



MORAGA-ORINDA FIRE DISTRICT BOARD OF DIRECTORS

Regular Meeting
February 6, 2013
7:00 P.M. – Open Session

PLEASE NOTE NEW MEETING ADDRESS:

Moraga Library Community Room
1500 Saint Mary's Road
Moraga, CA 94556

1. OPENING CEREMONIES

- 1.1. Call the meeting to Order
- 1.2. Roll Call
- 1.3. Pledge of Allegiance

2. PUBLIC COMMENT

The public is invited to speak on any matter not appearing on the agenda and within the subject matter jurisdiction of the District. Comments should be limited to three minutes. Please state your name and address for the record.

3. REGULAR CALENDAR

3.1. **Report on Consolidating Fire Stations 43 and 16**

Staff will provide the Board with a preliminary analysis of consolidating Fire Stations 43 and 16.

Staff Recommendation: 1) Review; 2) Discuss; 3) Take action by directing staff to: (1) Continue to evaluate service level impacts, financial impacts, community concerns and station relocation options while beginning formal discussions with Contra Costa County Consolidated Fire District to develop a Fire Station 43 and 16 consolidation proposal for the Board's consideration. Or (2) Abandon this proposal and continue the process of replacing Station 43 in its current location.

4. ANNUAL REPORTS

- 4.1. **Brief information only reports related to meetings attended by a Director at District expense**
(Government Code Section 53232.3(d))
- 4.2. **Questions and informational comments from Board members and Staff**

5. ADJOURNMENT

The Moraga-Orinda Fire Protection District ("District"), in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access, attend and/or participate in District Board meetings due to a disability, to please contact the District Chief's office, (925) 258-4599, at least one business day prior to the scheduled District Board meeting to ensure that we may assist you.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Moraga-Orinda Fire District to a majority of members of the Board of Directors less than 72 hours prior to that meeting are available for public inspections at 1280 Moraga Way during normal business hours.

I hereby certify that this agenda in its entirety was posted on February 1, 2013, at the Moraga and Orinda Fire Administration offices, Stations 41, 42, 43, 44, and 45. Agenda provided to the Moraga Town Office (Hacienda) and Orinda City Hall.

Grace Santos, Secretary to the Board



MORAGA-ORINDA FIRE DISTRICT

MEMORANDUM

TO: The Board of Directors

FROM: Randall Bradley, Fire Chief

DATE: February 6, 2013

SUBJECT: Item 3.1- Report on Consolidating Fire Stations 43 and 16

BACKGROUND

In August of 1999 MOFD Fire Chief Jim Johnston completed an applied research project (available at mofd.org) that evaluated the operational impacts and cost effectiveness of combining Moraga-Orinda Fire District Station 43 and Contra Costa County Consolidated Fire District (Con Fire) Station 16. The in-depth report concluded by recommending: "...to proceed with the construction of a single fire station along El Nido Ranch Road in the replacement of the Fire Station 43 in the MOFD and Fire Station 16 in Con Fire." The recommendation was based on improved overall response times and a significant reduction in operational and capital costs for both agencies. This recommendation was not implemented and until recently both agencies continued to operate both fire stations independently.

In March 2011 MOFD developed a facilities committee report that identified Fire Station 43 as the top facility replacement priority. Prior to beginning the Station 43 replacement project, MOFD staff met with representatives of Con Fire to discuss the concept of consolidating Fire Station 43 and 16. At that time Con Fire was working on a plan to relocate Fire Station 16 to the south side of Highway 24 on Acalanes Road and was not interested in pursuing a joint station partnership. Based on that meeting, MOFD began the process of replacing Fire Station 43 in its current location. To date, construction drawings are 95% complete, site and exterior architectural plans have been approved by the Orinda Planning Commission and the District was prepared to select a general contractor through the competitive bidding process. That process is now on hold until staff receives further direction from the Board.

In June of 2012 Con Fire was required to close Station 16 due to mold and rodent infestations. The crews assigned to Station 16 were relocated to Station 15 on Mount Diablo Blvd. in east Lafayette. After a failed parcel tax ballot initiative in November of 2012, Con Fire made the difficult decision to close Station 16 and eliminate the three-person company that had been temporarily relocated to Station 15. The closure went into effect on January 15, 2013. During the station closure and crew relocation, MOFD continued to provide dropped boundary protection into Station 16's first due area and continues to evaluate the impact of the additional responses on MOFD service levels.

In January of this year, Chief Louder approached MOFD to determine if there was still an interest in pursuing a partnership by combining Station 43 and 16. At the January MOFD Board Meeting staff informed the Board of this inquiry and staff was directed to return with additional information concerning the feasibility of pursuing the proposed partnership. Chief Louder will be briefing the Contra Costa County Board of Supervisors on February 12, 2013 on the concept of pursuing a partnership to combine the two stations.

As directed by the Board, staff has provided a preliminary evaluation of the service level and fiscal impacts of consolidating Fire Stations 16 and 43. The evaluation was based on the following:

- The station would be staffed with one three-person paramedic engine company.
- The purchase of the land and the construction of the station would be equally funded by each agency.
- The annual operational cost of the station would be equally funded by each agency.
- The analysis focuses on the proposal’s impact to the current MOFD jurisdiction. While it will be obvious that there will be service level improvements to areas of Lafayette that were in the first due response area of Station 16, the analysis does not focus on those impacts and/or improvements.
- For the purpose of the analysis we have tentatively identified the combined station as Station 46 (per Chief Johnson’s report).

MOFD Service Level Impacts

Staff has identified three properties and the analysis is based on building a new fire station on one of the properties near the Orinda/Lafayette city boundary on or near El Nido Ranch Road; an equal distance between Fire Stations 43 and 16. For the purpose of the analysis the proposed station was located on El Nido Ranch Road, on the city’s boundary. There is a property at that location that is for sale and it is one of the properties that are being considered. Staff has worked with an architectural firm and it has been determined that a fire station can be built on each property. Staff has also had preliminary discussions with the Lafayette Planning Department and identified significant zoning requirements that would have to be addressed prior to locating a fire station in this area.

In Moraga, Orinda and Lafayette, in an attempt to meet six minute suburban area response time goals, fire stations were positioned approximately three miles apart. With the exception of areas on the periphery (Canyon, Sanders Ranch, Dalewood/Sundown Terrace) this model was able to significantly meet these established goals. Fire Stations 43 and 16 were an exception to this practice as they were positioned approximately one and one half miles apart. Combining Station’s 43 and 16 and locating the new station half the distance between the existing stations will align the new station with the three mile/six minute response time model, while improving overall response times to almost all MOFD emergencies. This is accomplished by moving the station from its current canyon, hilly, residential neighborhoods and positioning it in a new location on an arterial, freeway frontage, flat roadway closer to the freeway, the downtown areas, properties south of the freeway and all target hazards (Ste. Hwy 24, BART, and Caldecott Tunnel complex).

Utilizing “Arc GIS” software, a four, five and six minute travel time analysis was completed for the current Station 43 location and the proposed Station 46 location. The analysis included Station 45 (Orinda Village) to determine the impact of Station 45’s first due response areas if Station 43 were moved to the new location. The computer model (Attachment A) indicated that only nine streets moved from within a four minute travel time range into a five to six minute travel time range.

Street	Address Range	Number of Properties	Response Range Change
Canyon View Drive	3-43	16	4 minutes to 5 minutes
Diablo View Drive	42-87,126-132	20	4 minutes to 5 minutes
Miner Road	531-585	29	4 minutes to 5 minutes
Oak Lane	1-6	3	4 minutes to 5 minutes
Ranch Road	1-22	9	4 minutes to 5 minutes
Sycamore Road	3-27	11	4 minutes to 5 minutes
Tiger Trail Court	35-107	11	4 minutes to 5 minutes
Valley View Lane	3-17	5	4 minutes to 6 minutes
Valley View Road	4-48	18	4 minutes to 6 minutes

There are a total of 122 properties that would be negatively impacted. The long term plan is to move Station 45 into the Camino Pablo and Miner Road area. When that occurs, all affected 122 properties

would be within a four minute travel time range. Inversely, the vast majority of streets (and properties) within the District would benefit from reduced travel distances from the new Station 46.

Properties in the St Stephens/Charles Hill area that are north, south and east of the current fire station location would have increased travel times of up to one minute and thirty seconds, (the travel time between the current Station 43 and the proposed Station 46), but would remain within the four minute travel time range. Travel times to the remainder of the current Station 43 first due response area would decrease (Altarinda, Orinda Woods, El Nido Ranch and all areas south of the freeway) by up to one minute. Travel time would also decrease to the Dalewood and Sundown Terrace response areas with improved access from Happy Valley Road.

In 2011 Station 43 responded to 439 emergencies and Station 16 responded to 305 emergencies. 62 were joint emergency responses which equates to an estimated 682 responses for the new proposed Station 46. Fire Stations in the Moraga, Orinda and Lafayette area were positioned based on a response time model and due to the low housing densities and open space; all continue to have capacity (including the proposed Station 46) for additional responses including multi-unit responses, such as structure fires, vegetation fires, and vehicle accidents. The call volume for the new combined station would continue to be relatively low compared to other MOFD (Station 41- 1050 responses) and Con Fire (Station 6-4500 responses and Station 15-1200 responses) stations. Depending on the type of community (residential, commercial, or industrial), call volumes for single company stations normally does not become a concern until they approach 3,000 incidents annually.

Financial Impact

For the purpose of preliminary financial analysis, MOFD staffing, facility and apparatus costs were used based on the assumption that Con Fires has similar costs (staffing levels are the same and salaries/benefits are extremely similar). The analysis was also based on an "actual cost" model and did not include an overhead burden. This approach was used based on the assumption that both agencies had similar overhead costs and to apply overhead costs to the model would eliminate a significant portion of the economies of scale savings that could be realized by the consolidation. Another way to explain the "actual cost" model would be to determine what the actual savings would be if the station were eliminated. The savings would only be the actual costs; and the entire overhead burden, (Fire Chief, Battalion Chiefs, Fire Marshal, etc.), would be redistributed among the remaining stations.

The financial analysis, (Attachment B), determines the actual (MOFD) annual cost of staffing a three person company including the associated facility, apparatus and equipment costs. The costs are based on current salaries and benefits (including full retirement costs) and budgeted facility, apparatus and equipment costs.

The financial analysis estimates the "actual annual costs" of operating Station 46 to be \$1,928,761. If that cost is shared between both agencies the actual annual cost to staff and operate a consolidated fire station would be \$949,381. That would also be the potential savings that MOFD could realize on an annual basis (current value).

The initial start-up costs (shared between each agency) to purchase land, underground utilities (major overhead utilities line El Nido Ranch Road), grading (sloped parcels), construction and soft costs could exceed \$6 million (MOFD would pay half). The cost could be partially offset by selling the current Fire Station 43 and the remainder could be funded by the allocated Station 43 capital replacement funds. The return on investment (ROI) for a \$3 million capital outlay would be approximately three years based on the projected annual savings.

The analysis did not include future capital replacement costs (replacing engines, equipment and facilities). Those costs would be additional and would be shared between each agency.

Other Considerations

Entering into a joint station partnership with Con Fire would necessitate a durable and long-term financial guarantee from Con Fire regarding their fiscal obligation to the District. Investing the capital outlay to relocate Fire Station 43 to an area near or in Lafayette would be fiscally imprudent without this commitment.

Building a new fire station in an established residential neighborhood could be challenging. The District will need to meet with residents early to discuss and determine mechanisms to lesson impacts and address neighborhood concerns. Many of the El Nido Ranch Road corridor parcels have Cal Trans slope easements and we would need to understand the process to have the easements released prior to purchasing property in that area.

MOFD was created to maintain local control, to ensure high service levels and to have allocated property taxes remain in the communities. Any agreement with Con Fire would need to consider the impact on the drivers that created the District.

RECOMMENDATION

Take action by directing staff to:

1. Continue to evaluate service level impacts, financial impacts, community concerns and station relocation options while beginning formal discussions with Contra Costa County Consolidated Fire District to develop a Fire Station 43 and 16 consolidation proposal for the Board's consideration.

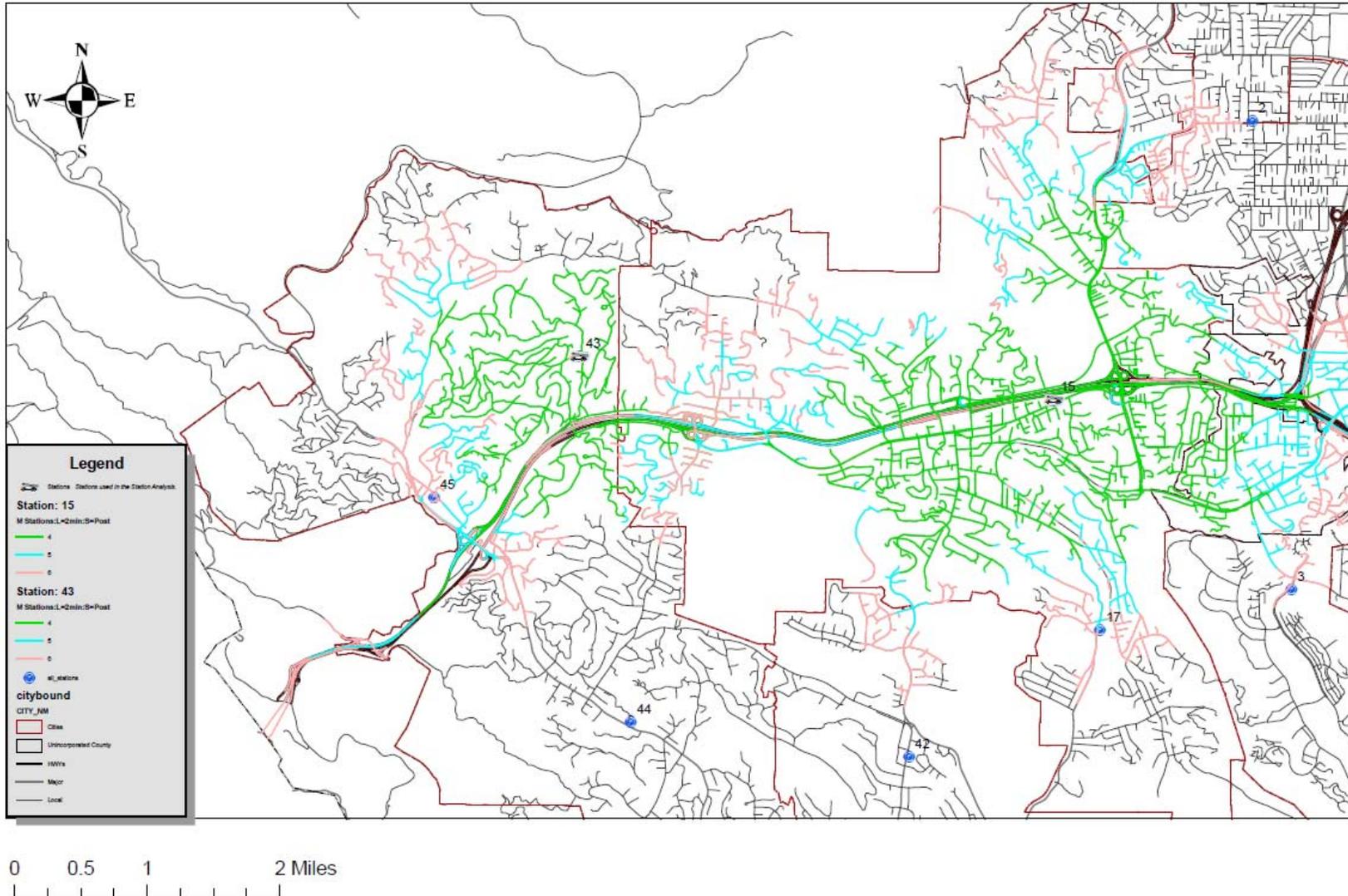
or

2. Abandon this proposal and continue the process of replacing Station 43 in its current location.

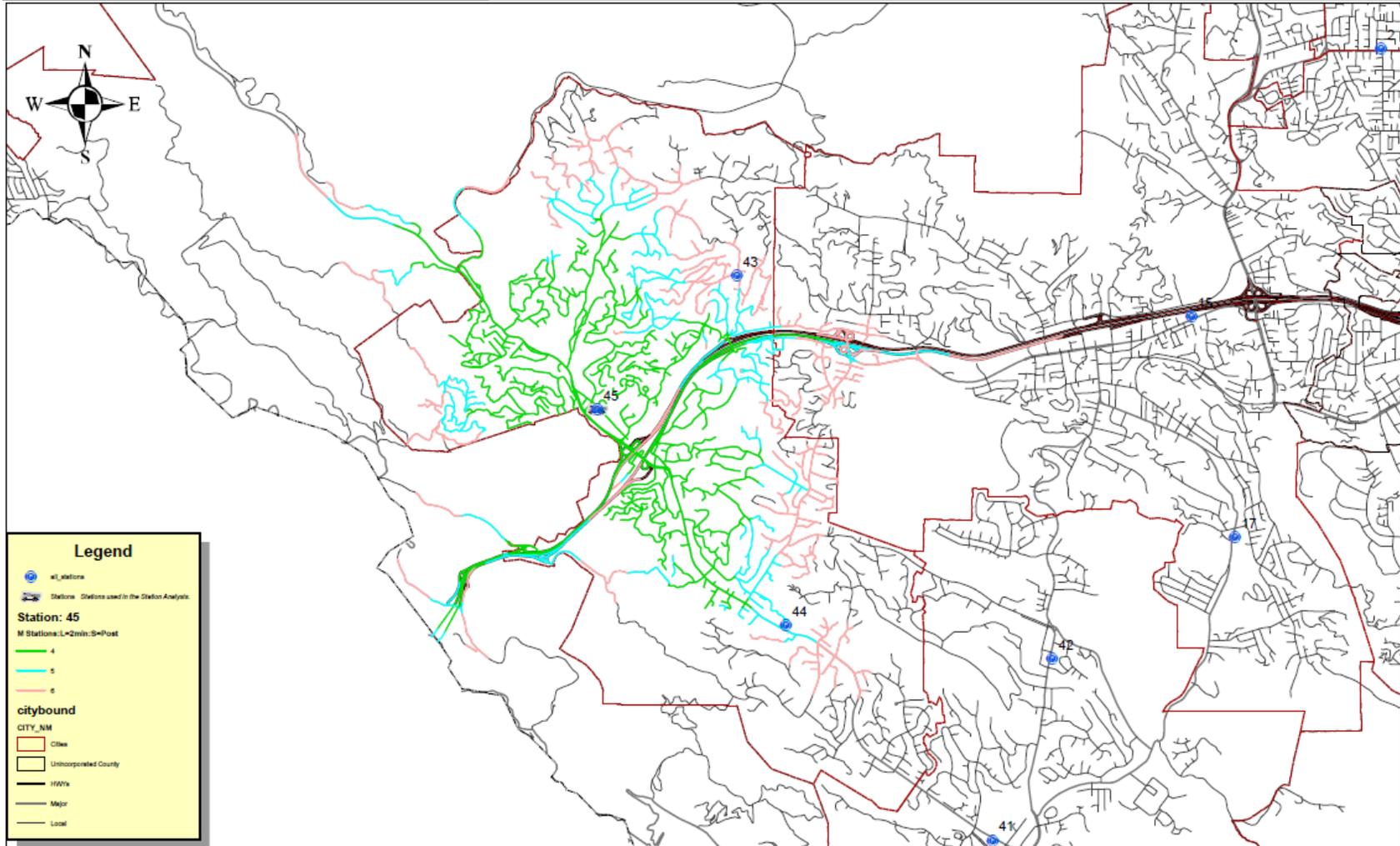
ATTACHMENTS

1. Attachment A (1-3) - Response Time Maps
2. Attachment B-Financial Analysis Spreadsheet

STATIONS 43 & 15 CURRENT TRAVEL TIMES

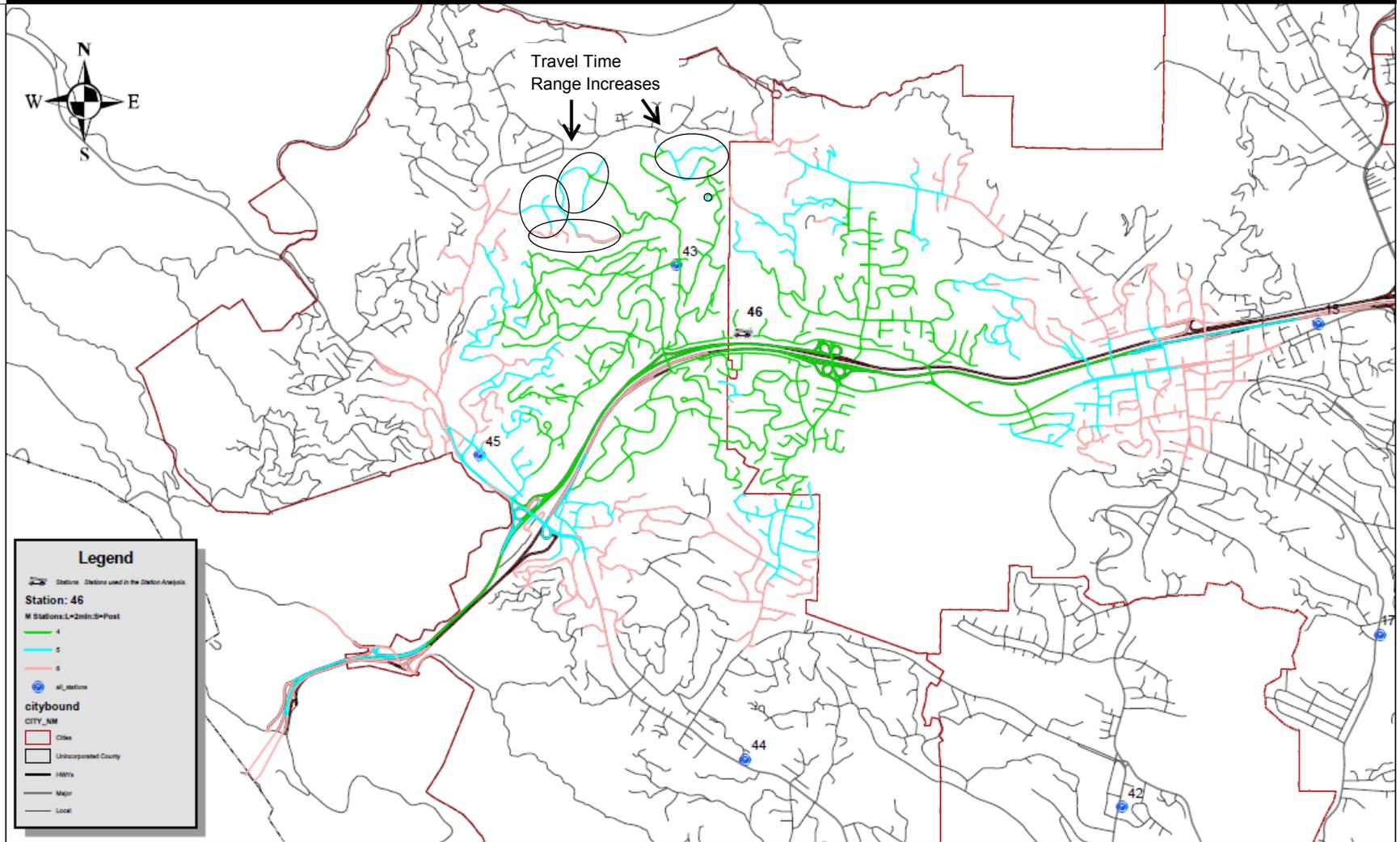


STATION 45 CURRENT TRAVEL TIMES



0 0.5 1 2 Miles

STATION 46 (PROPOSED) TRAVEL TIMES



0 0.375 0.75 1.5 Miles

Fire Station 43/16 Consolidation
Financial Analysis
Attachment B

Annual Personnel Costs	Annual Base Salary	FRA (414-H)	Annual Uniform Allowanc	Annual FLSA	Annual Holiday Pay	Annual Medi-care	Annual Medical/Dental	Annual Retirement	Annual Leave OT (2)	Annual Workers Comp	Annual Certs (1)	Annual Physical	Annual PPE	Annual Cost Per Position	Annual Cost/ 3 Positions
Fire Captain Paramedic II /5	112,754	4,409	600	2,414	8,691	1,869	16,173	44,496	20,680	12,000	333	650	733	225,802	677,405
Engineer Paramedic II /5	100,008	3,910	600	2,141	7,708	1,658	16,173	39,490	18,343	12,000	333	650	733	203,748	611,244
Firefighter Paramedic /4	90,545	3,540	600	1,939	6,979	1,502	16,173	35,772	16,607	12,000	333	650	733	187,374	562,122
Total Annual Personnel Costs	1,850,770														

Annual Certs (1)	Freq (yrs)	Cost	Cost/yr	OT Hrs	OT/Hrs/yr
Medic	2	200	100	0	0
ACLS	2	160	80	8	4
PALS	2	160	80	8	4
PHTLS	3	220	73	8	3
		Total	333	Total	11

Annual Leave OT (2)	OT Hrs
SL	72
Vac	240
Certs	11
Emg CB	20
Total	343

Position	OT Rate
CP II/5	60
EP II/5	54
FFP 4	48

Annual Facility Costs	Sta. 46
Gas and Electric	9,000
Phones	5,500
Preventive Maintenance	9,550
Water/Sewer/Garbage	4,586
Household Supplies	3,500
IT Support	4,500
Radios	1,500
Total Annual Facilities Cost	38,136

Annual App/ Equip Costs	Type 1	Type 3
Radios	500	500
Fuel	11,000	3,000
Annual Maintenance and Repairs	7,000	4,000
Quarterly PM	450	450
Pump Testing	340	340
Ladder Testing	125	50
Firefighting Tools and Equipment	1,000	500
EMS Equipment Maintenance	1,800	1,800
EMS Supplies	5,000	2,000
Total Apparatus/Equipment Costs	27,215	12,640
Type1 & Type 3 App/Equip Costs	39,855	

Total Personnel Costs	1,850,770
Total Annual Facility Costs	38,136
Total Annual Apparatus Costs (1 & 3)	39,855
Total	1,928,761
50% Share of Costs	964,381
Measure H Credit	-15,000
Annual Estimated Shared Cost	949,381