

# LOS ANGELES FIRE DEPARTMENT



KRISTIN CROWLEY  
FIRE CHIEF

August 15, 2022

BOARD OF FIRE COMMISSIONERS  
FILE NO. 22-078

TO: Board of Fire Commissioners

FROM:  Kristin Crowley, Fire Chief

SUBJECT: FIRE FACILITIES SECTION OVERVIEW

FINAL ACTION:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Corrections	<input type="checkbox"/> Withdrawn
	<input type="checkbox"/> Denied	<input type="checkbox"/> Received & Filed	<input type="checkbox"/> Other

## SUMMARY

As requested by the Los Angeles Fire Department Board of Fire Commissioners, the Fire Department is providing an overview of the goals and objectives of the Department's Fire Facilities Section (Section). The Section is housed under the Training and Support Bureau. The goals delineated on the attached document are intended to maximize efficiencies and to promote safety and a healthy work environment.

## RECOMMENDATION

That the Board:  
Receive and file this report

Board report prepared by Battalion Chief David Thomas, Fire Facilities Section

Attachment

## **FIRE FACILITIES SECTION**

Housed under the Training and Support Bureau of the Los Angeles Fire Department, the Fire Facilities Section's primary objectives are to administer the fire facilities' maintenance and repair program, coordinate facility projects approved under the Capital Improvement Expenditure Program (CIEP), coordinate alteration and improvement projects, administer fire facility special fund accounts, and coordinate and administer the design and construction/improvement of new and existing facilities. Additionally, the Section manages the accumulation and storage of hazardous waste generated by each fire facility. This includes coordination with a third-party contractor to pick up and dispose of hazardous wastes in compliance with industry standards and regulations.

The Fire Facilities Section is comprised of four (4) staff members, and is broken down into the following subsections:

- Fire Facilities
- Environmental Compliance Hazardous Waste Management

### **FIRE FACILITIES**

The goal of fire facilities is to provide comprehensive support and be the single point of contact for maintenance and improvements to all our fire facilities, the scope of which is listed below. This provides consistent records and tracking with General Services Department (GSD) and other specialized City-approved vendors. This is accomplished through GSD's online service portal that each fire facility has access to report needed repairs and other requests.

### **Staffing**

- Battalion Chief – David J. Thomas
- Captain II - Keenan Porche (Environmental Compliance Officer)
- Management Analyst - Christina Torres
- Senior Administrative Clerk - Jean Orozco

### **Fire Facilities Scope**

- 106 Fire Stations
- Training Facilities (Frank Hotchkin Memorial Training Center, Drill Tower 40, Drill Tower 81)
- Maintenance Yards (Supply & Maintenance, Valley Shops)
- City Hall East (16-18<sup>th</sup> floors)
- Figueroa Plaza (2<sup>nd</sup>, 3<sup>rd</sup>, 12<sup>th</sup> and 13<sup>th</sup> floors)
- West Los Angeles Municipal Building (Mental Health office)
- Bureau Office Headquarters
- Valley Fire Prevention Office

## Management of Repair Requests

Each fire facility has the ability to report a repair request through GSD's online portal, which allows for record and tracking for both LAFD and GSD staff. Repairs are generally carried out through three different channels, some of which require additional funding:

### 1. GSD Building Maintenance (no funding needed)

- GSD performs the work without additional cost to LAFD
- General building repairs only
- Electrical, plumbing, carpentry, HVAC, etc.

### 2. GSD Construction Forces (funding needed)

- GSD requires a transfer of funds from LAFD before work can proceed
- Alterations and Improvements **(\$200,000 from budget)**
- Painting, office modification, flooring, security upgrades, landscaping, etc.
- Any additional construction that GSD Building Maintenance will not cover

\* GSD also schedules replacement for life expectancy systems, such as air conditioning units and roofing material.

### 3. Private Vendors

- Clean Harbors (hazardous waste management)
- Air Exchange (diesel exhaust capture system repairs)
- Cats Pest Control (pest control)
- Industrial Electric (appliance repairs)
- Carl's Laundry (extractor)
- RD Systems (security card readers)

## Budget/Funding

### Fiscal Year 2022-23 Budget

- Hazardous Waste Management: \$500,000
- Appliance Repairs: \$45,000
- Pest Control: \$23,000
- Diesel Exhaust Capture Repairs: \$120,000
- Extractor / Equipment Replacement: \$39,000
- MICLA for Capital Improvements: \$500,000
- CIEP for Alterations & Improvements: \$200,000

### Special Funded Projects

- Operations Valley Bureau: \$4,500,000

- EV Chargers: \$2,200,000
- Extractor Installation: \$200,000

\* Decisions for the appropriation of funds are prioritized first for health and safety to our members and to ensure resources are readily able to respond to emergencies.

### **ENVIRONMENTAL COMPLIANCE OFFICER (Captain II)**

This position was created to manage all hazardous waste generated by all fire facilities. This includes proper storage, scheduled pickups, and maintaining records and permits for state requirements. Works closely with the Fire Prevention Bureau's Certified Unified Program Agency (CUPA) for overall compliance.

#### **Products include the following:**

- Waste motor oil, used oil filters, used cooking oil
- Coolants and solvents
- Banned firefighting foams
- All COVID-related waste (used PPE, sharps, etc.)
- COVID-19 testing sites disposals
- Acrylic barriers for COVID
- State permits, tracking/recording manifest to avoid penalties

This program is relatively new to the LAFD and is proving to be very dynamic with a growing scope of work. Management of Hazardous Waste and disposal requires close monitoring to avoid major fines and penalties.

### **FIRE FACILITY CHALLENGES AND NEEDS**

- Increased security (card readers, cameras, fortified fencing)
- Carpet removal replaced with low-maintenance flooring
- Exterior painting and sealing (mold prevention)
- Monthly pest control at all fire facilities
- Drought-resistant landscaping/tree trimming
- Laundering washers and dryers
- Hazardous waste containment
- **\$250,000** for each Bureau (minimum)
- Carpenter / Handyman
- Fire Station replacement construction

### **DONATED ITEMS**

#### **Fire Foundation Contributions**

- Extractors
- Ice machines
- Refrigerators

## **Other Donated Items**

- Commercial washers and dryers
- Commercial refrigerators

## **IMPACT OF INFLATION**

- Price increase for all appliances, materials and labor (same budget)
- Supply shortages; delays in repairs
- \$250,000 in funding was provided for capital repairs in the past two fiscal years. For the current fiscal year 2022-23, only \$200,000 is provided.

## **FUTURE FIRE STATION AND ANCILLARY CONSTRUCTION**

- Life Expectancy of Fire Station 50 years (future bond)
- Supply & Maintenance Shops undersized



# **FIRE FACILITIES SECTION**

# Fire Facilities Section

Housed under the Training and Support Bureau of the Los Angeles Fire Department, the Fire Facilities Section's **primary objectives** are to:

- Administer the fire facilities' maintenance and repair program
- Coordinate facility projects approved under the Capital Improvement Expenditure Program (CIEP)
- Coordinate alteration and improvement projects
- Administer fire facility special fund accounts
- Coordinate and administer the design and construction/improvement of new and existing facilities
- Manage the accumulation and storage of hazardous waste generated by each fire facility; coordinate with a third-party contractor to pick up and dispose hazardous wastes in compliance with industry standards and regulations.





# Fire Facilities Section

- Fire Facilities Section
- Environmental Compliance Hazardous Waste Management



Appliances



Elevators, Escalators and Lifts



Concrete, Fencing and Welding



Carpentry



Keys and Locks



Plumbing



Heating, Ventilation and Air Conditioning



Outdoors and Other



Sign and Paint



Pest Control



Overhead/Apparatus Door and Gates



Hazardous Waste - LAFD



Electrical





# **FIRE FACILITIES MANAGEMENT**

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# MANAGING REPAIR REQUESTS

Each fire facility has the ability to report a repair request through GSD's online portal, which allows for record and tracking for both LAFD and GSD staff.

## **GSD Maintenance (no funding needed)**

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- Electrical, plumbing, carpentry, HVAC, etc.

## **GSD Construction Forces (funding needed)**

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\* GSD also schedules replacement for life expectancy systems, such as air conditioning units and roofing material.

## **Private Vendors**

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- Air Exchange (diesel capturing system)
- Cats Pest Control
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- RD Systems (security card readers)



# BUDGET / FUNDING

## FY22-23 Budget

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- MICLA for Capital Improvements: **\$500,000**
- CIEP for Alterations & Improvements: **\$200,000**
- Appliance Repairs: **\$45,000**
- Pest Control: **\$23,000**
- Plymovent Repairs: **\$120,000**
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## Special Funded Projects

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- Extractor Installation: **\$200,000**

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# **ENVIRONMENTAL COMPLIANCE**

## **OFFICER (Captain II Porche)**

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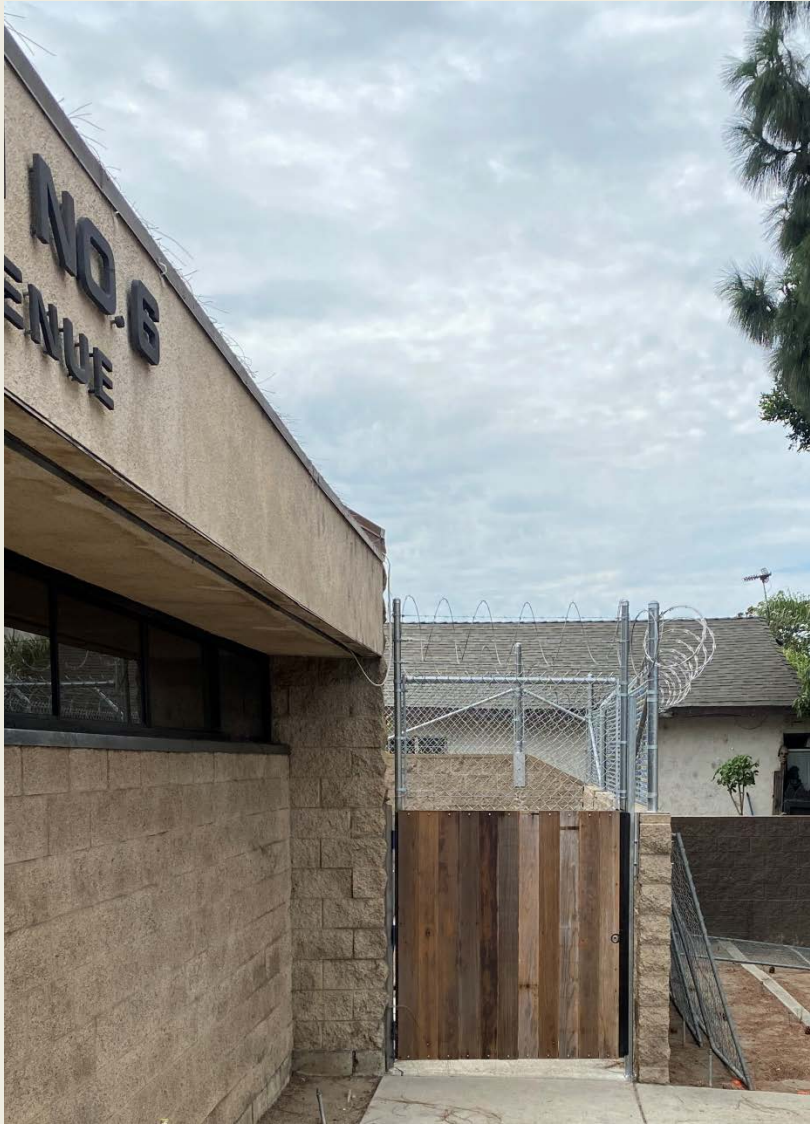




# FIRE FACILITY CHALLENGES AND NEEDS

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# DONATED ITEMS

## Fire Foundation Contributions

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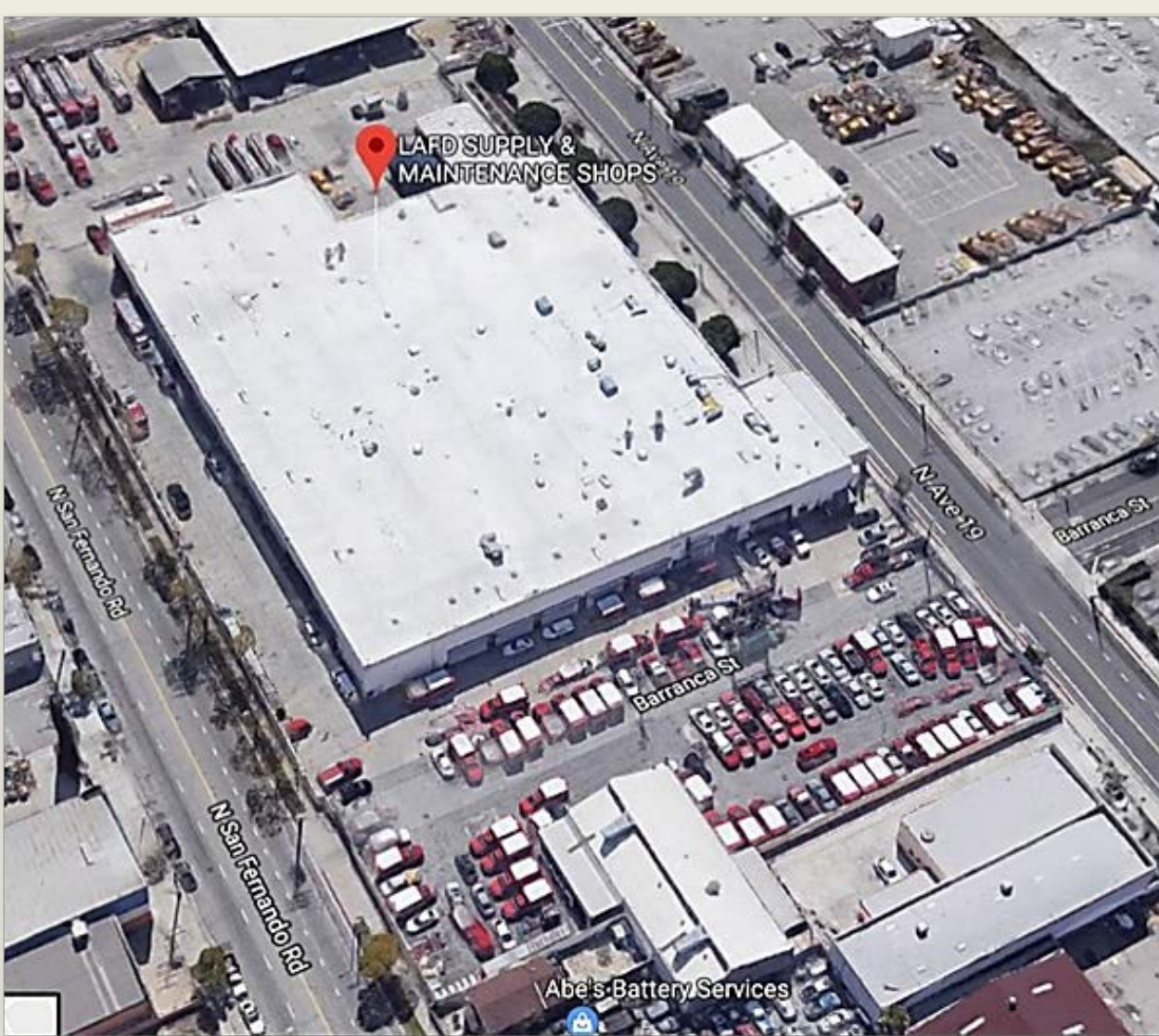


# IMPACT OF INFLATION

- Price increase for all appliances, materials and labor (same budget)
- Supply shortages; delays in repairs
- The last 2 years we received \$250k for capital repairs; this year \$200k



# FUTURE FIRE STATION AND ANCILLARY CONSTRUCTION



- Life Expectancy of Fire Station 50 years (future Bond)
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# Fire Station 105



**Questions?**