

CITY OF ANN ARBOR FIRE DEPARTMENT



FIRE STATION FACILITIES PLAN

January 2023



Initial, exterior schematic design for Fire Station 4 (Huron Parkway)

FIRE STATION FACILITIES PLAN

PRIOR WORK

In 2019, a fire station facilities plan outlined a path to address antiquated fire stations. Over the last five years, significant planning and construction has been completed. More progress to facilities has occurred during this five-year period than the previous twenty years. This document outlines the progress since 2019 and recommended future action. This is a sequential document to the 2019 plan. The primary purpose of the 2019 document was to address the number and location of fire stations and provide an assessment of those stations.

MAJOR ACCOMPLISHMENTS

1. Fire Station 1 Renovation – 2022

The largest completed project has been the interior renovation of a large portion of the second floor of Fire Station 1. This project was enabled by the move out of the Washtenaw Sheriff's Office Metro Dispatch in December 2021. Nordstrom-Samson & Associates (NSA) was awarded the professional services agreement for architectural / engineering services, and A.Z. Shmina was awarded the construction contract for \$1.29 million.

This project provided the following benefits:

- Relocation of the fire prevention bureau to Fire Station 1. This will allow for the transfer of old Fire Station 2 to the Housing Commission for future administrative space or affordable housing. Due to the age, condition, and asbestos issues of old Fire Station 2, this building is slated for demolition.
- Eight gender neutral dormitory rooms were created.
- New offices with ADA accessibility were created for fire administration, emergency management, and fire prevention.
- New training room with ADA accessibility was created.
- 1,200 ft² of secure storage space was created for the Clerk's Office.
- Front entrance was made ADA accessible.
- Renovation area had a fire suppression system installed.
- Entire building had new fire alarm system installed.
- Renovation area had more efficient LED lighting installed and improved zoning of ventilation system.
- Several areas of asbestos containing material were abated.

FIRE STATION FACILITIES PLAN

2. Station 4 Replacement – Ongoing

In April 2021, a professional services agreement was awarded to Ann Arbor Architects Collaborative (AC3) for architectural / engineering services for a new Fire Station 4. In early 2022, this agreement was amended to include design of upgraded facilities for Scheffler Park. During the summer of 2022, public engagement and outreach was conducted with Parks and Recreation to determine public input on the usage of parkland for the new fire station. This outreach found public support for the project along with a preference for a new multi-use court on the southeast portion of Scheffler Park. On January 17, 2023, the project received site plan approval from the Planning Commission. With this approval, A3C is working on construction drawings, which will be the final step to prepare this project for construction bidding.

Fire Station 4 is being designed to be a net-zero fire station, which has the potential to be the first such in the State of Michigan and one of first east of the Mississippi River.

3. Station 6 Dormitory Renovation - 2020

Renovations were completed to create four gender inclusive dormitory rooms and two gender inclusive restrooms. New lighting and carpeting were installed in the training room. Additionally, an improved workout area with gym flooring was constructed.

4. Station 6 Solar Panels - 2019

A solar array was installed on the roof of Station 6. This project was done in partnership with the Office of Sustainability and Innovation along with the Energy Commission and the University of Michigan Students for Clean Energy group. This array was designed to provide enough net electrical supply for annual demand.

FIRE STATION FACILITIES PLAN

RECOMMENDATIONS

1. Construction of New Fire Station 4

The construction of Fire Station 4 is estimated at approximately \$10 million. With the recent volatility of construction prices due to inflation, projecting what construction proposals will come back it at is difficult.

The City of Ann Arbor receives approximately \$1 million annually from the State of Michigan Public Act No. 289 of 1977 for providing fire protection to state owned facilities (University of Michigan). It is recommended to bond this project and use this revenue to pay-off the bond debt.

The construction bid packet could be posted for request for proposals by summer 2023. This would put bid award in late 2023 with construction in spring 2024.



FIRE STATION FACILITIES PLAN

2. Partner with University of Michigan for New Fire Station 5

Continued discussion is recommended with the University of Michigan as to the future of Fire Station 5. Although the City of Ann Arbor enjoys free usage of this facility, this facility presents the following issues:

- Oldest active fire station in City of Ann Arbor.
- Never been renovated and designed for male firefighters only.
- No female shower or private changing area.
- Open bunk rooms without private sleeping areas.
- Larger than needed; increase turnout times due to travel distance.
- Incredibly energy wasteful building.

The design, layout, and net-zero features of Station 4 is recommended to be duplicated for this location.

Potential construction options:

- A. University of Michigan builds the new station and maintains ownership and maintenance similar to the current situation.
- B. University of Michigan builds the new station and turns over maintenance to the City of Ann Arbor under a 50-year lease.
- C. University of Michigan provides the land under a 50-year lease and the City of Ann Arbor constructs and maintains the station.
- D. If no agreement is reached and the City of Ann Arbor needs to acquire real estate, an estimated \$2 to \$3 million in land acquisition would be needed. Due to the amount of land owned by the University of Michigan in the preferential location for this fire station, finding available property would be very challenging.

No formal agreement can be located between the University and City for the current use of Fire Station 5. If option A, B, or C above is pursued, a formal lease agreement will be needed.

3. Building Generator for Fire Station 3

Fire Station 3 does not have a building generator. In summer 2022, the station was without power for over four days. Repeated requests for DTE to prioritize power restoration to this station were unsuccessful. The electrical infrastructure supplying this station is quite old and has proven unreliable. There was a similar two-day power outage in 2021. This building will likely not be replaced for at least a decade, so it is recommended to install a full building generator that could also be repurposed for a new station. Estimated cost is \$100,000.

FIRE STATION FACILITIES PLAN

4. Emergency Operations Center

The City of Ann Arbor does not have an emergency operations center. The current plan is to send a small contingent of City staff to the University of Michigan’s emergency operations center (EOC) in the event of a large-scale incident. However, no formal agreement is in place. There is not enough room at the U-M location for all necessary City staff. Additionally, access to this location is a logistical challenge. This area may not be available for a City-specific incident such as the chromium spill of August 2022.

Preferably, the City of Ann Arbor would have designated EOC space for its immediate use. This space would be recommended to be designed for EOC needs but also to serve as a training and / or meeting location when not needed for EOC functions. Any designated EOC space would need emergency power back-up. Costs for this will vary significantly based on the pre-existing condition of a given location. Conservatively, \$300,000 may be needed to build-out information technology infrastructure, utility (back-up power), and furniture needs.

5. Fire Training Facility

With the continued vertical growth in the City of Ann Arbor, the fire department needs a location to practice multiple story fire attack, also known as high-rise / stand-pipe operations. No such training facility exists in Washtenaw County. Using a stand-pipe system for fire attack is a complex task requiring significant practice and coordination.



6. New Kitchen and Restroom Renovation at Fire Station 1

The 2022 renovation of Fire Station 1 left out some areas needing attention due to financial constraints. The kitchen area has asbestos flooring and needs renovation. The kitchen was last updated over twenty years ago. Unfortunately, the cabinets installed were a residential grade, composite cabinet and are starting to fall apart. The men’s and women’s toilet and shower facilities are also in need of renovation. The recommendation would be to transition to gender inclusive toilet / shower rooms similar to what was installed at Fire Station 6. Estimated cost is \$350,000.

FIRE STATION FACILITIES PLAN

7. Construction of New Fire Station 3

Once Fire Station 4 is complete and debt service paid off. Effort should be directed to utilize the same plan for Fire Station 4 to build a new Fire Station 3. It is difficult to estimate costs so far out. However, the construction of Fire Station 3 is estimated to exceed \$12 million.

As with Fire Station 4, it is recommended to use the State of Michigan Public Act No. 289 of 1977 to pay the debt service on this project.

FIRE STATION FACILITIES PLAN

Fire Station 1

Location: 111 North Fifth Avenue

Built: 1978 (45 years old)

Square footage: 42,900

Apparatus: Battalion Chief (Tahoe), Tower Ladder Company, Rescue Company (ambulance), Reserve Engine



Staffing: Battalion Chief (1), Captain (1), Lieutenant (2), Driver / Operator(3), Firefighter (1)

Fire administration, prevention, emergency management, training, and logistics work out of this station.

Fire Station 3

Location: 2130 Jackson Avenue

Built: 1963 (60 years old)

Square footage: 5,000

Apparatus: Engine Company, Technical Rescue Vehicle

Staffing: Lieutenant (1), Driver / Operator (1), Firefighter (2)



FIRE STATION FACILITIES PLAN

Fire Station 4

Location: 2415 Huron Parkway

Built: 1966 (57 years old)

Square footage: 5,000

Apparatus: Engine Company

Staffing: Lieutenant (1), Driver / Operator (1), Firefighter (2)



Fire Station 5

Location: 1946 Beal Street

Built: 1959 (64 years old)

Square footage: 21,577

Apparatus: Ladder Company, Water Rescue Vehicle, Reserve Engine

Staffing: Lieutenant (1), Driver / Operator (1), Firefighter (2)



Fire Station 6

Location: 1881 Briarwood Circle

Built: 1981 (42 years old)

Square footage: 12,077

Apparatus: Engine Company, Hazardous Materials Vehicle, Technical Rescue Vehicle

Staffing: Lieutenant (1), Driver / Operator (1), Firefighter (2)

