GEORGETOWN FIRE PROTECTION DISTRICT

FIRE IMPACT FEE NEXUS STUDY

JANUARY 2016

PREPARED FOR:

BOARD OF DIRECTORS
GEORGETOWN FIRE PROTECTION DISTRICT

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GEORGETOWN FIRE PROTECTION DISTRICT

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EXECUTIVE SUMMARY

INTRODUCTION

The Georgetown Fire Protection District ("District) provides first-responder fire protection services to the unincorporated communities of Georgetown, Greenwood, Quintette and Volcanoville in unincorporated El Dorado County ("County"). Specifically, the District's services include fire prevention and suppression; emergency medical response and transport and rescue and hazardous materials response.

This Fire Impact Fee Nexus Study ("Nexus Study") was prepared pursuant to the "Mitigation Fee Act" as found in Government Code §66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of new fire impact fees ("fees") on new residential and nonresidential development within the District. As growth occurs, fire impact fee revenue will be used to expand the District's fire protection facilities, apparatus and equipment in order to maintain its existing level of service.

Currently, the County imposes a fire impact fee ("fire impact fee") the District in the amount of $0.82 per square foot for new residential development and $0.87 per square foot for new nonresidential development.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or "nexus" exists between new development that occurs within the District and the need for fire protection facilities, apparatus and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed ("benefit relationship").
4. Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed ("impact relationship").
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed ("proportional relationship").

To determine the District's fire impact fees consistent with these procedural requirements, this Nexus Study utilizes an existing facility standard methodology. Under this method, the District's ratio existing fire protection facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the District's fire system as growth occurs. Existing development is determined based on the assumption that 50 percent of the need and demand for fire service (and associated facilities, apparatus and equipment) is related to the persons (residents or employees) and the other 50 percent of the need is related to the structural area (i.e. living area or nonresidential building area) in which they live or work. The value of the District's existing fire system is determined using the replacement value of the District's existing inventory of fire protection facilities, apparatus and equipment. These costs are then applied to eight land use categories in proportion to the need they create for fire protection and emergency response services.

SUMMARY OF GENERAL FINDINGS

The following general findings from the Nexus Study are presented:

1. The County of El Dorado ("County"), on behalf of the District, currently imposes "fire impact fees" in the amount of $0.82 per square foot for new residential development and $0.87 per square foot for new nonresidential development.
2. Fire impact fees are necessary to ensure that the District can adequately expand its fire protection facilities, apparatus and equipment needed for the resident and employee growth and new structural area created by new development.
3. A reasonable relationship or "nexus" exists between new development in the District and the need for additional fire protection facilities, apparatus and equipment as a result of new development.
4. The proposed fire impact fee is consistent with the policies of the El Dorado County General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The District should establish updated fire impact fees to fairly allocate the costs of providing fire protection facilities, apparatus and equipment to new development. The following fire impact fees for the District are proposed:

FIGURE 1 – SUMMARY OF PROPOSED FIRE IMPACT FEES

Land Use	Proposed Fire Impact Fees
Residential Development	**Per Living Area Sq. Ft.**
Single Family Housing	$1.11
Multi-Family Housing	$1.75
Mobile Home	$1.51
Nonresidential Development	**Per Building Sq. Ft.**
Retail / Commercial	$1.44
Office	$1.75
Industrial	$1.34
Agriculture	$0.67
Warehouse / Distribution	$0.98

2. The District's new fire impact fees should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et al.).
3. Since only Cities and Counties have authority to impose fees as a condition of project approval, the District's proposed fire impact fees must be adopted by the El Dorado County Board of Supervisors on behalf of the District.
4. The District's fire impact fee program should be administered in accordance with Government Code § 66006 and other applicable provisions of the Mitigation Fee Act and El Dorado County Code Chapter 13.20.

5. The cost estimates presented in this Nexus Study are in 2015 dollars. The ordinance and/or resolution establishing the new fire impact fees should include a provision for annual inflationary adjustments based on a District review of an appropriate construction cost index.

DETERMINATION OF EXISTING DEVELOPMENT

The District serves both residences and businesses throughout their service area. As such, the demand for the District's fire protection services and associated fire protection facilities, apparatus and equipment is measured by its service population and the structures it protects. This section will first determine the service population and structural area within the District. This data will be used to establish a fire facilities demand factor for the various residential and nonresidential land uses within the District, which in turn will be used to determine existing development's total fire facilities demand.

SERVICE POPULATION AND STRUCTURAL AREA

The District provides fire protection and emergency response services to the unincorporated communities of Georgetown, Greenwood, Quintette and Volcanoville in unincorporated El Dorado County ("County"). The District currently serves an estimated resident population of 2,981. The District's resident population estimate is based on figures from the 2010 U.S. Census for the District's service area and El Dorado County Assessor's data as of July 2015.

The District also protects approximately 1,439 occupied and vacant housing units and approximately 270,000 square feet of nonresidential building area. Estimated total housing units and nonresidential building area are based on figures the El Dorado County Assessor as of July 2015.

FIRE FACILITIES DEMAND FACTOR

To determine the relative demand for fire facilities for various land uses, this Nexus Study relies on equivalent dwelling unit ("EDU") factors to compare fire facilities demand across various residential and nonresidential land uses. For purposes of this Nexus Study, it is assumed that 50 percent of the demand for fire protection and emergency response services is related to the persons (residents or employees) and the other 50 percent of the need is to protect the structural area (living area or nonresidential building area) in which the persons live or work. The equivalent dwelling unit ("EDU") is also used to convert the nonresidential building area to a residential dwelling unit value. This approach allows for the cost of fire protection facilities, apparatus and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 2 on the following page shows the calculation of the fire facilities demand factor for eight land use categories. The residential land use categories are expressed per dwelling unit and the nonresidential land use categories are expressed per square foot of building area. By this measure, for example, one single-family home creates the demand for the District's fire facilities, apparatus and equipment equal to 821 square feet of retail commercial building area.

FIGURE 2 – FIRE FACILITIES DEMAND FACTOR

Land Use Category	Residents per Dwelling Unit / Employees per 1,000 Sq. Ft. [1]	Persons per Unit EDU	Persons Demand Factor	Structural Area per Unit (sq. ft.) [2]	Structural Area per Unit EDU	Structural Area Demand Factor	Fire Facilities Demand Factor
Calc	a	b = a / 2.53	c = b * 50%	d	e = d / 1,583	f = e * 50%	g = c + f
Single-Family Housing	2.53	1.00	0.50	1,583	1.00	0.50	1.00
Multi-Family Housing	2.41	0.95	0.48	700	0.44	0.22	0.70
Mobile Home	1.94	0.77	0.38	700	0.44	0.22	0.60
Residential	2.40	0.95	0.47	1,469	0.93	0.46	0.94
Retail / Commercial	2.56	1.01	0.50	1,000	0.63	0.32	0.82
Office	3.47	1.37	0.68	1,000	0.63	0.32	1.00
Industrial	2.28	0.90	0.45	1,000	0.63	0.32	0.77
Agriculture	0.33	0.13	0.07	1,000	0.63	0.32	0.38
Warehouse / Distribution	1.23	0.49	0.24	1,000	0.63	0.32	0.56
Nonresidential	2.97	1.17	0.59	1,000	0.63	0.32	0.90

Notes:

[1] Residents per dwelling unit is based on figures from the 2010 U.S. Census for the census tracts generally covering the District. Howver, due to an inadequate sample size, the figure for multi-family and mobile home are the county-wide averages. All nonresidential density figures (except Agriculture) are from 2001 "Employment Density Study" prepared by The Natelson Company, Inc. for the Southern California Association of Governments expressed in terms of the number of employees per 1,000 square feet of building area. The density figure for Agriculture is from the 2004 "Employment Density in the Puget Sound Region" report prepared by E.K. Pflum for the University of Washington.

[2] Structural area per unit is based on El Dorado County Assessor's data as of July 2015. Nonresidential density is based on a "per 1,000 square feet of building area" basis.

EXISTING FIRE FACILITIES DEMAND EDUS

Figure 3 below calculates the District's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the District. As shown, total existing demand EDUs for the District is 1,628. Existing demand EDUs represents the level of existing development served by the District's existing facilities.

FIGURE 3 – EXISTING DEMAND EDUS

Land Use	Dwelling Units / Nonresdential Building Area 1,000 Sq. Ft. Units [1]	Fire Facilities Demand Factor	Total Demand EDUs
Calc	a	b	c = a * b
Single Family Housing	1,253	1.00	1,253
Multi-Family Housing	21	0.70	15
Mobile Home	165	0.60	100
Nonresidential	278	0.94	260
Total Existing Development	1,717		1,628

Source: El Dorado County Assessor's Office; SCI Consulting Group

Notes:

[1] Dwelling units and nonresidential building area (expressed in 1,000 sq. ft. units) are from El Dorado County Assessor's data as of July 2015.

DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES

The next step in determining the District's existing fire facilities standard is to calculate the replacement value of the District's fire system which includes fire protection facilities, apparatus, vehicles and equipment. Figure 4 below presents a summary of replacement cost (in 2015 dollars) for the District's existing fire facilities (land and fire stations), apparatus (engines and special vehicles) and equipment. The detailed inventory and estimated replacement value for each is provided in Appendix A.

The estimated replacement value of the District's inventory is based on unit cost assumptions provided by the District. Estimated land value was based on market research conducted by SCI Consulting Group assessed land value for sales within 2014. Fire station replacement value is based on construction cost estimates from the Engineering News Record Square Foot Costbook, 2013 Edition for fire station construction in the greater Sacramento Area and adjusted by 7.8% for inflation.

As shown below, the estimated value of the District's existing fire protection facilities, apparatus and equipment is approximately $5.5 million.

FIGURE 4 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM

Fee Components	Total Replacement Value (2015 $s)
Land	$207,726
Building	$3,925,816
Apparatus / Vechicles	$799,000
Equipment	$555,000
Total Fire System Facilities	$5,487,542

Source: Georgetown Fire Protection District

DETERMINATION OF THE FIRE IMPACT FEE

The Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed. In this section, the District's existing fire facilities standard is determined and then applied to eight land uses categories in proportion to the demand they create as measured by their fire facilities demand factor.

FIRE FACILITIES STANDARD

The District's ratio of existing fire facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the District's fire facilities as growth occurs. As shown in figure 5 below, this standard is represented by the existing fire system facilities cost of $3,370.73 per demand EDU.

FIGURE 5 – FIRE FACILITIES STANDARD

Existing Fire System Facilities	$5,487,542
Existing Demand EDUs	1,628
Existing Fire Facility Cost Per EDU	**$3,370.73**

Notes:
[1] See Figure 4.
[2] See Figure 3.

RESIDENTIAL COST PER SQ. FT.

Since residential land uses have varying dwelling unit occupancies and living area sizes, the residential fire impact fees are expressed on a per square footage basis for the following three residential land use categories.

- "Single-family housing" means detached or attached one-family dwelling units;
- "Multi-family housing" means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family, including condominiums and cluster developments; and
- "Mobile home" means a development area for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.

Figure 6 below presents the calculation of the proposed residential fire impact fees. As shown, the residential fees are determined by multiplying the fire facility standard by their respective fire facilities demand factor plus an additional 4 percent for administration of the fire impact fee program. The fee program administrative cost component is designed to offset the cost of County and District collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other associated costs.

FIGURE 6 – RESIDENTIAL COST PER SQ. FT.

Residential Land Use	Facilities Demand EDU Factor	Existing Facility Standard [1]	Cost per Unit	Admin. Expense 4%	Average Living Area per Sq. Ft.	Residential Cost per Sq. Ft. [2]
Calc	a	b	c = a * b	d = c * 0.04	e	f = (c + d) / e
	- - - - - - - - - - - - - - - per dwelling unit - - - - - - - - - - - - - - -					- per sq. ft. -
Single Family Housing	1.00	$3,370.73	$3,370.73	$134.83	1,583	$2.21
Multi-Family Housing	0.70	$3,370.73	$2,350.26	$94.01	700	$3.49
Mobile Home	0.60	$3,370.73	$2,037.08	$81.48	700	$3.02

Notes:

[1] The existing facility standard is the total replacement cost per demand EDU.

[2] Residential costs per sq. ft. are rounded down to the nearest dollar.

NONRESIDENTIAL COST PER SQ. FT.

As stated earlier, the Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities, the nonresidential fire impact fee is expressed per square foot of building area based on their respective facilities demand EDU factor for five nonresidential land use categories.

The five nonresidential land use categories are as follows:

- "Retail / Commercial" means retail, commercial, educational and hotel/motel construction;
- "Office" means general, professional and medical office construction;
- "Industrial" means manufacturing construction;
- "Agriculture" means construction of barns other agricultural structures; and
- "Warehouse / Distribution" means construction of buildings primarily devoted to the storage and / or distribution of materials.

Figure 7 below presents the calculation of the cost per square foot of new nonresidential construction. As shown, the fees for the five nonresidential land uses are determined by multiplying the fire facilities standard by their respective fire facilities demand factor plus an additional 4 percent for administration of the fire impact fee program.

FIGURE 7 – NONRESIDENTIAL COST PER SQ. FT.

Nonresidential Land Use	Facilities Demand EDU Factor	Existing Facility Standard [1]	Cost per Unit	Admin. Expense 4%	Cost per Demand EDU	Nonres. Cost per Sq. Ft. [2]
Calc	a	b	c = a * b	d = c * 0.04	e = c + d	f = e / 1,000
	- - - - - - - - - - - - - - - per 1,000 sq. ft. - - - - - - - - - - - - - - -					- - per sq. ft. - -
Retail / Commercial	0.82	$3,370.73	$2,766	$110.64	$2,876.63	$2.87
Office	1.00	$3,370.73	$3,372	$134.87	$3,506.57	$3.50
Industrial	0.77	$3,370.73	$2,581	$103.22	$2,683.75	$2.68
Agriculture	0.38	$3,370.73	$1,284	$51.36	$1,335.43	$1.33
Distribution	0.56	$3,370.73	$1,882	$75.30	$1,957.73	$1.95

Notes:

[1] The existing facility standard is the total replacement cost per demand EDU.

[2] Nonresidential costs per sq. ft. are rounded down to the nearest cent.

PROPOSED FIRE IMPACT FEES

In order to keep the District's fire impact fees in line with other El Dorado County Fire Protection Districts, the District Board of Directors approves the following fire impact fees which are approximately 50 percent of the costs per square foot.

FIGURE 8 – PROPOSED FIRE IMPACT FEES

Land Use	Cost per Sq. Ft.	Proposed Fire Impact Fees
Residential Development	Per Living Area Sq. Ft.	
Single Family Housing	$2.21	$1.11
Multi-Family Housing	$3.49	$1.75
Mobile Home	$3.02	$1.51
Nonresidential Development	Per Building Sq. Ft.	
Retail / Commercial	$2.87	$1.44
Office	$3.50	$1.75
Industrial	$2.68	$1.34
Agriculture	$1.33	$0.67
Warehouse / Distribution	$1.95	$0.98

PROJECTED FIRE IMPACT FEE REVENUE

Figure 9 projects fire impact fee revenue through 2035 based an annual residential growth rate of 0.35% or approximately 5 housing units per year and nonresidential annual growth rate of 0.35%. Total fire impact fee revenue (in 2015 dollars) is then estimated by multiplying the fire facilities demand standard by demand EDU growth for the period.

FIGURE 9 – PROJECTED FIRE IMPACT FEE REVENUE

Land Use Category	Current Demand EDUs (2015) [1]	Demand EDU Growth (2035) [2]	Total Cost per Demand EDU [3]	Projected Fire Impact Fee Revenue (2015$)
Calc	a	b	c	d = b * c
Residential	1,368	99	$1,752.78	$173,546
Nonresidential	278	20	$1,752.78	$35,220
Total	1,646	119	$1,752.78	$208,765

Source: Georgetown Fire Protection District; and SCI Consulting Group

Notes:

[1] See Figure 4.

[2] Based on projected an annual growth rate of 0.5%.

[3] Estimated total cost per demand EDU based on proposed fees.

NEXUS FINDINGS

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fees. The justification of the fire impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

PURPOSE OF FEE

This Nexus Study must identify the purpose of the fee.

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the District. The fire impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the District.

USE OF FEE REVENUE

This Nexus Study must identify the use to which the fee is to be put.

Fee revenue will be used to fund the cost of expanded fire facilities, apparatus and equipment to serve new development. Additionally, fee revenue will be used to cover fee program administration costs such as collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other incidental costs.

Fee revenue may not be used to fund operational, maintenance or repair costs.

BENEFIT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be collected as development occurs. To maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the District's facilities, apparatus and equipment to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

IMPACT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed.

New development projects will create additional need for the District's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects.

PROPORTIONALITY

This Nexus Study must determine how there is a reasonable relationship between the amount of the fee and the cost of the fire protection facilities, apparatus and equipment attributable to the development on which the fee is imposed.

The cost of fire protection facilities, apparatus and equipment attributable to a development project is based upon the level of existing development served by the District's existing fire protection facilities. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to eight land use categories in proportion to the need they create for expanded facilities. The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed.

FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval by the District Board of Directors and adoption by the County Board of Supervisors of the Nexus Study and proposed program on behalf of the District. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

GEORGETOWN FIRE PROTECTION DISTRICT

1. The District Board of Directors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the proposed fee program.
2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the District shall make available to the public the Nexus Study for review.
4. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopt the proposed fee program on behalf of the District.

EL DORADO COUNTY

6. The County Board of Supervisors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the requested fee program.
7. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
8. At least 10 days before the meeting, the County shall make available to the public the Nexus Study for review.
9. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation with at

least five days intervening between the dates of first and last publication not counting such publication dates.

10. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the District.
11. The fire impact fees take effect 60 days after adoption the County ordinance.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general recommendations for the administration of the fire impact fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the fire impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue. The fire impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

ANNUAL REPORTING REQUIREMENTS

The following information must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which construction of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

FIVE-YEAR REPORTING REQUIREMENTS

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every five years thereafter, the District shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

ANNUAL INFLATIONARY ADJUSTMENT

In order for the District to maintain its existing level of service, the fee will need to be automatically adjusted annually commensurate with changes in the cost of facilities, apparatus and equipment. Therefore, the fire impact fee should be adjusted on July 1 of each fiscal year by the percentage change in an appropriate engineering cost index as published by the Engineering News Record, or its successor publication for the preceding twelve months.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities and / or provide apparatus/equipment for the District, the fire impact fees imposed on that development project may be adjusted to reflect a credit for the cost of the dedicated land, facilities constructed and / or apparatus/equipment provided.[1]

[1] See El Dorado County Code Section 13.20.040 for more information.

APPENDICES

Appendix A – Fire System Inventory and Replacement Cost Estimates

Appendix B – Comparison of Current and Proposed Fire Impact Fees

APPENDIX A – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 10 – EXISTING LAND AND BUILDING INVENTORY

Fire Station	Amount	Unit Cost	Replacement Cost (2015$)
Calc	a	b	c = a * b
Station 61, 6281 Main Street, Georgetown			
Land	0.12 acres	$35,000 per acre	$4,074
Buldings	2,740 sq. ft.	$394 sq. ft.	$1,079,560
Station 62, 7331 Wentworth Springs Road			
Land	4.00 acres	$35,000 per acre	$140,000
Buldings	1,746 sq. ft.	$394 sq. ft.	$687,924
Station 63, 4900 Volcanoville Road			
Land	0.25 acres	$35,000 per acre	$8,750
Buldings	1,831 sq. ft.	$394 sq. ft.	$721,414
Station 64, 2065 Sliger Mine Road			
Land	1.00 acres	$35,000 per acre	$35,000
Buldings	1,782 sq. ft.	$394 sq. ft.	$702,108
Headquarters, 6283 Mainstreet			
Land	0.07 acres	$35,000 per acre	$2,402
Buldings	1,865 sq. ft.	$394 sq. ft.	$734,810
Total Land and Buildings			$4,116,042

Source: Georgetown Fire Protection District; SCI Consulting Group

FIGURE 11 – EXISTING APPARATUS AND EQUIPMENT INVENTORY

Apparatus #	Type	Apparatus / Vechicles	Equipment	Replacement Cost (2015 $)
	Calc	a	b	c = a + b
GMC 7000	Pumper Type 2	$85,000	$50,000	$135,000
GMC	Pumper Type 2 4wd	$45,000	$50,000	$95,000
Ford	Pumper Type 1	$65,000	$80,000	$145,000
GMC	Pumper Type 2 4wd	$75,000	$50,000	$125,000
Pierce	Pumper Type 1	$70,000	$80,000	$150,000
Ford	Pumper Tender Type 2	$65,000	$50,000	$115,000
Chevy	Pumper Type 6 4wd	$10,000	$40,000	$50,000
Chevy	Pumper Type 6 4wd	$12,000	$40,000	$52,000
Chevy	Service 4wd	$10,000	$7,000	$17,000
International	Pumper Type 1&3 4wd	$220,000	$80,000	$300,000
Ford	Rescue Squad 4wd	$60,000	$7,000	$67,000
Pace	Air Cascade	$12,000	$7,000	$19,000
Ford	Duty Captain 4wd	$30,000	$7,000	$37,000
Ford	Chief Command 4wd	$40,000	$7,000	$47,000
Total Apparatus, Vehicles and Equipment		$799,000	$555,000	$1,354,000

Source: Georgetown Fire Protection District

Notes:

[1] Replacement cost based on current replacement costs Secondary market values used for older engines.

[2] Replacement cost for equipment is based on recent District purchases.

APPENDIX B – COMPARISON OF CURRENT AND PROPOSED FIRE IMPACT FEES

FIGURE 12 – COMPARISON OF CURRENT AND PROPOSED FIRE IMPACT FEES

Land Use	Current	Proposed	% Change
Residential Development	Per Sq. Ft. of Living Area		
Single Family Housing	$0.82	$1.11	34.8%
Multi-Family Housing	$0.82	$1.75	112.8%
Mobile Home	$0.82	$1.51	84.1%
Nonresidential Development	Per Sq. Ft. of Building Area		
Retail / Commercial	$0.87	$1.44	64.9%
Office	$0.87	$1.75	101.1%
Industrial	$0.87	$1.34	54.0%
Agriculture	$0.87	$0.67	-23.6%
Warehouse / Distribution	$0.87	$0.98	12.1%
Example - Typical Fire Impact Fees Per Dwelling Unit			
Residential Development	Per Average Dwelling Unit		
Single Family Housing	$1,298	$1,749	34.8%
Multi-Family Housing	$574	$1,222	112.8%
Mobile Home	$574	$1,057	84.1%

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