

MACKENZIE.



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

Camas City Council Meeting | 10.04.2021

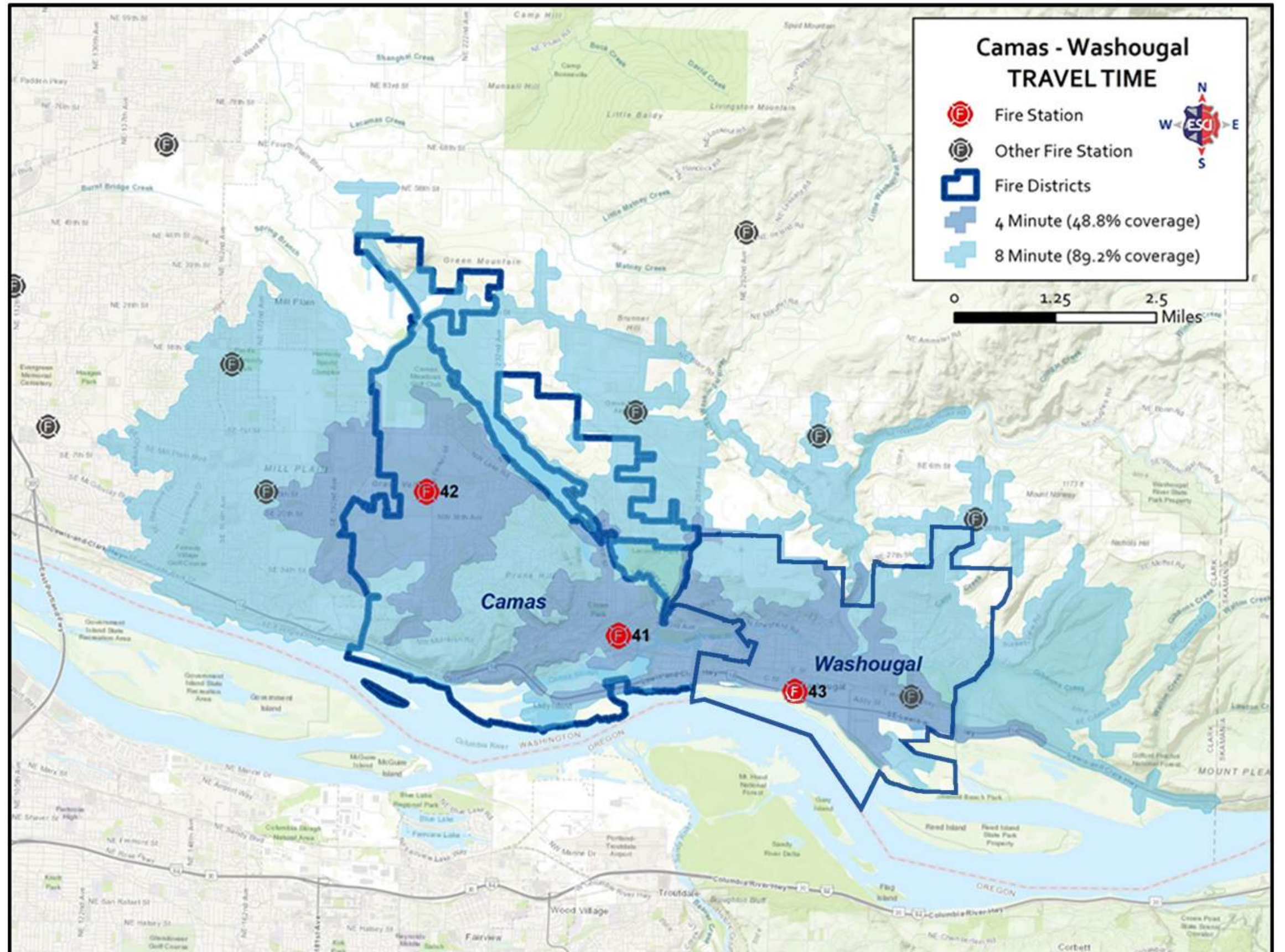
Washougal City Council Meeting | 10.11.2021

TEAM



TRAVEL TIME COVERAGE

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



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

RECOMMENDATIONS

- Ideally Camas Station 41 could be moved to the west to shorten the coverage gap between it and Station 42
- Camas Station 42, being newer remains as sited
- Camas will need to add at least two more stations, one in the northwest corner and another midway down the north side of Lacamas Lake
- 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
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 HQ Station** - in the first two to three years.
- **Replace Washougal Station** - in the next five to seven years.
- **Future Third Station in Camas (NE)** - when the future infrastructure is assumed to be in the 8-10 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

	<i>Headquarters Station</i>	<i>Satellite Station</i>
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 (Geotechnical Engineer; Surveyor; Architect and Engineering Fee etc.) & Owner (Furniture & Fixture etc.) Costs:	30% of Construction Cost: = \$2,918,400 - \$3,210,240	30% of Construction Cost: = \$1,972,650 - \$2,169,915
Total Project Cost:	\$12,646,400 - \$13,911,040	\$8,548,150 - \$9,402,965

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

Forecast Approach & Findings

COSTS

Replacement HQ (2024):
\$12.6-13.9 M

Replacement (2026)* :
\$9.6-10.5 M

New Station (2029):
\$10.8-11.8 M

\$33-36.5 M
total costs

* Includes 4% annual cost escalation
Source: Mackenzie

REVENUES

Estimated new SF and MF homes, Camas & Washougal, 2021-40
(sources: TAZ forecast, permit data)

X

Fire Impact Fees, 2021:
(\$401-556/unit)

Estimated comm./medical space in Camas & Washougal (2021-40)
Source: Costar, ECONorthwest

X

Fire Impact Fees, 2021:
(\$0.40/SF)

\$5.7 M
total FIF revenue, 2021-40

GAP

\$27.5-30.8 M
total revenue gap, 2021-40

Next Step: Possible Gap Funding Tools

Pros/Cons Review of Possible Tools:

- Increased Fire Impact Fee
- Voter approved bonds
- Surplus Land Disposition
- Public Safety Sales Tax (*max 0.1% for cities*)
- Excess Levy

Fire Impact Fees in Other Areas

Jurisdiction	Single-Family (2,000 SF, per unit)	Multifamily (800 SF, per unit)	Commercial (per sq ft)
Camas	\$400	\$160	\$0.40
Washougal	\$401.60 - \$502.00	\$248	\$0.31
Shoreline	\$2,311	\$2,002	\$1.83, \$2.84, or \$5.73
Tukwila	\$1,769	\$2,168	Office: \$824 (per 1K GFA) Retail: \$2,108 (per 1K GFA) Industrial: \$176 (per 1K GFA)
DuPont	\$940.87	\$940.87	\$2,696.91 (per acre)
Thurston County	\$720		
Battle Ground	\$555	\$248	\$0.59
Vancouver*	\$293		
Auburn	\$290.13	\$306.47	Office: \$0.23 Retail: \$0.50 Industrial: \$0.09

Note: Jurisdictions with *per sq ft* (SF) fees have been converted to *per unit* fees using an assumed 2,000 SF for single-family dwellings and 800 SF for multifamily dwellings.

* Vancouver's impact fee is computed assuming a \$400K valued home.

Q&A

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