

AUG 21 2007

**LOS ANGELES FIRE DEPARTMENT**



**DOUGLAS L. BARRY**  
INTERIM FIRE CHIEF

August 14, 2007

BOARD OF FIRE COMMISSIONERS  
FILE NO. 07-081

TO: Board of Fire Commissioners  
FROM: Douglas L. Barry, Interim Fire Chief *DLB*  
SUBJECT: DECOMMISSIONED FIRE STATIONS

FINAL ACTION:  Approved  Approved w/Corrections  Withdrawn  
 Denied  Received & Filed  Other

**Summary:**

The Los Angeles Fire Department, through the Proposition F, Bond Construction Program is constructing or expanding twenty (20) fire stations; eleven (11) fire stations are being constructed at new locations. The following report discusses the recommended disposition of eleven fire stations vacated through the Proposition F, Bond Construction Program.

**Recommendations:** That the Board:

1. Approve the following five (5) vacated and decommissioned fire stations be declared surplus property and made available for liquidation:

Fire Station No. 83 – 5001 Balboa Boulevard, Encino  
Fire Station No. 77 – 8943 Glenoaks Boulevard, Sun Valley  
Fire Station No. 65 – 1525 East 103<sup>rd</sup> Street, Watts  
Fire Station No. 62 – 3631 Centinela Avenue, Mar Vista  
Fire Station No. 5 – 6621 West Manchester Avenue, Westchester

2. Approve the following six (6) fire stations be declared surplus after they are vacated by the Fire Department:

Fire Station No. 43 – 10234 National Boulevard, Palms  
Fire Station No. 78 – 4230 Coldwater Canyon Avenue, Studio City  
Fire Station No. 84 – 5340 Canoga Avenue, Woodland Hills  
Fire Station No. 4 – 800 North Main Street, Los Angeles  
Fire Station No. 87 – 10241 Balboa Boulevard, Granada Hills  
Fire Station No. 13 – 1206 South Vermont Avenue, Pico Heights

3. Approve all proceeds from the liquidation of surplus fire stations be deposited into the Vacated Fire Department Facilities Fund.
4. Instruct the Commission Executive Assistant to transmit an approved copy of this report to the Asset Management Division, General Services Department, for disposition of eleven (11) fire stations in accordance with the Los Angeles Administrative Code, Section 5.133-5.134 (Attachment 1).

### Discussion

In 2001, the electorate of the City of Los Angeles overwhelmingly approved the Proposition F, Bond Construction Program, which provided for the construction/expansion of twenty (20) fire stations. The Fire Facilities Division, in conjunction with Department of Public Works, Bureau of Engineering, provides technical assistance in the design and construction of the new department facilities. To date, six (6) projects have been completed and another five projects are expected to be completed within the next 11 months.

The Proposition F, Bond Construction Program will result in eleven (11) fire stations constructed at new locations. As each of the eleven (11) new fire stations are completed, the disposition of the replaced station must be resolved by the controlling department.

Department staff, with the assistance of the Bureau of Engineering, Office of the City Administrative Officer, and Office of the Chief Legislative Analyst explored alternate uses and the cost analysis of extending the usefulness of the facilities.

### Alternate Use/Extended Life

As part of the original Proposition F, Bond Construction Program, the Fire Department made an official determination that the facilities being replaced no longer met the Fire Department's operational needs due to size and condition. In addition, the facilities had become obsolete.

Through the Proposition F, Bond Construction Program, the Department requested and received enhancements to the new fire stations that include community rooms, training facilities, chief officer's quarters, and conference rooms. Additionally, regional facilities include storage and maintenance sheds.

The Fire Department's Fire Facilities Division, with the assistance of Bureau of Engineering, evaluated possible alternative uses of the vacated and decommissioned facilities, such as special training programs, apparatus storage, and administrative office space. In evaluating the feasibility of renovating decommissioned fire stations, the fiscal impact to the City's budget was evaluated. The Office of the City Administrative Officer was contacted regarding available capital improvement funds that could be provided for required renovations.

The Office of the City Administrative Officer indicated that the renovation of decommissioned fire stations would create an unfunded capital improvement liability and would be in competition with other high priority City capital improvement projects.

Additionally, the Office of the Chief Legislative Analyst was contacted regarding other possible uses for decommissioned fire facilities, such as community utilization and other public service use, for example, as non-profit charter school. It was determined that retaining vacated facilities for non-traditional use is a policy decision that must be considered by the City Council during the property surplus process.

The Fire Department, through the Bureau of Engineering, requested a rough order of magnitude estimate to rehabilitate/remodel decommissioned fire stations for alternate use. The Bureau of Engineering was asked to provide a sufficiently broad estimate to provide latitude to remodel the existing structure to any desired configuration.

#### Fiscal Impact

The Bureau of Engineering's rough order of magnitude for remodel and statutory renovation estimates (seismic and ADA requirements) a range from \$1.4 million for a small 5,000-square foot station to \$4.9 million for a larger station. The Bureau of Engineering estimates are based on existing square footage and not on additional square footage (Attachment 2).

The Department of General Services, Real Estate Division, estimates that the sale of the eleven (11) vacated fire stations could result in approximately \$7 to \$12 million dollars. All proceeds from fire station sales would be deposited into the "Vacated Fire Department Facilities Fund" for use on capital improvement projects, fire station renovations, or new facilities. As an additional benefit, maintenance and other expenses associated with retaining these aging facilities would be eliminated.

#### Historical Value

Fire Facilities Division contacted the Office of Historical Resources to determine if any of the decommissioned fire stations were listed or registered as historical resources; none of the decommissioned fire stations hold historical interest.

#### Surplus Declaration Impact

Revenues from facility sales would be deposited into the Vacated Fire Department Facilities Fund. On June 5, 1980, the City Council adopted Ordinance No. 153,956, creating the Vacated Fire Department Facilities Fund (Los Angeles Administrative Code, Sections 5.133 to 5.134). This Ordinance requires that "...all proceeds from the sale of Fire Department facilities determined by the City Council to have been vacated, provided, however, that if such facilities were acquired, constructed, or improved in whole or in part with funds obtained by the sale of municipal bonds, the proceeds obtained from the sale of such facilities shall first be placed in that fund for the payment of principal and interest on the bonds..."

Said Ordinance further reads that, “when...all principal and interest on the bonds have been paid, any balance of money then remaining shall be transferred to the Vacated Fire Department Facilities Fund...” and “...shall be used exclusively for construction or replacement of capital improvements related to Fire Department facilities.”

The City Attorney has stated that the maturity dates for all bond measures may not exceed forty (40) years. Therefore, all of the revenue from the sales of these fire stations should be deposited in the Vacated Fire Department Facilities Fund.

**Conclusion:**

After a thorough evaluation of alternative uses for vacated and decommissioned fire stations, the most cost effective alternative is their sale.

Board report prepared by: Alfred B. Hernandez, Assistant Chief, Fire Facilities Division

Attachments

**ARTICLE 4**  
**VACATED FIRE DEPARTMENT FACILITIES FUND**

Section

5.133 Creation of the Fund.

5.134 Deposits and Appropriations.

**Sec. 5.133. Creation of the Fund.**

There is hereby created a trust fund within the Treasury of the City of Los Angeles known as the "**Vacated Fire Department Facilities Fund**", hereinafter referred to in this article as the "**fund**".

SECTION HISTORY

Added by Ord. No. 153,956, Eff. 7-20-80.

**Sec. 5.134. Deposits and Appropriations.**

(a) There shall be deposited into the fund all proceeds from the sale of Fire Department facilities determined by the City Council to have been vacated; provided, however, that if such facilities were acquired, constructed, or improved in whole or in part with funds obtained by the sale of municipal bonds, the proceeds obtained from the sale of such facilities shall first be placed in that fund used for the payment of principal and interest on the bonds in the proportion that bond funds were used for the acquisition, construction, or improvement of the facility. When the purpose and object of the ordinance providing for the authorization of the bonds has been accomplished, and all principal and interest on the bonds have been paid, any balance of money then remaining shall be transferred to the Vacated Fire Department Facilities Fund.

(b) The Controller is hereby directed to apply rental receipts from properties purchased by the City for use as future fire station sites, toward the payment of principal and interest on any outstanding bonds, as provided in Subsection (a), and to deposit into the fund any rental receipts received after all interest and principal amounts for bonds have been paid.

(c) Appropriations from the fund shall be authorized only by the City Council by ordinance or through the budget process, and shall be used exclusively for construction or replacement of capital improvements related to Fire Department facilities.

SECTION HISTORY

Added by Ord. No. 153,956, Eff. 7-20-80.

## LAFD Properties

Fire Station	No	Address	Lot Size (SF)	Date Constructed	Bldg (SF)	Renovation Cost per SF	Total Cost	Comment
Arleta	81	14123 Nordhoff	25660	1950	2355	450	\$1,059,750	GSD will remove this station from their list
Civic Center	4	800 North Main Street	15246	1948	11000	450	\$4,950,000	
Encino	83	5001 Balboa Boulevard	15943	1948	5150	450	\$2,317,500	
Mar Vista	62	3631 Centinela Avenue	14985	1950	4190	450	\$1,885,500	
Palms	43	10234 National Boulevard	11064	1942	4885	450	\$2,198,250	
Northridge	87	10241 North Balboa Boulevard	12197	1945	5360	450	\$2,412,000	
Pico Union	13	1206 South Vermont Avenue	9496	1941	5469	450	\$2,461,050	
San Pedro	36	600 South Harbor Boulevard?				450	\$0	GSD said they will check into the address that was given, since there is no old FS 36
Studio City	78	4230 Coldwater Canyon	9000	1941	3160	450	\$1,422,000	
Sun Valley	77	8943 Glenoaks Boulevard	17903	1941	4295	450	\$1,932,750	
Watts	65	1525 East 103rd Street	23513	1936	5760	450	\$2,592,000	Attached to old Police Station/Community Center; SF is only for FS side not the community Center
Westchester	5	6621 West Manchester Avenue	19515	1950	9640	450	\$4,338,000	
Woodland Hills	84	5340 Canoga Avenue		1949	3230	450	\$1,453,500	No Info on Parcel
	7	Proposed FS 81/7			0	450	\$0	LAFD to cover in a separate report
							<b>\$29,022,300</b>	