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City Manager's Report
January 23, 2025 Special City Council Meeting
Prepared by: Cleve Morris, City Manager
Item #: 6.1

Subject: Review and Discuss Options for Funding the Proposed Public Safety Building

Recommendation: Review and discuss options to fund Public Safety Facilities.

Purpose: To review progress on the Proposed Public Safety Building and review options for funding the project.

Strategic Plan Strategy:

Infrastructure: 1. Strategy – Public Safety Building

- c. Identify and secure phased funding for environmental, right of way, final design, and construction.

Background:

In November of 2022, the City completed a Space Needs Assessment Feasibility Study for a Public Safety Building, combining Placerville Police Department and the El Dorado County Fire Protection District in a joint facility. The attached study outlines the need for the new facility.

Pages 18 – 24 review the deficiencies in the Police Department.

- 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.
- 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 workspaces.
- 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 workstations 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 sergeant's 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 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.
- 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.

Pages 25 – 36 outline the deficiencies in the Fire Station.

- 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.
- 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 workstations.
- 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.).
- 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 locker 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.

Page 58 of the Feasibility Study outlines the estimated cost to fund the facility as well as a comparison with stand-alone facilities if we do not combine them. The estimated cost for the combined facility in 2022 was estimated between \$43,458,493 and \$66,978,676. It should be noted that these costs include a 52% increase for Soft Costs, Escalation, and Markups.

Discussion:

Over the past two years, staff has reviewed options to fund the facility including grants, loans and bond financing. Grant and loan funding were reviewed through the Federal Rural Development Program. This project does qualify for both loan and grant funding. However, although the Rural Development Website discusses Grant Programs and qualifications, when we met with representatives, we were told there are no grant funds available. The loan program has very favorable terms, and the project can be financed for up to 40 years. In today's market, the estimated interest rate would be 4%. Based on this analysis, our annual payment would be \$2,214,142.

Staff wants to continue this discussion as it has been difficult to identify a specific funding source. As you know, the Fire District was able to obtain a \$1,000,000 grant from the State to assist with the project, primarily property purchase. We have had some discussions about purchasing the proposed property, however additional study is required to complete that process. This includes environmental work as well as utility analysis to determine the potential cost to make the property useable.

Funding Options:

Sales Tax: ½ cent - \$2.8 Million annually.

Parcel Tax: Based on Valuation.

Utility User Tax: May be difficult to pass and would probably not be sufficient.

Annexation: Will take some time.

Revenue Sharing with County: Would need to be negotiated.

USDA Rural Development Grant

Other Grants

Options:


1. Continue to pursue the Joint Facility and identify a funding source.
2. Discontinue plans for a joint facility and identify sites for a new Police only facility.
3. Discontinue plans for a new Police facility, identify options to move the Fire apparatus out of the current Police Facility and prepare costs and plans to remodel the existing Police facility.

Environmental:

Not applicable at this time. However, if a project moves forward, environmental assessment will be required.

Cost: Not applicable at this time.

Budget Impact: None



M. Cleve Morris, City Manager

Attachments:

- a. Space Needs Assessment and Feasibility Study
- b. Public Safety Building Cost Analysis
- c. Sales Tax Comparison