



Marion County

Board of County Commissioners

Workshop

Meeting Agenda

Wednesday, December 10, 2025 1:30 PM

**McPherson Governmental
Campus Auditorium**

Workshop to Discuss Fire Station Prototypes

INTRODUCTION OF WORKSHOP BY CHAIRMAN CARL ZALAK III

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP PRESENTATION

1. [Fire Station Prototypes Discussion](#)

BOARD DISCUSSION AND CLOSING COMMENTS



Marion County

Board of County Commissioners

Agenda Item

File No.: 2025-21498

Agenda Date: 12/10/2025

Agenda No.: 1.

SUBJECT:

Fire Station Prototypes Discussion

INITIATOR:

**James Banta, Fire Chief Jared
Goodspeed, Facilities Director**

DEPARTMENT:

Fire Rescue and Facilities

DESCRIPTION/BACKGROUND:

Marion County issued the request for qualifications (RFQ) for the Fire Station Prototype and Fire Training Facility programmatic study on July 15, 2024, ultimately selecting Monarch Design Group as the lead architect with engineering support from Kimley-Horn and other subconsultants. Their work resulted in the Final Programmatic Report issued August 21, 2025, establishing the operational, spatial, and technical framework for both the Fire Station Prototype and the new Fire Training Facility.

This workshop provides an update on the prototype station design, including structural options, new standards, and functional layouts that support Marion County Fire Rescue's operational needs. The prototype offers a unified, scalable, and resilient design emphasizing efficiency, cancer-prevention measures, hot-warm-cold zone planning, and essential-facility hardening, consistent with the programmatic findings and cost considerations previously presented.

The workshop will also review the Fire Training Facility master plan, including the training buildings, props, apparatus support areas, and overall site strategy as outlined in the report and our ongoing conversation with the City of Ocala. The intent is to confirm alignment on the final concept and to receive guidance on the next steps to move forward or explore additional options.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Information and discussion only.



MARION COUNTY FIRE RESCUE

Prototype and Training Facility
Dec 10, 2025

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INDEX

- 01** Fire Station- Goals & Needs
- 02** Fire Station- Prototype Design Options
- 03** Fire Training Facility- Needs
- 04** Fire Training Facility- Design

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STATION- GOALS

- Living spaces for fire rescue personnel
- Cancer prevention practices
- Updated station dispatch for individual crews
- Hot, warm and cold zones for post incident/decontamination practices
- Ability to expand structure in the future, if needed.

STATION- NEEDS

- Permanent Structure
- Decontamination Zone
- Gym
- Dorms/Bunk Rooms
- Locker Rooms
- Bathrooms
- Offices/Day Room
- Kitchen/Break Room

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STATION OPTION:

Low Capacity
9,900 sqft



Personnel Capabilities

1 Engine

1 Ambulance

Total: 6 Personnel

Estimated Total Construction: \$5.94 M

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STATION OPTION:

Medium Capacity
11,794 sqft

Personnel Capabilities

1 Engine

2 Ambulance

Total: 8 Personnel

Estimated Total Construction: \$7.07 M

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STATION OPTION:

High Capacity
13,544 sqft

Personnel Capabilities

1 Engine

1 Ladder/Heavy

2 Ambulance

1 Chief Officer

Total: 12 Personnel

Estimated Total Construction: \$8.13 M

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STATION ROOF TYPES

Option 1: Shed Roof- PEMB



1. Structural Types

App Bay- PEMB wall/roof structure w/ non-load bearing CMU perimeter walls with PEMB Standing Seam Metal Roof w/ Structural Steel by PEMB manufacturer.

Living Quarters - Non-load bearing CMU with Standing Seam Metal PEMB Roof w/ PEMB Structural Potential Structural Type(s) Steel

2. Exterior Wall Type

App-Bay: PEMB with some PEMB Metal Wall Panel and CMU with 7/8" Portland cement plaster finish

3. Pros

- Fastest construction time
- Simplest roof system
- Reduced material quantities
- Ideal for prototype replication

Cons

- Metal building aesthetic
- Lower perceived long-term durability vs. full CMU structure
- Less acoustic and thermal mass compared to full masonry

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STATION ROOF TYPES

Option 2: Flat Roof



1. Structural Types

App Bay - Exterior Load Bearing CMU (8 inch and 12 inch) at perimeter walls. Low slope membrane roof over cover board, rigid insulation. Parapet at the perimeter of all roof edges.

Living Quarters - Exterior Load Bearing CMU (8 inch) perimeter walls. Parapet at the perimeter of all roof edges.

2. Exterior Wall Type

CMU with 7/8" Portland cement plaster finish.

3. Pros

- Stronger exterior structure
- Improved durability & impact resistance
- Better sound and thermal performance vs. Option 1

Cons

- Higher cost per square foot than Option 1
- Longer construction schedule
- Low-slope roof
- More structural steel required

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STATION ROOF TYPES

Option 3: Hip Roof



1. Structural Types

App Bay-Exterior Load Bearing CMU (8 inch and 12 inch) at perimeter walls. Standing Seam Metal Roof panel over cover board, rigid insulation, 1.5-inch metal roof deck over custom metal truss roof framed hip roof with lower framed hip roof over Apparatus Bay support spaces.

Living Quarters - Load Bearing CMU (8 inch) with Standing Seam Metal Roof panel over cover board, rigid insulation, 1.5-inch metal roof deck over custom metal truss roof framed hip roof w/ multiple valleys.

2. Exterior Wall Type

CMU with 7/8" Portland cement plaster finish.

3. Pros

- Most visually appealing and architectural option
- Longest roof lifespan
- High wind and storm resistance
- Premium exterior envelope
- Excellent long-term performance

Cons

- Highest cost per square foot
- Longest construction duration
- Most complex to build
- Less ideal for rapid prototype replication

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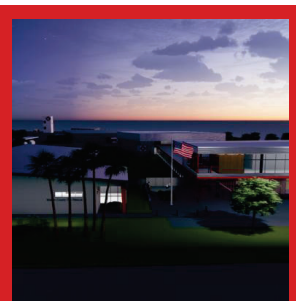
UPCOMING STATIONS



Fire Station 24 -
Marion Oaks
High Capacity



Fire Station 9 -
Orange Lake



Fire Station X -
Baldwin Ranch
High Capacity

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FIRE TRAINING



Training Needs



- Coordination with the City of Ocala
- Search and Rescue Multi-Story Prop
 - Burn Requirements
- 10,000 SF of Storage
- Rehab Structure
 - Pavilion
 - Restrooms
- Extrication Pad
 - Motor vehicle collision
 - Extraction drills
- Parking Spaces
- Cascade and Gear Extractor
- Operations Center

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FIRE TRAINING



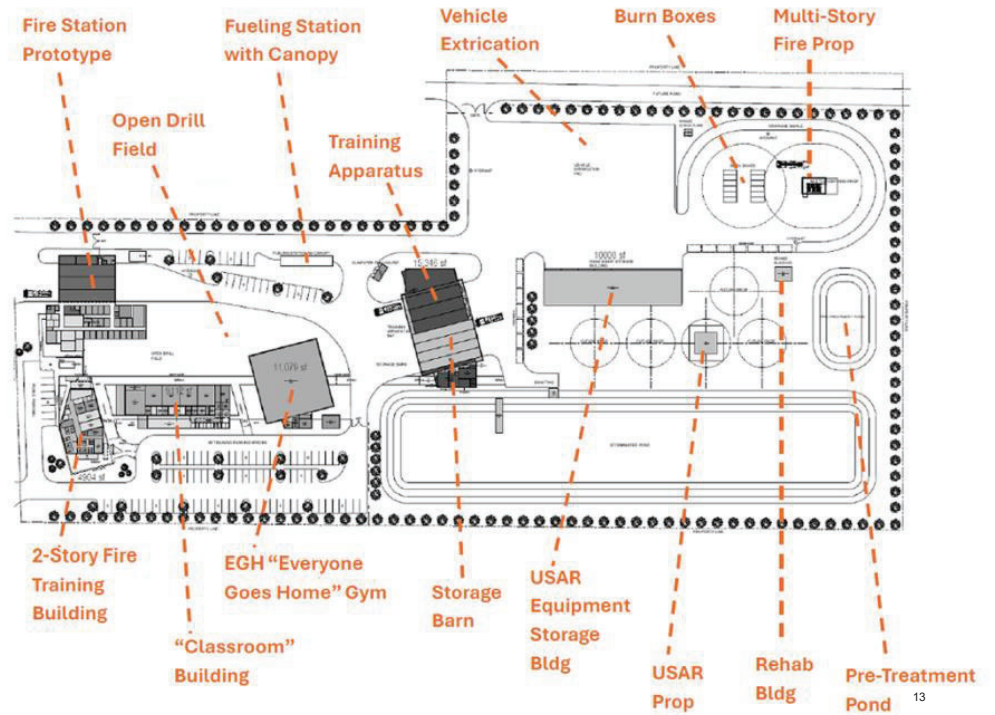
Site Package Needs



- Permanent Structure
 - Gym
 - Dorms/Bunk Rooms
 - Locker Rooms
 - Bathrooms
 - Offices/Day Room
 - Kitchen/Break Room
 - 4 Classrooms (40 students each)
 - Conference Rooms
 - Reception
 - 4 Storage rooms

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TRAINING - SITE



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TRAINING FUNDING -



Current Site Detail

16.32 acres on NW 63rd Street
Parcel 13263-000-00 and 13263-001-00

Estimated Cost

≈ \$40 M

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THANK YOU

Questions?