



April 6, 2023

TO: LOCSO Board of Directors

FROM: Ron Munds, General Manager

SUBJECT: Agenda Item 2A – 04/06/2022 Board Meeting
Station 15 Building Condition Assessment Final Report

Description

President
Charles L. Cesena

Vice President
Marshall E. Ochylski

Directors
Matthew Fourcroy
Troy C. Gatchell
Christine M. Womack

General Manager
Ron Munds

District Accountant
Robert Stilts, CPA

Unit Chief
John Owens

Battalion Chief
Paul Provence

Mailing Address:
P.O. Box 6064
Los Osos, CA 93412

Offices:
2122 9th Street, Suite 110
Los Osos, CA 93402

Phone: 805/528-9370
FAX: 805/528-9377

www.losososcsd.org

In September 2022 the District released a Request for Proposals to secure consultant services to perform a comprehensive building assessment of Station 15. The District selected Omni Design to do the evaluation in November 2022.

The report content is as follows:

Section 1: Executive Summary which provides an overview of the content of the report.

Section 2: Background provides a brief history of the building.

Section 3: Facility Condition provides detailed information and condition assessment on each component of the building.

Section 4: Deficiencies and Recommendations prioritizes the various components and makes recommendations for improvements

Section 5: Cost Breakdown provides a detailed analysis of the costs to improve the stations overall condition.

The following information summarizes the findings and recommendations presented in the condition assessment report.

SUMMARY OF STAFF RECOMMENDATION

Motion: I move that the Board:

- 1. Receive and file the report; and***
- 2. Provide direction to staff***

DISCUSSION

Background

Station 15 was built in phases; the first phase in the 1960's and the second in the 1970's. In 1999 and early 2000's, there was some renovation work performed. Because of the overall age of the building, staff requested funds to perform a building condition assessment in the Fund 301 budget for this fiscal year (2022-23).

The purpose of the project is to obtain a building condition assessment report to determine the physical adequacy of the primary facility in the short-term and long-term future, and recommendations for improvement over a 10-year period of time. The objectives of the assessment are:

- Identify any major defects or deficiencies in the Fire Station.
- Provide options to modify, replace, expand, or relocate the Fire Station to remain operational during natural catastrophes, to operate sustainably and with functional efficiency, and to accommodate potential future uses.

- Provide a basis for forecasting funding requirements for capital improvement planning over the next 10 years.
- Provide a baseline for setting priorities for the maintenance, repair, enhancement or replacement of the Fire Station and its component systems.

The results of the assessment will be incorporated into the development of the District's Emergency Services Strategic Plan.

Factors Considered in the Building Assessment

- Building physical/structural evaluation, compliance with current building code(s), need for repairs, retrofit to maintain building in safe condition for occupancy and meeting current seismic codes.
- Mechanical/HVAC systems evaluation, physical condition, energy efficiency of equipment and building insulation/materials, and need for replacement, update, and repairs.
- Electrical system assessment/evaluation, compliance with current electrical code(s), energy efficiency, need for repairs, backup generation capabilities, retrofit and modernization to maintain the building safe for occupancy.
- Plumbing system assessment/evaluation, compliance with current plumbing code(s).

Findings and Recommendations

The overall finding was that the station is in relatively good condition, with no visible imminent threats. The report does identify the following significant deficiencies:

- Could threaten the Fire Station's ability to remain operational during catastrophes
- Could jeopardize fire personnel safety
- Hinder accessibility
- Disrupt operations
- Are code-related (code-related deficiencies are not required to meet the current building code unless those are a component of a remodeled space)
- Don't reflect good practice for reducing exposure to carcinogens and other harmful agents

As part of the assessment process, Omni Group, District staff and fire personnel categorized the deficiencies with the intent to provide options to modify, replace, expand, or relocate the fire station to remain operational during natural catastrophes, to operate sustainably and with functional efficiency, and from an architecture and engineering standpoint, for Life/Safety improvements. These were considered high priorities that are recommended to be corrected in the short-term to meet the overall objectives of the project. There are secondary deficiencies that are recommended to be corrected and would enhance operations, long- term Life/Safety conditions, accessibility, and sustainability over the life cycle of the facility.

Cost Breakdown

Based on the overall building assessment and input from District and Cal Fire staff, Omni Design provided three options for the District to consider.

Option 1 makes improvements to the existing Fire Station within the existing building footprint to correct high priority deficiencies in the short term as identified in Section 4 (page 16) of the report.

Option 2 would remodel the existing Fire Station to enhance the overall Life/Safety, operations, accessibility, and to bring the Fire Station up to current building codes. Additional square footage would be added to eliminate the C-trains currently used for storage, reconfigure the living space to better protect the area from the apparatus bay contamination and enlarge the north wing of the administrative offices to better separate living quarters from the office functions. This option could be phased over multiple budget cycles.

Option 3 provides an estimation of what it would cost to relocate and build a new facility. Additional cost information can be found in Section 5 of the report.

Option 1. High Priority/Short Term Improvement Recommendations:

Architecture:

Architectural Improvements Pertaining to Fire Safety: \$ 269,900

Accessible Restroom on Administration Side: \$ 28,000

Architectural Improvements: \$ 297,900

 Seismic Retrofit: \$ 193,200

 Mechanical System: \$ 125,400

 Plumbing: \$ 9,600

 Electrical: \$ 185,000

Option 1 Grand Total: \$ **811,100**

Option 2. Long-Term – Recommendations to Address All Deficiencies Listed in the Report:

Remodel Significant Portion of Living Quarters Side: \$1,648,800

Dorms (HVAC and Associated Improvements): \$ 192,450

Apparatus Bay Concrete, Trench Drains, Doors: \$ 366,150

Training Room Expansion: \$ 63,750

Site Improvements: \$ 344,100

New Building for Engines, Shop, Fire Hoses,

Reserve Gear \$ 600,000

Option 2 Grand Total: \$ **3,215,250**

Option 3. New Fire Station:

Building \$13,200,000

Land: \$ 2,000,000

Option 3 Grant Total: \$ **15,200,000**

FINANCIAL IMPACT

Since there is a wide range of costs to consider moving forward, staff is looking for general direction from the Board on a preferred approach to renovating the existing station or possibly looking at a new location and facility. Based on the direction provided, staff will research funding alternatives. It is important to note that staff will be bringing forward a request for a Standard of Cover study which will provide additional information on the District's current and future delivery of emergency services. Both the Station 15 building assessment and the results of the study will be part of the envisioned Emergency Services Strategic Plan for the District.

Attachment

Fire Station 15 Condition Assessment Report