



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: G. Harold Duffey
Director, Public Works

SUBJECT: SUPPLEMENTAL – Informational
Report on Public Safety City Facilities

DATE: October 6, 2021

City Administrator Approval

Date: Oct 7, 2021

RECOMMENDATION

Staff Recommends That The City Council:

Receive An Informational Report And Options For Actions To Initiate And Fund The Acquisition/Construction Of New Multi-Service City Facilities, With Space For Mobile Assistance Community Responders Of Oakland, Department Of Violence Prevention, And More, Including In Central Oakland (To Include The Relocation Of Fire Station .4 (FS4)) And East Oakland (To Include Police Administration, And Disposition Of Existing Sites That Would Be Made Available. Such Report Shall Include Multiple Options For The Fire Station 4 Relocation In Central Oakland Including Costs, Potential Funding Sources, Timelines And Approvals Needed, As Well As Phasing Considerations To Ensure The Expedient Relocation Of Fs4 To Protect The Health, Safety And Welfare Of The General Public And Station 4 Firefighters; And Include Analysis Of Which Duties, Functions And Personnel, Including Duties That Are Currently Housed At The Broadway And 7th Street Facility, Could Be Housed In Other Existing City Facilities Including City Hall Plaza And Eastmont, Working With Such Personnel To Identify Best Uses And Space And Equipment Needs, And As Well As Refining Scope Based On Prior Police Administration Building Study For New Central Oakland And East Oakland Multi-Service Facilities.

REASON FOR SUPPLEMENTAL

This supplemental report provides additional information regarding the relocation of Fire Station 4. Rebuilding in the existing location is not a suitable alternative as the existing 6,900 square foot site is not large enough for a three-bay station.

The Real Estate Division of the Economic & Workforce Development Department has been searching for potential relocation sites since Spring 2019 using proprietary databases, field surveys, and word of mouth. The site requirements are as follows:

- *Size* – minimum size of i) approximately 22,400 square feet and 135 feet of street frontage for back-in three-bay station or ii) approximately 33,600 square feet with 140 feet of street frontage for a drive-through three-bay station;
- *Location* – central location within the service area for equitable response times;
- *Access* – located on a non-divided thoroughfare to facilitate ingress and egress;
- *Existing use* – preference for vacant or partially vacant sites;

- *Willing sellers* – owned by willing sellers; condemnation scenarios were not evaluated.

Few potentially suitable sites have been identified due to these specific requirements and the dense, developed nature of the service area. According to Fire Department analysis, sites on or near the 12th Street corridor fail to satisfy response time requirements.

The City has two alternatives for relocating Fire Station 4:

Alternative 1. Purchase new site aligned with site requirements – At least one private property has been identified as potentially suitable and available. Acquisition of a new site would avoid disruption to park and recreation facilities and could serve additional City needs. Depending on price and terms, this alternative is expected to add \$2.5-8.5 million to the project budget and 2-4 years to the completion schedule for site investigations, negotiation, and acquisition.

Alternative 2. Utilize existing City-owned property aligned with site requirements – San Antonio Park is the only City-owned property that can satisfy the site requirements. Use of this site would disrupt an existing park and recreation facility. This alternative requires a General Plan amendment or update to allow the use of open space (approx. ½ acre) in the park. A General Plan amendment could be accomplished in 18-24 months with streamlined planning review and Council consideration. This alternative has no acquisition cost, minimal demolition, and achievable mitigation.

The table below compares the anticipated costs of these two alternatives.

Table 1: Anticipated Costs

	Acquisition	Site preparation	Construction	Total
Alt 1. New site	\$6,000,000 - \$10,000,000	\$1,000,000 - \$3,000,000	\$10,500,000	\$17,500,000 - \$23,500,000
Alt 2. San Antonio Park	\$0	\$3,000,000	\$12,000,000	\$15,000,000

Local funding is potentially available through the current Infrastructure Bond, authorized by Measure KK, which includes \$40 million for Fire Department facilities. The majority of those funds have already been programmed, and the balance of funds will be insufficient to fund both Fire Station 4 and 29. The City Council’s approved FY 2021-23 budget included a policy directive regarding a possible new infrastructure bond for the 2022 ballot, which could provide the funding needed for this project and others.

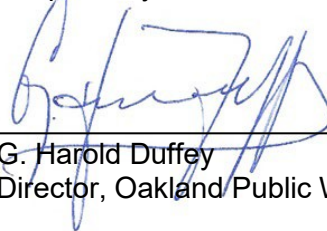
With the recently approved state budget and, in particular, with the current negotiations underway regarding the federal budget and new federal spending, there may be opportunities for the City to compete for state or federal funds for which this investment may be eligible.

ACTION REQUESTED OF THE CITY COUNCIL

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For questions regarding this report, please contact Brendan Moriarty, Real Property Asset Manager, at bmoriarty@oaklandca.gov or 510-238-6354.

Respectfully submitted,



G. Harold Duffey
Director, Oakland Public Works

