analysis involved the inspection of the existing building components comparable to projects in the region. The Grand Jury also toured the newly constructed El Dorado County Sheriff's Office, which was completed in 2019, and found that it exemplified the standards of a modern law enforcement facility and would serve as a baseline for evaluating the Placerville Public Safety Building.

The Grand Jury's inspection of the Placerville Police Department found that despite the cosmetic updates that had been made to the building, there remain numerous deficiencies that still need to be addressed, summarized as the following findings and recommendations:

The existing facility is inadequate for modern police operations and requires funding for extensive renovation or replacement.

FINDING

Recommendations

- Placerville should have a professional space and facilities need study completed with cost estimate for a new or renovated police facility
- Placerville should explore funding options for the renovation or replacement of the current police facility.
- Placerville should move expeditiously to renovate or replace their current police facility.

WLC ARCHITECTS 2014 NEEDS ASSESSMENT - DEVELOPMENT OPTION SUMMARY PLANNING / DESIGN COMPONENT	OPTION NO. 1 Renovate Existing Building with New Addition	OPTION NO. 2 Renovate Existing Building with New Addition and Site Acquisition	OPTION NO. 3 New Facility on Existing Site and Site Acquisition	OPTION NO. 4 New Facility on New Site to be Identified
1 Building Area Provided (square feet)	8,660	8,660	13,000	13,000
2 Parking Spaces Provided	30	60	63	63
3 Property Acquisition	None	Yes (.2 acre)	Yes (.2 acre)	Yes (1.25 acre)
4 Site Area (acre/square feet)	0.92 / 40,075 sf	1.36 / 59,240 sf	1.36 / 59,240 sf	1.25 54,450 sf
5 Program Compliance (building / parking)	67% / 48%	67% / 95%	100% / 100%	100% / 100%
Architect notes included:	"Building size maximized but still does not meet the current staff level needs."	"Building size maximized but still does not meet the current staff level needs. Adjacent parcel used for parking increase but can also be used for building expansion."	"Will meet the 2017 program projection. Challenge to maintain PD operational during construction."	"Many unknown factors with this option (available site, site cost, configuration of site, access to site, etc.)"

FIRE

Although no prior needs assessments have been formally conducted, the El Dorado County Fire Protection District Board and staff have publicly day lighted Station 25's deficiencies in staff reports, facility assessments, and public documents. The most notable takeaway is that the more than 70-year-old fire station was never designed to be a 24-hour facility to full time staff.

Originally, Station 25 served the volunteer fire department with a minimal amount of staff that occupied this station with a significantly smaller apparatus, no medic service, and no overnight staffing. As needs of the community increased to warrant a fully staffed fire station while facing a less than ample budget, the El Dorado County Fire Protection District made due with what was available at the existing facility. Over time, the needs have continued to increase, along with the sizes of the apparatus that occupy the station. Now with more than 15 employees on rotating shifts posted at Station 25, the needs to support the services offered have far exceeded the functional or sustainable use of the facility to the detriment of the community.

This report serves as the first contracted effort by Fire to assess the existing facility of Station 25 and provide recommendations on how to move forward in a way that would support the needed and intended operations and services for Placerville and the surrounding communities as well as opportunities to grow programs and services that are long overdue.

Station 25 circa 1951

Station 25 today

Placerville Police Department

Station History

Originally built in 1978, the existing Placerville Safety Building, which currently houses the Placerville Police Department (Police) was intended and designed to serve as a combined public safety facility. For a brief time, the facility was home to both the Placerville Police Department and El Dorado County Fire Protection District (Fire) staff.

Shortly after its construction, Fire staffing and operations were annexed and vacated its portion of the building, allowing the Police to partially expand. However, the existing apparatus bay continues to house two large fire apparatus. Changes in operational use, new building and safety codes, and age have impacted the building's functionality and ability to support the agency's current and growing needs.

General

The current safety building contains offices, a 911 dispatch, and is operational 24 hours a day, 365 days a year. This continual around the clock use of this 44 year old facility equates to a service life of 185 years of a conventional office building used 40 hours per week each year.

The facility supports 21 sworn officers and 11 professional staff that serve the citizens of Placerville. The facility is surrounded by adjacent parcels that have steep hillsides looking down upon both the building and the secured parking lot where both personnel and patrol vehicles are parked during daily operations. The current Placerville Police Department facility is inadequate and lacks many features required to conduct daily business efficiently, effectively and safely.

Inclusivity, Accessibility, and Public Spaces

Over the course of its existence, the current facility has been modified and adapted to serve uses it never planned for. The most recent modification took place in 2022 to remodel the sergeants' office into a women's locker room to serve female officers and staff. When this facility was originally constructed, it was at a time when women weren't included amongst the sworn officers. Thankfully times have changed, but the facility that houses this inclusive agency is behind the times on adequately supporting staffing needs. The structure's age and condition also make it difficult for further renovations that could bring

Placerville Police Department Safety Building

the facility up to a level in alignment with the Police Department's needs and programs.

Every space throughout the facility is undersized and unable to fully accommodate current Police staff needs or allow for future staff and program growth. Already narrow corridors are obstructed by essential equipment that is unable to fit into adjacent rooms. Staff workspaces are too few, functionally deficient, contain issues that impede productivity, wellness, and comfort. Records are currently stored in an accessory site building and are difficult for staff to retrieve.

Beyond the workspace deficiencies, the building itself suffers from a need of maintenance. In several areas, ceiling tiles are broken, moisture damaged, or missing altogether. The status of the roof membrane is unknown at the time of this report, however it was re-installed in 2014. Evidence of on-going roof leaks and water damage were observed in multiple spaces throughout the facility.

In many cases, information and technological devices are connected through power and data cables exposed and strung together throughout the ceiling frame in order to reach necessary equipment.

Throughout the building, lighting and electrical fixtures are outdated. Although the Department institutes regular maintenance of the facility, the constant around the clock use of the building shows itself in damaged wall finishes and baseboards.

A recurring issue throughout the building is overall space constraints. However, a more significant concern exists with the safety of the publicly accessible spaces, including the lobby. The existing lobby and reception areas are undersized and inefficient in layout. The reception window is inches away from the main entrance to the building,

accessibly non-compliant, restricts entry and exiting, and makes it difficult to secure for the public's safety and wellbeing. Not only is the area spatially constrained, but the very layout of the facility's public areas poses security & privacy concerns for staff, public visitors, suspects, and witnesses.

As there is only one reception window, all transactions take place at this location and often victims and suspects have the risk of occupying the lobby at the same time. Best-practice design would allow for segregation of these functions in the interest of privacy and safety. In addition, the public restrooms are accessed via a non-ADA compliant blind corridor off of the lobby, which presents another security concern. Surveillance cameras, while present in the lobby, do not cover all critical areas within the facility. The reception window also includes glass that may have some ballistic protection, but protection by the surrounding walls that support the reception window is unknown.

While some aesthetic updates have been made over time a number of elements do not meet ADA or current code accessibility requirements:

- Electrical outlets
- Plumbing fixtures
- Public restrooms lack sufficient clearance for use.
- Door hardware throughout the facility is not compliant with ADA.

Campus and Space Deficiency Findings

Despite the age, occupancy, and around the clock use of the existing deficient safety facility, the Department strives to provide dedicated quality service to the community it loves and serves in a campus that daily restricts operations, functionality, wellness, and efficiency.

The following deficiency findings noted at the existing Placerville Police Department Safety Building include:

- Existing site lacks the ability to grow beyond its current footprint due to restrictions of the adjacent parcels.
- Existing building lacks the ability to expand due to structural restrictions.
- The secured parking lot lacks sufficient parking stalls for both staff and department vehicles.
- Public parking lacks sufficient amount of stalls and ADA compliance.

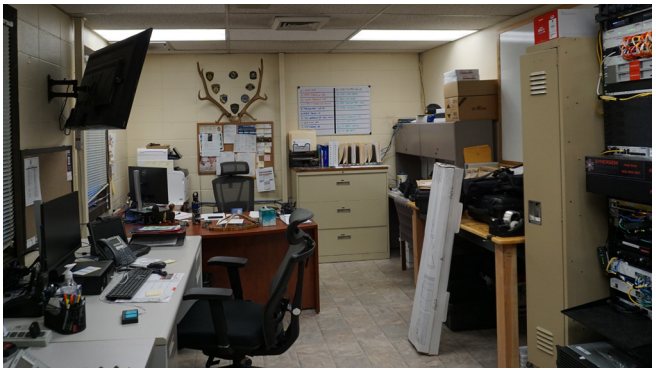
Public recpetion window

Public lobby

Limited patrol and staff parking

- The secured lot has only one access point through an electric gate that opens and closes at a very slow pace, posing further safety risks.
- The building, secured parking lot, and adjacent areas are overlooked by adjacent parcels, providing clear sightlines into the building, leading to security issues for staff and facility users.
- There are no visual or physical barriers or buffers to protect the building from vehicle collision.
- The site lacks sufficient drainage facilities.
- The building and site lack ADA compliance in numerous locations and work spaces.
- The building is deficient in numerous building and fire codes.
- The facility does not have a dedicated Emergency Operations Center (EOC) and is forced to rely upon the County EOC during incidents, furthering operational challenges in an emergency.
- There is an insufficient number of offices and work stations for the current staffing level.
- All offices are undersized with inadequate storage. This includes offices dedicated to the Sergeants, Shield/Community Services Officer, School Resources Officer, Interview Room, and Evidence Processing.
- The relocated sergeants office, which now shares with investigations, is adjacent to the apparatus bay and thus separate from all other department functions located in the main building.
- Due to layout constraints, communications and operations are a daily challenge.
- Conference and briefing rooms lack appropriate space and media equipment necessary for law enforcement training and inter-agency coordination.
- The existing facility lacks any suitable community meeting room or press conference space to address public safety incidents as they arise.

Sergeants' office



Investigations office

Dispatch workstations

Typical narrow building corridors

- The one interview room available at the Police Department is inadequately laid out, undersized, not alarmed, and requires interviewees to traverse secure areas of the facility, posing a security risk.
- Dispatch shares space with reception adjacent to the public lobby, providing minimal privacy with undersized workstations and outdated equipment.
- The current breakroom is unwelcoming, doesn't support basic kitchen equipment, is cramped, and not accessibly compliant.
- Dispatch does not include a contiguous restroom or break area that supports the around the clock needs of responding to 911 calls.
- Evidence processing is a confined space with outdated and worn pass-through lockers, lacks a sallyport, has insufficient storage, equipment, and space.
- The current evidence processing space makes it very difficult to process larger evidence and restricts future program growth.
- Evidence processing is exposed to the main corridor, presenting concerns of exposure to volatile chemicals and narcotics processed in the area to the rest of the facility and staff (i.e. Fentanyl, etc.).
- The armory is undersized, under ventilated, and is located in a repurposed space that was originally a holding cell.
- Storage space is lacking throughout the building.
- Insufficient space forces equipment placement into already narrow corridors, further impeding accessibility.
- No dedicated information technology (IT) space or server room. Servers are stored within already cramped workspaces.
- There is inadequate space to further develop or expand critical community programs.
- Data cables and wiring are exposed at the ceiling in multiple locations.

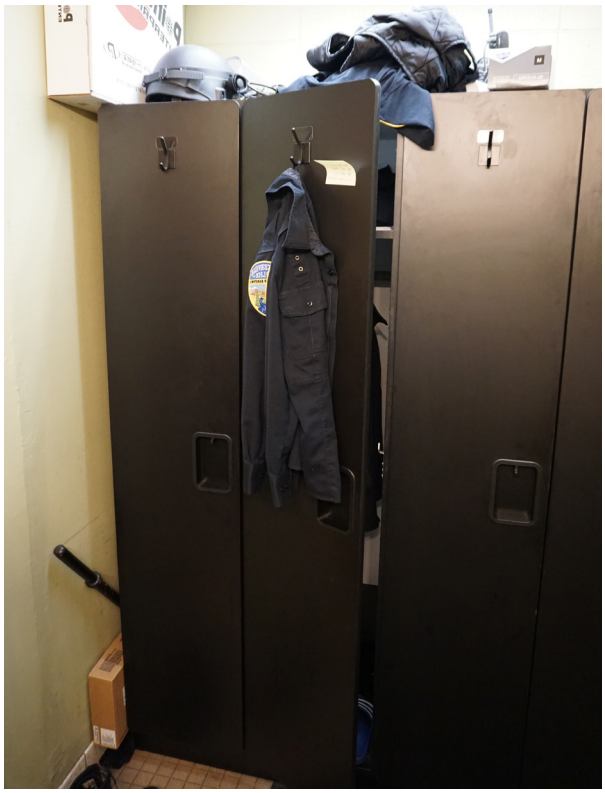
Dispatch area: privacy film toward lobby

Armory, re-purposed holding cell

Damaged ceiling tiles with exposed wiring

- There are no dedicated decompression or wellness spaces for the officers and staff.
- The fitness area is located off the apparatus bay and lacks sufficient space and ventilation.
- Both the female and male locker rooms are outdated, lack appropriate ventilation, and do not sufficiently provide space or equipment to support staff.
- There is only one shower available each for both male and female staff.
- Restrooms throughout the facility are deteriorating and not easily accessible from the locker rooms and lack floor drains.
- Little to no natural light is available throughout the facility.
- Existing 1970's utilities and infrastructure throughout the facility are difficult to replace or maintain.
- Budget restrictions prioritize only the most pressing repairs, leaving finishes distressed and in need of replacement.

The following page presents the current site plan and existing facility along with supplemental pages containing photos of the facility's deficiencies.



4 lockers for female officers

Women's changing space

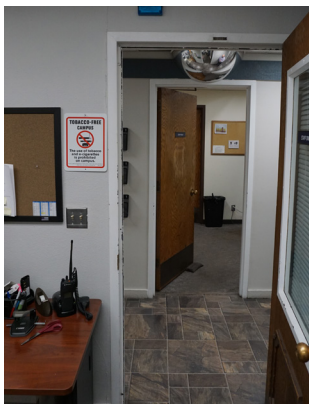
Boots drying

Placerville Police Department

Existing Safety Building Campus Site Plan

730 MAIN STREET PLACERVILLE, CA 95667

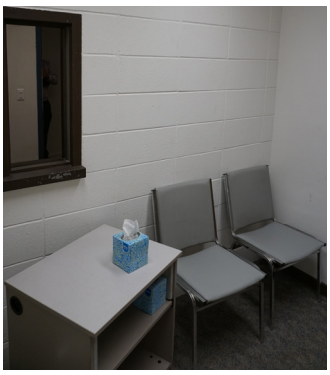
Men's locker room

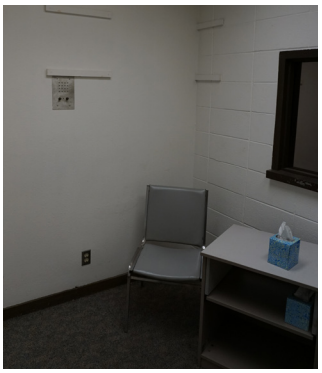


Dispatch - detached amenities

Staff breakroom

Records storage





Interview room

Evidence processing vestibule

Lack of adequate space forces equipment to be placed in hallways.

Public restroom access via blind corridor

Police Department public restrooms

El Dorado County Fire Protection District

Station 25 History

Originally constructed in 1951, the main fire station for the El Dorado County Fire Protection District (Fire) in the City of Placerville is Station 25, located at 3034 Sacramento Street in the heart of downtown Placerville.

This 70-year-old fire station's intended use was to serve the volunteer fire department that existed at that time. The original plan, design, and construction of Station 25 never envisioned supporting living quarters and amenities necessary for overnight staff and 24-hour operations as it does today. As service needs grew and recognizing the high fire risks that exist in both the Wildland Urban Interface (WUI) and downtown Placerville specifically, Station 25 was modified and remodeled to support the current staffing levels consisting of three shifts of a 6-person rotating crews, staffing the station 24 hours. The transition from augmenting volunteer staff with career staff occurred in the mid 1970's.

In 1992, an ambulance – Medic 25 was integrated into Station 25's operations, further impacting the already undersized station and necessitating a partial remodel to adapt to the additional personnel and equipment needs. This 70-year-old facility, operating around the clock for nearly 50 years to date at 24 hours a day, 365 days a year equates to a service life of 223 years of a conventional office building staffed at 40 hours per week each year.

General

Today, Engine 25 and Medic 25 operate in tandem within Station 25, one of just five Engine Companies that cover the total 281 square miles El Dorado County Fire Protection District service area. Of these five companies, Engine 25 and Medic 25 have the highest call volume in the County, receiving over 3,000 calls annually.

Considerations towards occupational use of the station, fire-fighting technology, equipment, and storage needs have changed significantly since original construction in the 1950's. The apparatus bay is undersized to house the current engine, Duty Chief, and ambulance. Furthermore, Station 25 is undersized for staffing needs and unable to store equipment including a ladder truck servicing the City of Placerville. That piece of equipment is currently stored at the existing Police Station as discussed in the previous section.

View of Station 25 from Sacramento Street

Station 25 is a zero-lot line building constructed adjacent to property lines without setbacks and abutting adjacent developed lots with restricted space inhibiting expansion. With the facility's prominent location near Placerville's Main Street, it is ideally located close to major highways and cherished by some for its historic character. Despite this, Station 25 is far from ideal in terms of functionality, security, storage, and efficiency which daily impact Fire's operations and service to the community. The dedicated staff, determined to make the best of a challenging situation, have completed minor improvements and engaged in operational flexibility whenever possible.

Inclusivity, Accessibility, and Public Spaces

Amidst rising calls for service, annual fire season activity, and program expansion to support the community's needs, the El Dorado County Fire Protection District is expected to double its staffing in the years to come. Within the confines of its current site and building footprint, Station 25 is unable to expand for future growth.

The most concerning challenges around the inability to expand are identified within the facility itself as deficiencies that affect inclusivity, accessibility, and use of its public spaces. The existing station does not meet the Building Code and ADA Guidelines and lacks the physical space to correct these issues. Like the existing Police Department Facility, Station 25 was also planned and built at a time when women weren't included amongst Fire Personnel. Luckily times have changed, and Fire staff now includes women. However, at Station 25, separate facilities for male and female staff aren't available.

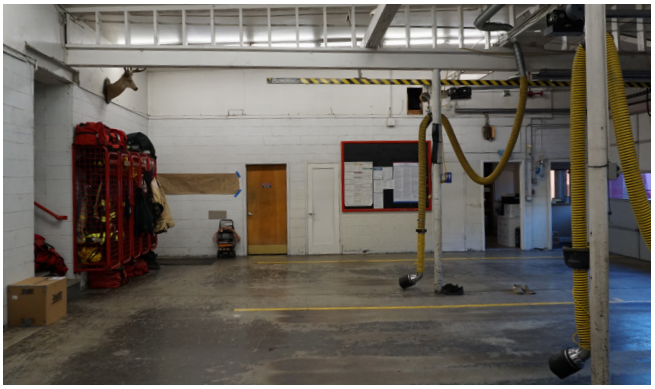
Public spaces at Station 25 are found to be undersized and unwelcoming. The reception area is also utilized for storage of various tools, charging devices, IT equipment and data, electrical equipment and miscellaneous storage. Due to its location at the driveway, the main entrance and window are often obscured by station vehicles. This direct and unsecured access also poses a security concern related to risk of theft and safety of both the staff and visiting public.

Campus and Space Deficiency Findings

El Dorado County Fire Protection District Firefighters and staff are second to none, yet they are hindered in their operations and response to the community by the very facility they occupy. The current facility is undersized and lacks key components that support operations, service, and staff wellness. The following is a list of deficiency findings:

- The existing station is a zero-lot line building without setbacks, inhibiting the potential to expand within the current parcel.
- Developed adjacent parcels restrict the ability to acquire and expand beyond the current parcel.
- Vertical expansion is not possible due to structural and foundational deficiencies of the facility.
- Apparatus bay is significantly undersized for modern engines, ambulances, support gear, equipment, and miscellaneous department supplies.
- Vehicle maintenance and washing is challenged by the current structure height, bay door, and driveway dimensions, forcing maintenance to occur outdoors on the apron facing Sacramento Street regardless of weather.
- The driveway apron is too small to support Fire apparatus, requiring partial street obstruction and periodic closure.
- The apparatus bay unsecure and easily accessible by the public and provides direct access inside the station to staff living quarters.
- Living quarters are directly adjacent to the apparatus bay posing potential air quality risks to staff.

Public window from Sacramento Street



View of apparatus bay toward lobby

View from the apparatus bay into the firefighter bathroom and living quarters

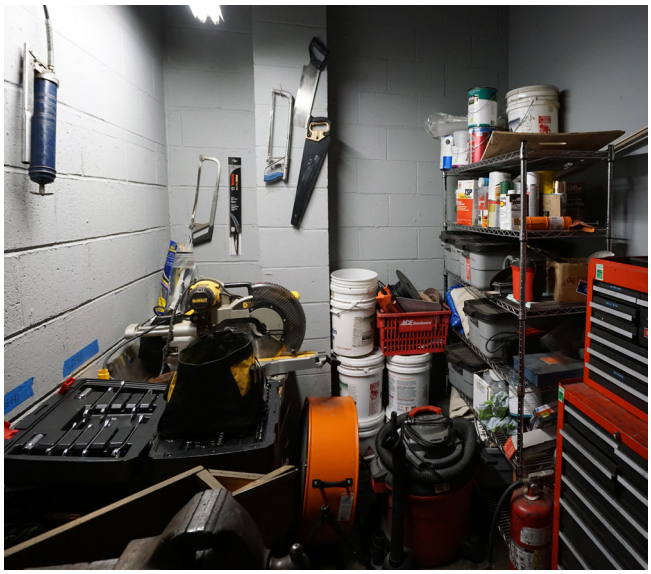
- The building's existing conditions are sub-optimal for the department's current operations.
- The facility lacks adequate educational or community meeting space for fire safety outreach functions.
- Organizational and program growth cannot be accommodated at this facility.
- Public spaces and areas throughout the station are not ADA compliant.
- Existing structure is not Building Code compliant.
- Existing building floor plan is inefficient and affects operations and general facility safety.
- Standards and technology for the cleaning of firefighter PPE is not sufficiently accommodated within the facility.
- Lack of sufficient turn-out equipment space forces the need to dry PPE in any available space within the apparatus bay.
- Current facility operations and layout present potential risks associated with exposure to chemicals and carcinogens.
- Dedicated and confined areas for PPE turn-out with adequate air pressure and ventilated spaces are able to be accommodated.
- There is an insufficient amount of support spaces and work stations.
- Current amount of support spaces also shares with common/public areas.
- Reception space is shared as a secondary office and lacks privacy screening, risking potentially sensitive information to be visible to the public.
- Crew living quarters and sleeping spaces are substandard and undersized, causing overflow into other spaces (i.e. the day room, etc.).

PPE drying within apparatus bay

Public window and workstation

Dayroom: sleeping and fitness areas

- Undersized meeting room space for incident operations.
- Insufficient space and storage for necessary tools and materials needed for operations.
- Station 25 does not have an Emergency Operations Center (EOC).
- Undersized crew day room accommodates conflicting activities rather than providing for necessary and dedicated space for wellness.
- Undersized and underequipped fitness area does not adequately support the level of activity that allows for readiness of a firefighter and medic.
- Laundry and extraction room is accessed through the kitchen facility and are located in same area, posing contamination risks to all staff.
- Portions of the apparatus bay are utilized for equipment turnout and drying area.
- Undersized and too few restrooms and l ocker room accommodations to support on-duty firefighters and medics.
- Location of the one shower in the facility is separated from the Apparatus Bay by the kitchen and dining area, risking contamination by chemicals, carcinogens, or bodily fluids when staff returns from a call.
- The restroom door provides no privacy to the one shower located in the facility.
- Too few and undersized lockers are available for crew to store clothing, towels, and toiletries.



Tool room and shop area

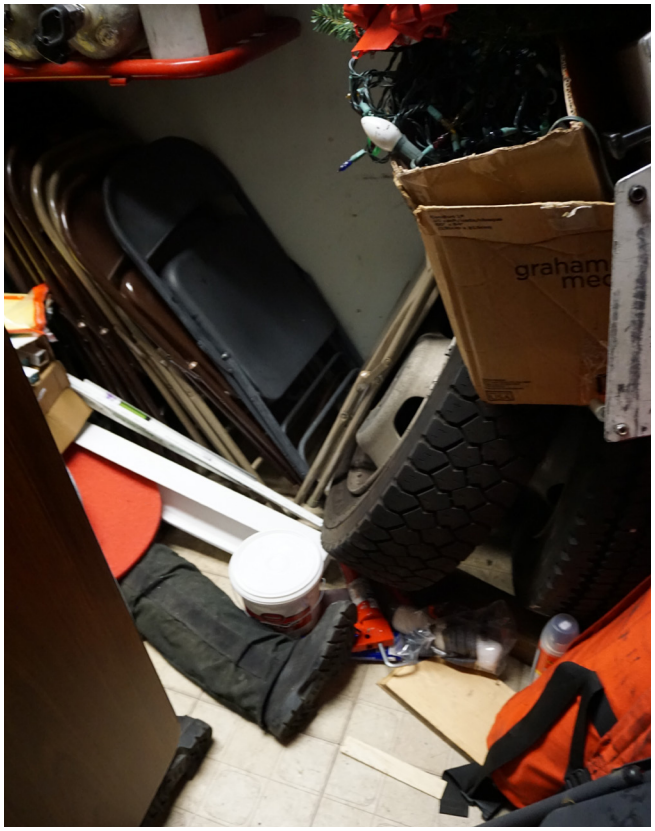
Weight equipment

Public/staff restroom and shower off of apparatus bay.

- Inadequate rest and wellness spaces for staff.
- Inadequately sized and ill equipped common dedicated living spaces (i.e. kitchen, dining room, day room, etc.)
- Lack storage throughout, affecting functionality, and negatively impacting operations and efficiencies for on-duty staff.
- Limited natural light throughout the facility.
- During an incident, there is not sufficient space to support staffing additional resources. (I.e. Caldor Fire, Mosquito Fire, etc.)
- During an incident, there is not sufficient space to store additional equipment or fire engines. (I.e. Caldor Fire, Mosquito Fire, etc.)
- Fire Captain's office is undersized and doesn't provide adequate workspace, restroom amenities, sleeping area, or storage for the on-duty captain.
- Hallway and other common spaces are used to store various supplies including PPE, EMS supplies, and other miscellaneous items.
- There is a lack of necessary space for storing medical supplies for the ambulance and adequate, dedicated area for cleaning EMS supplies and equipment.
- There is an inadequate amount of staff parking available, especially during shift changes.

The following page illustrates the current site and floor plan of Station 25 along with supplemental pages of photos daylighting the discussed deficiencies.

Command office

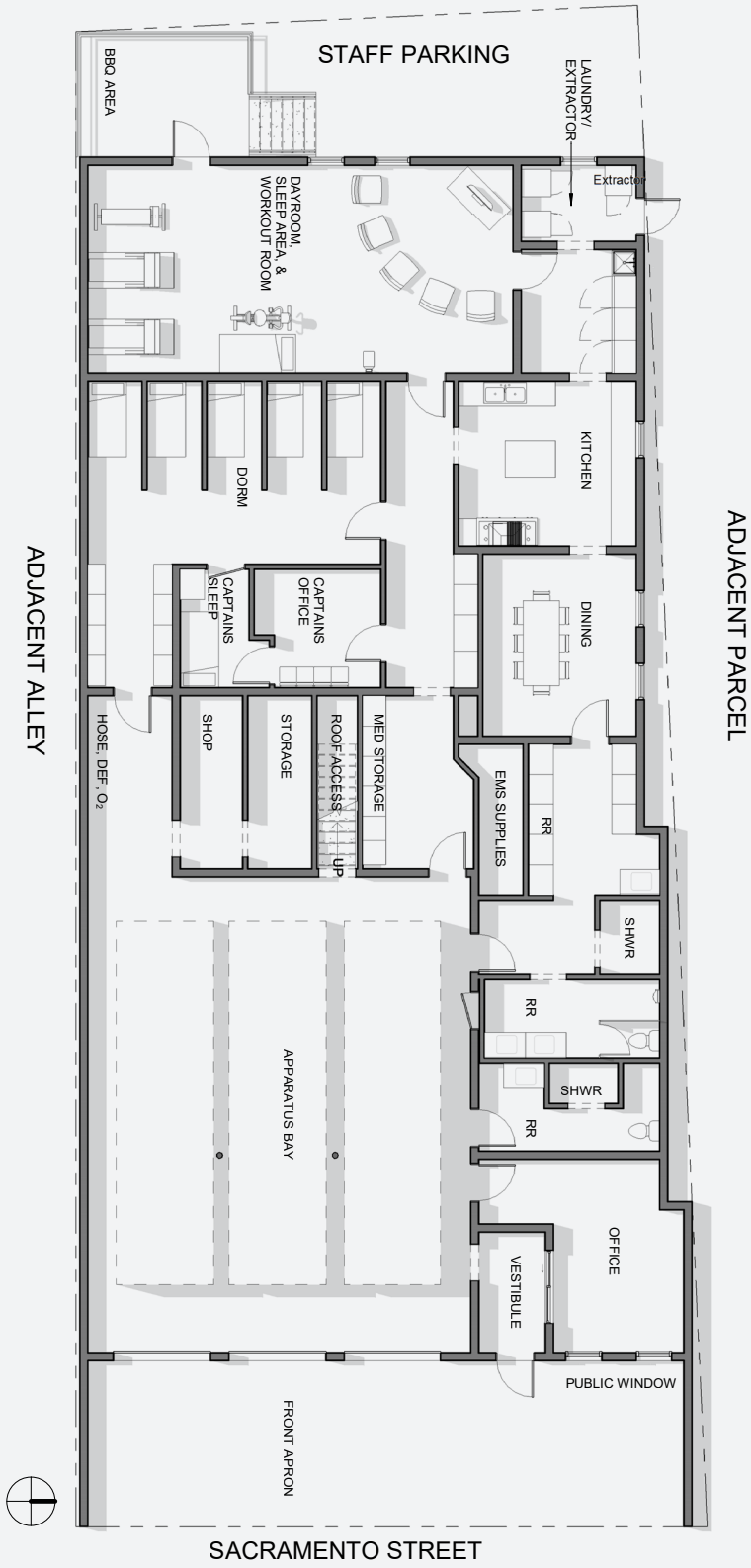


Storage area with CPR mannequin

El Dorado County Fire Protection District

Plan - Existing Facility

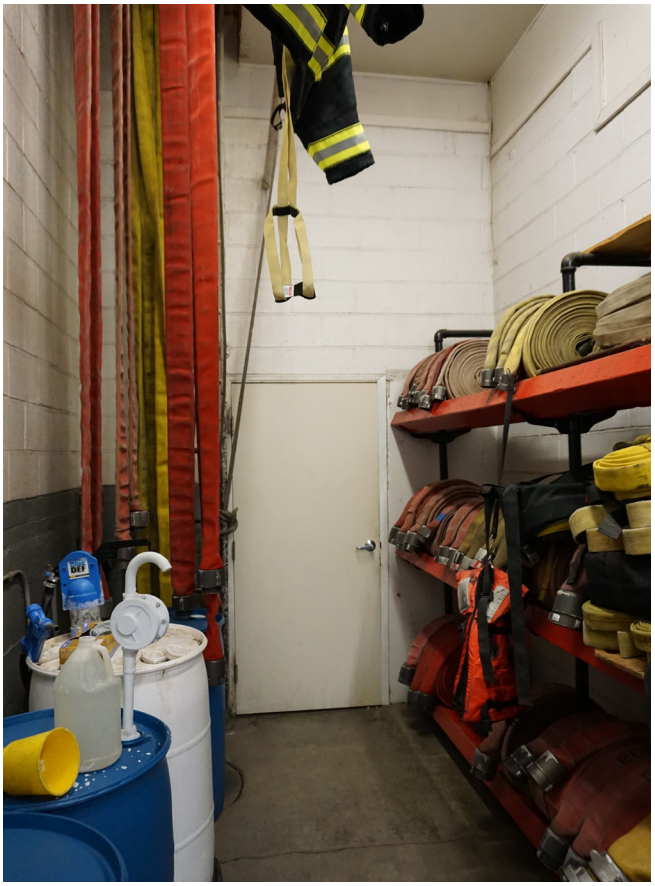
3034 SACRAMENTO ST
PLACERVILLE, CA 95667



The laundry area and extractor are located in an enclosed porch space with the only access being through the kitchen and dining area risking potential exposure to chemicals, carcinogens, bodily fluids, and other sources of contamination from a fire or medical call.

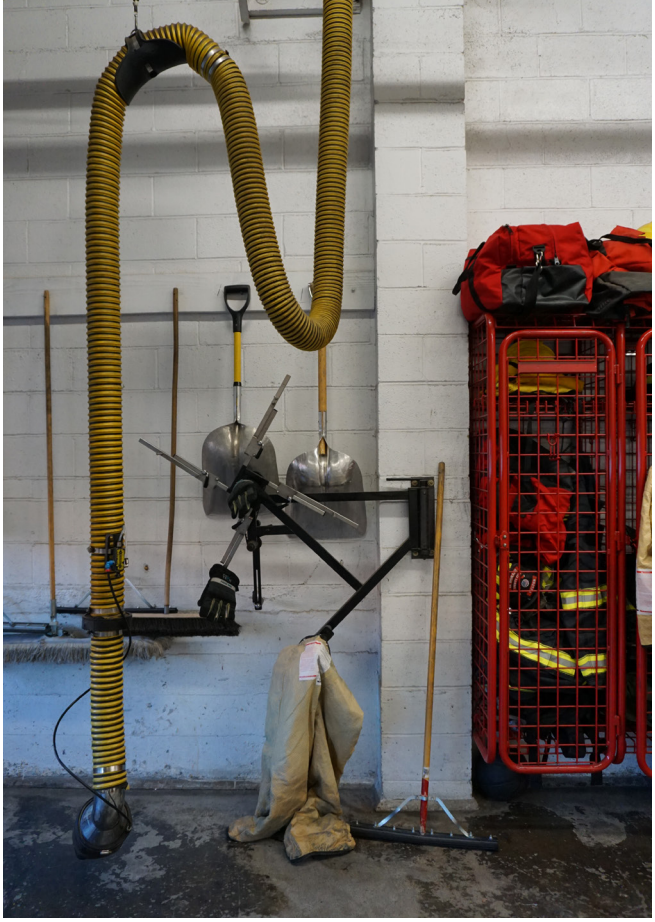
Throughout the facility, there is insufficient storage for equipment, supplies, cleaning areas, and tools.

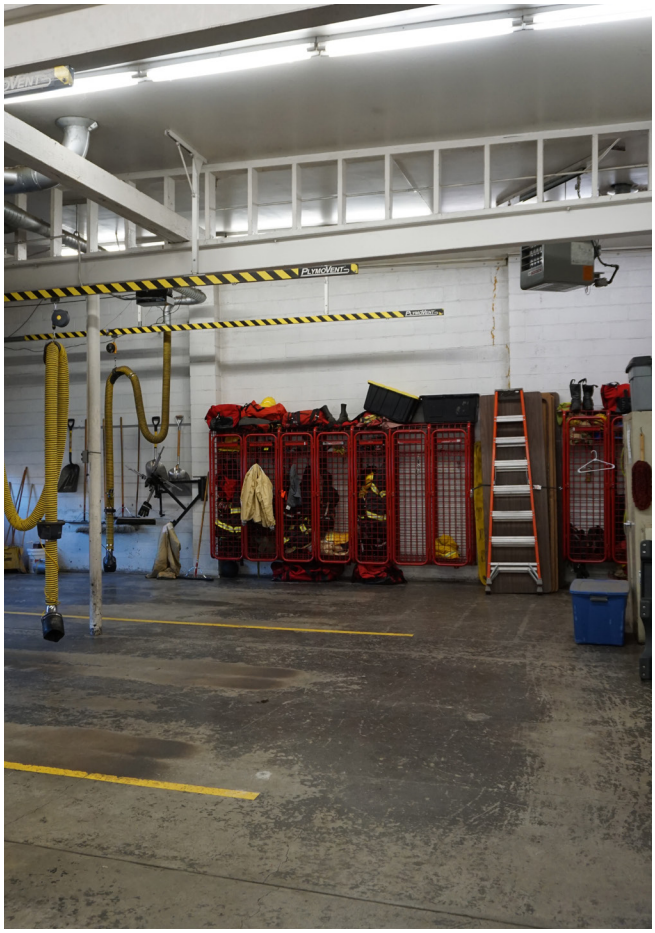
The existing fire station, reception space, and service window are undersized and unwelcoming. The reception area also serves as a firefighter workspace, posing potential exposure of sensitive information.



Living spaces and storage do not adequate accommodate 24-hour staffing needs. The day room accommodates a fitness area and an extra bed overflow of around the clock staff. There is a significant lack of wellness spaces at Station 25 to support the demands of the job on personnel.

The height of the current apparatus bay prohibits maintenance of the engine indoors. The engine cab turnover can only be accommodated on the driveway apron immediately fronting Sacramento Street.





The apparatus bay is undersized for modern engines and equipment. It's also utilized for storage of turnouts, additional drying space, and a makeshift emergency shower stored in an old closet space.

Staff Parking Lot

Firefighter's restroom: lavatory with step

Emergency generator

Firefighter's restroom: urinal and toilet

Dewberry

**CITY OF PLACERVILLE POLICE DEPARTMENT &
EL DORADO COUNTY FIRE PROTECTION DISTRICT
COMBINED PUBLIC SAFETY FACILITY**

Space Needs Assessment & Feasibility Study

4.0

Needs Assessment

NEEDS ASSESSMENT

The next step included a space needs assessment for current and future needs of both Police and Fire. This assessment incorporated program reviews, current and future growth, program expansions, and input through staff surveys to determine the level of service necessary to support first responders within a facility.

Following a comprehensive physical and operational evaluation for each facility, the project team then participated in touring other local facilities to better understand what it looks like to have sufficient operational support in a secure public safety campus. Visits to the Winters Public Safety Building, El Dorado Hills Fire Station 85, and the recently completed El Dorado County Sheriff's facility were conducted by the team.

An evaluation of the current deficiencies in comparison to a review of successful public safety facilities, along with the shared vision and goals discussed in Section 3.0, developed the framework of two core needs and best practices:

1. Emergency Operations Center (EOC): Neither facility possess an EOC and with the growth in community size and incident frequency, this is not a want, it is an unfulfilled need.
2. Daily Operational Support: Both Police and Fire operate around the clock and both require a facility that will support 24-hour operations. This includes focus on several key components:
    a. Safety
    b. Wellness
    c. Community Enhancement
    d. Fiscal prudence

Emergency Operations Center

Incidents requiring an EOC are no longer a special circumstance; they have become the new normal. For the City of Placerville and surrounding communities, it has become a basic need in the foundational support of our first responders and the services they provide. In 2020, the COVID 19 pandemic took place along with civil unrest focused in Placerville as the County seat. In 2021, continuing civil unrest and the Caldor Fire took center stage. In 2022, escalated civil unrest at the conclusion of the pandemic and the Mosquito Fire captured time, attention, and resources. Having a dedicated space in the form of an Emergency Operations Center to develop thoughtful and comprehensive strategies and response plans to an community incident has become a critical need for both the Placerville Police Department and the El Dorado County Fire Protection District.

Daily Operational Support

A. Safety

When entering a public safety facility, the very first thing anyone should feel is safe. This is not only for the personnel of the facility, but visitors, and most importantly, the public. Access to personal vehicles and patrol/fire vehicles should feel safe and secure. Entrances and shared spaces should provide sufficient room and placement of visitors to allow for conflicting parties to be comfortably separate while conducting the business at hand.

Furthermore, if the team that is supporting the safety of the community doesn't feel safe themselves, it makes the services they provide a daily struggle. The primary need of a comprehensive public safety building is a secure facility that serves the public and personnel. Neither of the existing facilities provide for this basic need and face significant challenges in ever achieving it.

B. Wellness

In order to serve the community that our first responders love in a way that is truly beneficial and healing for the public, it is critical that our first responders themselves be whole before they step foot out of the station. That wholeness comes from support of the mind, body, and spirit for each member of staff. A comprehensive public safety facility needs to provide means and tools to achieve wellness for its personnel that face hard situations and conflicts daily.

MIND

Mental health and stability is a requirement of the services provided by first responders. Often dealing with disoriented, mentally unstable, and emotionally charged parties in a service call, a first responder is required to rise above the circumstances of the situation and focus on solutions that lead to a positive resolution for everyone involved. Supporting our first responders' mental health is essential to quality service and shows benefits in the form of reduced rates of substance abuse, improved stress management, positive strategy development, and stronger relationships with peers and the community as a whole. In a recent nationwide survey of 1,000 firefighters, 470 (47%) admitted considering suicide at least one time in their career. Line of duty deaths have increased 105% from 2019 to 2020. Rates of suicide, depression, and post-traumatic stress disorder continue to increase amongst first responders. Investing and protecting the mental health of our public safety teams is not a wish, it's a requirement.

Source: http://www.odmp.org/reports

SETTING OFF ALARMS

In a survey of more than 1,000 firefighters across the country, about

47% thought about suicide at least one time during their career.

BODY

A critical component of support for mental health and job readiness comes in the form of physical fitness. Physical health daylights benefits such as reduced rates of injury, fewer illnesses and absences, lowered stress, reduced health and life insurance premiums, higher performance, and elevated quality of service. Dedicating space that allows for uninterrupted rest for overnight staff, indoor/outdoor physical fitness, and activity has a significant rate of return in personnel and for the agency and community they serve.

Additional considerations for body wellness include facilities that accommodate long periods of high work volume and/or stress engaged tasks, such as incident reporting, command, and dispatch. The need to protect staff from contamination hot zones and efficiently transition them into clean spaces when returning from services calls is also necessary to preserving the physical health of personnel.

SPIRIT

The final critical component in the wellness trifecta is spiritual wholeness. This is perhaps the most important part of wellness. A duty induced wounded spirit shows itself in an inability to sleep, nightmares, intrusive memories, physical reactions to triggers, emotional displacement, physical and emotional numbness or volatility, and other concerning symptoms and behaviors. These effects also lead to an increased suicide rate, domestic violence, and workplace hostility, and strained engagement with the public.

Spiritual support can be provided in many ways. The human spirit heals in community. Providing spaces that encourage social and professional interactions

offsets feelings of isolation and fosters supportive connection. Connection to nature has been found to be spiritually restorative as well. Decompression spaces provide recovery following a stressful interaction or service call. Chaplaincy areas allow for restoration through personal faith through hard moments and seasons. These are just some of the tools available that could be used to support the spiritual wellbeing of Placerville's first responders and such supportive facilities are absent from both of the existing stations.

C. Community Enhancement

TRAINING

Industry requirements for both Police and Fire are in a constant state of evolution based on technology, legal requirements, and cultural growth. Providing adequate space for resources and training is essential in delivering quality service and also offers opportunities to invite the community to be a partner in public safety. Classes covering CPR certification, active shooter training, and First Aid are an opening to building a more connected, situationally aware, educated, and resilient community.

Example fitness room

PROGRAM AND SERVICE GROWTH

A public safety building isn't just for the personnel, it's for the public. It belongs to the community and should reflect the character and values of the community. A potential future public safety building could be thoughtfully planned to include programs and spaces that involve in the community, supporting youth programs, outreach, and encouraging the public service team to partner with the residents and business owners. When a community is supported and healthy, it grows. As it grows, the ability to accommodate growth in services will also be crucial in supporting the public.

D. Fiscal Prudence

Fiscal prudence isn't just about keeping immediate costs down; it also focuses on mitigating future potential costs and liabilities if matters aren't proactively addressed. Below are some items related to both direct and indirect costs associated with deferred maintenance and inadequate public safety facilities.

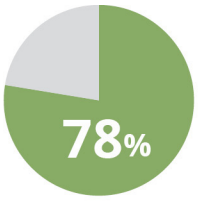
DIRECT COSTS

- Increasing Facility Maintenance Costs
- Increased Facility Operational Costs
- Medical care
- Worker's Compensation
- Prescription medication
- Insurance costs

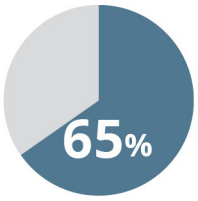
INDIRECT COSTS

- Missed work due to injury
- Decrease in morale
- Increase in overtime pay
- Greater exposure to litigation
- Higher orientation and training costs
- Difficulty in recruitment and retention

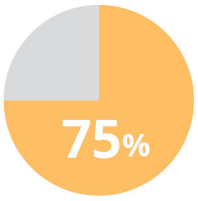
Personnel costs represent approximately 85% of a department's overall budget and highlight the need to create and support a professional work environment that fosters development, attracts potential candidates, and yields a high rate of retention for employees. Those are some of the many costs that could go down as a return on investment of an adequate facility that supports Police and Fire.



of agencies reported having difficulty in **recruiting qualified candidates**



of agencies reported having **too few candidates** applying to be law enforcement officers



of agencies reported that recruiting is **more difficult today** than it was five years ago

Space Essentials

Over the development of this needs assessment, critical spaces were individually identified for both the Placerville Police Department and El Dorado County Fire Protection District. Below is a summary of vital components to a successful public safety building:

Police

- Records
- Dispatch
- Traffic Operations
- Volunteers/SHIELD/CSO
- Evidence Processing and Storage
- Defense Tactical Space
- Soft Interview Room
- Hard Interview Room
- Armory
- Crime Analysis Lab
- Bicycle/motorcycle Storage
- Livescan
- Shooting Range
- Communications Tower

Fire

- Apparatus Bay
- Turn-out Room and Extractor
- Laundry
- Hose/Ladder Tower
- Engine Maintenance Shop
- Captain's Office and Dorm
- Radio Room
- Firefighter Dormitory
- Dayroom
- Commercial Kitchen
- Emergency Medical Supplies Storage

Shared Commonalities

In addition to specific needs, Police and Fire overlapped with shared commonalities for efficient daily operations and services in their respective duties.

- Safe and Secure Facility
- Welcoming Public Lobby
- Emergency Operations Center
- Community/Board Room
- Administration
- Executive Offices and Storage
- Conference and Meeting Rooms
- Training Rooms
- Chaplains

El Dorado Hills Station 85- apparatus bay

City of Winters- evidence pass through

City of Winters- apparatus maintenance bay

City of Winters- workstations

- Report Writing and workstations
- Custodial and Maintenance Rooms
- Fitness Area
- Locker Rooms
- Wellness Spaces
- Personnel and program growth
- IT Room
- Outdoor BBQ/Patio/Wellness Space
- Mother's Rooms
- Mail Room
- Copy, Supply, and Production Space
- Sufficient staff and public parking
- Electric Vehicle Charging Stations

The lists provided highlight unmet needs as well as department specific and shared needs. In early discussions, the project team identified obvious opportunities to support the shared needs in a potential future joint public safety facility. The following section discusses conceptual design of both separate and a potentially shared public safety facility.

Welcoming lobby at El Dorado Hills Station 85

Hose tower- City of Winters

Plan review and flex space- City of Winters

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**CITY OF PLACERVILLE POLICE DEPARTMENT &
EL DORADO COUNTY FIRE PROTECTION DISTRICT
COMBINED PUBLIC SAFETY FACILITY**

Space Needs Assessment & Feasibility Study

5.0

Conceptual Design Options

CONCEPTUAL DESIGN OPTIONS

As covered at length in the Assessment Approach and Existing Facilities section, the opportunity to expand at either of the existing facilities is not a viable option to providing for the needs of our first responders in Placerville. However, the shared list of needs developed does provide a facility framework and inspired the team to consider conceptual alternatives for both a separate public safety facility for Police and Fire and a new joint Police and Fire public safety facility.

Space Needs Program

A comprehensive evaluation of current agency structure, staffing levels, critical operations, and projected personnel and program growth was conducted for both Police and Fire. Utilizing industry standard sizing for facilities such as locker rooms, evidence and processing, apparatus bays, and offices, quantities and area sizes were determined and assigned to each operational function and use. Space needs for two independent agency facilities, as well as a combined facility, were evaluated. These documents are presented in table form and are presented as Appendix D to this report.

One item to note is that upon thorough evaluation of the Police Department Safety Building, prior assessments underestimated the size needed to accommodate the Department's needs. The 2014 study identified a restricted 13,000 square feet in size compared to the needs identified in this study at nearly double the building area of 26,169 square feet. This does not include site needs to accommodate exterior operations, which has an identified need of another 21,627 square feet. Neither the current site or adjacent parcels contain the space to support the area needed. The increase in area needs was identified through a deeper level of understanding of current and future needs, accommodating current and future programs, and understanding the operational gaps that are currently underserved at the existing facility.

Fire protection also requires significant area to support healthy operations and training. A separate facility would require a building size of approximately 29,051 square feet and exterior support and site size of 14,451 (this assumes a two-story facility). The two separate space needs programs illustrate a total public safety need of 55,220 square feet in building space and 36, 078 in site area.

However, combining the two operations of Police and Fire and capturing opportunities of shared spaces as identified in the previous section, it reduces the total need by almost 38% in building space at 34,493 square feet and reduces the site needs by 27% at approximately 26,244 square feet (assuming a two-story facility). Comparison of the results can be reviewed under Appendix A for the Addendum to the 2014 Police Department Needs Assessment and the Space Needs Assessment found in Appendix D. Since the space analysis demonstrates a savings in space, which translates to both direct and indirect cost, for the sake of discussion and consideration, this report considers a joint public safety facility in concept.

Facility Requirements

Once department needs and sizing were identified, other facility requirements of a essential services building were acknowledged and incorporated into a conceptual framework. These include, but are not limited to, the following:

- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- Current Building, Mechanical, Electrical, and Plumbing Codes
- El Dorado County Fire Protection District Ordinance
- City Code and Zoning Ordinances
- National Fire Protections Standards (NFPA)
- Title 24 of the California Code of Regulations (CCR)
- Essential Services Buildings Seismic Safety Act (ESBSSA)
- Crime Prevention Through Environmental Design (CPTED)

Both current separate facilities serving Police and Fire fall well short of these requirements, and yet, these codes, standards, and guidelines are crucial in maintaining police and fire operational response readiness. Without them, the capability to provide essential service to the public after a natural disaster becomes uncertain. It remains a significant liability to operate from facilities that do not meet these basic requirements.

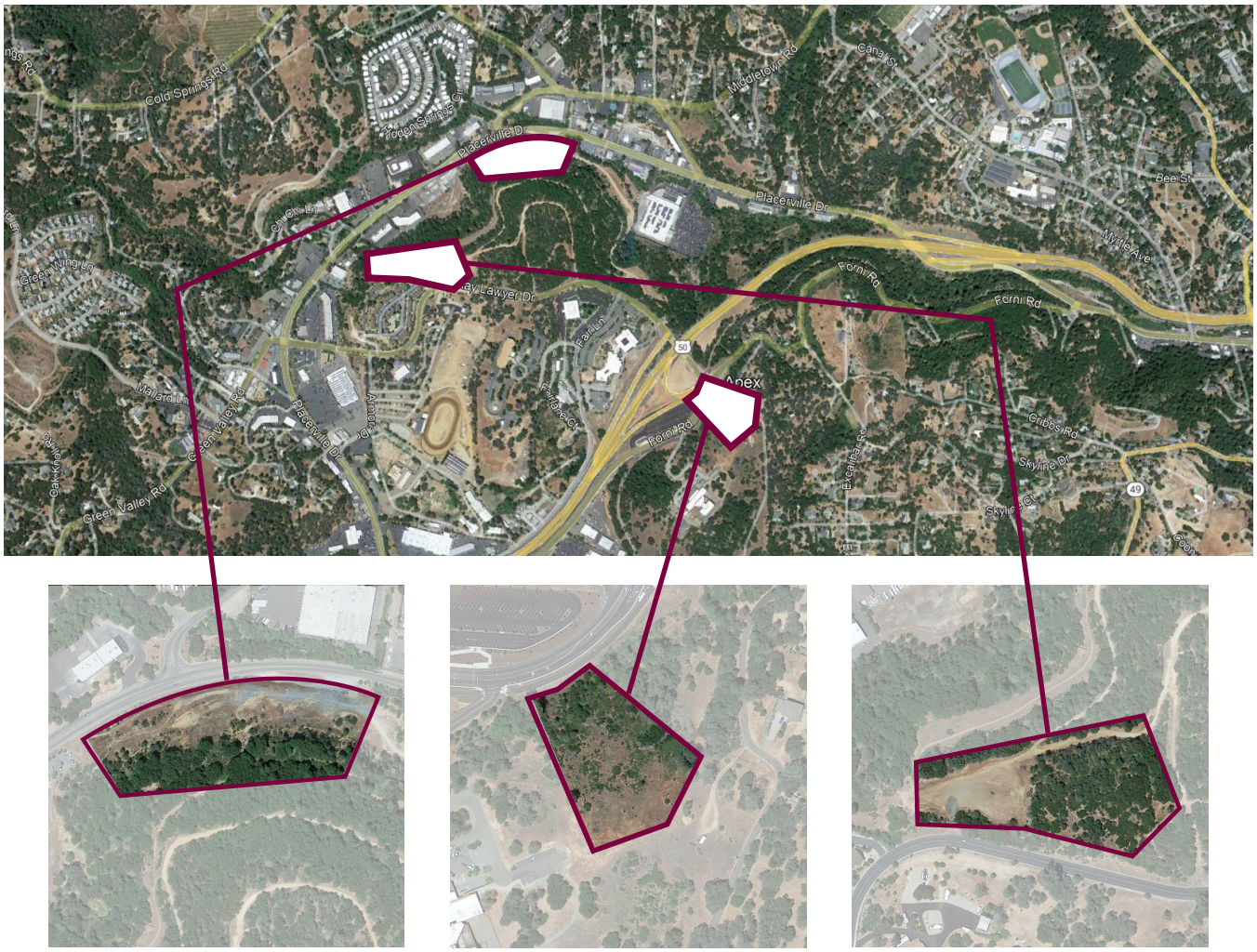
Conceptual Site Selection

To develop a realistic conceptual design, available parcels that could accommodate the projected facility needs of both Police and Fire were identified and then narrowed for selection. Finding parcels large enough to accommodate the projected needs proved to be a challenge in the City of Placerville, which is fairly urban in nature, but faced with steep topography.

Locations were identified as possible candidates based on several key considerations:

- Access to major highways and services.
- Unrestricted access during high traffic or special event traffic.
- Sufficient space to allow for one-way circulation and pull through into the apparatus bay.
- General proximity to downtown Placerville.
- Proximity to other City and County facilities including City Hall, County Government Center, County Jail, Health and Human Services, and Court.
- Construction ease based on staging and site work which translates into savings for the project.
- Opportunities for future expansion.

Three potential sites were identified and ultimately one scheme was further developed into a schematic design for presentation in this report.



SITE #1: Placerville Drive

SITE #2: Forni Road

SITE #3: Ray Lawyer Drive

Site #1: Placerville Drive

A large vacant and undeveloped parcel located on Placerville Drive, just east of Pierroz Road and Cold Springs Road was considered. The challenge with this site is that although significant infrastructure improvements are planned in the near vicinity with various City Capital Improvement Projects, the site itself was physically restrictive. A large grade separation existing between the developable portion of the site and Placerville Drive with a composition of bedrock, making grading of that parcel challenging and costly. It is also limited by a larger hill just to the south that is not practical to grade, nor does it provide sufficient space for the site conditions the team considered. The image above highlights the general vicinity and specific area that was considered in this site.

Site #2: Forni Road

The second site considered is a 21-acre parcel located on Forni Road near the County Jail and recently completed interchange at Ray Lawyer Drive. Similar to the Placerville Drive site, the property consists of steep topography and current access to the parcel is restrictive and difficult to navigate. However, the site's elevated location poses both an advantage and a disadvantage to development of a joint public safety building with separation and security from traffic, It provides a visible public presence and ample sightlines between the facility and streets below. Nevertheless, site access is already a challenge and substantial grading would be necessary to create a buildable pad for a future facility. This site also abuts to the El Dorado County Jail and sits adjacent to the planned future County Courthouse. Both would be assets within a close proximity to this site with operational benefits to the Police Department. While this provides a functional advantage, the nature of these facilities are not public facing and do not promote a welcoming sense of community that both Police and Fire are seeking. Below left is an image showing the Forni Road site located near the Ray Lawyer Drive interchange.

Site #3: Ray Lawyer Drive

The final site considered is located off of Ray Lawyer Drive, just northeast of the County Government Center. This location is a part of the larger 48-acre parcel that also contains the Placerville Drive site. However, key differences in this site include:

- Meets and achieves the goals and requirements for a site that could adequately support a future joint public safety facility.
- Readily accessible from Ray Lawyer Drive
- Lower volumes of grading and earthwork
- Better soil composition for grading, less bedrock
- Close proximity to community services and resources

Following review of the three investigated sites, the project team determined that this would be the most feasible for conceptually considering a new public safety facility.

Conceptual Site Plan

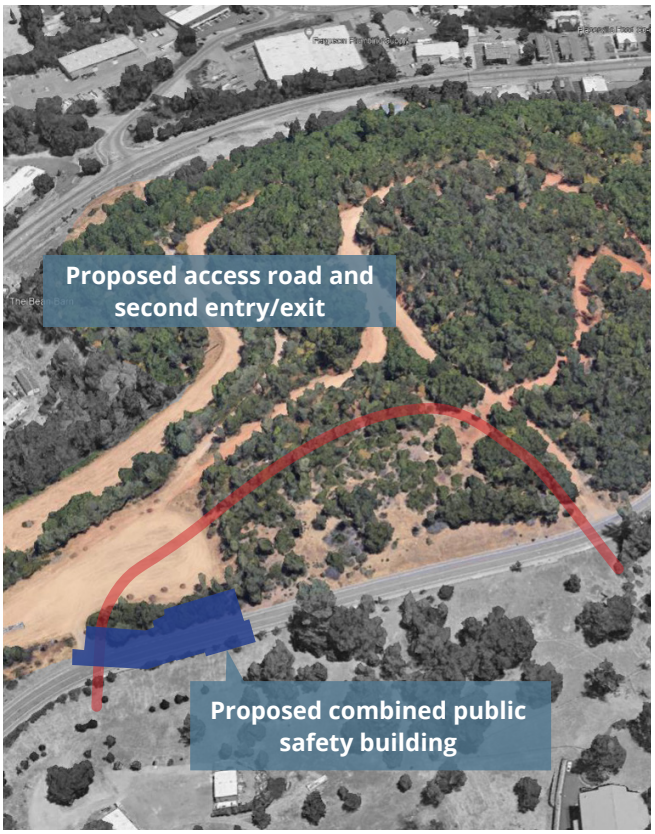
Conceptual Option 3 was selected to develop further into a schematic plan for the Ray Lawyer Drive site. In this option, the building is set-back from the street by an 80 foot wide buffer in line with CPTED principles. Public parking follows the slope of Ray Lawyer Drive terminating in a public overflow lot for special events that may take place at the EOC or community room.

The primary public entrance faces Ray Lawyer Drive and is connected to the public parking lot with an ample public plaza. This plaza also functions as an overflow program space adjacent to the indoor community room.

Running perpendicular to Ray Lawyer Drive and behind the public parking lot, is a gated secure lot for police personal and patrol vehicles. This lot connects to the back lot at the north of the site. This back lot is more secure and overlooks downtown Placerville. This lot may be used for staging, hose drying, individual and/or multi-agency training activities and also allows for a storage building to the west, to be available for use by both agencies. The storage building is envisioned to house large vehicle evidence.

The building is sited to balance earthwork cuts and fills to control costs and work with the access points along Ray Lawyer Drive. Particularly important is the ability to have a one-way circulation route for the fire engines, trucks, and ambulances.

Ray Lawyer Drive Site



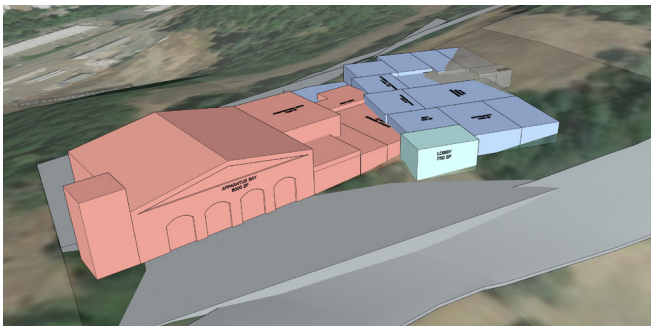
Apparatus Pull-Through Access Road

Conceptual Site Plan and Building Layout

Building Concept Design

Based on the program areas developed in the space needs assessment phase, three organizational schemes were developed by the design team to create working efficiencies within the Police Department and Fire District as well as across the two agencies. One of the goals for this project is to create a space that mirrors the close working relationship of the Placerville Police Department and the El Dorado County Fire Protection District teams. As was cited previously, these agencies frequently work in tandem, despite the lack of facilities to support their teaming. These three concepts are focused on how the building could support collaboration within and across both agencies to support coordinated public safety response.

- Red - primarily EDCFPD space
- Blue - primarily PPD space
- Green - co-location/shared spaces
- Light blue - Public accessible spaces

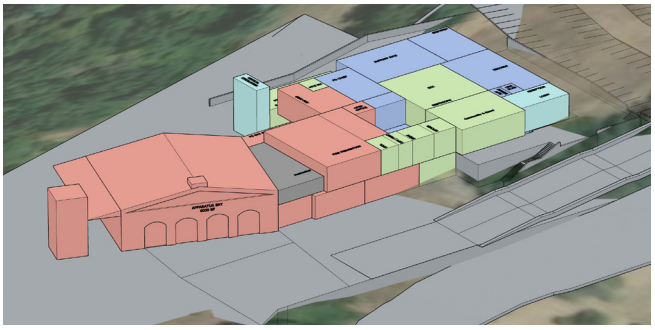


Option 2:

Option 2 explores a single story, split level structure. This concept is less costly in terms of vertical construction, but requires more site work. A particular disadvantage is that future building expansion would be more difficult. A contingency option for this plan would be to over-design the structure system allowing for future vertical expansion.

Option 1:

Option 1 focuses on keeping a condensed building footprint, resulting in a 2 story structure with clear delineation of police and fire spaces. This scheme primarily places the police and the lobby on the upper story, and fire prevention on the ground level.

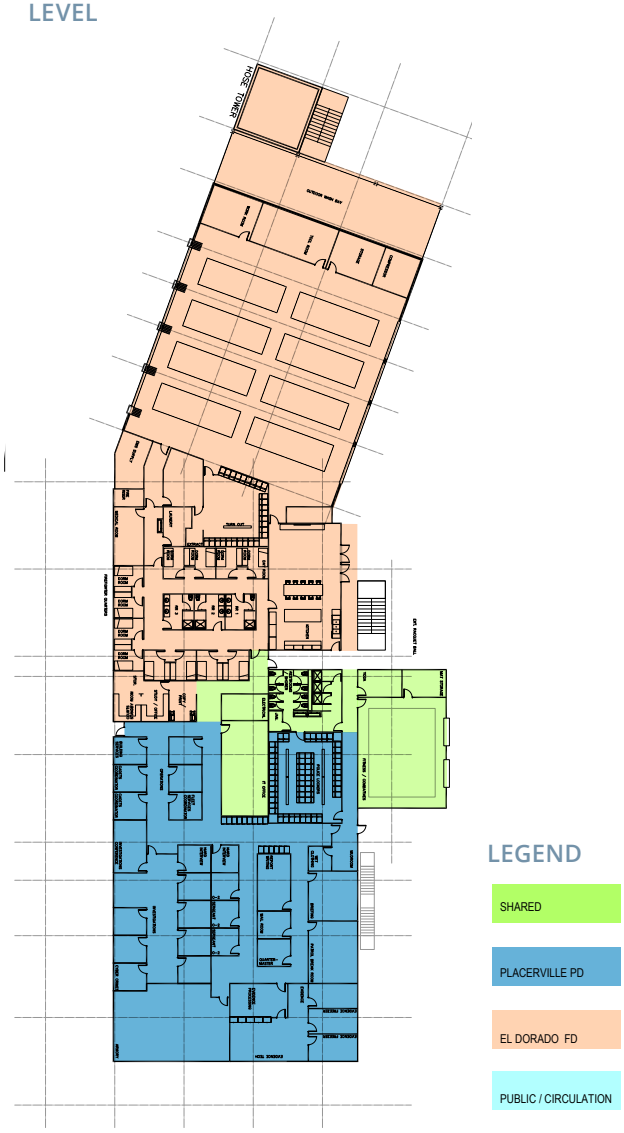


Option 3:

Option 3 focuses on the efficient utilization of the site, prioritizing public and lobby spaces increasing collaboration opportunities and daylight through the use of a 2-story opening, connecting the two floors with an inviting stairway.

Schematic Plan Option 1

LOWER
LEVEL



Public & Administration

Balancing the needs of public access and fire apparatus manuevering, this plan places the Public Entrance and lobby on the upper floor. Level 2 contains:

SHARED SPACES:

- Lobby
- Community room and Board Chambers
- Emergency operations center / training area
- Shared prep kitchen and break room
- Executive conference room
- Staff training and conference room
- Outdoor break area
- Restrooms
- Mechanical space

PPD SPACES:

- Livescan and soft interview rooms
- Police Chief, Commander, and support staff private offices
- Dispatch division and break area

EDCFPD SPACES:

- Plan room
- Fire Chief, administration, fire prevention offices
- Fire conference room
- Equipment / training storage
- Mezzanine storage in apparatus bay

Schematic Plan Option 1

Operations, Dorm, Apparatus

The lower floor in this design in focused on the daily operations and collaboration opportunities for both police and fire. This design responds to the existing topography by placing elements which do not need daylight (such as the armory and evidence) in a portion of the building that will remain below grade. Other functions which would benefit from daylight access are pushed to the west of the site and around a unifying two-story floor opening and skylight above.

SHARED SPACES:

- Locker rooms
- IT rooms and office
- Wellness area (gym, racquetball, combatives/ yoga room)

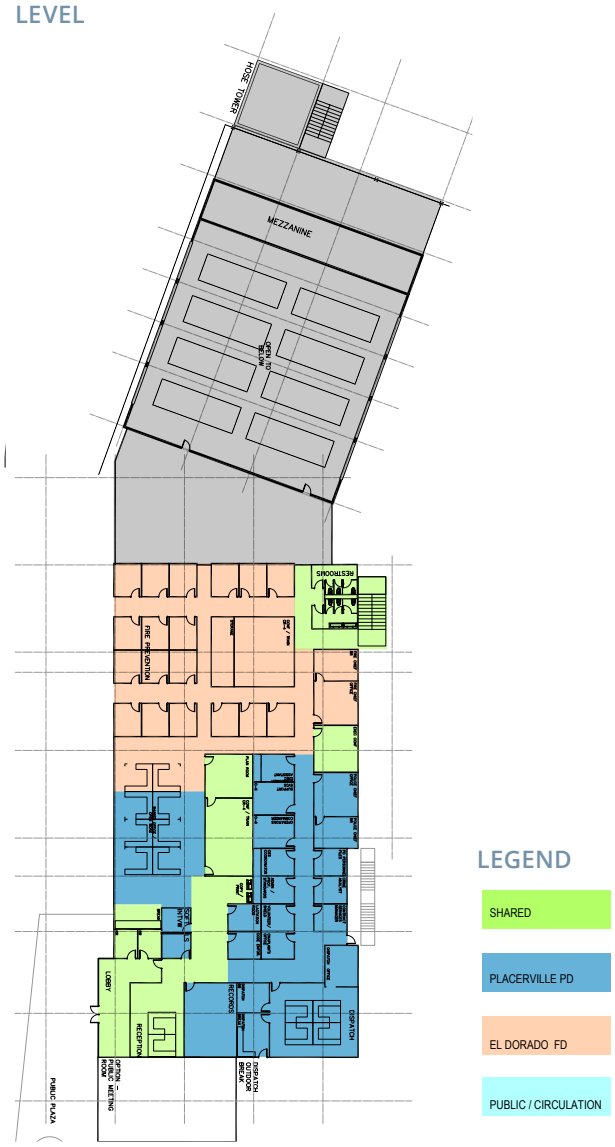
PPD SPACES:

- Quartermaster & Armory
- Evidence processing, evidence storage, evidence tech office, walk-in freezer storage
- Patrol: write-up, briefing area
- Sergeant offices
- Investigations division and conference suite

EDCFPD SPACES:

- Dayroom
- Study space & worksations
- Three shift crew dormitory
- Apparatus bay and hose/training tower
- Hotzone design: turnout room, dedicated extractor room, showers, and laundry room
- Workroom, storage, and tool room

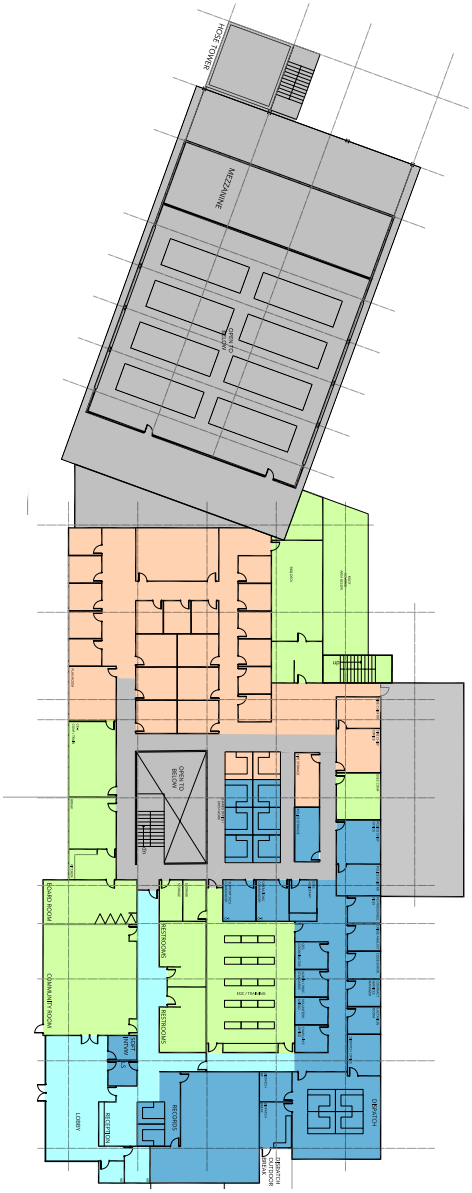
UPPER LEVEL



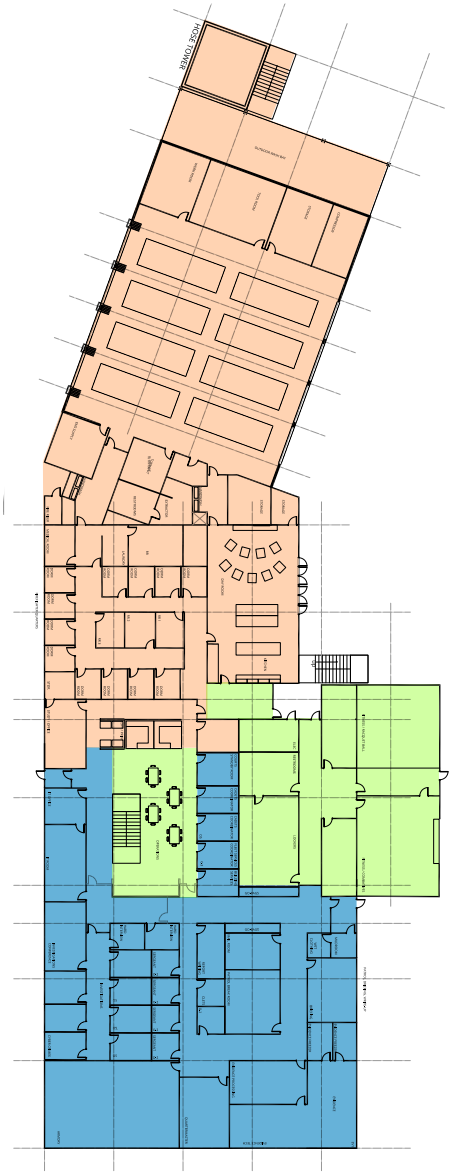
Schematic Plans Option 2

Plans for Option 1 represent a value-engineered option. Prior to developing Option 1, schematic plans for Option 2 were generated. After reviewing the budget for Option 2, representatives from police, fire, and city decided that the Option 2 plans were too costly to bring forward, and more efficient building was desired. A plan revision was developed to control costs and still benefit from the co-location opportunities that a combined facility provides. The revision effort that resulted in Option 1: reduced the sizes of standard offices, traded some offices for workstations, incorporated the use of shared offices, and removed the community and board room from the base project.

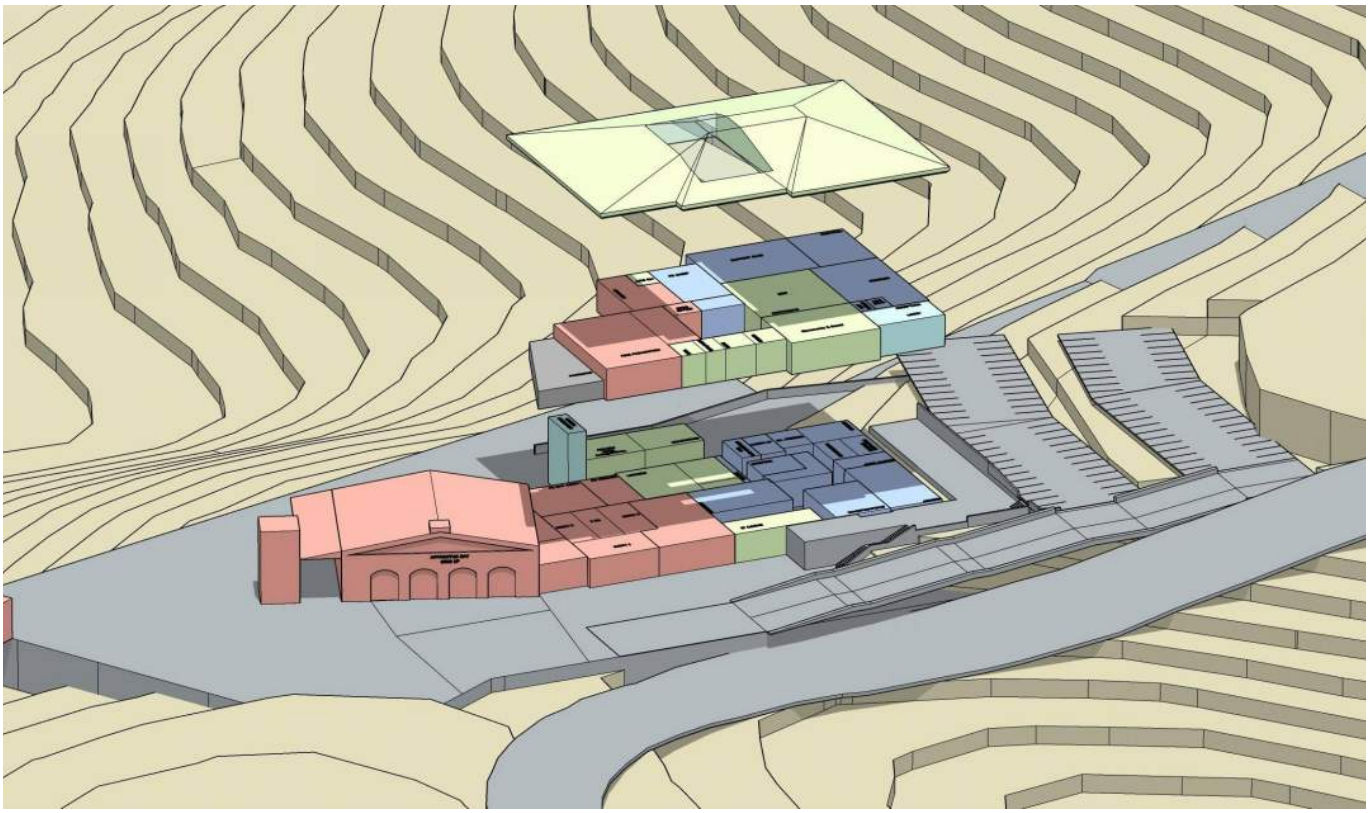
UPPER
LEVEL



LOWER
LEVEL

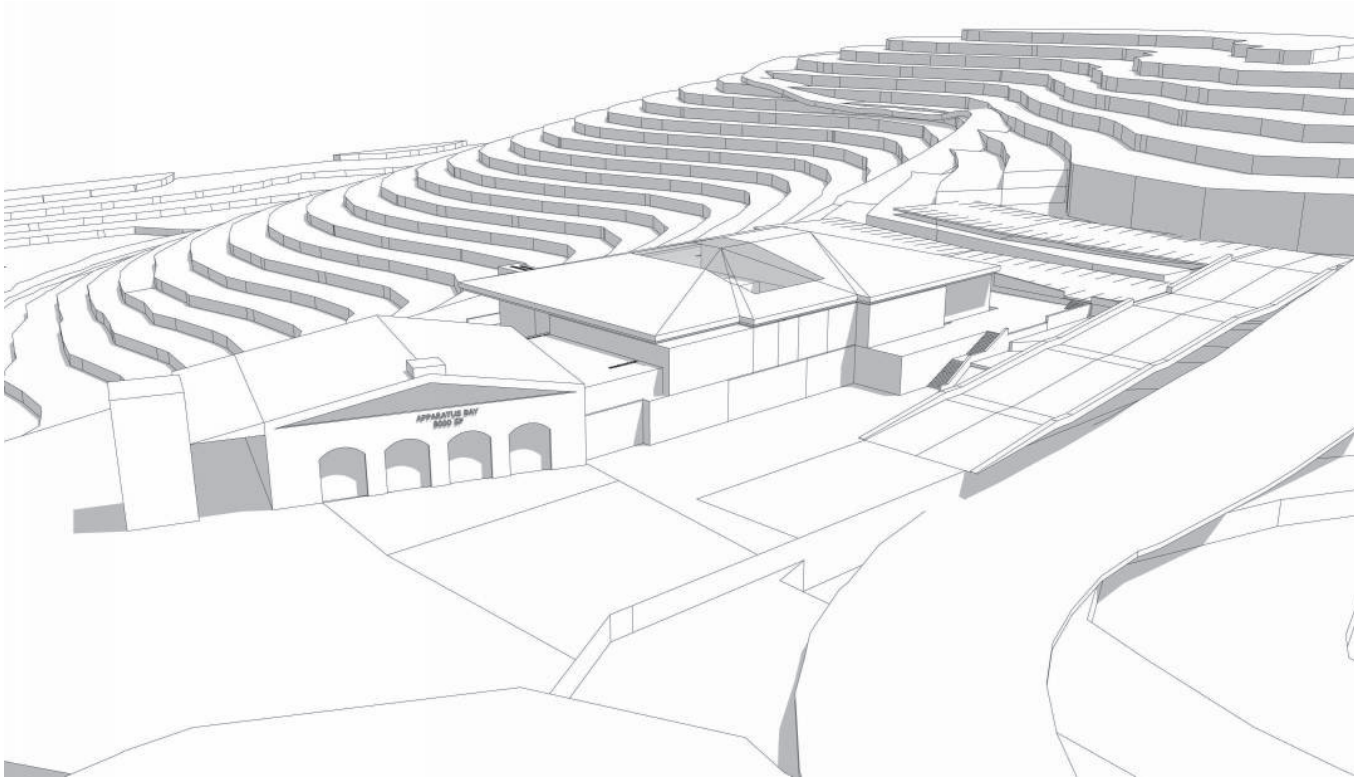


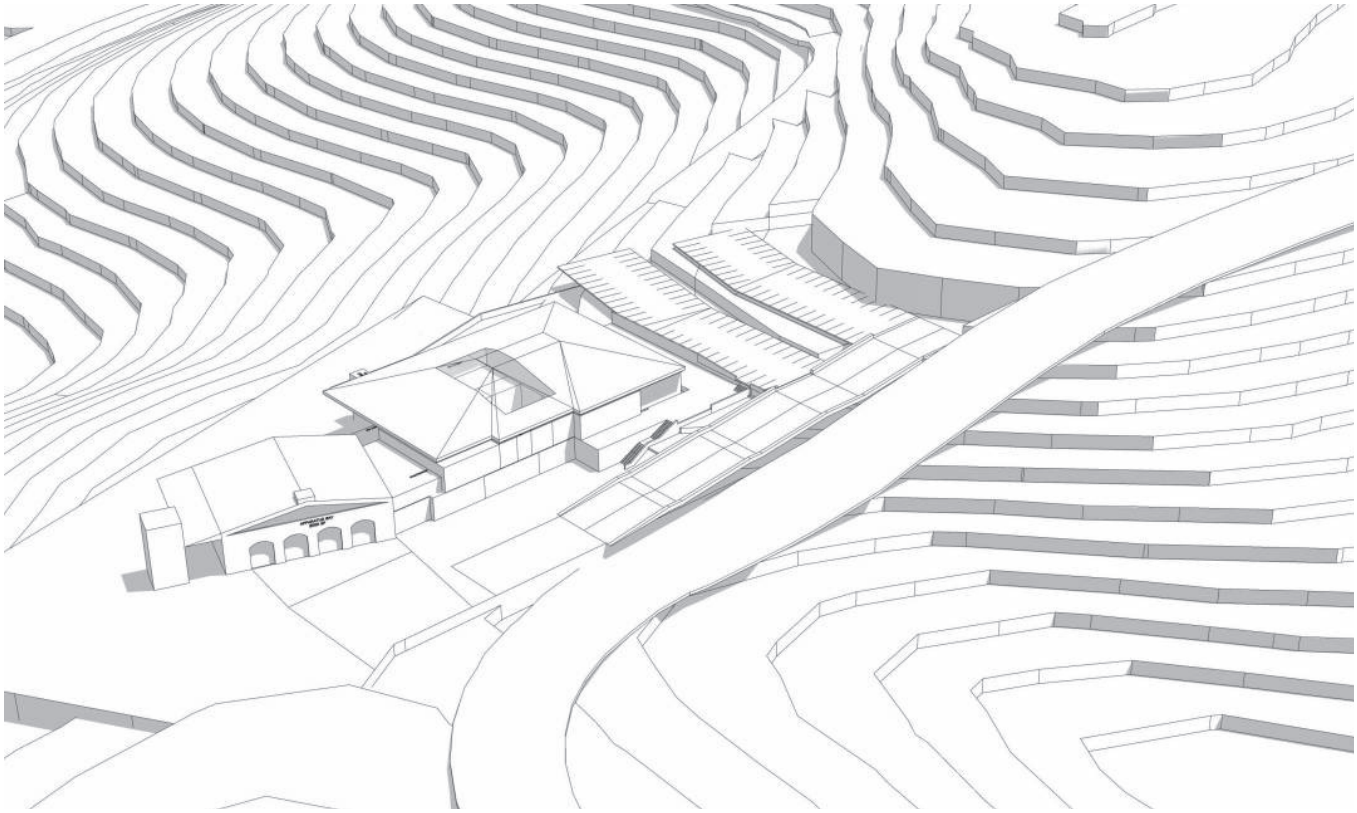
3D Massing and Site



CONCEPTUAL 3D MASSING

3D Massing and Site





CONCEPTUAL 3D MASSING

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**CITY OF PLACERVILLE POLICE DEPARTMENT &
EL DORADO COUNTY FIRE PROTECTION DISTRICT
COMBINED PUBLIC SAFETY FACILITY**

Space Needs Assessment & Feasibility Study

6.0

Funding a Public Safety Facility

FUNDING A PUBLIC SAFETY FACILITY

Budget and Revenue

The Placerville Police Department and El Dorado County Fire Protection District rely on different funding sources to support ongoing operations and maintenance costs. However, the current revenues do not keep pace with current expenses. Fire's main revenue source comes from property taxes, while the Police Department's main revenue source comes from a combination of a ¼ cent sales tax from Measure J and City General Fund where annual shortfalls occur. Both agencies supplement their budgets with State and Federal grant programs. The current local government revenue structure in California, coupled with rising construction costs, make it highly unlikely that Police and Fire will be able to fund service and facility improvements without additional outside revenue sources.

Conceptual Design Estimates

Cost estimates for all considered options were developed for both separate facilities and the presented conceptual combined public safety facility based on this needs assessment.

The following page summarizes the costs as follows:

- Separate Police Department Facility is estimated between $27,410,217 and $38,482,263.
- Separate Fire Public Safety Facility is estimated between $22,594,295 and $29,181,802.
- Combined Public Safety Facility is estimated from $43,458,493 to $66,978,676.

There are several reasons why the project cost is represented as a range instead of a fixed cost. The following factors contribute:

- Level of Concept Development: As the design is advanced, so will cost saving opportunities, resulting in a further refined estimate.
- Building Systems: Means and methods of construction encompass a range of varying costs. Considerations such as building systems, exterior envelopes, and equipment will provide further clarity on future estimates and pave the way for lower cost solutions.

The estimates provided within this report were found to be in alignment with other recently completed and successful public safety facilities in the region. Details of each estimate and range can be found in Appendix E. Delivery of combined public safety facility over separate facilities provides a savings of approximately 13.5%, or $3.0 to $3.5 Million for both Police and Fire each. The provided estimates also covers all components of a successful public project delivery process which includes:

- Right of Way/Land Acquisition
- Environmental Clearance
- Design
- Utilities
- Construction and Management

While each of these items carries an associated cost, the key take away is that not all of these items take place at the same time. Projects of this magnitude are typically funded by phases and monies become available.

Funding Opportunities

Over the last decade, both the City of Placerville and the El Dorado County Fire Protection District have attempted to pass tax measures to fund facilities and services they provide to support the growing community's public safety needs.

In 1998, Placerville voters approved Measure J, which is a ¼ cent sales tax dedicated exclusively towards law enforcement. As culture and legal requirements have imposed increasingly difficult standards, the revenue received from Measure J no longer fully funds the operational budget of the Placerville Police Department. If grants are not utilized, the impact to the City's General Fund is approximately $500,000 annually. Fortunately, the Police Department seeks grant funding regularly and is able to reduce that impact where opportunities arise.

In 2014, Measure I was proposed by the City as a general sales tax to fund infrastructure and facilities needs, such as a new public safety facility. That measure was defeated by 9 votes. In 2016, the City successfully passed Measure L, which funds improvements for roadway and utilities, including paving, sewer, water, and storm drain. However, a gap in funding facilities, like a Public Safety Building, still exists.

In 2019 under special election, the El Dorado County Fire Protection District proposed Measure B, which was a property tax focused on operations and facilities for Fire. That measure was defeated as well. However, the community continues to voice its support for law enforcement and fire protection within the current cultural climate and may consider supporting a future measure.

The project team is currently investigating several other sources to complete the project's funding plan, including, but not limited to:

- USDA Rural Development Department Grant and Loan Program. This is the program that recently funded the El Dorado County Sheriff's Public Safety Facility completed in 2019.
- California Community Development Block Grant
- Federal BRIC (Building Resilient Infrastructure and Communities) competitive grant program

Should the project team receive direction from their elected officials to proceed with pursuit of a joint public safety campus, it would include seeking outside funding opportunities, grants, and loans.

Budget Estimates

Budget Comparison Combined vs. Independent Public Safety Facilities

COMBINED PUBLIC SAFETY FACILITY

COMBINED		BUDGET ESTIMATE	
COMBINED PUBLIC SAFETY	AREA	LOW	HIGH
Land Acquisition	-	$ 500,000	$ 500,000
Building	34493	$ 17,246,464	$ 25,869,696
Garages	17469	$ 4,740,000	$ 11,270,000
Site	26244	$ 6,073,746	$ 6,283,746
Soft Costs, Escalation, Markups	-	$ 14,898,283	$ 23,055,235
	BUDGET ESTIMATE:	**$ 43,458,493**	**$ 66,978,676**

SEPARATE PUBLIC SAFETY FACILITIES

PLACERVILLE POLICE FACILITY ONLY		BUDGET ESTIMATE	
POLICE	AREA (SF)	LOW	HIGH
Land Acquisition	-	$ 250,000	$ 250,000
Building	26169	$ 13,084,378	$ 19,626,567
Garages	5000	$ 920,000	$ 1,610,000
Site	21627	$ 3,736,500	$ 3,736,500
Soft Costs, Escalation, Markups	-	$ 9,419,339	$ 13,259,196
	BUDGET ESTIMATE:	**$ 27,410,217**	**$ 38,482,263**

EDCFPD FACILITY ONLY		BUDGET ESTIMATE	
FIRE DISTRICT	AREA (SF)	LOW	HIGH
Land Acquisition	-	$ 250,000	$ 250,000
Building	10772	$ 5,385,833	$ 8,078,750
Garages	12469	$ 6,300,000	$ 7,700,000
Site	14451	$ 2,909,316	$ 3,119,316
Soft Costs, Escalation, Markups	-	$ 7,749,146	$ 10,033,736
	BUDGET ESTIMATE:	**$ 22,594,295**	**$ 29,181,802**

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**CITY OF PLACERVILLE POLICE DEPARTMENT &
EL DORADO COUNTY FIRE PROTECTION DISTRICT
COMBINED PUBLIC SAFETY FACILITY**

Space Needs Assessment & Feasibility Study

7.0

Summary & Recommendations

SUMMARY & RECOMMENDATIONS

Summary

At the conclusion of this assessment, the project team determined that a joint public safety facility offers a multitude of operational, functional, and community benefits. Such a facility would efficiently provide the space that services both Police and Fire while enhancing the community services in a campus that represents the character of the community and delivered in a manner that is fiscally responsible.

Consolidating first responder services into a single campus allows for operational streamlining while minimizing the facility size through shared department functions and spaces. Shared future costs for operations of a completed combined facility also promotes a long-term benefit to both agencies.

Recommendation

Several options are available to both the City Council and the El Dorado County Fire Protection District Board and include:

- Direct staff to proceed with the next steps in determining funding feasibility
- Discontinue the project currently and provide further direction to staff
- Explore options for a stand-alone facility for both Police and Fire
- Direct staff to take other actions

The recommendation presented at the conclusion of this report is to receive, file, and provide direction based on these findings that include pursuit of funding opportunities and initiate project delivery including environmental clearance, right of way, and design for a combined Police and Fire Public Safety Facility located at a new site that will adequately accommodate current and future needs of the community and its first responders.

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**CITY OF PLACERVILLE POLICE DEPARTMENT &
EL DORADO COUNTY FIRE PROTECTION DISTRICT
COMBINED PUBLIC SAFETY FACILITY**

Space Needs Assessment & Feasibility Study

8.0

Appendices

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

January 16, 2014

Mr. Scott Heller
Chief of Police
Placerville Police Department
730 Main Street
Placerville, CA 95667

Re: Addendum
Needs Assessment and Master Plan
Placerville Police Facility
Project 0119200.41

Dear Chief Heller:

Thank you for reaching out to WLC Architects, Inc. regarding the 2002 Needs Assessment and Master Plan Document prepared by WLC. We appreciate your taking the time to meet with us and give a quick tour of the existing facility. From our recollection it appears little has changed although I'm sure various upgrades to equipment and finishes have occurred since our 2002 report.

In terms of current and projected future department staffing, you have indicated there have only been minor changes since the 2002 study. The purpose of this Addendum is to use this new data to modify and update the staffing numbers, corresponding space needs, and the associated construction and project costs of the four (4) development options. Please note the following observations:

- Minimal current and future staffing changes from 2002 study
- Minimal impact to square footage increases needed for staffing numbers
- Cost for each of the four (4) Development Options adjusted for increase in construction cost since 2002

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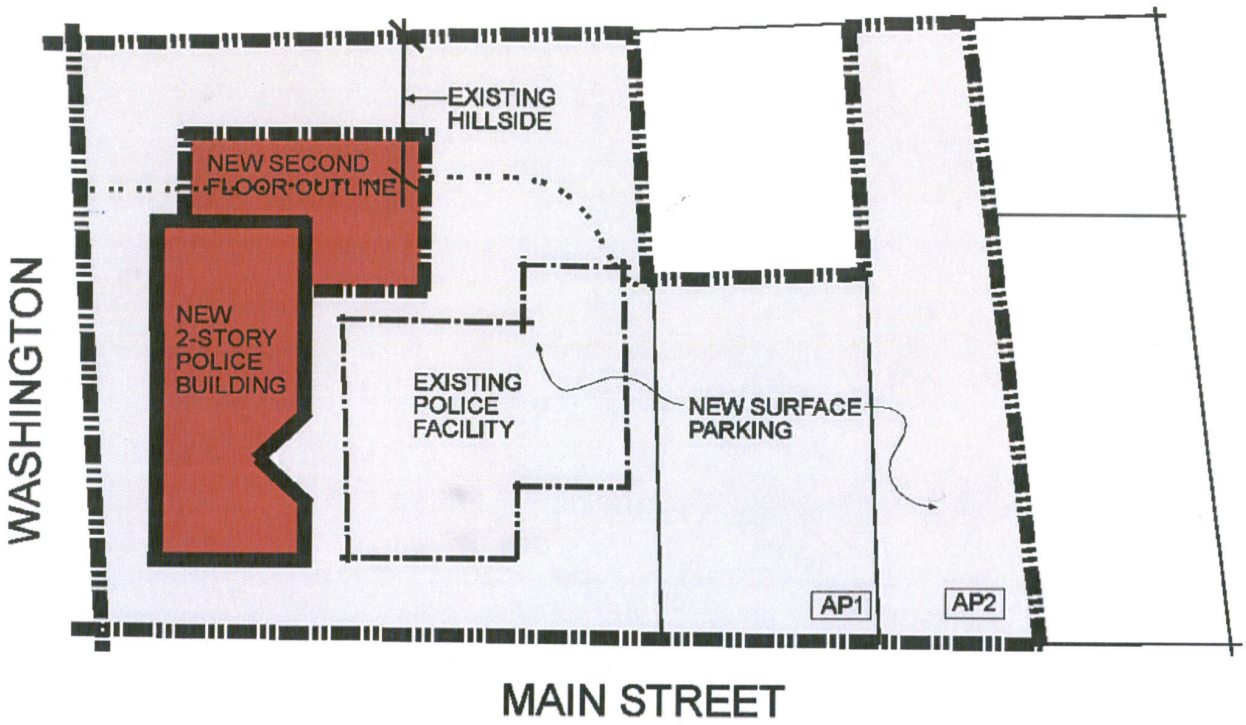
www.wlcarchitects.com

January 16, 2014

Development Proforma
Site Option No. 3 - New Facility on Existing Site and Adjacent Property Acquisition
See Exhibits 3 and 3A for a graphic representation of the proposed improvements

Item/Description	Quantity		Unit Cost	Estimated Construction Cost
SITE ACQUISITION COST				
Purchase Adjacent Property to the West (.20 acres)			estimated	$ 125,000.00
Hazardous Material Survey				$ 10,000.00
TOTAL ACQUISITION COSTS				**$ 135,000.00**
CONSTRUCTION COST				
GENERAL CONDITIONS	18.00%		const. cost	$ 838,807.56
SITE DEMOLITION	59,240	sf	$ 3.50	$ 207,340.00
EXISTING BUILDING DEMOLITION	8,660	sf	$ 24.00	$ 207,840.00
NEW BUILDING CONSTRUCTION	13,000	sf	$ 300.00	$ 3,900,000.00
SECURED SURFACE PARKING	25,500	sf	$ 8.40	$ 214,200.00
HARDSCAPE & LANDSCAPE (site development)	20,740	sf	$ 6.30	$ 130,662.00
TOTAL CONSTRUCTION ESTIMATE				$ 4,660,042.00
Construction Contingency			10.00%	$ 466,004.20
GRAND TOTAL CONSTRUCTION COSTS				**$ 5,964,853.76**
PROJECT INDIRECT COSTS				
Feasibility Study, Needs Assessment, Master Plan Report	project	ea	actual	$ 21,095.00
Primary Architectural & Engineering Design Services	8.50%		const. cost	$ 507,012.57
Specialty Consultants: Custody, Communications & Security	1.70%		const. cost	$ 101,402.51
Estimated Consultant Reimbursable Expenses	project	ea	allowance	$ 30,000.00
Tests & Inspections	2.15%		const. cost	$ 128,244.36
Plancheck, Permits & Fees	1.25%		const. cost	$ 74,560.67
Furniture & Equipment	13,000	sf	$ 7.00	$ 91,000.00
Reprographics - Construction Bidding	project	ea	allowance	$ 15,000.00
Telephone Systems	na	ea	TBD	$ 0.00
Open Office Work Stations	na	ea	TBD	$ 0.00
City Administrative Costs	na	ea	TBD	$ 0.00
Temporary Facilities and Moving Expenses	na	ea	TBD	$ 0.00
TOTAL INDIRECT COSTS				**$ 968,315.11**
GRAND TOTAL PROJECT COSTS				**$ 7,068,168.87**

Building Area	13,000	sf	
Construction Cost Per Square Foot (excluding contingency)	$ 458.83		
Project Cost Per Square Foot	$ 543.71		
Site Area	59,240	sf	1.36 acres



AP1 : ADJACENT PARCEL (.20 ACRE)

AP2 : ADJACENT PARCEL (.24 ACRE)

NEW 2-STORY BUILDING - 10,500 SF

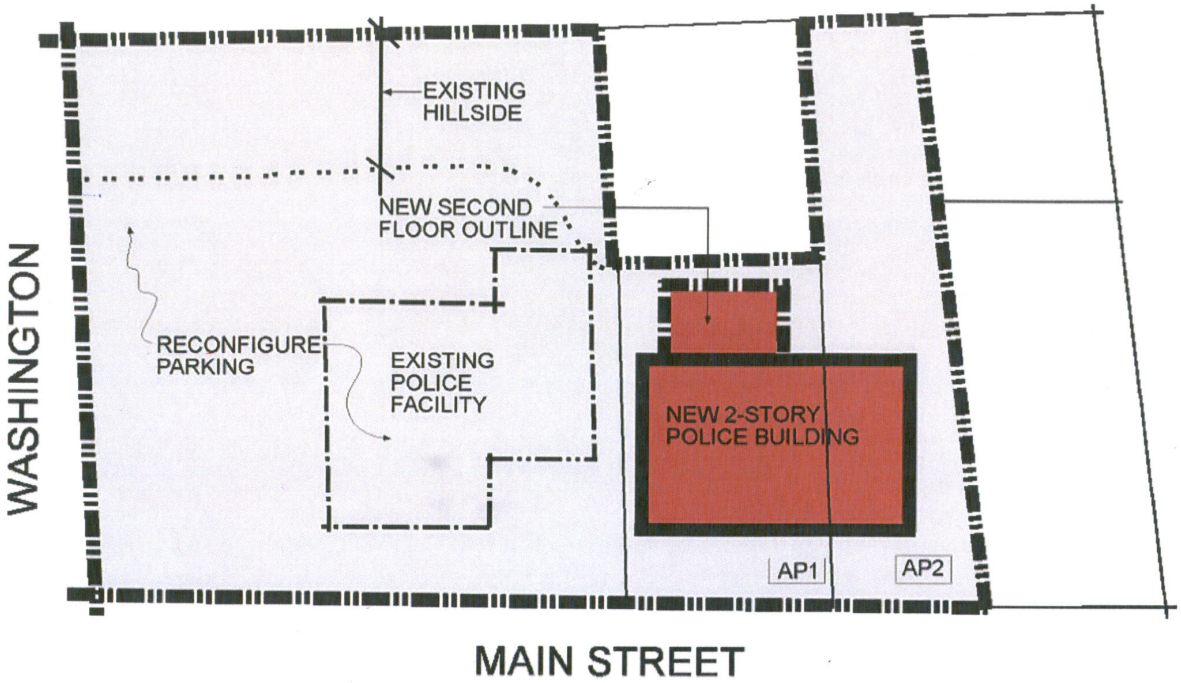
PARKING - 62 SPACES

SITE SIZE - 1.36 ACRES

730 MAIN STREET
SITE STUDY
OPTION 3

NTS 1-16-14

EXHIBIT 3



AP1 : ADJACENT PARCEL (.20 ACRE)

AP2 : ADJACENT PARCEL (.24 ACRE)

NEW 2-STORY BUILDING - 10,500 SF

PARKING - 43 SPACES

SITE SIZE - 1.36 ACRES

730 MAIN STREET
SITE STUDY
OPTION 3A

NTS 1-16-14

EXHIBIT 3A

January 16, 2014

Development Proforma
Site Option No. 4 - New Facility on New Site

Item/Description	Quantity		Unit Cost	Estimated Construction Cost
SITE ACQUISITION COST				
Property Purchase (1.25 acre site location to be determined)			estimated	$ 400,000.00
Hazardous Material Survey				$ 15,000.00
TOTAL ACQUISITION COSTS				**$ 415,000.00**
CONSTRUCTION COST				
GENERAL CONDITIONS	18.00%		const. cost	$ 794,643.30
NEW BUILDING CONSTRUCTION	13,000	sf	$ 300.00	$ 3,900,000.00
SECURED SURFACE PARKING	25,500	sf	$ 8.40	$ 214,200.00
UTILITY INFRASTRUCTURE (allowance)		ea		$ 200,000.00
HARDSCAPE & LANDSCAPE (site development)	15,950	sf	$ 6.30	$ 100,485.00
TOTAL CONSTRUCTION ESTIMATE				$ 4,414,685.00
Construction Contingency			10.00%	$ 441,468.50
GRAND TOTAL CONSTRUCTION COSTS				**$ 5,650,796.80**
PROJECT INDIRECT COSTS				
Feasibility Study, Needs Assessment, Master Plan Report	project	ea	actual	$ 21,095.00
Primary Architectural & Engineering Design Services	8.50%		const. cost	$ 480,317.73
Specialty Consultants: Custody, Communications & Security	1.70%		const. cost	$ 96,063.55
Estimated Consultant Reimbursable Expenses	project	ea	allowance	$ 30,000.00
Tests & Inspections	2.15%		const. cost	$ 121,492.13
Plancheck, Permits & Fees	1.25%		const. cost	$ 70,634.96
Furniture & Equipment	13,000	sf	$ 7.00	$ 91,000.00
Reprographics - Construction Bidding	project	ea	allowance	$ 15,000.00
Telephone Systems	na	ea	TBD	$ 0.00
Open Office Work Stations	na	ea	TBD	$ 0.00
City Administrative Costs	na	ea	TBD	$ 0.00
Temporary Facilities and Moving Expenses	na	ea	TBD	$ 0.00
TOTAL INDIRECT COSTS				**$ 925,603.36**
GRAND TOTAL PROJECT COSTS				**$ 6,991,400.16**

Building Area	13,000	sf	
Construction Cost Per Square Foot (excluding contingency)	$ 434.68		
Project Cost Per Square Foot	$ 537.80		
Site Area	54,450	sf	1.25 acres

Mr. Scott Heller
Addendum
Needs Assessment and Master Plan
Placerville Police Facility
Project 0119200.41
January 16, 2014
Page 2

The attached Staffing Summary and Development Option Cost Estimate are updated for your use. Please do not hesitate to contact WLC should you need any further assistance.

Sincerely,

BILL LOUIE
Architect, AIA
Principal

BL:jp/P40119200x1-add

Attachments: Staffing Summary
Development Option Cost Estimate

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

January 16, 2014

Mr. Scott Heller
Chief of Police
Placerville Police Department
730 Main Street
Placerville, CA 95667

Re: Addendum
Needs Assessment and Master Plan
Placerville Police Facility
Project 0119200.41

Dear Chief Heller:

Thank you for reaching out to WLC Architects, Inc. regarding the 2002 Needs Assessment and Master Plan Document prepared by WLC. We appreciate your taking the time to meet with us and give a quick tour of the existing facility. From our recollection it appears little has changed although I'm sure various upgrades to equipment and finishes have occurred since our 2002 report.

In terms of current and projected future department staffing, you have indicated there have only been minor changes since the 2002 study. The purpose of this Addendum is to use this new data to modify and update the staffing numbers, corresponding space needs, and the associated construction and project costs of the four (4) development options. Please note the following observations:

- Minimal current and future staffing changes from 2002 study
- Minimal impact to square footage increases needed for staffing numbers
- Cost for each of the four (4) Development Options adjusted for increase in construction cost since 2002

1110 IRON POINT ROAD, SUITE 200 · FOLSOM, CA · 95630 · T: (916) 355-9922 F: (916) 355-9950
www.wlcarchitects.com

Mr. Scott Heller
Addendum
Needs Assessment and Master Plan
Placerville Police Facility
Project 0119200.41
January 16, 2014
Page 2

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Sincerely,

BILL LOUIE
Architect, AIA
Principal

BL:jp/P40119200x1-add

Attachments: Staffing Summary
Development Option Cost Estimate

WLC ARCHITECTS CLIENT FOCUSED. PASSION DRIVEN.

Future Space Needs Summary

1. Future Projected Staffing Level: 76 combined sworn and non-sworn and volunteer personnel to the year 2029.
2. Future Space Needs Projection: 13,000 square feet to the year 2029 (171 sf per employee).

Total Department Staffing Breakdown Summary

Position	**Current Staff (2014)**	**5 year (2019)**	**15 year (2029)**
Sworn Officer	20	22	25
Dispatch	6	7	7
Records Personnel	2	3	3
Community Service Officer	0	1	2
Property/Evidence Officer	1	1	1
Crime Analyst	0	1	1
Administrative Secretary	1	1	1
Non-Sworn Positions			
Reserve Officers	4	6	6
Shield	6	12	20
Cadets	7	10	10
TOTAL	47	65	76

<u>Daily Staffing Level</u>:

The current daily staffing level is estimated at 16, broken down as follows:

(1) Chief
(1) Administrative Assistant
(1) Commander/Lieutenant
(3) Records Personnel
(2) Dispatchers
(1) Property/Evidence Officer
(3) Officers
(2) Detectives
(2) Volunteers

* This does not factor in Officers arriving for court or other assignments.

Development Option Summary

	Planning / Design Component	Option No.1 Renovate Existing Building with New Addition	Option No.2 Renovate Existing Building with New Addition and Site Acquisition	Option No.3 New Facility on Existing Site and Site Acquisition	Option No.4 New Facility on New Site to be Identified
1	Building Area Provided (square feet)	8,660	8,660	13,000	13,000
2	Parking Spaces Provided	30	60	63	63
3	Property Acquisition	None	Yes (.2 acre)	Yes (.2 acre)	Yes (1.25 acre)
4	Site Area (acre/square feet)	0.92 / 40,075 sf	1.36 / 59,240 sf	1.36 / 59,240 sf	1.25 / 54,450 sf
5	Program Compliance (building / parking)	67% / 48%	67% / 95%	100% / 100%	100% / 100%
6	Project Cost Comparison	$3,357,355.00	$3,810,184.00	$7,068,169.00	$6,991,400.00

Footnotes:

Option No.1 - Building size maximized but still does not meet the current staff level needs. Parking count remains unchanged (major deficiency).

Option No.2 - Building size maximized but still does not meet the current staff level needs. Adjacent parcel used for parking increase but can also be used for building expansion.

Option No.3 - Will meet the 2017 program projection. Challenge to maintain PD operational during construction.

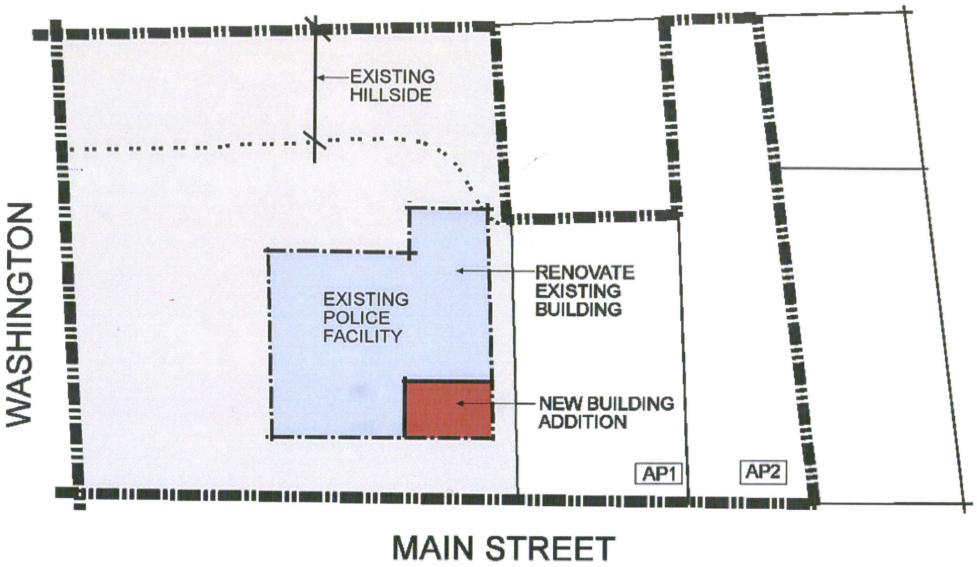
Option No.4 - Many unknown factors with this option (available site, site cost, configuration of site, access to site, etc.)

January 16, 2014

Development Proforma
Site Option No. 1 - Renovate Existing Building With New Additions
See Exhibits 1 and 1A for a graphic representation of the proposed improvements

Item/Description	Quantity		Unit Cost	Estimated Construction Cost
CONSTRUCTION COST				
GENERAL CONDITIONS	22.00%		const. cost	$ 471,488.60
SITE DEMOLITION	2,000	sf	$ 3.50	$ 7,000.00
ESSENTIAL SERVICES UPGRADE TO EXISTING FACILITY	7,880	sf	$ 50.00	$ 394,000.00
EXISTING BUILDING RENOVATIONS				
Restroom, Shower, Locker Rooms	1,100	sf	$ 252.00	$ 277,200.00
Offices (reconfigured)	5,740	sf	$ 182.00	$ 1,044,680.00
Tenant Improvement of Fire Bay	620	sf	$ 140.00	$ 86,800.00
Finishes Replacement (unchanged spaces)	1,200	sf	$ 75.00	$ 90,000.00
NEW BUILDING CONSTRUCTION	780	sf	$ 300.00	$ 234,000.00
HARDSCAPE & LANDSCAPE (site development)	1,500	sf	$ 6.30	$ 9,450.00
TOTAL CONSTRUCTION ESTIMATE				$ 2,143,130.00
Construction Contingency			10.00%	$ 214,313.00
GRAND TOTAL CONSTRUCTION COSTS				**$ 2,828,931.60**
PROJECT INDIRECT COSTS				
Feasibility Study, Needs Assessment, Master Plan Report	project	ea	actual	$ 21,095.00
Primary Architectural & Engineering Design Services	9.50%		const. cost	$ 268,748.50
Specialty Consultants: Custody, Communications & Security	1.70%		const. cost	$ 48,091.84
Estimated Consultant Reimbursable Expenses	project	ea	allowance	$ 30,000.00
Tests & Inspections	1.75%		const. cost	$ 49,506.30
Plancheck, Permits & Fees	1.25%		const. cost	$ 35,361.65
Furniture & Equipment	8,660	sf	$ 7.00	$ 60,620.00
Reprographics - Construction Bidding	project	ea	allowance	$ 15,000.00
Telephone Systems	na	ea	TBD	$ 0.00
Open Office Work Stations	na	ea	TBD	$ 0.00
City Administrative Costs	1.00%	ea	TBD	$ 0.00
Moving Expenses	na	ea	TBD	$ 0.00
TOTAL INDIRECT COSTS				**$ 528,423.29**
GRAND TOTAL PROJECT COSTS				**$ 3,357,354.89**

Building Area	8,660	sf	
Construction Cost Per Square Foot (excluding contingency)	$ 326.67		
Project Cost Per Square Foot	$ 387.69		
Site Area	40,075	sf	0.92 acres



AP1 : ADJACENT PARCEL (.20 ACRE)

AP2 : ADJACENT PARCEL (.24 ACRE)

EXISTING BUILDING - 7,880 SF

NEW ADDITION - 780 SF

TOTAL BUILDING - 8,660 SF

PARKING - (E) 29 SPACES

SITE SIZE - .90 ACRES

730 MAIN STREET
SITE STUDY
OPTION 1

NTS 1-16-14

EXHIBIT 1

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

January 16, 2014

Mr. Scott Heller
Chief of Police
Placerville Police Department
730 Main Street
Placerville, CA 95667

Re: Addendum
Needs Assessment and Master Plan
Placerville Police Facility
Project 0119200.41

Dear Chief Heller:

Thank you for reaching out to WLC Architects, Inc. regarding the 2002 Needs Assessment and Master Plan Document prepared by WLC. We appreciate your taking the time to meet with us and give a quick tour of the existing facility. From our recollection it appears little has changed although I'm sure various upgrades to equipment and finishes have occurred since our 2002 report.

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Placerville Police Facility
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Page 2

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Sincerely,

BILL LOUIE
Architect, AIA
Principal

BL:jp/P40119200x1-add

Attachments: Staffing Summary
Development Option Cost Estimate

BUDGET ESTIMATES

Placerville Police Improvement

Study from 2014 WLC Architects
Study Escalated to 2022 Dollars

2014 Summary Options by WLC

		Option 1	Option 2	Option 3	Option 4
		Renovate Existing Building with New Addition	Renovate Existing Building with New Addition and Site Acquisition	New Facility on Existing Site and Site Acquisition	New Facility on New Site to be Identified
1	Building Area Provided (square feet)	8660	8660	13000	13000
2	Parking Spaces Provided	30	60	63	63
3	Property Acquisition	none	yes (.2 acre)	yes (.2 acre)	yes (1.25 acre)
4	Site Area (acre/square feet)	0.92 / 40,075 sf	1.36 / 59,240 sf	1.36 / 59,240 sf	1.25 / 54,450 sf
5	Program Compliance (building / parking)	67% / 48%	67% / 95%	100% / 100%	100% / 100%
6	**Project Cost Comparison (2014)**	$ 3,357,355	$ 3,810,184	$ 7,068,169	$ 6,991,400
7	**cost / sf**	$ 387.69	$ 439.98	$ 543.71	$ 537.80

	Cost Updates by Dewberry based on 2014 Program in 2022 Dollars				
8	**Project Cost Comparison (2022)***	$ 4,062,399.55	$ 4,610,322.64	$ 8,552,484.49	$ 8,459,594.00
9	**cost / sf**	$ 469.10	$ 532.37	$ 657.88	$ 650.74

**21% inflation from 2014 - 2022 per US Bureau of Labor Statistics: https://www.bls.gov/data/inflation_calculator.htm*

Note the WLC study does not include spaces (such as wellness, EOC, Lactaction rooms, as required by code changes and developed as a product of the 2022 visioning/programming work by Dewberry

EL DORADO COUNTY GRAND JURY 2019-2020

PLACERVILLE CITY POLICE FACILITY

CASE 19-01 · MAY 1, 2020

Public Release

MAY 8, 2020

El Dorado County 2019-2020 Grand Jury

Placerville City Police Facility
Citizens Deserve Better

Case 19-01 • May 1, 2020

The El Dorado County Grand Jury investigated the City of Placerville Police Department facility to determine its adequacy for modern police operations. In the opinion of the Grand Jury, the facility needs major renovation or replacement.

Background

There are three police entities in El Dorado County - the El Dorado County Sheriff and the police departments for Placerville and South Lake Tahoe. Each have separate law enforcement facilities.

The El Dorado County 2000-2001 Grand Jury investigated the working conditions at the Sheriff's Office. They found numerous deficiencies and determined the existing facility was inadequate. The 2015-2016 Grand Jury again inspected the Sheriff's Office and again found the physical working environment substandard and in need of replacement.

In 2019, construction was completed on a new County Sheriff's Office. A Grand Jury tour while still under construction provided an understanding and appreciation for the requirements of a modern law enforcement facility. While the Sheriff's facility is obviously larger than would be needed for a small city, it served as a baseline when evaluating the Placerville police facility.

The Placerville facility was last investigated by the 2006-2007 Grand Jury. It was found to be outdated and inadequate and made numerous recommendations for improvement.

Methodology

Document Review

- Previous Grand Jury reports regarding county law enforcement facilities
- Findings of a Grand Jury consultant
- *Police Facility Guidelines: A Desk Reference for Law Enforcement Executives*[1]
- 2014 Placerville Police Department's needs assessment[2]

Site visits

- New El Dorado County Sheriff's Office while under construction
- The Placerville Police Department
- Retoured the Placerville Police Department with consultant

[1] The International Association of Chiefs (See attachments below)
[2] WLC Architects, Folsom, California

INTERVIEWS

- Placerville Police Department officials
- City of Placerville appointed and elected officials
- El Dorado County Sheriff's Office personnel
- Grand jury consultant trained and familiar with the requirements for a modern police facility
- El Dorado County Facilities Department representative

DISCUSSION

Police Facility Guidelines: A Desk Reference for Law Enforcement Executives[3] reports the useful life of a police facility can range from 20 to over 50 years. It also states:

> Most police facilities continue to operate well past the planned life span. They often become seriously overcrowded, suffer from a lack of sufficient infrastructure (HVAC, electrical, data, telecommunication) and make due [sic] with outdated security and safety systems. These conditions often impair staff efficiency and morale, occupant safety, policing effectiveness and public perception of the department.

The Placerville Police Department facility is over 42 years old; built in 1978. The Grand Jury was unable to determine the expected life span of the building when it was built. It was constructed as a city public safety center housing both the police and fire departments. Later, the fire department was annexed to the El Dorado County Fire Protection District and vacated its part of the building allowing the police department to expand. However, the large garage bay continues to house two large fire apparatus. In 2014 WLC Architects conducted an updated needs assessment for the Placerville Police Department concluding a required renovation of the facility would cost approximately $4.5 million. Over the years, police department staff and community volunteers have made cosmetic improvements to the building's interior. Recently, the City purchased a vacant lot adjacent to the existing building which could accommodate expansion.

Placerville officials acknowledge the facility's inadequacies and recognize its renovation or replacement as a top City priority. However, funding remains a major obstacle. Funding streams such as grants or low interest loans have not been explored. All agreed the Police Department's current location is adequate, providing easy access to the downtown area, upper Broadway and Highway 50.

The Grand Jury's overall impression of the building is that despite being well maintained, there are numerous deficiencies.

[3] The International Association of Chiefs (See attachments below)

Facility Exterior

The exterior of the facility is monitored by video cameras, but there appear to be gaps in the coverage. It can also be viewed from homes atop an adjacent hill, posing a possible security risk. While there is no apparent and reasonable solution, it is possible there may be efforts that could mitigate the risk.

There is a fenced parking lot behind the facility that is viewable from a public street. The bicycles stored there, indeed all property stored there, require a proper and secure storage area protected from the elements. There is not enough secure staff or visitor parking.

Facility Interior

The facility is of an older design having a cramped interior with narrow hallways, noticeable lack of natural light, restricted workspaces and lack of adequate storage. Usage to overcapacity leaves no space for future expansion. The water faucet in the hallway did not work.

Recorded surveillance cameras do not cover critical areas inside the facility. The small lobby is unsecured. While staff reported the public window to be ballistic glass, it does not appear to have been updated to maintain resistant properties. In addition, they do not believe some areas of the surrounding walls provide ballistic protection. There is no community meeting room and only one interview room, limiting the ability to interview multiple suspects and witnesses. There is no interview room where the public can make a private report to an officer and no *soft* interview room suitable for interviewing juvenile witnesses or victims.

There is a need for suitable press conference space, especially in the case of a major incident. Conference and briefing rooms lack teleconferencing capabilities necessary for modern law enforcement training and interagency meetings. The break room is too small to allow staff interaction to promote knowledge sharing and problem solving. The investigations office, adjacent to the apparatus bay, is separated from other police functions, hindering effective communication between detective and patrol officers.

The dispatch area needs additional space for an adequate break room, restrooms and the ability to upgrade to modern dispatch equipment and consoles. The community service officer's space does not have enough storage and the sergeant's office lacks space for expansion.

Electrical

Electrical equipment and the technology server share a single room with a partial wall dividing them. The lack of complete separation poses a possible code compliance issue. There are not enough electrical outlets to charge required electrical devices posing a fire hazard if existing outlets become overloaded. The facility has an emergency generator. It is not known if an uninterrupted power supply system was present to power critical technology in the event of generator failure.

Technology

There was exposed technology cabling and further expansion may be a challenge.

Evidence Areas

The undersized and confining evidence processing room makes handling evidence by two or more officers simultaneously a challenge. Additional counter space would be beneficial, creating more efficient handling of large or hazardous items. The evidence storage area, while currently providing enough space, may prove inadequate considering increasing evidence retention requirements.

Locker Rooms and Exercise Area

Lockers in the male locker room are too small to stow all the equipment required by modern police officers. They lack electrical outlets for securely charging electronic devices. There are no racks for drying wet clothing. The female locker room is in a restroom in a different part of the facility. Female lockers have the same deficiencies as those in the male locker room, including insufficient size for proper storage of required uniforms and equipment. The locker and rest rooms should be separated.

The exercise area is in the apparatus bay. It does not have enough space for the circuit type training now recommended for law enforcement personnel. It lacks proper heating, ventilation and air conditioning.

Findings

F1. The Placerville Police Department facility is inadequate for modern police operations and requires funding for extensive renovation or replacement.

Recommendations

R1. Placerville should have a professional space and facilities needs study completed with cost estimates for a new or renovated police facility.

R2. Placerville should explore funding options for the renovation or replacement of the current police facility.

R3. Placerville should move expeditiously to renovate or replace their current police facility.

Attachment

Police Facility Guidelines: A Desk Reference for Law Enforcement Executives.
https://www.hsdl.org/?view&did=479722

Request for Responses

This Grand Jury report is an account of an investigation or review. It contains findings and recommendations, and names those who should respond to each finding and each recommendation pertaining to matters under the respondent's control.

Please review *Responding to a Grand Jury Report*, a separate document included with this report.

Responses are required in accordance with California Penal Code §933 and §933.05.

- **Responses to F1, and R1, R2 and R3 are required from the Placerville City Council.**

PUBLIC SAFETY FACILITY SPACE NEEDS SURVEY COMPILATION — GENERAL HIGHLIGHTS

General Mission

Enhancing quality of life with a commitment to providing the highest quality of service to our community.

Anticipated Staffing Changes

Gradual expansion of staff to accommodate community needs of an increasing population.

Years in Current Location

- **Police** - 45 years
- **Fire** - 70 years

Existing Off-Site Storage

- **Police** - offsite storage container
- **Fire** - Ladder truck parked offsite in policy facility garage; staff parking in adjacent lot

Onsite Personnel (Current/20-Year Projection)

- **Police** - 20/29
- **Fire** - 16/25

New and Modified Spaces Needed

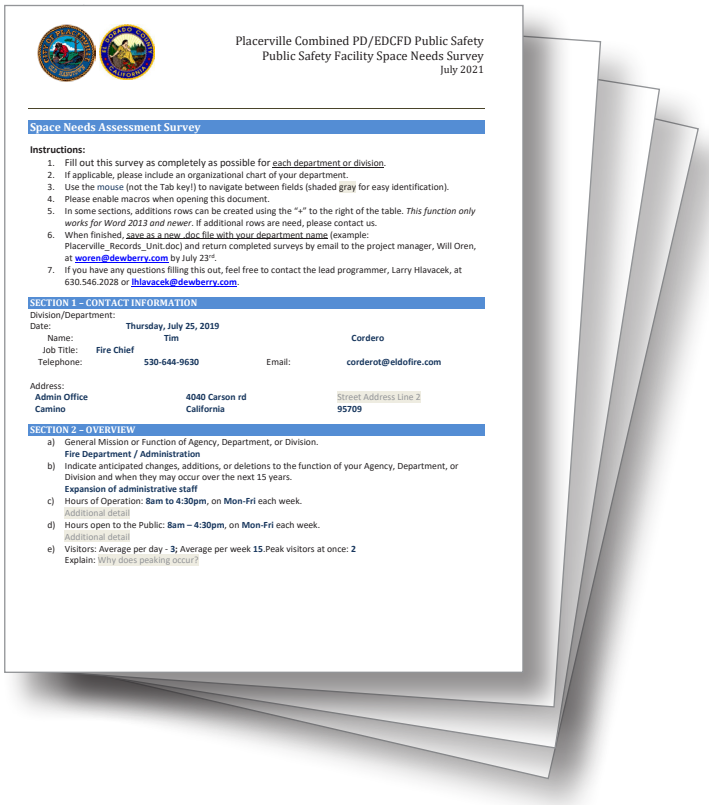
- **Police** - Larger rooms/spaces needed throughout- briefing room, evidence processing, workstations, K-9 outdoor kennel run, locker rooms, restrooms, IT, storage
- **Fire** - Apparatus bay too small for modern vehicles, larger updated rooms/spaces needed throughout- dorm rooms, kitchen, laundry, conference room, workstations, restrooms, lockers/gear storage, hose tower, building support/storage

Staff Parking (Existing/Needed)

- **Police** - 3/30
- **Fire** - 0/11

Department Vehicle Parking (Existing/Needed)

- **Police** - 20/24
- **Fire** - 4/5



Placerville Combined PD/EDCFD Public Safety
Public Safety Facility Space Needs Survey
July 2021

Space Needs Assessment Survey

Instructions:

1. Fill out this survey as completely as possible for each department or division.
2. If applicable, please include an organizational chart of your department.
3. Use the mouse (not the Tab key!) to navigate between fields (shaded gray for easy identification).
4. Please enable macros when opening this document.
5. In some sections, additions rows can be created using the "+" to the right of the table. *This function only works for Word 2013 and newer*. If additional rows are need, please contact us.
6. When finished, save as a new .doc file with your department name (example: Placerville_Records_Unit.doc) and return completed surveys by email to the project manager, Will Oren, at **woren@dewberry.com** by July 23rd.
7. If you have any questions filling this out, feel free to contact the lead programmer, Larry Hlavacek, at 630.546.2028 or **lhlavacek@dewberry.com**.

SECTION 1 – CONTACT INFORMATION

Division/Department:
Date: **Thursday, July 25, 2019**
Name: **Tim** **Cordero**
Job Title: **Fire Chief**
Telephone: **530-644-9630** Email: **corderot@eldofire.com**

Address:
Admin Office **4040 Carson rd** Street Address Line 2
Camino **California** **95709**

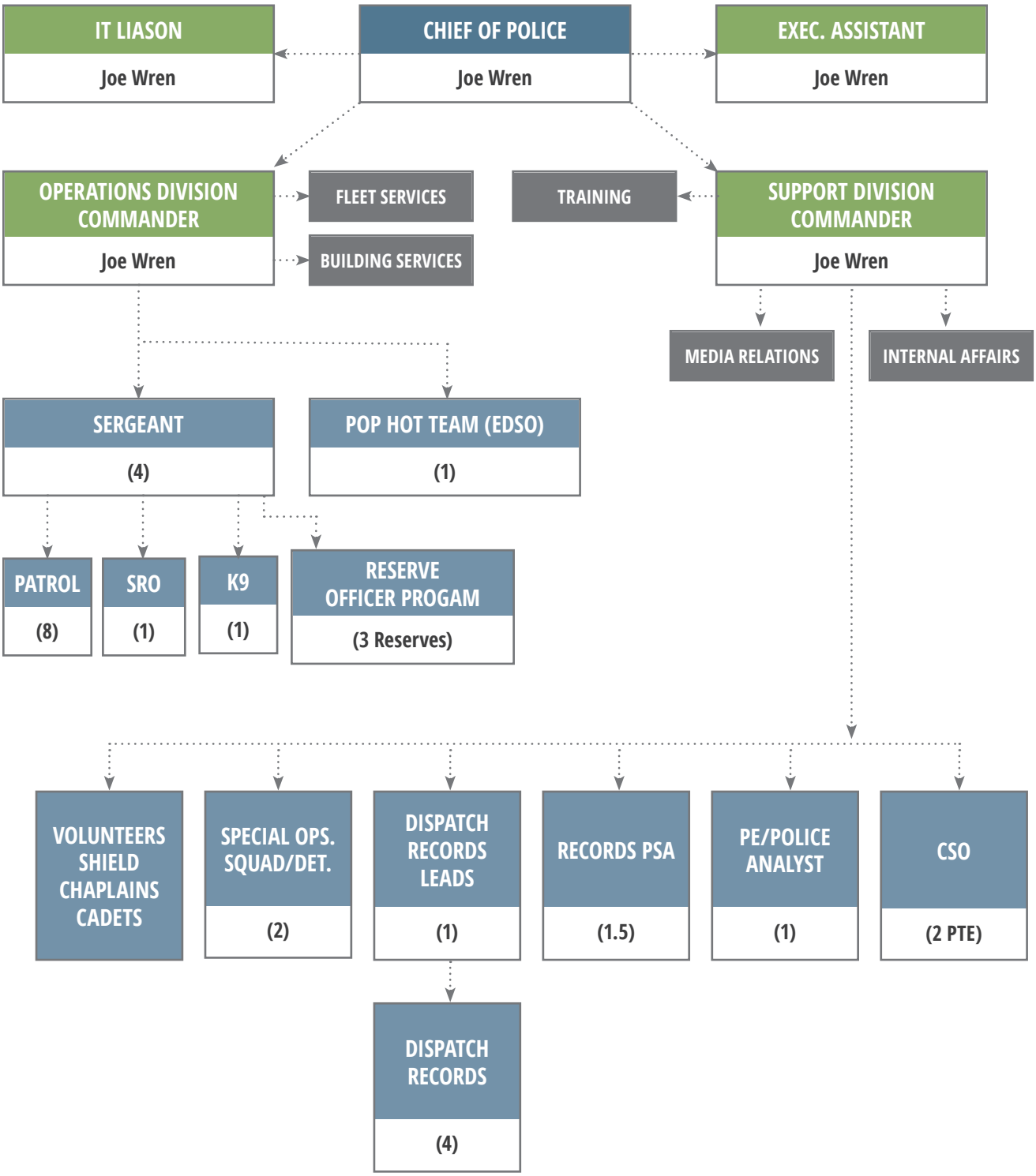
SECTION 2 – OVERVIEW

a) General Mission or Function of Agency, Department, or Division.
Fire Department / Administration
b) Indicate anticipated changes, additions, or deletions to the function of your Agency, Department, or Division and when they may occur over the next 15 years.
Expansion of administrative staff
c) Hours of Operation: **8am to 4:30pm**, on **Mon-Fri** each week.
Additional detail
d) Hours open to the Public: **8am – 4:30pm**, on **Mon-Fri** each week.
Additional detail
e) Visitors: Average per day - **3;** Average per week **15.**Peak visitors at once: **2**
Explain: Why does peaking occur?

SPACE NEEDS ASSESSMENT

Placerville Police Department

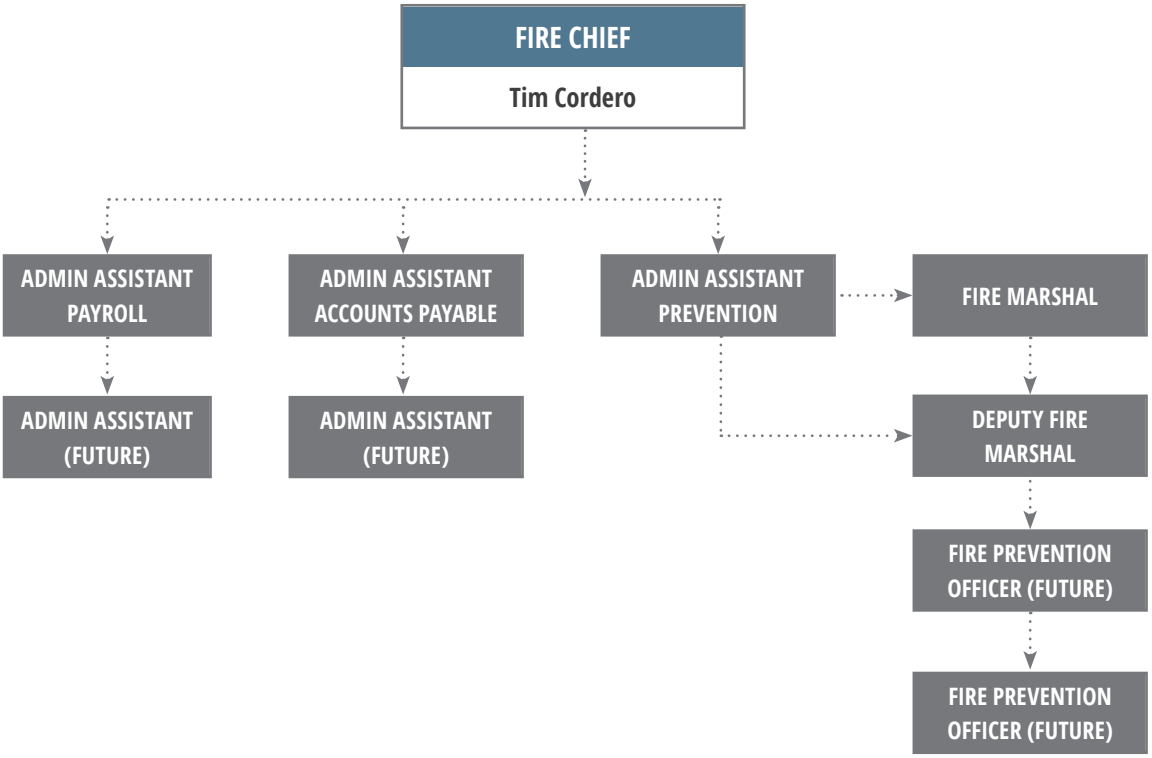
Organizational Chart

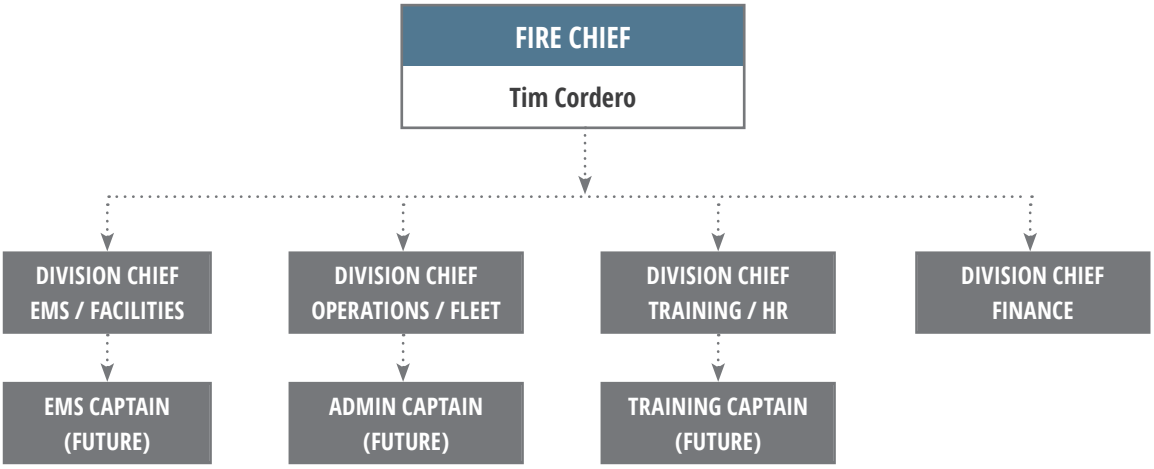


SPACE NEEDS ASSESSMENT

El Dorado County Fire Protection District

Organizational Chart and Future Staffing Needs

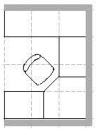




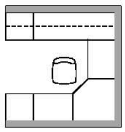
SPACE NEEDS ASSESSMENT

Standard Space Type Templates

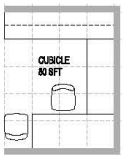
Standard Office Sizes



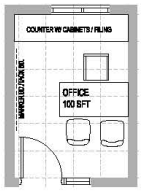
C-1: 48 sf (6' x 8')



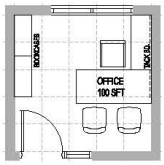
C-2: 64 sf (8' x 8')



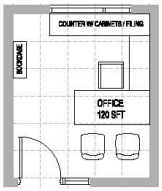
C-3: 80 sf (6' x 10')



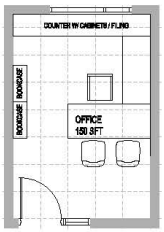
O-1: 100 sf (8'-4" x 12')



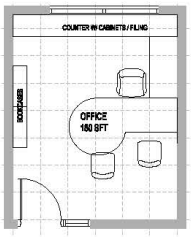
O-2: 100 sf (10' x 10')



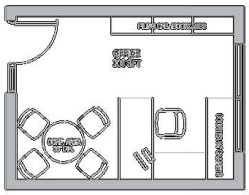
O-3: 120 sf (10' x 12')



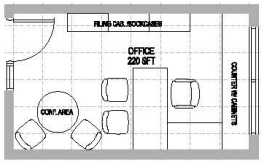
O-4: 150 sf (10' x 15')



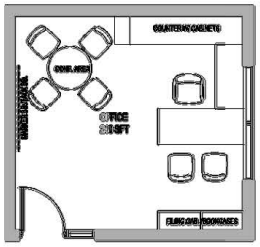
O-5: 180 sf (12' x 15')



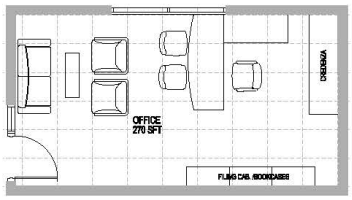
O-6: 200 sf (16' x 12')



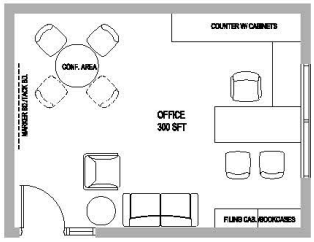
O-7: 220 sf (10' x 15')



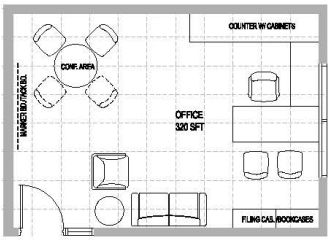
O-8: 240 sf (16' x 15')



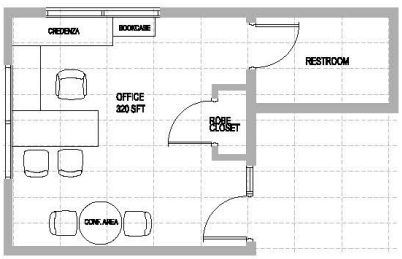
O-9: 270 sf (22'-6" x 12')



O-10: 300 sf (20' x 15')



O-11: 320 sf (21'-4" x 15')

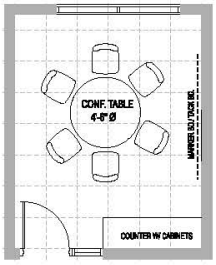


O-12: 320 sf (16' x 16')

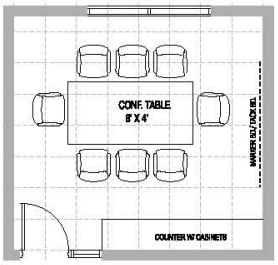
SPACE NEEDS ASSESSMENT

Standard Space Type Templates

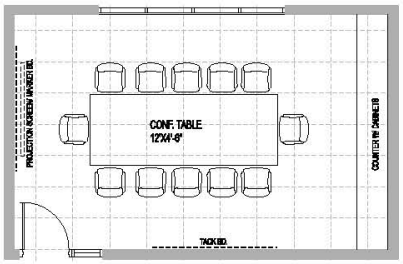
Standard Agency Meeting Room Sizes



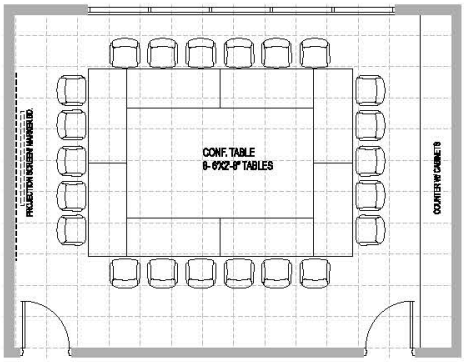
CR-1: 180 sf (12' x 15')
(6 person)



CR-2: 240 sf (16' x 15')
(8 person)



CR-3: 380 sf (24' x 15')
(12 person)

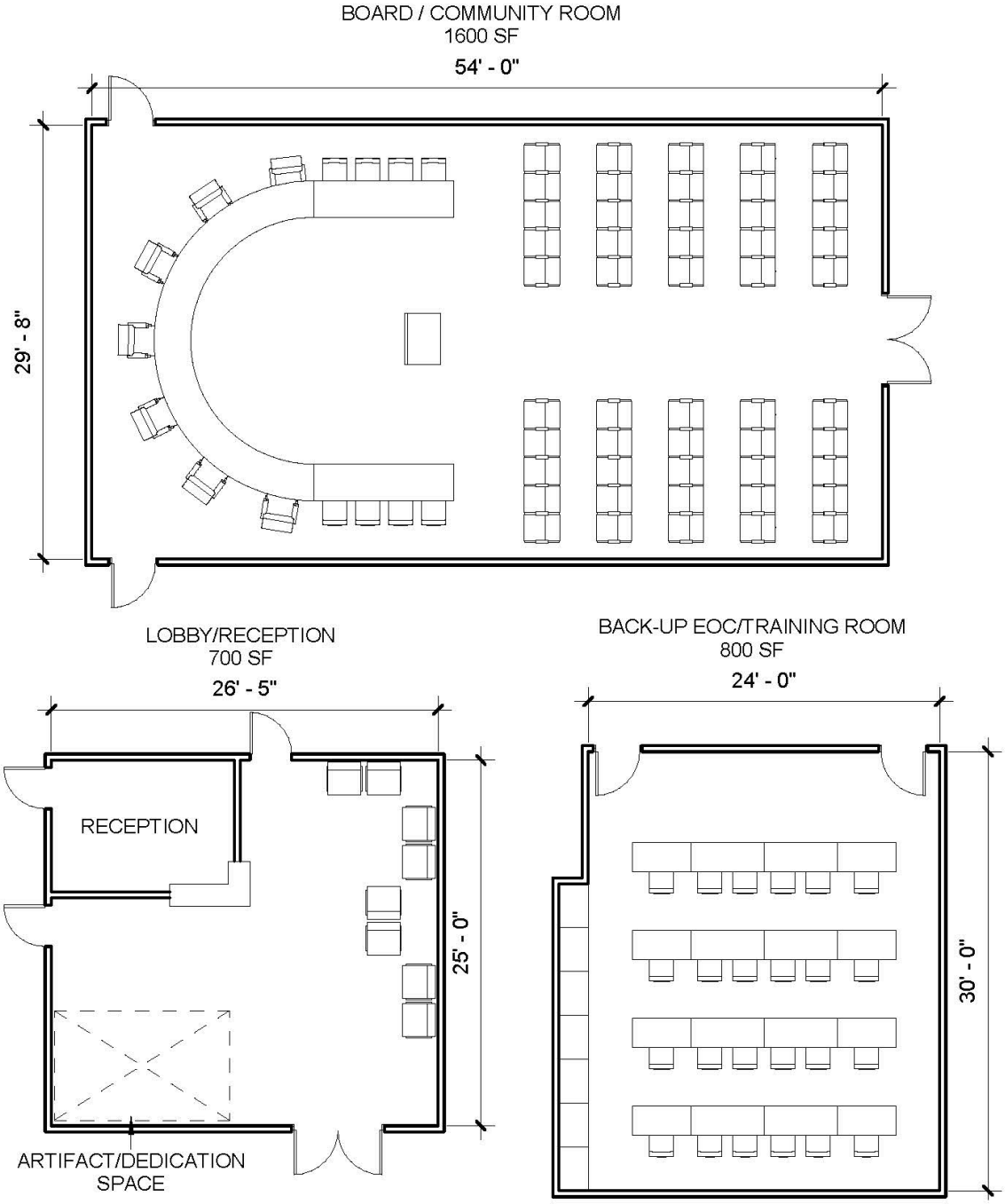


CR-4: 600 sf (28'-1" x 21'-4")
(20-25 person)

SPACE NEEDS ASSESSMENT

Standard Space Type Templates

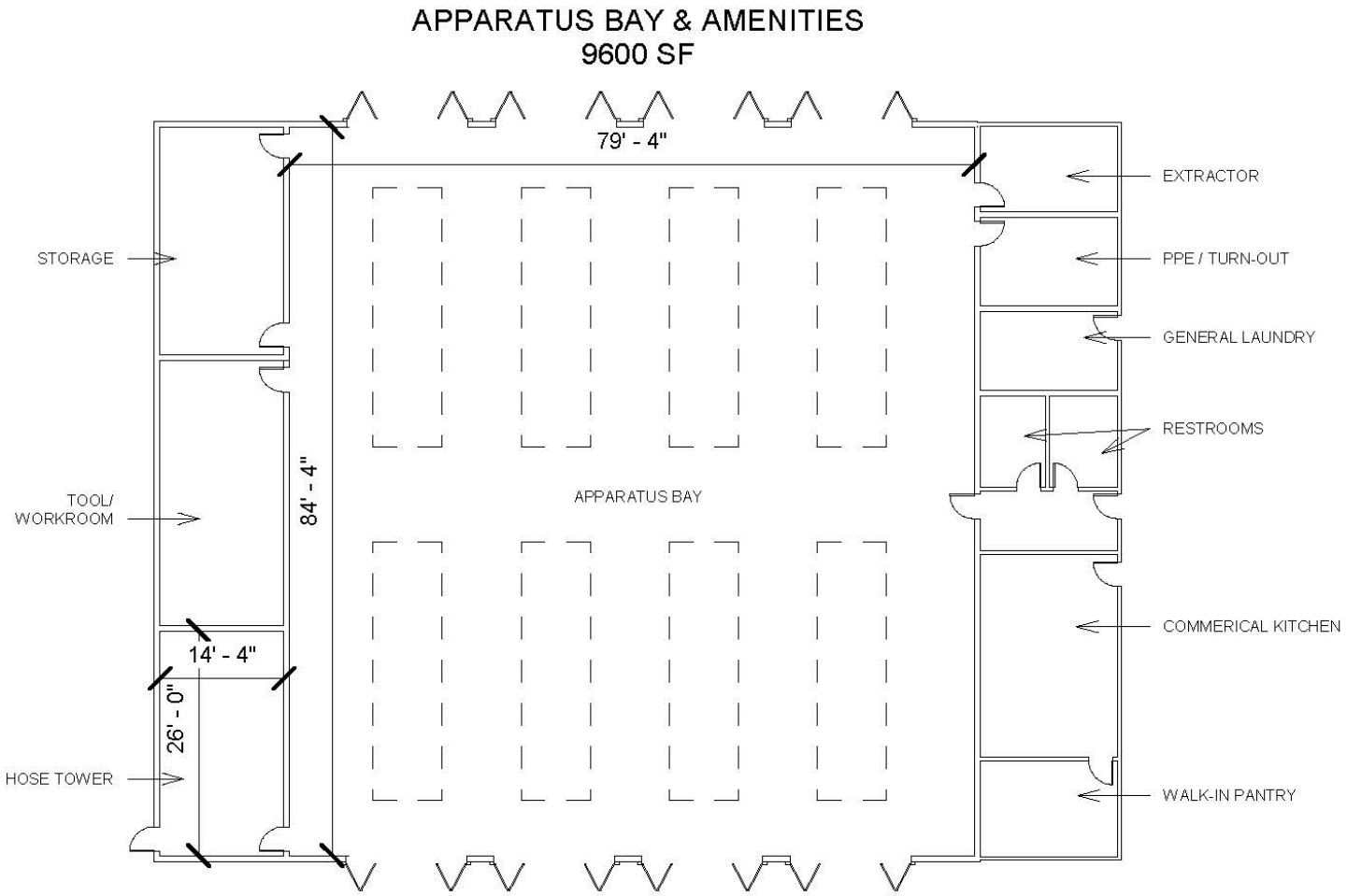
Community Room, EOC, and Lobby



SPACE NEEDS ASSESSMENT

Standard Space Type Templates

Apparatus Bay

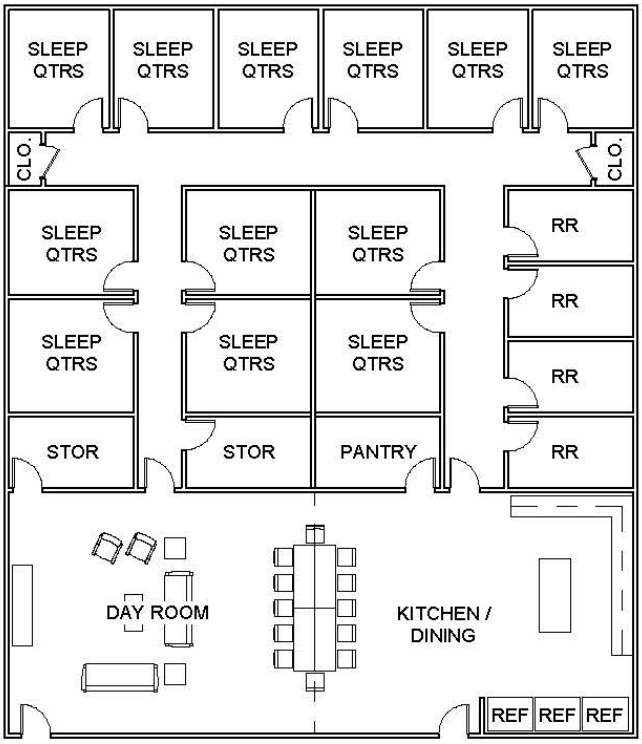


SPACE NEEDS ASSESSMENT

Standard Space Type Templates

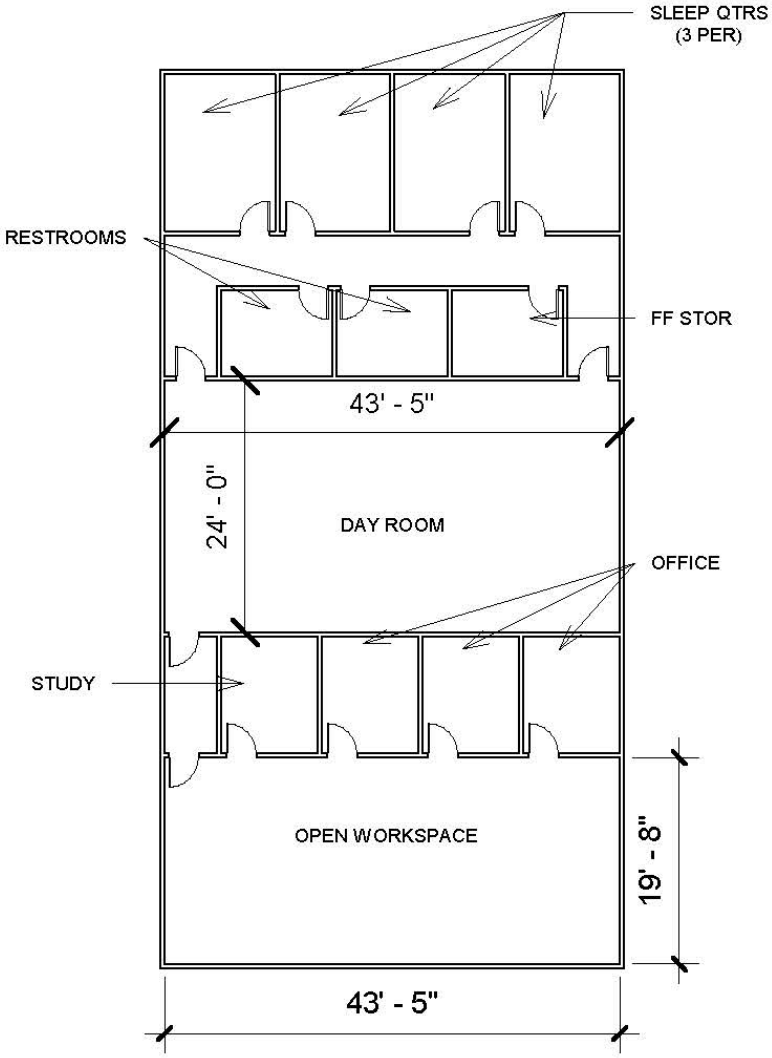
Dormitories Alternate 1

FIREFIGHTER QTRS
4200 SF



Dormitories Alternate 2

FIREFIGHTER QTRS / WORKSPACE
5000 SF

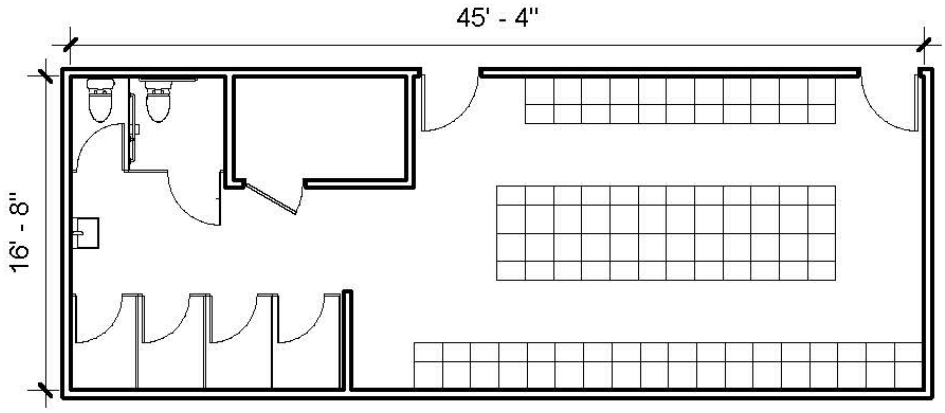


SPACE NEEDS ASSESSMENT

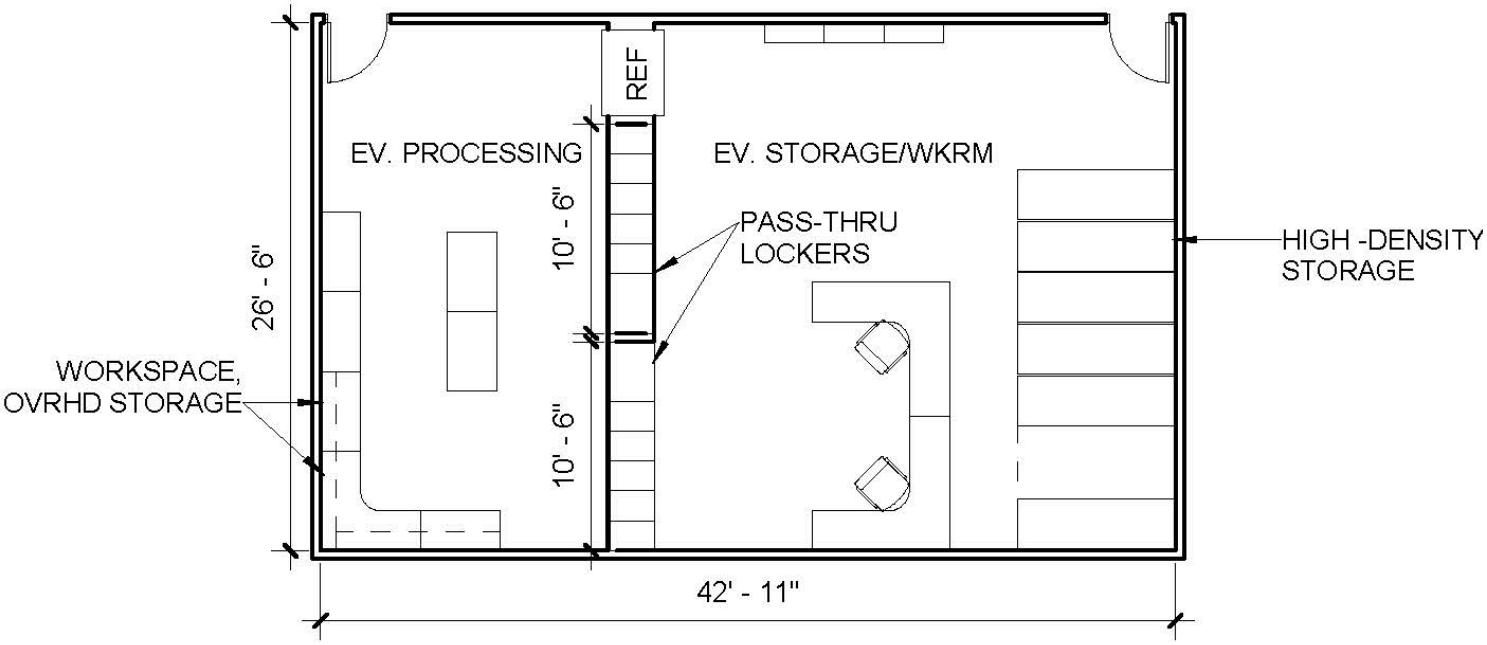
Standard Space Type Templates

Evidence Storage and Locker Room

GN LOCKER ROOMS
800SF



PROPERTY & EVIDENCE /
EVIDENCE PROCESSING
1200SF



SPACE NEEDS ASSESSMENT

Combined Public Safety Facility

SPACE NAME	SPACE STANDARD	SQUARE FOOT	# of FTE	QTY. of SPACES	NET SF (BASE)
SHARED / PUBLIC					
LOBBY			**1**	**4**	**478**
WAITING AREA	-	250	-	1	250
RECEPTION	-	60	1	1	60
ARTIFACT / DEDICATION AREA	-	200	-	-	-
PUBLIC RESTROOM	-	84	-	2	168
COMMUNITY / BOARD ROOM	-	1600	-	-	-
POLICE					
	-	-	**3**	**5**	**656**
CHIEF OF POLICE	O-12	256	1	1	256
IT LIAISON	O-1	100	1	1	100
IT STORAGE	O-1	100	-	1	100
EXEC. ASSISTANT	O-1	100	1	1	100
EXEC. STORAGE	O-1	100	-	1	100
EXEC. CONF. ROOM	CR-2	240	-	-	-
	-	-	**17**	**21**	**3080**
OPERATIONS DIVISION COMMANDER	O-6	180	1	1	180
FLEET SERVICES	O-2	100	1	1	100
BUILDING SERVICES	O-1	100	1	1	100
BUILDING MAINTENANCE STORAGE	-	200	-	1	200
STAFF EDUCATION & TRAINING OFFICE	O-1	100	-	1	100
ALLIED AGENCY OFFICE SPACE	O-1	100	-	1	100
SERGEANT (4)	CR-2	240	4	1	240
PATROL (8)	O-4	150	8	8	1200
BRIEFING RM	CR-3	360	-	1	360
SRO (1)	C-3	60	1	1	60
FLEX OFFICE	O-3	120	-	2	240
POP HOT TEAM (EDSO) (1)	O-4	150	1	1	150
GO-BAG	-	50	-	1	50
SUPPORT SERVICES	-	-	**12**	**16**	**2010**
SUPPORT DIVISION COMMANDER	O-3	120	1	1	120
ADMIN SERGEANT	O-3	120	1	1	120
OPEN SQUAD BAY (DETECTIVES)	CR-3	360	2	1	360
MEDIA RELATIONS	O-2	100	1	1	100
INTERNAL AFFAIRS	O-3	120	-	1	120
CSI STORAGE	-	80	-	1	80
TRAINING	O-3	120	1	1	120
CHAPLAIN'S OFFICE	O-3	120	1	1	120
VOLUNTEERS, SHIELD, CADETS	O-4	150	-	1	150
SPECIAL OPS., SQUAD/DET. (2)	O-1	100	2	2	200
PE/POLICE ANALYST (1)	O-1	100	1	1	100
HARD INTERVIEW	-	100	-	1	100
SOFT INTERVIEW	-	120	-	1	120
CSO OFFICE	O-1	100	2	1	100
LIVESCAN ROOM	-	100	-	1	100
EVIDENCE	-	-	**4**	**15**	**3720**
EVIDENCE STORAGE (INTERIOR)	-	500	-	1	500
EVIDENCE STORAGE (EXTERIOR)	-	500	-	1	500
EVIDENCE PROCESSING RM	-	200	-	1	200
EVIDENCE PROCESSING - INDOOR VEHICLE BAY	-	600	-	1	600
EVIDENCE SUPPLY	-	120	-	1	120
OUTDOOR EVIDENCE VEHICLE STORAGE	-	1200	-	1	1200
PROPERTY, EVIDENCE & ANALYST OFFICE	O-2	100	1	1	100
CYBER CRIMES	O-2	100	1	1	100
LOCKERS PASS-THRU	-	60	-	5	300
CSO (2) PTE	O-2	100	2	1	100
DRIVE-IN SECURE EVIDENCE	-	-	-	1	-
DISPATCH	-	-	**8**	**14**	**1366**
DISPATCH CENTER	-	250	2	1	250
DISPATCH RECORDS (4) DRT	C-1	48	3	4	192
DISPATCH RR	-	84	-	1	84
PATIO	-	-	-	1	-
DISPATCH STORAGE	-	100	-	1	100
RECORDS/RECEPTION	C-3	60	2	2	120
RECORDS STORAGE	-	200	-	1	200
RECORDS PSA (1.5)	C-3	60	2	2	120
RECORD RETENTION	-	300	-	1	300
SUPPORT SPACES	-	-	-	**18**	**7630**
PD CONFERENCE ROOM	CR-3	360	-	1	360
LOCKER RM + STAFF RR		500	-	2	1000
DEFENSIVE TACTICS + TRAINING		3200	-	1	3200
ARMORY & WEAPONS STOR/MTNC		1200	-	1	1200
QUARTERMASTER AREA	O-2	100	-	1	100
LACTATION ROOM		80	-	1	80
MEDICAL ROOM		80	-	1	80
RESTROOMS		100	-	2	200
DEPT EQUIP STOR	O-8	240	-	2	480
MAIL & COPY ROOM		80	-	1	80
IT CLOSET		60	-	2	120
SERVER ROOM		250	-	1	250
COURTS - PREP ROOM / LOUNGE	O-3	120	-	1	120
TRAINING CLASSROOM	CR-3	360	-	1	360
STOR CLOSET	-	100	-	-	-
BUILDING SUBTOTALS					
		subT	*45*	93	*18940*
				POLICE TOTAL SF (BASE):	18940
				POLICE TOTAL SF (GROSS):	**23675**
SUPPORT SPACES - EXTERIOR			-	**4**	**4600**
BIKE STORAGE & MAINTENANCE AREA	-	100	-	-	-
GARAGE		2000	-	1	2000
MOTORCYCLE BICYCLE PATROL GARAGE		600	-	1	600
K9 KENNELS (3) AND RUN		400	-	1	400
COMMUNICATIONS TOWER		1600	-	1	1600
				POLICE TOTAL SF (BASE):	18940
				POLICE TOTAL SQUARE FEET (GROSS):	**23675**

FIRE					
OFFICE OF THE CHIEF			**1**	**2**	**396**
FIRE CHIEF	O-12	256	1	1	256
FD CHIEF BATHROOM	-	140	-	1	140
FD CHIEF CONFERENCE	CR-1	180	-	-	-
			16	**39**	**1520**
ADMIN ASSISTANT - PAYROLL	O-3	120	1	1	120
ADMIN ASSISTANT - ACCOUNTS PAYABLE	O-3	120	1	1	120
ADMIN ASSISTANT - PREVENTION	O-3	120	1	1	120
SHARED OFFICE	300	300	-	1	300
PRINT/COPY RM	140	140	-	1	140
MTG ROOM - SML	120	120	-	1	120
OFFICE - SML	100	100	-	-	-
PLAN CHECK RM	100	100	-	1	100
MTG ROOM - LRG	400	400	-	1	400
SECURE STOR	100	100	-	1	100
			7	**19**	**4453**
FIRE MARSHAL OFFICE	O-3	120	1	1	120
ADMIN ASSISTANT 1 - FUTURE	O-3	120	-	1	120
ADMIN ASSISTANT 2 - FUTURE	O-3	120	-	1	120
DEPUTY FIRE MARSHAL	O-3	120	1	1	120
FIRE PREVENTION OFFICER 1 - (FUTURE)	O-3	120	-	-	-
FIRE PREVENTION OFFICER 2 - (FUTURE)	O-3	120	-	-	-
DIVISION CHIEF - EMS/FACILITIES	O-3	120	1	1	120
DIVISION CHIEF - OPERATIONS/FLEET	O-3	120	1	1	120
DIVISION CHIEF - TRAINING/HR	O-3	120	1	1	120
DIVISION CHIEF - FINANCE	O-3	120	1	1	120
EMS CAPTAIN - (FUTURE)	O-3	120	-	1	120
ADMIN CAPTAIN - (FUTURE)	O-3	120	-	1	120
TRAINING CAPTAIN - (FUTURE)	O-3	120	-	1	120
COMMERCIAL KITCHEN	400	120	-	1	120
RESTROOMS - (PUBLIC)	=2*25*10	500	-	1	500
RESTROOMS - (DORM)	= 3*10*12	360	-	1	360
OFFICE - MED	O-3	120	-	-	-
DORM ROOM	=100*124/144*12	1033	-	1	1033
GALLEY (DORM STYLE)	*200*	*120*	-	-	-
DAY ROOM	=35*20	700	-	1	700
OPEN OFFICE (FIREFIGHTERS)	CR-1	180	-	1	180
CAPTAIN'S OFFICE	O-3	120	1	1	120
PLAN ROOM	CR-1	120	-	1	120
	SUBT		24	60	
FIRE STAFF TOTAL:				FIRE STAFF AREAS TOTAL SF (BASE):	6369
				FIRE STAFF AREAS TOTAL SQUARE FEET (GROSS):	**7962**
				9	**9975**
APPARATUS BAY		6300	-	1	6300
EXTERIOR WASH BAY		1500	-	1	1500
TURN-OUT RM		450	-	1	450
EXTRACTOR		100	-	1	100
LAUNDRY ROOM		200	-	1	200
TOOL ROOM		200	-	1	200
LOCKER ROOM		450	-	1	450
HOSE TOWER		625	-	1	625
EMS SUPPLY CLEANING AREA		150	-	1	150
EQUIPMENT TOTALS:				EQUIP. TOTAL SF (BASE):	9975
				EQUIPMENT TOTAL SQUARE FEET (GROSS):	**12469**
SHARED SPACES					
COMBINED WELLNESS			-	**4**	**2285**
EXEC. CONF. ROOM	CR-2	240	-	1	*240*
OPEN BREAK / KITCHEN	*=10*25*	*250*	-	-	-
SPORTS/RECREATION COURT	=20*50	*1000*	-	-	-
STUDY SPACE	O-3	*120*	-	1	*120*
FITNESS	-	*1200*	-	1	*1200*
EOC / TRAINING	-	*725*	-	1	*725*
SHARED SUBTOTAL:				EQUIP. TOTAL SF (BASE):	2285
				SHARED TOTAL SQUARE FEET (GROSS):	**2856**
GRAND TOTALS:					
BUILDING GRAND TOTAL:				170	
				TOTAL SF (BASE):	**27594**
				BUILDING TOTAL SQUARE FEET (GROSS):	**34493**
SITE					
	UNIT	**1554**	**104**	**17600**	**17496**
OUTDOOR BREAK		200	-	-	-
OUTDOOR MAINTENANCE (LAWNMOWER)	-	200	-	-	-
PUBLIC PARKING STANDARD	162	20	-	20	3240
PUBLIC PARKING ACCESSIBLE	2	324	-	2	648
PARKING - EVCS	3	162	-	3	486
PATROL PARKING	8	162	-	8	1296
STAFF PARKING	69	162	-	69	11178
SPECIALTY (OVERSIZED)	2	324	-	2	648
SITE GRAND TOTAL:					
				TOTAL SF (BASE):	**17496**
				SITE TOTAL SF (GROSS):	**26244**

**Refer to appendices for high & low budget estimates for this option*

SPACE NEEDS ASSESSMENT

Placerville Police Department - Independent Facility

STAFFING	SPACE STANDARD	SPACE SF	FTE	QTY	NET SF (BASE)
PUBLIC					
LOBBY			**1**	**6**	**3080**
WAITING AREA	-	800	0	1	800
RECEPTION	-	200	1	1	200
ARTIFACT / DEDICATION AREA	-	200	0	1	200
PUBLIC RESTROOM	-	140	0	2	280
COMMUNITY / BOARD ROOM	-	1600	0	1	1600
POLICE					
CHIEF OF POLICE	**-**	**-**	**3**	**6**	**1170**
CHIEF OF POLICE	O-12*	480	1	1	480
IT LIAISON	O-1	100	1	1	100
IT STORAGE	-	100	0	1	100
EXEC. ASSISTANT	O-4	150	1	1	150
EXEC. STORAGE	-	100	0	1	100
EXEC. CONF. ROOM	CR-2	240	0	1	240
OPERATIONS	**-**	**-**	**17**	**22**	**3700**
OPERATIONS DIVISION COMMANDER	O-6	180	1	1	180
FLEET SERVICES	O-5	180	1	1	180
BUILDING SERVICES	O-5	180	1	1	180
BUILDING MAINTENANCE STORAGE	-	200	0	1	200
STAFF EDUCATION & TRAINING OFFICE	O-2	100	0	1	100
ALLIED AGENCY OFFICE SPACE	O-2	100	0	1	100
SERGEANT (4)	CR-3	360	4	1	360
PATROL (8)	O-4	150	8	8	1200
BRIEFING RM	CR-3	360	0	1	360
BIKE STORAGE & MAINTENANCE AREA	-	100	0	1	100
SRO (1)	O-4	150	1	1	150
FLEX OFFICE	O-3	120	*	2	240
POP HOT TEAM(EDSO) (1)	O-4	150	1	1	150
GO-BAG	-	200	0	1	200
	-	**-**	**9**	**19**	**2670**
SUPPORT DIVISION COMMANDER	O-6	180	1	1	180
ADMIN SERGEANT	O-3	120	1*	1	120
OPEN SQUAD BAY (DETECTIVES)	CR-3	360	2*	1	360
MEDIA RELATIONS	O-3	120	1	1	120
INTERNAL AFFAIRS	O-3	120	*	1	120
CSI STORAGE	-	80	0	1	80
TRAINING	O-3	120	1	1	120
CHAPLAIN'S OFFICE	O-3	120	1	1	120
VOLUNTEERS, SHIELD, CADETS	O-4	150	0	4	600
SPECIAL OPS., SQUAD/DET. (2)	O-3	120	2	2	240
PE/POLICE ANALYST (1)	O-3	120	1	1	120
HARD INTERVIEW	-	100	0	1	100
SOFT INTERVIEW	-	140	0	1	140
CSO OFFICE	O-4	150	2	1	150
LIVESCAN ROOM	-	100	0	1	100

EVIDENCE	**-**	**-**	**4**	**15**	**3840**
EVIDENCE STORAGE (INTERIOR)	-	500	0	1	500
EVIDENCE STORAGE (EXTERIOR)	-	500	0	1	500
EVIDENCE PROCESSING RM	-	200	0	1	200
EVIDENCE PROCESSING - INDOOR VEHICLE BAY	-	600	0	0	0
EVIDENCE SUPPLY	-	120	0	1	120
OUTDOOR EVIDENCE VEHICLE STORAGE	-	1200	0	1	1200
PROPERTY, EVIDENCE & ANALYST OFFICE	O-3	120	1	1	120
CYBER CRIMES	O-2	100	1	1	100
LOCKERS PASS-THRU	-	60	0	5	300
CSO (2) PTE	O-2	0	2	2	0
DRIVE-IN SECURE EVIDENCE	-	800	0	1	800
DISPATCH	**-**	**-**	**8**	**14**	**1505**
DISPATCH CENTER	-	500	2	1	500
DISPATCH RECORDS (4) DRT	O-1	100	3	4	400
DISPATCH RR	-	65	0	1	65
PATIO	-	0	0	1	0
DISPATCH STORAGE	-	100	0	1	100
RECORDS/RECEPTION	C-3	60	2	2	120
RECORDS STORAGE	-	100	0	1	100
RECORDS PSA (1.5)	C-3	60	2	2	120
RECORD RETENTION	-	100	0	1	100
WELLNESS				**4**	**2400**
OPEN BREAK / KITCHEN	-	250	0	1	250
OUTDOOR BREAK	-	200	0	0	0
OUTDOOR MAINTENANCE (LAWNMOWER)	-	200	0	0	0
SPORTS/RECREATION COURT	-	800	0	1	800
STUDY SPACE	-	150	0	1	150
FITNESS	-	1200	0	1	1200
EOC / TRAINING	-	1500	0	0	0
SUPPORT SPACES	**-**	**-**	**0**	**20**	**4970**
PD CONFERENCE ROOM	CR-3	360	0	1	360
LOCKER RM		400	0	2	800
DEFENSIVE TACTICS		1200	0	1	1200
ARMORY & WEAPONS STOR/MTNC		400	0	1	400
QUARTERMASTER AREA		120	0	1	120
LACTATION ROOM		80	0	1	80
MEDICAL ROOM		80	0	1	80
RESTROOMS		100	0	3	300
DEPT EQUIP STOR		200	0	2	400
MAIL & COPY ROOM		180	0	1	180
IT CLOSET		60	0	2	120
SERVER ROOM		250	0	1	250
COURTS - PREP ROOM / LOUNGE		250	0	1	250
TRAINING CLASSROOM		350	0	1	350
STOR CLOSET		80	0	1	80
BUILDING SUBTOTALS					
		subT	***42***	***102***	***20935***
			POLICE TOTAL SF (BASE):		20935
			POLICE TOTAL SF (GROSS):		**26169**
SUPPORT SPACES - EXTERIOR			**0**	**4**	**5000**
GARAGE		2000	0	1	2000
MOTORCYCLE BICYCLE PATROL GARAGE		600	0	1	600
K9 KENNELS (3) AND RUN		400	0	1	400
COMMUNICATIONS TOWER		1600	0	1	1600
MISC. EXTERIOR BREAK		400	0	1	400
			POLICE TOTAL SF (BASE):		25935
			POLICE TOTAL SQUARE FEET (GROSS):		**32419**

SITE					
				85	**14418**
PUBLIC PARKING STANDARD	20	162	-	20	3240
PUBLIC PARKING ACCESSIBLE	2	324	-	2	648
PARKING - EVCS	3	162	-	3	486
PATROL PARKING	8	162	-	8	1296
STAFF PARKING	9*18	162	-	50	8100
SPECIALTY (OVERSIZED)	2	324	-	2	648
SITE GRAND TOTAL:					
				TOTAL SF (BASE):	**14418**
				SITE TOTAL SF (GROSS):	**21627**

**Refer to appendices for high & low budget estimates for this option*

SPACE NEEDS ASSESSMENT

Fire Protection District - Independent Facility

SPACE NAME	SPACE STANDARD	SQUARE FOOT	# of FTE	QTY. of SPACES	NET SF (BASE)
SHARED / PUBLIC					
LOBBY			**1**	**4**	**478**
WAITING AREA	-	*250*	-	*1*	*250*
RECEPTION	-	*60*	*1*	*1*	*60*
ARTIFACT / DEDICATION AREA	-	*200*	-	-	-
PUBLIC RESTROOM	-	*84*	-	*2*	*168*
COMMUNITY / BOARD ROOM	-	*1600*	-	-	-
SUPPORT SPACES	-	-	-	**12**	**1770**
LACTATION ROOM		80	-	1	80
MEDICAL ROOM		80	-	1	80
RESTROOMS		100	-	2	200
DEPT EQUIP STOR	O-8	240	-	2	480
MAIL & COPY ROOM		80	-	1	80
IT CLOSET		60	-	2	120
SERVER ROOM		250	-	1	250
COURTS - PREP ROOM / LOUNGE	O-3	120	-	1	120
TRAINING CLASSROOM	CR-3	360	-	1	360
STOR CLOSET	-	100	-	-	-
FIRE					
OFFICE OF THE CHIEF			**1**	**2**	**396**
FIRE CHIEF	O-12	256	1	1	256
FD CHIEF BATHROOM	-	140	-	1	140
FD CHIEF CONFERENCE	CR-1	180	-	-	-
ADMIN			**16**	**39**	**1520**
ADMIN ASSISTANT - PAYROLL	O-3	120	1	1	120
ADMIN ASSISTANT - ACCOUNTS PAYABLE	O-3	120	1	1	120
ADMIN ASSISTANT - PREVENTION	O-3	120			
SHARED OFFICE	300	300	-	1	300
PRINT/COPY RM	140	140	-	1	140
MTG ROOM - SML	120	120	-	1	120
OFFICE - SML	100	100	-	-	-
PLAN CHECK RM	100	100	-	1	100
MTG ROOM - LRG	400	400	-	1	400
SECURE STOR	100	100	-	1	100
PREVENTION			**7**	**19**	**4453**
FIRE MARSHAL OFFICE	O-3	120	1	1	120
ADMIN ASSISTANT 1- FUTURE	O-3	120	-	1	120
ADMIN ASSISTANT 2 - FUTURE	O-3	120	-	1	120
DEPUTY FIRE MARSHAL	O-3	120	1	1	120
FIRE PREVENTION OFFICER 1 - (FUTURE)	O-3	120	-	-	-
FIRE PREVENTION OFFICER 2 - (FUTURE)	O-3	120	-	-	-
DIVISION CHIEF - EMS/FACILITIES	O-3	120	1	1	120
DIVISION CHIEF - OPERATIONS/FLEET	O-3	120	1	1	120
DIVISION CHIEF - TRAINING/HR	O-3	120	1	1	120
DIVISION CHIEF - FINANCE	O-3	120	1	1	120
EMS CAPTAIN - (FUTURE)	O-3	120	-	1	120
ADMIN CAPTAIN - (FUTURE)	O-3	120	-	1	120
TRAINING CAPTAIN - (FUTURE)	O-3	120	-	1	120
KITCHEN	400	120	-	1	120
RESTROOMS - (PUBLIC)	=2*25*10	500	-	1	500
RESTROOMS - (DORM)	= 3*10*12	360	-	1	360
OFFICE - MED	O-3	120	-	-	-
DORM ROOM	=100*124/ 144*12	1033	-	1	1033
GALLEY (DORM STYLE)	*200*	*120*	-	-	-
DAY ROOM	=35*20	700	-	1	700
OPEN OFFICE (FIREFIGHTERS)	CR-1	180	-	1	180
CAPTAIN'S OFFICE	O-3	120	1	1	120
PLAN ROOM	CR-1	120	-	1	120
	SUBT		24	60	
WELLNESS			-	**4**	**2285**
EXEC. CONF. ROOM	CR-2	240	-	1	*240*
OPEN BREAK / KITCHEN	*=10*25*	*250*	-	-	-
SPORTS/RECREATION COURT	=20*50	*1000*	-	-	-
STUDY SPACE	O-3	*120*	-	*1*	*120*
FITNESS	-	*1200*	-	*1*	*1200*
EOC / TRAINING	-	*725*	-	*1*	*725*
FIRE STAFF TOTAL:			FIRE STAFF AREAS TOTAL SF (BASE):		8617
			FIRE STAFF AREAS TOTAL SQUARE FEET (GROSS):		**10772**
				9	**9975**
APPARATUS BAY		6300	-	1	6300
EXTERIOR WASH BAY		1500	-	1	1500
TURN-OUT RM		450	-	1	450
EXTRACTOR		100	-	1	100
LAUNDRY ROOM		200	-	1	200
TOOL ROOM		200	-	1	200
LOCKER ROOM		450	-	1	450
HOSE TOWER		625	-	1	625
EMS SUPPLY CLEANING AREA		150	-	1	150
EQUIPMENT TOTALS:			EQUIP. TOTAL SF (BASE):		9975
			EQUIPMENT TOTAL SQUARE FEET (GROSS):		**12469**

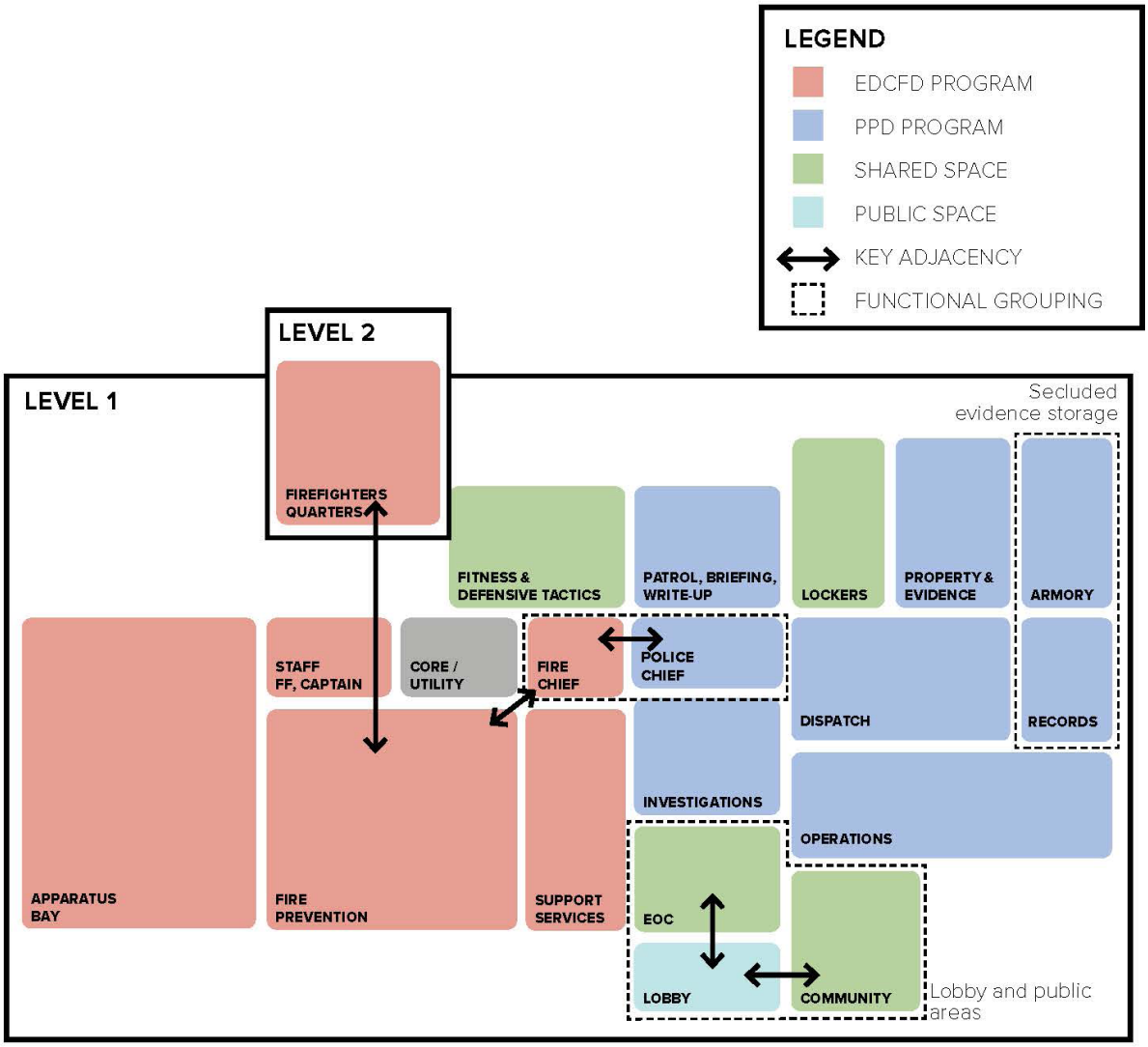
GRAND TOTALS:					
BUILDING GRAND TOTAL:				89	24962
				TOTAL SF (BASE):	
				BUILDING TOTAL SQUARE FEET (GROSS):	**29051**
SITE					
	UNIT	**1534**	-	**57**	**9634**
OUTDOOR BREAK		200	-	1	200
OUTDOOR MAINTENANCE (LAWNMOWER)	-	200	-	1	200
PUBLIC PARKING STANDARD	=9*18	162	-	20	3240
PUBLIC PARKING ACCESSIBLE	=18*18	324	-	2	648
PARKING - EVCS	3	162	-	3	486
STAFF PARKING	=9*18	162	-	30	4860
SPECIALTY (OVERSIZED)	2	324	-	-	-
SITE GRAND TOTAL:					
				TOTAL SF (BASE):	**9634**
				SITE TOTAL SF (GROSS):	**14451**

**Refer to appendices for high & low budget estimates for this option*

SPACE NEEDS ASSESSMENT

Option 1 - Single Story

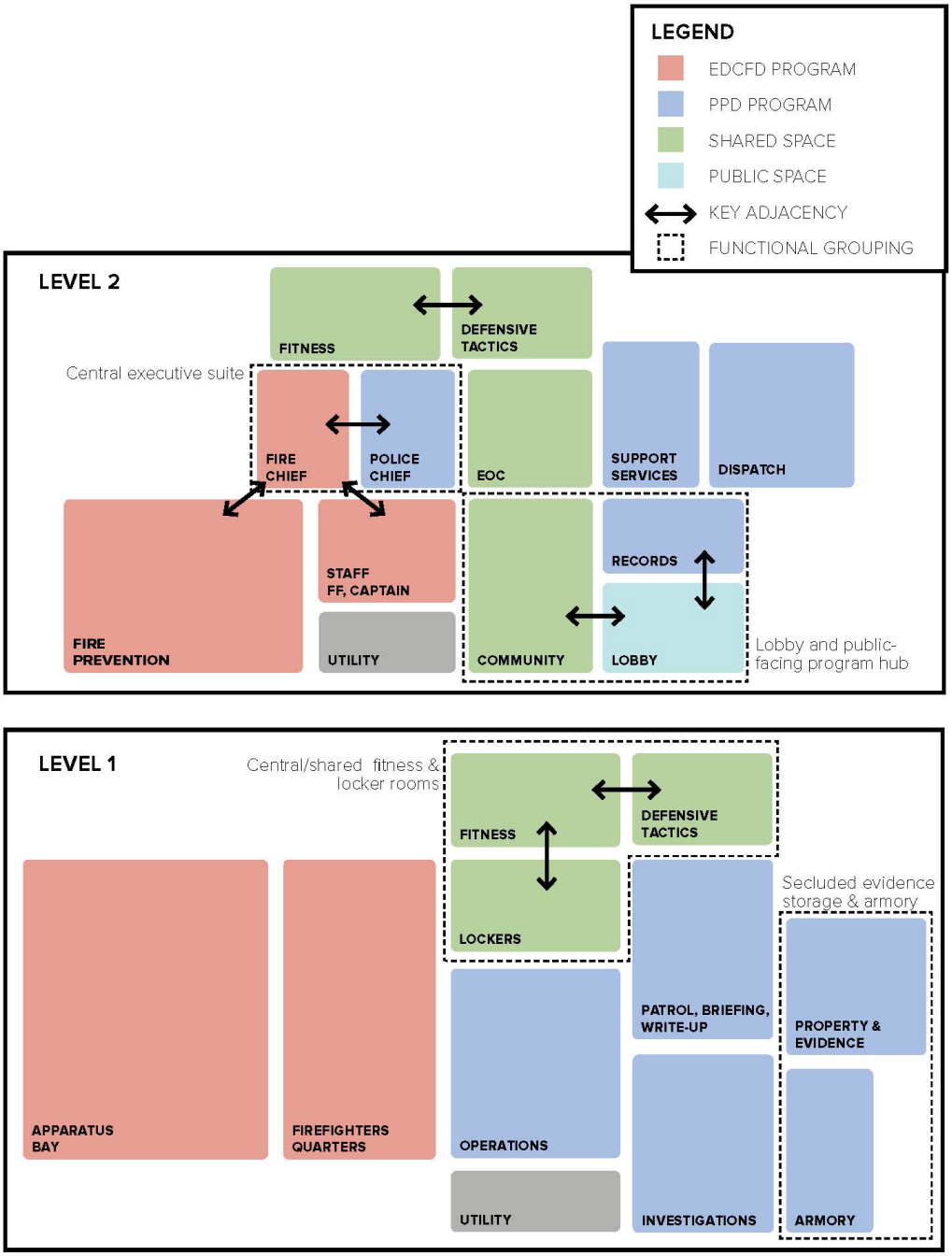
Adjacency Diagram



SPACE NEEDS ASSESSMENT

Option 2 - Two-Story

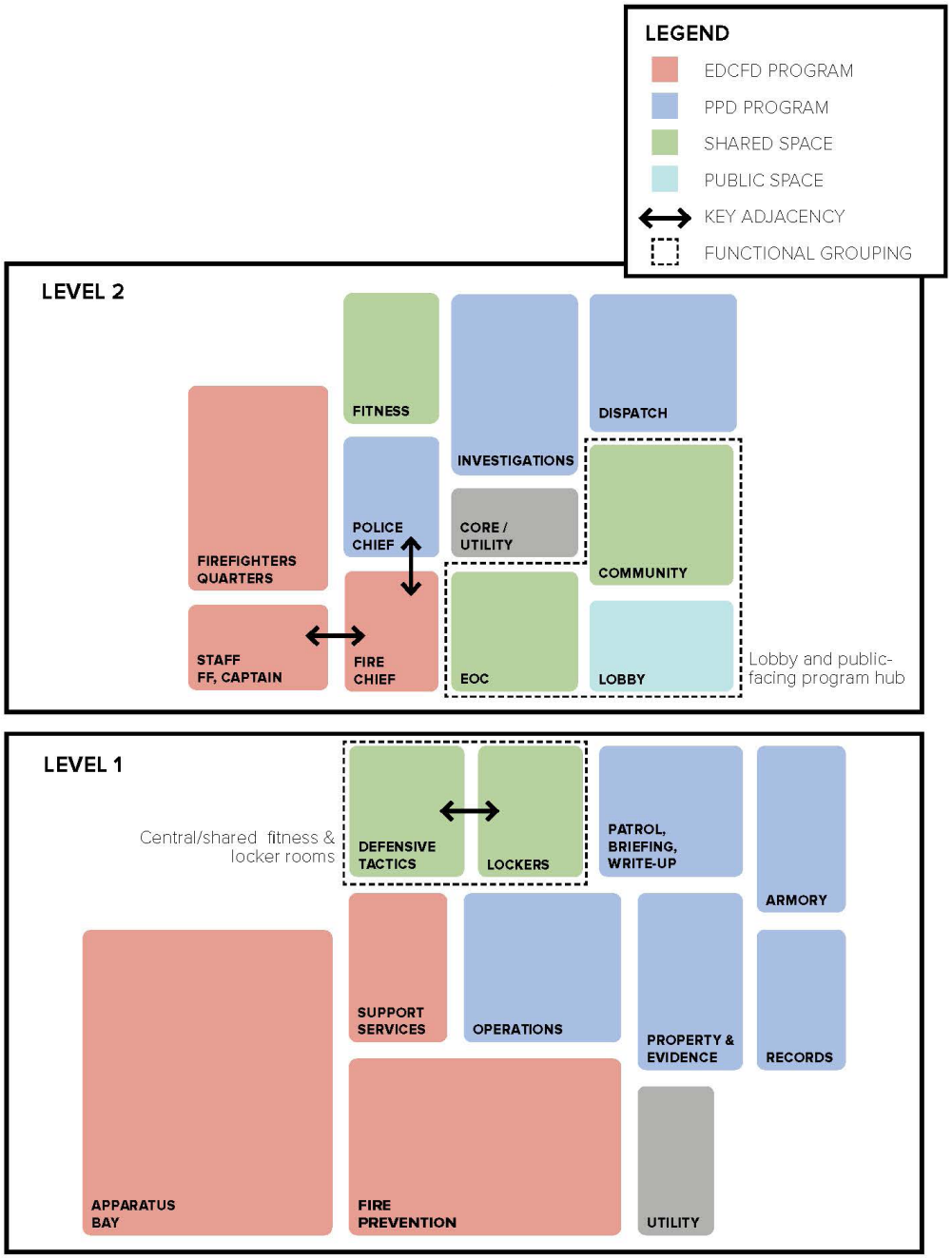
Adjaecncy Diagram



SPACE NEEDS ASSESSMENT

Option 2 - Two-Story Alternative

Ajacency Diagram



BUDGET ESTIMATES

Detailed Budget Estimate

Combined Facility
LOWER RANGE

		AREA	UNIT	UNIT COST		CONSTRUCTION COST
A	**Site**					
	Potential Land and Acquisition Cost (including soft costs)				**$**	**500,000**
B	**Building**					
	1. Gross Building Area	34493	sf	500	$	17,246,464
	2. Apparatus Bay + Hose Tower	6000	sf	450	$	2,700,000
	3. Storage Building	10200	sf	200	$	2,040,000
		subtotal building:			**$**	**21,986,464**
C	**Site**					
	Sitework	250,000	sf	15	$	3,750,000
	Retaining walls	2,100	lf	100	$	-
	Security fencing	245	lf	50	$	12,250
	Security gates (2)	2	ea	30000	$	60,000
	Hardscape, exterior stairs	8,000	sf	25	$	200,000
	landscape: planting + irrigation	37,687	sf	8	$	301,496
	asphalt and other paving	175,000	sf	10	$	1,750,000
		subtotal site:			**$**	**6,073,746**
D	**Cost Totals**					
	Building				$	21,986,464
	Site				$	6,073,746
		Subtotal Construction:			**$**	**28,060,210**
E	**Markups**					
	General Conditions - 16 mos	6%			$	1,683,612.59
	Contingency	4%			$	1,122,408.39
	GC Overhead & Profit	4%			$	1,122,408.39
	Bonds and Insurance	2.5%			$	701,505
	AB3018 - Skilled Workforce Requirement	7.0%			$	1,964,215
		subtotal markups:			**$**	**6,594,149**
	Escalation and Soft Costs					
	Escalation to MOC - 6% ANNUAL	0.42%			$	1,289,081
	Owner Soft Costs (including CEQA, Design, & Construction Management Services	25%			$	7,015,052
		subtotal:			**$**	**8,304,134**
		TOTAL PROJECT COSTS:			**$**	**43,458,493**
	Departmental Cost by Gross Square Foot Allocation					
	Placerville Police Deparment	59%			$	25,640,511
	El Dorado Fire Protection District	41%			$	17,817,982

BUDGET ESTIMATES

Detailed Budget Estimate

Combined Facility
UPPER RANGE

		AREA	UNIT	UNIT COST		CONSTRUCTION COST
A	**Site**					
	Potential Land and Acquisition Cost (including soft costs)				**$**	**500,000**
B	**Building**					
	Gross Building Area	34493	sf	750	$	25,869,696
	Apparatus Bay + Hose Tower	14000	sf	550	$	7,700,000
	Storage Building	10200	sf	350	$	3,570,000
	subtotal building:				**$**	**37,139,696**
C	**Site**					
	Sitework	250,000	sf	15	$	3,750,000
	Retaining walls	2,100	lf	100	$	210,000
	Security fencing	245	lf	50	$	12,250
	Security gates (2)	2	ea	30000	$	60,000
	Hardscape, exterior stairs	8,000	sf	25	$	200,000
	landscape: planting + irrigation	37,687	sf	8	$	301,496
	asphalt and other paving	175,000	sf	10	$	1,750,000
	subtotal site:				**$**	**6,283,746**
D	**Cost Totals**					
	Building				$	37,139,696
	Site				$	6,283,746
	Subtotal Construction:				**$**	**43,423,442**
E	**Markups**					
	General Conditions - 16 mos	6%			$	2,605,406.51
	Contingency	4%			$	1,736,937.67
	GC Overhead & Profit	4%			$	1,736,937.67
	Bonds and Insurance	2.5%			$	1,085,586
	AB3018 - Skilled Workforce Requirement	7.0%			$	3,039,641
	subtotal markups:				**$**	**10,204,509**
	Escalation and Soft Costs					
	Escalation to MOC - 6% ANNUAL	0.42%			$	1,994,865
	Owner Soft Costs (including CEQA, Design, & Construction Management Services	25%			$	10,855,860
	subtotal:				**$**	**12,850,726**
	TOTAL PROJECT COSTS:				**$**	**66,978,676**
	Departmental Cost by Gross Square Foot Allocation					
	Placerville Police Deparment	59%			$	39,517,419
	El Dorado Fire Protection District	41%			$	27,461,257

BUDGET ESTIMATES

Detailed Budget Estimate

Placerville Police Facility
LOWER RANGE

		AREA	UNIT	UNIT COST		CONSTRUCTION COST
A	**Site**					
	Potential Land and Acquisition Cost (including soft costs)				**$**	**500,000**
B	**Building**					
	1. Gross Building Area	26169	sf	500	$	13,084,378
	2. Apparatus Bay + Hose Tower	0	sf	450	$	-
	3. Storage Building	4600	sf	200	$	920,000
		subtotal building:			**$**	**14,004,378**
C	**Site**					
	Sitework	150,000	sf	15	$	2,250,000
	Retaining walls	0	lf	100	$	-
	Security fencing	2,000	lf	50	$	100,000
	Security gates (2)	2	ea	30000	$	60,000
	Hardscape, exterior stairs	500	sf	25	$	12,500
	landscape: planting + irrigation	8,000	sf	8	$	64,000
	asphalt and other paving	125,000	sf	10	$	1,250,000
		subtotal site:			**$**	**3,736,500**
D	**Cost Totals**					
	Building				$	14,004,378
	Site				$	3,736,500
		Subtotal Construction:			**$**	**17,740,878**
E	**Markups**					
	General Conditions - 16 mos	6%			$	1,064,452.68
	Contingency	4%			$	709,635.12
	GC Overhead & Profit	4%			$	709,635.12
	Bonds and Insurance	2.5%			$	443,522
	AB3018 - Skilled Workforce Requirement	7.0%			$	1,241,861
		subtotal markups:			**$**	**4,169,106**
	Escalation and Soft Costs					
	Escalation to MOC - 6% ANNUAL	0.42%			$	815,013
	Owner Soft Costs (including CEQA, Design, & Construction Management Services	25%			$	4,435,220
		subtotal:			**$**	**5,250,232**
		TOTAL PROJECT COSTS:			**$**	**27,660,217**
	Departmental Cost by Gross Square Foot Allocation					
	Placerville Police Deparment	59%			$	16,319,528
	El Dorado Fire Protection District	41%			$	11,340,689

BUDGET ESTIMATES

Detailed Budget Estimate

Placerville Police Facility
UPPER RANGE

		AREA	UNIT	UNIT COST		CONSTRUCTION COST
A	**Site**					
	Potential Land and Acquisition Cost (including soft costs)				**$**	**500,000**
B	**Building**					
	Gross Building Area	26169	sf	750	$	19,626,567
	Apparatus Bay + Hose Tower	0	sf	550	$	-
	Storage Building	4600	sf	350	$	1,610,000
	subtotal building:				**$**	**21,236,567**
C	**Site**					
	Sitework	150,000	sf	15	$	2,250,000
	Retaining walls	0	lf	100	$	-
	Security fencing	2,000	lf	50	$	100,000
	Security gates (2)	2	ea	30000	$	60,000
	Hardscape, exterior stairs	500	sf	25	$	12,500
	landscape: planting + irrigation	8,000	sf	8	$	64,000
	asphalt and other paving	125,000	sf	10	$	1,250,000
	subtotal site:				**$**	**3,736,500**
D	**Cost Totals**					
	Building				$	21,236,567
	Site				$	3,736,500
	Subtotal Construction:				**$**	**24,973,067**
E	**Markups**					
	General Conditions - 16 mos	6%			$	1,498,384.02
	Contingency	4%			$	998,922.68
	GC Overhead & Profit	4%			$	998,922.68
	Bonds and Insurance	2.5%			$	624,327
	AB3018 - Skilled Workforce Requirement	7.0%			$	1,748,115
	subtotal markups:				**$**	**5,868,671**
	Escalation and Soft Costs					
	Escalation to MOC - 6% ANNUAL	0.42%			$	1,147,258
	Owner Soft Costs (including CEQA, Design, & Construction Management Services	25%			$	6,243,267
	subtotal:				**$**	**7,390,525**
	TOTAL PROJECT COSTS:				**$**	**38,732,263**

Departmental Cost by Gross Square Foot Allocation			
Placerville Police Deparment	59%	$	22,852,035
El Dorado Fire Protection District	41%	$	15,880,228

BUDGET ESTIMATES

Detailed Budget Estimate

Fire District Only Facility
LOWER RANGE

		AREA	UNIT	UNIT COST		CONSTRUCTION COST
A	**Site**					
	Potential Land and Acquisition Cost (including soft costs)				**$**	**500,000**
B	**Building**					
	1. Gross Building Area	10772	sf	500	$	5,385,833
	2. Apparatus Bay + Hose Tower	14000	sf	450	$	6,300,000
	3. Storage Building	0	sf	200	$	-
	subtotal building:				**$**	**11,685,833**
C	**Site**					
	Sitework	125,000	sf	15	$	1,875,000
	Retaining walls	2,100	lf	100	$	-
	Security fencing	245	lf	50	$	12,250
	Security gates (2)	2	ea	30000	$	60,000
	Hardscape, exterior stairs	8,000	sf	25	$	200,000
	landscape: planting + irrigation	37,687	sf	8	$	301,496
	asphalt and other paving	46,057	sf	10	$	460,570
	subtotal site:				**$**	**2,909,316**
D	**Cost Totals**					
	Building				$	11,685,833
	Site				$	2,909,316
	Subtotal Construction:				**$**	**14,595,149**
E	**Markups**					
	General Conditions - 16 mos	6%			$	875,708.96
	Contingency	4%			$	583,805.97
	GC Overhead & Profit	4%			$	583,805.97
	Bonds and Insurance	2.5%			$	364,879
	AB3018 - Skilled Workforce Requirement	7.0%			$	1,021,660
	subtotal markups:				**$**	**3,429,860**
	Escalation and Soft Costs					
	Escalation to MOC - 6% ANNUAL	0.42%			$	670,499
	Owner Soft Costs (including CEQA, Design, & Construction Management Services	25%			$	3,648,787
	subtotal:				**$**	**4,319,286**
	TOTAL PROJECT COSTS:				**$**	**22,844,295**
	Departmental Cost by Gross Square Foot Allocation					
	Placerville Police Deparment	59%			$	13,478,134
	El Dorado Fire Protection District	41%			$	9,366,161

BUDGET ESTIMATES

Detailed Budget Estimate

Fire District Only Facility
UPPER RANGE

		AREA	UNIT	UNIT COST		CONSTRUCTION COST
A	**Site**					
	Potential Land and Acquisition Cost (including soft costs)				**$**	**500,000**
B	**Building**					
	Gross Building Area	10772	sf	750	$	8,078,750
	Apparatus Bay + Hose Tower	14000	sf	550	$	7,700,000
	Storage Building	0	sf	350	$	-
	subtotal building:				**$**	**15,778,750**
C	**Site**					
	Sitework	125,000	sf	15	$	1,875,000
	Retaining walls	2,100	lf	100	$	210,000
	Security fencing	245	lf	50	$	12,250
	Security gates (2)	2	ea	30000	$	60,000
	Hardscape, exterior stairs	8,000	sf	25	$	200,000
	landscape: planting + irrigation	37,687	sf	8	$	301,496
	asphalt and other paving	46,057	sf	10	$	460,570
	subtotal site:				**$**	**3,119,316**
D	**Cost Totals**					
	Building				$	15,778,750
	Site				$	3,119,316
	Subtotal Construction:				**$**	**18,898,066**
E	**Markups**					
	General Conditions - 16 mos	6%			$	1,133,883.96
	Contingency	4%			$	755,922.64
	GC Overhead & Profit	4%			$	755,922.64
	Bonds and Insurance	2.5%			$	472,452
	AB3018 - Skilled Workforce Requirement	7.0%			$	1,322,865
	subtotal markups:				**$**	**4,441,046**
	Escalation and Soft Costs					
	Escalation to MOC - 6% ANNUAL	0.42%			$	868,174
	Owner Soft Costs (including CEQA, Design, & Construction Management Services	25%			$	4,724,517
	subtotal:				**$**	**5,592,690**
	TOTAL PROJECT COSTS:				**$**	**29,431,802**
	Departmental Cost by Gross Square Foot Allocation					
	Placerville Police Deparment	59%			$	17,364,763
	El Dorado Fire Protection District	41%			$	12,067,039

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