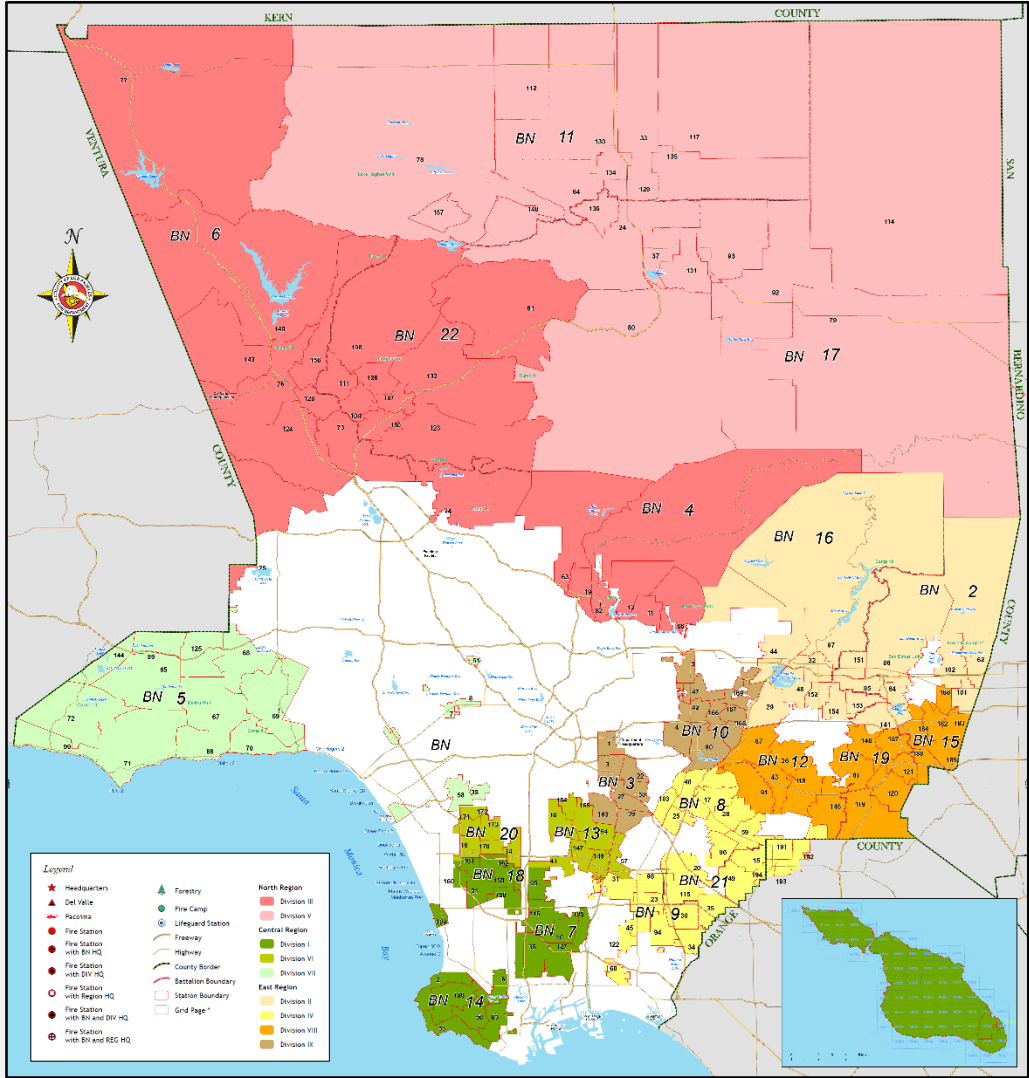


# EXECUTIVE SUMMARY



# FIRE DISTRICT BY THE NUMBERS

**59** Cities & LA County Unincorporated Areas

**2,306** Square Miles Excludes National Forest Areas

**174** Stations In **22** Battalions

**4,000,000+** Residents

**72** Miles of Coastline

**399,000** Incidents in 2019

**25,000** Lifeguard Rescues in 2019

**2,950** Firefighters

**74** Paramedic Squads

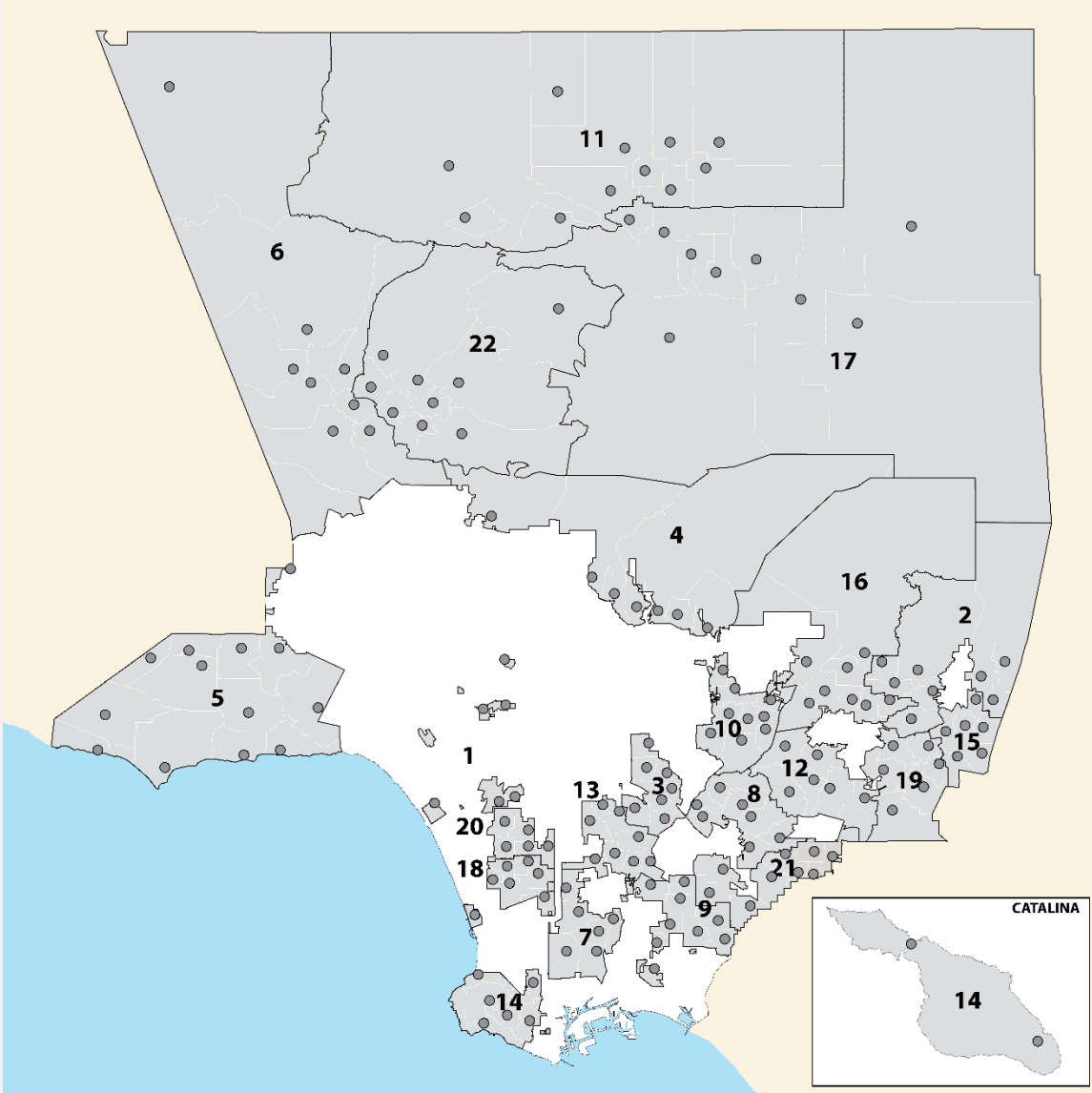
**9** Fire Suppression Camps

# EXECUTIVE SUMMARY

## Master Plan Process

This Master Plan was prepared as a collaborative effort between the LA County Fire District and the LA County Chief Executive Office. The process consisted of two phases; evaluating the current capacity, condition, and functionality of the Fire District's facilities and then projecting future capacity deficits utilizing Southern California Association of Governments (SCAG) population growth projections and methodologies developed in the first phase.

While all facilities were included in the study, particular attention was given to fire stations, as they are the most critical component of frontline service delivery, responding to hundreds of 911 incidents throughout the District every day. Because fire stations operate as a network, organized into battalions consisting of 6+ grouped stations, the analysis looked at strategic solutions that would provide benefits to multiple battalions.

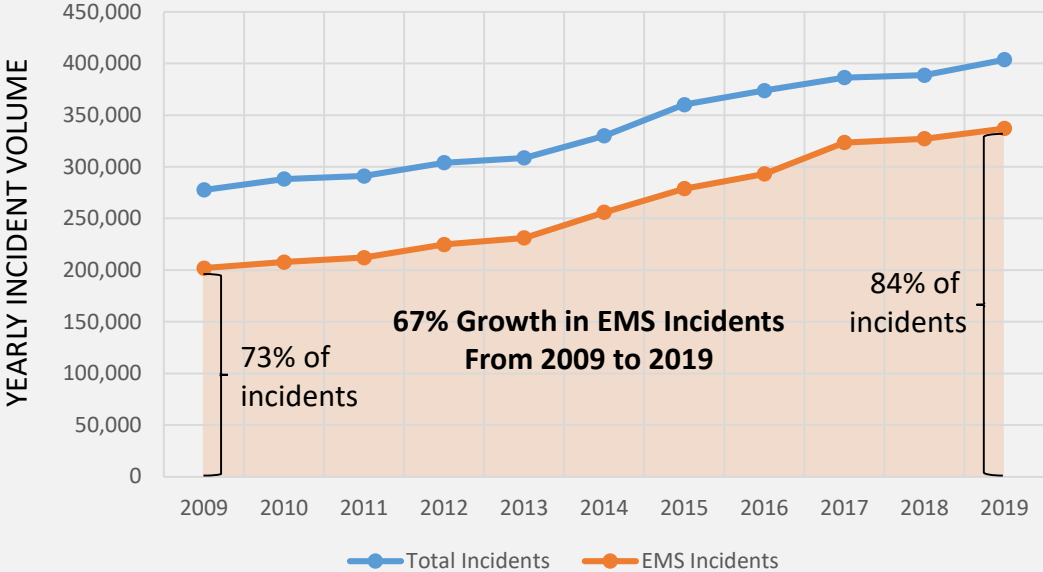


THE LOS ANGELES COUNTY FIRE DISTRICT HAS 22 BATTALIONS AND 174 STATIONS

# EXECUTIVE SUMMARY

## Historical Service Demand

The past decade has seen a 40% increase in total incidents, with EMS service demand accounting for all of that growth. Today EMS incidents account for 84% of overall incident volume. This is anticipated to increase as that percentage has consistently grown over the past 10 years, from 73% in 2009. Additionally, the 65+ population, which is a disproportionate user of EMS services, is projected to grow by 48% by 2040. This has significant implications for service delivery as it directly impacts apparatus, staffing and facility needs.



## Current Facility Needs

Facility capacity was analyzed in relation to current levels of service demand, then combined with data on facility condition and functionality to develop a comprehensive list of current need for capital improvements. First, the master plan team determined which units have available capacity in existing fire stations that could be fully utilized before exploring options for expanding or replacing stations. Additionally, in many cases, adding one new firefighting and paramedic unit can absorb enough demand from surrounding response areas to relieve multiple nearby units.

It was determined that 7 existing fire stations need to be replaced or expanded to accommodate the 10 additional firefighting and paramedic units needed to meet current demand. An additional 18 fire stations were prioritized for replacement because they are old, functionally obsolete, and in poor condition.

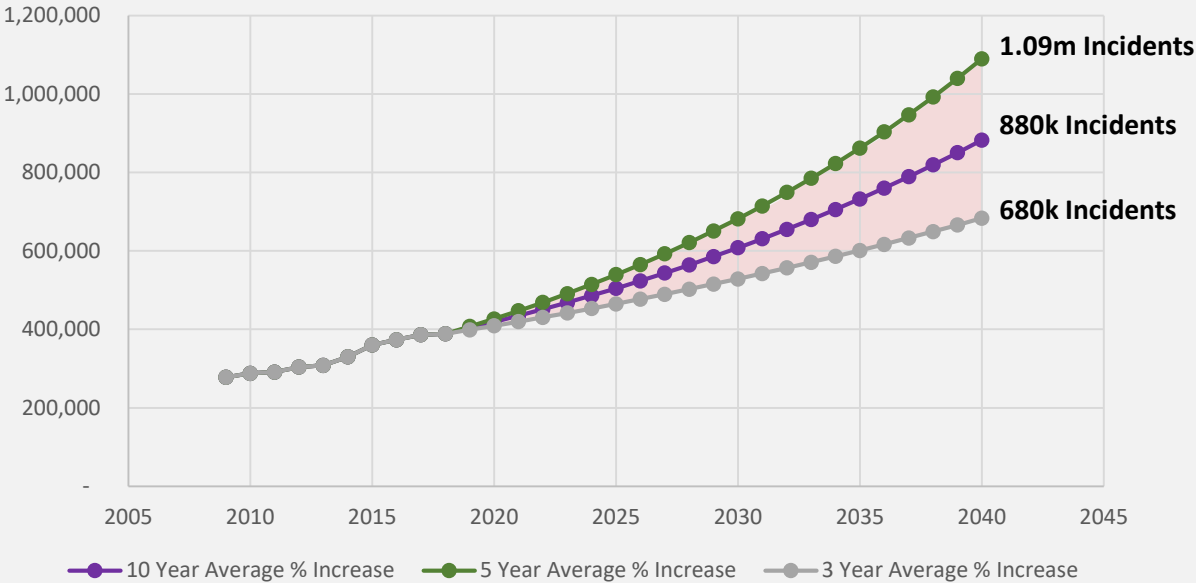
# EXECUTIVE SUMMARY

## Projected Future Growth to 2040

While there is a substantial current need for facility investment, the tremendous growth in demand projected over the next 20 years necessitates an evaluation of facility capacity and the ability of the District to meet that demand. As in the current needs analysis, the primary focus for future demand was on fire stations due to the critical role they play in frontline service delivery.

Over the past decade, incident volume has increased by 40% while District population has only increased by 4%, meaning that the demand for services is being driven by factors outside of population growth. Due to the inherent uncertainty in projecting incident demand 20 years in the future, a range was developed by applying historic growth metrics to current incident volume. The resulting number of potential 2040 incidents highlights the dramatic increase in demand the District faces over the next two decades and informs the need for additional resources and fire stations to meet that demand.

Projected Incident Volume to 2040 Using Historic Growth Rates



# EXECUTIVE SUMMARY

## Projected 2040 Facility Needs

In addition to the replacement or expansion fire stations identified to meet current needs, there is significant additional capacity needed to accommodate projected 2040 demand. It was determined that **16** existing fire stations will need to be expanded or replaced, and **29** new station service areas will be needed to accommodate the projected 106 additional firefighting and paramedic units needed to handle demand in 2040.

Fire Station Development Needs	Number of Stations
<b>EXISTING STATIONS IN NEED OF REPLACEMENT OR EXPANSION DUE TO CAPACITY, CONDITION, AGE AND FUNCTIONALITY ISSUES</b>	<b>41</b>
Replacement Stations for Current Condition, Age and Functionality Issues (6 of these are also needed to accommodate 2040 capacity needs)	18
Replacement or Expanded Stations for Current Capacity Needs	7
Replacement or Expanded Stations for Projected 2040 Capacity Needs (Excludes the 6 stations also noted in for replacement due to condition, age and functionality issues)	16
<b>NEW STATION RESPONSE AREAS</b>	<b>29</b>
Fire District	7
Developer Fee / Developer Built	22
<b>TOTAL</b>	<b>70</b>

The increase in fire stations, apparatus and personnel due to projected growth impacts the staffing and space requirements of other divisions. This growth will impact staffing and related facility requirements for Fleet Services, Construction & Maintenance, Material Management, Fire Prevention, Training, and Administration.

# EXECUTIVE SUMMARY

**70 NEW, REPLACEMENT OR EXPANDED STATIONS ARE NEEDED DUE TO CAPACITY, CONDITION, AGE AND FUNCTIONALITY ISSUES**

**TO MEET CURRENT DEMAND**

- **7 stations need to be replaced or expanded due to additional capacity needed**
- **18 stations need to be replaced due to condition, age and functionality issues**

**TO MEET PROJECTED 2040 DEMAND**

- **16 stations will need to be replaced or expanded due to additional capacity needed**
- **29 new station response areas will need to be added**

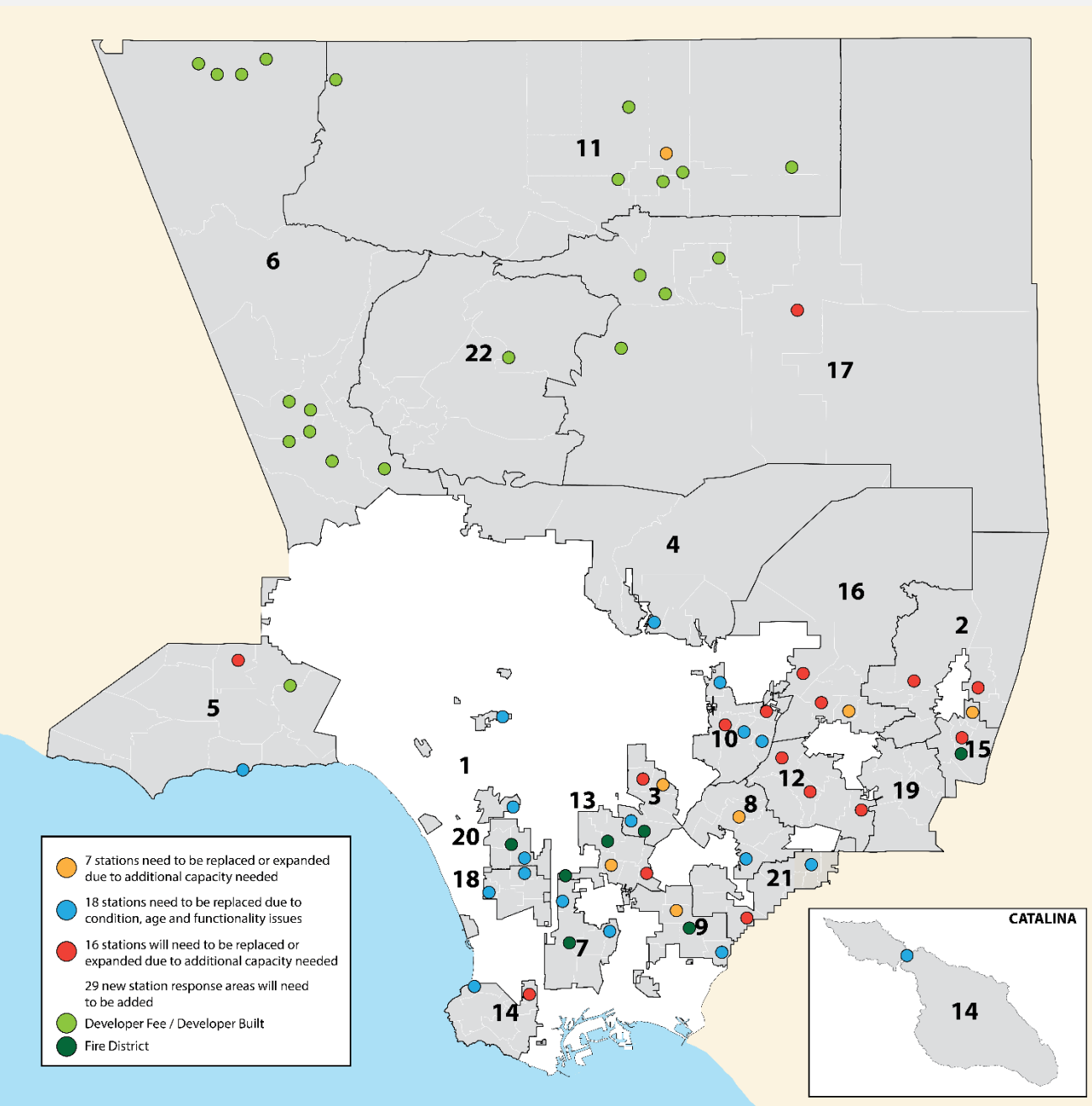
Battalion	Station	2020 Capacity	2020 Condition/ Age / Functionality	2040 Capacity	Ownership
1	8		X		Owned
1	38		X		Owned
2	86			X	Owned
2	102			X	Owned
3	3			X	Owned
3	22	X			Owned
3	163		X		Owned
3	New			X	Owned
4	12		X	X	Owned
5	88		X		Owned
5	125			X	Owned
5	New			X	Owned
6	New			X	Owned
6	New			X	Owned
6	New			X	Owned
6	New			X	Owned
6	New			X	Owned
6	New			X	Owned
6	New			X	Owned
6	New			X	Owned
7	95		X		Owned
7	105		X		Owned
7	New			X	Owned
8	17	X			Owned
8	96		X	X	Owned
9	23	X			Owned
9	34		X		Owned
9	New			X	Owned
10	5		X		Owned
10	42			X	Owned
10	166		X		Leased
10	168		X	X	Leased
10	169			X	Owned

Battalion	Station	2020 Capacity	2020 Condition/ Age / Functionality	2040 Capacity	Ownership
11	33*	X			Owned
11	New			X	Owned
11	New			X	Owned
11	New			X	Owned
11	New			X	Owned
11	New			X	Owned
11	New			X	Owned
12	43			X	Owned
12	87			X	Owned
12	145			X	Owned
13	57			X	Owned
13	147	X			Leased
13	New			X	Owned
13	New			X	Owned
14	2		X	X	Leased
14	6			X	Owned
14	155		X		Leased
15	182			X	Leased
15	186	X			Leased
15	New			X	Owned
16	44			X	Owned
16	48			X	Owned
16	152	X			Leased
17	92			X	Owned
17	New			X	Owned
17	New			X	Owned
17	New			X	Owned
17	New			X	Owned
18	160		X		Leased
18	162		X	X	Leased
20	170		X	X	Leased
20	New			X	Owned
21	35			X	Owned
21	191		X		Leased
22	New			X	Owned

\* This relatively new station is being expanded to meet current service demand

# EXECUTIVE SUMMARY

**70 NEW, REPLACEMENT OR EXPANDED STATIONS ARE NEEDED DUE TO CAPACITY, CONDITION, AGE AND FUNCTIONALITY ISSUES**



**THE OVERALL CAPITAL INVESTMENT NEEDED TO ACCOMMODATE CURRENT AND PROJECTED FACILITY NEEDS IS ESTIMATED AT \$1.5 BILLION.**

<b>FIRE STATIONS</b>	<b>\$917,000,000</b>
18 Replacement Stations for Current Condition, Age and Functionality Issues	\$261,000,000
7 Replacement or Expanded Stations for Current Capacity Needs	\$101,500,000
16 Replacement or Expanded Stations for Projected 2040 Capacity Needs	\$232,000,000
7 New Station Response Areas (Excludes costs for 22 additional Developer Fee/Developer Built Stations)	\$101,500,000
Station Repair (Remaining 133 existing stations not to be replaced)	\$221,000,000
<b>WILDFIRE SUPPORT FACILITIES</b>	<b>\$244,000,000</b>
Air Operations Facilities	\$62,000,000
Fire Suppression Camps	\$175,000,000
Heavy Equipment Facilities	\$7,000,000
<b>LIFEGUARD FACILITIES</b>	<b>\$12,000,000</b>
<b>LOGISTICS AND SUPPORT FACILITIES</b>	<b>\$341,000,000</b>
Logistical & Special Operations Facilities	\$49,000,000
Fire Prevention Offices and Facilities	\$12,000,000
Forestry Facilities	\$4,000,000
Training Facilities	\$56,000,000
Command and Control & Administrative Offices	\$220,000,000
<b>TOTAL</b>	<b>\$1,514,000,000</b>





## GENERAL COST ASSUMPTIONS

- Estimated costs are in 2020 dollars
- Estimated costs are Total Project Cost Estimates, including hard and soft costs
- Estimates exclude land acquisition cost, which vary greatly and are difficult to estimate
- Estimates exclude new facilities and facility improvements that were funded or approved by October 2019
- Estimates exclude facilities with full-service leases
- New stations in Developer Fee areas are assumed to be paid for fully by developer fees
- Repair costs are based on the County of Los Angeles Strategic Asset Management System (SAMS) as of October 2019, unless otherwise noted
- Repairs include replacement of building equipment/systems that are either beyond their service life or in poor condition
- Where building area data was not available, square footage was estimated based on aerial photography
- For facilities shared with multiple County departments, cost estimates include only the portion of the building that the Fire District occupies
- See Appendix for additional notes and assumptions specific to each facility type/function



# EXECUTIVE SUMMARY

## Areas For Future Study

- Any capital project developed based on this master plan will require a feasibility study to confirm the scope and budget.
- The Pacoima facility has been opportunistically developed over time and the facilities are generally located in facilities that are functionally substandard and in poor condition. Given the complexity of operations spread across the site, an industrial engineering study should be undertaken as an initial move towards redevelopment.
- The potential expansion of the District's service area due to annexation of other fire departments has staffing and facility implications. The additional fire stations, apparatus and firefighters will require the expansion of District logistics and support facilities. While this is beyond the scope of this master plan, facility feasibility studies should incorporate the impacts of planned annexations into building programming.
- Given the projected increase in incident volume due to EMS demand, augmented staffing and methods of service delivery could be evaluated as a way to reduce capital investment.
- This master plan should be revised on an ongoing, 5-year basis to update projections, associated facility recommendations and ensure sufficient buffer capacity within the overall system.

