# City of Scottsbluff, Nebraska Tuesday, February 16, 2021 Regular Meeting

# **Item Reports4**

Council to discuss the property located at 1502 21st Avenue, formally Scottsbluff Senior Center, and approve the Letter of Authorization for appraisal from Brandt Appraisal Company and authorize the City Manager to sign the Letter.

Staff Contact: Rick Kuckkahn, City Manager



Scottsbluff Fire Department 1801 Avenue B Scottsbluff NE, 69361



February 11, 2021

Honorable Council Members,

Please accept this letter to provide you with a brief synopsis for utilizing the former Scottsbluff Senior Center as a training site. Supplemental to this letter is a pro forma packet of more detailed information outlining different considerations for developing a training site or training facility and the training needs of the Fire Department. Also, included is a supplemental attachment regarding the former Senior Center property.

Since the vacation of the Senior Center in early December, I approached Interim City Manager Kuckkahn to utilize that building and site for training. This has been a very worthwhile experiment and is helping to gather data to show the need of a training site and to provide an area that is safe and feasible for training drills. Since the time we have been utilizing the site, we have been able to log nearly seventy personnel hours of training in subjects we are not able to perform at the station. While the Senior Center site is not an ideal site for a training facility, it is something in the absence of nothing. We currently house many of our props and spare equipment in the storage building located on the west portion of the property. That storage building also holds the Community Emergency Response Team's (CERT) equipment and various items for the Parks and Transportation Departments. Since the City owns the property, we would not need to relocate this storage and we would have a site to continue to perform training in a safe and efficient manner.

In closing, I ask the Council to consider keeping the property as a site for training, not only the Fire Department, but Police, CERT, Public Works, and any other City Department that could benefit from utilizing it. The fact that it is primarily located in a business or industrial area limits disruption to the residential neighborhoods and its proximity to Highway 26 and other arterial roadways still allows for response to be maintained. In the future, there may be an opportunity to make it useable as a second fire station or other public safety location. I greatly appreciate your time and consideration and please contact me with any questions or comments.

Respectfully submitted,

-

Thomas Schingle Fire Chief

## Supplemental Attachment to Training Pro Forma Former Scottsbluff Senior Center

The former Scottsbluff Senior Center has been utilized by the Fire Department for the past month. This has proven to be a great situation for performing drills that we otherwise would not be able to perform or would have to restrict access in and out of the Public Safety Building. In the time that we have been able to utilize the site, we have been able to accomplish nearly seventy personnel hours of training. This is in addition to the classroom training performed at the station. As mentioned in the letter to Council, this site is not ideal for the long-term, but does fill the gap in the immediate-term. As an immediate training site, very little expense is anticipated until the next fiscal year. Other than electricity, which should be very minimal, the current props and equipment that we currently have will be sufficient to get our training program to a higher-level. Some consumable items, such as lumber, should be covered by our current budget. As we look to the future, we can begin to develop a better idea of the fiscal needs for a training facility. In consideration, the following is a pro v. con of utilizing the former Scottsbluff Senior Center as a training site/facility.

Pro	Con
City owns the property. No investment in	Land is three-quarters of an acre in size.
additional land for the immediate use. Current	Insurance Services Office (ISO) credits a
building can double for lecture and drills.	training site two acres or larger. National Fire
	Protection Association standards recommend a
	site large enough to meet the current needs and
	provide for future expansion.
Location is not located immediately adjacent to	Location is on and near heavily traveled
residential neighborhoods. Closest residential	streets. Any fake or real smoke could
housing is approximately 1,000 feet to the west	potentially be considered a hazard for traffic,
on the windward side of the property.	which potentially limits certain drills.
Storage building is being utilized by City	Storage buildings are in need of rehabilitation.
Departments. Fire Department storage	Doors and roof are in disrepair. Security is a
currently has training props and aids, which do	concern as vandalism has occurred on the
not need to be transported back to the current	property.
station. The Community Emergency Response	
Team has their equipment stored on-site.	
Safer area to train and have hoses and other	Shifts resources to the east edge of the City,
equipment deployed. Keeps the back lot of the	increasing response times to the southwest and
Public Safety Building open for patrol cars and	western areas when at training. This can be
other emergency vehicles to respond to	combated by training during non-peak hours.
emergencies.	
Site is large enough to consider developing a	Modification to the building would be
second fire station.	necessary to function as a second fire station,
	which would include a major remodel and
	addition of an apparatus bay
Building can be used for a meeting/lecture area	
large enough to maintain social distancing	
during the pandemic.	

# SCOTTSBLUFF FIRE DEPARTMENT TRAINING FACILITY PRO FORMA



2021

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### Abstract

In the absence of a formal training site, the Scottsbluff Fire Department completes annual fire training to the best of the Department's ability. Personnel have constructed small props, created drills, and discussed topics at the station or at another location upon receiving permission. One such location is the Harm's Center at Western Nebraska Community College. This has been a great partnership, but, due to the College's class schedule, we are not always afforded the opportunity to utilize the space where several props are stored. Sometimes props have to be discarded due to a lack of storage, further impacting the budget. Another location that we utilize is the training site in Gering. Gering Fire accommodates some of our training needs, but, due to the distance, we must schedule the training when personnel are off-duty. Due to overtime budget constraints, personnel are limited to the number of hours of use; approximately 16 hours annually.

Establishing a formal training facility has been a topic of discussion for the Department for the last several years. In 2017, a proposal was written and grant opportunities were pursued with limited success. Experience and history prove that establishing and developing a training facility takes time; years in most cases. The intent of this document is to keep the discussion moving forward and provide possible solutions for establishing a training facility for the City of Scottsbluff. A training facility for the City would be a formal location that any Department could utilize including, but not limited to, the Police Department and Public Works. This document will specifically focus on fire training, and may reference fire training facility, but the intent would be to utilize it for the City Departments as a whole.

#### **Reasons for a Training Facility**

The first question that is likely to be asked is why does Scottsbluff Fire Department need a training facility? A fire department training program will only exist on paper if it is unable to carry out the plan to meet statutory and standard training requirements. A training facility is one essential resource in being able to meet those obligations, (Forsman, 2002). A training facility provides a safe and controlled area to meet industry standard training requirements and to enhance safe and efficient operations. While there may be many other reasons, such as reduction of travel and potential budget savings, safety, efficiency, and meeting training standards are the main areas of focus.

Providing an area for personnel to train in a safe and controlled manner is paramount to success. Training is the time to make certain mistakes, learn from them and improve service. Firefighting is inherently dangerous and emergency scenes are dynamic and ever changing. What may start as a simple room and contents fire can quickly develop into a multi-floor conflagration. A training facility allows certain controls to be put into place whereby firefighters can learn how to quickly, safely and efficiently mitigate a situation. Thus, when those situations are encountered in the field, firefighters will have the knowledge, skills and abilities (KSAs) to mitigate the situation safely and effectively. Presently, training in the parking lot behind the station does not necessarily afford the safest location due to emergency vehicle traffic and lack of safety controls per the industry standards.

The industry standard for firefighter training is set-forth in the National Fire Protection Association (NFPA) standards. NFPA defines the minimum qualifications for being certified as a firefighter, driver/operator, fire officer, and fire inspector, to name a few. Each one of these standards outlines the cognitive and psychomotor requirements for safely performing duties. Additionally, there are requirements from the Occupational Safety and Health Administration (OSHA) that place certain training requirements on us by law, such as hazardous materials training. We are fortunate that all of our members have met the requirements of NFPA 1001, firefighter level one and level two. However, many of the personnel spent several years obtaining certifications, having to find training opportunities elsewhere, and maintaining certifications has also proven difficult. Having a facility will expedite acquiring the KSAs needed to provide a higher level of service as well as providing for a higher level of safety. In addition to NFPA requirements, the Insurance Services Office (ISO) evaluates our fire protection classification rating (Appendix A). Part of the rating takes into account the training hours of the organization and the quality of the facilities for such training. In the absence of having a facility, partial credit may be awarded, but full-points (35 points on the evaluation) may not be achieved unless the facility meets ISO's requirements. In order to receive full-points, each firefighter must have 18 hours of structure fire related subjects, outlined in NFPA 1001, at a training facility and the facility must have a minimum of two acres, a drill tower of at least three stories, and a live fire training structure, (Insurance Services Office, 2012). Gering allows us to use their facility, but training must be completed off-duty due to the distance. New recruits must meet 240 hours of training, in accordance with NFPA 1001, for credit. One of the requirements for recruit training is attacking a fire above and below ground level, which cannot be completed at the Gering facility.

Finally, an area where skills can be practiced, that cannot be practiced at the station, assists in providing a better service and enhances safety. Such training includes live fire evolutions, vehicle extrication, and technical rescue operations. These skills require an area away from the general public for everyone's safety. A note about live fire training; the closest live fire training structure is approximately 100 miles from Scottsbluff. Gering's facility has a burn room, but that only provides fire behavior training and does not teach a firefighter to maneuver through a structure with a hose or to search for victims in superheated visually impaired atmospheres. A training facility that meets the industry standard on safety and provides a location that will not be impeded by other public safety operations allows for training to be conducted with minimal interruptions. In doing so, risk of injury is reduced and greater focus on learning and mastering skills is increased.

#### **Items to Consider**

There are several items to consider when designing and constructing a training facility. First and foremost, a training facility should be designed around a training program that aligns with the services provided to the area. Essentially, we must tailor a program based on the probable threats and hazards of which we respond. As an example, we respond to vehicle accidents requiring extrication (jaws-of-life), so an area to train on this is necessary. Secondly, NFPA 1402, Standard on Facilities for Fire Training and Associated Props, outlines considerations for the design and construction of a facility. The following are some of the highlights from the NFPA standard and best practices from the fire service.

## Site Selection

Site Selection is the most crucial upfront consideration. If the plans include expanding the facility in the future, then plenty of room is required for such expansion. A site that is too small will be outgrown quickly. Typically, a site should be no less than ten acres (mentioned previously ISO credits a site no less than two acres). Climate and weather patterns need to be considered so that smoke inversions do not become a problem and, ideally, it needs to be located away from residential areas to avoid weather inversion issues.

Other questions, regarding the site, need to be answered. Where will runoff go? Is it located near a waterway or private well? Are the soils conducive for heavy buildings and trucks? Will the area provide adequate drainage and can the drainage be controlled so that it can be treated? Are there concerns about development of residential areas in the future? What will the neighbors say about having a facility near? Are there plans to house an active fire station on the same site?, (Kobielusz, 2008). Answering these questions will be an essential step prior to construction.

Regarding costs, land can be one of the most expensive components to a facility. Obviously if we already own the land that would be the best scenario if it is suitable. If not, how do we acquire a suitable site and what will it cost? This is where partnerships may be the next best option where an agreement to lease or use the area may be made. The worst-case scenario would be the procurement of property at a dollar amount that would need to be included in the overall cost of the project. Using estimates of suitable sites that may have to be purchased may cost approximately \$500,000 to \$1,500,000.



Example of a large area away from residential with room to expand

### Burn Building (live fire structure)

Consideration of a burn building starts with the type of structures in the area. It should be versatile enough to train on below-grade and above-grade fires. It should be large enough to produce smoke while keeping temperatures at a safe level. Different ceiling types (vaulted, flat) should be incorporated for fire behavior. Many burn buildings have a ventilation prop for roof operation training and to evacuate smoke in an emergency. Other props include forcible entry and gas and electric meters. There are many different options when constructing a burn building, but, ultimately, it should be designed with safety, longevity, and functionality in mind, (Kobielusz, 2008). Structures can range from \$150,000 to well-over \$1,000,000. A very low-cost alternative would be to construct a disposable building that could be utilized numerous times (30 to 45 fires) prior to needing replacement. The estimated cost for a "build-and-burn" structure is approximately \$3,200. This has an advantage over a commercial built structure, namely the realistic conditions of fire. The large disadvantage is the lack of different ceilings and the ability to perform other fireground duties such as roof operations, below- and above-grade fires, and forcible entry.



*Example of a burn structure with two levels. A deck on the back serves as an entry-point for "basement" fire. A ventilation prop may be seen on each pitch of the roof.* 

# Tower

A training tower should be considered versatile and robust and a minimum of three stories in height. It should be designed to incorporate features that may be found in several structures throughout the response area. Multi-story structures should have an interior and exterior stairwell, decks and landings, fire protection systems, varying floorplans, and anchor points for rescue. Other items that should be considered are drainage for water, weight-bearing capacity of the floors, and flexibility of adding to or modifying the structure. Training towers can incorporate rooms for live-fire training, thus eliminating a separate burn structure, (Kobielusz, 2008). Costs can range from \$250,000 to \$800,000 depending on materials, size and engineering.



*Example of a five-story tower with interior and exterior stairwells. The first and second floors have a larger footprint to mimic an apartment/office/hotel floor plan.* 

# General Grounds

The general grounds should be setup in a way to mimic a small city. This incorporates intersections, curb and gutter, street signs, utility poles with wires, and fire hydrants. Roads should be built to withstand repeated use by heavy trucks, so reinforced, highway-grade concrete is typically the best choice. Asphalt is not ideal as it is prone to destruction with repeated heavy truck traffic. However, it is significantly less expensive and can be repaved frequently. The grounds must include a fence for security, per NFPA 1402. This is to prevent unauthorized

people for gaining access to props that can be dangerous for their wellbeing and to prevent vandalism.

#### Classrooms

At the very minimum, one classroom is necessary to facilitate discussions and lectures prior to and following hands-on-training. The ability to host conferences or fire academies are more tangible with increased classrooms. Considerations to keep operations and maintenance costs low is to only have hard surface floors and purchase heavy-duty tables and chairs. A breakroom and showering facilities are a good idea if fire academies are part of the training program. Does each classroom need technology to support it? Computers, televisions, and other devices must be replaced periodically. Increased use equates to increased O&M, therefore, fees must be calculated to compensate.

# Pumping or drafting pit

A pumping pit (sometimes referred to as a drafting pit) is utilized to test the pumps on fire apparatus and perform pump operator training. Pump testing is required annually to ensure the operability and capability of the pumps. One advantage to using a pit for pump operator training is the ability to recycle the water, eliminating potential waste and allowing training during periods of drought. A well-designed pit should hold 25,000 to 30,000 gallons and be designed to keep water flowing back into the pit with minimal to no loss.



Example of a draft pit. The collection tube recycles the water to the holding tank below ground.

# **Cost/Benefit**

The costs associated with building, maintaining and operating a training facility can be quite large, depending on the development and the use. A very simple site with an area to perform drills can be quite cost effective with little maintenance. The important things to remember about a training facility are the facility will require maintenance and needs to be adequately sized. As the site is developed, it will have opportunities to host conferences and academies that may help in offsetting the maintenance costs. Training facilities rarely become self-sustaining or revenue generating, but other opportunities exist to minimize the financial impact. The following are three options to consider for achieving the goal of establishing a training facility.

# Start small and grow

The first and recommended option is to start small and grow. Locating a suitable site and starting with a storage building and a fence is a good, low-cost start. The storage building could house the props necessary to complete drills, keeping them out of the weather and secured. As funding opportunities become available, additional buildings and props can be added to the facility. Alternative methods, such as use of shipping containers, can also be a low-cost

alternative to traditional structures. Through partnerships, the facility may be able to expand to accommodate other programs, such as a fire science degree program at Western Nebraska Community College. Starting small with the cost of land, infrastructure, and storage could be approximately \$300,000 to \$500,000. If land is a low or no-cost portion, the facility could be much lower to start.

#### Start in the middle and grow

A step up from starting small, a training facility could include a building for classrooms and a simple tower that could be expanded in the future. One of the simplest facilities in the region operates under this concept. That organization has a basic three-story tower with a burn room, a small classroom with restroom facilities, a storage building, and several props for drills. On the property, they can conduct a wide variety of skills and have the ability to add buildings and props in the future. They have held fire academies at this venue and it has served them well. In the near future, this facility is scheduled to have some upgrades with the construction of a burn building and new tower. This option could range from \$500,000 to \$1,500,000.

## Start big and get bigger

This is obviously going to be one of the more costly solutions to establish a training facility, yet offers a distinct advantage over the other two. Construction of a large facility, with room to expand, offers the ability to host events that could generate some funding to offset some costs. While the other options could potentially host classes or conferences, a fully-functional facility provides the amenities to hold several different classes at the same time. We could host a similar conference and charge a similar fee to offset the cost of operation and maintenance. This option

# **Operations and Maintenance Costs**

Quite often, the operations and maintenance (O&M) costs are overlooked. Maintaining a building takes a certain level of funding to keep it operational and functional. Items to consider in the O&M include utilities, cleaning, repairs, certified inspections, office and training supplies, updated technology, and updated curricula. While it is difficult to assess all of the O&M costs

prior to establishing a facility, the following table provides an estimate of some of the costs based on prior experience:

Expense	Estimated Cost
Updated curricula	\$1,000 (prorated for replacement)
Live fire structure inspection	\$4,000
Updated technology (computers, television, etc.)	\$2,500
Office and Training supplies	\$6,000
Repairs (props, building, etc.)	\$2,000
Cleaning supplies	\$500
Utilities	\$5,000
Estimated Annual O&M	\$21,000

The benefits to managing our own training facility are much higher than the associated costs. The most important factor is well-trained personnel who can effectively manage a wide-variety of responses. Conversations with current personnel have uncovered a number of skills that many of our firefighters have not performed in a training environment. One example is automobile extrication. One firefighter, with greater than 10 years of employment, stated he has never had the opportunity to use the tools, commonly referred to as jaws-of-life, in training; however, he has used them during emergencies. Another example is controlling a pressurized flammable gas container fire. At the station, we can simulate this skill, but simulation without actual application limits the KSAs of the responders in a real event. Lack of knowledge and training can lead to unprepared firefighters creating a dangerous and deadly situation.

There are 62 skills for firefighter level one and level two. There are 12 skills that simply cannot be completed at the station or in-house, requiring personnel to receive the training at another location. Those 12 skills are the more crucial to firefighter training which include structure fire suppression, vehicle fire suppression, ignitable liquid fire suppression, and vehicle extrication. Keep in mind that this training is the minimum to be qualified as a firefighter; additional training is required to increase skills (Appendix B).

Another cost/benefit is the ability to host technical courses or classes. Having a facility to host a course or class provides the ability to bring instructors to our location. This often has advantages where companies provide seats free-of-charge to the host agency. The past few years,

we have hosted classroom trainings that have brought attendees from South Dakota, Wyoming, Washington State, Colorado, and other parts of Nebraska, which may contribute to our economy. If we have the ability to host a longer course or class that has a hands-on component, this has the potential to draw a bigger attendance.

# **Minimizing Costs**

First and foremost, one cost that can be minimized by having our own training facility is overtime. As previously mentioned, personnel must train on overtime to utilize Gering's facility. If we were to achieve 18 hours per year (as necessary for ISO scoring), estimated overtime costs are approximately \$20,500 (wages and benefits) annually. That amount of money comes close to covering the anticipated O&M of running a facility. It would be a disservice to make a statement that all overtime would be eliminated, but it would be greatly reduced from 18 hours per person per year. Additionally, the 18 hours of facility use would be increased as personnel could train on-duty.

A second cost that can be minimized is the ability to store props and training items that we currently have limited ability to store. One prop that was recently built has been disposed of since there is no location that would adequately store the prop except in the station behind one of the apparatus. Not having to dispose of training materials will alleviate recurring costs and will only require periodic maintenance costs or replacement when the prop is beyond maintenance or repair.

A potential way that costs can be offset is to charge user fees to those outside of the City of Scottsbluff. The following is an example of fees charged by type of use:

Facility Area Used	Fee
Classroom	\$100 full-day, \$50 half-day
Burn building	\$800 per day
Tower	\$250 per day
Propane props	\$200 per day plus propane

These fees would be developed based on the overall cost and life-expectancy of each item. As an example, if the burn building cost \$800,000 and had a life expectancy of 20 years

based on 50 days use each year, the cost is \$800 per day. A classroom may have a 50 year life, but also needs to account for the technology utilized and the utilities to operate it for a given period of time. A fee schedule can be produced upon knowing the final construction costs and the general operating costs (utilities, anticipated maintenance, etc.).

Another option is the creation of a consortium or membership group. An annual membership fee and potentially associated membership fee could be created by the formation of a training board. This board would be tasked with the overall management of the training and education hosted at the facility, and the creation of a budget based on the membership fees to host training classes and conferences. In this type of system, fees would be set by those voting members. There are a number of ways of establishing the fee such as usage-based, flat-fee, and population-based (Appendix C).

#### **Future Impacts**

One impact that could occur would be the cost of additional personnel to manage the facility. At first, this could be handled with current personnel, but, as the training program grows, having a training officer responsible for coordinating training and education and general maintenance of the facility is potentially necessary. This assignment could be delegated to one of the Shift Commanders, so long as enough time can be dedicated to ensuring the training needs are being met. Another impact is the increases to O&M, such as increases in utility rates, contractual services for prop inspections, and material costs. These costs are prone to fluctuation and could be a steady increase of a small percentage annually.

Additional future impacts that need to be considered are annexation to the City. It should be considered to locate the facility in an area where a second fire station could be strategically located for response coverage. Based on data, there is a gap in coverage to the northeast corner of the City and two of three hot spots would ideally be covered with a station in the area of 27<sup>th</sup> Street between Highway 26 and 21<sup>st</sup> Avenue (Appendix D). There are other potential areas that could be suitable to maintain proper coverage of the City that can be explored.

#### Conclusion

In closing, the Scottsbluff Fire Department has a great need of and would highly benefit from a training facility. While there is an expense to running a training facility and enhanced

training program, the benefits are passed on to the community with more enhanced service. This enhanced service translates to increased life-safety and property conservation. It also serves to help Scottsbluff be a community for business growth and economic development. While there are many intricate parts that go along with creating and developing a training program and facility, the hope is that this document has provided a foundation for discussion and consideration of various options for attaining this goal.

# **APPENDIX A- ISO Training Evaluation**

The Insurance Services Office (ISO) evaluates a fire department's effectiveness based on a minimum number of training hours annually. Points are awarded in each of eight categories and then the sum of those scores is divided by 100 and multiplied by 9 to determine the credit. A training facility will improve the score in all areas, specifically the first two categories. An improvement in the overall score will assist in getting us closer to a protection classification rating of 2, where our current classification is 3.

ISO Grading	SFD's	Total
	Score (2017)	Possible
<b>Facilities and Use</b> . For maximum credit, each firefighter should	(2017)	Score
receive 18 hours per year in structure fire related subjects as	5 77	35
outlined in NFPA 1001.	5.77	35
<b>Company Training.</b> For maximum credit, each firefighter should		
receive 16 hours per month in structure fire related subjects as	10.31	25
outlined in NFPA 1001.		
Classes for Officers. For maximum credit, each officer should be		
certified in accordance with the general criteria of NFPA 1021.	7.00	10
Additionally, each officer should receive 12 hours of continuing	7.00	12
education on or off site.		
New Driver and Operator Training. For maximum credit, each		
new driver and operator should receive 60 hours of driver/operator	1.50	5
training per year in accordance with NFPA 1002 and NFPA 1451.		
Existing Driver and Operator Training. For maximum credit,		
each existing driver and operator should receive 12 hours of	3 75	5
driver/operator training per year in accordance with NFPA 1002	5.75	5
and NFPA 1451.		
<b>Training on Hazardous Materials.</b> For maximum credit, each		
firefighter should receive 6 hours of training for incidents	0.18	1
involving hazardous materials in accordance with NFPA 472.***		
<b>Recruit Training.</b> For maximum credit, each firefighter should	–	_
receive 240 hours of structure fire related training in accordance	4.17	5
with NFPA 1001 within the first year of employment or tenure.		
<b>Pre-Fire Planning Inspections.</b> For maximum credit, pre-fire		
planning inspections of each commercial, industrial, institutional,		
and other similar type building (all buildings except 1-4 family	12.00	12
dwellings) should be made annually by company members.		
Records of inspections should include up-to-date notes and		
Skelcnes.	4.00	0.00
Credit for Training	4.02	9.00

\*\*\*The State of Nebraska and OSHA require more training hours in hazardous materials

# **APPENDIX B- Training Requirements**

The industry standards provide the guidance and requirements for fire and emergency services training. A few of those include the National Fire Protection Association (NFPA), the Occupational Safety and Health Administration (OSHA), and the National Registry of Emergency Medical Technicians (NREMT). The following table is exemplary in nature and is not a complete overview of all required training.

Type of Training	<b>Frequency or Hours</b>	Industry Standards	Requires
			Ground
Don and doff structural	Quarterly and counts	NFPA 1001, NFPA 1500,	
protective clothing	towards 16 hours per	OSHA 1910.156	No
	month		
Self-contained breathing	Quarterly and counts	NFPA 1001, NFPA 1404,	ŊŢ
apparatus use and	towards 16 hours per	NFPA 1500, OSHA	No
Eiro autinguishar use in	Month	1910.134 NEDA 1001 OSILA	
Fire extinguishing A B and C	towards 16 hours per	NFPA 1001, OSHA 1010 157	Vac
class fires	month	1910.137	105
Fire hose fire streams	Counts towards 16	NFPA 1001 NFPA 1410	
master streams, and water	hours per month	OSHA 1910.158	Yes
supply			
Structure Fire evolutions	Annually and counts	NFPA 1001, NFPA 1403,	
	towards 18 hours of	NFPA 1500	Yes
	facility use		
Deploy, ascend, descend	Counts towards 16	NFPA 1001, NFPA 1410	
and operate from ground	hours per month		Yes
ladders			
Incident Command Training	12 hours annually	NFPA 1001, NFPA 1021,	
		NFPA 1521, NFPA 1561,	No
		Department of Homeland	
Drive and Operate numping	12 hours annually	NEDA 1002 NEDA 1451	
apparatus	12 nours annually	NFPA 1002, NFPA 1431, NEPA 1500	Yes
Hazardous Materials-	8 hours annually	NFPA 1072 NFPA 472	
Operations Level	o nours annuarry	NFPA 1500 OSHA	Yes
		1910.120	105
Hazardous Materials-	24 hours annually	NFPA 1072, NFPA 472,	
Technician Level		NFPA 1500, OSHA	Yes
		1910.120	
Emergency Medical	20 hours annually	NREMT	No
Technician-Basic			110
Emergency Medical	30 hours annually	NREMT	No
Technician-Paramedic			110

(continued)

# **APPENDIX B- continued**

Based on a member's position in the Fire Department, the following is an example of the minimum number of training hours required. We acknowledge that hours of training do not necessarily indicate proficiency in knowledge, skills or abilities. An individual may require more or less training hours. However, the minimum standard is the starting point for gaining the desired knowledge, skills and abilities. Training is based on the duties expected to be performed as outlined in the position descriptions.

Required Hours	Firefighter	Company	Chief
		Officer	Officer
ISO company training in structure fire subjects	192	192	N/A
ISO training facility use in structure fire subjects	18	18	N/A
ISO driver and operator training	12	12	12
ISO officer training	N/A	12	12
Hazardous Materials Operations/Technician	8/24	8/24	8/24
Emergency Medical Technician Basic/Paramedic	20/30	20/30	20/30
Wildland Red Card Refresher	4	4	N/A
Technical Rescue	16	16	N/A
Fire Investigation	N/A	N/A	40
Annual Hours	270/296	282/308	92/118

# **APPENDIX C- Example of User or Membership Fees**

#### **Per-Use Fee Schedule Option**

Classroom	
¹∕₂-Day	\$50
Full-Day	\$100

#### Tower

¹∕₂-Day	\$125
Full-Day	\$250

#### **Burn-Building**

¹∕₂-Day	\$400 plus personnel hourly wage rate
Full-Day	\$800 plus personnel hourly wage rate

# **Specific Prop Usage (Flat Rate)**

Driving Pad	\$100
Confined-Space	\$50
Extrication Pad	\$50 per vehicle
Propane Prop	\$400 per hour plus personnel hourly wage rate
Pump Test-Pit	\$50 plus personnel hourly wage rate
Roof Prop	\$100
Wall Breach	\$25

#### **Specific Equipment Usage (Flat Rate)**

\$25
\$25
\$50
\$100
\$50
\$25

# **Membership Fee Option**

# **Full Membership**

\$10,000 annually, unlimited use of the facility (pending scheduling and availability)

#### **Partial Membership**

\$5,000 annually, 120 days use of the facility (pending scheduling and availability)

#### Associate Membership

\$3,000 annually, 60 days use of the facility (pending scheduling and availability)

Or a membership fee based on population (example taken from 911 Interlocal Agreement):											
Scottsbluff	Gering	Mitchell	Minatare	Morrill	Lyman	Henry	Melbeta	McGrew			
\$41,000	\$23,000	\$5,000	\$2,000	\$2,000	\$1,000	\$290	\$300	\$290			

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# **Blend of Both Options**

Membership	Annual	Burn	Driving	Tower	LPG	Classroom	Instructor/
	Fee	House	Pad		Props		Safety Officer
							Officer
Full	\$10,000	Included	Included	Included	Included	Included	Included
Partial	\$5,000	120 days	120 days	120 days	120 days	120 days	Included
Associate	\$3,000	60	60	60	60	60	2 times/year
		days/year	days/year	days/year	days/year	days/year	then regular
		then	then	then	then	then	fee
		regular fee	regular	regular	regular fee	regular fee	
		_	fee	fee	-	_	
Non-Member	N/A	\$800/day	\$100/day	\$250/day	\$400/hour	\$100/day	\$33.83/hour/
							each



**APPENDIX D- Map of Response Areas with Second Station (Located on E. 27<sup>th</sup> Street)** 

(Murphy, 2019)

## **References**

Forsman, D. 2002. *Managing Fire and Rescue Services: Training for fire and emergency response services*. International City/County Management Association.

Insurance Services Office, Inc. 2012. Fire Protection Rating Schedule.

- Kobielusz, B. 2008. *Design a Great Training Facility*. Retrieved from <u>https://www.firerescuemagazine.com/articles/print/volume-3/issue-12/training-0/design-a-great-training-facility.html</u>
- Murphy, A. 2019. Personal communication.
- National Fire Protection Association. 1001, Standard for Fire Fighter Professional Qualifications, 2019 edition.
- National Fire Protection Association. 1401, Recommended Practice for Fire Service Training Reports and Records, 2017 edition.
- National Fire Protection Association. 1402, Standard on Facilities for Fire Training and Associated Props, 2019 edition.
- National Fire Protection Association. 1403, Standard on Live Fire Training Evolutions, 2018 edition.
- National Fire Protection Association. 1500, Standard on Fire Department Occupational Safety, Health, and Wellness Program, 2018 edition.



GARY BRANDT, MAI, CCIM · PO BOX 71 · SCOTTSBLUFF, NE 69363-0079 · GARY@BRANDTAPPRAISAL.COM · (308) 632-7228

February 3, 2021

Rick Kuckkahn, City Manager 2625 Circle Drive Scottsbluff, Nebraska

> Re: Senior Center 1502 21<sup>st</sup> Avenue Scottsbluff, Nebraska

Mr. Kuckkahn:

This letter will confirm our conversation regarding an appraisal for the above-referenced property. I understand you need an appraisal to establish market value for marketing the subject property. The intended user would be the City of Scottsbluff

I propose to provide you with an electronic copy of an Appraisal Report for the above referenced property, that will be prepared in conformity with, and subject to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, the Appraisal Foundation, Nebraska and Wyoming Appraiser Boards.

In order, to expedite this appraisal, it would be helpful if you could furnish us with the following items for the property to be appraised:

- NA Taxes and Insurance Premiums (Fire Insurance)
- NA Legal Description

<u>NA</u> Survey of Existing Site (If Available)

- NA Other Pertinent Data (Purchase Agreement, Lease, etc.) If Available
- NA Income and Expense Data (3 Year income and Expense)

NA Date of death

- NA Water Rights, Assessments and Irrigation District
- NA Any Environmental Studies

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Based on our present work schedule, we should have the appraisal completed by March 5, 2021. The fee will not exceed \$3,000.

Please understand that our appraisal fee and date of delivery could vary depending on 1) when we receive the requested information; 2) if your appraisal needs change materially from the type of work we originally expected to do; or 3) any delays we may encounter in inspecting the property.

If additional time is required for pretrial conferences, negotiation, actual court testimony or additional work, our rate is \$225.00 per hour.

If payments under this contract are not made when due, all costs of collection, including, but not limited to court costs and reasonable attorney fees, shall be paid by the client, together with a late charge of 1.5% per month from the due date until paid.

To authorize us to proceed, please sign and return one copy of this letter to Brandt Appraisal Co., Inc., P.O. Box 71, Scottsbluff, Nebraska, 69363 for regular mail. If a retainer check is not requested, please email the signed letter back to <u>gary@brandtappraisal.com</u>. If a retainer check is requested, to overnight the check, my physical address is 1116 East 38<sup>th</sup> Street, Scottsbluff, NE 69361.

Thank you for contacting us for this assignment. If you have any questions, please do not hesitate to call.

Sincerely,

Gary Brandt, MAI, CCIM

Authorized by:

Mr. Rick Kuckkahn

Date