

ROSEVILLE FIRE DEPARTMENT BUILDING
FACILITY NEEDS COMMITTEE REPORT

AUGUST 2010-MARCH 2011



Table of Contents

Introduction & Methodology	3
Committee Objectives	4
Discussion of Existing Facilities	5
Decision Factors	7
Decision #1	7
Decision #2	11
Decision #3	12
Committee Recommendation	14
Conclusion	14
Committee Members	15

Introduction and Methodology

The Roseville Fire Department is a 70 member combination fire department, comprised of six full-time employees and 63 part-time firefighters. The department provides 24/7 shift staffing with a crew of five firefighters, responding to an average of 4,200 calls for service annually. The department has three fire stations; however, more than 99% of our operations occur from the Dale Street station.

The fire department enjoys a Class 3 ISO rating, and an average response time of 3 minutes and 36 seconds. About 70% of the requests for service are medical-related. While the fire department and police department provide medical first response to the community, Allina Medical Transportation, a private company, has exclusive patient transportation authority.

In 2001, the fire department sought and was granted Council permission to commission an analysis of fire station locations and related factors. The study was conducted by TriData Corporation and presented to City Council in January 2002. The council took the report under consideration and no further action came as a result of the findings.

In 2008, the fire department again sought and was granted Council permission to commission Tridata Corporation to perform an update to the 2002 fire location analysis. This report was completed in May of 2008 and was presented to council. Council again took the report under consideration and no further action came as a result of the updated findings.

In May of 2009, the fire department experienced a change of leadership resulting in the appointment of Timothy O'Neill as Fire Chief. A part of Chief O'Neill's transition plan was to update the fire departments strategic plan, which is a guiding, goal-oriented document used to determine and set specific goals for the fire department for a five year period.

As part of the strategic planning process, it was determined that the number one priority of the fire department was addressing the issues regarding fire station conditions. In May of 2010, the fire department requested and was granted permission from the City Council to form a committee to research aspects of the conditions of all Roseville fire stations, fire response and operations, then report back to Council with their future recommendations. The committee was to be represented by members of the fire department, retired firefighters, Roseville residents, and one council member. Following a public advertisement and selection process, a 12 member committee was formed and held its first meeting on August 12, 2010.

Fire Department Building Facility Needs

Committee Objectives

1. Review the three fire station concept
 - a. The right number of fire stations and why
 - b. Service delivery model
 - c. Service review
 - i. Response times
 - ii. Firefighter call-back effects
2. Review current condition of existing fire stations and make recommendations
 - a. Repairs needed
 - b. Cost of repairs needed
 - c. Compliance issues
 - d. No funding available for repairs
3. Shared services model
 - a. How does the potential for future opportunities for shared service impact number and location of stations.
 - b. Consolidation scenarios
4. Potential locations for new station
 - a. Eminent domain
 - b. Open land
 - c. Cost of purchasing land
 - d. City owned property
 - e. City campus location
5. Cost of new facility
 - a. One centralized station
 - b. One centralized station and a call-back station
 - c. Cost of building new versus repairing old
6. Opportunities
 - a. Low cost future building maintenance
 - b. Partnership with Parks Department
 - c. Utilities cost savings
 - d. Station #2 as a computer hub location
 - e. Station #2 as city storage/parks storage
 - f. Station #2 as home to historical society
 - g. On campus location advantages

- h. Training space
- i. Station land value
- j. Potential opportunities for further reduction in apparatus
- k. Gender accommodating

DISCUSSION OF EXISTING FACILITIES

Fire Station #1, 2701 Lexington Avenue

Station #1 is a very old building (circa 1930) that was originally used as a car dealership. It was converted to a fire station in the 1950's. The station is currently used by the fire department as a call-back station for larger type emergencies, which occur 30-40 times per year, on average. The station is home to a 1993 heavy rescue truck, a 1994 fire engine, and a 1992 utility pick-up truck. The Fire Department Relief Association offices out of this station and would need to be relocated. The Parks Department has seasonal storage in the basement.

The fire station had an extension added in the 1960's which housed the original City Hall. This space is currently utilized by the Historical Society, Community Band, and various other groups through use of the meeting area.



Fire Station #2, 2501 Fairview Avenue

Station #2 was built in 1967 as a call-back fire station and was placed in close proximity to Rosedale Mall. It was transitioned to a non-operational station in January of 2009 due to the

lack of available firefighters able to respond to its location. The station is currently used to store one fire engine and several police vehicles.



Fire Station #3, 2335 Dale Street

Station #3 was built in 1976 and is the newest of the three fire stations. All on-duty staffing is housed and managed from this building; it is the nucleus of all fire department operations. It provides response to 100% of all emergency and non-emergency requests. The station holds two engines, one ladder truck, two first response medic units, and one boat.

The station was remodeled in 2001 to accommodate sleeping quarters, as well as mold abatement from the lower level of the station.



Decision Factors

While the committee had many objectives to consider, the final work product was divided into three major decisions areas.

Decision #1

Concentrate on new construction or remodeling

The following list of items were used as decision matrix items by the committee to make their first decision, which was remodel current station(s) or focus on new building(s).

1. Fire apparatus
 - a. Current and future number of fire apparatus
 - b. Space needed to safely operate apparatus
 - c. Emission concerns
2. Utilities
 - a. Current and future cost to provide utilities to fire department buildings
3. Training space
 - a. Current and future space needs for providing firefighter training
 - b. Current mixed plan providing training
4. Office space
 - a. Current office space at station #3 for report writing
 - b. Current office space at station #3 for shift supervisor
5. Administrative space
 - a. Ability to provide space within the fire station for administrative staff
6. Compliance
 - a. Review of needed work to bring the building into compliance with the following agencies/items

- i. OSHA
- ii. NFPA
- iii. Building code
- iv. ADA

7. Gender issues

8. Sleeping areas

- a. Current and future needs

9. Fire Station #1

- a. Condition
- b. Maintenance issues
- c. Available space
- d. Foot print
- e. Location
- f. Costs
- g. Functionally

10. Fire Station #2

- a. Condition
- b. Maintenance issues
- c. Available space
- d. Foot print
- e. Location
- f. Costs
- g. Functionally

11. Fire Station #3

- a. Condition
- b. Maintenance issues
- c. Available space
- d. Foot print
- e. Location
- f. Costs
- g. Functionally

Committee Perspective and Decision

Fire Station #1

The committee, after an extensive review of the decision matrix items, much discussion, and assistance of the architectural service firm Buetow and Associates Inc., has the following perspective:

The building has exceeded its useful life and poses health concerns to firefighters due to the significant mold situation. The committee felt the building did not meet any of the needed space required for current or future service needs. The roof would need full replacement down to its structural components. The basement has significant water issues that have gone unsolved for decades, leading to high moisture content within the building. The generator, which is more than thirty years old, is no longer functioning. The building has structural cracks, both interior and exterior. It does not meet most of the major compliance standards. Mechanical and electrical systems are dated and are at the end of their life cycle. The building was built prior to energy requirements, thus has no insulation, leading to higher than average energy costs. Concrete floors are cracked and in need of replacement. The doors and windows are old and in need of replacement.

The committee worked with a local architectural services company to review and make recommendations regarding the potential for remodel. The consensus was the building had served its useful life and was not a candidate for remodel.

Fire Station #2

The committee, after an extensive review of the decision matrix items, much discussion, and assistance of the architectural service firm Buetow and Associates Inc., has the following perspective:

The building has many of the same components from when the building was built 44 years ago. While some minor interior renovations were completed over the years, most of the major functional components are original and in need of repair or replacement. The roof is leaking and is in need of replacement. The basement has water leaking into the west storage room. The building does not meet most of the major compliance standards. The mechanical and electrical systems are dated and at the end of their life cycle. It was built prior to energy requirements, thus has no insulation, leading to higher than average energy cost. Concrete floors are cracked and in need of replacement. Doors and windows are old and in need of replacement.

The committee felt the building did not meet any of the needed space required for current or future service needs due to the easement, which exists on all four sides of the building. The committee also felt the location was not ideal for current or future service to the community. The consensus was the building was not a candidate for remodel.

Fire Station #3

The committee, after an extensive review of the decision matrix items, much discussion, and assistance of the architectural service firm Buetow and Associates Inc., has the following perspective:

The building was built as a callback fire station, with as best we can determine, a projected 25-35 year life expectancy based off the types of construction materials used at the time. The building has now exceeded its projected life cycle and its designed use has many outstanding maintenance issues, including a significant mold condition, causing health issues for working firefighters. The building is in need of roof replacement. It does not meet most of the major compliance standards. The mechanical and electrical systems are dated and at the end of their life cycle. The building was built prior to energy requirements, thus has no insulation, leading to higher than average energy costs. Concrete floors are cracked and in need of replacement. The doors and windows are old and in need of replacement. The generator is the original and in need of replacement. The exterior block was not designed for this construction type. The

block is porous, and the Minnesota freeze and thaw cycles causes the block to spall and water to enter the building, causing moisture and mold issues.

The committee felt the building was too small to provide current or future fire service operations, even considering the fact the building was remodeled in 2001 to add dorms and an upstairs restroom.

Decision #2

The right number of fire stations needed to provide current and future service to the community.

The committee examined how current services are provided and how future service impacts may affect the space and location needs of the department. After extensive examination of the current staffing model, the committee concluded that for the foreseeable future, the needs of the community could be provided utilizing the same or like staffing model. The current staffing model provides 24/7 fire & medical coverage utilizing an on-duty crew of between 4-6 firefighter/EMT's, working out of one fire station.

The committee then looked at how the number of fire stations would positively or negatively impact the fire departments current exceptional response time. Given the fact that more than 99% of calls for service are provided from fire station #3, located on Dale Street just north of Highway 36, the committee decided to focus on this location as a comparison for response time impacts. The committee reviewed response time grids from each of the three current fire station locations and from potential future fire station locations. The committee concluded that the fire department currently experiences an exceptional response time, responding from fire station #3, which is positioned well using a north/south grid of the city, but is disadvantaged using an east/west grid of the city, positioning significantly east of city center.

The committee then examined the current and future space needs of the department. The committee concluded that none of the current stations met the needs of the department and more space would be needed. The total usable accumulative space of the three current fire stations is approximately 24,000 square feet.

The committee decided that given the current usable space of approximately 24,000 square feet, and planning for future departmental needs, that a bench mark of 34,000 to 36,000 square feet would be needed for a one fire station operation.

The committee reviewed the financial cost and potential savings involved in building one, two or three fire stations, taking into account current economic conditions and the potential ability of the community to support the funding needed for each potential option.

After much discussion regarding the current and future needs of the community and the fire department, supported by the fact the department currently operates out of one station, agreed that a new centrally located, large single station option would provide the best option for providing current and future service to the community.

Decision #3

The location of new or remodeled fire station(s).

The committee gathered a list of decision factors to help guide their decision as to the location of the station.

- Emergency response time impact
- Available open land
- City owned land
- Cost of purchasing land
- Potential to take advantage of exiting infrastructure such as geothermal and proximity to City campus
- Residential impacts

After an extensive review of the decision matrix items, much discussion, and assistance from the architectural service firm Buetow and Associates Inc., has the following perspective:

The primary step for the committee was to avoid a negative impact to the exceptional service level and response time which currently exists. With that objective in mind, the committee then proceeded to examine available land within the identified ideal response time corridor.

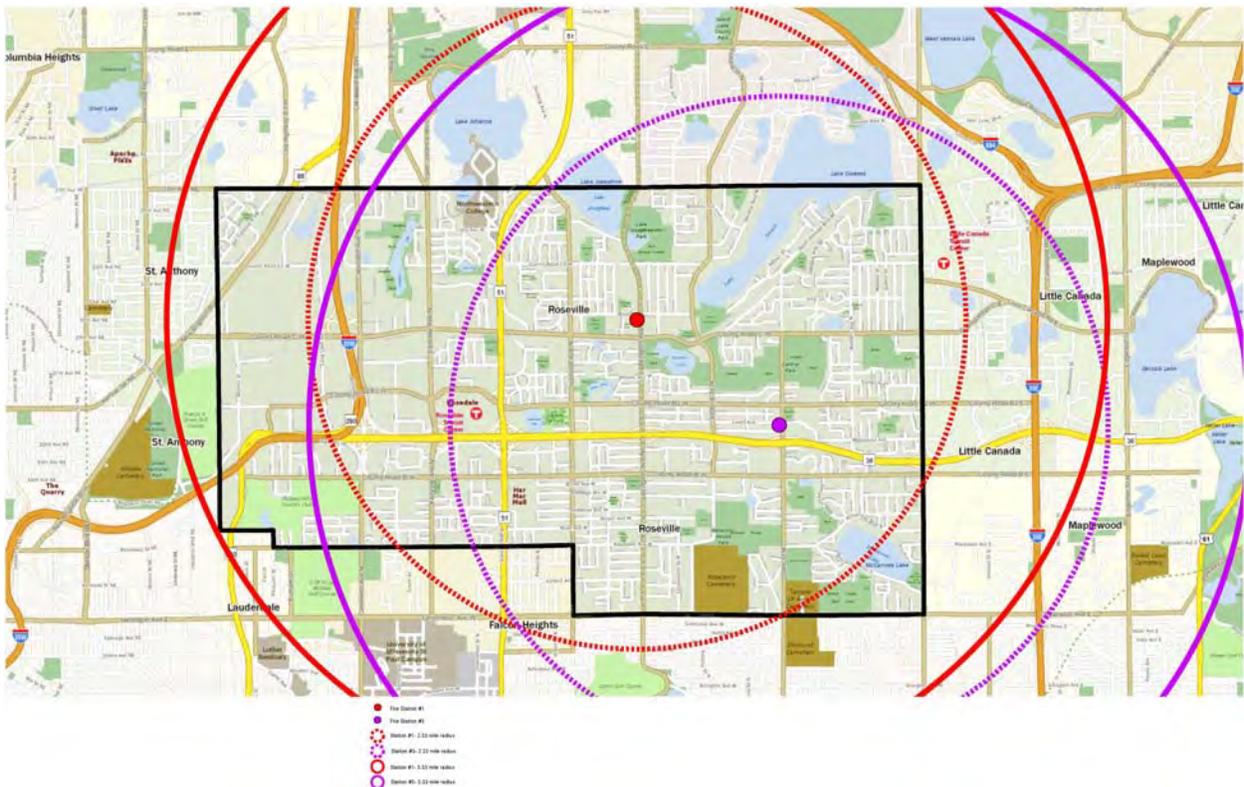
Following an extensive review of the available land and potential cost to purchase land within the response time corridor, the committee agreed that the current location of fire station #1 had many advantages. First it was within the response time corridor and is City owned land, which would save an estimated 1-3 million dollars over having to purchase land. It would have minimal effect on the neighborhood, as it has been the site of a fire station for more than 67 years. The location would allow for fire administration to headquarter from the fire station. It has the possibility of utilizing the existing geothermal system on campus.

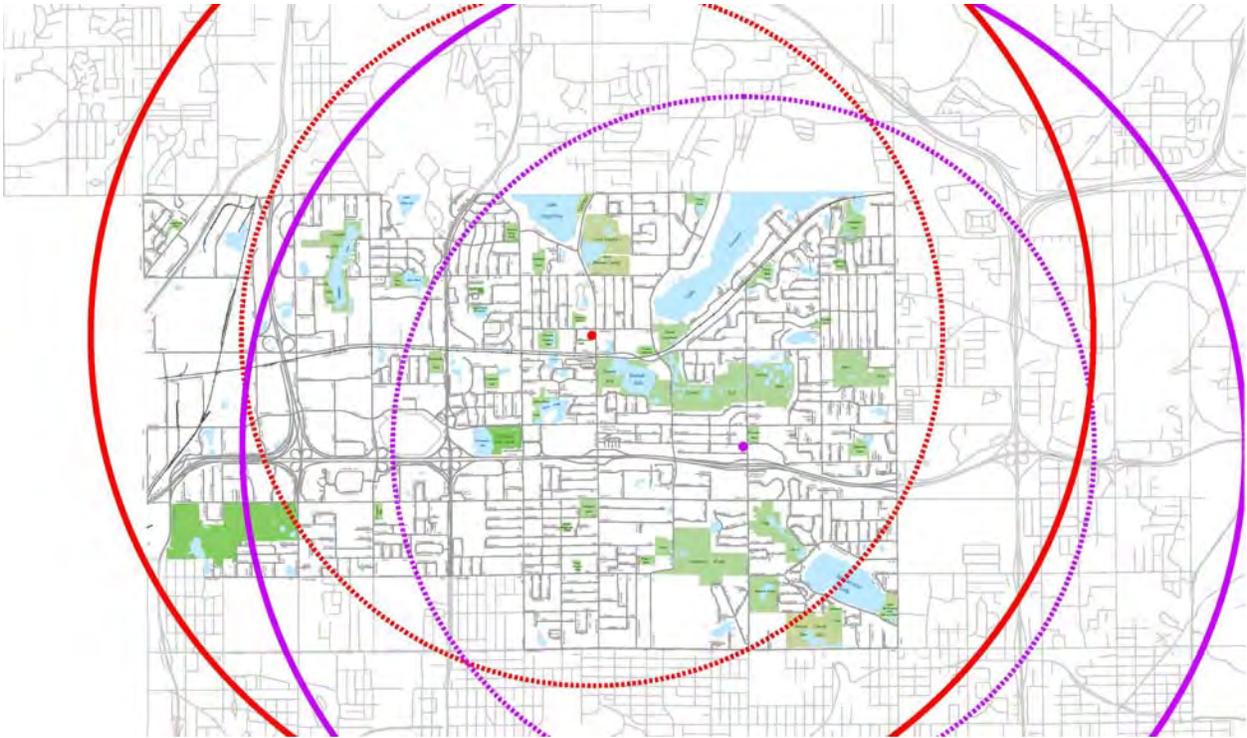
The committee also examined the space needs for a larger station and the ability to build a station of this size on the existing land area. Several architectural drawings were developed to assure that enough land was available to accommodate the station.

Based off review and discussion, the committee agreed that the current fire station #1 location was the preferred location for the new fire station.



Response Matrix Study





Committee Recommendation

After extensive evaluations of fire department operations, services, response times, buildings, maintenance issues, space concerns, compliance issues, gender issues, station locations, health issues, safety issues, and future considerations including shared services, the Building Facility Needs committee recommends the fire department move to a one station new building on the current Fire Station #1 site. Thus consolidating its current three station out-dated model into a one station centrally located station to better serve the community both today and well into the future.

Conclusion

While the full extent of the financial impacts of the committee recommendations is not yet known, the fire department believes that the committee, by choosing to consolidate the three station concept into a one station concept, has chosen the most cost effective option for

providing current and future service to the community. Not only will there be savings related to reduction of buildings but in the annual maintenance and energy costs as well.

The fire department in coordination with the City Manager and finance director has identified a funding source for the first step of the new fire station process.

The fire department understands the complexity of this project and its effect on the community and fire department and therefore will proceed with a step by step approach to completion.

The fire department recommends the following implementation, planning, and building process.

1. Selection of an architectural services company using the overall best value process to provide the following:
 - a. Step one- Develop preliminary drawings and building cost estimates
 - b. Step two- Review and selection of drawings
 - c. Step three- Develop final architectural and engineering specs.
2. Convert the “Building Facility Needs Committee” from a recommendation phase to a implementation phase to provide the following:
 - a. Continued community and fire department input
 - b. Fire station planning
 - c. Funding review and recommendation
 - i. If appropriate referendum planning & community education
3. Selection of a building project manager using the overall best value process.
4. Selection of a fire station building contractor using the overall best value process.

Committee

The Building Facility Needs Committee first met on August 12, 2010 and concluded on March 21, 2011 following their final recommendation presentation to City Council. A special thanks to all members of the committee for their many dedicated hours of service.

Tim O’Neill, Chief

John Loftus, Fire Marshal

David Brosnahan, Shift Commander

Jeff Johnson, Council member

Pam Biladeau, Facilitator

Mike Bierscheid, Community representative

Dave Burbank, Community representative

Georgeann Hall, Community representative

Hubert Thibodeau, Community representative

Bob Murphy, Retired firefighter

Jim Tschida, Retired firefighter

Greg Peterson, Deputy Chief

Hart Gilchrist, Firefighter

Darcie Huberty, Firefighter

Neil Sjostrom, Firefighter

Mike Urmann, Firefighter