

**City of Rogers**  
**Fire Department**



Fire Department Facilities Plan

October 2014

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 of 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 multifunction 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 (October 2014).

<b>Name</b>	<b>Address</b>	<b>Year Built</b>	<b>Size (ft<sup>2</sup>)</b>	<b>Function Area(s)</b>
Central Fire Station	201 & 301 North 1 <sup>st</sup> Street	1998	26,000	Administrative, Fleet Maintenance, Fire Station
Training Center	3003 West Oak Street	1997 <sup>1</sup>	6,500	Training
Station 2	1907 South 17 <sup>th</sup> Street	1973	2,200	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 <sup>2</sup>	6,560	Fire Station
Station 6	5801 South Bellview Road	2003	5,754	Fire Station
Station 7	3400 South 1 <sup>st</sup> Street	2007	5,913	Fire Station

<sup>1</sup>Rebuilt in 2011

<sup>2</sup>Rebuilt 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	4,630	4,347	283	94%
Station 2	4,736	4,736	0	100%
Station 3	757	576	181	76%
Station 4	6,268	6,231	37	99%
Station 5	3,275	2,366	909	72%
Station 6	2,185	2,175	10	100%
Station 7	2,378	2,229	149	94%

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 8 in an area that will aid both distribution and concentration of resources in the western corridor of the city."* Adding Station 8 near the intersection of Rainbow Road and Southgate Road would reduce the number of address outside a four-minute response time from 1,526 to 633 (42%). The general area of the impact is the Shadow Valley subdivision.

## 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.

<b>Facility</b>	<b>Assessment</b>
<p>Central Fire Station</p> <p>201 North 1<sup>st</sup> 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. 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</p> <p>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. The current facility houses four training officers and a civilian administrative assistant. Although much of the center is being utilized, one office and some limited storage space are still available to accommodate growth and demand. This facility is used extensively by all department personnel and is essential to on-going professional development. Significant improvements to the training ground (drill tower, props, etc) are necessary to maintain the relevance of the entire training program. Consideration for an additional large classroom (150 students or more) is also important. This facility is not only used by the City of Rogers, but also other regional departments and city agencies. The</p>

	<p>main building is expected to be adequate for the department for the next 20 years, however upgrades are necessary for the training grounds.</p>
<p>Fire Station 2 1907 South 17<sup>th</sup> Street</p>	<p>This facility is in unsatisfactory condition. Growing fire apparatus and ambulance size has made it inadequate for modern emergency vehicles. Improvements made in 2006 and 2007 have improved the cosmetic appearance of the structure and roof system, but do not address serious issues with living, storage, and apparatus bay space. The backup generator to the facility is inoperable and beyond repair. This facility does not meet the current needs of the department and should be replaced.</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. All living spaces and storage areas are now at capacity. Bay space is adequate for the units housed and is expected to remain adequate for the near future. Slight modifications to the interior square footage should be undertaken to improve travel and common areas within the station. This facility is expected to meet the needs of the department for the next 20 years.</p>
<p>Fire Station 4 2424 West Olive Street</p>	<p>This facility is the second-oldest fire station in the city (22 years old). It has a larger crew size than originally designed and has been renovated to accommodate two additional bedrooms, new kitchen cabinets, and other upgrades. The current condition of the station is satisfactory, although it is at capacity in storage, living, and apparatus bay space. Consideration should be given to adding additional space to the facility and aggressively remodeling the dated interior finish. This facility is expected to meet the</p>

	needs of the department for the next 10 years.
<p>Fire Station 5</p> <p>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 its exterior appearance and parking layout. This facility is expected to be adequate for the department for the next 20 years.</p>
<p>Fire Station 6</p> <p>5801 South Bellview Road</p>	<p>This station was the first facility constructed in the 21<sup>st</sup> century. It is built to resemble the residential construction of the neighborhoods surrounding it. At 11 years old, it is in exceptional condition. A roof replacement was completed in 2011 to repair damage sustained during a thunderstorm. No other significant improvements have been made to the facility since its construction. Consideration should be given to converting the large storage room to a fifth bedroom so that this station would be capable of housing an ambulance and fire crew in the future. Additionally, with road improvements expected in the area surrounding this facility, it may become prudent to add additional square footage to accommodate more personnel and apparatus. This facility is expected to be adequate for the department for the</p>

	next 20 years.
Fire Station 7 3400 South 1 <sup>st</sup> Street	This is the newest station in the department's inventory. 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 exceptional 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.

**Facilities Improvements and Additions**

Over the next five years, the City of Rogers is expected to open only one additional fire station. This fire station, Station 8, is slated to be located in the southwest 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 8 should be constructed based on recommendations from the department's Standard of Cover.
3. Fire Station 4 should be remodeled and renovated 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. Consideration for a third apparatus bay
  - d. Improved lighting and HVAC services
  - e. Interface and connectivity to the local community park

4. A combination live-fire training structure should be built at the Training Center to accommodate the need for safe and reliable training for firefighters, along with specialty evolutions.
5. Modification and remodel of the current drill tower for technical rescue and rope rescue drills. Modification would include demolition of the two-story residential wood-frame section, adding safety measures to the roof structure, restructuring and repairing windows, and adding an exterior stairway access.
6. Fire Station 3 should be remodeled and renovated to update its appearance and function. Items to be addressed would include:
  - a. Improved layout of living area and kitchen to match current staffing
  - b. Improved lighting and HVAC services
  - c. Improved exterior finish
7. 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.
8. 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.

## 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 2 Relocation	2015	\$2,300,000	Funded - August 2014
2	Training Center - Multipurpose Burn Building Construction	2018	\$750,000	2017 Bond Issue
3	Fire Station 8 Construction	2018	\$2,500,000	2017 Bond Issue
4	Upgrades to Current Drill Tower, Drill Grounds, and Classroom addition	2019	\$750,000	2017 Bond Issue
5	Upgrades to current FD Administration and Fleet Maintenance areas.	2020	\$150,000	2017 Bond Issue
6	Remodel and Upgrade for Fire Stations 3 and 4	2021	\$600,000	2017 Bond Issue
<b>Total Budgetary Impact</b>			<b>\$7,050,000</b>	<b>\$2,300,000 - General Fund \$4,750,000 - Proposed 2017 Bond Issue</b>

## 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	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Fire Station 2 Relocation	\$2300															
Training Center: Burn Building				\$750												
Training Center: Upgrade					\$750											
Fire Station 8 Construction					\$2500											
FD Administration and Fleet Upgrade						\$150										
Fire Station 4 Remodel							\$300									
Fire Station 3 Remodel							\$300									
Fire Station 9 <sup>1</sup>											\$3000					

<sup>1</sup> - Anticipated construction 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.