

March 17, 2015

**LOS ANGELES FIRE DEPARTMENT**



**RALPH M. TERRAZAS**  
FIRE CHIEF

March 3, 2015

BOARD OF FIRE COMMISSIONERS  
FILE NO. 15-023

TO: Board of Fire Commissioners

FROM:  Ralph M. Terrazas, Fire Chief

SUBJECT: LOS ANGELES FIRE DEPARTMENT FIRE FACILITIES 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 Withdrawn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**

Attached for the Board of Fire Commissioners review is the Los Angeles Fire Department Fire Facilities report from the Training and Support Bureau.

**RECOMMENDATION**

That the Board:  
Receive and file.

Board report prepared by Curt M. Klawfta, Battalion Chief, Fire Facilities Section.

**Attachments**

- Attachment A - *Status of Fire Department Facilities*
- Attachment B - *Fire Stations by Age*

## **FIRE FACILITIES SECTION STATUS OF FIRE DEPARTMENT FACILITIES**

### OVERVIEW

The Fire Facilities Section has the responsibility of ensuring that all Fire Department facilities are in good working order. The responsibility ranges from minor repairs to the construction of new fire stations, as demonstrated in the Proposition F Construction Bond program for the construction of new facilities (replacement of aging facilities). The Fire Department's participation in the Proposition Q Bond program provided funding for station improvements.

### PROPOSITION F BOND PROGRAM

The Proposition F General Obligation Bond program was approved by the voters in November of 2000. The Bond authorized the issuance of \$532.6 million to finance the construction and rehabilitation of Fire Stations and Animal Shelters throughout the City. Of the \$532.6 million authorized, \$378.5 million was approved to build 19 neighborhood fire/paramedic stations and an emergency air operations/helicopter maintenance facility.

As of this date, 19 fire stations have been completed under this program. The remainder of the funds was sufficient to fund construction of two additional fire stations:

- Fire Station 7 (14630 Plummer Street, Van Nuys) – This project is 90% complete with a projected move-in date of May 2015. The grand opening will be approximately 90 days prior to the move-in date.
- Fire Station 39 (16415 Oxnard Boulevard, Van Nuys) - This project is on hold pending an Environmental Impact Report, as a community group has concerns regarding the potential noise level. The Environmental Impact Report will take approximately 18 months to complete and the time frame to complete the construction is estimated at 24 months.

### Future Bond Program - Cost Analysis

Excluding ancillary and land acquisition costs, the projected construction costs for new Fire Department facilities as estimated by the Department of Public Works, Bureau of Engineering are as follows:

- Supply and Maintenance Division – \$500 million
- Regional Fire Station – \$16 million
- Standard Fire Station – \$14 million
- Satellite Fire Station – \$10 million

The cost approximations are based on estimates provided for the Year 2000 Proposition F Construction Bond for replacement fire stations. Attachment B is a comprehensive list of all current Fire Department facilities, sorted by age. It is anticipated that the Fire Department will request Bond funding for the replacement of facilities that have “aged out” and are in need of replacement.

## DEVELOPER BUILD

As part of the land development agreement with the City of Los Angeles, the private developer provides the fire station (land, materials, construction, etc.) to ensure there is adequate emergency response coverage in the affected community.

- Fire Station 67 (5451 Playa Vista Drive, Los Angeles) - Construction was completed by Playa Vista Development Corporation and occupied by the Department in 2007.
- Fire Station 15 (3000 South Hoover Street, Los Angeles) - This project is funded by the University of Southern California with a projected completion date of July 2015. The grand opening will be scheduled approximately 90 days prior to the move-in date.
- Fire Station 31 (16320 Foothill Boulevard, Sylmar) - This property has been donated by the developer; however, the private entity has not provided funding for construction.

## FRANK HOTCHKIN MEMORIAL TRAINING CENTER (FHMTC)

The Fire Department commenced occupancy in 1994 and is currently in the process of transferring ownership of the property from the Federal government (Navy) to the City of Los Angeles. The property transfer includes historical covenants on the property. The City Attorney's Office and General Services Department, Facilities Management, is preparing the deed transfer acceptance letter for City Council.

According to a report prepared by the Department of Public Works, Bureau of Engineering, the projected cost of upgrading systems (heating, ventilation, air-conditioning, electrical, plumbing, etc.) and installation of an elevator for compliance with the Americans with Disabilities Act (ADA) is \$5,298,750. The timeframe for FHMTC repairs and upgrades is 5 years. The Department will explore and seek out grant funding for historical buildings after the property transfer from the Federal government has been approved and the transaction concluded. In addition, the Fire Facilities Section is working with the Department of Disabilities relative to identifying funding resources specifically for ADA compliance and disability upgrades. The Office of the City Administrative Officer is also exploring other funding options.

## SUPPLY AND MAINTENANCE DIVISION

The Supply and Maintenance Division (Civic Center facility) opened in 1963 and is in need of replacement. In the past two years, the Fire Department has allocated \$2 million to replace three hoists, purchase and install air compressors, install a security system, install ventilation to the body shop, and modernized the oxygen filling and storage room. The aforementioned renovations to the Supply and Maintenance facility constitute essential repairs; however, the wholesale replacement of the location is a key factor that should be considered in the future. The Supply and Maintenance Division (Valley Shops), adjacent to Fire Station 88, is also outdated and will need to be replaced or renovated in the future.

## OTHER FIRE DEPARTMENT FACILITIES

### Repairs/Replacement

The costs of repairs continue to increase along with inflationary rates, exacerbated by the aging of facilities. To remain cost effective, industry standards affirm that buildings with heavy industrial use, such as fire stations, should be replaced after reaching 40 years of age. As newer apparatus are affected by technology and more robust construction features, these changes can potentially deem a 40-year-old fire station obsolete due to limited apparatus floor storage in the older and outdated fire station configuration.

In the last 14 years, select fire stations have benefited from a remodel through Proposition Q funding. Proposition Q funding is now depleted. The age of the facility contributes the most to the continued viability for fire stations, which are considered to be heavy industrial use facilities and, consequently, deteriorate at a much faster rate. Remodeling efforts serve to extend the life of a fire station for approximately 20 years.

### Extractor Installation

The cost of retrofitting fire stations for installation of extractors averages out to approximately four times the cost of the equipment (\$6,500 - equipment costs, \$24,000 - average cost of retrofitting fire station for installation). Proposition F fire stations included an extractor as part of the original design to ensure this feature was included without the additional cost. The Fire Facilities Section is currently overseeing the installation of ten (10) additional extractors with a projected completion date of September 2015. The extractor installation program will increase the number of fire stations with on-site extractors to 42.

FS	Community	Date Opened	Age	Comments	Additional
39	Van Nuys	7/25/1939	75	Prop "F" funded, pending construction	
1	Lincoln Heights	3/6/1941	73		
79	Harbor Gateway	2/9/1942	71		
63	Venice	5/8/1942	71		
37	Westwood/UCLA	10/28/1943	70		
				<b>OVER 70 YEARS OF AGE: 5</b>	
71	Bel Air/Holmby Hills	11/5/1948	65		
38	Wilmington/LA Harbor	12/31/1948	65		
12	Highland Park/Arroyo Seco	5/20/1949	64		
60	North Hollywood	6/24/1949	64		
58	Pico/Robertson	8/26/1949	64		
19	Brentwood	12/1/1949	64		
14	Newton	3/9/1950	63		
74	Sunland/Tujunga	10/27/1950	63		
34	Crenshaw	2/3/1951	62		
76	Cahuenga Pass	4/4/1951	62		
10	Convention Center District	12/26/1951	62		
35	Los Feliz	1/19/1953	61		
20	Echo Park	10/15/1953	61		
				<b>OVER 60 YEARS OF AGE: 13</b>	
51	LAX/Terminal area	8/8/1956	58		
90	Van Nuys Airport	12/2/1956	58		
91	Sylmar	12/19/1956	58		
11	Westlake/MacArthur Park	7/7/1958	56		
50	Glassell Park/Atwater Village	8/4/1958	56		
89	North Hollywood	2/5/1959	55	Proposition "Q" renovation (two bays added)	Community room
95	LAX/Hotel district	2/27/1959	55		
42	Eagle Rock	7/8/1959	55		
92	Century City	10/22/1959	55		
93	Tarzana	3/16/1960	54		
75	Mission Hills	6/1/1960	54		
98	Pacoima	6/29/1960	54		
94	Crenshaw/Baldwin Hills	8/23/1960	54	Proposition "Q" renovation 9/1/2009	Community room
9	LA Civic Center/Central City	11/23/1960	54		
100	West Van Nuys/Lake Balboa	5/9/1961	53		
103	Northridge/C-SUN	8/30/1961	53		
86	Toluca Lake	11/22/1961	53		
102	South Van Nuys/Valley Glen	1/3/1962	52		
16	South El Sereno	3/8/1962	52		
101	San Pedro/South Shores	3/18/1962	52		
105	Woodland Hills	5/7/1962	52		
96	Chatsworth	8/23/1962	52		

FS	Community	Date Opened	Age	Comments	Additional
104	Winnetka	10/4/1962	52		
106	West Hills	11/9/1962	52		
99	Beverly Glen	2/7/1963	51		
108	Franklin Canyon	2/7/1963	51		
59	West Los Angeles	5/4/1963	51	Proposition "Q" renovation (training center added)	Community room
23	Palisades/Highlands	5/13/1963	51		
107	Chatsworth	5/14/1963	51		
<b>OVER 50 YEARS OF AGE: 30</b>					
69	Pacific Palisades	8/15/1967	47		
49	LA Harbor/East basin	1/4/1968	46		
18	Knollwood/Granada Hills	11/18/1968	46		
24	Shadow Hills/Sunland	7/10/1969	45		
26	West Adams	12/3/1970	44		
33	South Central	7/1/1971	43	Proposition "Q" renovation (one bay added)	
8	Porter Ranch	12/1/1971	43		
109	Encino Hills	1/1/1972	42		
88	Sherman Oaks	9/2/1975	40		
<b>OVER 40 YEARS OF AGE: 9</b>					
72	Canoga Park	6/29/1978	36		
25	South Boyle Heights	9/7/1979	35		
46	Coliseum area	10/17/1979	35		
70	Northridge	1/9/1980	34		
85	Harbor City	4/15/1980	34	Proposition "Q" renovation (kitchen build-out)	
17	Industrial Eastside	8/5/1980	34		
3	Bunker Hill/LA Civic Center	9/9/1980	34		
47	El Sereno	8/13/1981	33		
40	Terminal Island/LA Harbor	1/21/1985	29		
61	Fairfax	6/22/1987	27		
68	Mid-City	7/7/1987	27		
48	San Pedro	7/28/1987	27		
6	Angeleno Heights	8/6/1987	27		
2	Boyle Heights	8/18/1987	27		
44	Cypress Park	11/2/1987	27		
57	South Central	12/6/1988	26		
52	Hollywood/Southeast	12/28/1988	26		
55	Eagle Rock	1/24/1989	25		
56	Silverlake	2/28/1989	25		
73	Reseda	5/2/1989	25		
66	Southwest LA/Hyde Park	6/18/1989	25		
41	Hollywood Hills & Northwest	6/25/1990	24		
29	Hancock Park	1/27/1991	23		
28	Porter Ranch	1/1/1992	22		
112	San Pedro/Cruise Terminal/Ports O'Call	1/1/1992	22	LAHD Build	

FS	Community	Date Opened	Age	Comments	Additional
27	Hollywood	7/10/1992	22	Fire Museum adjacent	
110	LA Harbor/San Pedro channel	9/1/1992	22	Temporary facilities (trailers)	
111	Terminal Island/LA Harbor	1/1/1995	19	LAHD Build	
77	Sun Valley	6/22/2005	9	Proposition "F" station	Community room
83	Encino	1/19/2006	8	Proposition "F" station	Community room
5	Westchester/LAX area	4/13/2006	8	Proposition "F" station	Community room
65	South Los Angeles	7/20/2006	8	Proposition "F" station	Community room
114	Van Nuys Airport (Crash Rescue)	3/8/2007	7	Proposition "F" station	Community room
81	Panorama City	3/19/2007	7	Proposition "F" station	Community room
36	North San Pedro	7/8/2007	7	Proposition "F" station	
84	Woodland Hills	9/18/2007	7	Proposition "F" station	Community room
43	Palms	9/25/2007	7	Proposition "F" station	Community room
62	Mar Vista	9/29/2007	7	Proposition "F" station	Community room
67	Playa Vista	10/15/2007	7	Playa Vista developer build	
87	Granada Hills	11/11/2007	7	Proposition "F" station	Community room
13	Pico-Union/Koreatown	8/5/2008	6	Proposition "F" station	Community room
78	Studio City/Valley Village	9/30/2008	6	Proposition "F" station	Community room
21	South Los Angeles	11/18/2008	6	Proposition "F" station	Community room
4	Little Tokyo/Olvera Street/Chinatown	12/2/2008	6	Proposition "F" station	
64	South Los Angeles	7/7/2009	5	Proposition "F" station	Community room
80	LAX	1/1/2012	2	LAWA developer build	
82	Hollywood Hills & Northeast	7/1/2012	2	Proposition "F" station	Community room
7	Arleta	(None)	0	Construction 90% complete, Proposition "F"	Community room
15	University Village/USC	(None)	0	Construction 70% complete, developer build/USC	Community room