

City of Piedmont  
COUNCIL AGENDA REPORT

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DATE: April 20, 2020

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of Actions Related to the Planning Process for Possible City Facility Renovation Projects

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RECOMMENDATION

By motion, take the following actions regarding the planning process for possible City facility renovation projects:

1. Direct the Budget Advisory and Financial Planning Committee (BAFPC) to complete a comprehensive examination of potential funding mechanisms.
2. Direct the City Administrator and staff to evaluate the state of Piedmont's essential services buildings and financial implications on the Piedmont community as well as community interest and support for city infrastructure projects and make recommendations to the Council on next steps.
3. Appropriate \$50,000 and authorize the City Administrator to execute any agreements within this budgeted amount to retain outside consultants to assist with public outreach efforts, evaluation of community support, and analysis of City facility projects.

INTRODUCTION

Our community is facing unprecedented challenges as a result of the COVID-19 pandemic. While the City of Piedmont continues to focus on providing quality essential services to meet the day to day needs of our residents, the long term needs of our community have not gone away. In fact, careful long term planning will likely take on even more significance as city, state and federal budgets come under increasing economic pressure.

After aggressively addressing our underfunded pension and retiree medical liabilities, facilities maintenance has become a focus of BAFPC as well as the City Council over the past several years. Given the City's aging infrastructure, this important planning process needs to continue despite the significant uncertainties of this moment in time.

## BACKGROUND

Over the past five years, the City has developed conceptual master plans for several aging facilities including the Piedmont Community Pool, the Veterans Memorial Building, the Recreation Department building, Linda Beach Park and Coaches Field. Each of these recreation related facilities require significant funding to bring them up to current codes and standards, as well as to maximize their full and efficient use by the community.

Over the past six months, staff has also examined our Police and Fire Departments to determine whether they meet the standards of the Essential Services Act of 1986. This state law requires that public safety facilities meet certain requirements for seismic safety, such that police and fire personnel and equipment can continue to provide essential services to the public during and after a disaster. In preliminary reviews performed by Eric Glass of Glass Architects, it was determined that our police and fire departments are severely deficient in several ways affecting current service delivery as well as the ability to facilitate essential services during and after a disaster. In addition, imminent changes to public safety services, such as the national effort to update the 911 system, call attention to the fact the City's existing public safety facilities are not adequate to meet future essential service needs of the City.

The Police Department is housed in a 70 year old facility, which was not constructed in a manner consistent with the Essential Services Act. Other deficiencies identified include:

- The Public Safety Dispatch Center (dispatch) was not retrofitted in 1998 when the Emergency Operations Center (EOC) was structurally strengthened
- Equipment, IT, and Radio Equipment Rooms are severely undersized, cramped and inefficient
- Security concerns exist in various parts of the building
- Lack of code compliant parking and an accessible path of travel to the lobby
- Inefficient, undersized and insecure office spaces
- Restroom/locker rooms do not adequately serve department personnel and dispatch has no immediately adjacent restroom for female staff
- Armory, evidence, and property storage are undersized and inappropriately laid out
- There are inadequate provisions for reserve officers and no provision for female reserve officers

The Fire Department which is housed in City Hall was originally constructed 110 years ago and is not adequate in size to house current fire apparatus and equipment. Additional deficiencies identified include:

- Substandard seismic features which could render the building unsafe following a significant earthquake, preventing fire engines and personnel from providing emergency services
- No fire sprinklers

- Inefficient adjacencies between the apparatus bay and decontamination, shop, laundry and turnout gear storage areas
- Inadequate separation of hot zone (apparatus exhaust, dirty turnout gear and associated contaminants) from working and living quarters
- Substandard dormitory and restroom facilities
- Lack of an elevator
- Inadequate storage space
- Lack of code compliant cleaning and basic maintenance facilities for apparatus, including runoff containment

### FINANCIAL IMPLICATIONS

Conservatively, staff estimates that the cost to renovate the Police Department to meet the essential services standards would likely exceed \$10 million and the Fire Department renovation would cost roughly \$20 million, but neither of these estimates include addressing issues of inadequate space for the efficient and functional operation of these departments.

### NEXT STEPS

With the addition of new information about the state of our essential services buildings to the existing master plans for recreation facilities, staff is recommending the following steps to advance the process of addressing city facility needs:

1. Direct the Budget Advisory and Financial Planning to complete a comprehensive examination of potential funding mechanisms.
2. Direct the City Administrator and staff to further evaluate the state of Piedmont's essential services buildings and financial implications on the Piedmont community as well as community interest and support for city infrastructure projects and make recommendations to the Council on next steps.
3. Appropriate \$50,000 and authorize the City Administrator to execute any agreements within this budgeted amount to retain outside consultants to assist with public outreach efforts, evaluation of community support, and analysis of City facility projects.

The Budget Advisory and Financial Planning Committee would continue the work it began earlier this year to examine funding mechanisms which the city could consider to potentially fund some or all of these projects.

The City Administrator would work to gain a thorough and detailed understanding of essential services facilities as well as to evaluate community interest and support for city infrastructure projects and make recommendations to the Council on ways to move forward in addressing these needs.

The appropriation of funds and authorization for the City Administrator to execute contracts within that appropriation would allow the City Administrator flexibility to complete this work in

the most expeditious manner.

These funds could be used to engage experts in essential services facilities, consultants to evaluate community support, and/or to engage in public outreach efforts as well as to provide information to the BAFPC, Council, and staff to facilitate the planning process.