



**Contra  
Costa  
County**

To: Contra Costa County Fire Protection District Board of Directors  
 From: Jeff Carman, Chief, Contra Costa County Fire Protection District  
 Date: May 10, 2016

Subject: Fire Station 16 Replacement

---

**RECOMMENDATION(S):**

APPROVE the project concept for building a new Fire Station 16 in West Lafayette at the present location, 4007 Los Arabis Road, Lafayette and DIRECT the Fire Chief, or his designee, to finalize an architectural services agreement for design and construction document preparation, project schedule, and project budget.

**FISCAL IMPACT:**

The cost of planning, designing, permitting, and constructing a new fire station is estimated at \$3,500,000 to \$4,000,000. The Fire District currently has approximately \$3,500,000 available in restricted capital funds for fire station construction. Final approval for architectural services and overall project budget would be brought before the Board at a future meeting.

**BACKGROUND:**

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

---

Action of Board On: **05/10/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, Director  
 Candace Andersen, Director  
 Mary N. Piepho, Director  
 Karen Mitchoff, Director  
 Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 10, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Lewis Broschard, Deputy  
 Fire Chief (925) 941-3501

By: June McHuen, Deputy

cc:

In late 2011 the Fire District initiated the process for the design of

## BACKGROUND: (CONT'D)

a replacement facility for Fire Station 16 (FS 16) in Lafayette at the present location on Los Arabis Road. At that time, the station was comprised of a small residential style fire station built in the 1950s that was abandoned shortly after the Loma Prieta Earthquake. Subsequent to the closure, a double-wide mobile home was used for the crew living quarters.

Approximately \$3 million was appropriated for the replacement of FS 16. In 2012, due to budget shortfalls and the eventual closure of FS 16, the project was placed on an indefinite hold. The funds were then designated to be used to fund the Fire District's contribution towards the building of Fire Station 46 (FS 46), a joint project with the Moraga-Orinda Fire Protection District. When the FS 46 project was dissolved, the Fire District determined the most appropriate solution for the community of West Lafayette and for the overall service of the Fire District was to rebuild FS 16.

New site plans have been developed, engineers and contractors have surveyed the site and the existing fire station structure, and multiple analyses have been performed to determine the feasibility of reconstruction, remodel of the existing structure, or tear down and rebuild from the ground up. While it is possible to re-use the existing fire station structure, it was determined that the value of that structure is very low to the overall project and the cost to provide the required code upgrades and seismic retrofits would outweigh the utility of rehabilitating the old structure.

Current construction cost estimates for building a new 5,000 square foot station on the existing site range from \$2.8 to \$3.1 million. In addition, we need to account for 25%-30% additional costs for project management, permits and fees, as well as architectural and engineering services. Based on these factors, the total cost to build a new facility would range from \$3.5 to \$4 million. These are initial cost estimates provided to the Fire District by LCA Architects through general contractors who developed cost proposals given the current costs of construction.

We feel this is the most suitable solution to providing a permanent and fully functional fire station in West Lafayette. The new station would be built to include modern seismic standards as well as being able to meet ADA requirements. The station would be built to provide protection for the community over the next fifty years and would allow for the facility to provide our personnel with the components, systems, and features found in a modern fire station.

## CONSEQUENCE OF NEGATIVE ACTION:

A new fire station would not be constructed. Response into the areas of West Lafayette would continue to be provided by Fire Station 15 in eastern Lafayette with automatic aid provided by Fire Station 43 of the Moraga-Orinda Fire Protection District which is located in Orinda. Delays in construction, if FS 16 is to be rebuilt in the near future, could increase construction costs significantly based on the recent, and expected, trends in overall costs of

constructing essential use facilities.

CHILDREN'S IMPACT STATEMENT:

None.

CLERK'S ADDENDUM

*Speaker: Bill Granados, CCC Fire Advisory Commission.*