



# South Shore Fire Station Task Force

January 18, 2025

# LAKE OSWEGO

## ENGINE 212

9-11-01

LAKE O  
FIRE



# Task Force Charge

This group is charged with reviewing and providing feedback on:

- The Fire Department's assessment of community coverage needs,
- Existing facility and site conditions at the South Shore Fire Station,
- The Department's vision for their next generation of service provision,
- Preliminary project cost estimates, and
- A full-scale community engagement strategy, contingent upon a City Council decision to advance this project.

# Last NCC Update:

1. Deficiencies of current facility
2. Need for four fire stations



# 1. Station 212 Deficiencies:

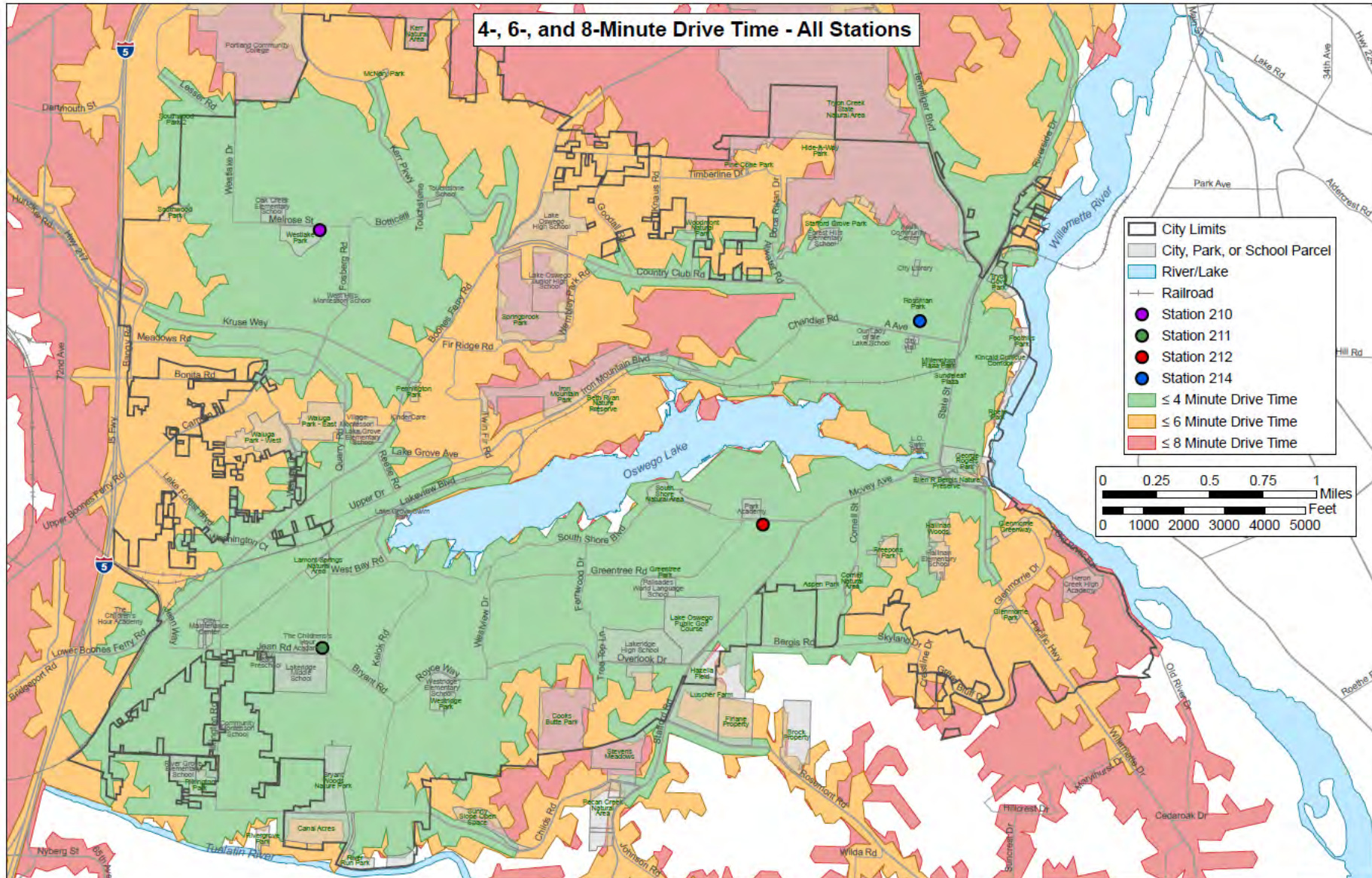
- Inadequate vehicle and apparatus storage
- Inadequate separation between living and office space
- Group bathroom lacks privacy and equitable accommodations
- Not built to “essential facility” seismic standards



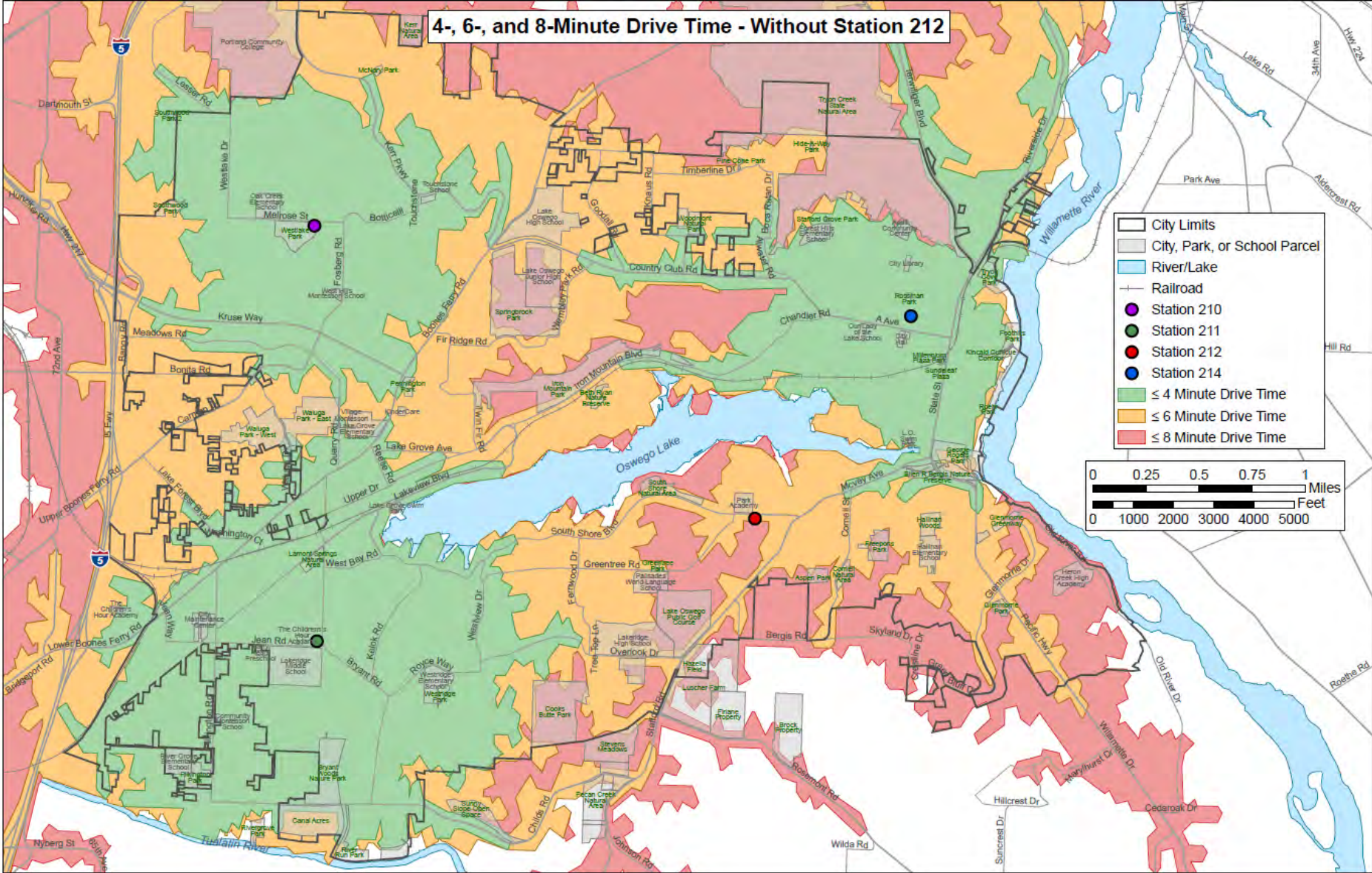
## 2. Rationale for 4 Stations:

- Without a 4<sup>th</sup> station, response times won't comply with Clackamas County's Standards – with resulting loss of funding
- Longer response times reduce chances for positive outcomes on medical and fire calls
- ISO rating would be reduced – impacting property insurance rates city-wide
- Maintaining 4 stations provides for growth in housing and senior facilities in this area of Lake Oswego
- A major emergency could isolate this quadrant of town – the other 3 stations might not have access to provide aid

# Drive Times – All 4 Stations



# Drive Times – Without Station 212



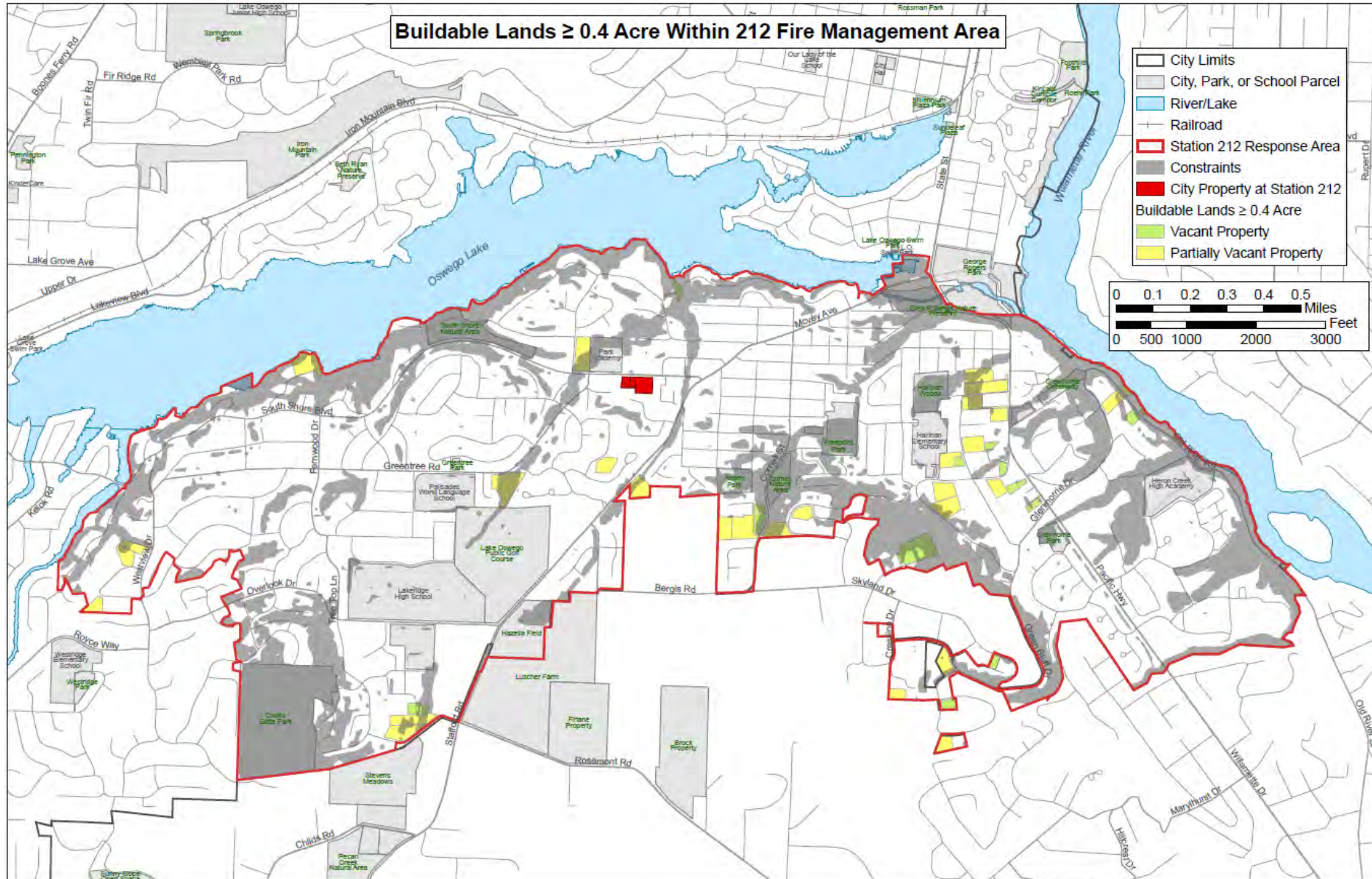


# This Update:



1. Established the current location is optimum
2. Eliminated the option of renovating the existing facility
3. Developed a spatial program for the future fire station
4. Estimated preliminary project costs
5. Determined the most viable funding source

# 1. Determined Current Location is Optimum



# Current Site (1880 South Shore Blvd)



- Zoning: ✓
- Access: **Major Collector**
- Geohazards: ✓
  - Moderate susceptibility to shallow landslide (mitigation is feasible)
- Size: **31,512 ft<sup>2</sup>**
  - 41,000 ideal
- Response Time: **95.90% / 87.95%**
  - % of city/212 FMA w/in 6min drive time
- Acquisition: **None**

## 2. Rebuild v. Renovate



# 3. Spatial Program

Fire station is composed of 3 main areas:

- A. Apparatus Bay
- B. Living Quarters
- C. Public Areas



# A. Apparatus Bay

- Bay (75'x16' per bay, 3.5 bays) 4,200 sf
- Turnout Room 250 sf
- Decontamination Room(s) 400 sf
- EMS Storage 158 sf
- Shop 231 sf
- General Storage 450 sf
- General circulation space (15%) 853 sf
- *Apparatus Bay Subtotal: 6,542 square feet*



# B. Living Space

- Bunk Rooms (183 sf per bunk; 6 min, 8 max) 1,098-1,464 sf
- Bathroom (64 sf per bath; 7 min, 9 max) 448- 576 sf
- BC Quarters (bunk, office, shower) 770 sf
- Kitchen + Dining 550 sf
- Day Room 400 sf
- Lieutenant Office 109 sf
- Group Office 245 sf
- Fitness 600 sf
- Laundry 100 sf
- Storage 200 sf
- Data, Electrical, Mechanical 309 sf
- General circulation in living space (15%) 724-789 sf
  
- *Living Space Subtotal: 5,553-6,121 square feet*



# C. Public Areas

- Multipurpose Room 900 sf
- Public Bathroom (2) 128 sf
- Respite Room 109 sf
- Lobby, Entry, Storage 244 sf
- General Circulation (15%) 207 sf
- *Public Area Subtotal: 1,588 square feet*





# Square Footage Estimate



	<b>Min</b>	<b>Max</b>
A. Apparatus Bay subtotal:	6,542	
B. Living Area subtotal:	5,553	6,121
C. Public Area subtotal:	1,588	
<b>Total:</b>	<b>13,683</b>	<b>14,252</b>

# 4. Preliminary Project Cost Estimates

## Putting the Numbers in Context:



# What's in a Preliminary (Phase I) Cost Estimate?

1. **Hard Costs** (bricks & mortar)
2. **Soft Costs** (design, engineering, permits)
3. **Escalation** (to 2027 dollars)
4. **Contingency** (folded into hard & soft costs)

*Financing Costs are not included at this phase:*

*Pre-bond (~\$100k)*

*Debt service (+1-2%)*



# Proposed Preliminary Project Cost:

- Total Cost/SF in 2027: \$1,218 - \$1,290/sf
- Square Footage Estimate: 13,683 – 14,252sf

**\$16.7M - \$18.4M**

## Other Potential Costs

- Land Acquisition (if required)
- Transition Costs (maintain first response service during construction)



# 5. Funding Source: Municipal Bond



# Next Steps:

- Task Force Report to City Council (early March)
- Community Engagement Program

## Project Website

[lakeoswego.city/ssfsproject](https://lakeoswego.city/ssfsproject)

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