

SPLOST 2020 Project 06 Fire Station #5 Replacement Proposed Revised Site Selection Criteria

Mayor & Commission Work Session
February 13, 2024

Presented by:

- Daniel Garren, SPLOST Project Administrator
- Nate Moss, Fire Chief

Presentation Agenda

Purpose: To present a revision of the Site Selection Criteria for the Fire Station #5 Replacement to provide critical fire and emergency services for the residents located on the eastside of Athens, Georgia.

- ▶ Project History (Slides 4-5)
- ▶ Fire & Emergency Standards for Fire Station Location (Slides 6-7)
- ▶ Fire Station 5 Current & Proposed Response Times (Slides 8-10)
- ▶ Development of ACC Fire Station Coverage Area (Slides 12-17)
- ▶ Fire Station Services Provided (Slides 18-19)
- ▶ Review of Properties Outside of Search Area (Slides 19-24)
- ▶ Revised Site Selection Criteria (Slides 25-27)
- ▶ Distribution Map of Public Input Response & Attendance (Slide 28)
- ▶ Updated Site Selection Timeline (Slide 29-30)
- ▶ Project Budget (Slide 31)
- ▶ Questions (Slide 32)

SPLOST 2020 Project 06 - Initial Project Statement

Project 06, Fire Station #5

Replacement, This project will provide funding for the construction of a replacement fire station for the current Fire Station #5 located at 1090 Whit Davis Road. This project includes land acquisition, design, construction, fueling station, station equipment, and other related costs to meet facility standards for a suburban design comparable to previous design prototypes that provides adequate space for current and future expansion. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.



Athens-Clarke County Fire & Emergency Mission Statement

Athens-Clarke County Fire & Emergency Services Department takes pride in providing prompt, dependable, and professional services to reduce the impact of emergencies in our community with dedication to education and training.

Project History

- ▶ In 1974, Fire Station #5 was constructed and commissioned into service. The station operates 24/7/365 and is located at 1090 Whit Davis Road. The station served as the headquarters for Clarke County. ~49 years old
- ▶ On August 6, 2019, M&C approved the SPLOST 2020 project and budget; adopted a resolution calling for a referendum on November 5, 2019.
- ▶ On November 5, 2019, Athens-Clarke County (ACC) voters approved the SPLOST 2020 Program Referendum. This Referendum included the Fire Station #5 Replacement (SPLOST 2020 Project 06).
- ▶ On May 12, 2021, ACAC recommendation that SPLOST 2020 Project 06, Sub-Project #1 Fire Station #5 Replacement be designated as appropriate for public art (Attachment #1) with a budget amount of 1% of the proposed construction budget.
- ▶ In May 2022, ACCGov Manager Williams selected the User Group Members to help ensure ACCGov long term goals are promoted during the Project Development process.
- ▶ On December 7, 2022, the User Group agreed to proceed forward in presenting the Site Selection Criteria to Site Selection Committee.

Project History

- ▶ On February 7, 2023, M&C voted to approve the Site Selection process and approved the Project Concept for Fire Station #5.
- ▶ On March 13, 2023, the Site Selection Committee met to review the public input comments received from the on-line survey and in-person public forum.
- ▶ On April 4, 2023, Mayor & Commission approved the Site Selection Criteria and approved staff to proceed with Stage II of the Site Selection process.
- ▶ On June 12, 2023, Staff presented to the Site Selection Committee a list of potential sites using the approved site selection.
- ▶ On July 20, 2023, Public input forum was held at Fire Station #7 to receive public input concerning the site selection criteria.
- ▶ On October 10, 2023, in the M&C work session Staff presented the proposed Candidate Sites.
- ▶ On November 7, 2023, M&C voted to deny the Proposed Candidate Sites and requested staff to re-evaluate the Site Selection Criteria.
- ▶ On January 15, 2024, the Site Selection Committee voted to proceed with the Site Selection Criteria revisions and requested that staff move forward to present the revised Site Selection Criteria to M&C.

Fire & Emergency Standards for Fire Station Location

- ▶ In the 2020 referendum for Fire Station #5, the need to maintain or improve the fire station response was identified as a requirement for the new fire station.
- ▶ NFPA (National Fire Protection Association) - This is the agency that establishes industry-wide safety standards for fire & emergency services.
- ▶ NFPA 1710
 - ▶ 4.1.2.1 - Fire Departments shall establish the performance objectives for the first-due response zones that are identified by the AHJ (Authorities Having Jurisdiction).
 - ▶ Standards for response times shown in Figure D.1 in NFPA 1710.
 - ▶ Fire Emergency Initial Response Time - 80 secs for turnout time and 240 seconds for first-due engine. 5 minutes and 20 second response time.
 - ▶ EMS Emergency Response Time - 60 secs for turnout time and 240 seconds for first-due engine. 5 minutes response time.
 - ▶ NFPA 1710 provides standard for fire & emergency service response time to an incident rather than dictate the service to be provided to a number of residents.
 - ▶ Alarm answer & processing time standards fall under NFPA 1221 and shall not be included in the calculation of the response times.
- ▶ The location of the fire department is one element that can be controlled by the governing body. This will dictate how the fire station is able to provide adequate response times for fire & emergency services to residents based on the NFPA 1710 standards.

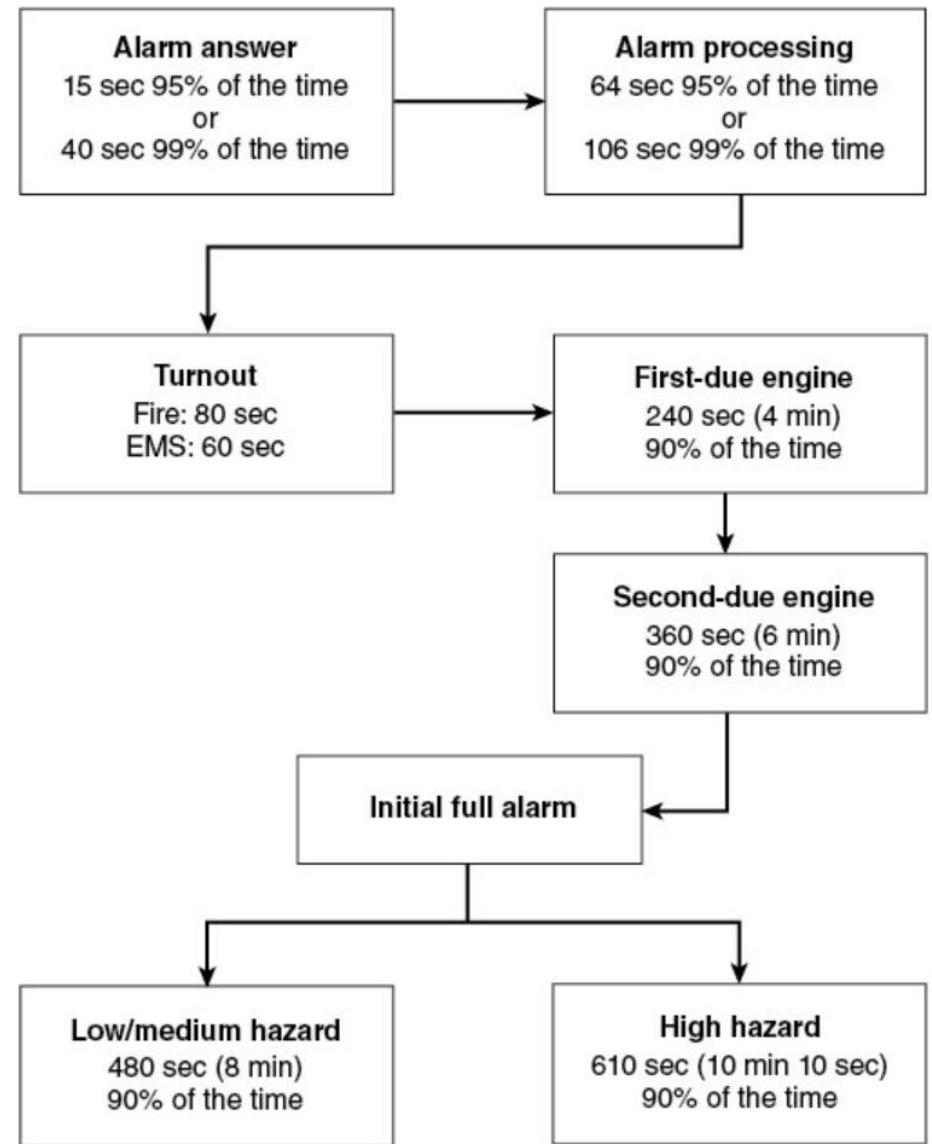
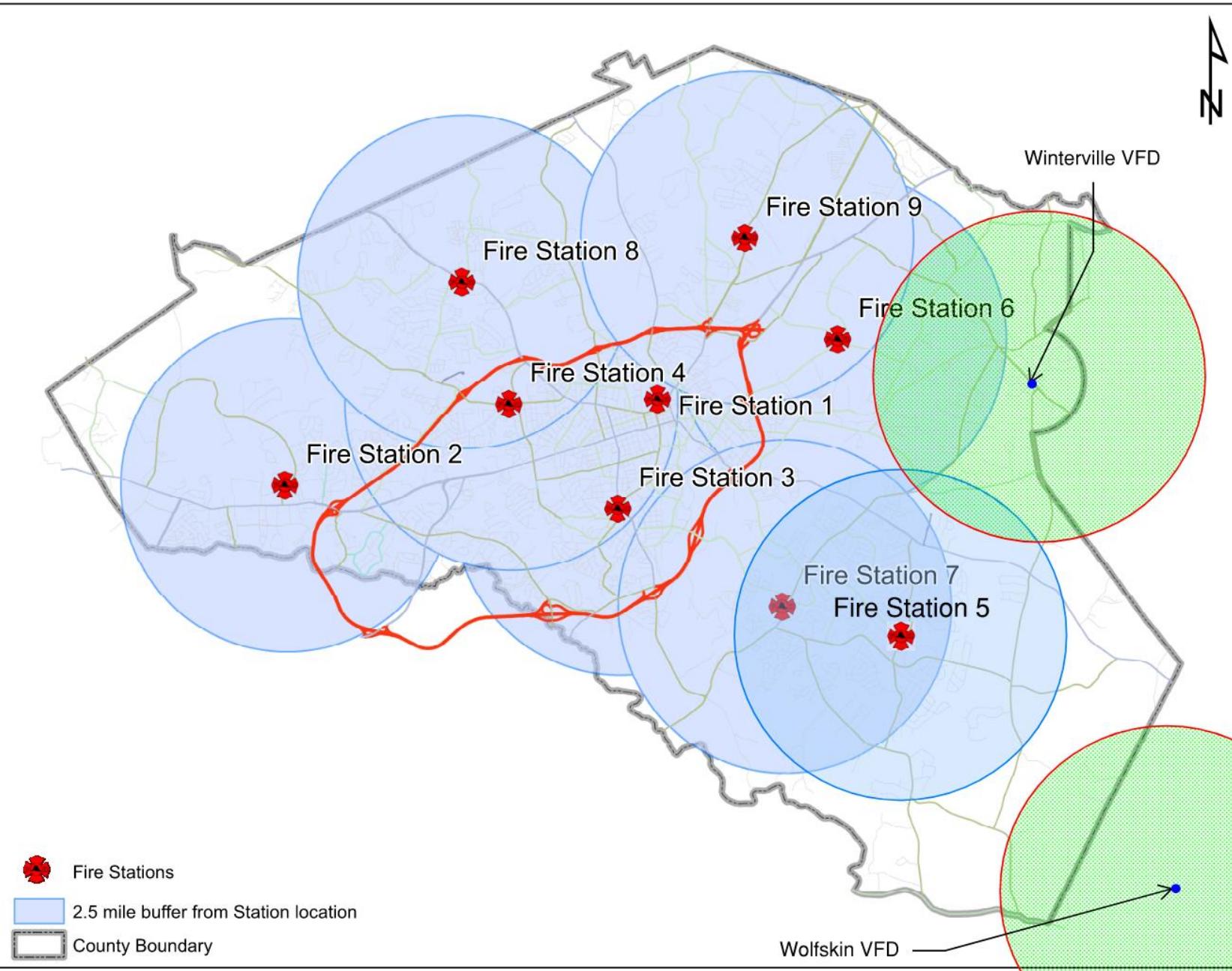


Figure D.1 (NFPA 1710)

Fire & Emergency Standards for Fire Station Location

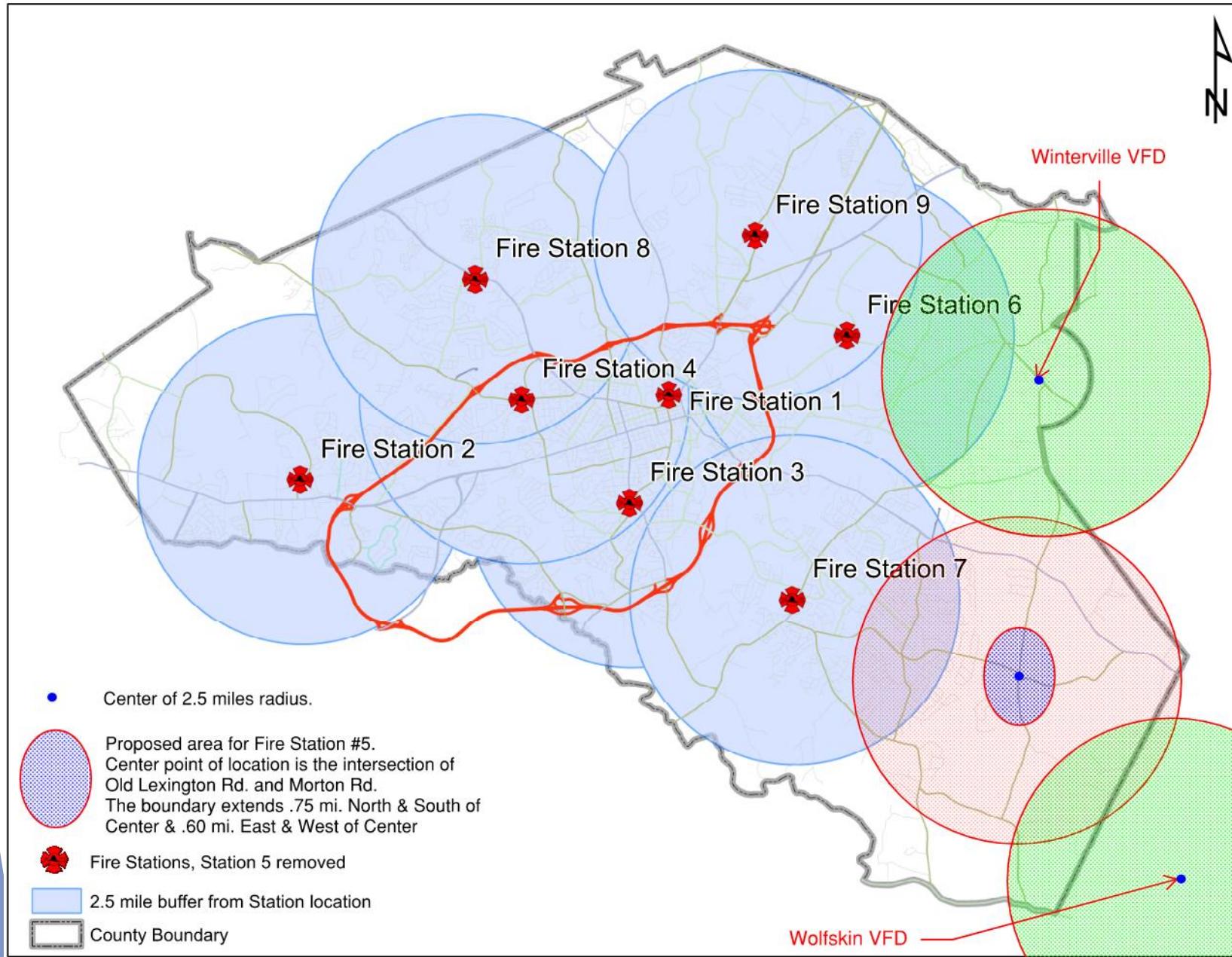
- ▶ ISO (Insurance Services Office)
 - ▶ Evaluates the fire & emergency services and the ability to protect the community it serves.
 - ▶ Establishes a PPC rating (Public Protection Classification) based on the standards set by NFPA and AWWA (American Water Works Association).
 - ▶ 50% comes from the quality of your local fire department, including staffing levels, training, and proximity of the firehouse.
 - ▶ 40% comes from the availability of water supply, including the prevalence of fire hydrants and how much water is available for putting out fires.
 - ▶ 10% comes from the quality of the area's emergency communication systems (911).
 - ▶ An extra 5.5% comes from community outreach, including fire prevention and safety courses.
 - ▶ Response times equates to 10% of the overall PPC rating. The fire station location and performance of the fire fighters directly affects how this element of the criteria is scored.
 - ▶ ISO does not dictate the location of where a Fire Station should be located. It analyzes the Fire Station location and how it is capable of meeting the response time criteria established by NFPA 1710.
- ▶ GA Rules & Regulations 205-1-2-.02.3.b - Rules of Firefighter Standards and Training Council
 - ▶ These fire departments shall be responsible for a defined area of operations depicted on a map located at the responding fire station(s). This area of operations as depicted on the map shall have been approved and designated by the governing authority of the applicable county, municipality, or other political subdivision in the case of any county, municipal, or private corporation fire department.

Current Fire Station Coverage Map



- ▶ Fire Station 5 has 50% overlap with Fire Station 7.
- ▶ Fire Station 5 has 26,000 residents within the 2.5 mile radius.
- ▶ Out of 26,000, there are 21,000 residents served within the 2.5 radius of Station 5 & 7.
- ▶ Approximately 1,500 residents outside of the 2.5 coverage radius on the Southeast side.
- ▶ Approximately 60 calls responded by Fire Station 5 outside of the 2.5 mi coverage radius.

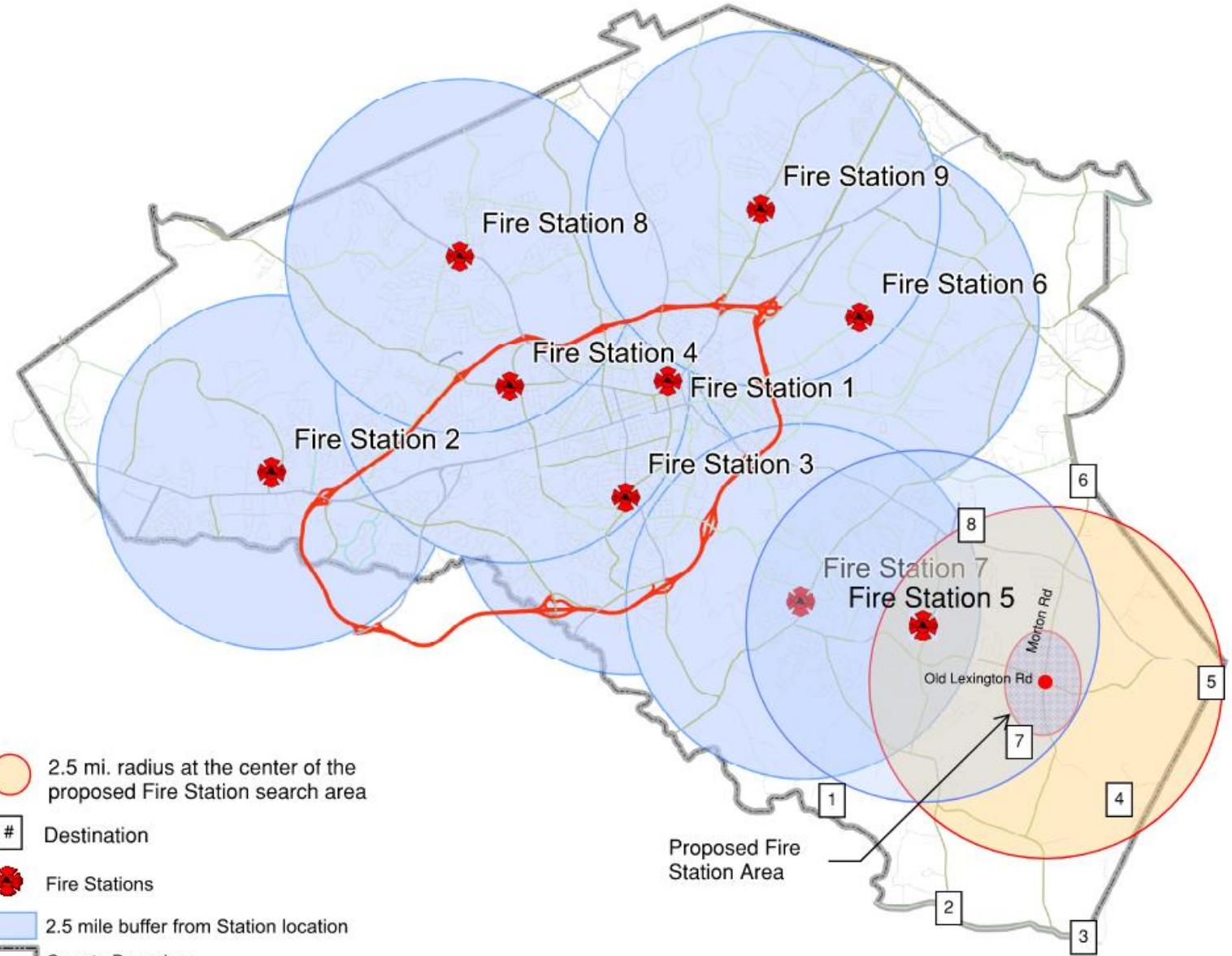
Proposed Fire Station #5 Search Area



Benefits of Relocating Fire Station 5 to the Area

- Maintain or improve response times based on the NFPA 1710 standards.
- Expectation to retain an ISO rating of 1/1x and continue to maintain lower insurance premiums throughout the county.
- Provides service to approximately 800 additional residents that were not previous in the coverage area.
- Improving quality of life by better distribution of services
- Efficient use of ACC fire/emergency services

Fire Station 5 Current & Proposed Response Times



Map #	Station	Destination	Travel Time
1	Current Station	198 Deer Ridge	8 minutes
1	Proposed Station	198 Deer Ridge	8 minutes
2	Current Station	1033 Barnett Shoals Rd.	7 minutes
2	Proposed Station	1033 Barnett Shoals Rd.	7 minutes
3	Current Station	4799 Bob Godfrey Rd.	10 minutes
3	Proposed Station	4799 Bob Godfrey Rd.	4.2 minutes
4	Current Station	330 Nellie Maes Rd.	14 minutes
4	Proposed Station	330 Nellie Maes Rd.	9 minutes
5	Current Station	6590 Lexington Rd.	8 minutes
5	Proposed Station	6590 Lexington Rd.	4 minutes
6	Current Station	395 Robert Hardeman Rd.	7 minutes
6	Proposed Station	395 Robert Hardeman Rd.	4 minutes
7	Current Station	205 Blue Heron Dr.	8 minutes
7	Proposed Station	205 Blue Heron Dr.	4 minutes
8	Current Station	155 Weatherly Woods Dr.	8 minutes
8	Proposed Station	155 Weatherly Woods Dr.	10 minutes
8	Fire Station 7	155 Weatherly Woods Dr.	8 minutes

Development of Athens-Clarke County Fire Station Coverage Area

- ▶ Fire Station 1 - Constructed in 1978
- ▶ Fire Station 2 - Constructed in 2021*
- ▶ Fire Station 3 - Constructed in 2003*
- ▶ Fire Station 4 - Constructed in 2003*
- ▶ Fire Station 5 - Constructed in 1974
- ▶ Fire Station 6 - Constructed in 1981
- ▶ Fire Station 7 - Constructed in 1999*
- ▶ Fire Station 8 - Constructed in 2003*
- ▶ Fire Station 9 - Constructed in 2007*

*Fire Station constructed after the adoption of the Unified Government of Athens-Clarke County

- ▶ Unified Government of Athens-Clarke County Established in 1991
 - ▶ Population in 1990 was approximately 87,000 residents
 - ▶ Population in 2000 was approximately 100,266 residents
 - ▶ Population in 2010 was approximately 115,452 residents
 - ▶ Population in 2020 was approximately 127,315 residents

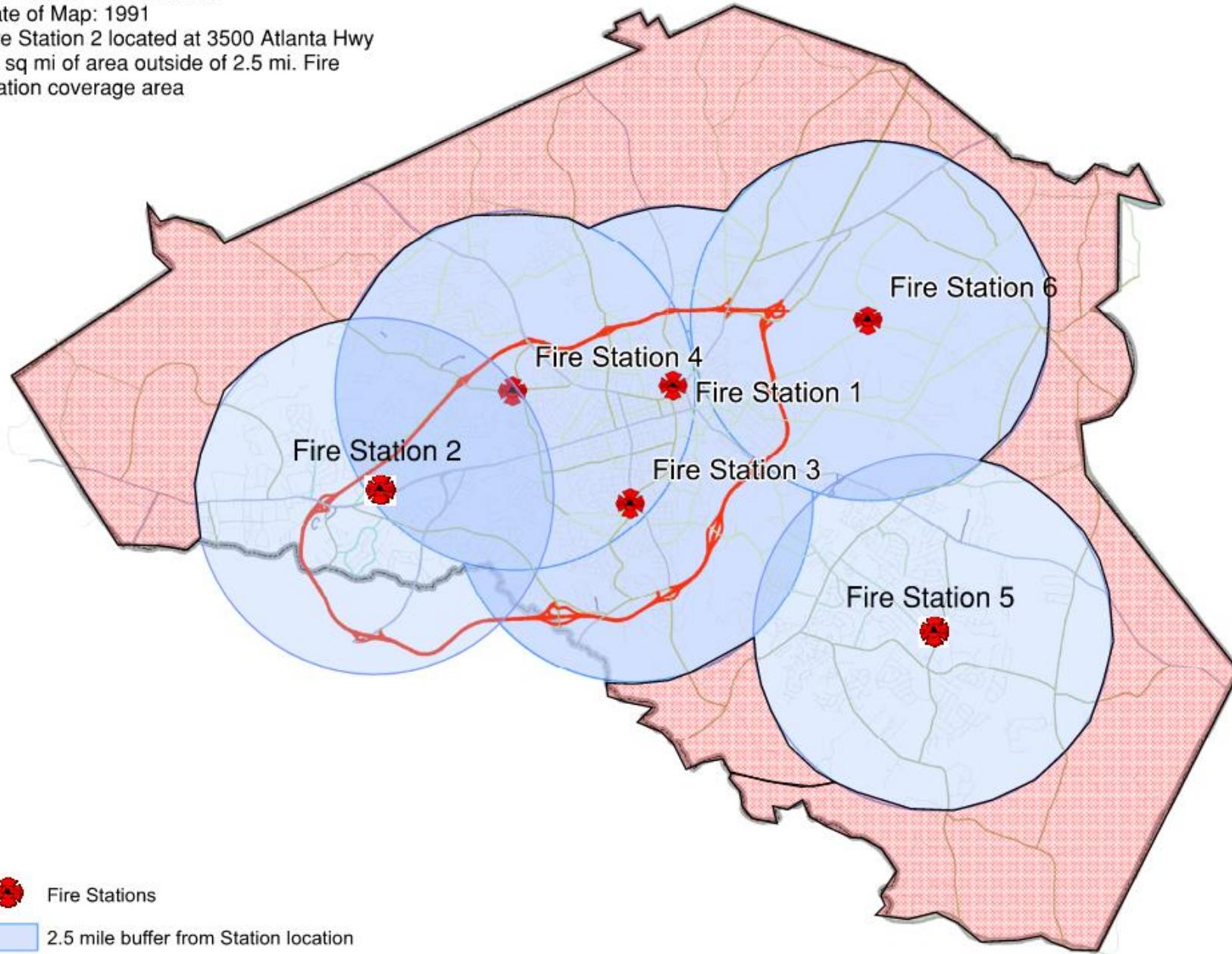
Fire Station 1-6 Locations

Date of Map: 1991

Fire Station 2 located at 3500 Atlanta Hwy

49 sq mi of area outside of 2.5 mi. Fire

Station coverage area



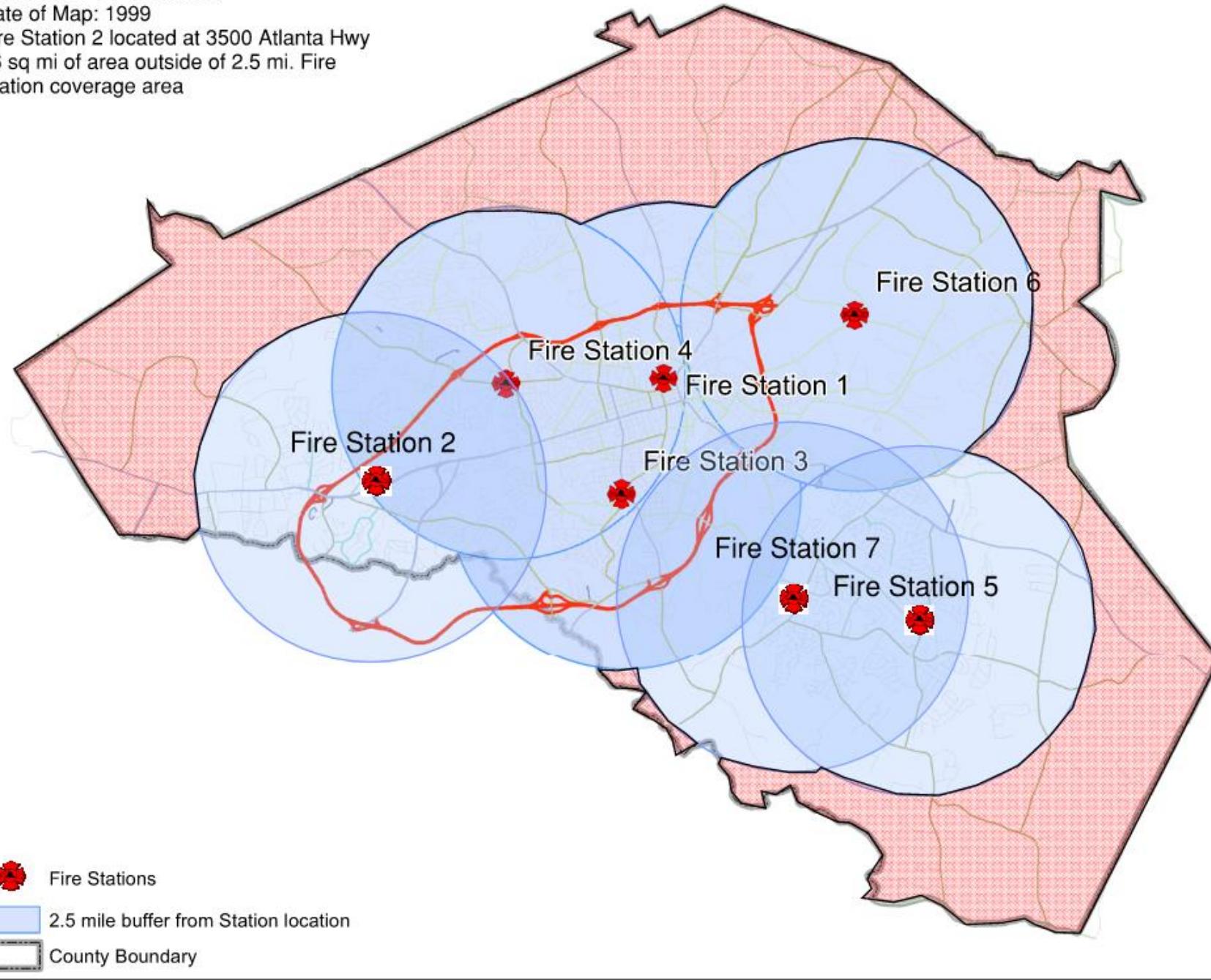
In 1991, there was approximately 49 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage.

Population - 87,000

Fire Station 1-7 Locations

Date of Map: 1999

Fire Station 2 located at 3500 Atlanta Hwy
46 sq mi of area outside of 2.5 mi. Fire
Station coverage area



In 1999, there was approximately 46 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage.

The addition of Fire Station 7 reduced the uncovered area by 3 sq. mi.

Population - 100,266

Fire Station 1 - 8 Locations

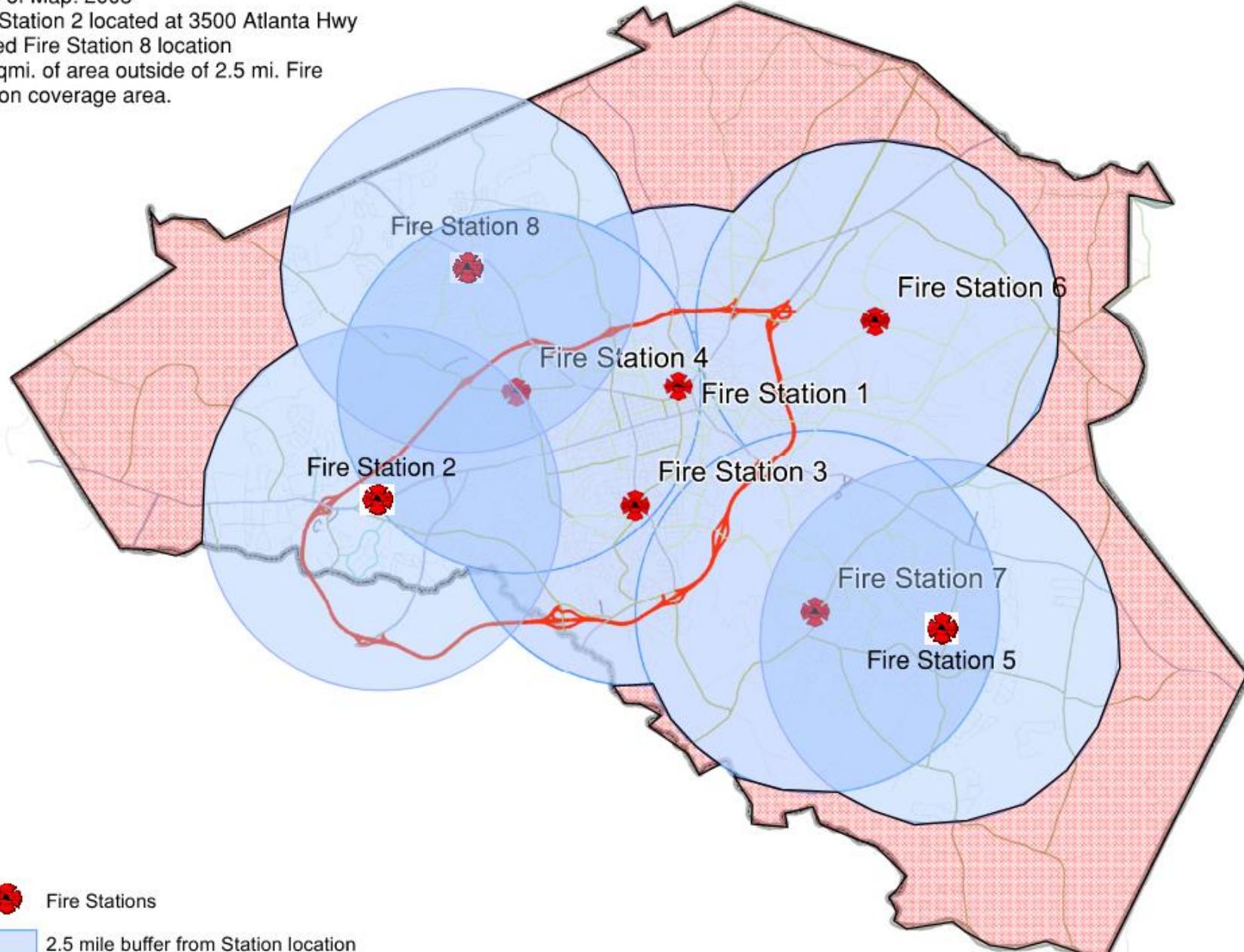
Date of Map: 2003

Fire Station 2 located at 3500 Atlanta Hwy

Added Fire Station 8 location

40 sqmi. of area outside of 2.5 mi. Fire

Station coverage area.



In 2003, there was approximately 40 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage.

The addition of Fire Station 8 reduced the uncovered area by 6 sq. mi.

Population - 105,320

Fire Station 1 - 9 Locations

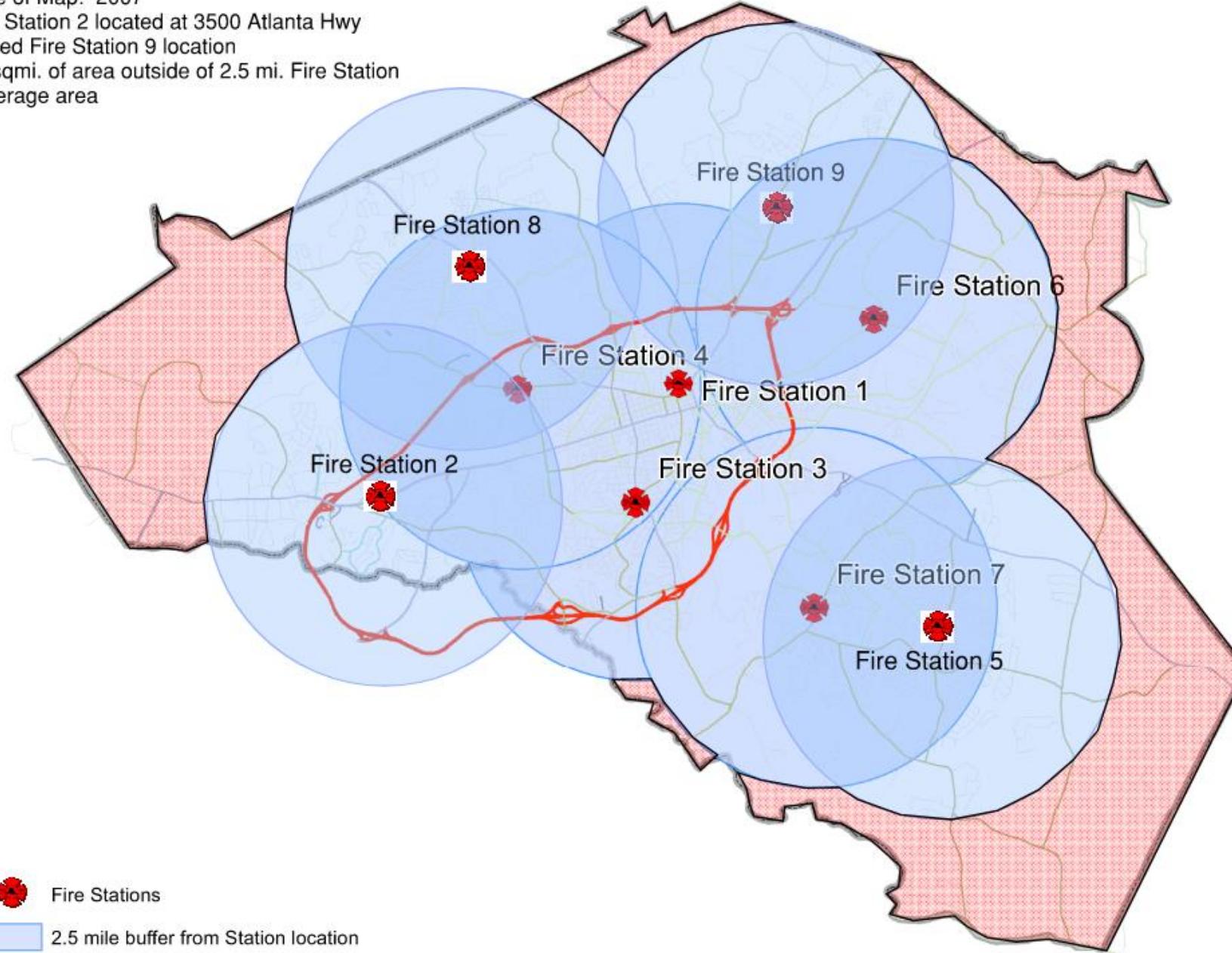
Date of Map: 2007

Fire Station 2 located at 3500 Atlanta Hwy

Added Fire Station 9 location

32 sqmi. of area outside of 2.5 mi. Fire Station

coverage area



In 2007, there was approximately 32 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage. The addition of Fire Station 9 reduced the uncovered area by 8 sq. mi.

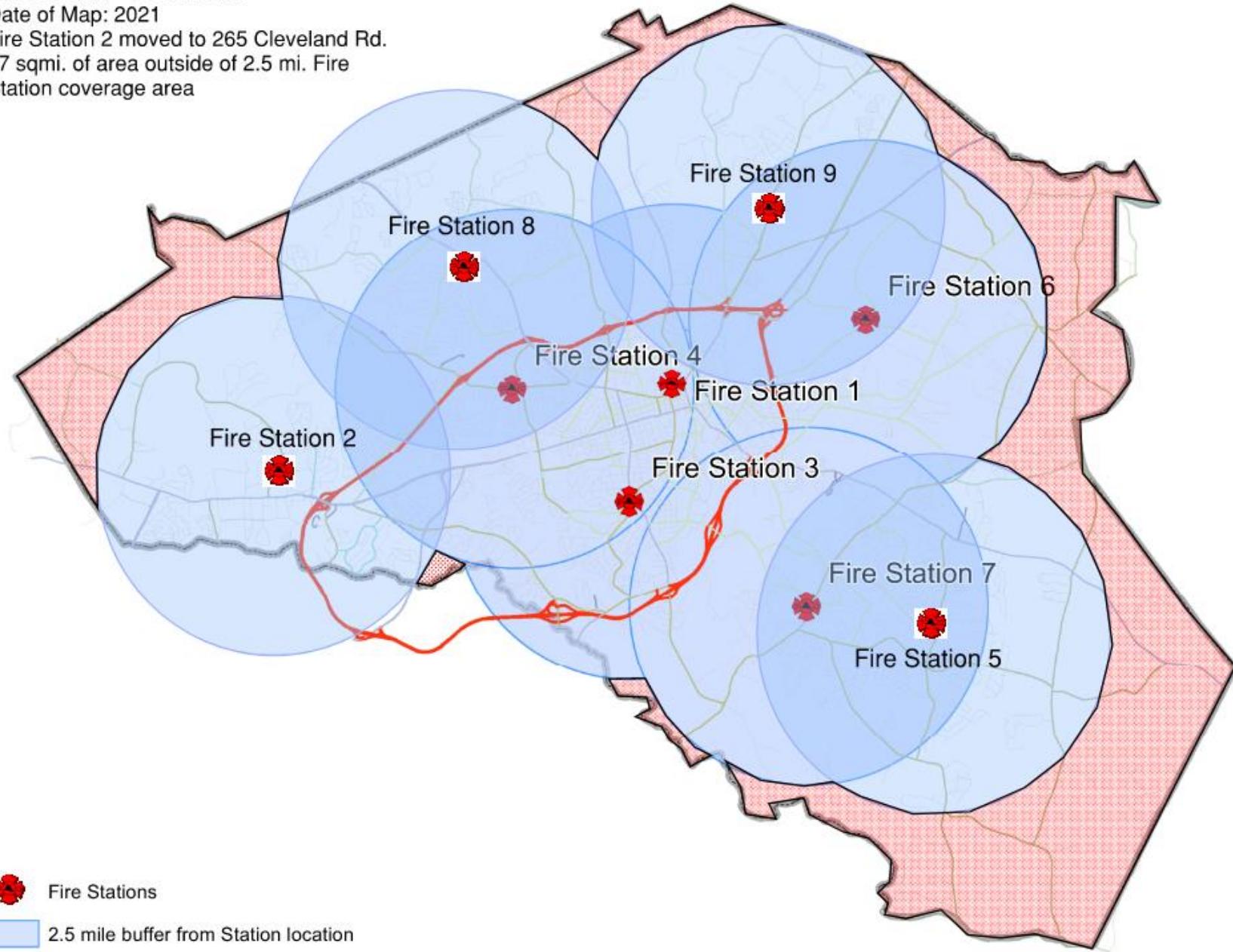
Population - 113,271

Fire Station 1 - 9 Locations

Date of Map: 2021

Fire Station 2 moved to 265 Cleveland Rd.

27 sqmi. of area outside of 2.5 mi. Fire Station coverage area



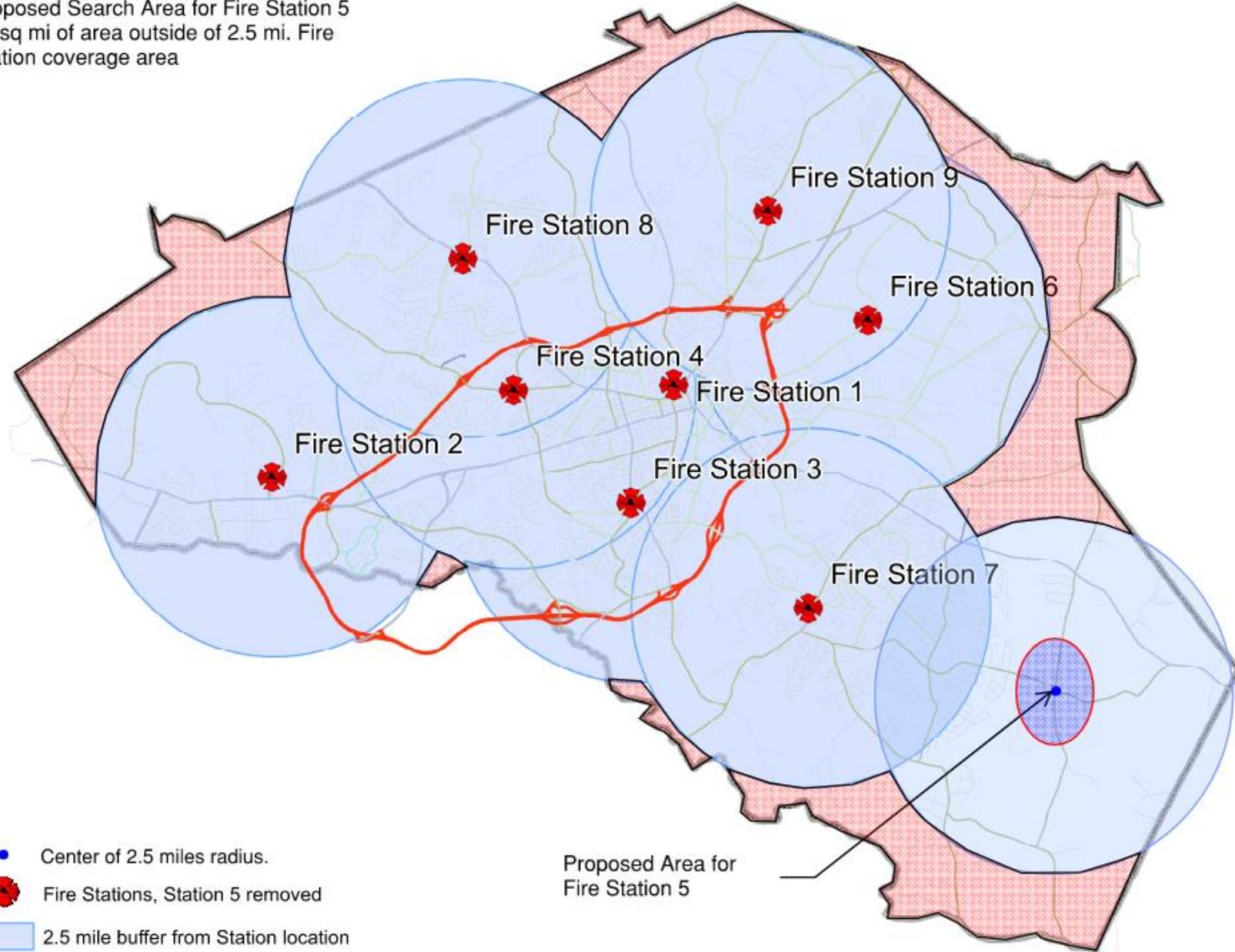
Currently, there was approximately 27 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage. The relocation of Fire Station 2 reduced the uncovered area by 5 sq. mi.

Population - 127,315

Fire Stations 1-9

Proposed Search Area for Fire Station 5

20 sq mi of area outside of 2.5 mi. Fire Station coverage area



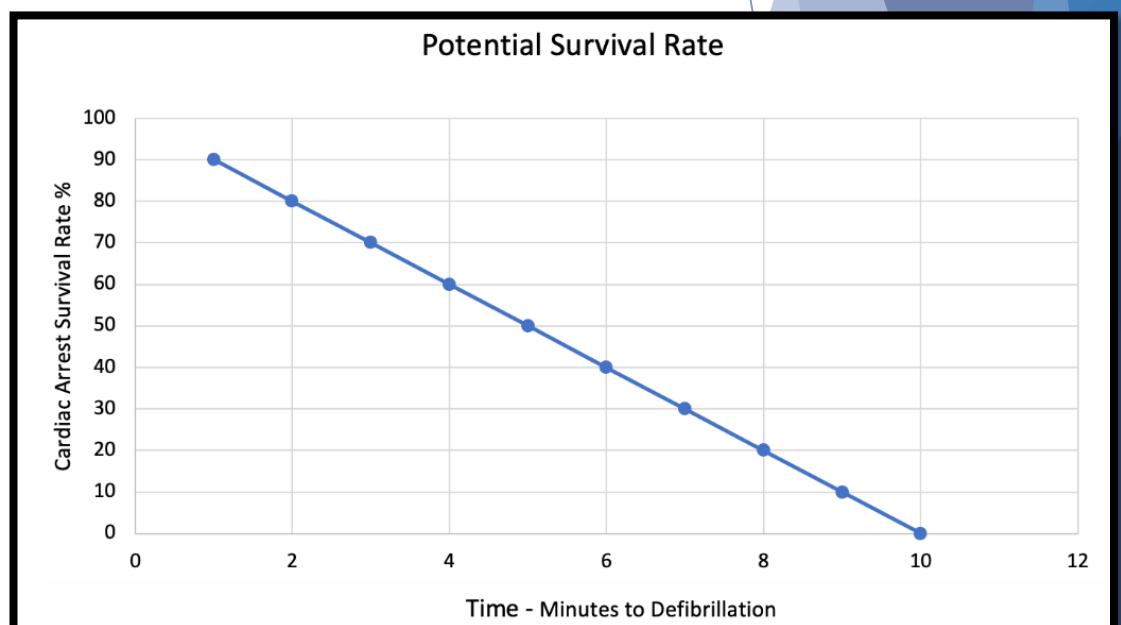
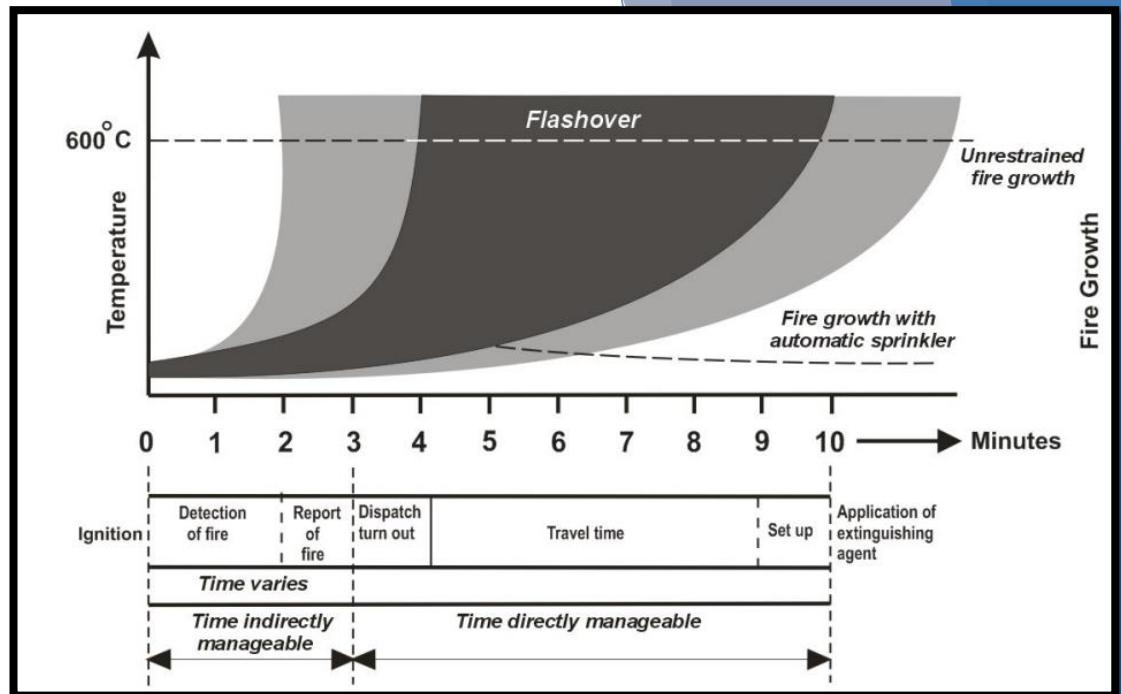
This map identifies approximately 20 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage. The relocation of Fire Station 5 reduced the uncovered area by 7 sq. mi.

Coverage area reduced to 20 sq. mi from 49 sq. mi since 1991.

Population - 128,711

ACC Fire and Emergency Services

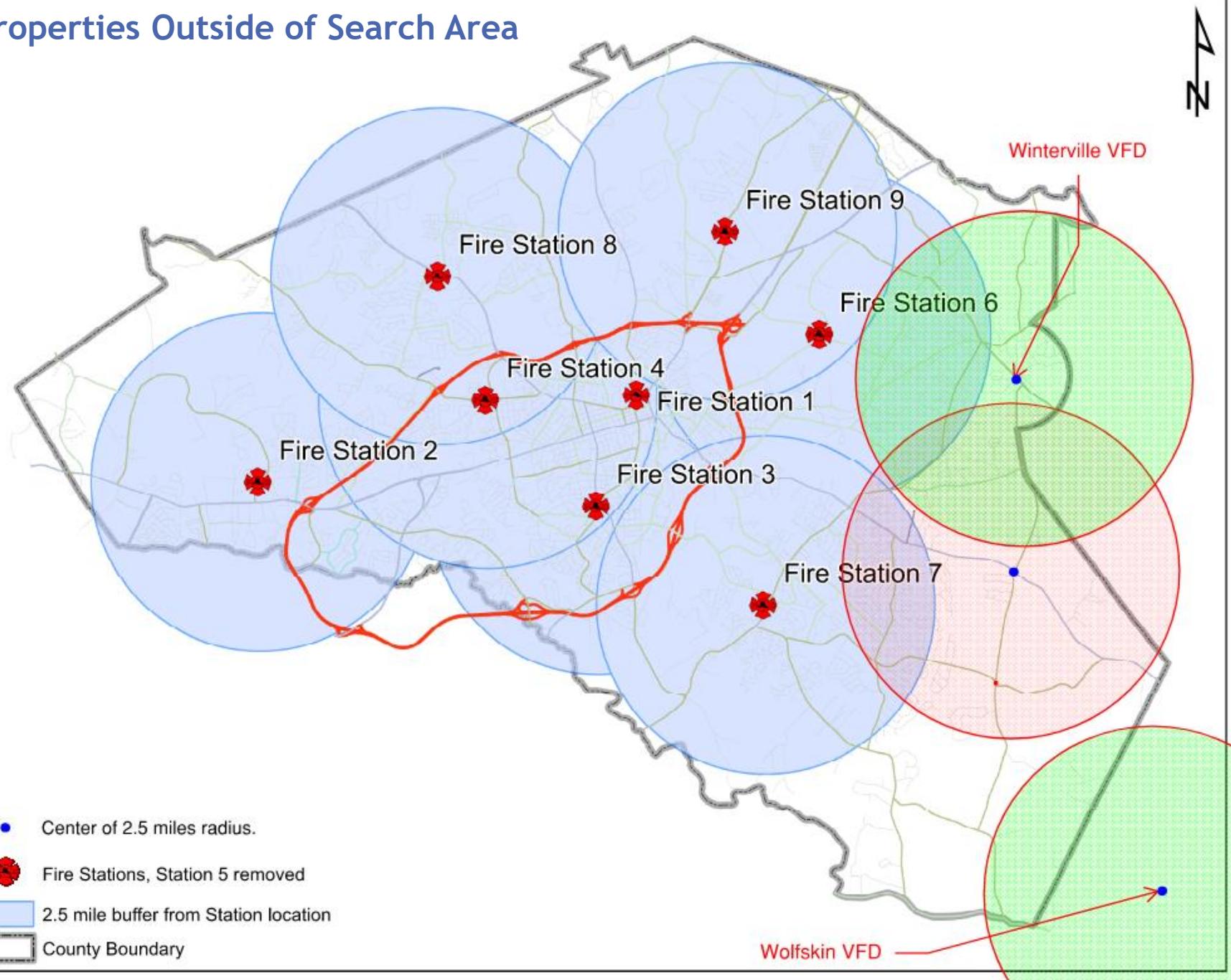
- ▶ Fire/Rescue Services
 - ▶ Structure/brush fire
 - ▶ Today's homes burn faster due to synthetic materials, larger open spaces, and lightweight construction materials.
 - ▶ Vehicle extractions
 - ▶ Investigations
- ▶ Emergency Medical Services
 - ▶ All ACC Fire Fighters are EMT trained to provide initial care
 - ▶ 60% of all Fire Department calls are medical emergencies.
 - ▶ Cardiac Arrest - Every minute without CPR reduces chance of survival 7-10%
 - ▶ A person can bleed to death in as little as 5 minutes depending on severity.
- ▶ Available Specialty Services in ACC
 - ▶ Hazmat Response Team
 - ▶ High-angle rescue
 - ▶ Water rescue
 - ▶ Rope rescues



Benefits for Fire Station #5 Relocation

- ▶ Better utilize the ACC Fire & Emergency services
 - ▶ Expanding services to cover Southeast Athens
 - ▶ Efficiently utilizing the Fire & Emergency Services of Athens
 - ▶ Decreasing response times in underserved areas of East Athens
- ▶ Improve quality of life by providing equal level of Fire & Emergency services to all ACC resident.
- ▶ Decrease amount of overlap between station #5 and #7 which allows for better distribution of services throughout ACC.
 - ▶ Currently 50% of Fire Station #7 overall laps with Station #5.
 - ▶ Maintain ACC ISO (Insurance Services Office) rating 1
 - ▶ Maintaining an ISO of 1 (highest available) keeps property insurance rates lower for all ACC residents.
 - ▶ The Wolfskin & Winterville VFD Automatic Aid Agreement is required to maintain an ISO 1.
 - ▶ The next ISO evaluation will be completed FY2024 and evaluations are conducted every 4-5 years
- ▶ Fire Stations are not a gateway for future development.

Properties Outside of Search Area



Intersection of Morton Road and Lexington Road

- ▶ Athens Clarke County Landfill
- ▶ 5225 Lexington Road, 9.97 acres located at Lexington Rd and Morton Rd
- ▶ 5335 Lexington Road, 18.9 acres located at Lexington Rd and Morton Rd

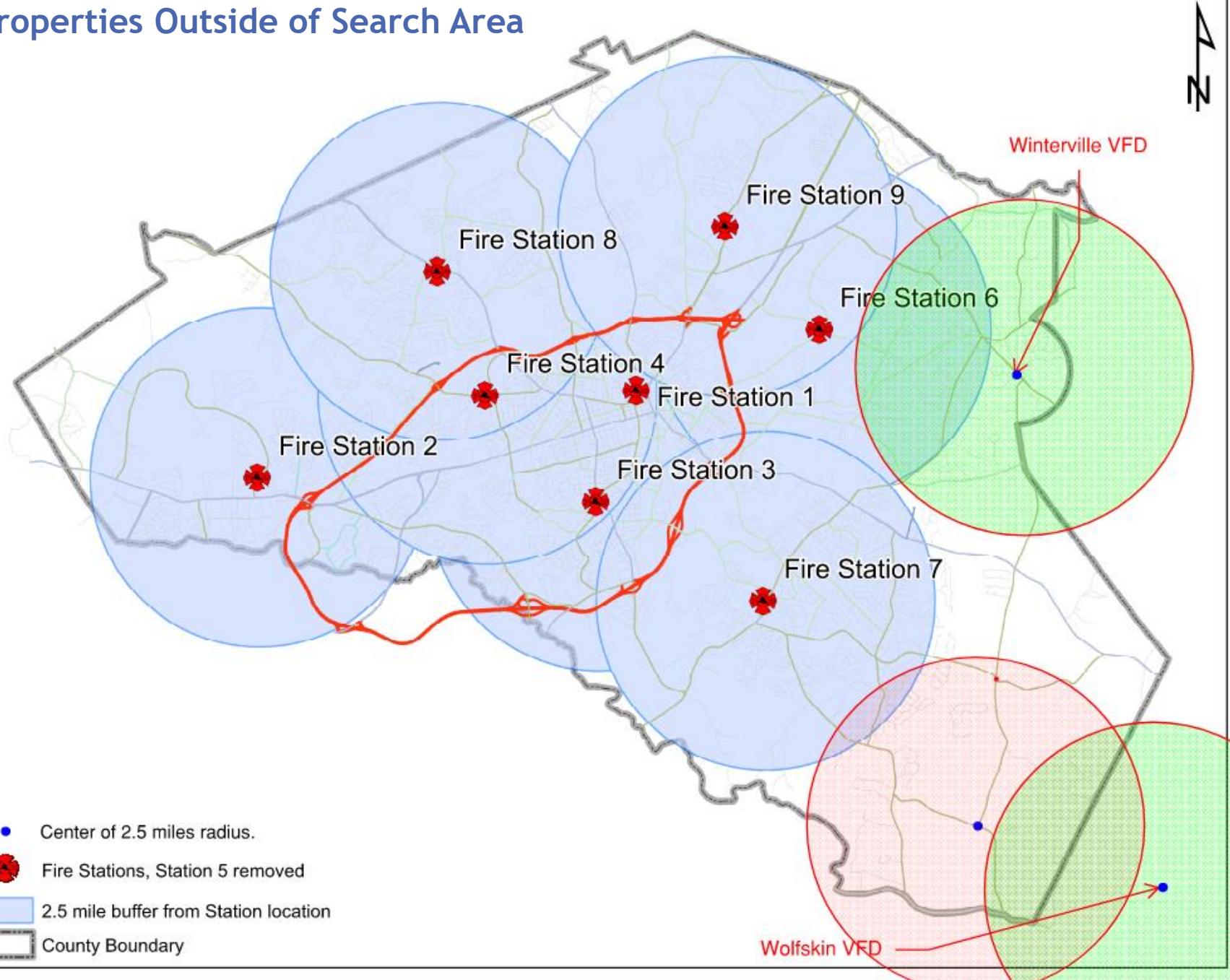
Pros:

- ▶ Closer to density towards the north
- ▶ On Major Road
- ▶ Potential ACC owned land

Cons:

- ▶ Leaves a large area of Southeast Athens outside of the 2.5mi radius.
- ▶ Large area of the circle outside of the county limits
- ▶ Landfill buffers prevent the construction of this facility.

Properties Outside of Search Area



Intersection of Morton Road and Belmont Road

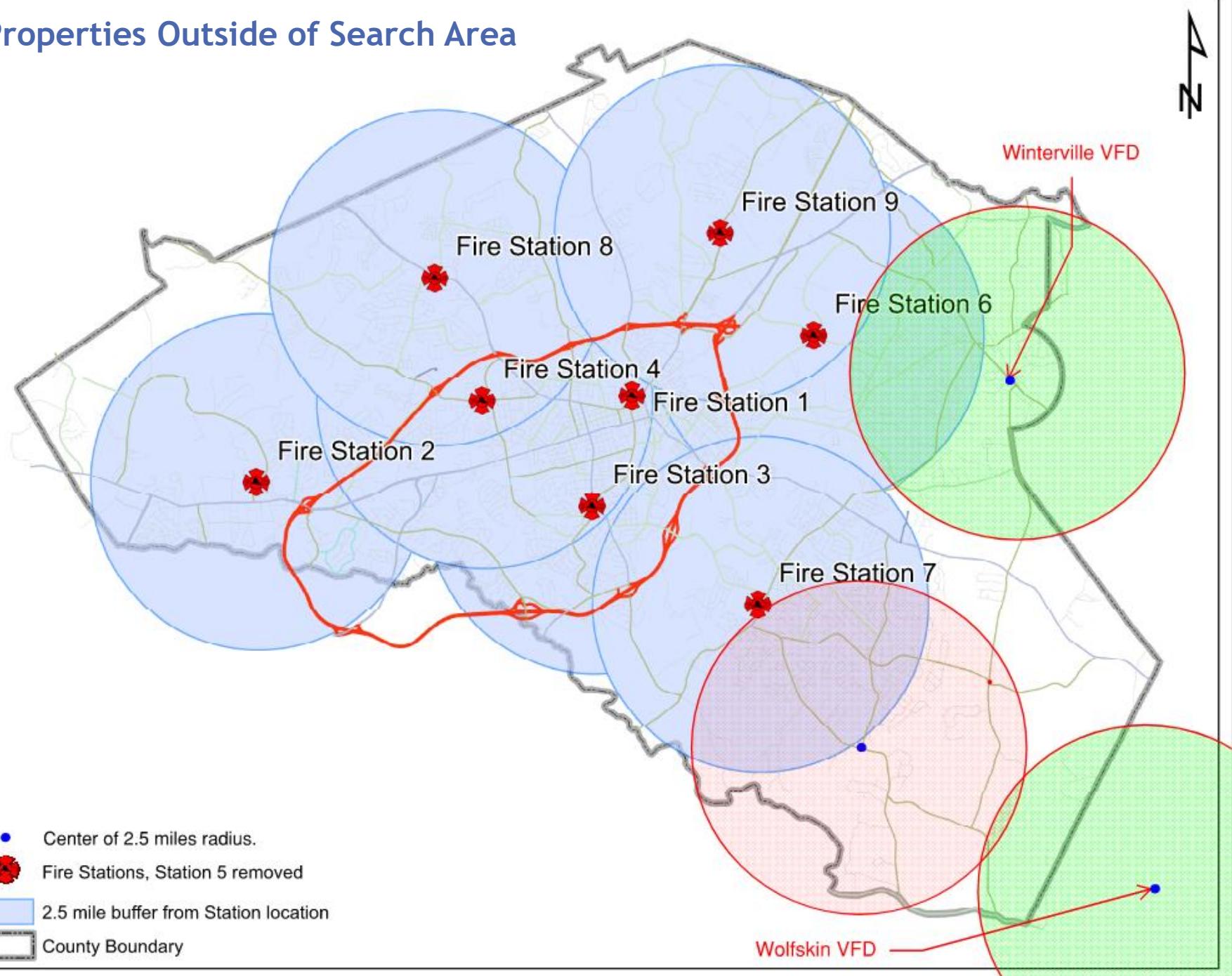
Pros:

- ▶ Increase coverage of the Southern area of Athens.
- ▶ Located at arterial road intersection.

Cons:

- ▶ Over 25% of the 2.5mi coverage range outside of the county limits
- ▶ Leaves a large coverage gap in the Northeast corner along Lexington Rd.

Properties Outside of Search Area



Intersection of Barnett Shoals and Whit Davis

- ▶ Near the ACC Cedar Creek Water Reclamation Facility

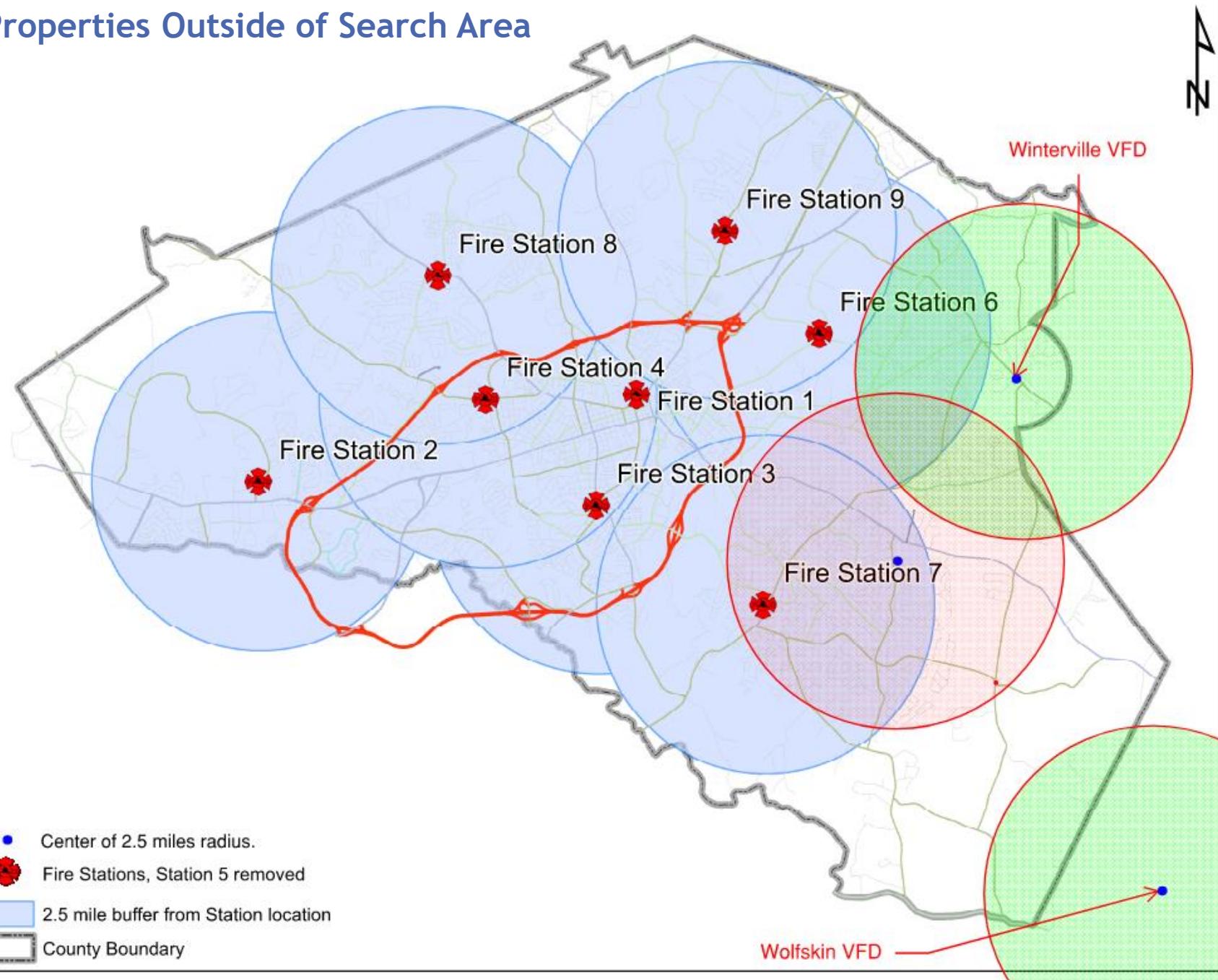
Pros:

- ▶ Possible ACC owned land
- ▶ Located at arterial road intersection.

Cons:

- ▶ Leaves a large coverage gap in the Northeast corner along Lexington Rd.
- ▶ Significant overlap of coverage with Fire Station #7.

Properties Outside of Search Area



Southeast Clarke Park

Pros:

- ▶ Closer to population density towards the northern side of the County

- ▶ ACC owned land

Cons:

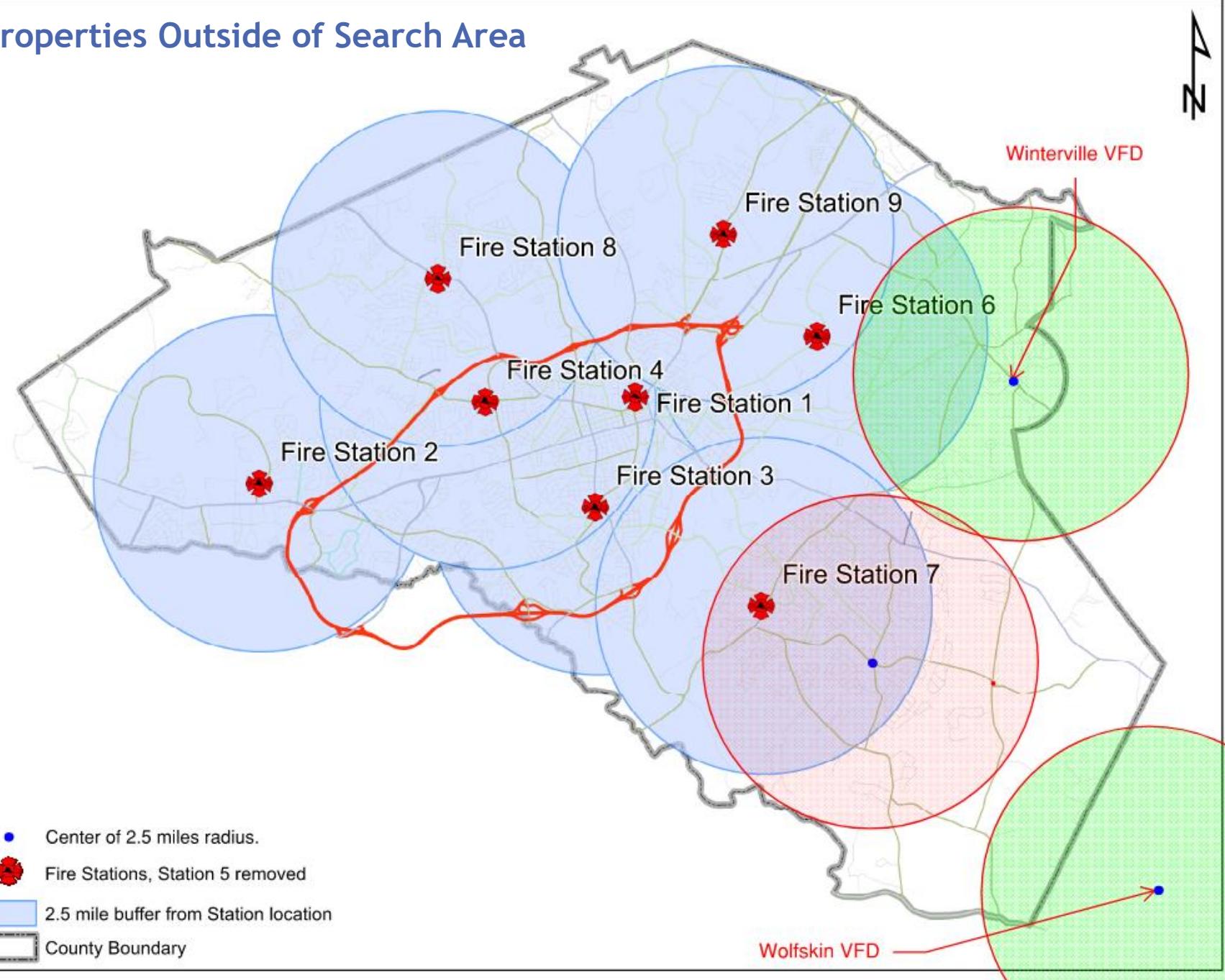
- ▶ Leaves a large coverage gap in the Southeast area of Athens.

- ▶ Large area of the circle overlaps Fire Station 7

- ▶ Transit Station currently being considered at this location.

- ▶ Pedestrian traffic due to the proximity of the park.

Properties Outside of Search Area



Intersection of Whit Davis and Old Lexington Road

- ▶ Near Whit Davis Elementary School
- ▶ 1450 Whit Davis, owned by the Board of Education

Pros:

- ▶ Closer to population density towards the northern side of the County
- ▶ BOE owned land

Cons:

- ▶ Leaves a large coverage gap in the Southeast area of Athens.
- ▶ Large area of the circle overlaps Fire Station 7
- ▶ School Zone

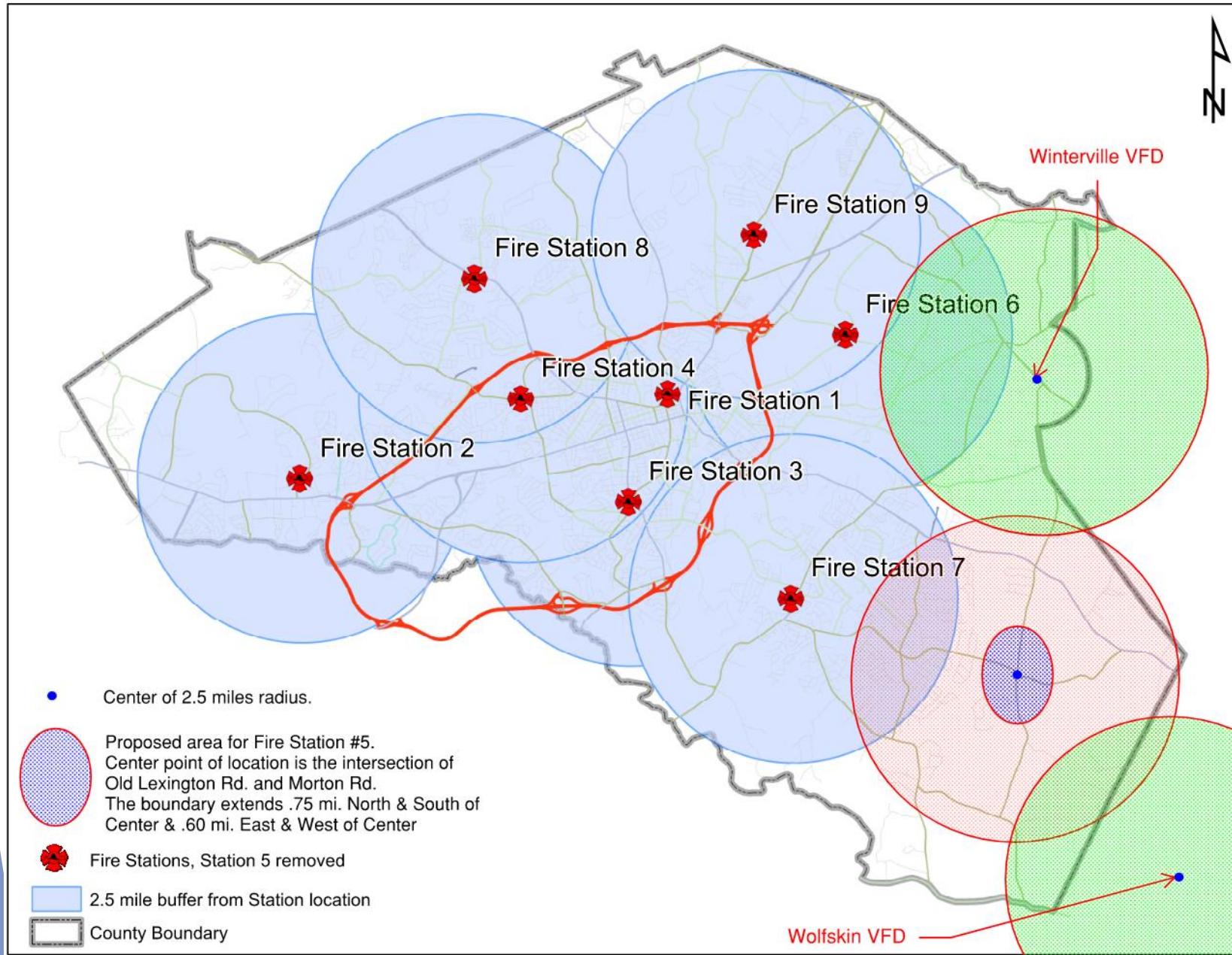
Revised Site Selection Criteria - Technical Values

Criteria	Must Have (MH)	Highly Wanted (HW)	Nice to Have (NH)
Technical Values			
Property Area	2.5 Acres	2.5-3.5 Acres	3.5-4.5 Acres
Location/ Accessibility	Any negative impact on ERDs acceptable	Meets all Must Have +	Meets Highly Wanted +
	No negative impact to ISO rating	N/A	N/A
	Pull through access to apparatus bays.	Supports service of future land-use density	All access may be signal controlled
	300 feet minimum sight distance	N/A	Corner lot with access from both streets
Site Utilities:	Public Water, Septic Compatible	Ready access to utilities for electrical, phone, internet, cable infrastructure.	All Utilities Available at Site
Site Ownership	No State or Federal owned or protected lands	Owned by Government Agency, Property Trade, Long-term ground lease	Owned by ACC Unified Government
Street Type	Urban/Local	Collector	Arterial
Zoning	Minimum impact to adjacent property while promoting public health, safety, and general welfare.	Commercial, Government, Parks	Avoid Single Family
Site Topography	8-20% or less grade variation (Rolling terrain)	2-4-10-20% or less grade variation (Gentle terrain)	2-Less than 10% grade variation (Flat terrain)
Site Permitting: (Environmental & Building/Construction)	Permittable w/ acceptable mitigation	Permittable w/ minor mitigation	Standard Permitting/no mitigation

Revised Site Selection Criteria - Community Values

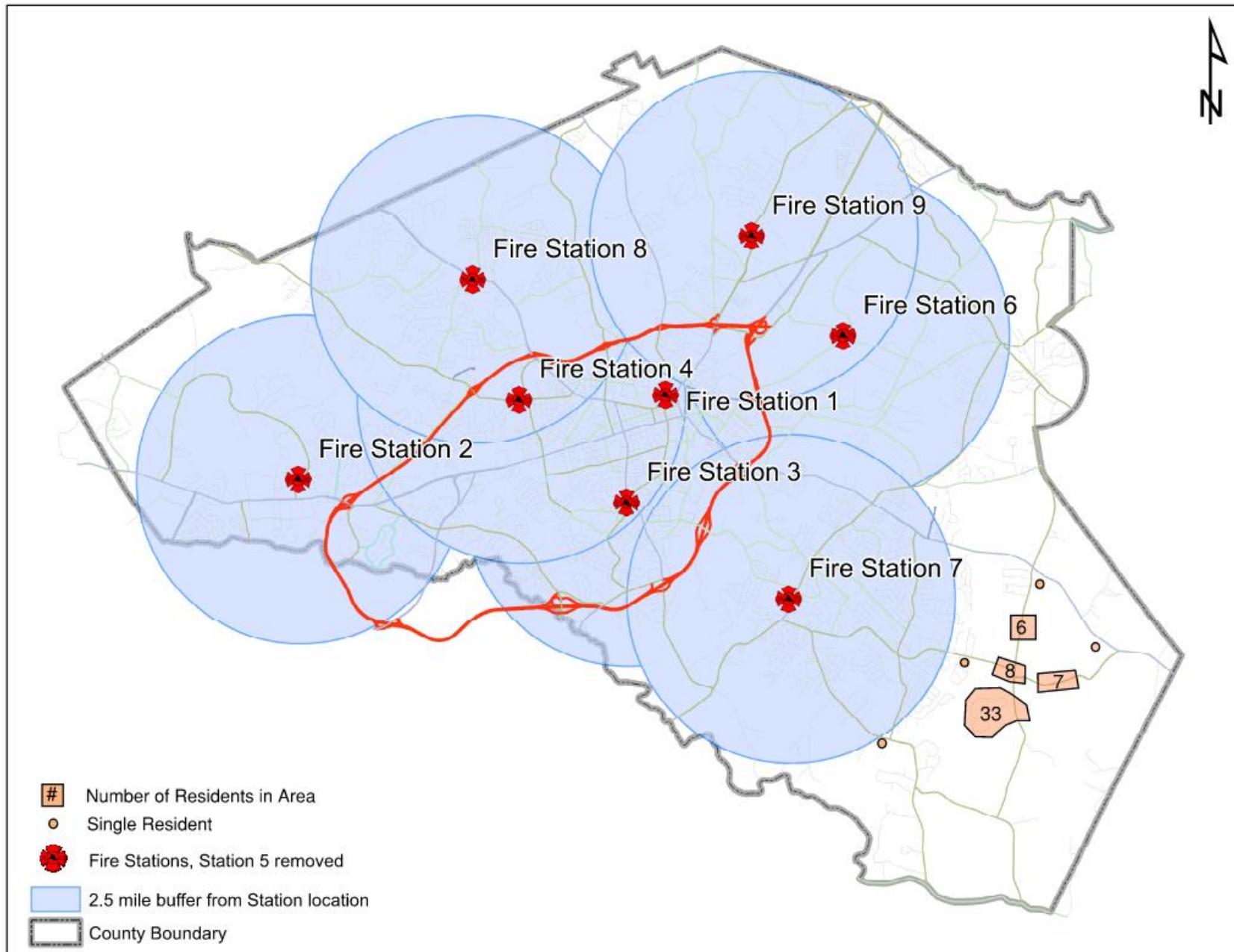
Criteria	Must Have (MH)	Highly Wanted (HW)	Nice to Have (NH)
Community Values			
Station Visibility :	Station visible from roadway	Station maximum of 100 feet from ROW	Station maximum of 60 feet from ROW
Adjacent Property:	Acceptable station functions with minimum impacts to adjacent property Station located 300 feet from Adjacent Resident Home	No limitations on station functions with no impact to adjacent property 400 feet from Adjacent Resident Home	Supportive functions to adjacent property 500 feet from Adjacent Resident Home
Economic Impacts:	Costs within existing site value May not remove resident from current CUVA (Conservation Use Valuation Assessment) status	Costs within existing site value plus positive community impact	Costs less than existing site value plus positive community impact
Community Environment:	Minimum adverse impact: Site Characteristics- Maintain natural barriers (trees/topography)	No adverse impacts	Positive impacts: Improves site
	No traffic operational impacts		Enhances future development
	Air Quality / Noise		
	Future development		
Joint Development:	N/A	Future potential to support joint development / other functions	Immediate support possible
Proximity to bus stop	N/A	Near potential future bus stop at site location	Something unique or above the previous standard
* Zoning will not be impacted by the construction of a Fire Station			
"Must Have" items - Minimum for the site/project to be a Success			
"Highly Wanted" items - Not required but would be a good option			
"Nice to Have" items - Not requirement but would make for an ideal, best possible, option			

Proposed Fire Station #5 Search Area



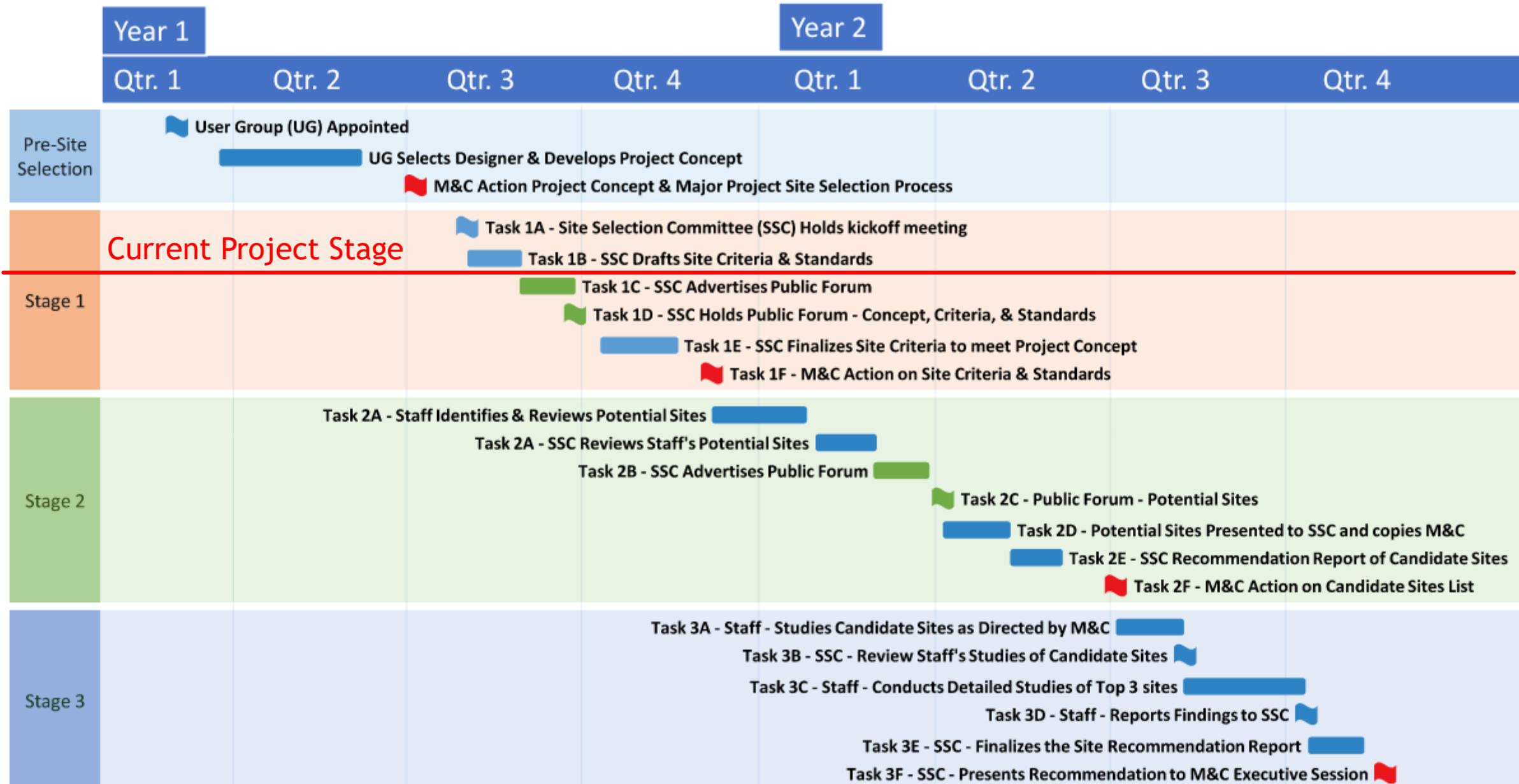
- ▶ Proposed search area for this fire station is based on the recommendation provided by the User Group, ACC Fire Department, and Site Selection Committee.
- ▶ Maintain or improve response times based on the NFPA 1710 standards.
- ▶ Expectation to retain an ISO rating of 1/1x and continue to maintain lower insurance premiums throughout the county.
- ▶ Provides service to approximately 800 additional residents that were not previous in the coverage area.
- ▶ Improving quality of life by better distribution of services
- ▶ Efficient use of ACC fire/emergency services

Distribution Map of Public Input Response & Attendance



- ▶ 70 Residents were counted between the two in-person public input sessions for the proposed Potential Sites, proposed Candidate Sites, and M&C Meetings.
- ▶ During public input, the majority of the comments were not in favor of the fire station located in the proposed search area.
- ▶ Number of residents were not counted twice.
- ▶ 12 of 70 residents location were unknown and could not be documented in the map.

Major Project Site Selection Process – Timeline



Next Steps & Updated Project Schedule

- ▶ M&C vote on Site Selection Criteria March 2024
- ▶ Site Selection Criteria for Public Input March 2024
- ▶ Review Public Input with Site Selection Committee April 2024
- ▶ Provide Potential Project Sites to SSC Spring 2024
- ▶ Public Input for Potential Sites Summer 2024
- ▶ Provide recommendation to SCC for Candidate Sites Summer 2024
- ▶ Provide Candidate Site recommendation to M&C Summer 2024

Site Selection- Project Budget

Proposed Project Funding

Original SPLOST 2020 Project 06 Budget	\$ 6,063,260
Total Proposed Project Funding	\$ 6,063,260

Proposed Project Budget

Expensed & Encumbered (Design Fees)	\$ 446,341
Construction	\$ 3,150,000
Testing, Misc., Permitting, Utilities, PM Fees	\$ 379,209
Public Art	\$ 31,500
Furniture, Fixtures, & Equipment	\$ 525,000
<u>Project Contingency</u>	<u>\$ 1,031,210</u>
Land Acquisition	\$500,000

Questions?