



CITY OF LONG BEACH **UB-23**

DEPARTMENT OF FIRE

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DAVID W. ELLIS
FIRE CHIEF

July 3, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file the Public Safety Facilities Master Plan. (Citywide)

DISCUSSION

On September 5, 2006 the Fire and Police Chiefs presented an overview to the City Council on Priority Public Safety Facility Needs. Subsequently, the City Council requested additional information and requested the City Manager to prepare a conceptual Master Plan (Plan) for priority Public Safety facilities. The Plan describes the condition of eleven Public Safety facilities that require replacement. The facilities include neighborhood fire stations, Port area fire stations, the Beach Operations Headquarters and police facilities.

The City of Long Beach has been operating police, fire and lifeguard services for over 100 years. Although the workforce and equipment are growing to meet the needs of the growing and changing population, its buildings and structures have not kept pace. Since public safety facilities are utilized by and support our personnel and the public, 24 hours a day, 7 days a week, public safety facilities deteriorate more rapidly than a typical office or commercial building. In addition, since the service needs of the City have changed, some buildings should be redesigned or relocated.

Many of the City's current fire stations are over-aged and deteriorating. Because of their size, it is difficult to renovate them for gender accommodation and for modern-sized fire apparatus. Further, the Fire and Police Departments, with Homeland Security funding, have obtained emergency units and equipment that also require shelter and security. In addition, the conceptual design of the neighborhood fire stations, as well as several of the police facilities, anticipate the inclusion of a moderate-sized meeting room that can be used by community groups.

This matter was reviewed by Deputy City Attorney Gary Anderson and by Budget and Performance Management Bureau Manager David Wodynski on May 14, 2007.

TIMING CONSIDERATIONS

City Council action is not time critical.

FISCAL IMPACT

There are no costs associated with this report.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



DAVID W. ELLIS
FIRE CHIEF



ANTHONY W. BATTIS
CHIEF OF POLICE

APPROVED:



GERALD R. MILLER
CITY MANAGER



PRIORITY PUBLIC SAFETY FACILITIES MASTER PLAN 2007

Submitted by

David W. Ellis, Fire Chief
Anthony W. Batts, Chief of Police



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PRIORITY PUBLIC SAFETY FACILITIES MASTER PLAN

The most basic service infrastructure of a city is its public safety functions. The City of Long Beach has been operating police, fire and lifeguard services for over 100 years. The two departments currently have a combined workforce of over 2,000 employees, including seasonal and part time.

Although the workforce and equipment are growing to meet the needs of the growing and changing population, its buildings and structures have not kept pace. Since public safety facilities are utilized by and support our personnel and the public, 24 hours a day, 7 days a week, public safety facilities deteriorate more rapidly than a typical office or commercial building. In addition, since the service needs of the City have changed, some buildings should be redesigned or relocated.

The City has completed improvements to several public safety facilities in the last five years and those are described later in this report. The most notable is the new Emergency Communication Operation Center (ECOC) that combined the police and fire 911 call centers as well as the City's Emergency Operations Center (EOC). The EOC is utilized for disaster preparedness training and during emergencies. The ECOC is located at 2900 Redondo Avenue and was completed in 2003 at a cost of \$23 million.

On September 5, 2006 the Fire and Police Chiefs presented an overview to the City Council on Priority Public Safety Facility Needs. Subsequently, the City Council requested additional information and requested the City Manager to prepare a conceptual Master Plan for priority Public Safety facilities. This report describes the condition of eleven Public Safety facilities that require replacement. Each section includes a statement of need and service improvements resulting from replacement.

The eleven facilities in this report are:

- Neighborhood Fire Stations
 - Station 7
 - Station 9
 - Station 10
 - Station 12
- Port Area Fire Stations
 - Station 15
 - Station 20
 - Station 24
- Beach Operations Headquarters

- Police Facilities
 - East Patrol Division
 - Training Academy
 - Youth Services Facility

THE FACILITIES ARE NOT LISTED IN THIS REPORT IN ORDER OF DESIRED COMPLETION SINCE FUNDING IS UNCERTAIN AT THIS TIME FOR MOST OF THE FACILITIES. AS FINANCING PLANS ARE DEVELOPED, PROJECTS WILL BE BROUGHT FORWARD TO THE CITY COUNCIL FOR APPROVAL.

FIRE FACILITIES

The City has 36 Fire Department facilities that include 23 fire stations, headquarters, training center, communications center, warehouse, museum, 5 beach operations facilities and 3 rescue boat facilities. In addition, there are 22 lifeguard towers.

In 2002 a comprehensive review of Fire Department facilities was conducted by 3D/International (3DI) to assess and document the facility repair, rehabilitation, modernization and new facility requirements. It identified a cost of \$147 million to repair and replace fire stations and other fire and lifeguard facilities (reference Attachment A).

The Report from 3DI utilized a Facility Condition Index (FCI) to evaluate thirty of the existing facilities. This standard has been adopted by the Building Owners and Managers Association, the Council on Education Facilities, the American University Planners Association, and a number of other national facilities groups.

The generally accepted range of FCI for establishing a building's condition is shown below:

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

The estimated initial cost just to repair these thirty facilities totaled \$27.8 million. The overall FCI rating for the thirty buildings assessed was 56%, which means that the facilities are generally in very poor condition. This is to be expected due to the age of the buildings; the average age of the 23 fire stations is 44 years and the Beach Operations Headquarters is 67 years old.

Only one building has an FCI less than 10%, the range for good or fair condition. Nineteen of the buildings (63%) have FCI ratings in excess of 50%, which is in the range when a building should be considered for replacement, rather than investing in repairing a forty to fifty-year old building with systems well beyond their useful life.

Attachment A lists the FCI of the assessed facilities and the estimated costs (as of 2002) to repair or replace each (excluding those in the Harbor area). Other factors that should be considered before expending major funds to repair fire facilities are:

- All but four of the stations have inadequate apparatus bays as determined by current fire fighting standards. Of these nineteen inadequate facilities, only nine have the possibility to expand to make them adequate.
- Thirteen stations cannot possibly be made gender separate and none are fully Americans with Disabilities Act (ADA) compliant.
- Twenty stations do not have enough living space and of these, only seven could be expanded, but at relatively high cost for the benefit obtained.
- Most stations are located on residential streets with inherent access problems for today's large modern apparatus.

The Fire Department needs are primarily due to the age and deterioration of many of the facilities. Since 5 of the stations are over 60 years of age, they were built for much smaller vehicles and units. With the addition of apparatus through Homeland Security grants and the new Basic Life Support (BLS) transportation program, there is also inadequate shelter and electronic connection for these costly units. Apparatus assignments often are made based on the space available. Response times could also be improved in some instances if stations were relocated geographically. In addition, most facilities require modernization to address gender equity issues for our female firefighters.

RECENT IMPROVEMENTS

Although much remains to be done, major improvements have recently been made at four stations (1, 8, 13, and 18). In addition, the Harbor Department rebuilt Station 6 in 2003 at a cost of \$2.3 million and made over \$800,000 in improvements at Station 20 for the Fire Department.

Station 1 - Station 1 is the department's largest station and is located adjacent to the Police Headquarters building on Magnolia and Broadway and houses 14 personnel around the clock. The living quarters were remodeled and now provide for gender accommodation and privacy as well as updated fixtures and cooking facilities. The office and work areas were improved as well as the electrical and communication systems, the exhaust system in the apparatus bay, abatement of asbestos and lead paint and seismic upgrades. The cost of \$1 million in improvements was financed as part of the Public Safety Bond.

Station 8 - Station 8, located in Belmont Shore on 2nd Street, has had improvements made for gender separation, roof repair, energy efficient windows, HVAC improvements and solar panels.

Station 13 - Station 13, located at 2475 Adriatic Avenue, has had new flooring installed and privacy improvements.

Station 18 - Station 18, located at 3361 Palo Verde Avenue, has had its leaking roof repaired, rain-damaged lockers and flooring replaced and walls painted.

Station 20 - Improvements at Station 20 in the Harbor area included addition of an apparatus bay, sleeping quarters and bathroom for female firefighter personnel.

Station 24 - The Port of Long Beach expects to spend approximately \$11 million, including street and infrastructure improvements, to construct a new Station 24, located across from the City's Southeast Resource Recovery Facility (SERRF) plant. Construction has already begun and should be completed in early 2008. The Fire Department is enthusiastically anticipating this new facility and is appreciative of the Port's support.

With the support of the Port of Long Beach, the Fire Department can make a major impact in service delivery and employee working conditions by aggressively moving forward on the projects discussed in this report.

It should be noted that the FY 07 Proposed CIP budget included \$100,000 allocated to modernization for gender accommodation specifically for fire stations. Improvements to Stations 9, 11, and 12 will be completed this fiscal year. In addition, the FY 07 budget included \$2 million from the Redevelopment Agency (RDA) to be directed to Fire facility replacement. The RDA recently completed acquisition of property for a new Station 12.

The fire stations identified have the greatest need and will offer the most impact to service delivery citywide when replaced. Due to age, various facilities require ADA and gender equity improvements. Stations now located in residential areas can achieve improved services by relocating fire services to central corridors. The geographic disbursement of resources (fire engines, ladder trucks, paramedic and BLS ambulances) impacts the response time for Emergency Medical Services (EMS) rescues and fire suppression.

As noted in the 3DI Report, current conditions need to be improved to address gender separation and privacy concerns, apparatus size and sheltering of all Fire Department apparatus: engines, trucks, Multi-Casualty Incident (MCI) units, Decon units, and command and communication vehicles. In addition, current codes require that new public safety facilities be built as essential facilities structures that can operate in the event of a disaster.

The design of an average new fire station would be approximately 6,500 – 16,000 square feet and cost approximately \$6 to \$12 million, not including land acquisition.

PRIORITY REPLACEMENT FACILITIES

The following are short summaries of each of the eight priority replacements:

Station 7 (2295 Elm Avenue)

- Built in 1940
- Lacks privacy for female firefighters
- Should be relocated to major corridor

Station 9 (3917 Long Beach Boulevard)

- Built in 1938
- Extremely small for apparatus and personnel with cramped, aging quarters
- Should be relocated to a major corridor

Station 10 (1417 Peterson Avenue)

- Built in 1967
- Limited size and stature for staffing and apparatus.
- Should be located away from residential area

Station 12 (6509 Gundry Avenue)

- Built in 1936
- There is no privacy for female firefighters and there is no shelter or electrical hookup for new Rescue ambulance.
- Should be located on a major corridor

Station 15 (Pier F Berth F202)

- Built in 1982
- Lacks privacy for female firefighters.
- Limited in size for staffing and apparatus.

Station 20 (1980 Pier D Street Berth D37)

- Built in 1982
- Limited in size for staffing.
- Port recently invested in the addition of an apparatus bay, dual pane windows and bathroom for female firefighter personnel.

Station 24 (611 Pier T Avenue)

- Built in 1994 - In place since 1999
- Limited size and stature for staffing and apparatus.
- Does not provide for gender accommodation.

Beach Operations Headquarters (2100 E. Ocean Boulevard)

- Built in 1939
- Building is about 1/5 the size that modern lifeguard headquarters require (compare to City of Huntington Beach and Bolsa Chica State

Beach). Due to its age, the stairs are steep and narrow, some doorways are impassable when standing, and there is overcrowding for staff, especially during the busy summer months.

- Current location is still ideal

POLICE FACILITIES

The Police Department operates from nineteen different City-owned and leased facilities scattered throughout the City. Over the past ten years, City Council has proactively addressed many of the Department's facility needs by authorizing the construction, retrofit and leasing of a number of key facilities. Those actions dramatically improved the appearance, utility and customer orientation of the buildings, as well as significantly enhancing the operating environment of our employees and their morale. Despite the progress made in the last decade, the Police Department still has several critical facility needs to address inadequate and substandard conditions in facilities, and to meet anticipated growth and changing demographic demands of the community.

RECENT IMPROVEMENTS

Public Safety Building – A major seismic retrofit and reconstruction project of the Police Headquarters was recently completed with funding from a Federal Emergency Management Agency grant and Public Safety Bond proceeds. The two and a half-year project increased the structural strength of the building, replaced all the infrastructure, upgraded the jail facilities, created a multi-purpose Community Room, and built office space to meet the needs of the Department. However, the size of the building frame and the building code requirements prevents future growth.

City Hall East - In order to facilitate the retrofit project, City Hall East was upgraded and equipped to accommodate the Department as a temporary headquarters. The Crime Laboratory and Property Facility were also relocated from the old Public Safety Building to a leased facility at 1400 Canal Avenue. Major technology upgrades were made to support both activities, which helped the Crime Lab achieve accreditation in 2003.

West and North Divisions - With the support and assistance of the Redevelopment Agency and Public Works, new Patrol Division Substations were designed and constructed for the West and North Divisions. The substations include Squad Rooms, Community Rooms, holding facilities, office and workspaces, kitchen/break rooms, weight rooms and locker rooms. The sites include fenced parking, controlled access and garage/fueling facilities. The design plans for the West Substation became the baseline for similar new structures.

PRIORITY REPLACEMENT FACILITIES

The following summaries address each of the proposed three facilities:

East Patrol Substation (4800 Los Coyotes Diagonal)

- Condition - Leased facility, formerly home to AAA. Inadequate locker rooms, small squad room, inadequate office space, no emergency fire alarm/sprinkler system, inadequate parking, inadequate plumbing, etc.
- Location Requirements – Although a central location in East Division is not absolutely critical, it is an important consideration.

Training Academy (7290 E. Carson Street)

- Condition - Two 1950's era buildings and seven modular facilities, which were installed in 1998, make up the current Training Academy. Termites and other insect infestations are a problem, plumbing is inadequate, classrooms are wearing out, cracked sidewalks are a hazard, etc.
- Need - The Police Department conducts one to two Basic Academies for 60+ Recruits per year, as well as continuous training courses for officers to maintain proficiency and learn new tactics and procedures. Additional space is required to house classroom, meeting, office and storage space requirements.
- Location requirements - The existing site, co-located with the Shooting Range, is still ideal.

Youth Services (1957 Pacific Avenue)

- Condition - Leased facility, built in 1950's. Poor lighting, no storage, inadequate parking, cramped offices, inadequate plumbing, no public restrooms, infested with cockroaches, etc.
- Need - Permanent facility designed to meet the specific requirements of the Youth Services Division.
- Location Requirements - Central location to serve the Department, the community and its youth.

MASTER PLAN ESTIMATE SUMMARY

Neighborhood Fire Stations	Estimate
Fire Station 7	\$10 million
Fire Station 9	\$10 million
Fire Station 10	\$10 million
Fire Station 12 (including Warehouse)	\$12 million
Beach Operations Headquarters	Estimate
Beach Operations Headquarters	\$10 million
Port of Long Beach Fire Stations	Estimate
Fire Station 15	\$8 million
Fire Station 20	\$8 million
Fire Station 24	\$11 million
Police Department Facilities	Estimate
East Patrol Substation	\$15 million
Training Academy	TBD
Youth Services	\$15 million

SUMMARY

Adopting this conceptual Master Plan will provide the policy guidance needed to better focus our efforts on meeting current and future facilities and services challenges. This constructive foresight will provide future generations in Long Beach with the necessary infrastructure to live safely.

As a next step, funding/financing strategies should be developed for further City Council consideration, with a goal of limiting General Fund-related expenditures so that those dollars can be retained for needed public safety personnel-related costs.

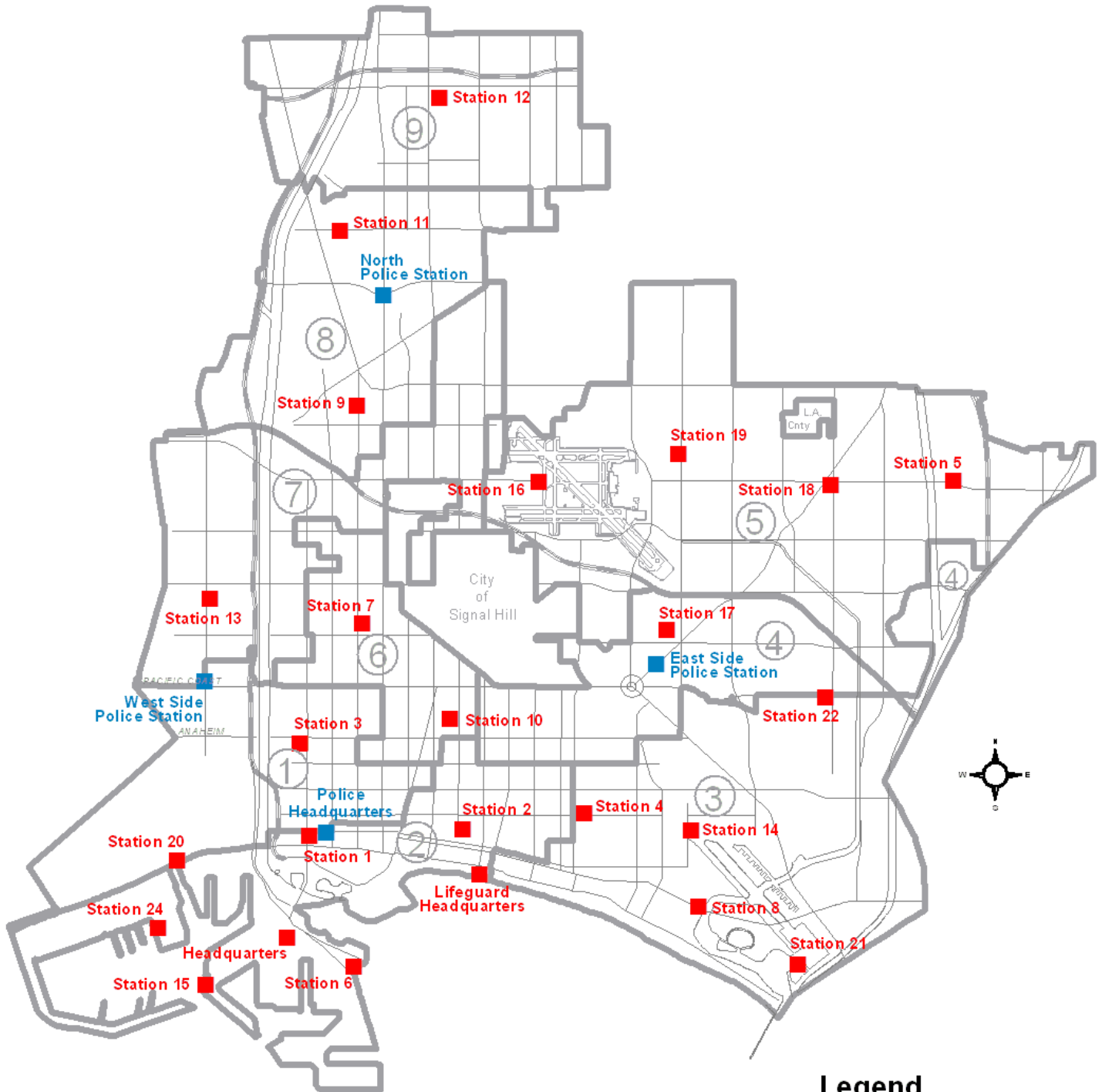
Lastly, it is recommended that implementation strategies and project timelines be developed so as to ultimately improve those priority public safety facilities which are urgently needed to deliver fire, police, rescue, emergency medical, fire prevention, and marine safety functions.

LONG BEACH FIRE DEPARTMENT Preliminary Bond Program Budget	
Project	Budget
11 New Replacement Fire Stations	\$75,350,000
New Department Training	\$4,500,000
New Training Center Apparatus	\$1,700,000
New Training Drill Tower &	\$3,500,000
New Search & Rescue	\$1,500,000
New Storage	\$2,900,000
New Beach	\$4,400,000
9 Fire Stations Systems Renewal & Code	\$17,225,000
Renovation Of Communications	\$2,750,000
Fire Department Museum	\$2,000,000
Marine Safety Division	\$100,000
Environmental Impact	\$300,000
Temporary Fire Station Swing	\$2,000,000
Land Acquisitions For 11 Fire	\$20,000,000
Land Acquisition For Training	\$8,500,000
Land Acquisition For Storage	\$500,000
Total	\$147,225,000

Facility Condition Index Table

Facility	Year Built	Square Feet	Cost of Repairs	FCI	Renewal Schedule	Replacement Costs To Today's Standards	System & Code Upgrades
1 Fire Station #1	1958	21,319	\$4,885,635	75%	\$1,479,276		\$7,700,000
2 Fire Station #2	1965	4,500	\$750,148	55%	\$103,656	\$6,850,000	
3 Fire Station #3	1948	6,084	\$1,157,556	62%	\$245,678	\$6,850,000	
4 Fire Station #4	1966	5,761	\$674,060	38%	\$132,703		\$1,150,000
5 Fire Station #5	1968	5,077	\$582,193	44%	\$61,339		\$965,000
6 Fire Station #6 (POLB)	1993	2,320	Not Applicable				
7 Fire Station #7	1940	6,504	\$1,049,112	53%	\$37,493	\$6,850,000	
8 Fire Station #8	1929	5,706	\$1,500,061	72%	\$479,253	\$6,850,000	
9 Fire Station #9	1938	3,873	\$967,205	68%	\$157,723	\$6,850,000	
10 Fire Station #10	1967	5,341	\$638,183	39%	\$107,056		\$1,080,000
11 Fire Station #11	1963	5,213	\$475,030	35%	\$123,028		\$925,000
12 Fire Station #12	1936	3,868	\$819,240	57%	\$62,982	\$6,850,000	
13 Fire Station #13	1956	6,084	\$1,252,972	68%	\$194,496	\$6,850,000	
14 Fire Station #14	1986	9,804	\$509,798	17%	\$140,143		\$1,260,000
15 Fire Station #15-Modular (POLB)	1982	1,840	\$208,735	98%	\$29,735		
16 Fire Station #16	1972	11,000	\$1,430,544	43%	\$253,382		\$2,380,000
17 Fire Station #17	1948	6,084	\$960,685	52%	\$140,143	\$6,850,000	
18 Fire Station #18	1936	3,081	\$667,953	70%	\$44,689	\$6,850,000	
19 Fire Station #19	1963	5,379	\$523,788	38%	\$64,988	\$6,850,000	
20 Fire Station #20-Modular (POLB)	1982	1,680	\$190,584	98%	\$27,150		
21 Fire Station #21	1958	2,200	\$456,484	80%	\$26,580	\$6,850,000	
22 Fire Station #22	1959	3,967	\$436,748	42%	\$47,929		\$745,000
23 Fire Station #23	1972	5,200	\$618,837	46%	\$62,825		\$1,020,000
24 Fire Station #24-Modular (POLB)	1994	1,440	\$163,358	98%	\$23,271		
25 Department Training Center	1963	5,360	\$1,065,646	67%	\$420,131	\$4,500,000	
26 Fire Training Drill Tower	1962	4,943	\$903,678	49%	\$358,787	\$3,500,000	
27 Communication Center	1963	10,000	\$2,643,135	74%	\$112,486		\$2,750,000
28 Fire Department Museum	1944	6,000	\$1,027,362	60%	\$970,940		\$2,000,000
29 Search & Rescue Facility	1989	4,800	\$850,385	58%	\$145,802	\$1,500,000	
30 Beach Operations	1939	2,000	\$389,927	60%	\$97,891	\$4,400,000	
31 Marine Safety Division-72nd Pl	1997	1,200	\$24,252	7%	\$67,341		\$100,000
Totals		167,628	\$27,823,294	56%	\$6,218,896	\$89,250,000	\$22,075,000

Long Beach Public Safety Facilities



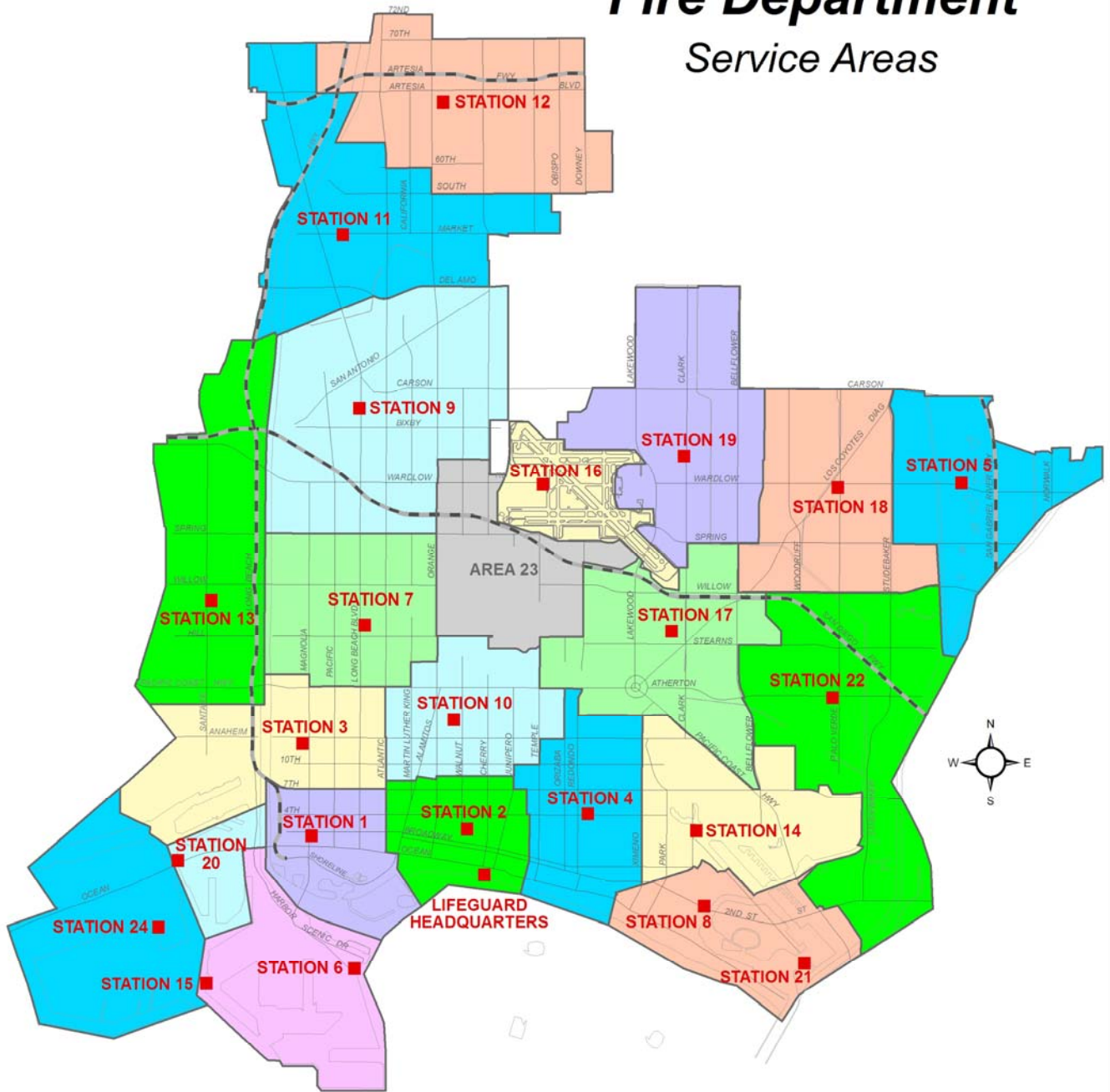
Legend

- Police Stations
- Fire Stations
- Council Districts



Council District Boundaries Amended: 07-31-01 By Ordinance C-7756
 City of Long Beach Department of Technology Services GIS council_fs_pd.apr 8/3/05

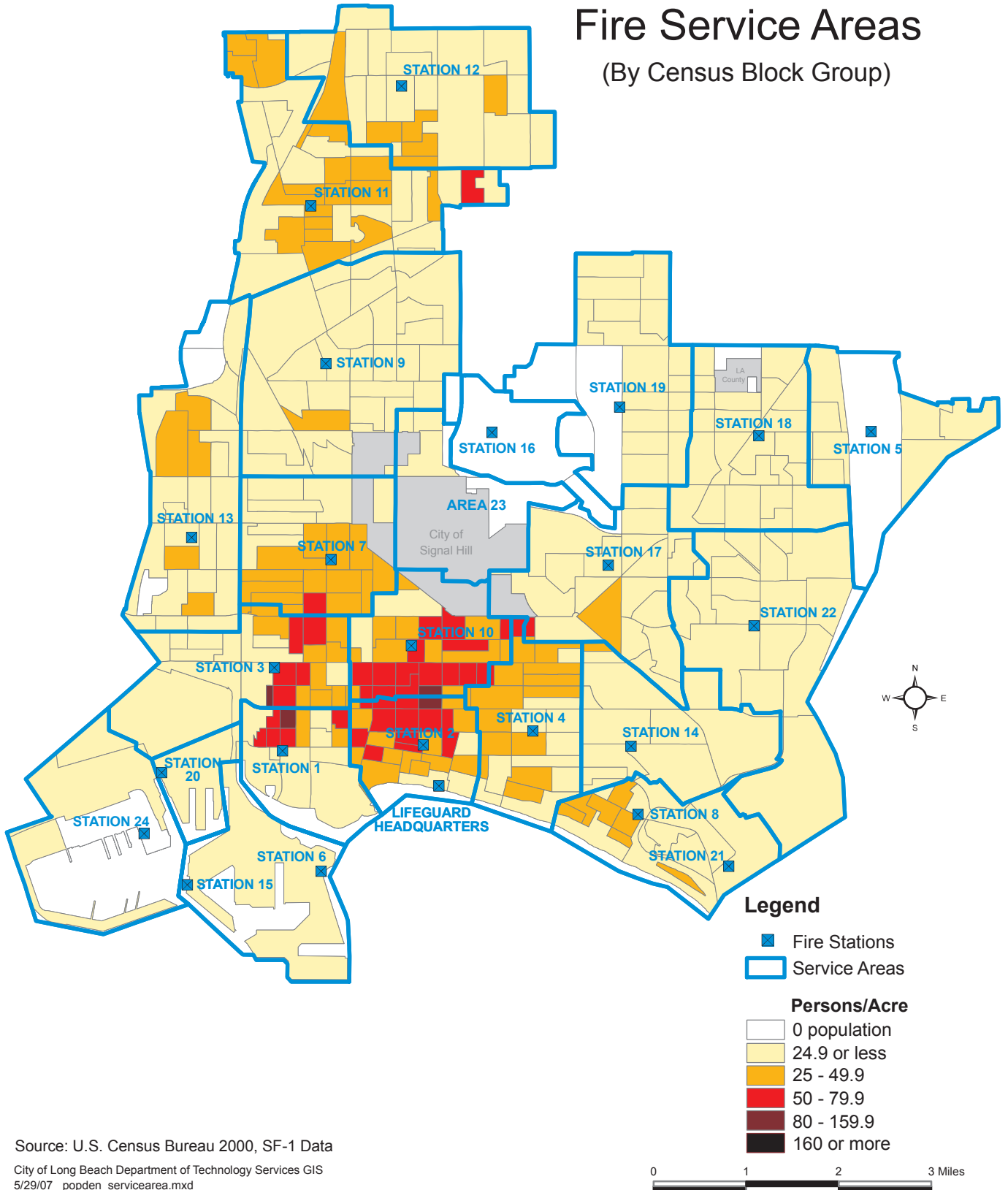
City of Long Beach Fire Department Service Areas



City of Long Beach Fire Department

Population Density and Fire Service Areas

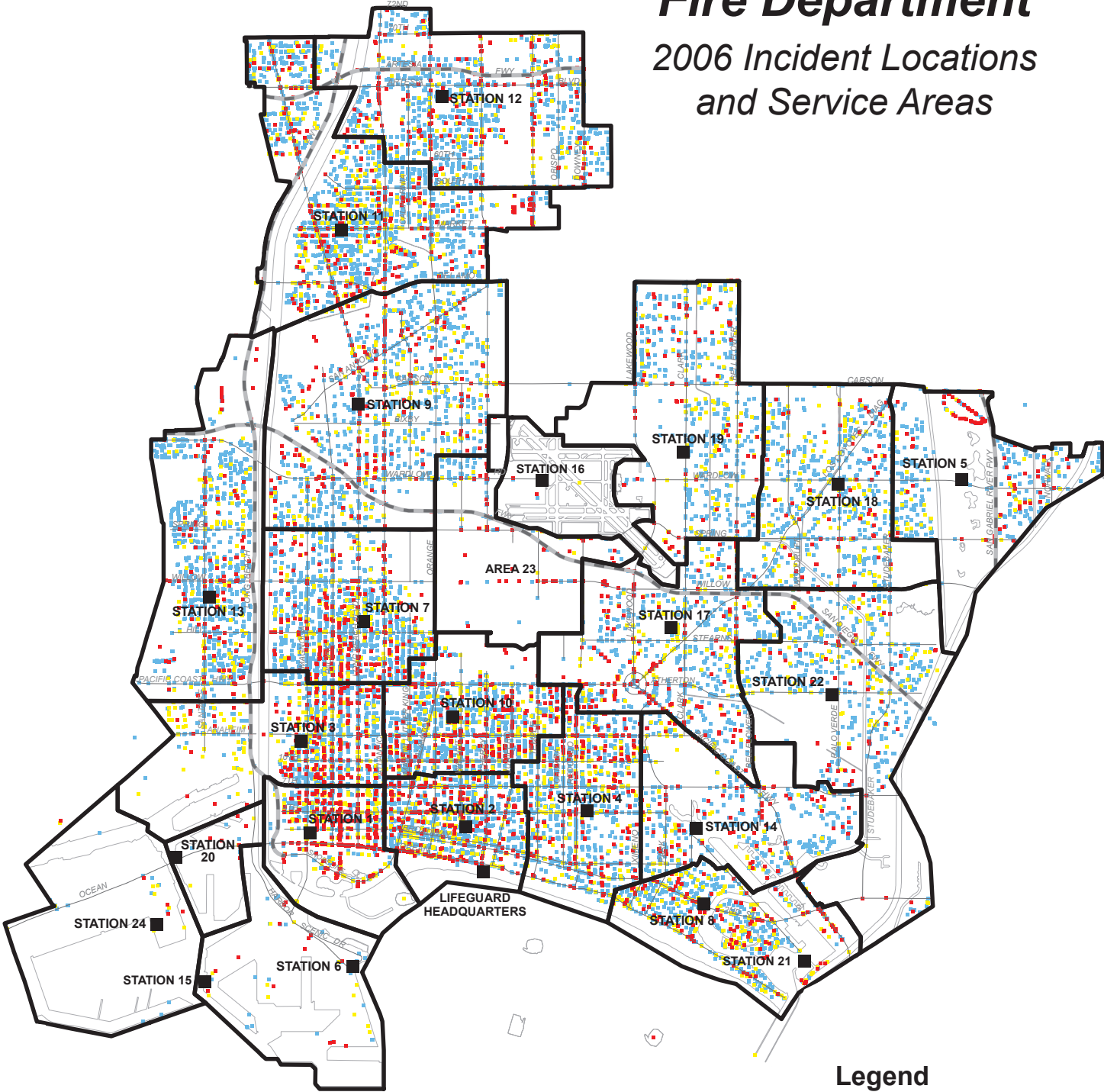
(By Census Block Group)



Source: U.S. Census Bureau 2000, SF-1 Data
 City of Long Beach Department of Technology Services GIS
 5/29/07 popden_servicearea.mxd

City of Long Beach Fire Department

2006 Incident Locations and Service Areas



Legend

- Fire Calls
- Medical Calls
- All Other Calls
- Fire Stations
- Service Areas



Design Elements For Neighborhood Fire Stations

Indoors

- Public entrance, lobby, and reception room/area
- Conference/community room
- Fire station alerting system
- Minimum of 3-bay apparatus floor area (drive-through apparatus bays preferred)
- Slope floor to floor or trench drains in each apparatus bay
- Master control door operator for apparatus bay doors
- Vehicle exhaust system
- Cabinet storage/loft storage along apparatus bay floor area
- Deep sink with hose bib and floor drains
- Recessed work bench areas in apparatus floor, at least 10' length
- Shop and tool room
- Drop down power cords with adapter for battery chargers for all rigs
- Compressed air available to all bays from ground level
- Drop down compressed air cords for all rigs assigned
- Personal protective equipment (PPE) storage room separated from living quarters
- Decontamination/medical supply room
- Charging counter for equipment and battery charging
- Electric utility room
- Mechanical room
- Room for vending/ice machine
- Laundry/janitor room
- Telephone /data room
- File storage room
- Storage rooms for various supplies and tools for all personnel
- Emergency generator room
- Designated work space for computers, CAD, and radio systems
- Efficient work areas for computers
- Restrooms and shower facilities to accommodate a mixed gender crew
- Individual sleeping areas with desk space commensurate with maximum staffing levels
- Office space sufficient for anticipated staffing levels
- Multipurpose room (offices/training)
- Kitchen large enough to accommodate anticipated staffing levels
- Dining area large enough to accommodate anticipated staffing levels
- Sufficient space for commercial type stove
- Sufficient space for commercial refrigerators
- Exercise/day room

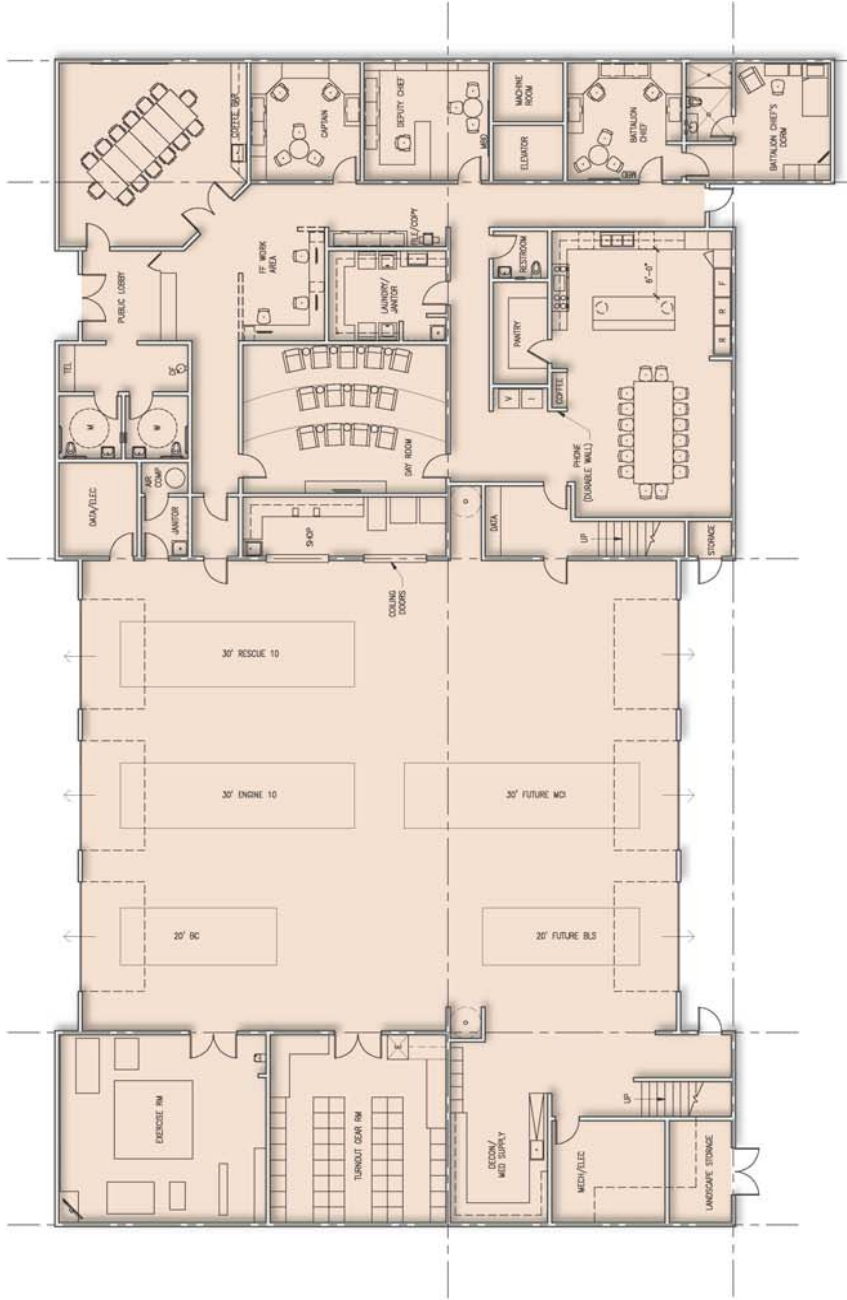
Design Elements For Neighborhood Fire Stations (continued)

Outdoors

- Ladder bars on exterior at rear of station
- Security fence
- Security gate
- Doorbell/intercom
- Red light at front of station near 911 phone
- Sufficient size lot to allow turnaround of apparatus
- Parking for enough vehicles to accommodate maximum possible staffing levels plus 10% for visitors and change of shift overlap
- Exterior hose bibs on all four sides
- Sufficient reinforced concrete for apparatus floor as well as exterior drives and parking to withstand 85,000 pound vehicles
- Trash enclosure
- Outside lighting
- Low maintenance ground covers with irrigation system

The following two pages illustrate the common components that would be included in the design of a new fire station. Those space elements are:

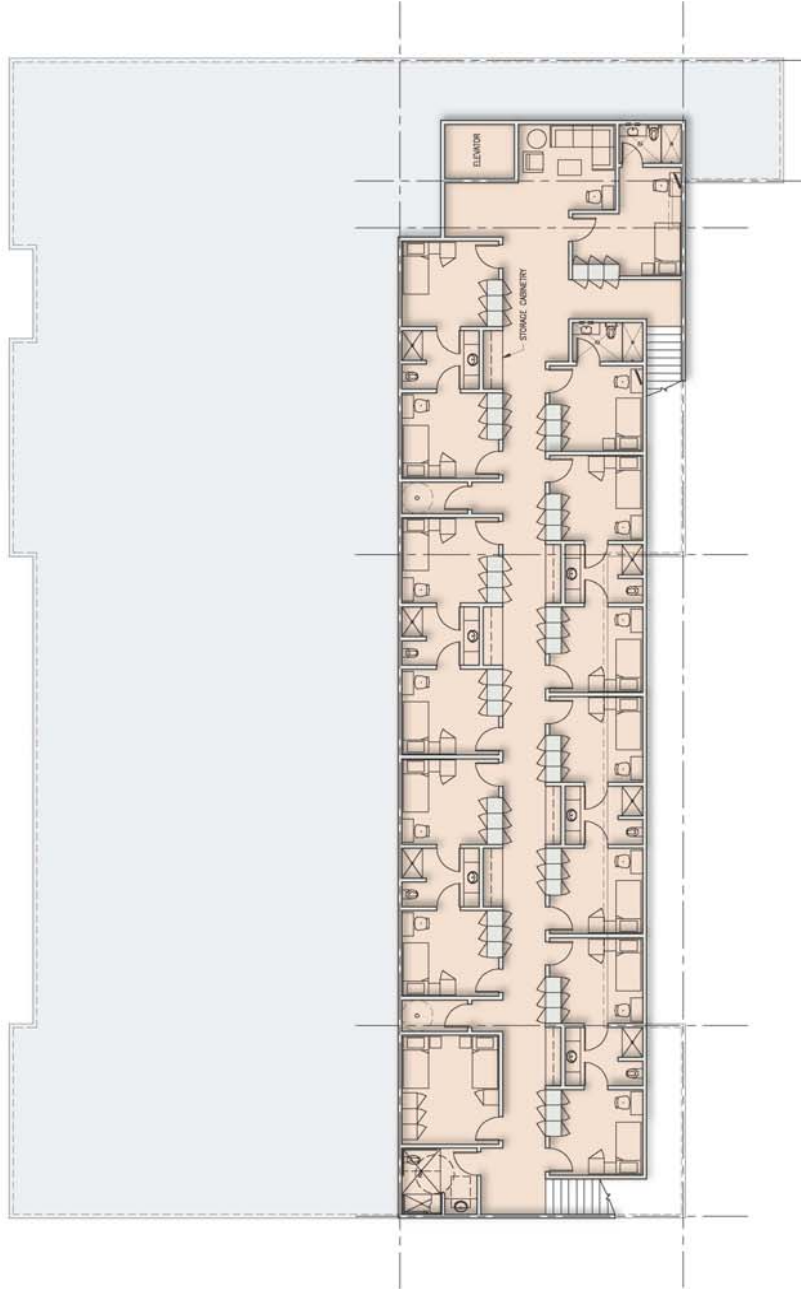
- **Apparatus Bay**
- **Public Access**
- **Work Areas**
- **Training Areas**
- **Living Quarters**



FIRST FLOOR PLAN
12,342 SF



Fire Station
Design and Space Elements
 Apparatus bays, work areas, offices, common rooms



SECOND FLOOR PLAN
4,497 SF



Fire Station
Design and Space Elements
Living quarters

LONG BEACH
RATCLIFF
3-15-2007



NEIGHBORHOOD FIRE STATIONS

- Station 7
- Station 9
- Station 10
- Station 12

FIRE STATION 7



2295 Elm Avenue

OPERATIONAL DESCRIPTION

This is a fire station located in a residential neighborhood. The station provides primary fire, emergency medical and rescue services in the specified area (see map on page 11), provides backup support to adjacent response areas and is a responder to the Long Beach Airport and the nearby freeway areas.

This facility houses eight firefighters which staff two emergency response apparatus and responded to 4,897 calls in 2006:

- Engine 7 (staff includes a certified Paramedic)
- Truck 7 (a unique aerial apparatus and one of only four ladder units in the City)

The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts to maintain constant staffing. The facility contains living and sleeping quarters, a kitchen, office space for two supervisors, a training room, equipment maintenance and fitness areas, and an apparatus bay. The public also accesses the facility for bike licenses and other inquiries.

STATEMENT OF NEED

The current facility is almost 70 years old and was a Works Progress Administration (WPA) project in 1939. It is wood frame constructed, which has made it subject to vermin intrusion. It is located on a residential street, which increases response times and contributes to noise in the neighborhood, especially at night. It has a Facility Condition Index (FCI) of **52%** (an FCI of 10% or higher is considered “poor”, and should be considered for replacement).



There is no accommodation for gender separation in this facility. Due to the size, existing structure and layout of the building, the needed modifications are prohibitive. The living quarters include a common dormitory, common bathroom and no separate locker room for female personnel. The building also does not meet the American Disability Act (ADA) standards.

The passageways between living spaces and the apparatus bays are not fire rated, nor are they sealed to prevent exhaust fumes from entering living spaces. There is no emergency signage or lighting in the corridors.

FACILITY REQUIREMENTS

- Current facility: Built in 1940, 67 years old
- Facility size is inadequate for staffing levels and does not provide for gender accommodation and does not allow garaging of a standard aerial ladder truck.
- 6,504 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 8 firefighters, 24 hours/day
- Proposed facility: 13,000 square feet
- Site area need approximately 1 ½ - 2 acres
- Estimated cost for design and construction is approximately \$10 million, which escalates in future years.

Pages 16 and 17 illustrate the design elements of a typical neighborhood fire station. The new design accommodates mixed gender habitation of any number with “Jack and Jill” restroom and shower facilities. Separation of living quarters from office and

the apparatus bays as well as fire prevention and notification elements are also included.

LOCATION OPTIONS

Ideally, a new station should be located on a major thoroughfare, rather than a residential street. The best location for this facility would be south of Willow Street, north of Hill Street, between Atlantic Avenue and Long Beach Boulevard.

SERVICE IMPROVEMENTS

Response times will improve since there will be faster access to a major thoroughfare. In addition, relocating a new station to a major arterial from a residential street will lessen the noise impact and disruption to the neighborhood that often results when emergency units are dispatched.

A new facility would also provide additional room in the future to reallocate resources as necessary to respond to changes in the population and response profiles, such as a Rescue or ambulance unit. It will also allow storage of backup apparatus including specific units such as the Mobile Command and Multi Casualty Incident units.

It is envisioned that the new facility could include a small meeting room available for the use by local area groups, which would incorporate the facility as part of the neighborhood. The Department could also hold CPR training and other educational programs at the station in a facility that was ADA accessible.

The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a new facility along with a site layout.





Site Plan

Long Beach Fire Department Station 7

FERNALD
architecture and interiors

May 22, 2007

FIRE STATION 9



3917 Long Beach Boulevard

OPERATIONAL DESCRIPTION

This is a neighborhood fire station located in the California Heights area. The station provides primary fire, emergency medical and rescue services in the specified area (see map on page 11), provides backup support to adjacent response areas and is a primary responder to the Long Beach Airport.

This facility houses six firefighters which staff two emergency response apparatus and responded to 6,929 calls in 2006:

- Engine 9
- Rescue 9 (paramedic ambulance)

The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts to maintain constant staffing. The facility contains living quarters, a kitchen, equipment maintenance and fitness areas, and an apparatus bay. The public also accesses the facility for bike licenses and other inquiries.

STATEMENT OF NEED

The current facility was constructed in 1938 and is located on a residential street. It has a Facility Condition Index (FCI) of **67%** (an FCI of 10% or higher is considered "poor", and should be considered for replacement). The building has considerable

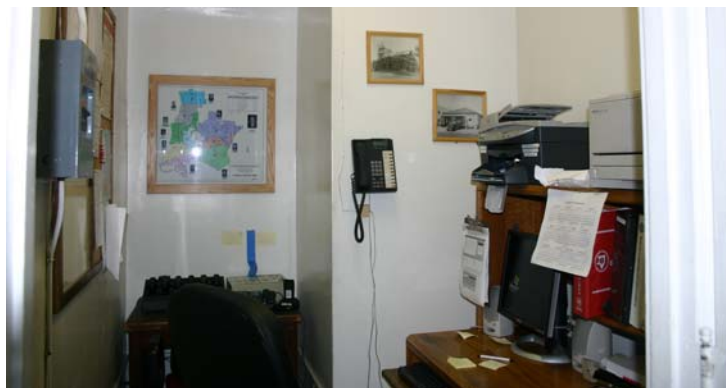
exterior charm, but is extremely small for staffing, apparatus and equipment and is in deteriorating condition.



This station does have individual dormettes, which were converted from one large dormitory, but there is no separation of bathrooms or locker rooms for gender accommodation. In addition, the Captain's bunk area must serve as the office, which is inappropriate for employee or business meetings. A more professional environment for

the supervisor is needed. Parking is also limited. Due to the small size of the existing structure and layout of the building, the needed modifications are prohibitive. The building also does not meet ADA standards.

The passageways between living spaces and the apparatus bays are not fire rated, nor are they sealed to prevent exhaust fumes from entering living spaces. There is no emergency signage or lighting in the corridors.



FACILITY REQUIREMENTS

- Current facility: Built in 1938, 69 years old
- Facility does not provide for gender accommodation and the present size is inadequate for staffing levels and rigs.
- 3,873 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 6 firefighters 24 hours/day
- Proposed facility would include Battalion Chief 3, which would centrally locate this Fire District supervisor over Stations 7, 9, 11, 12, 13, and 16.
- Proposed facility would include a BLS unit from Station 16.

- Proposed facility: 13,000 square feet
- Site area need approximately 1 ½ - 2 acres
- Estimated cost for design and construction is approximately \$10 million, which escalates in future years.

Pages 16 and 17 illustrate the design elements of a contemporary fire station. The new design accommodates mixed gender habitation of any number with “Jack and Jill” restroom and shower facilities, which are also more space efficient. Separation of living quarters from office and the apparatus bays as well as fire prevention and notification elements are also included.

LOCATION OPTIONS

Ideally, a new station should be located on a major thoroughfare, rather than a residential street. The best location for this service area would be in the vicinity of 36th Street and Atlantic Avenue.

SERVICE IMPROVEMENTS

Response times will improve since there will be faster access to a major thoroughfare. In addition, relocating a new station to a major arterial from a residential street will lessen the noise impact and disruption to the neighborhood that often results when emergency units are dispatched.

A new facility would also provide additional room in the future to reallocate resources as necessary to respond to changes in the population, such as an ambulance unit or Battalion Chief. It will also allow storage of specialized operational apparatus such as the Mobile Command and Multi Casualty Incident units.

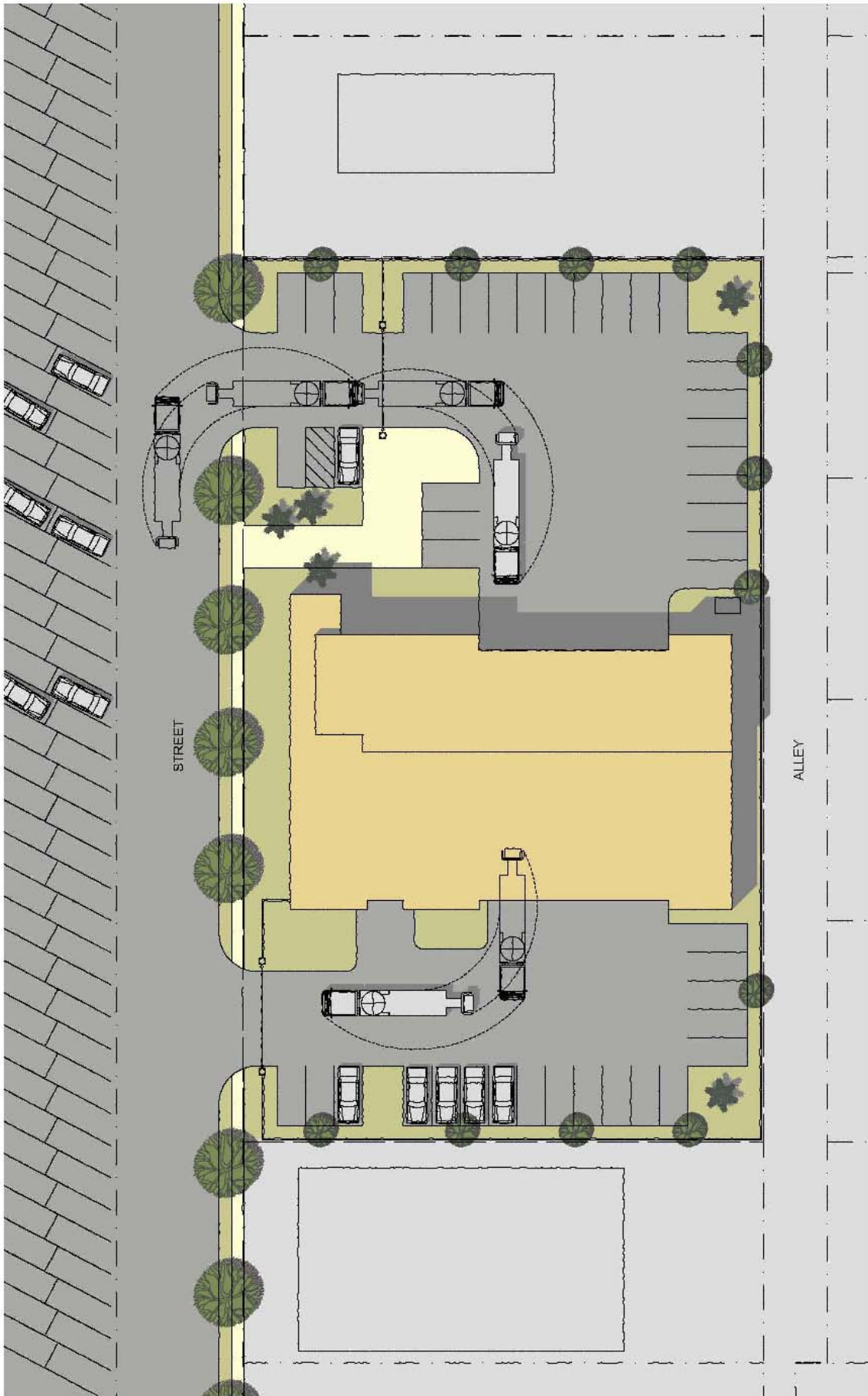
It is envisioned the new facility could include a small meeting room available for use by local area groups, which would incorporate the facility as part of the neighborhood. The Department could also hold CPR training and other educational programs at the station in a facility that was ADA accessible.

The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a new facility and a site plan.





FIRE STATION 10



1417 Peterson Avenue

OPERATIONAL DESCRIPTION

This is a fire station located in a residential neighborhood. The station provides primary fire, emergency medical and rescue services in the specified area (see map on page 11), provides backup support to adjacent response areas and where needed. In addition, Battalion Chief 1 is located here who oversees Battalion 1 which is comprised of Stations 1, 2, 3, 6, 10, 15, 20 and 24.

This facility houses seven firefighters which staff three emergency response apparatus and responded to 9,493 calls in 2006:

- Engine 10
- Rescue 10 (paramedic ambulance)
- Battalion Chief 1

A City fuel station is also located here. The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts so that the station is always fully staffed. The facility contains living quarters and sleeping quarters, a kitchen, an office for the supervisor and office space for the paramedics, a training room or area, equipment maintenance and fitness areas, and an apparatus bay. The public also accesses the facility for bike licenses and other inquiries.

STATEMENT OF NEED

The current facility was constructed in 1967 and is located on a residential street. It has a Facility Condition Index (FCI) of **39%** (an FCI of 10% or higher is considered “poor”, and should be considered for replacement). Currently, the front parapet wall is cracked and unstable preventing pedestrian access to the front of the station due to a potential collapse hazard.

There is no accommodation for gender separation in this facility. There is also a lack of separation between the living quarters and professional office space. The



apparatus bays do not meet standards for length or rear access. In addition, the Battalion Chief's command vehicle is parked outside under an overhang. Due to the small size of the existing structure and layout of the building, the needed modifications are prohibitive. The building does not meet ADA standards.

The passageways between living spaces and the apparatus bays are not fire rated, nor are they sealed to prevent exhaust fumes from entering living spaces. There is no emergency signage or lighting in the corridors.

FACILITY REQUIREMENTS

- Current facility: Built in 1967, 40 years old
- Size and stature is inadequate for staffing levels and rigs.
- 5,341 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 7 firefighters 24 hours/day
- Proposed facility: 13,000 square feet
- Site area need approximately 1 ½ - 2 acres
- Estimated cost for design and construction is approximately \$10 million, which escalates in future years.

LOCATION OPTIONS

The Redevelopment Agency has acquired property for this use on the SW corner of Anaheim Street and Walnut Avenue.

SERVICE IMPROVEMENTS

Response times will improve since there will be faster access to Anaheim Street, a major thoroughfare. In addition, relocating the station to a major arterial from a residential street will lessen the noise impact and disruption to the neighborhood that often results when emergency units are dispatched.

The new facility will also provide additional room in the future to reallocate resources as necessary to respond to changes in the population, such as an ambulance unit or ladder truck. It will also allow storage of specialized operational apparatus such as the Mobile Command and Multi Casualty Incident units.

It is envisioned the new facility could include a small meeting room available for use by local area groups, which would incorporate the facility as part of the neighborhood. The Department could also hold CPR training and other educational programs at the station in a facility that is ADA accessible.

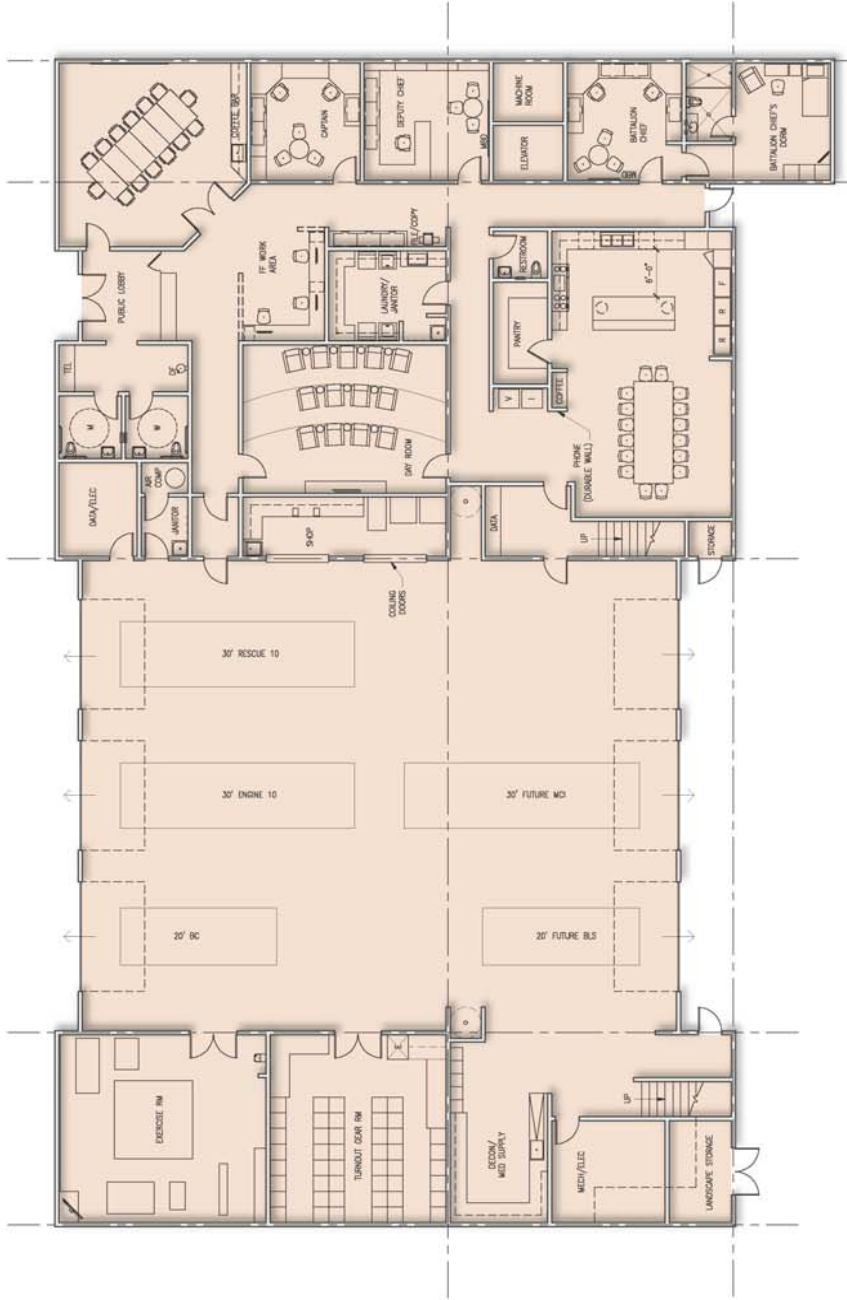
The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a new facility, a site plan and floor layouts of a two-story facility.





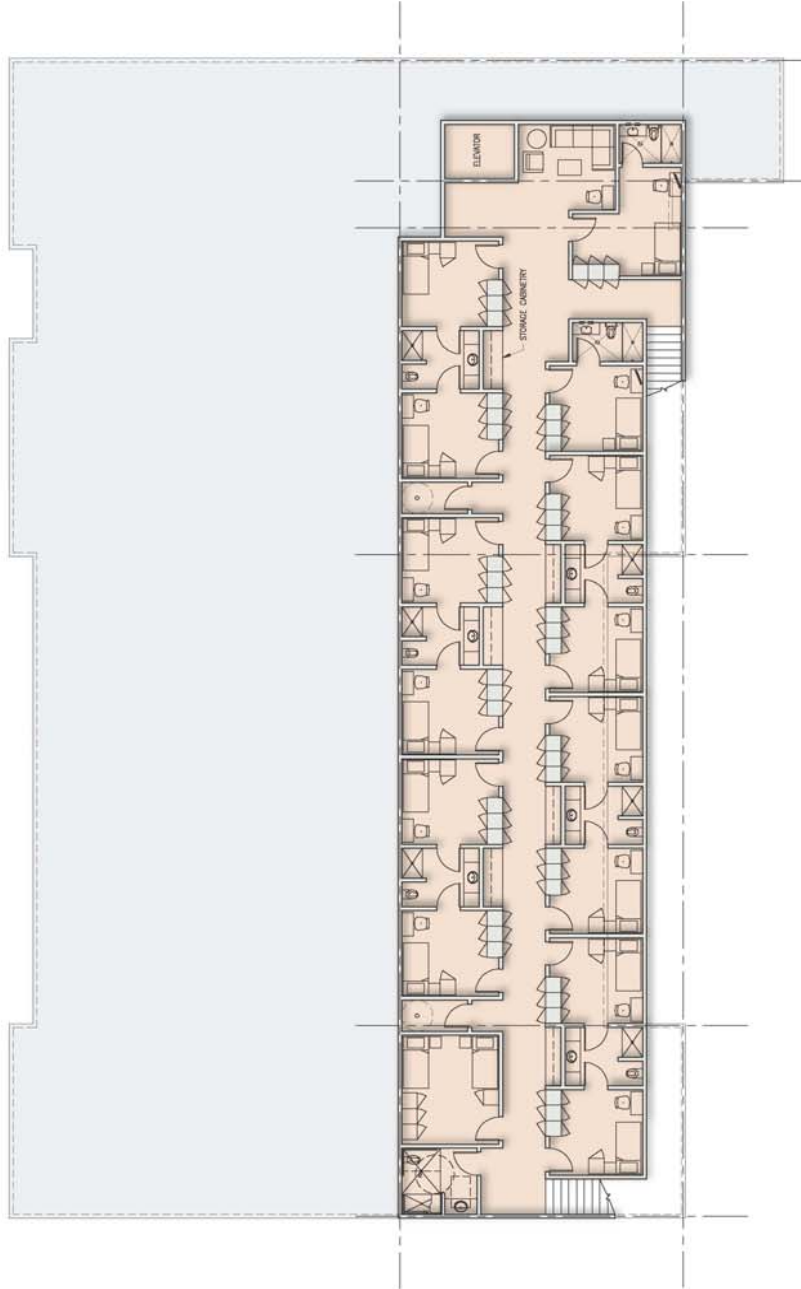


FIRST FLOOR PLAN
12,342 SF



RELOCATION OF
FIRE STATION NO. 10





SECOND FLOOR PLAN
4,497 SF



RELOCATION OF
FIRE STATION NO. 10

LONG BEACH
RATCLIFF
3-15-2007



FIRE DEPARTMENT

FIRE STATION 12



6509 Gundry Avenue

OPERATIONAL DESCRIPTION

This is a fire station located in a residential neighborhood. The station provides primary fire, emergency medical and rescue services in the specified area (see map on page 11), provides backup support to adjacent response areas and where needed. This facility houses six firefighters which staff two emergency response apparatus and responded to 5,616 calls in 2006:

- Engine 12
- Rescue 12 (paramedic ambulance)

The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts so that the station is always fully staffed. The facility contains living quarters and sleeping quarters, a kitchen, an office for the supervisor, a training room or area, equipment maintenance and fitness areas, and an apparatus bay. The public also accesses the facility for bike licenses and other inquiries.

STATEMENT OF NEED

The current facility was constructed in the 1920's but was not utilized as a fire station until 1936 and is located on a residential street. It has a Facility Condition Index (FCI) of **57%** (an FCI of 10% or higher is considered "poor", and should be considered for replacement).



There is no accommodation for gender separation in this facility. There is also a lack of separation between the living quarters and professional office space. The apparatus bay also does not meet standards for length or rear access. Due to the small size of the existing structure and layout of the building, the needed modifications are prohibitive. The building does not meet ADA standards.

In addition, there is no permanent shelter for the Paramedic ambulance, which is stocked with medications and medical equipment and worth over \$120,000. A temporary tarp covering has been erected on the site to protect the unit.



The passageways between living spaces and the apparatus bays are not fire rated, nor are they sealed to prevent exhaust fumes from entering living spaces. There is no emergency signage or lighting in the corridors.

The site acquired by the Redevelopment Agency would also accommodate the relocation of the Fire Department Warehouse, currently located adjacent to Station 10. The Warehouse houses supplies and equipment, including fire hose, oxygen bottles, medical supplies and protective equipment. The site has the potential to be used as a disaster coordination center for City residents.

FACILITY REQUIREMENTS

- Current facility: Built in the 1920's, over 80 years old
- Facility does not provide for gender accommodation or garage space for the Rescue ambulance, nor can it accommodate an aerial apparatus.
- 3,868 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 6 firefighters 24 hours/day
- Proposed facility: 13,000 square feet

- Warehouse and disaster center – 10,000 square feet
- Site area need approximately 2 acres
- Estimated cost for design and construction is approximately \$10 million, which escalates in future years. The Warehouse is an additional \$2 million.

LOCATION OPTIONS

The Redevelopment Agency has acquired property for this use on the NW corner of Orange Avenue and Artesia Boulevard.

SERVICE IMPROVEMENTS

Response times will improve since there will be faster access to Artesia Boulevard, a major thoroughfare. In addition, relocating the station to a major arterial from a residential street will lessen the noise impact and disruption that often results when emergency units are dispatched.

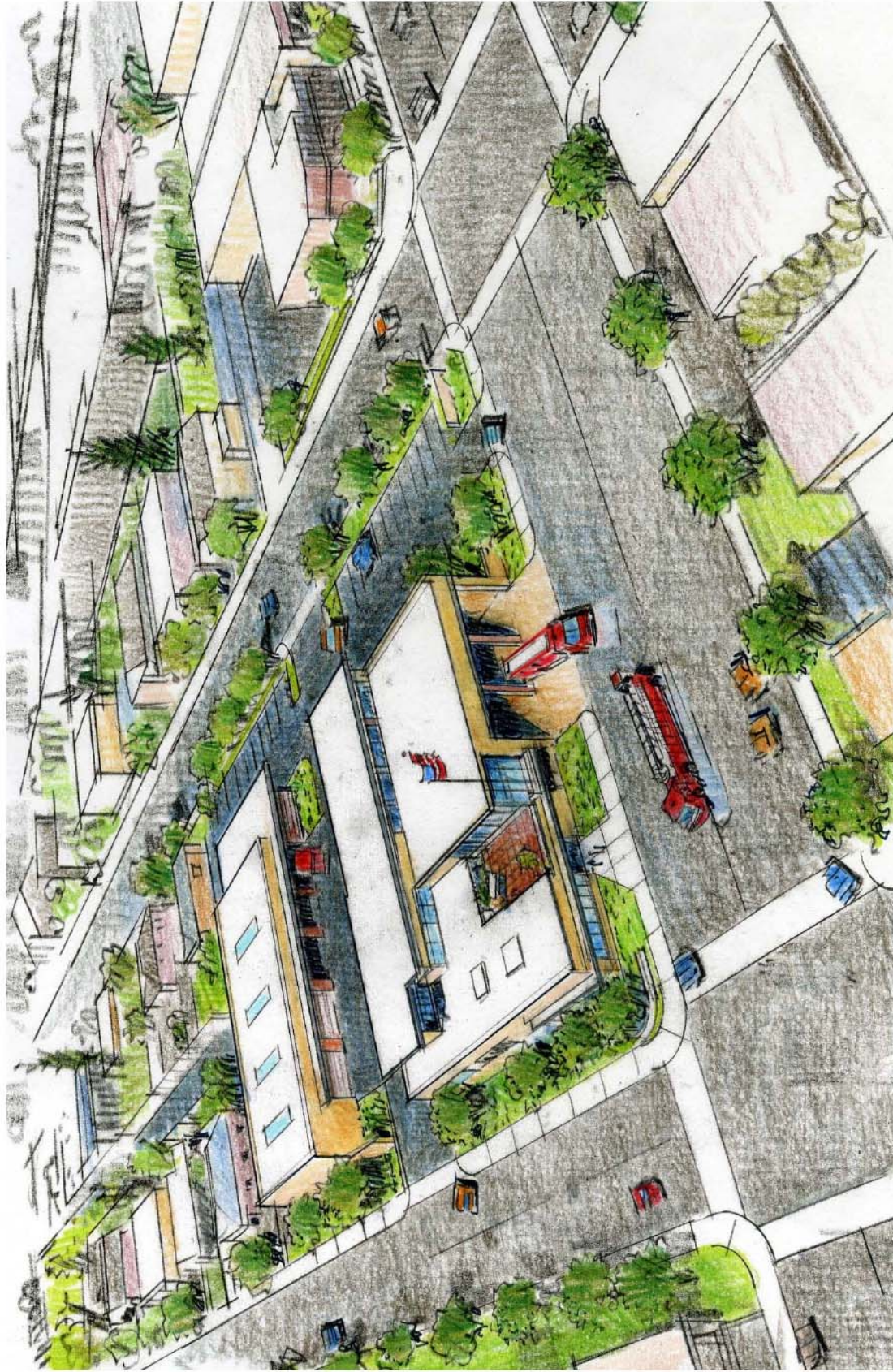
The new facility will also provide additional room in the future to reallocate resources as necessary to respond to changes in the population. It will also allow storage of specialized operational apparatus such as the Mobile Command and Multi Casualty Incident units.

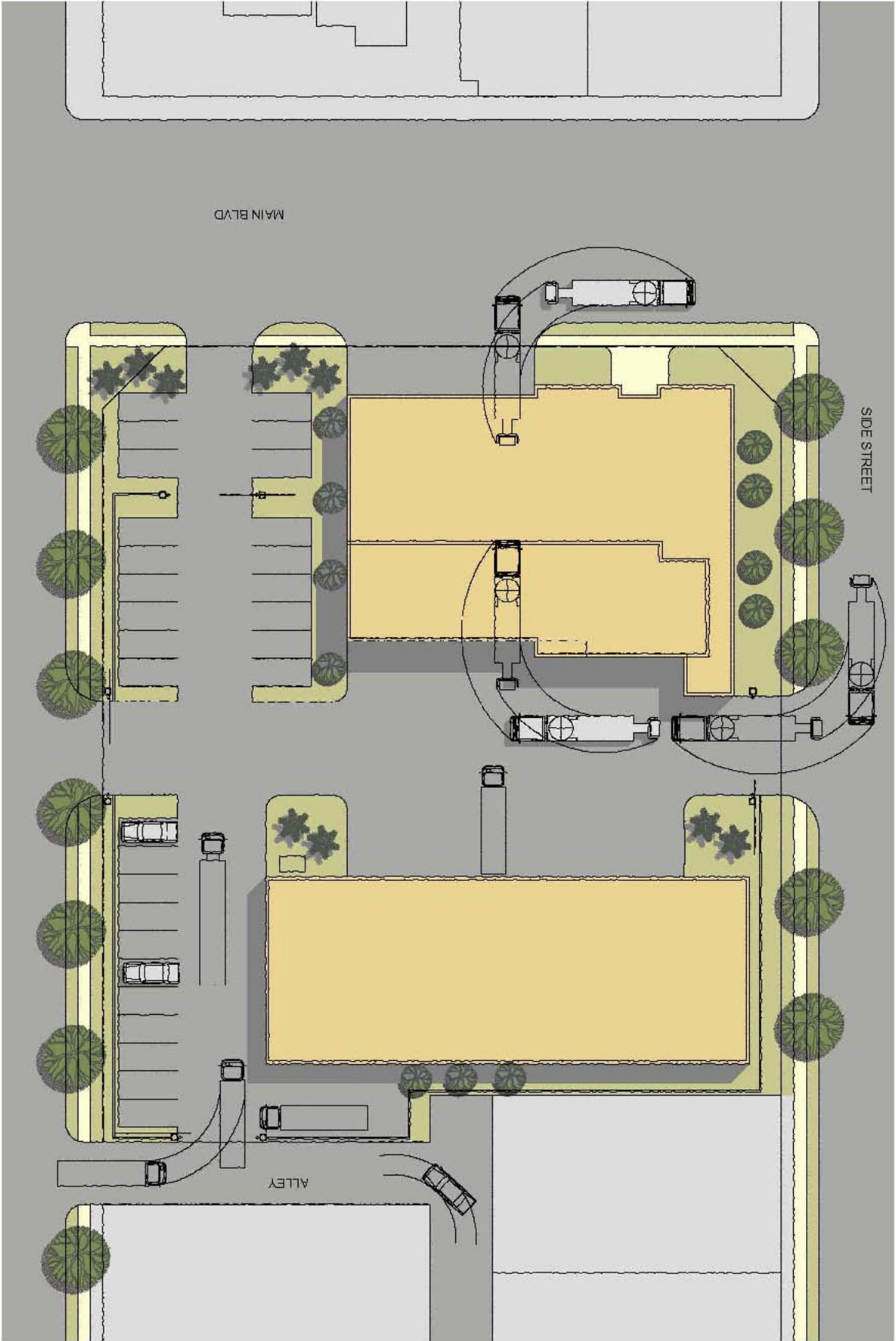
It is envisioned the new facility could have a small meeting room available for use by local area groups, which would incorporate the facility as part of the neighborhood. The Department could also hold CPR training and other educational programs at the station in a facility that is ADA accessible.

The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a new facility as well as a site plan.







PORT OF LONG BEACH FIRE STATIONS

- Station 15
- Station 20
- Station 24



FIRE STATION 15



Pier F Berth F202

OPERATIONAL DESCRIPTION

This is a fire boat station located in the Port of Long Beach to serve the needs of the Port, its tenants and boating public. The fire boat station provides primary fire, emergency medical and rescue services on the water in the specified area (see map on page 11) and provides backup support to adjacent areas when needed, including providing automatic aid assistance to the Port of Los Angeles and the US Coast Guard. In addition to emergency response, the fire boat personnel conduct marine patrols for surveillance of critical infrastructure, assist mariners and are an integral part of Port dive operations as part of the Department's dive program.

This facility houses four firefighters who staff one specialty emergency response apparatus and responded to 59 calls in 2006. Incidents in the Port are of low frequency, but are high impact, due to the criticality of the assets and the extreme life hazard to personnel created by working around terminals and ships. Boat 15 provides daily port patrol and visual inspections for a minimum of 2 hours per day, 365 days per week; mandatory fireboat training for assigned personnel and qualified relief; along with Boat 20 provides fire protection standby approximately 4 times per week for petroleum supertankers entering the Port of Long Beach.

- Fire Boat 15

The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts so that the station is always fully staffed. The facility contains living quarters and sleeping quarters, a kitchen, and a training room or area, a small workshop and a floating dock. The equipment maintenance and fitness area, and the apparatus bay are detached from the facility in two different areas.

STATEMENT OF NEED

The current facility is a modular trailer, utilized since 1982. It has a Facility Condition Index (FCI) of **98%** (an FCI of 10% or higher is considered “poor”, and should be considered for replacement). In general, the station is in poor condition with all building systems at the end of their useful life cycle.



There is no accommodation for gender separation in this facility. Due to the size, existing structure and layout of the trailer, the needed modifications are prohibitive. The living quarters include a common dormitory, common bathroom and no separate locker room for female personnel. The building also does not meet ADA standards.

The fireboat is docked at an open berth and is exposed to the weather continuously, increasing maintenance time and costs and increasing downtime due to maintenance.

FACILITY REQUIREMENTS

- Current facility: Built in 1982, 25 years old
- Size inadequate for staffing levels and does not provide for gender accommodation
- 1,840 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 4 firefighters 24 hours/day
- Proposed facility: 6,264 square feet

- Site area need approximately 1 acre
- Estimated cost for design and construction is approximately \$8 million.

The new building will be a single story structure with living quarters of approximately 3,668 SF. A covered berth for the fireboat would be ideal, which would extend the service life and reduce maintenance of these costly vessels. The facility would provide for gender accommodation and ADA access. The Station will be constructed with bricks and mortar and meet essential facilities requirements.

LOCATION OPTIONS

The new station could be located north of the current site or across the channel next to the Sea Launch facility.

SERVICE IMPROVEMENTS

A new facility will provide Fire personnel with basic amenities while on duty, more effective workspace and will also provide additional room in the future to reallocate resources as necessary to respond to changes in the Port, population and response profiles.

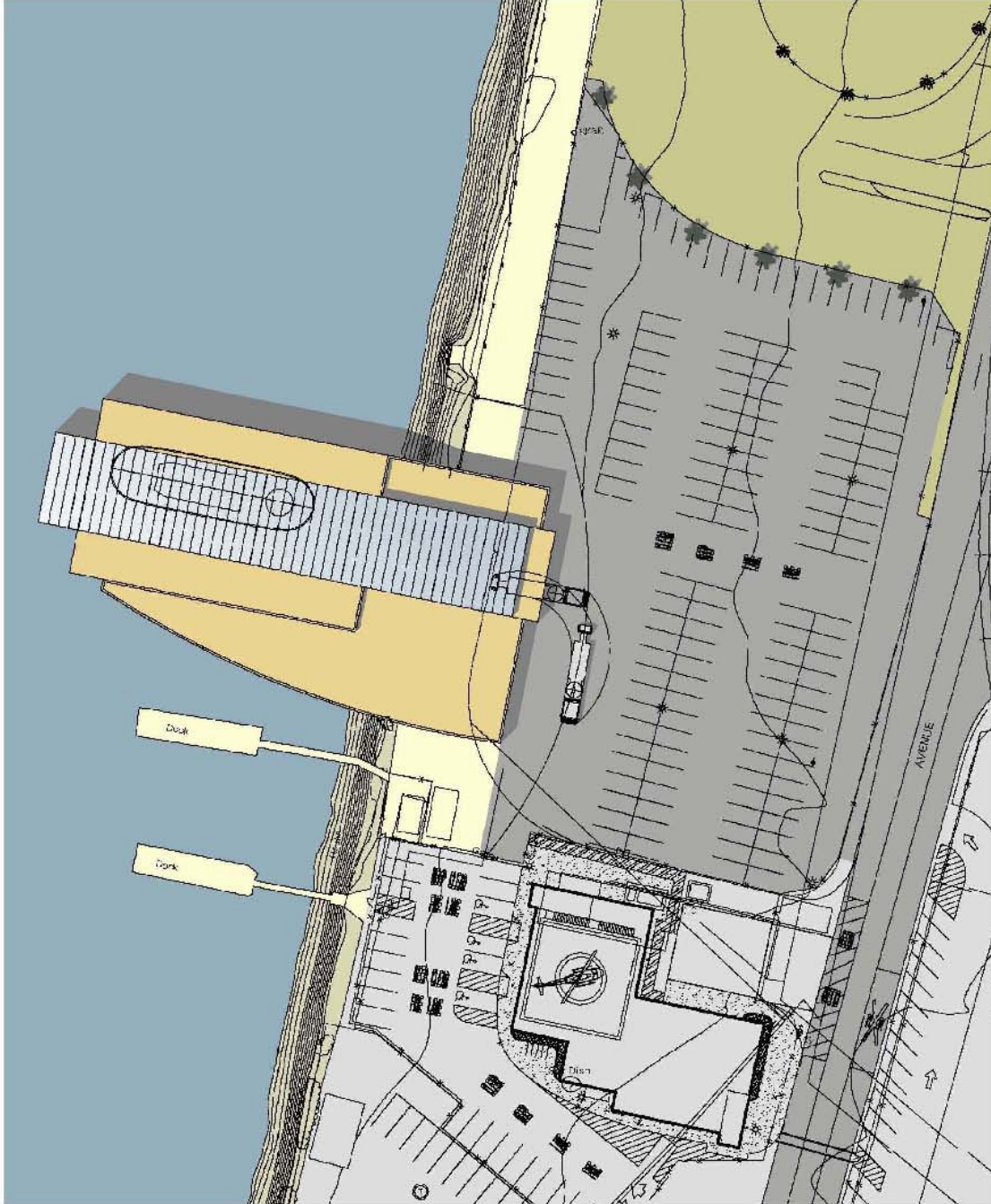
The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

The covered berth will reduce downtime due to maintenance increasing availability of this very limited water-borne resource.

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a boat station and an option of siting the facility at the current location.





Long Beach Fire Department Port of Long Beach Stations

Site Plan

May 22, 2007

FIRE STATION 20



1980 Pier D Street Berth D37

OPERATIONAL DESCRIPTION

This is a “swing” station with a fireboat and an engine located in the Port of Long Beach to serve the needs of the Port, its tenants and visitors to the waterways. The fire boat station provides primary fire, emergency medical and rescue services on the water in the specified area (see map on page 11) and provides backup support to adjacent areas when needed, including providing automatic aid assistance to the Port of Los Angeles and the US Coast Guard. In addition to emergency response, the fireboat personnel conduct marine patrols for surveillance of critical infrastructure, assists mariners and are an integral part of Port dive operations as part of the Department's dive program. The station is located under the Gerald Desmond Bridge and adjacent to the Back Channel.

This facility houses five firefighters who staff two emergency response apparatus and responded to 158 calls in 2006. Incidents in the Port are of low frequency, but are high impact, due to the criticality of the assets and the extreme life hazard to personnel created by working around terminals and ships. Boat 20 provides daily port patrol and visual inspections for a minimum of 2 hours per day, 365 days per week; mandatory fireboat training for assigned personnel and qualified relief; along with Boat 15 provides fire protection standby approximately 4 times per week for petroleum supertankers entering the Port of Long Beach.

- Boat 20
- Engine 20

The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts so that the station is always fully staffed. The facility contains living quarters and sleeping quarters, a kitchen, and a training room or area, and a floating dock. The equipment maintenance and fitness area, and the apparatus bay are detached from the facility.

STATEMENT OF NEED



The current facility is a modular trailer, utilized since 1982. It has a Facility Condition Index (FCI) of **98%** (an FCI of 10% or higher is considered “poor”, and should be considered for replacement). In general, the station is in fair condition with all building systems at the end of their useful life cycle.

There is no bunk or locker accommodation for gender separation in this facility, but there is a separate bathroom. Due to the size, existing structure and layout of the trailer, the needed modifications are prohibitive. The building also does not meet ADA standards.

The fireboat is docked at an open berth and is exposed to the weather continuously, increasing maintenance time and costs and increasing downtime due to maintenance. The apparatus bay is detached and distant from the station increasing turn-out time.



The Port of Long Beach requires that Station 20 be relocated in order to construct the new Gerald Desmond Bridge.

FACILITY REQUIREMENTS

- Current facility: Built in 1982, 25 years old
- Improvements included an addition of an apparatus bay and a bathroom for female firefighters
- 1,680 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 5 firefighters 24 hours/day

- Proposed facility: 6,264 square feet
- Site area need approximately 1 - 2 acres
- Estimated cost for design and construction is approximately \$8 million.

The new building will be a single story structure with living quarters of approximately 3,668 SF. A covered berth for the fireboat would be ideal, which would extend the service life and reduce maintenance of these costly vessels. The facility would provide for gender accommodation and ADA access. The Station would be bricks and mortar and meet essential facilities requirements.

LOCATION OPTIONS

Alternative locations for a permanent replacement facility are currently being evaluated.

SERVICE IMPROVEMENTS

A new facility will provide Fire personnel with basic amenities while on duty, more effective workspace and will also provide additional room in the future to reallocate resources as necessary to respond to changes in the Port, population and response profiles.

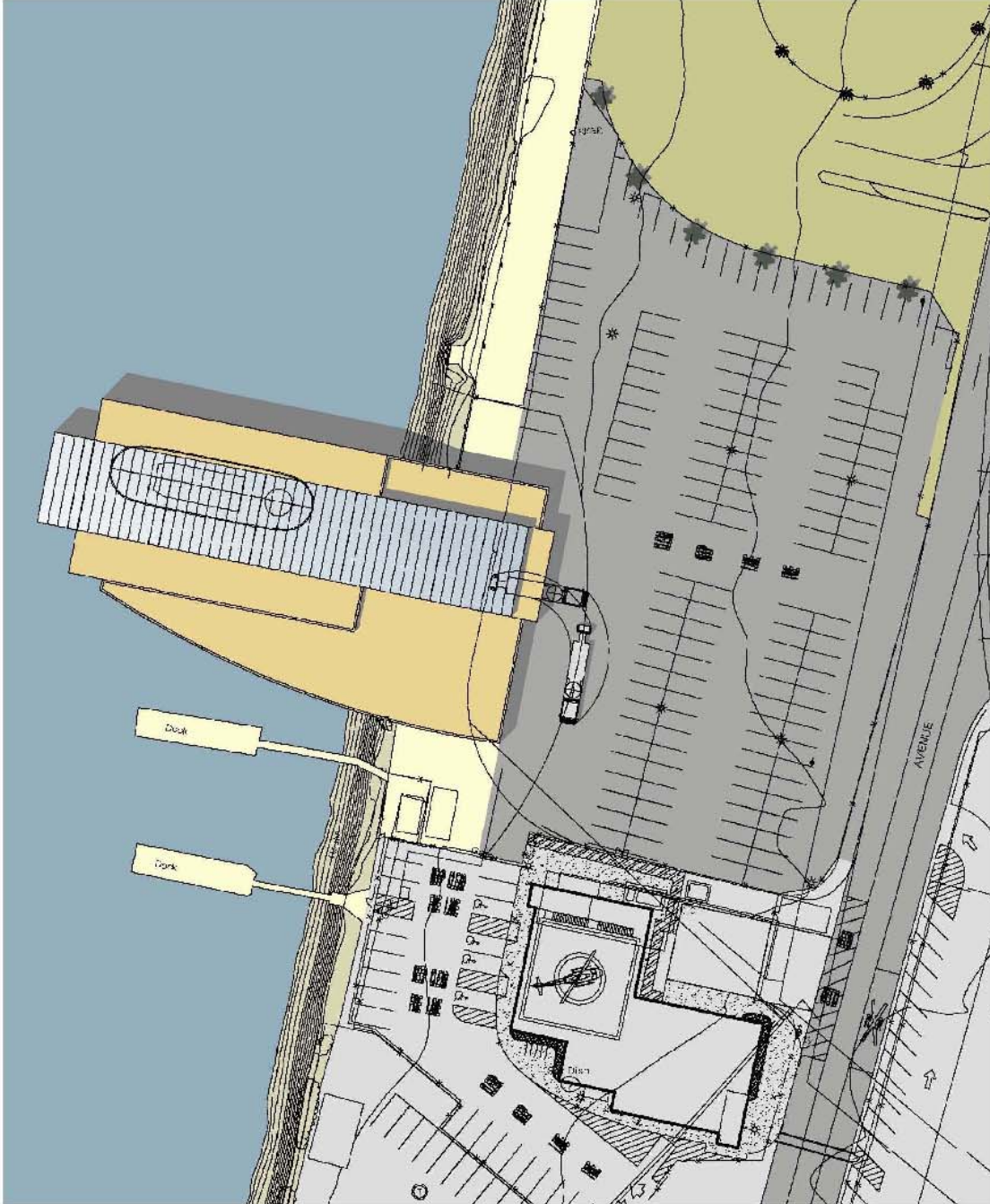
The new station location will improve response times within the area served by this resource by relocating the engine apparatus bay adjacent to the station for quicker access. The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

The covered berth will reduce downtime due to maintenance increasing availability of this very limited water-borne resource.

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a new facility and a site plan.





Long Beach Fire Department Port of Long Beach Stations

Site Plan

May 22, 2007

FIRE STATION 24



611 Pier T Avenue

OPERATIONAL DESCRIPTION

This is a fire station located in the Port of Long Beach to serve the needs of the Port and its tenants. The station provides primary fire, emergency medical and rescue services in the specified area (see map on page 11) and provides backup support to adjacent areas when needed, including providing automatic aid assistance to the Port of Los Angeles. In addition to emergency response, the personnel also provide facility fire prevention inspections. The station is the sole fire department resource on Terminal Island.

This facility houses four firefighters who staff one emergency response apparatus and responded to 147 calls in 2006. Incidents in the Port are of low frequency, but are high impact, due to the criticality of the assets and the extreme life hazard to personnel created by working around terminals and ships.

- Engine 24 (staff includes a certified Paramedic)

The firefighters live on-site 24 hours a day, 7 days a week, and three shifts of personnel are rotated through the station in twenty-four hour shifts so that the station is always fully staffed. The facility contains living quarters and sleeping quarters, a kitchen, and a training room or area. The equipment maintenance and fitness area, and the apparatus bay are in an adjacent warehouse and are detached from the facility.

STATEMENT OF NEED

The current facility is a modular trailer, originally intended to be of temporary use for two years but has been utilized for eight years to date. It has a Facility Condition Index (FCI) of **98%** (an FCI of 10% or higher is considered “poor”, and should be considered for replacement). The Fire engine and equipment are stored in Navy Building 303.



There is no accommodation for gender separation in this facility. Due to the size, existing structure and layout of the trailer, the needed modifications are prohibitive. The living quarters include a common dormitory, common bathroom and no separate locker room for female personnel. The building also does not meet ADA standards.

The current site is in an isolated corner of the Port complex and does not have easy accessibility to major roadways or some of the significant target hazards in the response area (e.g, Sea Launch).

The Port of Long Beach is constructing a new facility for the Fire Department that is expected to be completed in 2008. The current station will be removed when the new Fire Station 24 is opened.



FACILITY REQUIREMENTS

- Current facility: Built in 1994, 13 years old (in place 1999, 8 years)
- Facility size is inadequate for staffing levels and does not provide for gender accommodation.
- 1,440 square feet
- Operates 7 days/week, 24 hours per day
- Staffing levels: 4 firefighters 24 hours/day
- Proposed facility: 6,264 square feet

- Site area need approximately 1 acre
- Estimated cost for design and construction is approximately \$11 million, including street and infrastructure improvements.

The new building will be a single story structure with living quarters of approximately 3,668 SF and apparatus garage of 2,596 SF all under one roof. Site improvements include utilities, an outdoor patio, paved parking, area lighting and landscaping. Separation of living quarters from office and the apparatus bays as well as fire prevention and notification elements are also included. The facility will provide for gender accommodation and ADA access. The Station will be bricks and mortar and meet essential facilities requirements.

LOCATION OPTIONS

The new facility will be located at 111 Pier S Avenue, on Terminal Island and to the west of the City's Southeast Resource Recovery Facility (SERRF) plant.

SERVICE IMPROVEMENTS

A new facility will provide Fire personnel with basic amenities while on duty, more effective workspace and will also provide additional room in the future to reallocate resources as necessary to respond to changes in the Port, population and response profiles.

The new station location will significantly improve response times within the area served by this resource since the current location is isolated from the majority of the service area (including the Sea Launch Program) and major thoroughfares. In addition, the new facility will be able to host multi-agency, multiple company training sessions improving efficiency and interoperability.

The ability to store all Personal Protective Equipment (PPE) away from the living quarters will further protect employees from any contaminated turnouts, boots, helmets and other equipment. It will also improve living conditions for personnel with a clear separation between business areas, apparatus and maintenance bays and living quarters.

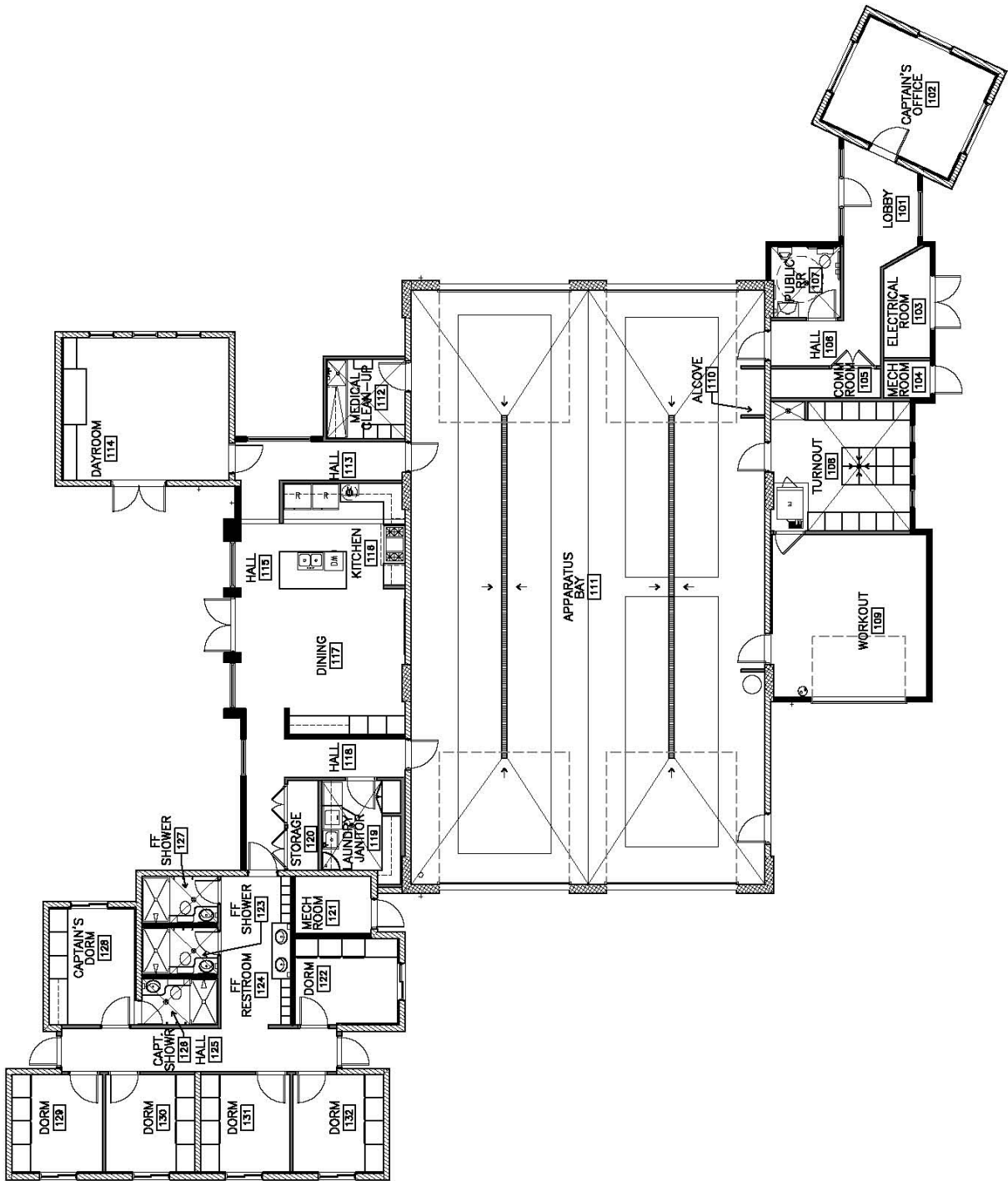
CONCEPTUAL VIEW

The following pages are the architect's rendering and the site plan of the facility under construction by the Port of Long Beach.



Fire Station 24





Long Beach Fire Department Station 24 Port of Long Beach – Site Plan



BEACH OPERATIONS HEADQUARTERS

BEACH OPERATIONS HEADQUARTERS



2100 E. Ocean Boulevard

OPERATIONAL DESCRIPTION

The Marine Safety Beach Operations facility is the center for a wide range of internal and external business, dispatching, training, and emergency response functions integral to protecting the City's beaches and waterways. This facility supported 11,900 emergency responses in 2006.

The facility provides for a central location, where the public has direct access to report concerns, receive assistance and obtain information on a daily basis. It is also the Division's communication center, fielding telephone calls from internal and external customers, and then dispatching resources in the most efficient manner possible. It is essential for the coordination of both routine and daily responses.

All members of the division are scheduled out of this location for work assignments, training and special events. Payroll functions are also facilitated from this location that affect 155-160 Marine Safety employees during the peak season.

It has an apparatus garage and 40-foot container to store two beach patrol vehicles and necessary equipment. In addition, a medical aid room, fitness area, locker room with a kitchen located within, offices, and two restrooms are housed within this facility.

The building is staffed 365 days throughout the year, 12 hours daily; it is staffed during the summer season for 14 hours on the weekends. For specific events such as Swiftwater rescue call outs, it can be staffed on a 24-hour basis.

STATEMENT OF NEED

The existing facility is located on the beachfront, at the foot of Cherry Avenue. The building was constructed in the 1930's and was moved to its current location from the foot of Linden Avenue on the Rainbow Pier in the 1960's. It is designated as a historical building in the City. It has a Facility Condition Index (FCI) of **60%** (an FCI of 10% or higher is considered "poor", and should be considered for replacement).

There have been two separate assessment reviews of the facility, 3D/I and Loring-Cruz, both of which recommended that the facility be fully replaced, rather than attempt to remodel or rehabilitate the building.



The building is about 1/5 the size of most modern lifeguard headquarters in California, such as the City of Huntington Beach, Newport Beach and Bolsa Chica State Beach. It is a three-story building; however, the second and third floors can only be reached by exterior wooden stairs. The building does have an interior ship scuttle stair access down to the second floor from the third floor.

There is no fire sprinkler or fire alarm system in the building, no emergency exit signs or lighting, the roof is only in fair condition, there is no gender accommodation for dressing/locker rooms, the plumbing system is past its useful life and the electrical system is substandard.

The current apparatus area is inadequate and can only support the storage of two lifeguard beach patrol vehicles. The Division has a large inventory of specialized pieces of equipment that are stored throughout the City. This new facility would provide centralized storage that would reduce response times and increase efficiency by being able to provide for the staffing and support from one location.



This facility provides for direct service to the general public and other City employees and it is not ADA compliant.

An architectural firm will be retained in FY 07 to develop a site space needs summary; a building space needs summary and space layouts. A project budget will also be developed along with a conceptual design.

FACILITY REQUIREMENTS

- Current facility: Built in 1939, 68 years old
- Size and function inadequate
 - 2,000 square feet + 500 sq ft garage, 3 story
 - Stairs are steep and narrow, some doorways are not accessible when standing
 - Overcrowding for staff, especially in summer months
- Operates 7 days/week, 12 hours per day (used 24-hours when staffing for significant events)
- Staffing levels: October through May staffed with eight (8). During summer season, June through September, as many as 24 to 26 work out of this location on a daily basis depending on peak load staffing requirements.
- Visitors/clients: October through May, 30-40 daily. June through September, 125-150 daily. The number of public visits will vary depending on the time of year.
- Proposed facility: 15,000 square feet
- Site area need approximately 1/2 acre, with employee parking in the Junipero lot
- Estimated cost: \$10 million

LOCATION OPTIONS

The current location is still ideal. Preliminary design plans place the new facility south of the current building, adjacent to the new amphitheater, skate park and playground being developed for the Junipero parking lot area. However, if the current location is not feasible, an alternative site would be at the east end of the Junipero parking lot, just slightly east of the Long Beach Museum of Art.

SERVICE IMPROVEMENTS

A new facility, designed specifically to accommodate Marine Safety will have a number of features that will enhance service delivery and provide for a more efficient operation. It is also being developed as a site to address specific Fire Department training and storage needs, and as a site available to other City departments and the community as a meeting place and maybe staffed 24/7 should it be necessary.

These features will include a Marine Safety telephone and radio dispatching center redundant to fire communications capability that can be used as an alternative site for dispatching, if the Fire Communication Center is unable to meet peak load demands, a community room or classroom with a wide range of modern audio visual equipment, an apparatus floor where all of the Division's specialized pieces of equipment can be placed at one location; i.e., (2) inflatable rescue boats, (2) personal watercrafts, (2) swiftwater trailers, swiftwater vehicle, dive vehicle, (4) beach patrol vehicles, a dive room with an air filling station, storage for personal dive and swiftwater team equipment, supply storage area, a minor medical aid treatment area, a separate kitchen/dining area and a fitness area. It may provide for the Department's future growth need by being able to accommodate a BLS unit and it will address a long-standing gender accommodation need to provide separate locker and restroom facilities.

The new building will also provide office facilities for the Marine Safety Chief, two Marine Safety Captains, Scheduling Officer and clerical support in one location. It will also provide a shared office for Marine Safety Officers assigned to the beach.

This would support the City Council's stated priority of "*Support programs which encourage the public's health and well being.*"

CONCEPTUAL VIEW

The following page illustrates a conceptual view of a three-story facility.



City of Long Beach - Beach Operations

Conceptual View

May 22, 2007



POLICE DEPARTMENT FACILITIES

- East Patrol Substation
- Training Academy
- Youth Services

POLICE EAST PATROL SUBSTATION



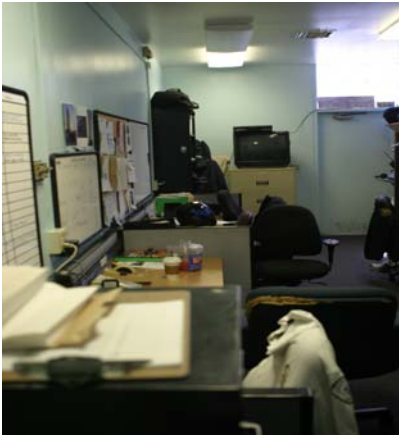
4800 Los Coyotes Diagonal

OPERATIONAL DESCRIPTION

The Long Beach Police Department responds to community calls for police service from four geographically dispersed Patrol Divisions. Each Division is sized and located to allocate a balanced workload across each division. The East Division is the largest in terms of area (24 square miles) and population served (over 170,000). The Division's objectives include responding to calls for service, engaging the community in collaborative problem solving with Community Oriented Public Safety, and providing a variety of specialized patrol activities to address criminal activity.

STATEMENT OF NEED

The existing East Patrol Division Substation facility is a remodeled retail office building, which was built in the 1960's and most recently was home to the Automobile Club of Southern California. The building was not designed to accommodate the variety of operational and administrative functions executed by the East Patrol Division. A major concern continues to be marginal infrastructure used to accommodate nearly 150 personnel. In addition to the age of the building, site security, limited parking availability, lack of adequate staff restrooms, plumbing deficiencies, poor climate control, a leaky roof, poor public access areas, inadequately sized offices and marginal storage space also underscore the compelling need for replacement. The building is heavily used 24 hours a day, 7 days a week, but was designed and constructed to meet the needs of a typical storefront retail business of the 1960's.



The Police Department has developed a standard design scheme for a modern Patrol Substation, which has been used to construct the West and North Substations. The East Division is in desperate need of a similar new facility.

FACILITY REQUIREMENTS

- Current facility: Built in the 1960's, 40+years old
- Size and function inadequate for a Patrol Division
- 7,000 square feet (office, meeting room, locker rooms and storage space have been adapted)
- Operates 7 days/week, 24 hours per day
- Staffing levels: 20-30 day, 20-40 evening and weekends
- Visitors/clients: 500/month.
- Proposed facility: 26,000 square feet
- Site area need approximately 3 acres
- Estimated cost: \$15 million

LOCATION OPTIONS

The new facility would be ideally located near the existing location, preferably on a corner with ready access to two streets.

SERVICE IMPROVEMENTS

A new facility, designed to meet the needs of a large and active Patrol Division will improve both the morale of the employees and the quality and range of services available to the East Division residents. By being able to dedicate appropriate space for staff and customers, the Police Department can better serve the community and deploy its resources. Community Groups would have access to the new Community Room for meetings to address crime concerns in their neighborhoods.

This would support the City Council's stated priority of "Further reduce crime, particularly violent crime".

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a two-story facility along with a site plan.



Long Beach Police Department East Division

Conceptual View



POLICE TRAINING ACADEMY



7290 East Carson Boulevard

OPERATIONAL DESCRIPTION

The Long Beach Police Department Training Division provides a broad range of services related to the recruitment, assessment, hiring, and training of sworn Police employees, as well as conducting State-mandated in-service continuing education programs for both sworn and civilian employees. The Division administers all background investigations for Police Recruits, civilian Police department employees and Long beach Fire Department Recruits. One of the primary functions of the Division is to conduct the 26-week Basic Recruit and Level-1 Reserve Recruit academies. A Manuals and Orders Section maintains the currency of all Departmental Policies and Procedures. Recurring in-service programs like the Advanced Officer Training Course, Human Relations and Diversity training, Physical Fitness training and Firearms Training and qualification/requalification are conducted by the Training Division staff on the facility site.

STATEMENT OF NEED

The existing Training Division facilities include a remodeled shooting range facility, which was built in the 1940's and a number of rented modular classroom, locker room, rest room and office facilities positioned in the late 1990's as a temporary relocation site for the Police Academy and the Training Division. The building and the trailers were not designed to permanently accommodate the variety of operational and administrative functions executed by the Training Division. A major concern continues to be marginal infrastructure used to accommodate nearly 50 full time

personnel, Recruit classes of over 60 men and women and the average daily non-Recruit student count of over 25. In addition to the age of the building and trailers, site security, limited parking availability, lack of adequate restrooms, plumbing deficiencies, poor climate control, inadequately sized offices and marginal storage space also underscore the compelling need for replacement. The facility is heavily used 15 hours a day, 7 days a week.



The Police Department had a detailed needs assessment conducted in 2002 to validate the size and footprint required for a new permanent Training Division Facility, which would include the firearms range.

FACILITY REQUIREMENTS

- Current facility: Built in the 1950's, 50+years old/Modular facilities put in place in 1997.
- Size and function inadequate for a Training Division
- 24,000 square feet (office, meeting room, locker rooms and storage space have been adapted)
- Operates 7 days/week, 15 hours per day
- Staffing levels: 80-100 day, 15-30 evening and weekends
- Visitors/clients: 1,000/month.
- Proposed facility: 39,000 square feet (based on 2002 Needs Assessment)
- Site area need: TBD
- Estimated cost: TBD

LOCATION OPTIONS

The new facility would be ideally located near the existing firearms range location, preferably with access to a running track/obstacle course area.

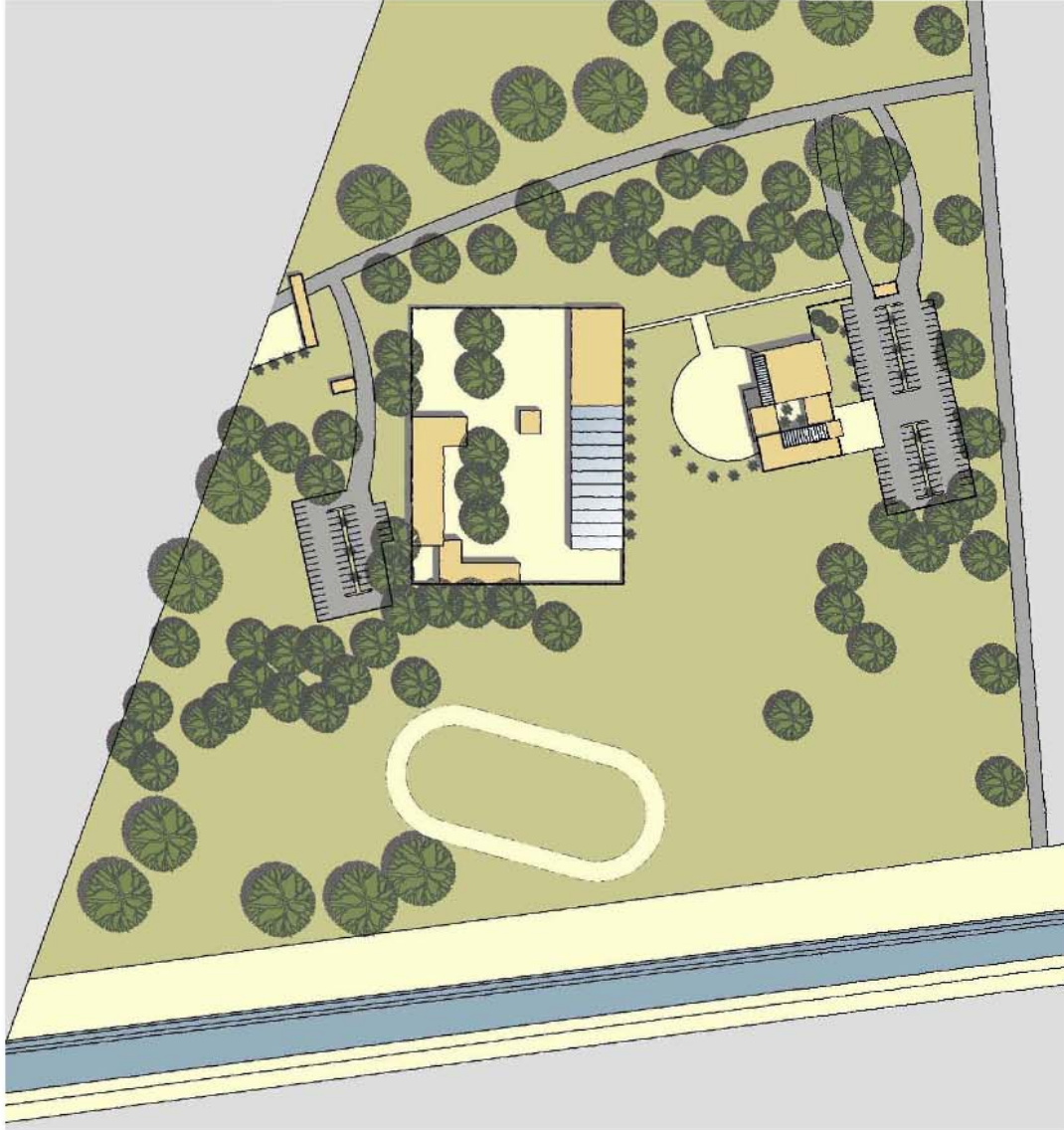
SERVICE IMPROVEMENTS

A new facility, designed to meet the training needs of the Department will improve both the morale of the employees and the quality and range of services available to the students. By being able to dedicate appropriate space for staff and student support and classrooms, the Police Department can better train its employees and better serve the community. Community Groups would have access to the new facility for crime prevention meetings, Community Police Academies and other similar functions.

This would support the City Council's stated priority of "Further reduce crime, particularly violent crime".

CONCEPTUAL VIEW

The following page illustrates a conceptual site plan.



Long Beach Police Department Academy

Conceptual Site Plan

May 22, 2007

POLICE YOUTH SERVICES FACILITY



1957 Pacific Avenue

OPERATIONAL DESCRIPTION

State law requires the separation of juveniles from adults for apprehension activities, investigations, processing and housing of suspects. In compliance with those laws, the Youth Services Division is a full-service division, which deals with at-risk youth and juvenile offenders and operates out of an 11,000 square-foot rented facility located at 1957 Pacific Avenue

The Division's objectives include prevention, intervention, investigation and suppression activities. Youth Services consists of four details: J-Car, Juvenile Criminal Investigation, Missing Persons and Youth Intervention. The Division also provides truancy patrols and on-campus High School security for the Long Beach Unified School District. Other tasks include the processing of personnel records and the filing and storage of crime reports, arrest reports and other reports for the District Attorney.

STATEMENT OF NEED

The existing Youth Services Division facility is a remodeled retail office building, which was built in the 1950's. The building is not designed to accommodate the variety of operational and administrative functions executed by the Youth Services Division. A major concern continues to be marginal infrastructure used to assure the secure and safe handling of the juveniles. In addition to the age of the building, site security, limited parking availability, lack of public restrooms, plumbing deficiencies,



poor climate control, a leaky roof, poor public access areas, inadequately sized offices and marginal storage space also underscore the compelling need for replacement. The building is heavily used 24 hours a day, 7 days a week, but was designed and constructed to meet the needs of a typical storefront retail business of the 1950's.

A formal Needs Assessment has been conducted by Roth + Sheppard Architects, and the final report is expected by this summer. The draft report recommends that a new Youth Services Division facility be modeled after the North Police Facility since it serves the same functions, but is restricted only to juveniles. The report makes its recommendations based on projections of future youth population growth provided by the Southern California Association of Governments (SCAG).



FACILITY REQUIREMENTS

- Current facility: Built in the 1950's, 50+years old
- Size and function inadequate for handling juveniles
- 11,0073 square feet (office, meeting room, storage space has been adapted)
- Operates 7 days/week, 24 hours per day
- Staffing levels: 35 day, 10 evening and weekends
- Visitors/clients: 500-700/month. Holding cell up to 8 inmates
- Proposed facility: 26,000 square feet
- Site area need approximately 3 acres
- Estimated cost: \$15 million

LOCATION OPTIONS

The new facility would be ideally located centrally in the City. Although PAL (Police Athletic League) facilities serve disparate populations, there is synergy to be gained by locating near or collocated with a PAL Facility. The Youth Services Division administers both facilities.

SERVICE IMPROVEMENTS

A new facility, designed specifically to handle juvenile offenders, would improve the security and safety of handling youthful offenders and aid in the timeliness of processing juveniles and conducting criminal investigations. By being able to dedicate appropriate space for staff and customers, the Police Department can better serve the community and deploy its resources. Since SCAG has noted that this region continues to be the second youngest in terms of median age in the country, the demand for these services will continue to grow.

In addition, a new facility would demonstrate the City's commitment to our youth, their parents and the Police staff currently assigned to operate in a substandard facility without many basic amenities.

This would support the City Council's stated priority of "Further reduce crime, particularly violent crime".

CONCEPTUAL VIEW

The following pages illustrate a conceptual view of a two-story facility as well as a site plan.



FERNALD
ARCHITECTS & INTERIORS

Long Beach Police Department Youth Services

Conceptual View

Nov. 24, 2017

