

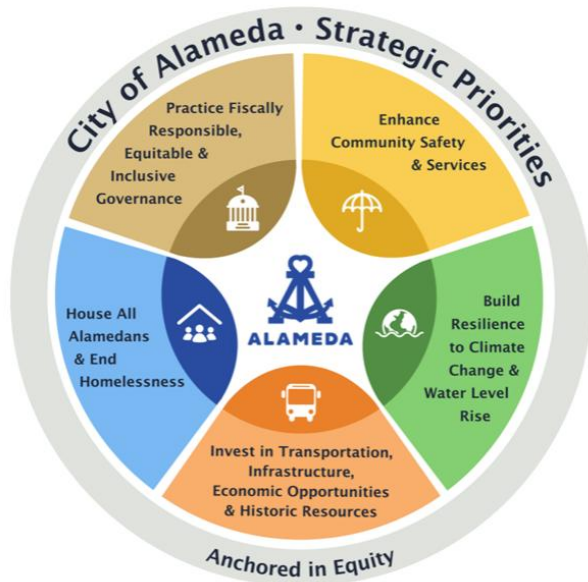
# **Alameda's Infrastructure & Facility Needs: *City Facilities, Public Safety***

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Alameda City Council Workshop  
October 7, 2025



# City Council Strategic Priorities



To achieve the City's vision, the City Council adopted 5 Strategic Priorities:

- Invest in Transportation, Infrastructure, Economic Opportunities, and Historic Resources
- Build Resilience to Climate Change and Water Level Rise
- **Enhance Community Safety and Services**
- House All Alamedans and End Homelessness
- Practice Fiscally Responsible, Equitable, and Inclusive Governance



# Purpose of Work Session

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1. Provide an update on the City's infrastructure and facility needs and planning efforts
2. Discuss City Council and community infrastructure priorities
3. Promote greater local control in light of uncertainties in state and federal funding

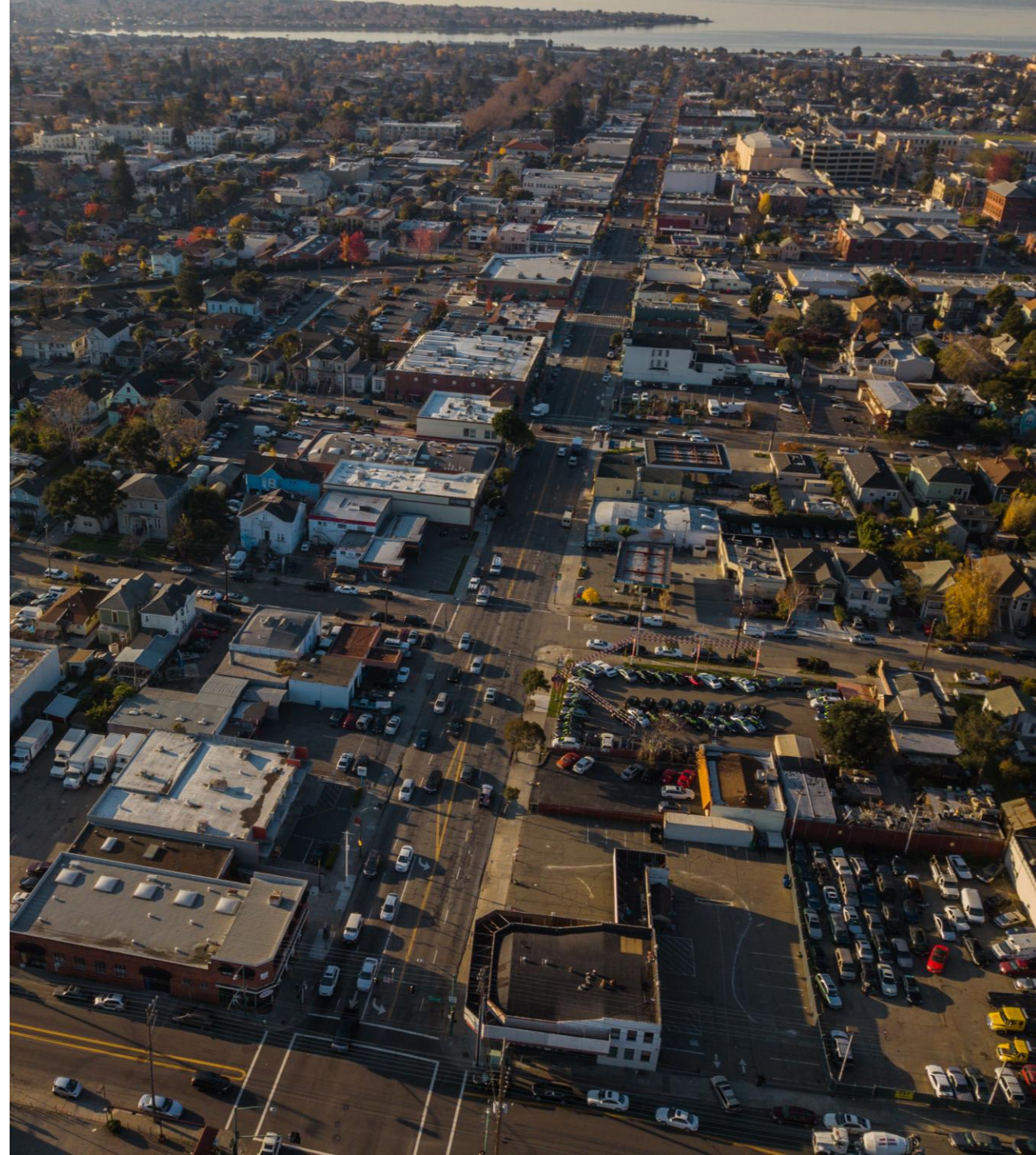


# Hundreds of Millions in Infrastructure Needs

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The City has a significant backlog of maintenance needs and facility upgrades to meet current standards. We want to hear your input.

- Streets, Traffic Safety: Sept 2
- City Facilities, Public Safety: Oct 7
- Libraries, Recreation and Parks: Nov 4
- Flood Protection, Sea Level and Ground Water Rise, Disaster Preparedness: Dec 2

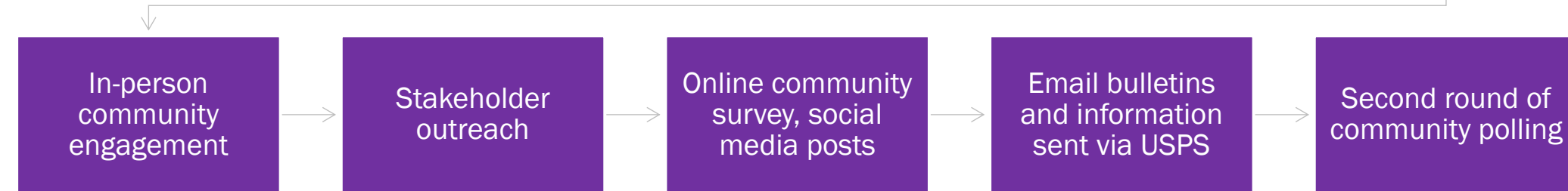
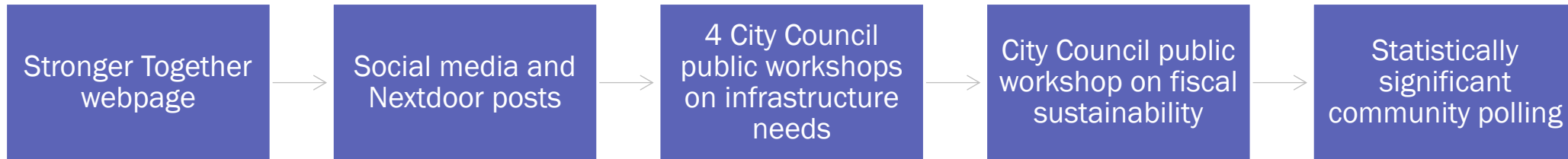




# Stronger Together Campaign



August-December 2025



January-April 2026





# Alameda Civic Facilities and Fire Stations

Overview of the Facilities Assessment Process and Findings

# Goals of the Assessment

RRM Design Group was engaged to evaluate options for future space planning, feasibility analysis, and siting for major Civic Facilities facing space, operational and land use issues and Fire Facilities

Assessment includes:

- Basis of Evaluation
- Summary of Key Findings
- Recommendations
- Summary of Building Assessments and Space Needs
- Summary of Site Analysis
- Council Feedback



# Civic Facilities Evaluated



## 1. Animal Shelter

Undersized and adjacent to residential uses

## 2. Fleet Services Garage

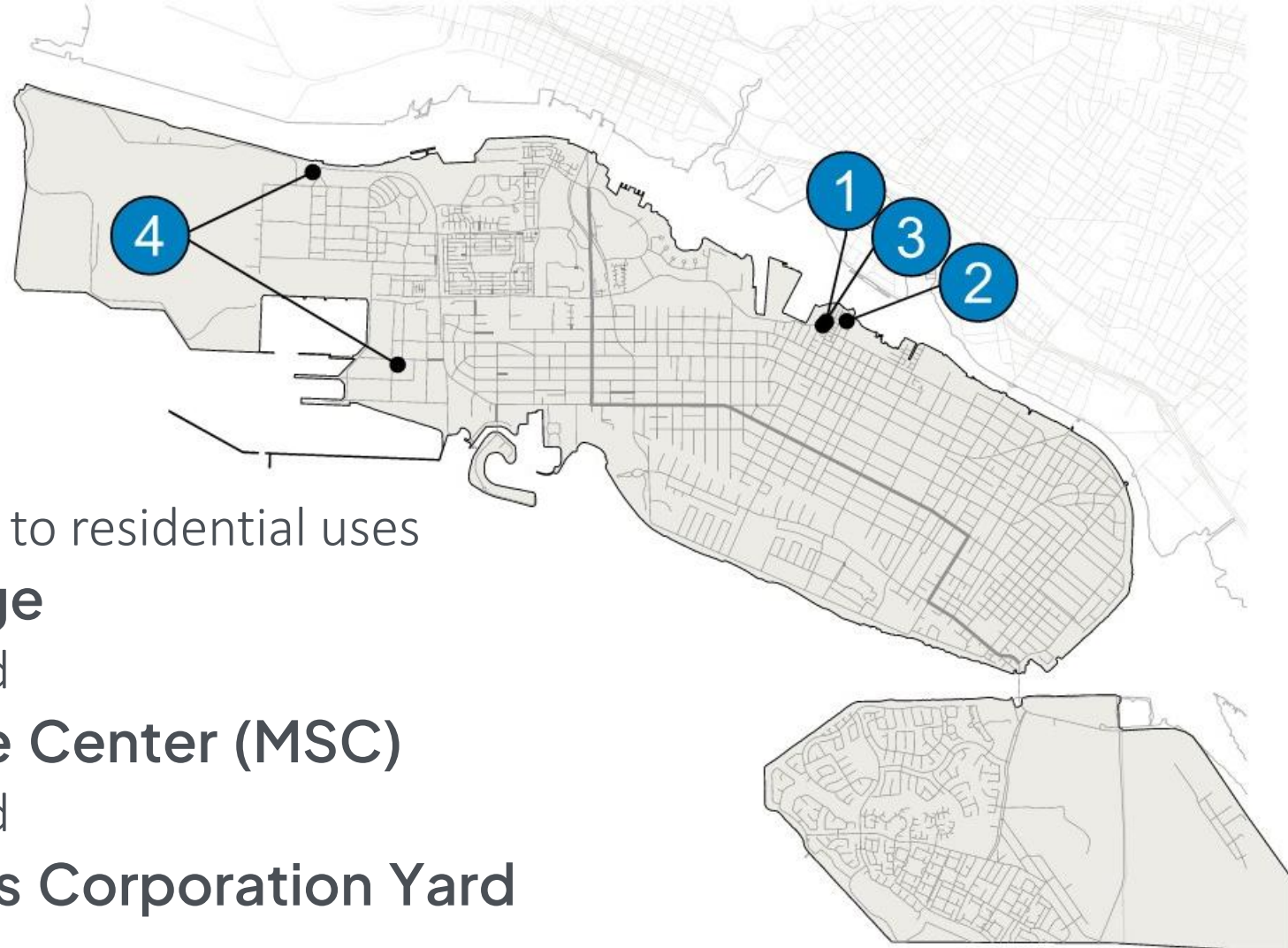
Outdated and undersized

## 3. Maintenance Service Center (MSC)

Outdated and undersized

## 4. Recreation and Parks Corporation Yard

No formal facility





# Fire Stations Evaluated



1. Fire Administration

2. Fire Station 1

3. Fire Station 2

4. Fire Station 4

5. Fire Station 5

6. Fire Training Facility



# Basis of Evaluation

## Capacity

- Size of building and property

## Condition

- Quality of Space
- Building Systems
- Seismic

## Location

- Access and Circulation
- Site orientation

## Context

- Neighborhood
- State and local initiatives or policies
- Resilience and environmental responsibility, sustainability



# Overall Findings

## Civic Facilities

- Generally undersized, outdated, and insufficient for modern operational efficiency and effectiveness and need to address growth associated with new development

## Fire Facilities

- Must be upgraded to address modern needs, operational efficiencies, seismic upgrades, health and safety concerns, and future needs associated with new development

## Some facilities are appropriately located:

- Maintenance Services Center due to requirement for central location and significant cost to acquire land and rebuild
- Fire Stations 1, 2 and 4
- Fire Training Facility

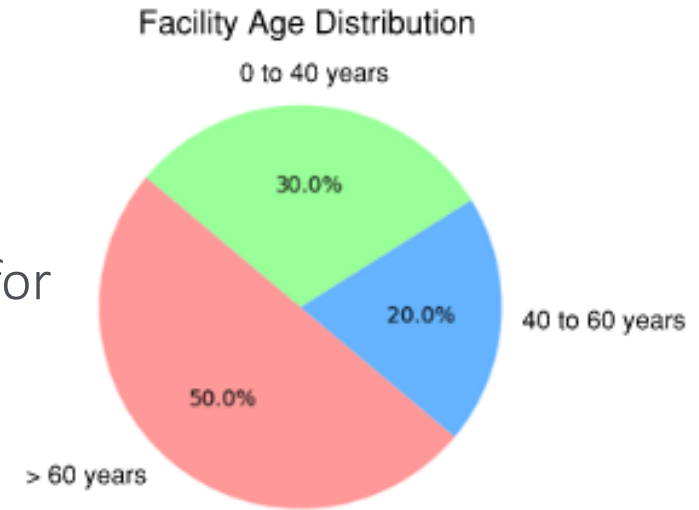
## Other facilities are recommended to be relocated:

- Animal Shelter
- Fleet Services Garage
- Recreation and Parks Corporation Yard
- New Fire Station 5
- Fire Administration (relocation needed to facilitate space demands for upgraded Fire Station 1)



# Additional Findings: Civic Facilities

- Not up to current codes or regulations
- Facilities are generally outdated, undersized, and insufficient for modern operational efficiency and effectiveness, and to meet future needs
- Upgrades not feasible, not cost effective
- Recreation & Parks Corporation Yard lacks staff restrooms and security
- Maintenance Service Center (MSC) is critical to be centrally located to adequately serve Alameda; relocation in middle of the island would require land acquisition and expensive new construction
- Alameda Point has available underutilized sites with limited private reuse potential (e.g., Building 5 and surrounding land)



# Recommendations:

## Civic Facilities

### Animal Shelter

- Relocate and build new at Alameda Point potentially as part of a combined facility or other City location

### Fleet Services Garage

- Relocate and build new at Alameda Point potentially as part of a combined facility

### Maintenance Service Center

- Remodel at existing site and expand into the existing adjacent Animal Shelter and Fleet Services Garage sites

### Recreation and Parks Corporation Yard

- Consolidate informal and spread-out facilities and build new at Alameda Point potentially as part of a combined facility





# Additional Findings:

## Fire Facilities

- Inadequate service coverage to certain areas of the City per Standards of Coverage analysis conducted in 2024:
  - Alameda Point needs new fire station
- Facilities beyond their useful life:
  - Fire Station 5
  - Fire Training Facility
- Fire Stations 1, 2, and 4:
  - Lack proper decontamination spaces to address firefighter health and safety and need seismic upgrades and modernizing
  - Improper layouts to prevent contaminants from entering living/work areas
  - Station 2 is over 100 years old, undersized for modern day apparatus
- Fire Administration:
  - Undersized, can be relocated to a new fire station or leased office space



# Recommendations: Fire Facilities

## Fire Administration

- Relocate to allow expansion and modernization of Fire Station 1 and consolidate spread out fire administration divisions

## Fire Station 1

- Remodel at existing site using space vacated by relocation of Fire Administration

## Fire Station 2

- Remodel at existing site with relocation of ladder truck to new Fire Station 5

## Fire Station 4

- Remodel at existing site

## Fire Station 5

- New Station at Alameda Point

## Fire Training Facility

- Remodel at existing site



# Building Assessments – Grading scale

## Grade A

- Very good – near or nearly new

## Grade B

- Good –well maintained adequately meets needs

## Grade C

- Usable aging facility with deferred maintenance issues

## Grade D

- Poor – usable but significantly aged with significant deferred maintenance and beyond capacity

## Grade F

- Very Poor – not recommended for intended use



# Summary of Building Assessment and Space Needs – Civic Facilities

CITY OF ALAMEDA 2025 FACILITIES MASTER PLAN - SUMMARY OF CIVIC FACILITIES SPACE NEEDS						
FACILITY	CURRENT ADDRESS	YEAR BUILT	CURRENT BLDG GROSS SF	PROPOSED BLDG GROSS SF	BLDG SF DEFICIT	CURRENT FACILITY GRADE
ANIMAL SHELTER	1590 Fortmann Way	1984	8,000	26,721	(18,721)	F
FLEET SERVICES	2040 Grand Street	1984	7,200	17,494	(10,294)	D
MAINTENANCE SERVICE CENTER	1616 Fortmann Way	1984	16,400	16,400	-	C
RECREATION CORPORATION YARD	1101 W Red Line Avenue	1938	23,000	10,644	23,056	D
RECREATION VEHICLE PARKING	270 W. Ticonderoga	1938	10,700			



# Summary of Building Assessment and Space Needs – Fire Facilities

CITY OF ALAMEDA 2025 FACILITIES MASTER PLAN - SUMMARY OF FIRE FACILITIES SPACE NEEDS						
FACILITY	CURRENT ADDRESS	YEAR BUILT	CURRENT BLDG GROSS SF	PROPOSED BLDG GROSS SF	BLDG SF DEFICIT	CURRENT FACILITY GRADE
FIRE ADMINISTRATION	1300 Park Street	1968	2,200	10,200	(8,000)	B
FIRE STATION 1	2401 Encinal Avenue	1968	10,542	12,742	-	B
FIRE STATION 2	635 Pacific Avenue	1921	5,575	5,575	-	C
FIRE STATION 4	2595 Mecartney Road	1991	11,234	11,234	-	B
FIRE STATION 5 (with truck)	950 West Ranger Road	1936	23,174	22,659	(515)	D
FIRE TRAINING	950 West Ranger Road	1936	12,400	18,353	(5,953)	D

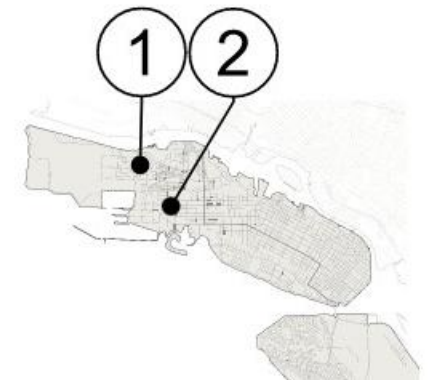
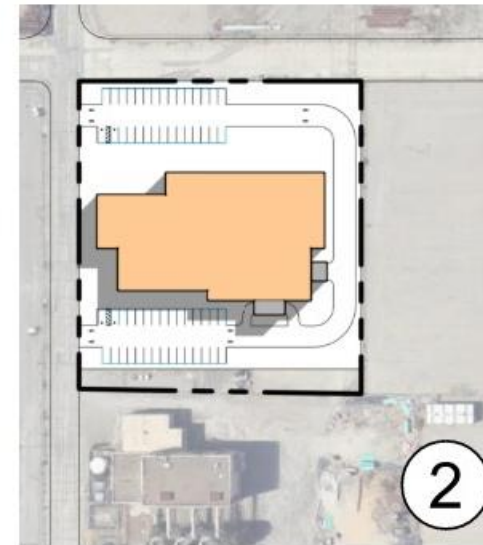
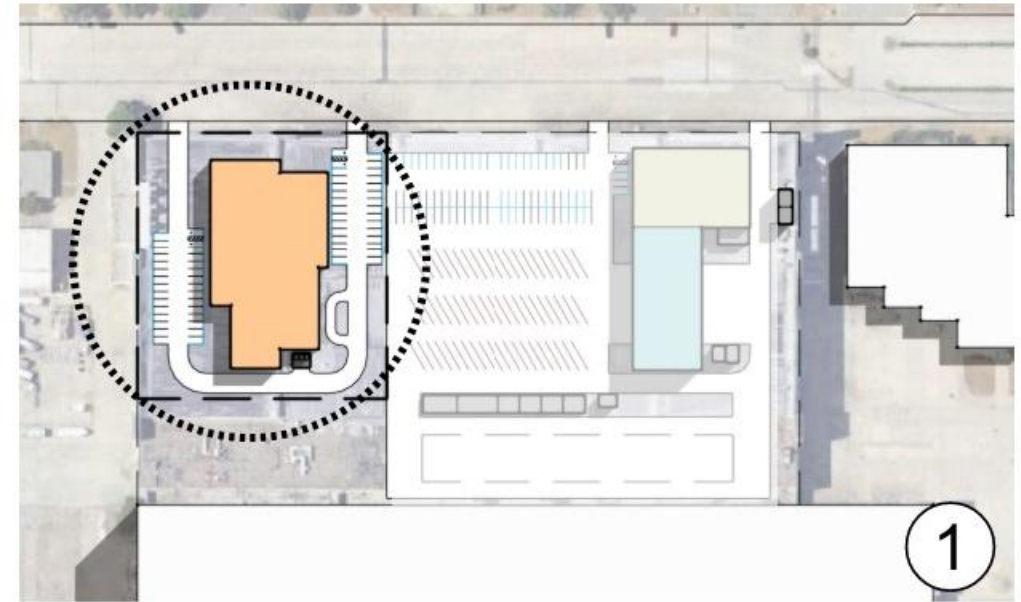




# Site Analysis: Animal Shelter

Relocate to Alameda Point or  
elsewhere in City

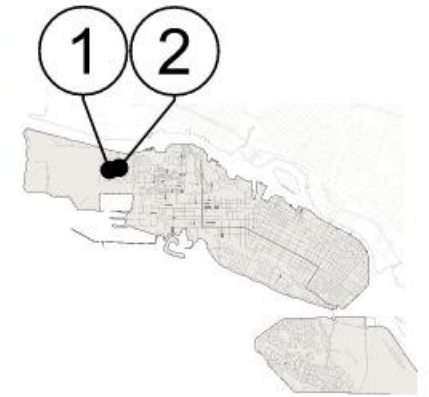
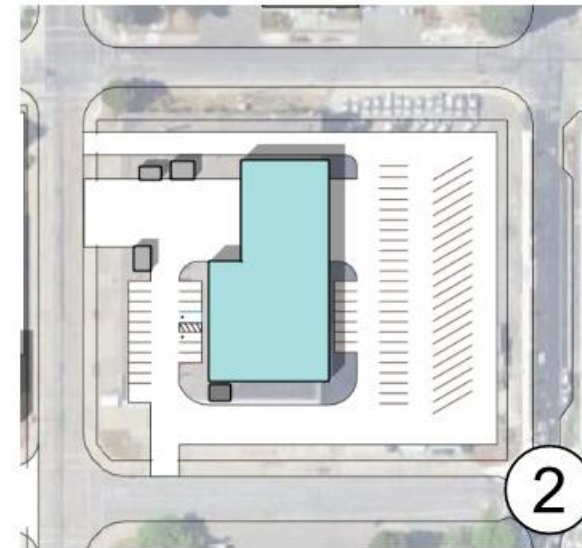
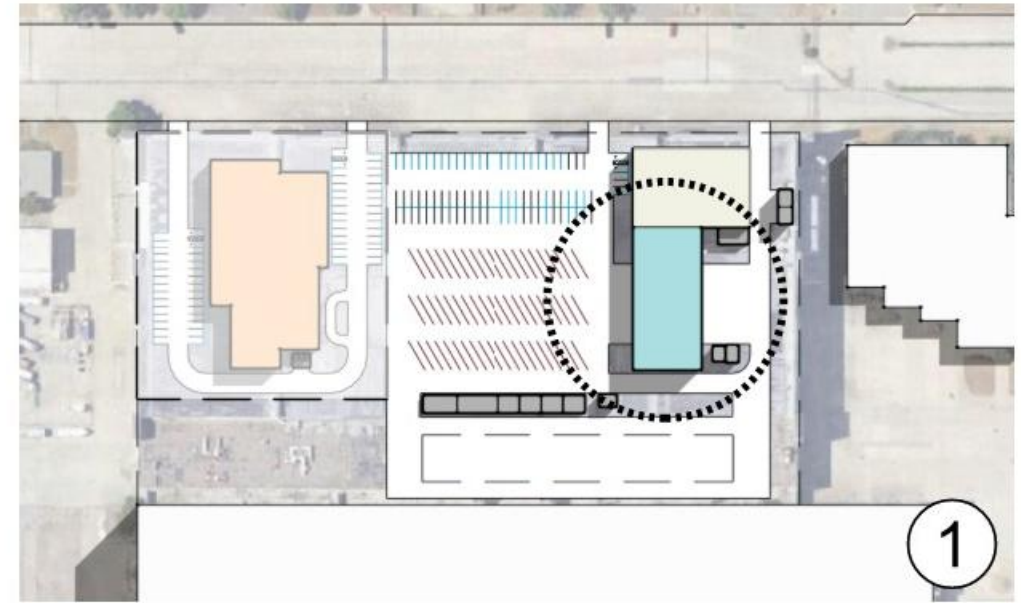
- Current Building: 8,000 SF
- Proposed Building: 26,720 SF



# Site Analysis: Fleet Services Garage

Relocate to Alameda Point –  
possible combined facility

- Current Building: 7,200 SF
- Proposed Building: 17,500 SF



# Site Analysis: Maintenance Service Center

Remain and expand to Fleet  
and Animal Shelter sites

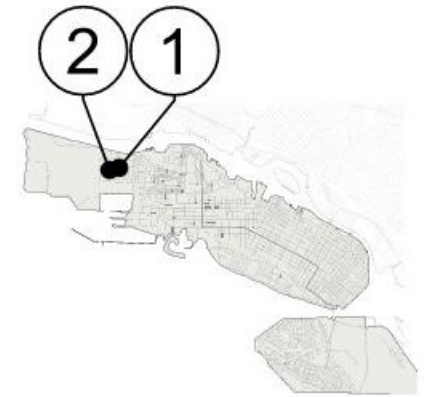
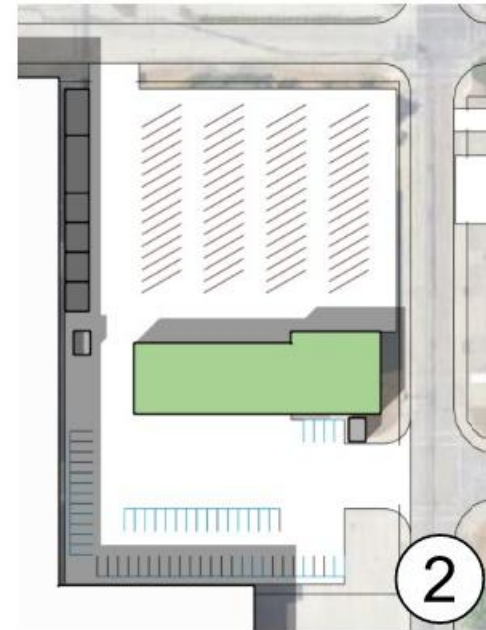
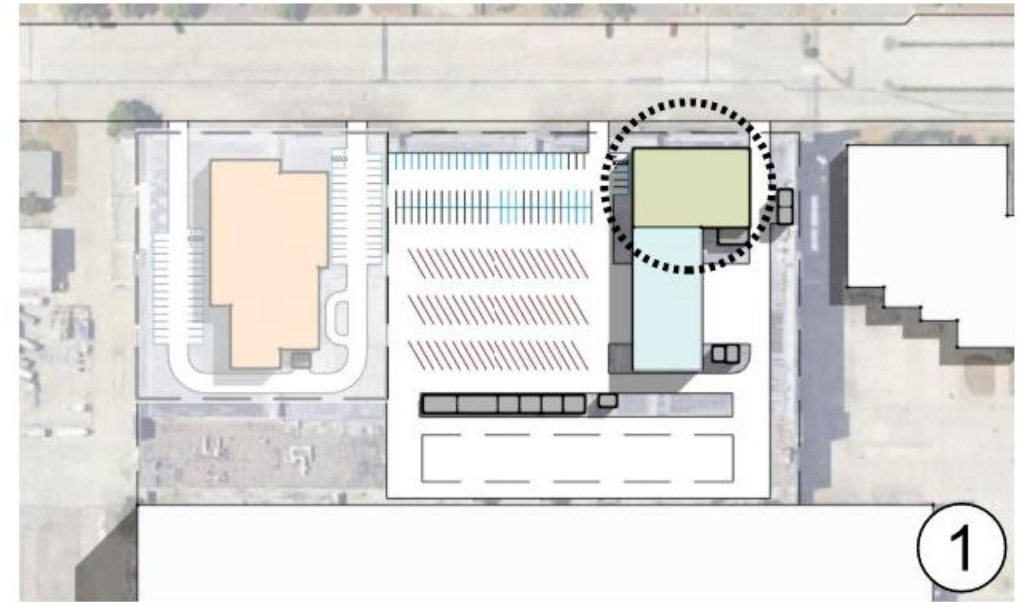
- Current Building: 16,400 SF
- Proposed Building: 16,400 SF



# Site Analysis: Recreation & Parks Corporation Yard

Relocate to Alameda Point  
– possible combined facility

- Current Building: 23,000 SF
- Proposed Building: 10,644 SF

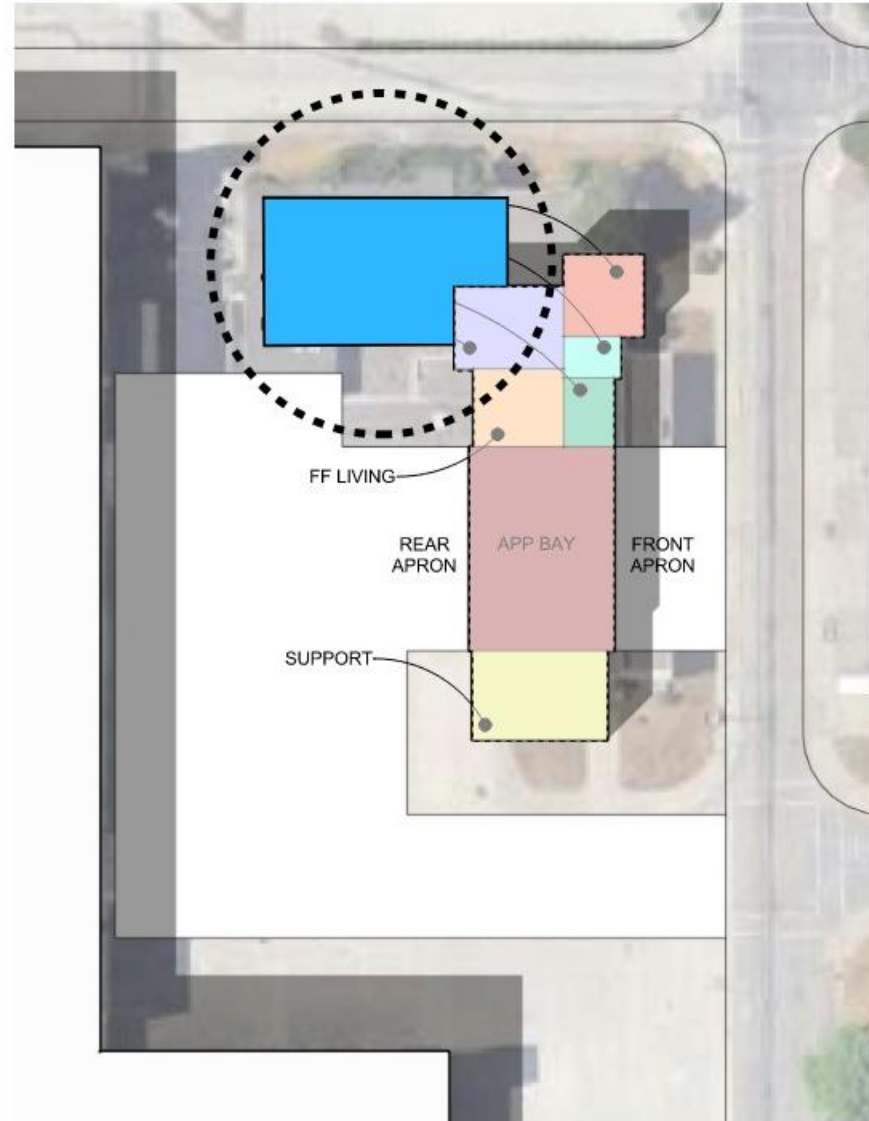




# Site Analysis: Fire Administration

Relocate with two potential options: Alameda Point at new Fire Station 5 or Training Facility or leased office space

- Current Building: 2,200 SF
- Proposed Building: 10,200 SF
- Potential for phased approach

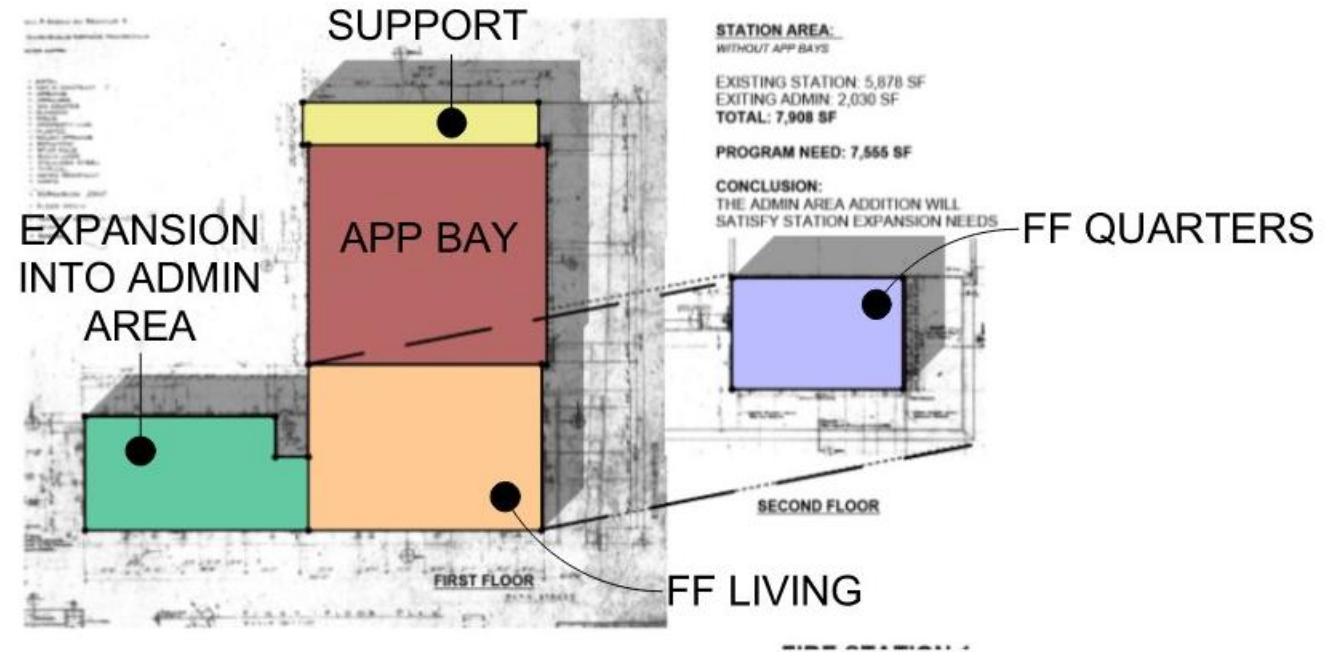




# Site Analysis: Fire Station 1

Remain and Remodel  
Existing Fire Administration  
Wing and portions of  
existing Station

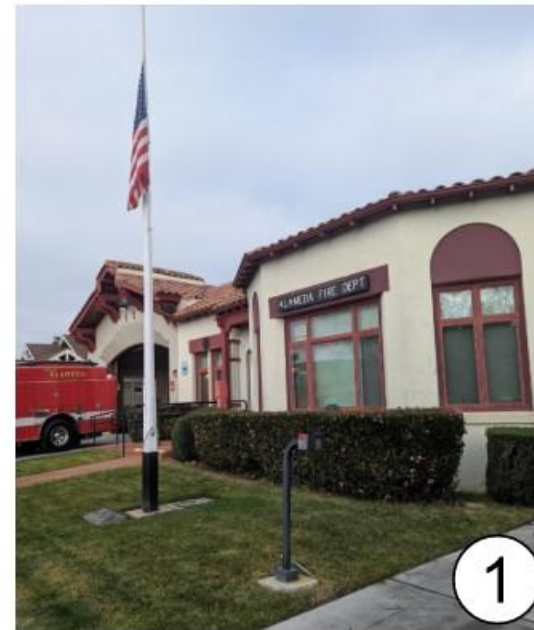
- Current Building: 10,542 SF
- Proposed Building: 12,742 SF



# Site Analysis: Fire Station 2

Remain with potential options to remodel portions of existing Station and future 2-story option

- Remodel Current Building: 5,575 SF
- New Building on Existing Site: 11,260 SF



# Site Analysis: Fire Station 4

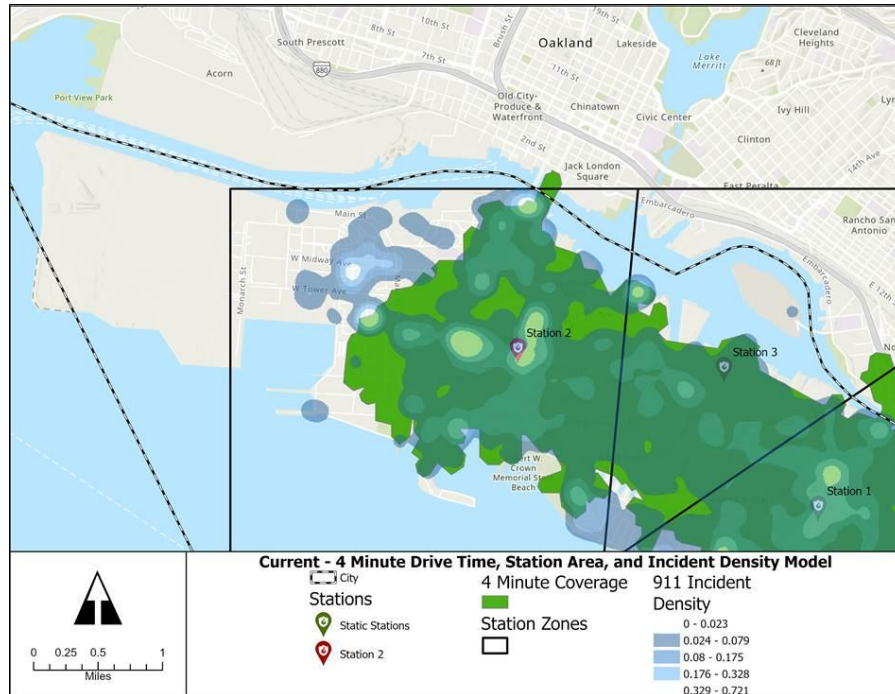
Remodel portions of  
existing Station

- Current Building: 11,234 SF
- Proposed Building: 11,234 SF

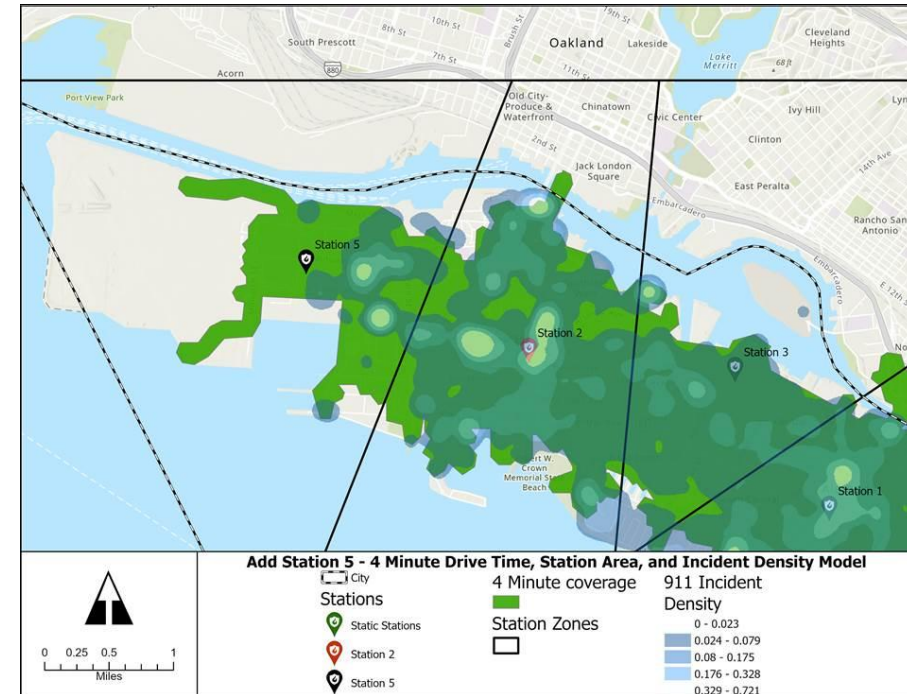


# Site Analysis: Fire Station 5

## Firefighter Response Analysis Report



- Existing condition with no Station



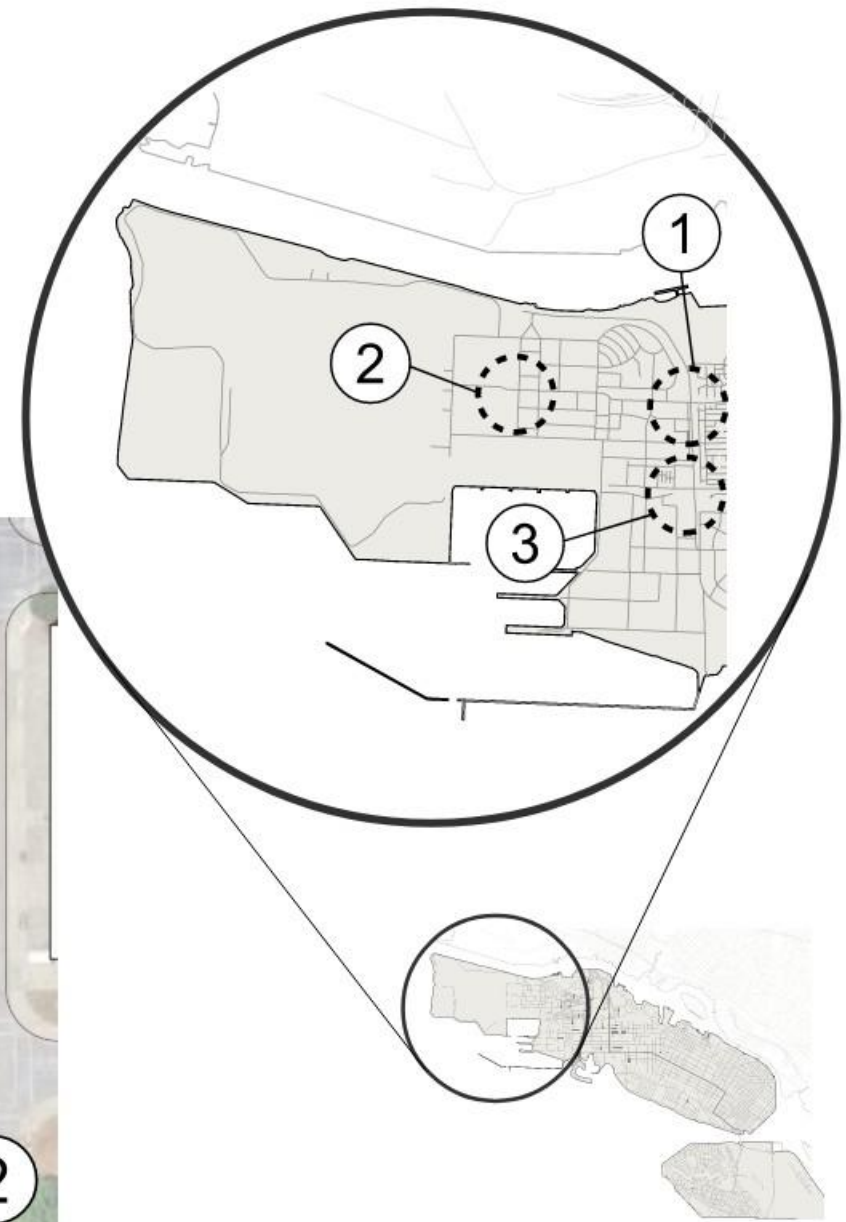
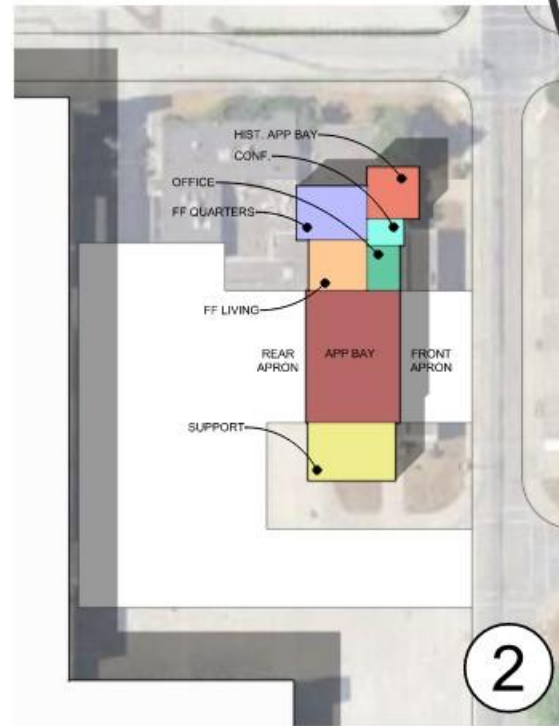
- New Station 5 at Alameda Point



# Site Analysis: Fire Station 5

Construct new Station at Alameda Point with several locations under consideration:

- Current Building: 23,174 SF
- Proposed Building: 22,659 SF

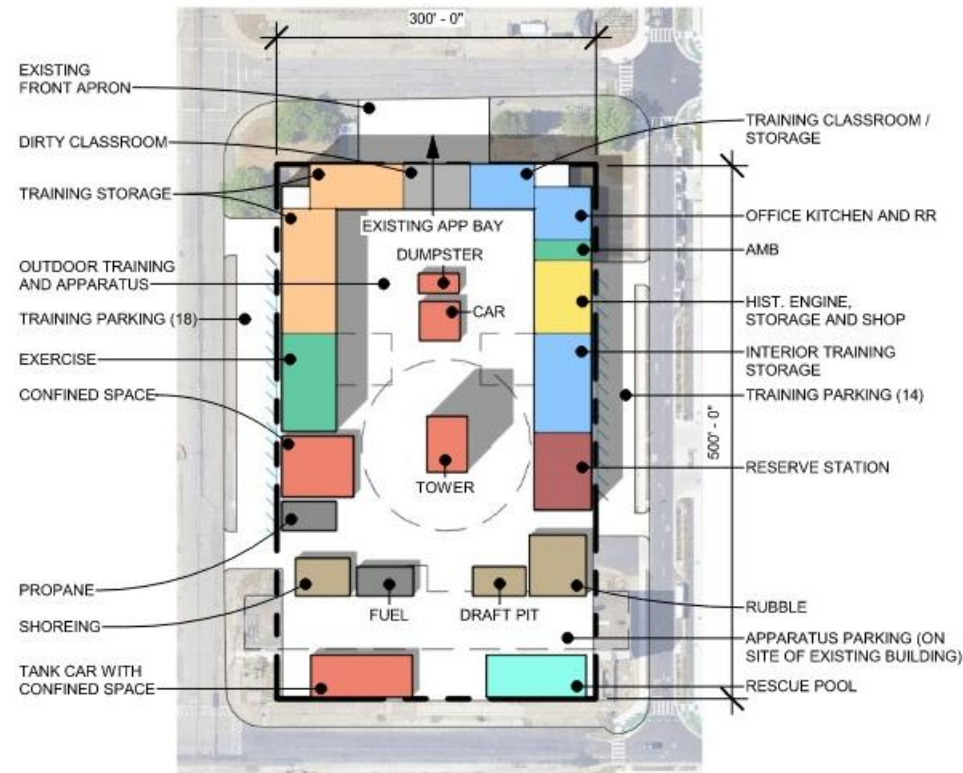




# Site Analysis: Fire Training

## Reuse-Rebuild existing Fire Station 5 for Fire Training:

- Current Building: 12,400 SF
- Proposed Building: 18,353 SF



# Cost

CITY OF ALAMEDA 2025 FACILITIES MASTER PLAN - COST						
FACILITY		Current Construction Cost August 2025			Including Soft Cost x 1.35%	Escalation August 2029 19.25%
		PROPOSED BLDG GROSS SF	\$/SF	\$	\$	\$
ANIMAL SHELTER	Relocate of Alameda Point or elsewhere in City	26,721	\$1,556.15	\$41,581,903	\$56,135,569	\$66,955,132
FLEET SERVICES	Relocate to Alameda Point - possible combined facility	17,494	\$1,442.85	\$25,241,302	\$34,075,758	\$40,635,974
MAINTENANCE SERVICE CENTER	Remain and expand	16,400	\$607.40	\$9,961,311	\$13,447,770	\$16,036,715
RECREATION CORPORATION YARD RECREATION VEHICLE PARKING	Relocate to Alameda Point – possible combined facility	10,644	\$1,496.86	\$15,932,546	\$21,508,937	\$25,649,808
FIRE ADMINISTRATION	Relocate	10,200	\$1,241.02	\$12,658,428	\$17,088,878	\$20,378,805
FIRE STATION 1	Remain and Remodel	12,742	\$552.26	\$7,036,865	\$9,499,768	\$11,328,650
FIRE STATION 2 (without truck) *	Remain and Remodel	5,575	\$1,178.49	\$6,570,074	\$8,869,600	\$10,577,163
FIRE STATION 4	Remodel	11,234	\$552.02	\$6,201,412	\$8,371,906	\$9,983,654
FIRE STATION 5 (with truck)	Construct new Station at Alameda Point	22,659	\$1,265.32	\$28,670,870	\$38,705,675	\$46,157,237
FIRE TRAINING	Reuse-Rebuild	18,353	\$1,810.96	\$33,236,472	\$44,869,237	\$53,507,400
TOTAL CONSTRUCTION AND SITEWORK		152,022	\$1,230.68	\$187,091,183	\$252,573,097	\$301,210,538

\*Replacement cost of Fire Station 2 with new facility at 11,260 SF = Approx. \$23,000,000 incl. soft costs and escalation.



# Next Steps

- Develop phasing and implementation plans, finalize cost estimates, prepare final report based on feedback, and return for Council approval
- Evaluate further and in greater detail site options for new Fire Station 5 and combined civic facility at Alameda Point, including structural evaluation of Building 5
- Explore potential for a new Animal Shelter at another location in the City as well



# Summary of Recommendations – Provide Council Feedback

## Civic Facilities

- Maintain Maintenance Services Center at its current location due to requirement for central location and significant cost to acquire land and rebuild
- Relocate and build new Animal Shelter at combined civic facility at Alameda Point or separately at another location in the City
- Relocate and build new combined civic facility at underutilized site at Alameda Point, including Fleet Services Garage, Recreation and Parks Corporation Yard and possibly Animal Shelter
- Incorporate energy-efficient systems and climate-resilient designs
- Develop a multi-year capital improvement and financing plan considering cost escalation trends



# Summary of Recommendations – Provide Council Feedback

## Fire Facilities

- Relocate Fire Administration from Fire Station 1 to allow for upgrades
- Construct a new fire station at Alameda Point
- Retain Fire Station 2 at current location and move ladder truck to new Station 5 to better accommodate larger apparatus
- Remodel Fire Stations 1, 2 and 4 to include modern features and decontamination zones and separation of operations functions and living quarters
- Reuse-upgrade the current Training Center in its current location
- Incorporate energy-efficient systems and climate-resilient designs
- Develop a multi-year capital improvement and financing plan considering cost escalation trends



# Join the Conversation

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Attend A Workshop:

- ~~September 2: Streets, Traffic Safety~~
- ~~October 7: City Facilities, Public Safety~~
- November 4: Libraries, Recreation and Parks
- December 2: Flood Protection, Sea Level and Ground Water Rise, Disaster Preparedness

Visit our website to read more and share your feedback:

- [www.alamedaca.gov/strongertogether](http://www.alamedaca.gov/strongertogether)

