North County Fire Protection District



Facility Construction Funding Plan

Model Assumptions

- Actual Sta. #5 constr. costs utilized as base year
- 3.5% cost of commercial construction index
- Presumes mild market adjustment & new COVID PERS UAL
- Facility study suggests \$1M/yr. to fund facility replacement
- Combo. building construction 70% cost of conventional
- Annual initial ongoing need for construction \$710k
- Expenses/revenues depicted reflect annual ongoing funds
- Based upon mild property tax adjustment model



Facility Replacement Priorities

- Station #3 \$400K Modular (FY 20/21)
- Station #4 \$4.9M Combo metal/conv. building (FY 22/23)
- HQ Campus \$12.4 M Combo metal/conv. building (FY 33/34)
 - Replacement of Station #1
 - Replacement of Storage Building ("Old Shop")
 - Replacement of Training Building ("Roy Noon Hall")
- Station #2- \$7.2M Combo metal/conv. building (FY 43/44)



Source of Funds

- Station #3 Rainbow reserves (\$400K-one time)
- Station #4 New prev. & ambulance fees (\$350K-ongoing)
- Station #1 Retirement of existing facility debt service + portion of Mello-Roos (\$583K-ongoing) + accumulated FMF (\$5.8M-one time)
- Station #2- Retirement of Station #4 debt service + unallocated Mello Roos (\$538K-ongoing) + accumulated FMF & Mello Roos (\$2.18M-one time)

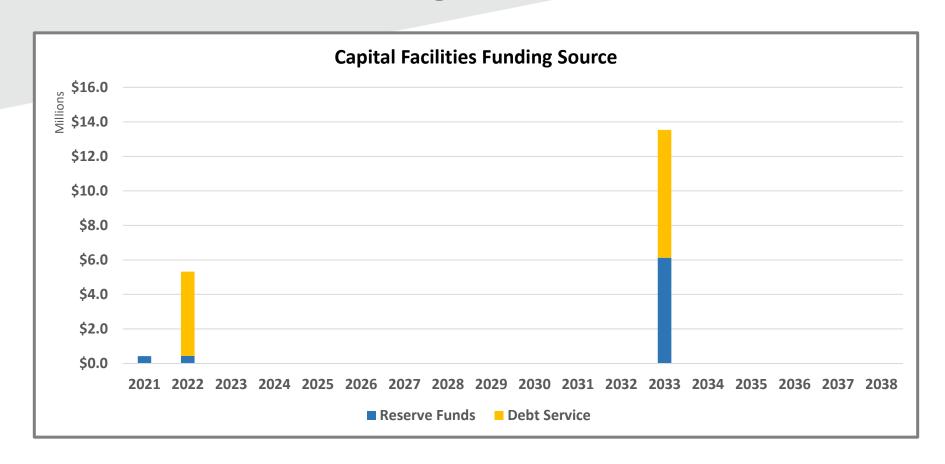


Funding Plan

- Requires adjusting/adding new service fees (\$380K/yr.)
- Requires restricting ALL new <u>fee</u> revenue to facility construction
- Eliminate reliance upon FMF payback option to replenish operating cash reserves
- Dedicate existing facility debt service funds & "rollover" to future facility construction as old debt is retired

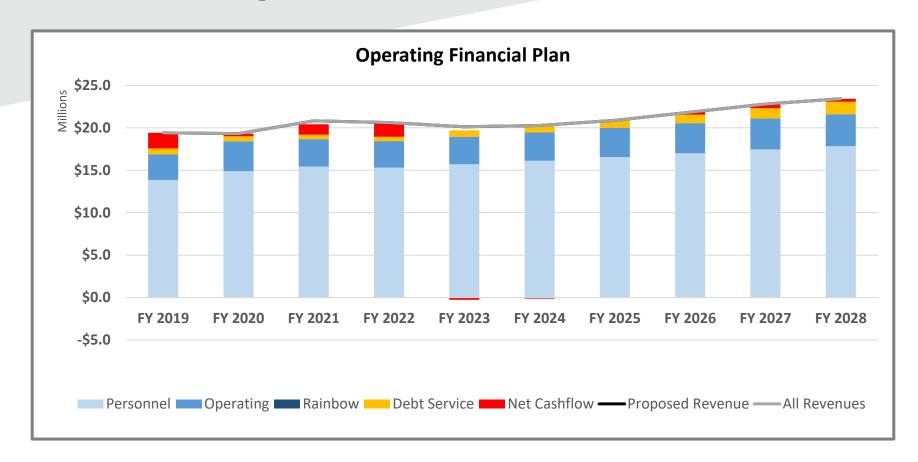


Facilities Funding Source



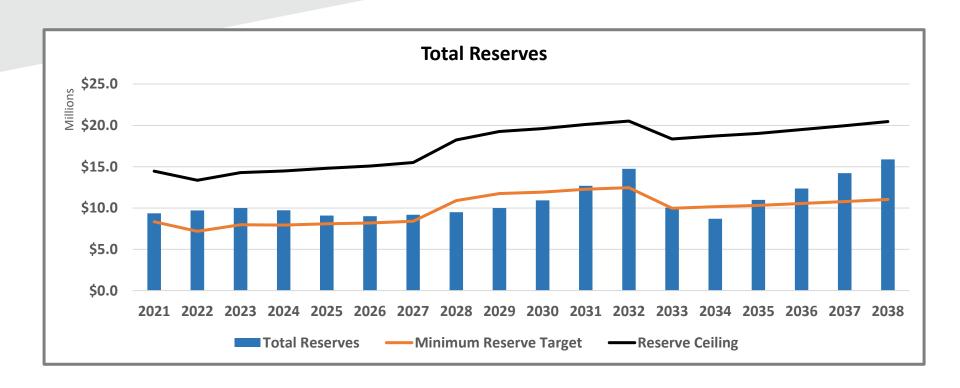


Operating Financial Plan



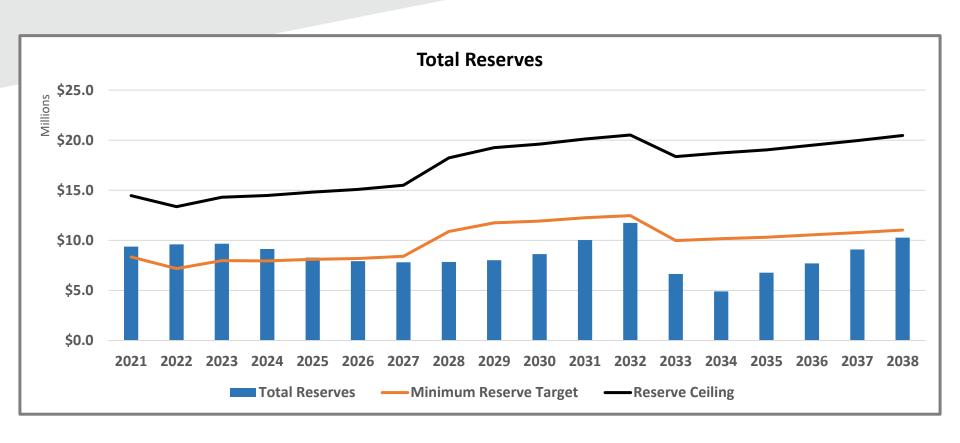


Total Reserves





Total Reserves w/o Fee Adjustments





Source of New Fee Revenue

Total fee revenue available for facilities	\$697K
 Ongoing fire mitigation fees (FMF) 	\$116K
• Total new fee revenue:	\$581K
Meadowood CFD	\$210K
 Public provider intergovernmental transfers (PPIGT): 	\$100K
Prevention Fees:	\$31K
 Ambulance fees-adjust to regional average: 	\$240K



New Fee Implementation

Ambulance fees-incremental implementation
 3-9 mos.

Prevention & Cost Recovery
 3 mos.

Redirect future FMF from payback to facilities

Public provider intergovernmental transfers
 1-2 yrs.

Meadowood CFD – 7 year project timeline
 3-7 yrs.



Next Steps

- Adjust fee schedules
 – Oct. '20
- Station 3 modular RFP Nov '20 to Jan '21.
- Installation of Sta. 3 Modular Feb. '21 to Sept. '21
- Station 4 civil engineering site analysis Mar Sept. '21
- Station 2 site analysis (strat. Plan) July '21 to Jun '22
- Station 4 building plans & permits Sept. '21 to Sept. '22
- Station 4 RFP Oct. '22 to Dec. '22
- Construct Station 4 Jan '23 to Dec. '23



Project Plan

	Task Name	ame 2021													
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	Develop Sta. 3 Design Specs						Develo	o Sta. 3	Design S	Specs					
2	Allocate Rainbow Reserves to Fund Sta. 3			₫ A	llocate l	Rainbow	Reserve	es to Fu	nd Sta. 3	3					
3	Develop, Advertise & Award Sta. 3 RFP								Dev	elop, Ad	vertise 8	& Award	Sta. 3 R	FP	
4	Adopt fee schedule resolutions					Adopt fe	e sched	ule reso	lutions						
5	Allocate Sta. 4 funds (new fees-incl PPIGT)														
6	Construct & Install Modular F.S. #3														
7	Develop Sta. 4 Engineering specs., permits														
8	Develop Sta. 4 Building plans & permits														
9	Conduct station #2 siting analysis (strat plan)														
0	Allocate funds toward purchase of alt. Sta. 2 site														
11	Purchase alternate Sta. 2 site if warranted														
2	Advertise & Award Sta. 4 RFP														
13	Construct Station 4														
14	Develop Sta. 1 Eng. & Design specs., permits														
15	Develop HQ Campus Sequencing Project Plan														
16	Allocate Sta. 1 funds (ret. Sta 5 debt svc. + Mello Roos)														
7	Secure temporary Station 1 housing														
18	Advertise & award Storage & Training Facility RFP														
19	Construct Storage & Training Facility														
20	Advertise & award Station 1 RFP														
21	Construct Station #1														
22	Develop Sta. 2 Eng. & Design specs., permits														
23	Allocate Station 2 funds (redirect Sta. 4 ret. debt svc.														
24	Secure temp. Sta 2 crew & app. housing (if warranted)														
25	Advertise & award station 2 RFP														
26	Construct Station #2														

Project Plan

	2022									2023														
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Se
													Allocate	Sta. 4 f	unds (ne	w fees-i	ncl PPIG	T)						
Cons	truct & Ir	nstall Mo	odular F.	S. #3																				
	Develop	Sta. 4	Engineer	ring spec	s., perm	its																		
																plans & _l	permits							
										Conduc	t station	#2 siting												
									İ				Allocate	funds to	oward p	urchase	of alt. St	a. 2 site						
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