

City of Rogers

Fire Department



Fire Department Facilities Plan

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Fire Chief
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Introduction

The purpose of this plan is to provide a review of facilities (including, but not limited to fire stations) utilized for fire, EMS, and rescue operations for the City of Rogers, Arkansas. To complete this plan, a review of annual facility inspections was completed along with interviews of various personnel responsible for functions within the Department. National standards from the National Fire Protection Association, when appropriate, were also used. A proposed prioritization and budget for facilities improvement and replacement is included herein. This proposal further addresses the need to consider consolidation and collaboration with other governmental entities in an effort to share cost and improve service to the public.

The findings and suggestions made in this plan are based on needs associated with response deployment, training, fleet maintenance, and administrative coordination. It must be understood that future growth and changes in strategy for the City, may cause this plan to become partially or totally void. Any decisions relating to funding of the recommendations ultimately rest with the Mayor and City Council. This document serves as a tool to help improve public safety for the citizens of Rogers and coordinate with further administrations of the RFD.

Facility Types and Descriptions

Some readers may not be familiar with the various facility needs for the fire department. A breakdown of facility needs is provided below. There are four basic facility needs that must be addressed for the fire department:

1. Fire stations are the most visible and common facility for fire department use. Fire stations are staffed 24 hours each day and include living quarters, apparatus bays for fire trucks and ambulances, bedrooms, and limited office and workout space.
2. Training facilities are crucial to the readiness and professional development of firefighters. Training facilities can include classroom space, conference areas, large open pavement, burn buildings, specialized props, and towers.

3. Office and administrative facilities are used by firefighters who are assigned a "normal" 40-hour workweek. These areas are used for quality improvement, management, training, and leadership functions. Currently all office and administrative facilities are co-located with other function areas.
4. Fleet and equipment maintenance facilities are crucial to care for the complex and expensive equipment used by the Department. These facilities house replacement supplies and tools. They also provide ample room for maintenance of pumps, motors, hydraulic equipment, and pneumatic devices.

Historically, the Rogers Fire Department has been fortunate to have adequate space devoted to these functions. Many facilities are multifunctional and allow for co-location of services. Creating multipurpose facilities can increase cost, when compared to single-function facilities, but can be catalysts in saving maintenance and utility funds.

Current Facility Deployment

The figure below reflects the current fire department facility inventory (January 2021).

Name	Address	Year Built	Size (ft²)	Function Area(s)
Central Fire Station	201 & 301 North 1 st Street	1998	26,000	Administrative, Fleet Maintenance, Fire Station
Training Center	3003 West Oak Street	2020/1997 ¹	9,500	Training
Station 2	1800 West New Hope Road	2015	12,000	Fire Station
Station 3	1 West Etris Drive	2003	6,000	Fire Station
Station 4	2424 West Olive Street	1992	5,000	Fire Station
Station 5	2525 South Pinnacle Hills Parkway	1997 ²	6,560	Fire Station
Station 6	5801 South Bellview Road	2003	5,754	Fire Station
Station 7	3400 South 1 st Street	2007	5,913	Fire Station
Station 8	7001 West Pleasant Grove Road	2020	13,000	Fire Station

¹Rebuilt in 2011

²Rebuilt in 2009

Standard of Cover Evaluation

As part of the accreditation process, the Department's physical resources (including facilities) were sufficiently reviewed to provide insight and recommendations about future needs and changes. All fire stations were reviewed to ensure their current placement was appropriate for service delivery within the City. The table below shows the evaluation of station locations for emergency response.

Facility	Addresses Protected	Addresses within a 240-second Travel Time	Addresses outside a 240-second Travel Time	Percentage Protected within a 240-second Travel Time
Station 1	5010	4042	968	86%
Station 2	5322	4685	637	69%
Station 3	813	613	200	58%
Station 4	6561	6017	544	90%
Station 5	4061	3089	972	73%
Station 6	4849	2767	2082	70%
Station 7	3294	2308	986	87%
Station 8	2623	1490	1133	60%

Clearly, the current locations of facilities are sufficient to meet our response goals 90-percent of the time, as required by NFPA Standard 1710 and the Commission on Fire Accreditation International (CFAI). The accreditation Standard of Cover also included a recommendation to *"Establish the future location of Station 9 in an area that will aid both distribution and concentration of resources in the central corridor of the City."* Station 9 will provide important access to the western portions of the City, especially with the connectivity provided by the extension of Oak Street between 28th Street and South Promenade Boulevard. Station 9 would reduce the number of addresses protected by Fire Stations 2, 4, and 5 by a total of 2,067.

Current Facility Assessment

By policy, facilities are maintained by their assigned crews each week, inspected by shift commanders each month, and receive a thorough inspection by the Fire Chief each year. This process allows for maintenance needs to be identified systematically and addressed in a reasonable

time frame. Facilities are maintained with a prudent maintenance budget that is supplemented with labor from on-duty fire crews and a fulltime civilian Physical Resources Technician.

Facility	Assessment
<p>Central Fire Station 201 North 1st Street</p>	<p>This facility is in overall good condition due to its young age. Improvements have been made to the roof structure and covering due to recurrent water leaks in all areas of the building. Lighting in the apparatus bays was improved in 2013. Bathrooms and locker rooms were renovated in both the fire station and administrative areas of the building in 2020. Work spaces devoted to administration and fleet maintenance are undersized and inadequate. Members of the Risk Reduction Division were moved to City Hall in 2012 due to the lack of office space at this facility. Storage, living, and apparatus bay space are adequate to meet the needs of the Department for the next 20 years.</p>
<p>Fire Training Center 3003 West Oak Street</p>	<p>This facility was originally built in 1997, along with Fire Station 5. Due to poor construction techniques, a serious water leak developed. This facility was completely reconstructed on its same foundation in 2010 and 2011. The reconstruction of this facility allowed for significant changes to the interior layout of the building that have improved its usefulness. In 2020, a 3,000sqft addition to the Training Center was completed. This additional square footage houses two new classrooms and improved locker room areas. The completion of a five-story multi-purpose burn building was also added in 2020, to improve the training grounds. The Training Center currently houses five training officers and a civilian administrative assistant. This facility is used extensively by all</p>

	<p>department personnel and is essential to on-going professional development. Continuous improvements to the training grounds (drill tower, props, etc.) are necessary to maintain the relevance of the entire training program. This facility is not only used by the City of Rogers, but also other regional departments and city agencies. The main building is expected to be adequate for the Department for the next 20 years.</p>
<p>Fire Station 2 1800 West New Hope Road</p>	<p>This facility was originally built in 1973. Due to a combination of growing fire apparatus and ambulance size for modern emergency vehicles, increased staffing, and overall deterioration of the structure, this facility did not meet the current needs of the Department. In 2015, Fire Station 2 was rebuilt at 1800 West New Hope Road. The facility is now in excellent condition. No other significant improvements have been made to the facility since its construction. This facility is expected to be adequate for the Department for the next 40 years.</p>
<p>Fire Station 3 1 West Etris Drive</p>	<p>This facility is in good condition due to its young age and low impact use. In 2014 the Department contracted with Air Methods, Inc to base a medical helicopter crew with this company. This contract expired in 2017 and now some bedrooms are vacant (50%). Bay space is adequate for the units housed and is expected to remain adequate for the near future. Improvements to cabinetry and outdoor living spaces have improved the quality of the facility in recent years. This facility is expected to meet the needs of the Department for the next 10 years.</p>
<p>Fire Station 4 2424 West Olive Street</p>	<p>This facility is the oldest fire station in the City. It has a larger crew size than originally designed and has been renovated over the years to</p>

	<p>accommodate growth. However, the improvements made no longer address serious issues with living, storage, and apparatus bay space. The current condition of the station does not meet the current needs of the Department and should be replaced as soon as reasonably possible. This is an identified priority of the Standard of Cover.</p>
<p>Fire Station 5 2525 South Pinnacle Hills Parkway</p>	<p>This facility was originally built in 1997, along with the Training Center. Due to the malfunction of an interior gutter system, a mold problem developed. This facility was completely reconstructed on its same foundation in 2008 and 2009. The current facility houses the largest <i>minimum</i> crew size of all RFD facilities. Although apparatus bay, living, and storage facilities are all at capacity, they are expected to remain adequate for the mission of the station. This is the most visible fire station in the City, due to its location along both Pinnacle Hills Parkway and Interstate 49. Consideration should be given to improving potentially moving this facility or reconstructing it onsite to increase bay and bedroom capacity. This facility is expected to be adequate for the Department for the next 10 years.</p>
<p>Fire Station 6 5801 South Bellview Road</p>	<p>This station was the first facility constructed in the 21st century. It is built to resemble the residential construction of the neighborhoods surrounding it. At 18 years old, it is still in good condition. A roof replacement was completed in 2011 to repair damage sustained during a thunderstorm. Minor remodeling of the station to create a fifth bedroom occurred in 2020. No other significant improvements have been made to the facility since its construction. This</p>

	facility is expected to be adequate for the Department for the next 20 years.
Fire Station 7 3400 South 1 st Street	Completed in 2007, this station shares the same layout and exterior features of Fire Station 6, with only a few minor changes. It is in good condition. A storage room was converted into an additional bedroom in 2014 to accommodate an increasing crew size. No other significant improvements have been made to the facility since its construction. This facility is expected to be adequate for the Department for the next 20 years.
Fire Station 8 7001 West Pleasant Grove Road	This is the newest station in the Department's inventory. Completed in 2020, this station is located in the western corridor of the City. Fire Station 8 houses a paramedic engine company, brush pumper, and a reserve fire engine. This facility is in exceptional condition and is expected to be adequate for the Department for the next 40 years.

Facilities Improvements and Additions

Over the next five years, the City of Rogers is expected to open one additional fire station. This fire station, Station 9, is slated to be located in the central corridor of the City. When considering the assessment of facilities, their age and condition, along with functionality for the City, the following strategic actions are recommended:

1. All future fire stations should be designed with ample space to accommodate a lifespan of 40-50 years. This should include private bedrooms, a minimum of three apparatus bays, and other amenities to serve a diverse and growing workforce. Consideration should also be given to creating community meeting rooms, healthcare clinics, or police workrooms within our future stations.
2. Fire Station 9 should be constructed based on recommendations from the Department's Standard of Cover.

3. Fire Station 4 should be reconstructed to update its appearance and function. Items to be addressed would include:
 - a. Improved privatization of the bedrooms
 - b. Upgraded restroom and decontamination facilities
 - c. A third apparatus bay
 - d. Coordination of the adjacent park space
4. Fire Station 3 should be remodeled and renovated to update its appearance and function. Items to be addressed would include:
 - a. Improved lighting and HVAC services
 - b. Improved exterior finish
5. Fire Administration, co-located with Fire Station 1, should be remodeled to create additional office space. This can be accomplished through a reallocation of existing square footage.
6. The Fleet Maintenance area, co-located with Fire Station 1, should be analyzed to determine what improvements could be made to make it more efficient and effective for the maintenance program.
7. Fire Station 5 should be considered for reconstruction to expand apparatus bay space and bedrooms. This station is in the rapidly-growing Pinnacle Hills area of the City and is undersized.

Budgetary Estimates and Prioritizations

The process for funding significant upgrades in facilities is typically competitive and requires prioritization of projects based on need and financial impact to the City. The following table prioritizes the facility needs of the fire department and applies an estimated budget amount for the various projects.

Priority	Project	Timing	Estimated Cost	Notes
1	Fire Station 9 Construction	2023	\$3,500,000	
2	Reconstruction of Fire Station 4	2024	\$3,650,000	Additional expense for demolishing existing station.
3	Upgrades to Fire Station 3	2024	\$500,000	
4	Remodel for additional office space added to Fire Administration	2025	\$500,000	
5	Upgrades to Fleet Maintenance	2025	\$250,000	
6	Reconstruction of Fire Station 5	2026	\$3,750,000	
Total Budgetary Impact			\$12,150,000	

15-Year Facility Capital Budget

The figure below outlines the 15-year fire facility apparatus capital improvement and expansion program that is presented in this document. Some items are anticipated for future bond issues and were not specifically discussed in this document due to their categorization as long-term items. Cost estimates for the items included are presented in increments of thousands. Numerous variables can modify the pricing of the facilities, most notably materials and labor costs. The replacement dates are flexible by a few years, but take into account not only the age of the facility they're replacing, but also the prioritization given to the item.

Facility	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fire Station 9 Construction			\$3500													
Reconstruction of Fire Station 4				\$3650												
Upgrades to Fire Station 3				\$500												
FD Administration and Fleet Upgrade					\$750											
Reconstruction of Fire Station 5 ¹						\$3750										

¹ - Anticipated reconstruction based on current growth and historical incident information.

Summary

Maintaining modern, safe, and functional facilities is essential for the readiness and safety of the Department. The recommendations of this report ensure that the citizens who live, work, and travel through Rogers will be adequately protected.