



PORTLAND FIRE & RESCUE



Dan Saltzman, Commissioner
Erin Janssens, Chief
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REPORT TO COUNCIL

DATE: June 12, 2013

TO: Mayor Charlie Hales
Commissioner Amanda Fritz
Commissioner Nick Fish
Commissioner Steve Novick
Commissioner Dan Saltzman
City Auditor, LaVonne Griffin-Valade

FROM: Erin A. Janssens, Fire Chief

SUBJECT: FY 2012-13 Budget Note - Training Facility

This report to City Council is in response to the following budget note included in the FY 2012-13 Adopted Budget:

Training Facility

Portland Fire & Rescue (PF&R) will perform a needs assessment of their current training facility and report on their findings to Council by December 31, 2012, in advance of the FY 2013-14 budget process. The analysis will be funded by existing PF&R resources.

TRAINING CENTER FACILITY OVERVIEW

PF&R's Training Center facility is located at 4800 NE 122nd Avenue in the Parkrose neighborhood and houses the Training Division. The Division consists of six sections: In-Service Training, (fire, all-hazards, Emergency Medical Services (EMS), safety, health and wellness, Training Academy, Trainee Program, and Television Services. The site functions as PF&R's drill ground and has confined space, structural collapse, bus and tanker, and other training props.

Fire & Rescue Station 2 is co-located on the property, and is part of the training program when new recruits are assigned to Engine 2 and Truck 2, serving as in-service front-line fire & rescue emergency response.

The property was originally owned by the Parkrose Water District prior to Parkrose's annexation into the City of Portland, at which time the property was then transferred to the Water Bureau. PF&R purchased the facility from the Water Bureau and remodeled it into its current configuration. The overall site is 8.11 acres total, and includes a fenced area for a Water Bureau well pump station and a storage building. There is one major structure and five smaller support buildings totaling approximately 31,600 square feet.

The largest structure houses in-service training, training academy and administrative offices, television services, training classroom, and Station 2. The smaller buildings consist of a training tower, a burn building, a metal storage building, and two modular buildings: one for the EMS office and the other for a satellite classroom. Specifics for the existing structures are as follows:

Building	Existing Area	Stories	Functions	Year Built/Age
Main Building and Station 2	18,329 SF	1	Offices, TV Services, Classrooms, Station 2	1978 / 35
Modular Classroom	1,440 SF	1	Classroom	N/A
EMS Modular	2,650 SF	1	EMS Office	2012 / 1
Training Tower	3,728 SF	6+Roof	Training	1990 / 23
Burn Building	642 SF	2	Live Fire Training	1995 / 17
Metal Storage Building	4,800 SF	1	Storage	N/A

TRAINING CENTER FACILITY USAGE

PF&R provides 24/7 response services for all types of emergency incidents through its highly trained fire & rescue personnel responding with specialized equipment. PF&R's firefighters are trained not only for fire suppression and basic life support EMS, but also advanced life support, marine response, hazardous materials, technical rescues, high-risk natural disasters (such as earthquake, pandemics, floods, and landslides) and other catastrophic events (such as Chemical and Biological, Radiological/Nuclear and Explosive (CBRNE), building collapse and terrorist events).

The Training, Safety, and EMS Division provides training for all PF&R firefighters to ensure that they have the knowledge, skills, and physical abilities to perform all hazardous response safely and effectively. It also delivers mandatory training to ensure firefighters comply with increasing federal and state safety requirements. Training activities conducted at the Training Center facility can be broadly categorized into the following two areas:

- Training of new firefighters. All new firefighters are required to serve a one-year probationary period which includes the following training completed

consecutively: six-month Training Academy program, 2 months training assigned to a front-line engine company, and three months of hands-on truck training. On average, PF&R trains approximately 24 new firefighters a year.

- In-service training for incumbent firefighters.
 - Training on new federal, state, and local safety requirements
 - Training on new techniques, equipment, and operational procedures
 - Ongoing recertification training required for state and federal agencies
 - The Training Division provides over 8,000 training hours per year to PF&R's firefighters.

The Training Center facility and grounds are also used by other City bureaus, regional partners, and community groups for training and meeting space.

NEEDS ASSESSMENT

Peck Smiley Ettlin Architects, Inc. completed a preliminary study on the Training Center facility in August 2012. Their analysis included a site visit, meeting with user groups regarding current and future demands of the facilities, and preparing a needs assessment. The assessment identified the deficiencies of existing facilities and evaluated spatial requirements. These findings were then utilized to design schematic plans for the spaces.

The assessment design for the Training Center facility consolidated all the administrative, training (including the training props), and EMS functions into a single structure. The new facility would have approximately 25,830 square feet and provide adequate office space, classrooms, assembly areas, training TV studio, and equipment storage. Station 2 would be a separate structure and relocated on the property to provide direct alignment onto 122nd and have approximately 15,385 square feet.

The space needs are listed in the attached Space Needs Assessment. The total cost is estimated at between \$12 and \$15 million.

TRAINING CENTER FACILITY CONDITION

The current office space and configuration of the PF&R Training Center building structures cannot/does not adequately support the daily training activities of a modern all-hazards emergency response organization.

- Several office and classroom structures are disjointed and the existing space is used in an inefficient manner.
- The main administrative office building, EMS office and classroom modulares are not energy efficient and do not meet current building standards or seismic codes. The EMS office and modular classroom also lack restrooms and water.
- There are insufficient classrooms for required group training activities.

- Additional spaces are needed for drill ground activities and training props.
- Additional spaces are needed for driving simulation and other technology-based training needed for both current and future demands.
- The burn building is 17 years old and is showing signs of wear and degradation. In 2011, a contractor specializing in burn building structures identified the following issues: roof damage, leaks, and freezing damage. These degradation issues cause damage to the lining of the structure. Originally, the burn building had interior walls which have degraded over time and were removed. Also, a window opening does not function as designed making replication of fire behavior and ventilation difficult.
- The metal storage building (blue shed) is deteriorating and does not provide adequate storage space and protection for training apparatus, fire and rescue equipment, and personal protection equipment for new firefighters in training. Specifically, the majority of the ceiling insulation is falling down, the heating and ventilation system is inefficient, there are no restrooms, sinks or showers, Training Academy recruits lack adequate locker and storage space, and the shed is not large enough to house the necessary of training apparatus.
- Station 2 lacks adequate dorm rooms to accommodate privacy for both genders.
- The TV Services studio is outdated and lacks the capabilities to meet current technological demands for fire, EMS, safety, Prevention division training needs, public information, public education, and community outreach.
- The Peck Smiley preliminary study noted that apparatus circulation at Station 2 is confusing.
- Improved apparatus egress in direct alignment onto 122nd Avenue would greatly aid new trainees, as well as provide quicker emergency response.

CONCLUSION

As outlined above, PF&R's Training Center facility is inadequate to meet PF&R's training needs. Recognizing the City's current significant financial challenge, however, PF&R will continue to use the existing facilities and delay any funding request until the City's financial condition is improved.

Erin A. Janssens

Erin A. Janssens, Fire Chief

TO THE COUNCIL

The Commissioner of Public Affairs concurs with the recommendations of the Chief of Portland Fire & Rescue and

RECOMMENDS:

That the Council accept the report.

Respectfully submitted,

Dan Saltzman
Commissioner

Attachment:

Peck Smiley Training Facility Space Needs Assessment

**PORTLAND FIRE AND RESCUE
TRAINING, EMS AND STATION 2 MASTERPLAN
NE 122ND AND SANDY SITE
PSE PROJECT NO. 1102**



**ESTIMATE OF PROBABLE
COST OF CONSTRUCTION**

AUGUST 29, 2012

BASED ON SCHEMATIC DWGS. DATED AUGUST 2012

MAIN LEVEL	21,607
UPPER LEVEL	12,577
TOTAL AREA:	34,184

CSI	ITEM	QTY.	UNIT \$	COST
01000	GENERAL			
	SETUP	1	30000	30,000
	SUPERVISION	2080	52	108,160
	CM/GC'S MISC. LABOR	4160	40	166,400
	CONSTRUCTION BOND	8613000	0.02	172,260
	CLEANING(FINAL)			5,000
	TOILETS			1,920
	TELEPHONE			960
	TEMPORARY POWER			3,500
	SIGN	1 EA	600	600
02000	SITWORK			
	DEMOLITION			
	TRAINING/ED. BLDG.	256,600 CF	0.44	112,904
	TRAINING STORAGE BLDG.	76,800 CF	0.32	24,576
	LIVE BURN BLDG.	10,272 CF	2	20,544
	PAVING	95,200 SF	1	95,200
	FOUNDATIONS	18,329 SF	3.5	64,152
	TREE PROTECTION	0 EA	1500	0
	TREE REMOVAL	0 EA	1000	0
	SITE PREPARATION (2.5 ACRES)	112,000 SF	0.25	28,000
	EXCAVATION	1,630 CY	24	39,120
	ENGINEERED FILL			
	UNDER BUILDING	820 CY	24	19,680
	UNDER PAVING	1,760 CY	24	42,240
	SITE RETAINING WALLS	0 CY	500	0
	CURBING (R.O.W.)	0 LF	20.5	0
	TRAFFIC/PARKING STRIPING	1 LS	5000	5,000
	SIDEWALKS (R.O.W.)	0 SF	4.65	0
	CONCRETE PAVING	36,000 SF	7.85	282,600
	ASPHALTIC PAVING	39,200 SF	4	156,800
	SITE LIGHTING, PARKING	12 EA	3500	42,000
	SITE LIGHTING, PEDESTRIAN	16 EA	1000	16,000
	ON SITE STORM WATER	1 LS	100000	100,000
	OFF SITE STORM WATER (R.O.W)	1 LS	0	0
	SANITARY SEWER , OWS, DIV. VALVE	1 LS	15000	15,000
	WATER SYSTEM (NEW HYDRANT)	1 LS	25000	25,000
	SIDEWALKS (ON-SITE)	4,600 SF	4.65	21,390
	CURBS (ON-SITE)	2,880 LF	14	40,320
	GARB. ENCL.	1 LS	3500	3,500
	LANDSCAPING	26,971 SF	3.5	94,399
	TRAFFIC CONTROL SIGNALS	0 LS	0	0
	SUB-TOTAL, SITE WORK:	\$1,248,424		
03000	FOOTINGS	120 CY	450	54,000
	4" SLAB, NEW	18,685 SF	4.65	86,885
	8" SLAB, NEW	2,922 SF	7.85	22,938
04000	MASONRY VENEER	16,091 SF	24	386,184
	PRECAST SILL	600 LF	40	24,000

05000	STRUCTURAL STEEL FRAME	34,184 SF	15.81	540,449
	WALL TYPE W-1 EXT.	24,780 SF	10.65	263,907
	SECOND FLOOR ASSEMBLY F-1	12,577 SF	16	201,232
	ROOF STRUCTURE W/ R-38 R-1	34,184 SF	11.62	397,218
	STEEL STAIRS	60 RSR	620	37,200
	SEISMIC HOLDDOWNS, AB'S	100 EA	100	10,000
	EXT. SUN CONTROL	1,257 SF	22	27,654
06000	WALLS & STRUCTURE			
	WALL TYPE W-2 INT.	669 LF	61	40,809
	WALL TYPE W-3 INT.	164 LF	120	19,680
	PATIO	480 SF	25	12,000
	FINISH CARPENTRY	20,000 LS	1	20,000
07000	SEALANTS	7,500 LS	1	7,500
	SHEET METAL	4,218 SF	6	25,308
	METAL ROOFING	15,000 SF	7	105,000
	ROOF DRAINS (INT. AND OVRFLWS.)	12 EA	2500	30,000
	RELIGHTS	400 SF	40	16,000
	KALWALL AT ATRIA	340 SF	40	13,600
08000	DOORS			
	H.M./WD. INT.	100 EA	1000	100,000
	EXTERIOR	14 EA	1250	17,500
	ALUMINUM ENTRANCE	2 EA	3500	7,000
	GLASS	3 EA	3000	9,000
	GLAZING, INTERIOR	200 SF	24	4,800
	GLAZING SYSTEMS EXTERIOR	8,172 SF	45	367,740
	OVERHEAD DOORS 12 x 12	4 EA	3500	14,000
09000	GYP. BD. CEILINGS	8,546 SF	4	34,184
	CARPET	2,250 SY	30	67,500
	PAINT APP. BAY CLG.	2,922 SF	1.5	4,383
	CERAMIC TILE	2,000 SF	20	40,000
	ACOUSTICAL CEILING 'A' (1 HR.)	4,000 SF	6.5	26,000
	ACOUSTICAL CEILING 'B'	21,638 SF	4.06	87,850
	RUBBER BASE	1,338 LF	3.5	4,683
	LINOLEUM	1,200 SF	6.5	7,800
	RUBBER WGT RM FLOORING	960 SF	14	13,440
10000	TOILET STALLS	14 EA	1000	14,000
	TOILET ACCESSORIES	100 EA	150	15,000
	LOUVERS	200 SF	60	12,000
11000	APPLIANCES			
	COOKTOP HD RESIDENTIAL	1 EA	2000	2,000
	DOUBLE WALL OVEN	1 EA	4685	4,685
	REFRIGERATORS	5 EA	1200	6,000
	MICROWAVES	2 EA	500	1,000
	DISPOSALS	1 EA	300	300
	LAUNDRY W&D	2 EA	1500	3,000
	DISHWASHERS	2 EA	1200	2,400
	HOOD, HD RES.	1 EA	2200	2,200
	TURNOUT WASHER	1 EA	11000	11,000
12000	CABINETS			
	UPPER AND LOWER	60 LF	500	30,000
	UPPER OR LOWER ONLY	47 LF	300	14,100
	COUNTER, DESK ONLY	30 LF	350	10,500
	WOOD LOCKERS	70 EA	450	31,500
	SHELVING	130 LF	20	2,600
	SHOP BENCH	25 LF	450	11,250
	WINDOW COVERINGS (NON-MOTORIZED)	8,172 SF	6	49,032

13000	FUELING SYSTEM 500 GALS.	1 EA	25000	25,000
14000	ELEVATOR (2,000 LB)	1 EA	55000	55,000
15000	HVAC			
	PLUMBING	34,184 SF	16	546,944
	SOLAR HOT WATER PRE-HEAT SYSTEM	1 LS	15000	15,000
	HVAC SYSTEM OFF'S/LVG.	31,262 EA	24	750,288
	HVAC SYSTEM BAYS	2,922 SF	14	40,908
	FIRE SPRINKLERS	34,184 SF	4	136,736
16000	ELECTRICAL			
	POWER, LIGHTS	34,184 SF	21	717,864
	NEW GENERATOR, TRNSFR. SWITCH. 350 KW	1 LS	85000	85,000
	SOLAR PV ARRAY (STATE REQ'D)	110,000 LS	1	110,000
	CAT 5 WIRING	34,184 SF	1.5	51,276
	TAP OUT SYSTEM	1 LS	10000	10,000
	SOUND SYSTEMS, PA & TRAINING RM.	1 LS	20000	20,000
	SUB-TOTAL			\$7,671,251
	MANAGEMENT FEE		3.5%	\$268,494
	ARCHITECT'S EST. CONT.		10%	\$767,125
	TOTAL BID AMOUNT			\$8,706,900

SF PRICE = \$254.71
SF PRICE, BUILDING ONLY = \$227.35

ALTERNATE BID ITEMS:

ADD NEW LIVE BURN BUILDING	1284 SF	400	\$513,600
ADD NEW APPARATUS STORAGE BLDG.	2200 SF	180	\$396,000

ADDITIONAL PROJECT BUDGET COSTS:

BUILDING PERMITS			76,713
2" WATER METER FEE	1	14360	14,360
SAN. SEWER SYST. DEV. CHGS. \$3468 PER EDU (NET NEW FU'S)	3	3,468	10,404
STORM SDC'S \$164/1000 SF IMP. AREA	164	112	18,368
STREET SDC'S \$3.64/ SF (COMM. OFF. CLASS. NOT VERIFIED)	3.64	34,184	124,430
PARKS SDC'S \$434/1,000 GSF	434	34	14,836
SCHOOL EXCISE TAX	0.5	SF	17,092
METRO CONSTRUCTION EXCISE TAX	0.0012	TV	9,206
SUB-TOTAL	3.28%		\$285,408
BUILDING TOTAL			\$8,706,900
TOTAL PROJECT COSTS			\$8,992,000

BUDGET ITEMS (BY PF&R):

CONSTRUCTION CONTINGENCY @ 5% MIN.			435,345
A/E FEES			696,552
SITE SPECIFIC SOILS REPORT			8,500
SPECIAL INSPECTIONS			30,000
FFE (FURNISHINGS, FIXTURES AND EQUIP.)			
SYSTEMS FURNISHINGS	21 EA	5,500	115,500
OFFICE FURNISHINGS	14 EA	4,000	56,000
STATION FFE	1 LS	50,000	50,000
MEETING AND CONF. ROOM FURNISHINGS	1 LS	34,200	34,200
FILE CABINETS AND LOOSE FURNISHINGS	1 LS	18,000	18,000
SUB-TOTAL			\$1,170,400
PROJECT COSTS			\$8,992,000
TOTAL PROJECT BUDGET			\$10,162,400

ANNUAL INFLATION ADJUSTMENT AT 3% PER YEAR	YEAR	2015	\$11,105,000
	YEAR	2020	\$12,874,000

Description	Staff	Qty.	S.F. per/	Office or Workstn.	Total Area	Dimens.
Training and Safety						
Chief Training Officer	1	1	192	OFF	192	12x16
	1	1	120	OFF	120	10x12
Staff Captain	1	1	120	OFF	120	10x12
Training Lts.	1	1	100	WS	100	10x10
	1	1	100	WS	100	10x10
District Training Lts.	1	1	100	WS	100	10x10
	1	1	100	WS	100	10x10
Recruit Academy/Trainees	1	1	120	OFF	120	10x12
	1	1	120	OFF	120	10x12
	1	1	100	WS	100	10x10
	1	1	100	WS	100	10x10
	1	1	100	WS	100	10x10
TV Services	1	1	120	OFF	120	10x12
	1	1	100	WS	100	10x10
TV Studio	0	1	600	NA	600	20X30
TV Control/Editing Room	0	1	240	NA	240	12x20
Driver Training	1	1	100	WS	100	10x10
Administrative Assistants	1	1	100	WS	100	10x10
TIP/EAP Coordinator	1	1	100	WS	100	10x10
Support Areas						
Training, Testing Rooms	0	4	960	NA	3840	24x40
Conference Rooms	0	2	240	NA	480	12x20x2
Storage	0	2	120	NA	240	10x12
Restrooms	0	4	120	NA	480	10x12
Kitchen/Breakroom	0	1	240	NA	240	12x20
Lockers/Showers	0	2	240	NA	480	12x20
IT/Servers	0	1	120	NA	120	10x12
Sub-Totals:	17				8,612	

Training and Safety, Sub-Total 8,612

Circulation and Structure Allowance at 25% 2,153

Training and Safety, Sub- Total	STAFF	17	10,765	SF
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Description		Staff	Qty.	S.F. per/	Office or Workshp	Total Area	Dimens
Training Site Props							
Training Tower	Exist. To Remain	0	1	3600	NA	3600	20x40x3
Burn Building	Exist. To Remain	0	1	600	NA	600	20x20x3
Confined Space Prop	Exist. To Remain	0	1	900	NA	900	30x30
Collapsed Structure Prop	Exist. To Remain	0	1	600	NA	600	25x25
Tanker Prop		0	1	NA	NA	0	NA
Auto Props		0	3	NA	NA	0	NA
School Bus Prop		0	1	NA	NA	0	NA
Driver Training Course		0	1	NA	NA	0	NA
Training Apparatus and Storage							
Apparatus Storage Building	Exist. To Remain	0	1	5400	NA	5400	16x75x4
Training Storage Building	Exist. To Remain	0	1	3200	NA	3200	40x80
Sub-Totals:						14,300	

5 Acres

Training and Safety, Total	STAFF	17	25,065	SF
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Note: The current site area of Training and Station 2's is 8.11 acres including the Water Bureau's building.

EMS							
Battalion Chief		1	1	192	OFF	192	12x16
EMS Program Manager (Occ. Nurse)		1	1	120	OFF	120	10x12
EMS Specialists		2	2	100	WS	200	10x10
Administrative Asst. (AA)		1	1	100	WS	100	10x10
Sub-Totals:						612	

EMS, Sub-Total **612**

Circulation and Structure Allowance at 25% **153**

EMS Total	STAFF	5	765	SF
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Description		Staff	Qty.	S.F. per/	Office or Worksh.	Total Area	Dimens.
Training Site Props							
Training Tower	Exist. To Remain	0	1	3600	NA	3600	20x40x3
Burn Building	Exist. To Remain	0	1	600	NA	600	20x20x3
Confined Space Prop	Exist. To Remain	0	1	900	NA	900	20x30
Collapsed Structure Prop	Exist. To Remain	0	1	600	NA	600	30x30
Tanker Prop		0	1	NA	NA	0	25x25
Auto Props		0	3	NA	NA	0	NA
School Bus Prop		0	1	NA	NA	0	NA
Driver Training Course		0	1	NA	NA	0	NA
Training Apparatus and Storage							
Apparatus Storage Building	Exist. To Remain	0	1	5400	NA	5400	16x75x4
Training Storage Building	Exist. To Remain	0	1	3200	NA	3200	40x80
Sub-Totals:						14,300	

5 Acres

Training and Safety, Total	STAFF	17	25,065	SF
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Note: The current site area of Training and Station 2's is 8.11 acres including the Water Bureau's building.

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EMS Program Manager (Occ. Nurse)		1	1	120	OFF	120	10x12
EMS Specialists		2	2	100	WS	200	10x10
Administrative Asst. (AA)		1	1	100	WS	100	10x10
Sub-Totals:						612	

EMS, Sub-Total

612

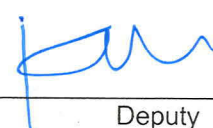
Circulation and Structure Allowance at 25%

153

EMS Total	STAFF	5	765	SF
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Agenda No.
REPORT NO.
 Title

Accept the Report on FY 2012-13 Budget Note Training Facility (Report)

<p>INTRODUCED BY Commissioner/Auditor: Commissioner Dan Saltzman</p>	<p>CLERK USE: DATE FILED <u>JUN 21 2013</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By:  Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Portland Fire & Rescue Bureau Head: Erin A. Janssens, Fire Chief</p> <p>Prepared by: Carol Ann Boucher Date Prepared: 06/10/2013</p> <p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date June 26, 2013</p>	<p>ACTION TAKEN:</p> <p style="font-size: 1.2em; font-weight: bold;">JUN 26 2013 ACCEPTED</p>

AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 5 minutes (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	