

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



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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)

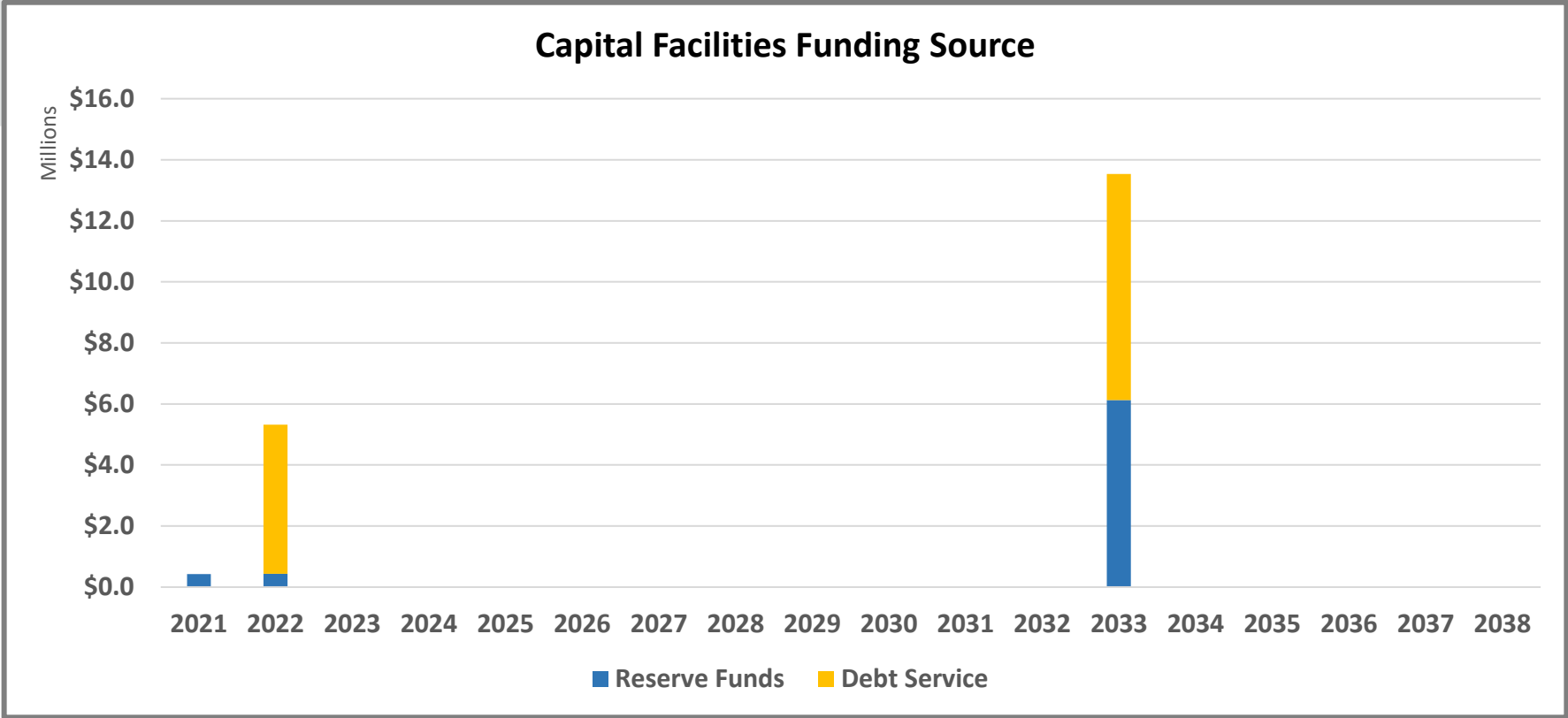


Funding Plan

- Requires adjusting/adding new service fees (\$380K/yr.)
- Requires restricting ALL new fee 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

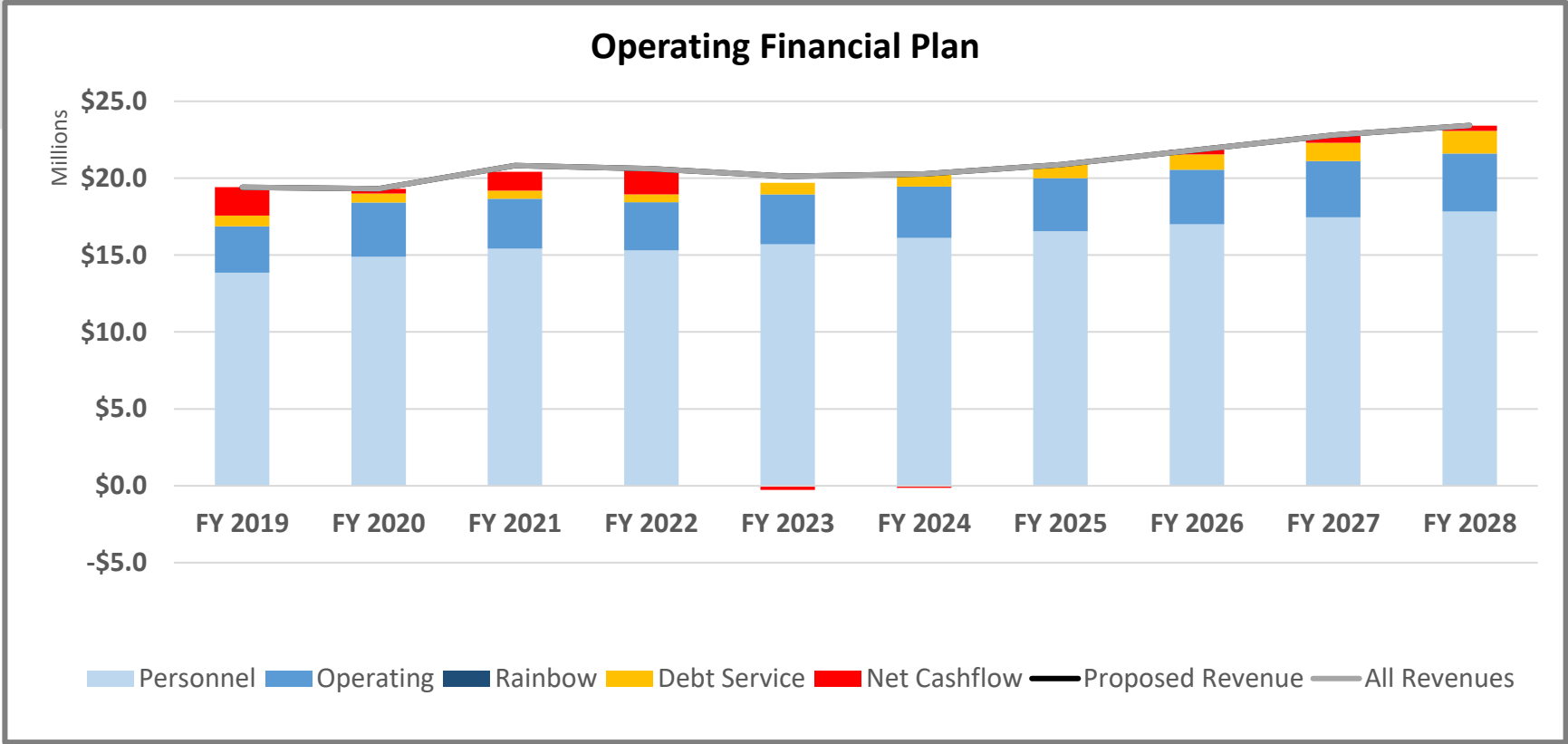


Facilities Funding Source



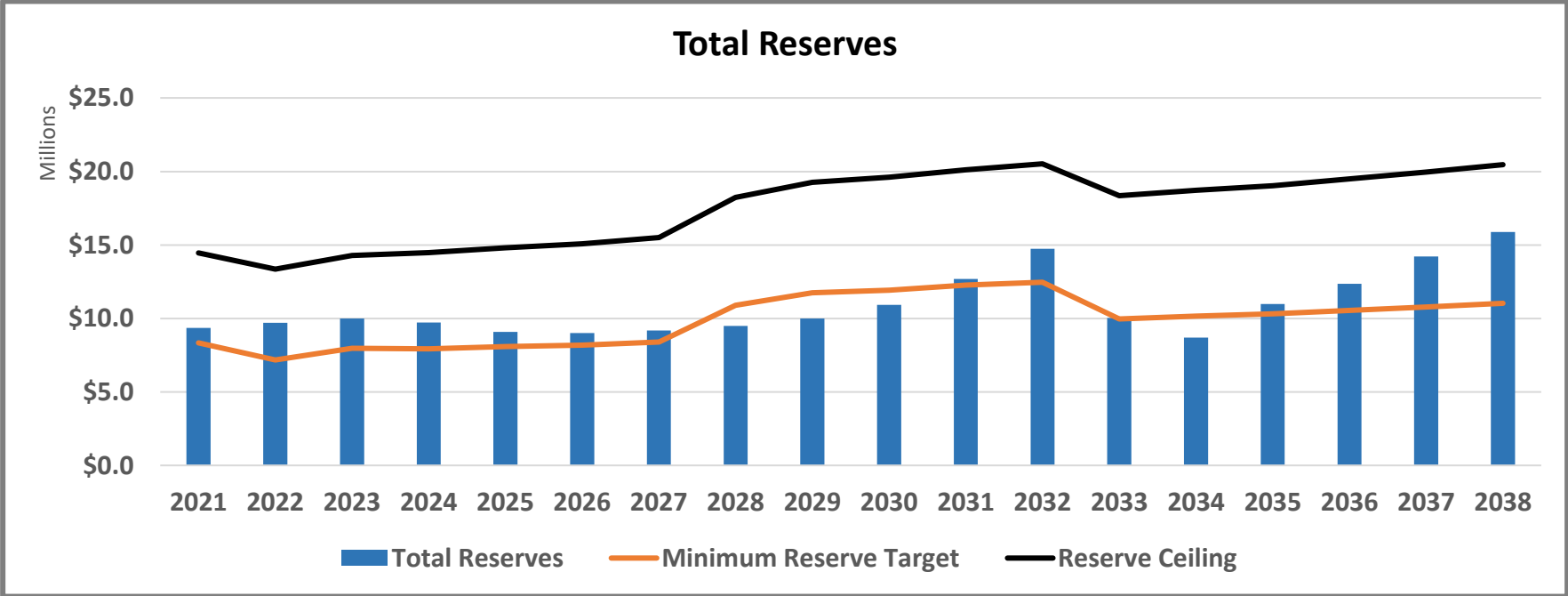
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Operating Financial Plan



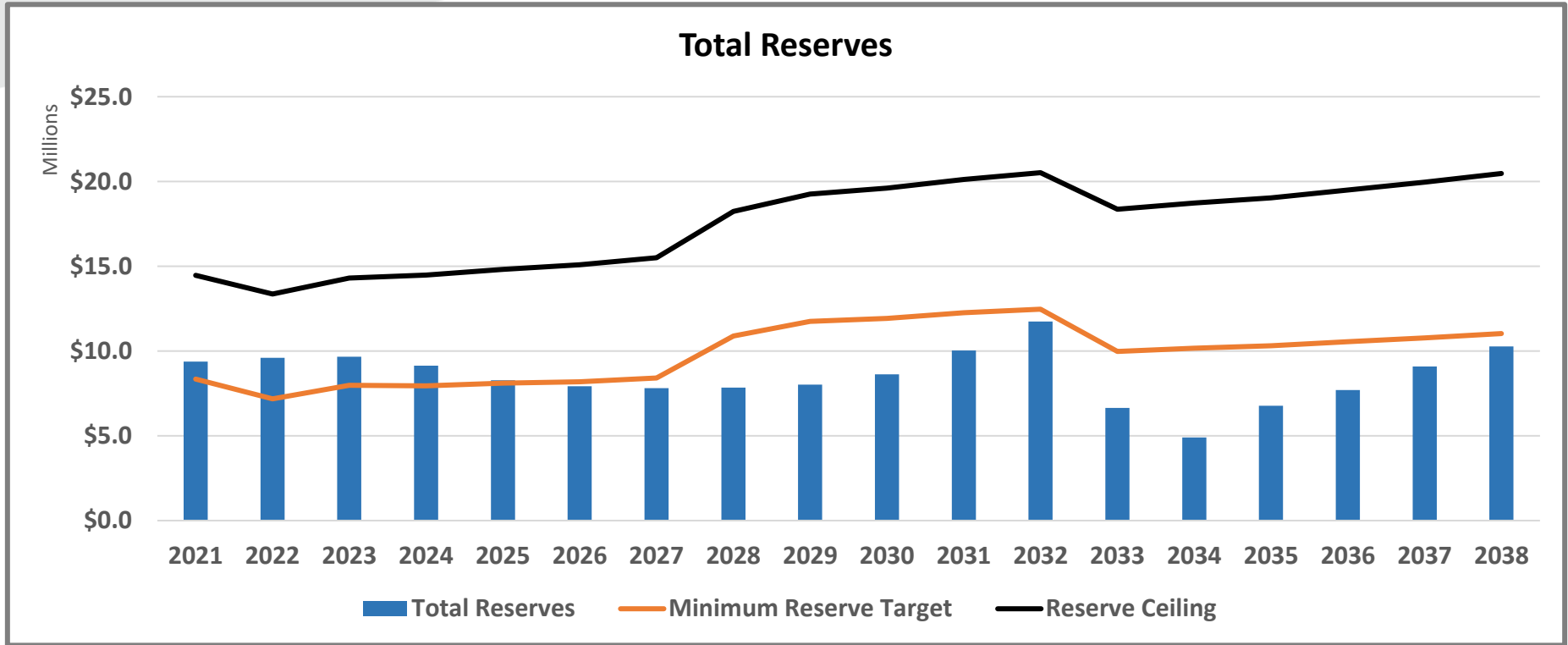
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Total Reserves



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Total Reserves w/o Fee Adjustments



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Source of New Fee Revenue



New Fee Implementation

- Ambulance fees-incremental implementation 3-9 mos.
- Prevention & Cost Recovery 3 mos.
- Redirect future FMF from payback to facilities 1 year
- 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

