

# Clackamas Fire District #1



**WORK SESSION FOR BOARD OF DIRECTORS  
September 9, 2009**

**(This meeting was recorded.)**

- 1. CALL TO ORDER PER ORS 192.610 TO 192.710**  
**ORS 192.650 – The meeting is being recorded.**  
**ORS 197.710 – Smoking is banned during the meeting.**

Chairperson Trotter began the work session at 5:30 p.m.

**Present:** Board of Directors Jim Doane, Toby Forsberg, Dave McTeague, Don Trotter and Marilyn Wall; Chief Ed Kirchhofer; DC Scott Weninger, PSC Mark Cauthorn, BC John Oliver, Karl Johansson from Johansson Architecture, PC; and Executive Assistant Karen Strejc.

## **2. PUBLIC COMMENT**

None

## **3. PRESENTATION OF TRAINING CENTER MASTER PLAN**

BC Oliver began his presentation by explaining the culture of training at CCFD #1 and how it compared to other fire service agencies. Firefighters at CCFD #1 receive training two times each month, while other agencies, such as TVF&R provide training for their employees once a quarter. BC Oliver shared how training is in the culture of the Fire District and that training is constantly taking place for the firefighters. He shared that the best people with the best training equals the best service.

### **History of the Current Facility**

BC Oliver provided a history of the current facility, which was built in 1981. It was originally built by Fire District #71, which had only one station at that time. While the current training facility was built with only one fire station in mind, it has served the District well over the past 30 years. However, several months ago, the Fire District hosted a multi-agency drill, which taxed the capacity of the Training Center.

BC Oliver shared that the training layout is based on a wheel and spoke design. The Training Center is the center of the wheel where all of the classroom courses are taught, evaluations completed and actual simulations of specific types of residential high-rise and hazmat events take place. There are two remote sites and four state-of-the art classrooms to help reduce travel time for the firefighters. These classrooms are located at Stations 2, 5, 10 and 15. All live-fire operations were moved to Station 10. The Fire District is leasing the property at the Pleasant Valley Golf Course, which is being used for driving simulations and as a major industrial site.

### **Action Plan**

BC Oliver explained that in order to lay out a master plan for the Training Center, he prepared an action plan, which included the following:

- Needs assessment – determine what type of training will be done over the next 30 years.
- Selection of an architect/engineer – Johansson Architecture was selected to help with the project. The engineering firm is Elliott, LeBoeuf & McElwain.
- Identify potential users – Clackamas County Sheriff's Department, mutual aid departments, etc.
- Identify who will operate and maintain the training center – Determined it will be operated by CCFD #1.
- Master plan of the site and primary building/training props
- Identify and market funding sources
- Find a site
- Design
- Construction
- Operate and maintain the facility

### **Architect and Engineer Facilitation**

BC Oliver shared that Johansson Architecture was selected because they were a small, local firm that is very service and value based. They partner with one of the most premier engineering/training center firms in the nation, which is Elliot, LeBoeuf & McElwain.

BC Oliver explained that the architect and engineering firms were charged with taking the current site and proving it was adequate by redesigning the site where training could continue to be conducted for the next 30 years or prove it would not be adequate. They determined that the current site would not be large enough to provide for the amount of training needed over the next 30 years. The second charge for the architect and engineer was to determine that since the current site would not be large enough, would it be enough if the property to the north of the Training Center was purchased.

It was determined that to meet the needs of the training center four classrooms would be needed with two being clean and two dirty. Facilities would also include bathrooms, wellness facilities, etc. Visits were made to other training facilities across Oregon to view what other agencies have as part of their training centers. A footprint of the training grounds was designed, which included a classroom building, training tower and a rescue house. This footprint could be rearranged on the current site or placed on any other site selected.

Chief Kirchhofer explained that the remote facilities that are used to provide some of the District's training enabled the District to look at a smaller footprint for the new training center.

BC Oliver explained that many of the training sites that they visited did not have realistic training props. The architect designed a plan that looks like a neighborhood that firefighters would find when dealing with fires and other emergency events. It would be made to look like what they would respond to.

### **Location Proposal, Feasibility and Decision**

BC Oliver explained that the Training Center needed to be centrally located and on a transportation route so that firefighters could get to the Training Center in a timely matter. The location would also need to meet the growth of the Fire District over the next 30 years and the zoning and integration of the community.

The current site of the Training Center is a good location and the site could be expanded with the purchase of the property next door. It already has all of the infrastructure needed with the major water lines, power and sewer. The current site is staffed 24 hours and would meet the 30-year growth requirement.

If the Training Center was relocated, property could be purchased that could really meet the 30-year growth requirement. However, with the infrastructure and build-out challenges, the cost becomes prohibitive. Also, the available sites are limited. A minimum of seven to nine acres is needed.

BC Oliver shared that the owner of the property to the north of the Training Center approached the Fire District several years ago about selling the property to the Fire District. Earlier this month, BC Oliver and Chief Kirchhofer met with the owner regarding the sale of the property. Discussions will be continuing regarding the potential sale.

BC Oliver explained that the advantages in expanding the Training Center to include the property to the north would include that training services could continue without having a break. Relocating the facilities would cause training to be cut back tremendously.

Chief Kirchhofer shared that Mr. Johansson's option of expanding by purchasing the property to the north provides the option of a phased-in approach to remaining on the current site. The District's bonded debt is scheduled to be retired in 2015. If the property is secured now, some projects could be identified and funded out of existing resources. A new bond could be planned for 2015 once the current one has ended. This bond could also include other needs of the District such as various fleet needs, an Administration facility, etc.

BC Oliver shared that one of the options for providing more area at the current Training Center would be to use the current Logistics building as an indoor training facility. Chief Kirchhofer explained that Logistics would be one of the easiest divisions to move as warehouse space is readily available for lease. Also, there is space on the property of the Lake Road Fire Station site where a new Logistics facility could be built. The current Logistics buildings could be maximized and used as dirty classrooms or a scenario building.

Discussion followed regarding the possibility of having a cost sharing of the training facilities with other agencies as well as apparatus and facility maintenance. Chief Kirchhofer shared that one of the items for discussion at the joint board meeting with Boring Fire District would be the discussion of contracting with them for apparatus maintenance.

Chief Kirchhofer shared that parking will continue to be a challenge for the current Training Center site. Underground parking or first level parking underneath the main structure could be options to meet the needs long term.

BC Oliver described the various training props and facilities that are incorporated in the architect's design of the new Training Center. These would be designed to simulate and represent the types of calls that firefighters respond to. These include a training tower with multiple stairwells with cubicle size rooms and center hallways. A rescue house is designed as a huge two-story home with movable rooms. Other training props include a small scenario house, a car fire prop, roof with steep and low pitches and a warehouse scenario building. Outdoor classroom structures would also be included.

Director Wall mentioned that most of the grounds appear to be for fire service. She asked what was being done to prepare for training for EMS. BC Oliver replied that much of the training for EMS is done in a dirty classroom. In the design of the new Training Center building, for EMS training there would be two small rooms with a center instructor room. It is patterned after the new Clackamas Community College Allied Health Building, which is state-of-the-art for health service training. The small house scenario also replicates EMS calls that firefighters would encounter. Syn labs are also included in the master plan.

Mr. Johansson met with the Wellness Program Coordinator and programmed the size of the workout room that will be included in the Training Center. Space has also been designed for a cardiovascular testing area.

Director Forsberg asked about the future plans of the Fire District regarding the Pleasant Valley Golf Course. BC Oliver explained that the Golf Course has been zoned for 7,000 square foot residential lots. If the District were to purchase the property, it would need to buy 137 acres, which would cost far more than the District could afford. It also is not on a transportation route for the firefighters. This property was a short-term lease agreement with the owner because the market did not support the selling of the property for what it is worth.

Chief Kirchhofer requested that the Board review the market analysis prior to the Executive Session at the September 21, 2009 board meeting. Discussion could include varying strategies and the Board could provide direction to staff for how to proceed with the updating of the Training Center.

BC Oliver explained that there is also potential for future expansion by purchasing the property to the south of the current Training Center.

Director Wall shared that the proposal is based upon how the District currently trains firefighters. The current plan provides for today's training for tomorrow's firefighters. BC Oliver explained that the hands-on training cannot be replaced by remote training. Chief Kirchhofer also explained the training done today is very different from the training done 30 years ago. Currently, there is on-line training as well as remote and off-site training, which all help to

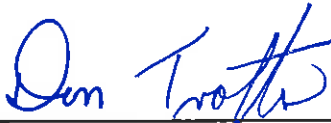
support the delivery of the hands-on training provided at the Training Center. This combination of training has enabled the District to use the current facility for as long as it has.

Mr. Johansson explained that they learned what the objectives were for the Fire District. They looked at what the existing facilities were to see if these were meeting the District's objectives and if not, how could it be done. Many of the objectives could be accomplished on site. The methods for accomplishing them may change, but the site will still work. The main Logistics warehouse could remain on site until funding was available to move it to a different location.

**4. ADJOURNMENT**

The work session adjourned at 6:30 p.m.

Karen Strejc  
Executive Assistant



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**Chairperson, Don Trotter**



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**Secretary, Dave McTeague**