

PVFD Training Facility Report

PETERSBURG VOLUNTEER FIRE DEPARTMENT

September 2026

What is the Training Facility?

- The PVFD training facility is an area where PVFD Firefighters practice and train to be ready to respond according to Alaska Fire Standards Council requirements.
- It started in 1993 with the purchase of the three story “Burn Tower” for \$80,000. Later, in 2015, six 40’ container vans were outfitted to model the inside of a house at a cost of \$15,000 by the PVFD Association.
- These “Training Props” are located behind Station 2, within the Scow Bay area. This same area also used to house the pump testing area, though pump testing was moved to Station 1 after new developments in the testing process were created.

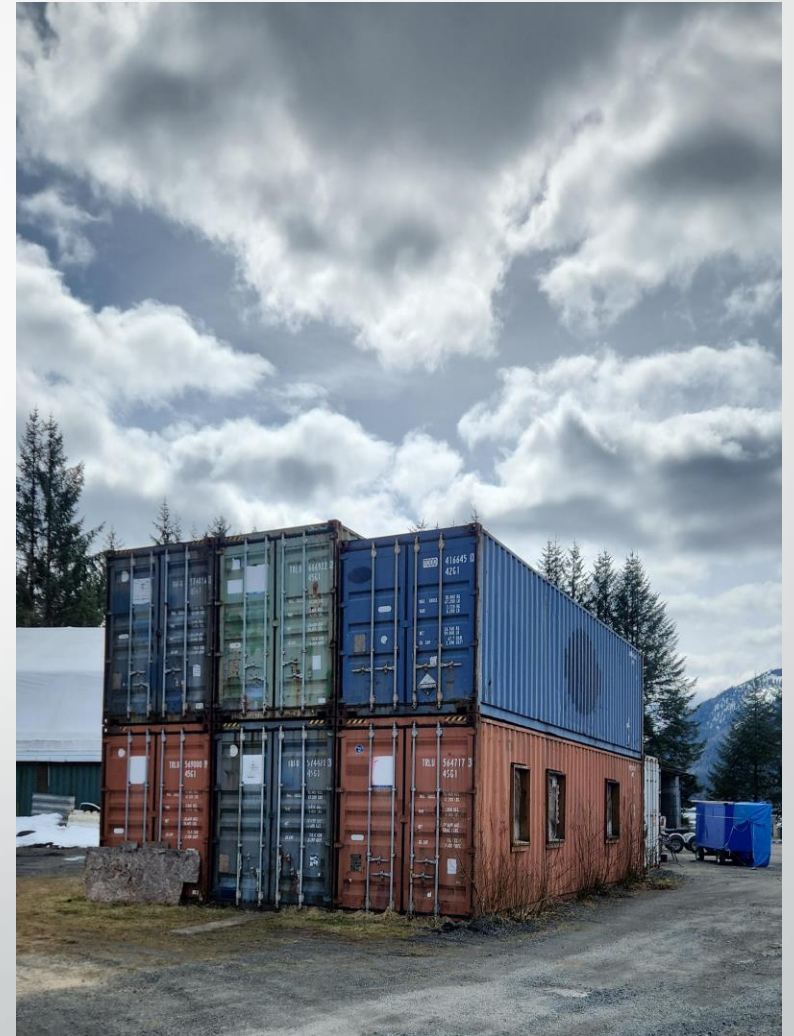
The Burn Tower

- A three-story metal tower with an additional side room designed to light and extinguish fires on multiple levels.
- The first-floor joists were recently replaced in 2024.
- The smoke used to be generated from large, open fires. Now, smoke is generated through the use of burn barrels and straw bales.
- This is our “wet” prop. Designed to allow us to flow water inside without damage to the prop.



The Container Prop

- 6 40' container vans, stacked 3x2, that have been converted to mimic the inside of a house for training purposes.
- This “container prop” is a home-made fire prop that is filled with smoke from a smoke machine, or at times, smoke from a burn barrel.
- Used to allow for different training scenarios that the burn tower is unable to accommodate and offer variation in simulations.
- This is our Dry Prop, meaning water is not actively sprayed inside as water damage would require frequent repair of the walls and other parts of the prop.



What Training is Practiced Here?

- **RIT/Mayday Procedures:** Activating emergency calls for assistance and executing self-survival protocols when trapped or disoriented.
- **SCBA Operations:** operating a Self-Contained Breathing Apparatus (SCBA) in an IDLH (Immediately Dangerous to Life or Health) atmosphere, including emergency breathing techniques and cylinder replacement.
- **Forcible Entry:** Gaining entry through various locked doors, windows, and walls using manual and power tools without compromising structural integrity unnecessarily.
- **Ventilation:** Performing vertical or horizontal ventilation to clear smoke and heat from a structure safely using ladders, saws, and-or hooks.
- **Search and Rescue:** Conducting systematic searches of smoke-filled or dark rooms for victims using proper orientation techniques.

What Training is Practiced Here?

- **Ground Ladders:** Carrying, raising, pivoting, extending, and securing single, extension, and roof ladders safely with a team.
- **Hose and Nozzles:** Advancing dry and charged attack lines, deploying hose loads, operating nozzles in various patterns (straight, solid, fog), and replacing a burst hose section.
- **Fire Attack (Interior/Exterior):** Attacking structural fires using coordinated team efforts, managing nozzle reactions, and applying proper fire streams.
- **Portable Fire Extinguishers:** Selecting the correct class of extinguisher (A, B, C, or D) and extinguishing small, simulated fires using the proper sweeping technique.
- **Overhaul:** Checking for hidden fire extension, opening up walls/ceilings, and preserving potential fire-origin evidence.
- **Salvage:** Protecting property from water and smoke damage using salvage covers and water chutes.

Synopsis of Training Schedule

- Volunteer Firefighters regularly train for 2 hours every 2nd, 3rd and 4th Thursday of the month.
- In a calendar year, Volunteers have 34-36 regularly scheduled drills, with exceptions for significant holidays such as Thanksgiving or Christmas.
- Once a year, typically in the spring, PVFD holds an Intro to Firefighting class based on the Firefighter 1 standards from the AFSC. This course is 60 hours and provides the fundamentals of firefighting to new recruits outside of normal drills.
- In 2025, of the 34 drills conducted, 19 of those were done with at the training area. Other drills were performed at the dump (vehicle fire/extrication), Harbors (marine fires/response), the Airport (Joint ops with DOT), onsite walkthroughs of commercial buildings or at Station 1.
- Occasionally, Volunteers will hold a special drill event based on need, or training opportunity. These have not been included in the number of drills provided.

Why are we discussing the Training Facility now?

On May 5th, 2025, the Borough Assembly voted to approve Ordinance 2025-04 “The Marine Industrial Overlay”, zoning Borough owned, waterfront property for use for maritime use and support industries exclusively.

In August 2024, the Petersburg Borough submitted a permit application to the Army Corps of Engineers for the design framework for Scow Bay and then later modified it in May 2025 from a new rock jetty and boat ramp into a functional boat haul out and work yard, which included the lands where the current training facility resides.

Due to the above, the Borough Administration directed the Emergency Services Director to vacate the current location and look into possible sites for relocation.

Training Area Requirements

- 200'x200' pad, needed to allow room for the Fire training props to be placed and room for the fire apparatus to park on when using the facility. This pad needs to be able to support the weight of these structures and vehicles.
- At least one hydrant hooked to a water main, so placed to allow supply hose to be laid without blocking a street or adjacent driveways.
- Proper drainage, ADEC will require an oil/water separator to be placed. Additional drains may also need to be designed around the towers to help keep water from pooling inside them when we spray water.
- If not placed next to a fire station, a small building needs to be onsite for storage, instruction, decontamination and bathroom needs, which will require a sewer line to be installed.
- Lighting placed around the perimeter
- Installation of both the burn tower and container prop. If the existing props cannot be saved or are scrapped, similar commercial towers cost \$579,577 with shipping included. This does not include the foundation or construction costs. Replacement costs were not included in the relocation estimates.

Known costs to move existing equipment into storage.

- ~\$9,400 for D&D contractors to deconstruct the burn tower and package it for storage.
- \$130/hr for AML Driver, truck and chassis to haul containers to 14th street.
- \$220/hr for Nordic Crane Service to lift vans onto chassis and unload them on site.
- \$1,000-\$1,500 for D1 gravel delivered to make the 14th Street pole yard level for storage use. (Public Works is facilitating)
- **Total estimated - \$12.9k-14.9K** to place everything in storage (based on a 4hr-10hr estimate)

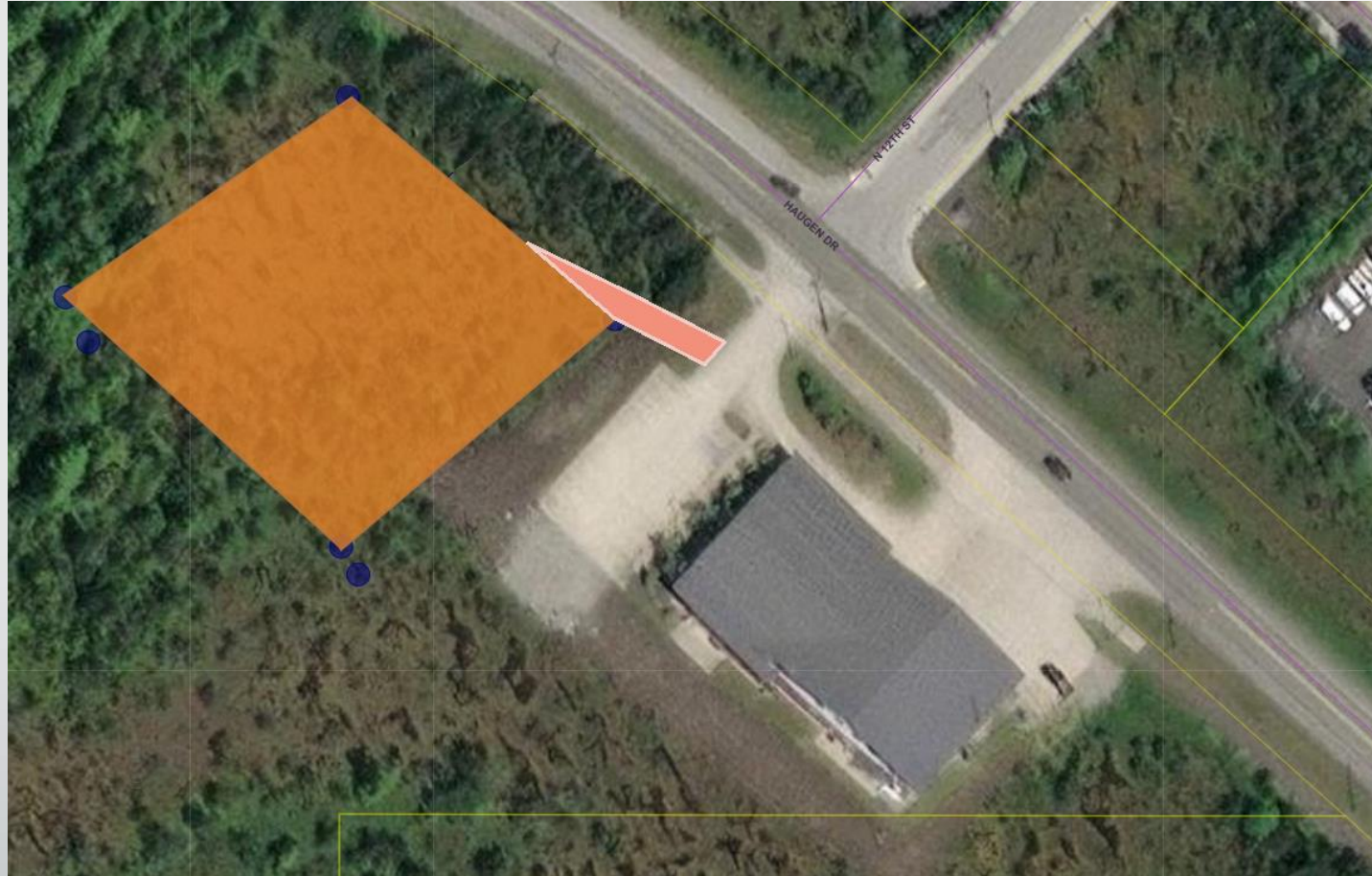
Proposed relocation sites

- Proposed relocation sites include PVFD Station 1 and 14th St., adjacent to the tree dump.
- Both sites are raw muskeg properties owned by the borough and have a small buffer from any residential areas and are both zoned for “Public Use.”
- Water and Sewer mains are available within 600’ of both sites.
- Both sites have an average muskeg depth of 8’.
- Other sites have been reviewed and found to be too close to existing residential areas or lacking in available water hook ups.

Proposed relocation sites

- While local contracting firms have reviewed the project, know that these are unofficial estimates. If the Borough wants hard estimates, an RFP will need to be approved for contractors to bid.
- Some of this information was obtained from Harai and Associates, having been hired to look at a separate but similar site. Those earlier plans have been included in supporting documents.
- Local contractor estimates plan for a \$30/yrd cost for muskeg removal/ rock fill. PND engineers gave an unofficial estimate of \$50/yrd. The following numbers account for that range difference.
- Because the size of the pad disturbs more than .5 Acres of wetlands, either site will require an USACE permit, a State Fire Marshall permit, local building permit and likely will need an oil/water separator.

PVFD Station 1, 1200 Haugen Drive



See proposed pad in Orange, Access to site is in red.

PVFD Station 1, 1200 Haugen Drive

- Preferred site of Volunteers
- Needs 150'+ water line extension, electrical extension, and a ramp down from existing pad. Water, Sewer and electrical are available from bike path side of Haugen Drive.
- FAA approval of Case 2026-AAL-357-OE was granted on 9/14. This confirmation has been sent to ADOT, with a request for a Letter of No Objection. Airport would be notified in advance of any smoke activity and a NOTAM filed with Sitka Flight services.
- Proposed ramp will double for pedestrian access from training area to station.
- Wall of existing trees along Haugen Drive will offer some natural concealment for the proposed area.
- No additional need for storage or bathroom facilities
- If runoff can be collected and pumped, it may be possible to use Station One's existing oil/water separator.

Adjacent downhill lot was subdivided and set aside as designated wetlands when Station 1 was built

PVFD Station 1, 1200 Haugen Drive

Estimated Known Costs:

- Rock Pad, 200'x200'x10' + Driveway – Estimated cost **\$446,160** (\$30/yd) - **\$743,600** (\$50/yd) - 14,872 yds of rock)
- Water extension (150' x \$300/ft) - **\$45,000**
- Perimeter Fencing - **\$47,000**
- Electrical and Lighting - **\$48,000**
- 1 Self Draining Hydrant - **\$18,000**
- Prop move and setup - **\$45,000** (includes current and future costs)
- Oil/Water Separator - **\$35,000**
- Painting (if required) - **\$12,000 to \$15,000**
- Permitting and administration **\$20,000**
- Blast for additional rock at Borough Quarry - **\$77,000** (If we have to source our own rock, included in high estimate.)

Total Estimated Costs - **\$716,160 - \$1,093,600**

Tree Dump, 14th Street



See proposed pad in Orange

Tree Dump, 14th Street

- Located between the Tree Dump and 14th St. Boardwalk Trail.
- Utilities available from Koenig Ln. intersection.
- Cannot block access to Wastewater plant.
- Will require boardwalk to be shifted into 14th St. right of way. I was unable to come up with this projected cost.
- A 16' x 40' Modular building would be added on site for storage for training and safety equipment, a bathroom with a decontamination area, and a small room to teach tactics onsite while drilling or training new recruits.
- May conflict with future residential or wastewater expansion, though I am unaware of any future plans.

Tree Dump, 14th Street

Estimated Known Costs:

- Rock Pad, 200'x200'x10' – Estimated cost **\$444,450** (\$30/yd) – **\$740,750** (\$50/yd) - 14,815 yds of rock)
- Water extension (550' x \$300/ft) - **\$165,000**
- Sewer extension (550' x \$300/ft) - **\$165,000**
- 16'x40' Modular Building - **\$160,000**
- Perimeter Fencing - **\$47,000**
- Electrical and Lighting - **\$48,000**
- 1 Self Draining Hydrant - **\$18,000**
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- Blast for additional rock at Borough Quarry - **\$77,000** (If we have to source our own rock, included in high estimate)

Total Estimated Costs - 1,159,450 - \$1,535,000

List of attachments included in packet

- **Attachment A:** Plans from Harai and Associates for a similar site on Reservoir Rd. (Frederick point, near the dump hill, deemed to be too cost prohibitive.)
- **Attachment B:** Letter of approval from FAA, DOT correspondence.
- **Attachment C:** Correspondence from contractors about projected costs.
- **Attachment D:** Quote for replacement Training prop if container prop and burn tower are scrapped.
- **Attachment E:** USACE permitting requirements.



Questions?