

ORDINANCE NO. 22-005

AN ORDINANCE approving the City of Camas “Fire Capital Plan” including the Capital Facilities Plan elements pursuant to RCW 36.70A.070 and incorporating the Plan by reference into the City of Camas Comprehensive Plan.

WHEREAS, the City of Camas Fire Capital Plan is intended to provide a framework to assist in the integration of future fire department projects and programs to serve the citizens of Camas and to meet State Growth Management Act requirements; and

WHEREAS, the update for 2022 has been reviewed in consultation with Mackenzie, a professional consulting group retained by the City to provide an overview of fire department facilities, needs, and provide recommendations; and

WHEREAS, in consideration of an updated Fire Capital Plan, Mackenzie retained certain sub-consultants to provide response time analysis and funding framework concepts to be incorporated into their report to the City; and

WHEREAS, the City reviewed the recommendations of Mackenzie and a staff report prepared by the City Fire Chief which were presented to City Council at Workshop meetings open for public comment thereon held on October 4, 2021 and April 4, 2022; and

WHEREAS, the 2022 update to the Fire Capital Plan includes all requirements for a Capital Facilities Plan to be consistent with the Washington State Growth Management Act (GMA) per RCW 36.70A.070, which requires jurisdictions fully planning under GMA to have a capital facilities plan element within their comprehensive plans; and

WHEREAS, the City Council has conducted a public hearing on the request for adoption of the Fire Capital Plan with the affiliated Capital Facilities Plan elements as set forth in RCW 36.70A.070 on April 4 and 18, 2022; and

WHEREAS, RCW 36.70A.130(2)(a)(iv) provides that amendments to the City Comprehensive Plan may be considered more frequently than once per year when the amendment of the Capital Facilities element

occurs concurrently with the adoption or amendment of the city budget; and

WHEREAS, concurrent with consideration of the Capital Facilities elements of the Fire Capital Plan the City is considering adoption of amendments to the city budget through the Spring Omnibus and the Capital Facilities elements of the Fire Capital Plan will be incorporated into the City Capital Facilities Plan and Capital Improvement Plan upon approval.

NOW, WHEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The City Council hereby adopts that certain document entitled "City of Camas Fire Capital Plan", including all Capital Facilities Plan elements associated thereto pursuant to RCW 36.7A.070, as the Comprehensive Fire Capital Plan for the City of Camas.

Section II

The City of Camas Fire Chief is directed to maintain a copy of the City of Camas Fire Capital Plan available for public inspection.

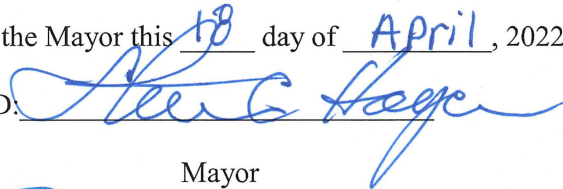
Section III

The City Capital Facilities Plan is hereby amended to include the updated elements of the Fire Capital Plan as set forth under RCW 36.70A.070

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.


PASSED BY the Council and APPROVED by the Mayor this 18 day of April, 2022.

SIGNED:



Mayor

SIGNED:



Clerk

APPROVED as to form:



City Attorney

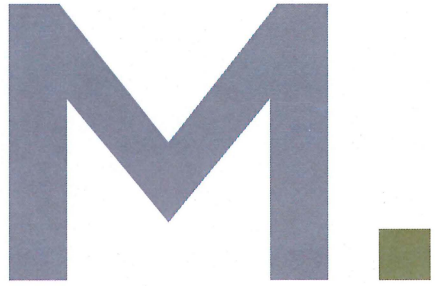
MACKENZIE.



**CAMAS-WASHOUGAL FIRE DEPARTMENT
CITY COUNCIL MEETING**

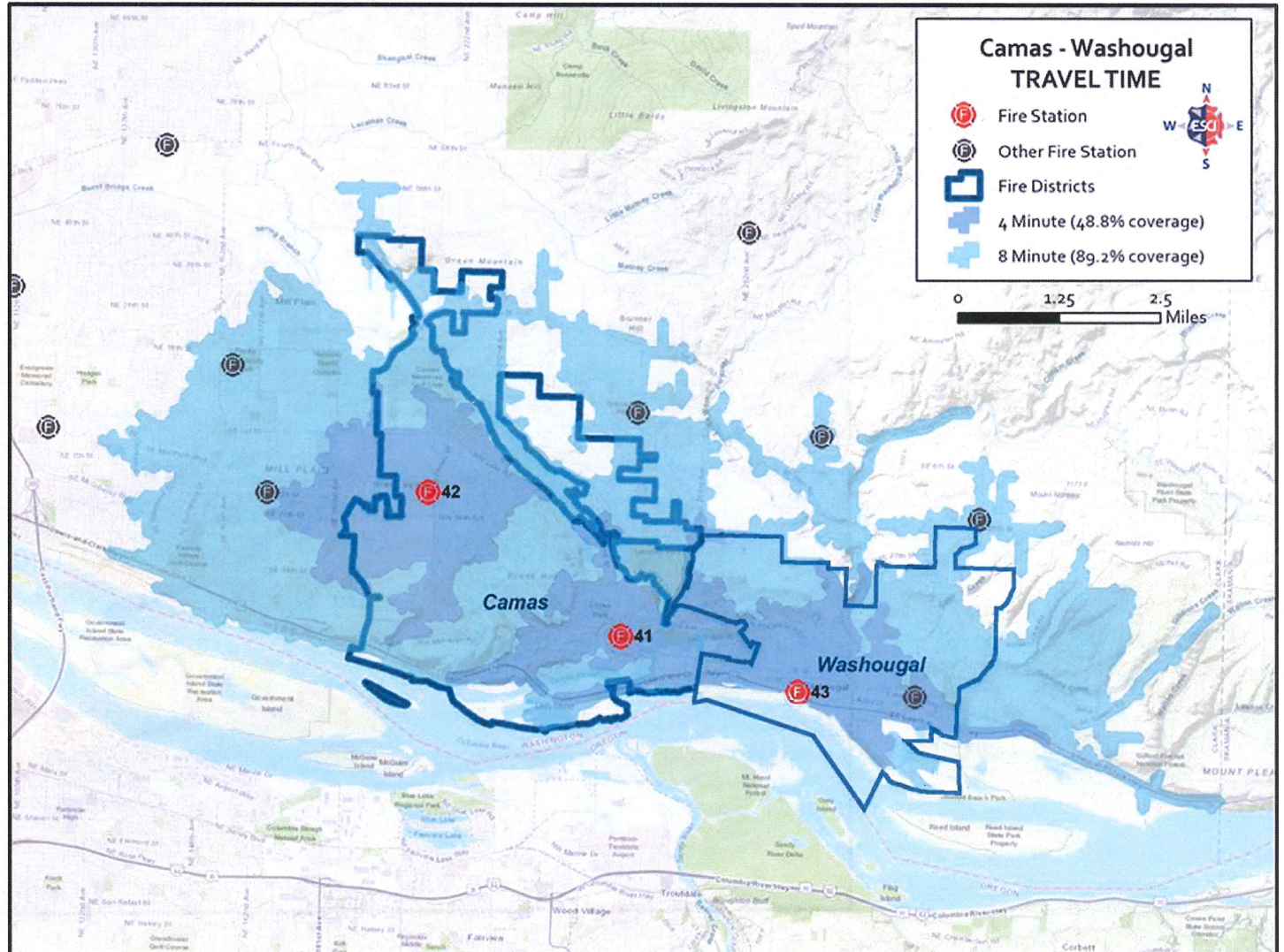
Camas City Council Meeting | 04.04.2022

TEAM



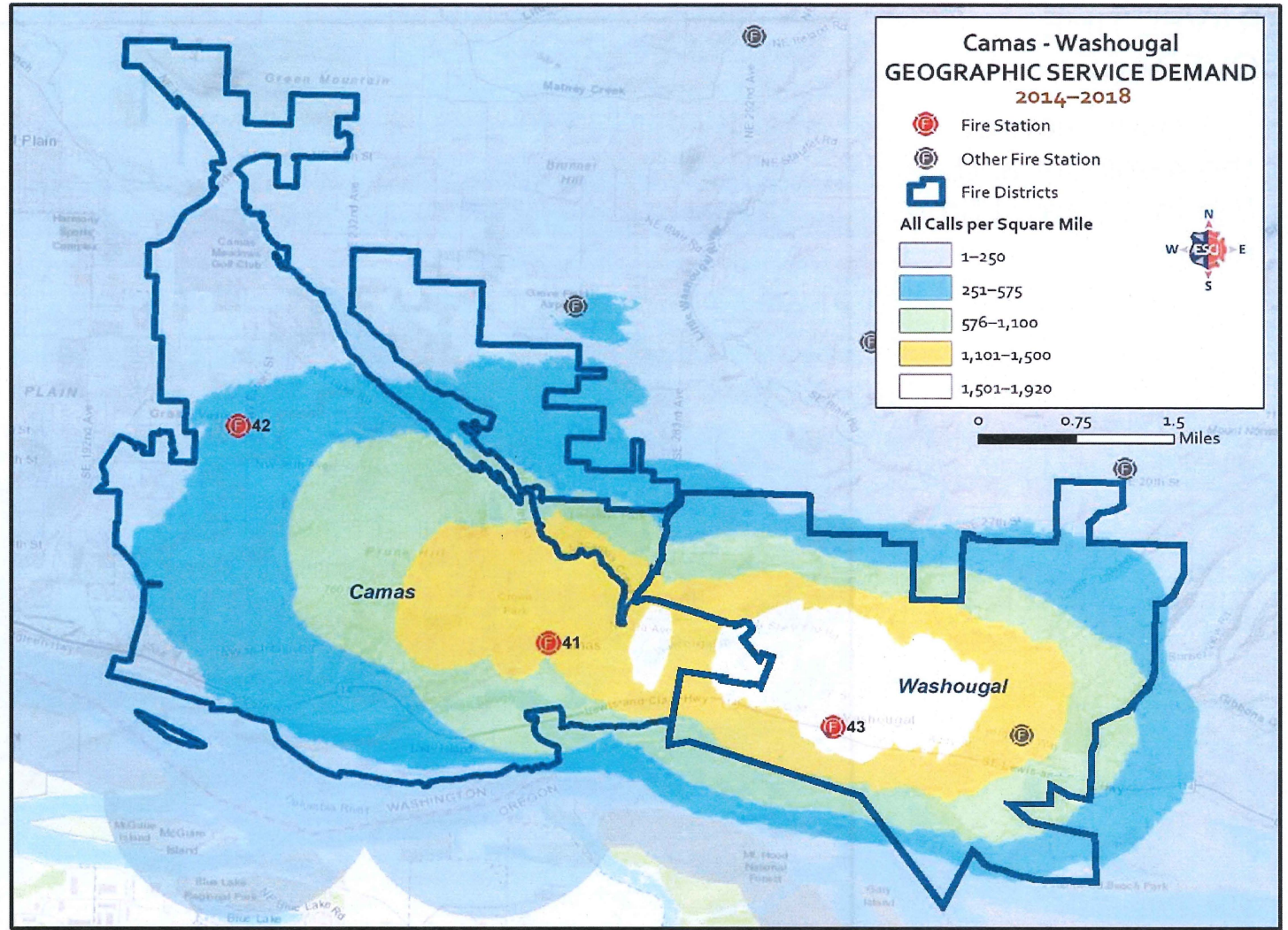
TRAVEL TIME COVERAGE

- Full page view of the 4-minute and 8-minute travel time map



INCIDENT LOCATION DENSITY

- Full page view of Figure 2 - the Incident Location Density



FINDINGS

- Most growth occurs outside the existing fire station urban coverage reach
- The cities and Department should adopt a split coverage measure
 - Faster response in existing built-up areas
 - Longer response times in edge suburban and rural areas
- Added stations occur when the other areas substantially develop

EXISTING STATIONS



HEADQUARTERS STATION 41

Address: 616 NE 4th Avenue
Camas, WA 98607

Built in: 1960's; subsequent remodels

Deficiencies:

- No future growth opportunities
- No dedicated training room
- Does not meet seismic code for an essential facility
- Does not meet current ADA code requirements

NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS

NFPA SECTION	DESCRIPTION	COMPLIANCE
NFPA 1	Fire Suppression Sprinklers	Yes
NFPA 1221	Station Alerting Communication System	No
NFPA 1500	Smoke Detectors Carbon Monoxide Detectors	Yes Yes
NFPA 1581	Minimum Sleeping Area PPE Cleaning Area EMS Decontamination Area	No No No
NFPA 1851	Turnout Gear Storage UV Exposure Thermal Exposure	No No No
NFPA 1962	Fire Hose Storage and Maintenance	No

WASHINGTON ADMINISTRATIVE CODE

WAC SECTION	DESCRIPTION	COMPLIANCE
296-305-06507	1 hour separation between Apparatus Bay and Living Quarters	No
296-305-06509	Apparatus Bay Configuration and Clearance	No
296-305-06515	Hose Tower Configuration	No
296-305-06511	Indoor Air Quality	No



SATELLITE STATION 42

Address: 4321 NW Parker Street
Camas, WA 98607

Built in: 2001

Deficiencies:

- No direct exhaust capture system

NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS

NFPA SECTION	DESCRIPTION	COMPLIANCE
NFPA 1	Fire Suppression Sprinklers	Yes
NFPA 1221	Station Alerting Communication System	Yes
NFPA 1500	Smoke Detectors Carbon Monoxide Detectors	Yes Yes
NFPA 1581	Minimum Sleeping Area PPE Cleaning Area EMS Decontamination Area	Yes Yes Yes
NFPA 1851	Turnout Gear Storage UV Exposure Thermal Exposure	Yes Yes Yes
NFPA 1962	Fire Hose Storage and Maintenance	Yes

WASHINGTON ADMINISTRATIVE CODE

WAC SECTION	DESCRIPTION	COMPLIANCE
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296-305-06509	Apparatus Bay Configuration and Clearance	Yes
296-305-06515	Hose Tower Configuration	Yes
296-305-06511	Indoor Air Quality	No



SATELLITE STATION 43

Address: 1400 A Street
Washougal, WA 98671

Built in: 1974

Deficiencies:

- No future growth opportunities
- Does not meet seismic code for an essential facility
- Does not meet current ADA code requirements

NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS

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RECOMMENDATIONS

- Washougal Fire Station 43 will need to be replaced to meet current needs in the next two to three years.
- Ideally Camas Headquarters Station 41 could be moved to the west to shorten the coverage gap between it and Station 42.
- Camas Station 42 to remain in its current location and renovated in the next five to nine years.
- A brand new satellite station is required in the NW corner of Camas in the next five years. Another satellite station will be required midway down the north side of Lacamas Lake within the next nine years, for a total of two new satellite stations for Camas in the next five to nine years.
- Washougal will need add at least one, if not two more, fire stations at some point in the 2030s.

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Camas Washougal Fire Headquarters Station														
Apparatus Bay and Support Rooms	0	0	0								0	7658	7658	
Living Quarters and Administration	14	14	14								0	6642	6642	
Community / Training Rooms	0	0	0								0	1913	1913	
SUBTOTAL	14	14	14								0	16213	16213	
GENERAL CIRCULATION (20%)											0	3243	3243	
TOTAL BUILDING SQUARE FOOTAGE	14	14	14								0	19456	19456	0.45 Acres
TOTAL EXTERIOR REQUIREMENTS												14460	14460	0.33
TOTAL SITE REQUIREMENTS											0	33916	33916	0.78

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Camas Washougal Fire Satellite Station(s)														
Apparatus Bay and Support Rooms	0	0	0								0	5526	5526	
Living Quarters and Administration	8	8	8								0	4402	4402	
Community / Training Rooms	0	0	0								0	1031	1031	
SUBTOTAL	8	8	8								0	10959	10959	
GENERAL CIRCULATION (20%)											0	2192	2192	
TOTAL BUILDING SQUARE FOOTAGE	8	8	8								0	13151	13151	0.30
TOTAL EXTERIOR REQUIREMENTS												7980	7980	0.18
TOTAL SITE REQUIREMENTS											0	21131	21131	0.49

Fire stations in the next 8-10 years – when the infrastructure is assumed to be developed:

- **Replace Washougal Station 43** - in the next two to three years.
- **Replace HQ Station (Station 41)** - in the next two to three years.
- **Future Brand New Satellite Station in Camas (NE)** - when the future infrastructure is assumed to be in the 5-9 year period.

	Building SF	Lowest Bid (Without Tax)	Cost Per SF
VFD Station 02 (July 2016)	13,367 SF	\$5,052,739.17	\$378.00/SF
VFD Station 11 (March 2021)	14,789 SF	\$7,120,393.59	\$481.46/SF
Station 61	20,750 SF	\$8,051,854	\$388.04 / SF
Station 61 Shop	7,425 SF	\$3,074,759	\$414.08 / SF
Averages	14,083 SF	\$5,824,936.44	\$413.61 / SF

Cost Factors:

- 8.5% Tax (As of April 2021)
- Median Bid - \$504/SF
- 27% Increase (Normally 30-35%)
- Additional Site Work

Camas-Washougal Capital Improvement Plan - Project Cost Summary

Rev. 09/22/2021

	Headquarters Station	Satellite Station
Construction Cost:	19,456 SF x \$500-\$550 / SF = \$9,728,000 - \$10,700,800	13,151 SF x \$500 - 550 / SF = \$6,575,500 - \$7,233,050
Consultant Costs (Geotechnical Engineer; Surveyor; Architect and Engineering Fee etc.)	30% of Construction Cost: = \$2,918,400 - \$3,210,240	30% of Construction Cost: = \$1,972,650 - \$2,169,915
Owner Costs (Permit and SDC Fees, Furniture and Fixtures etc.)		
Total Project Cost:	\$12,646,400 - \$13,911,040	\$8,548,150 - \$9,402,965

Existing Apparatus Assessment (Based on Master Plan):

- Well maintained, but aging
- Three out of the four front line engines are at the end of their normal lifespan of a fire engine and are typically recommended to be put in a reserve status
- Accumulation of high mileage
- Updated technology with integration with tap out system

Fire Department's Replacement Vehicles In The Next 10 Years:

- (4) Four Engines - ea @ \$735,000
- (1) A Ladder Truck - one @ \$1,050,000
- (4) Four Rescue Tools - ea @ \$13,650
- (2) Two Brush Rigs - ea @ \$150,000

Q&A

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Land Use Planning · Transportation Planning · Landscape Architecture
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