RFA GOVERNANCE BOARD
REGULAR MEETING AGENDA

10:00 A.M. – Monday, August 11, 2025
Fire Station #13, 18002 108th Ave SE, Renton, WA 98055
Zoom Webinar: https://us02web.zoom.us/j/84836968318
Dial-in: (253) 215-8782 | **Webinar ID:** 848 3696 8318
View Live via Facebook: http://www.Facebook.com/RentonRFA

- Call Meeting to Order
- Flag Salute
- Roll Call
- Agenda Modifications
- Announcements, Proclamations, and Presentations
  - Promotion to Deputy Fire Marshall II
  - Presentation of Capital Facilities Plan and Rate Study
- Public Comment
  Members of the audience may comment on items relating to any matter related to RFA business under the Public Comment period. Comments are limited to three (3) minutes per person pursuant to the rules established under Section 8 of the bylaws.
- Consent Agenda
  - Approval of Minutes from July 14, 2025, Regular Meeting
  - Approval of Vouchers: AP Check Register 6/16/2025 – 7/15/2025
    Payroll Checklist 6/1/2025 – 6/30/2025
- Signing of Vouchers
- Board Committee Reports
  - Budget & Finance Committee
  - Operations and Capital Committee
- Chief's Report
- Division Reports
  - Administration (CAO Babich)
  - EMS/Health & Safety (Deputy Chief Alexander)

- LNI FIIRE Grant Award
- Office of the Fire Marshal (Fire Marshal Barton)
  - OFM Monthly Report
- Support Services (Deputy Chief Simonds)
- Response Operations (Deputy Chief Seaver)
  - Significant Events
    - 7/3/25 500 Block of Burnett Ave S — Residential Fire
    - 7/7/25 2300 Block of SE 19th St — Residential Fire
    - 7/8/25 Park Ave N/ N 6th St — Commercial Fire
    - 7/11/25 219 Burnett Ave S — Shooting Incident
    - 7/12/25 600 Block of Dayton Ave NE — Residential Fire
    - 7/13/25 18600 Block of 173rd Way SE — Residential Fire
    - 7/17/25 3200 Block of SE 12th St — Brush Fire
    - 7/19/25 Kirkland Ave NE/ NE 18th St — Shooting Fatality
    - 7/23/25 MLK Jr Way S/ 57th Ave S — MVA w/Injuries
    - 7/24/25 833 Sunset Blvd — Brush Fire
    - 7/30/25 15000 Block of SE May Valley — Building Fire
  - Training
    - BPA Substation Tour
    - Confined Space Rescue
    - Incident Command
  - Public Outreach
    - Renton River Days
    - Engine Visits
      - Briarwood South Community
      - Fairwood Market
      - Renton Community Center
      - Moldovan Baptist Church
      - Sunset Community Church
      - Matthews Lutheran Church
  - July Response Reports

- Correspondence

- Unfinished Business

- New Business
  - Establish Public Hearing Date for Property Tax Levy and FBC
  - Resolution 2025-04 Adopting Capital Facilities Plan and Rate Study
  - Adoption of Proposed 2026 OFM Fee Schedule
  - Committee Meeting Assignment Discussion

- Good of the Order

- Executive Session

- Future Meetings:
  - Monday, August 25, 2025, 10:00 a.m., Budget/Finance Committee Meeting, Video Conference
  - Monday, August 25, 2025, 10:30 a.m., Operations/Capital Committee Meeting, Video Conference
  - Monday, September 8, 2025, 10:00 a.m., Governance Board Regular Meeting, Fire Station #13 (18002 108th Ave SE, Renton) / Video Conference

- Adjournment

RENTON REGIONAL FIRE AUTHORITY

CAPITAL FACILITIES PLAN
2026–2031

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INTERNATIONALLY ACCREDITED AGENCY
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1.0 Introduction

1.1 PURPOSE

The purpose of this Capital Facilities Plan (CFP) is to identify capital facility needs necessary for the Renton Regional Fire Authority (RRFA) to achieve and maintain adopted standards for levels of service concurrent with, or prior to, the impacts of expected development and population growth over the next six years (2026-2031) and is consistent with the land use and transportation elements of the City of Renton (City) and King County comprehensive plans. This CFP also identifies sound fiscal policies and funding resources for implementation.

1.2 CAPITAL PLANNING REQUIREMENTS

The Washington State Growth Management Act (GMA) requires that a county's or city's CFP should consist of: a) an inventory of existing capital facilities owned by public entities; b) a forecast of the future needs for capital facilities; c) the proposed locations and capacities of expanded or new capital facilities; d) a six-year plan to finance capital facilities within projected funding capacities and clearly identified sources of public money for such purposes; and e) a requirement to reassess the land use element if probable funding falls short of existing needs (RCW 36.70a.070(3)). The GMA requires that all capital facilities have "probable funding" to pay for capital facility needs and that jurisdictions have capital facilities in place and readily available when new development comes in or must be of sufficient capacity when the population grows. The City prepares a CFP element as part of its comprehensive plan. In accordance with the Interlocal Agreement (ILA) in place between the City and the RRFA, the City will incorporate the RRFA's six-year plan for fire and emergency services facilities into its comprehensive plan CFP. That allows the City to impose an impact fee. Impact fees may be collected and spent only for the public facilities addressed by a CFP element of a comprehensive land use plan adopted pursuant to the GMA (RCW 82.02.050 (4)).

Levels of service (LOS) are established in the CFP and represent quantifiable measures of capacity. They are minimum standards established by the RRFA to provide capital facilities and services to the RRFA service area at a certain level of quality and within the financial capacity of the RRFA. As the population grows, it is expected that demands for fire and emergency response services will also grow. Additional facilities will be necessary to meet this growing demand for service. LOS standards are influenced by local citizens, elected, and appointed officials, national and state standards, mandates, and other considerations, such as available funding.

Growth, LOS standards, and a funded capital improvement program are to be in balance. In the case where the LOS cannot be met by a service or facility, the jurisdiction could do one of the

following: 1) add proposed facilities within funding resources, 2) reduce demand through demand management strategies, 3) lower LOS standards, 4) phase growth, or 5) change the land use plan.

1.3 DEFINITION OF CAPITAL FACILITIES

The CFP addresses public facilities necessary for providing fire and emergency response services. Capital facilities generally have a long useful life and include RRFA-owned and/or -operated buildings, land, equipment, and apparatus. Capital facilities planning does not cover regular operation and maintenance, but it does include major repair, rehabilitation, or reconstruction of facilities. The RRFA considers capital assets to be assets of more than $5,000 in value and an estimated useful life of more than one year.

1.4 PRINCIPLES GUIDING CAPITAL INVESTMENTS

There are two main guiding elements behind capital facilities planning: RRFA standard operating procedures (SOP) that define fiscal policies and the GMA. RRFA SOP 2315 “Reserve Funds” and SOP 2317 “Long-Term Planning” address the RRFA’s policies regarding capital reserves and investments. The CFP supports RRFA in making strategic capital investments that support this effort.

RRFA intends to use the CFP as:

- a tool for budgeting;
- the basis for capital spending, giving a degree of assurance about how public money will be spent; and
- a useful guidance document for leadership and staff.

Toward that end, RRFA has developed and used the following guidelines to evaluate projects before adding them to the CFP:

- Growth-related project costs should be timed to match with available remitted fire impact fee revenues.
- Project costs that are not growth-related should be timed to match with revenues available through operating transfers.
- Projects should be spaced to allow for progress on RRFA’s other financial goals, especially maintaining its capital and operating reserves.

1.5 RRFA HISTORY AND GOVERNANCE

The Renton Regional Fire Authority (RRFA) is a special purpose district that provides fire and emergency medical services within the City of Renton, King County Fire District 25 (KCFD25), and King County Fire District 40 (KCFD40). It was officially established on July 1, 2016, following the approval of Proposition 1 by voters in both the City and KCFD25. This measure created the RRFA

and authorized the use of a fire benefit charge to fund operations.

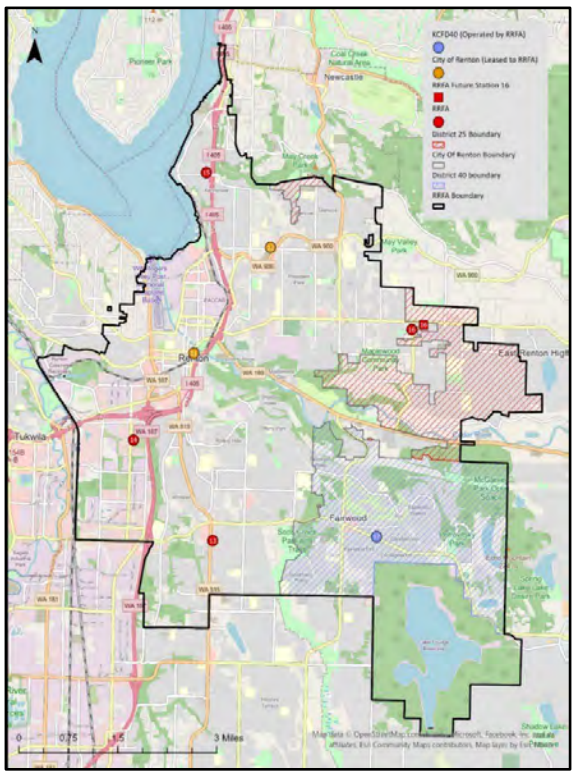
Before RRFA's formation, fire services were provided by Renton Fire & Emergency Services (RF&ES) within the City, while both KCFD25 and KCFD40 contracted with the City for fire protection. The establishment of RRFA consolidated fire services for the City and KCFD25 under a single regional authority. The contract for services with KCFD40 was transferred to the RRFA and renewed in 2022 for an additional 20 years.

On July 1, 2025, following the passage of Proposition 1 by KCFD40 voters, KCFD40 was officially annexed into the RRFA on a permanent basis. As a result, both KCFD25 and KCFD40 are now considered part of the RRFA for the purposes of this Capital Facilities Plan (CFP).

1.6 SERVICE AREA

RRFA is located at the south end of Lake Washington, between Seattle and Tacoma. According to King County GIS data, the RRFA's total response area is 37 square miles, including the City of Renton and KCFD25 (27 square miles) and the KCFD40 and Lake Youngs area (10 square miles). KCFD25 is located in the area east of the City and north of State Route 169 known as the East Renton Highlands. KCFD40 and Lake Youngs are located in the area east of the City and south of State Route 169 known as Fairwood. The RRFA service area is bordered by unincorporated areas of King County, as well as the cities of Kent, Tukwila, and Newcastle, with the City of Seattle just a few miles northwest. Exhibit 1-1 presents a map of the RRFA service area and station locations.

Exhibit 1-1. Service Area and Station Locations



1.7 CURRENT CONDITIONS AND PROJECTED GROWTH

Renton is the fourth largest city in King County, covering 23.54 square miles and having an estimated 2024 population of 108,584. The City includes residential neighborhoods, a strong industrial base, and a growing commercial/office sector. The City's downtown and northern manufacturing area were designated as a regional growth center by the Puget Sound Regional Council (PSRC) in 1995. The northern part of the regional growth center borders Lake Washington and emphasizes mixed use and regional employment, including the Boeing Company's Renton Plant and The Landing, a significant recent retail and residential development. The southern part of the regional growth center includes the downtown core and adjacent residential area. Downtown Renton has seen investment in recent years, including the Renton Pavilion Event Center and Piazza Park, the Renton Transit Center, the IKEA Performing Arts Center, Top Golf, the Hyatt, and Southport. The City also contains commercial corridors, multi-family nodes, and extensive single-family neighborhoods. KCFD25 and KCFD40 mostly contain residential areas located in King County outside of Renton city limits.

Population projections for Renton, KCFD25, and KCFD40 for the years 2025-2031 are presented in Exhibit 1-2.[1] The City is expected to grow by 9,405 residents, 87% of the total population growth forecasted for the RRFA service area.

Exhibit 1-2. Service Area Population and Projected Growth

Description	2024	Projected Growth 2025-2031
City of Renton	108,584	9,405
KCFD25	7,726	217
KCFD40	21,885	1,177
Total Service Area	138,195	10,799
City of Renton Share of Population Growth		87%

[1] Source: Source: City of Renton projections are from PSRC, KCFD25 and KCFD40 are from the Office of Financial Management (OFM).

2.0 Inventory of Existing RRFA Capital Facilities

This section provides a current inventory of capital facilities that are either owned or operated by RRFA, including both stations and apparatus.

2.1 BUILDING INVENTORY

Exhibit 1-1 in Section 1 maps the locations and ownership of the seven fire stations operated by RRFA. Exhibit 2-1 provides station locations and square footage operated by RRFA.

Exhibit 2-1. Fire Station Inventory

Station	Address	Building Square Footage Operated by RRFA
Fire Station 11[2]	211 Mill Ave S, Renton, WA 98057	20,550
Fire Station 12 (Ex EOC) [3]	1209 Kirkland Ave NE, Renton, WA 98056	14,800
Fire Station 13	18002 108th Ave SE, Renton, WA 98055	20,521
Fire Station 13 Shop	18002 108th Ave SE, Renton, WA 98055	6,000
Fire Station 14	1900 Lind Ave SW, Renton, WA 98057	13,659
Fire Station 14 Tower	1900 Lind Ave SW, Renton, WA 98057	3,658
Fire Station 15	1404 N 30th St., Renton, WA 98056	7,497
Fire Station 16	12923 156th Ave SE, Renton, WA 98059	7,732
Fire Station 17	14810 Petrovitsky Rd SE, Renton, WA 98058	6,836

[2] Fire Station 11 is owned by the City of Renton and leased to RRFA. The building square footage excludes the area leased by KC Medics.

[3] Fire Station 12 is owned by the City of Renton and leased to the RRFA. The building square footage excludes the portion of the building that is utilized by City of Renton Emergency Management.

2.2 APPARATUS INVENTORY

The RRFA maintains a wide variety of highly specialized apparatus in order to fulfill its mission to protect the community it serves. Inventories of RRFA engines, ladders, aid units, hazardous materials vehicles, brush trucks, command vehicles, dive apparatus, service vehicles, staff vehicles, utility vehicles, small utility vehicles, and other apparatus/equipment are shown in Exhibits 2-2 through 2-13.

Exhibit 2-2. Engines in RRFA Fleet

Vehicle Number	Call Sign	Station/ Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F074	E413	Station 13	1999	E-ONE	Cyclone II	not scheduled	$0
F085	E414	Station 14	2005	E-ONE	Cyclone II	2026	$1,790,964
F093	E412	Station 12	2008	E-ONE	Quest	2026	$1,790,964
F114	E313	Station 13	2015	E-ONE	Cyclone II	2031	$2,076,218
F115	E314	Station 14	2015	E-ONE	Cyclone II	2031	$2,076,218
F123	E311	Station 11	2017	E-ONE	Cyclone II	2033	$2,202,660
F124	E312	Station 12	2017	E-ONE	Cyclone II	2033	$2,202,660
F137	E316	Station 16	2019	E-ONE	Cyclone II	2035	$2,336,802
F148	E313	Station 13	2022	PIERCE	Enforcer	2038	$2,553,486
F149	E314	Station 14	2022	PIERCE	Enforcer	2038	$2,553,486
F2515	E316	Station 16	2003	E-ONE	Cyclone II	2026	$1,790,964
F441	E417	Station 17	2022	PIERCE	Enforcer	2038	$2,553,486

Exhibit 2-3. Ariel Ladder Inventory

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F105	L311	Station 11	2011	E-ONE	Aerial	2029	$3,092,898
F135	L311	Station 11	2019	E-ONE	Cyclone II	2037	$2,915,353

Exhibit 2-4. Aid Units in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F110	A313	Station 13	2014	INTE	NorthStar	2025	$526,713
F111	A312	Station 12	2014	INTE	NorthStar	2025	$526,713
F138	A311	Station 11	2020	FORD	F-450	2032	$647,791
F153	A313	Station 13	2022	FORD	F-450	2034	$687,241
F154	A312	Station 12	2022	FORD	F-450	2034	$687,241
F440	A317	Station 17	2022	FORD	F-450	2034	$687,241

Exhibit 2-5. Hazardous Materials Vehicle in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F120	HM314	Station 14	2017	E-One	Freightliner	2037	$1,030,420

Exhibit 2-6. Brush Trucks in RRFA Fleet

Vehicle Number	Call Sign	Station/ Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F091	BR317	Station 17	2008	Ford	F-550	not scheduled	$0
F155	BR316	Station 16	2022	Ford	F-550	2037	$546,490
F158	BR317	Station 17	2024	Ford	F-550	2039	$579,771

Exhibit 2-7. Command Vehicles in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F109	B413	Station 13	2013	Chevrolet	Tahoe	not scheduled	$0
F119	B312	Station 12	2016	Chevrolet	Silverado	not scheduled	$0
F121	C312	Station 13	2017	Chevrolet	Tahoe	2027	$140,177
F122	C314	Station 13	2017	Ford	Explorer	2027	$140,177
F125	B313	Station 13	2018	Chevrolet	Silverado	2028	$144,382
F134	C313	Station 13	2020	Ford	Explorer	2030	$153,175
F139	C311	Station 13	2020	Ford	Explorer	2030	$153,175
F156	TBD	Station 11	2023	Chevrolet	Silverado	2033	$167,378

Exhibit 2-8. Dive Apparatus in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F129	DIV312	Station 12	2018	Ram	5500	2039	$589,305

Exhibit 2-9. Service Vehicles in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F136	CAR312	EMS	2019	Ford	F-150 Pursuit	2029	$126,598
F157	CAR52	EMS	2023	Ford	F-150 Pursuit	2033	$142,488

Exhibit 2-10. Staff Vehicles in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F096A	N/A	OFM	2009	Ford	Escape	not scheduled	$0
F104	N/A	EMS	2012	Ford	Escape	2027	$49,005
F116	N/A	Administration	2016	Ford	Police Utility	2030	$53,549
F117	N/A	OFM	2015	Ford	C-Max	2030	$53,549
F126	N/A	OFM	2018	Ford	Escape	2033	$58,515
F127	N/A	OFM	2018	Ford	Escape	2033	$58,515
F128	N/A	OFM	2018	Ford	Escape	2033	$58,515
F130	N/A	OFM	2020	Ford	Escape	2035	$62,078
F143	N/A	OFM	2020	Ford	Escape	2035	$62,078
F144	N/A	OFM	2020	Ford	Escape	2035	$62,078
F145	N/A	Support Services	2020	Ford	Escape	2035	$62,078
F146	N/A	Support Services	2020	Ford	Escape	2035	$62,078
F147	N/A	Support Services	2020	Ford	Escape	2035	$62,078

Exhibit 2-11. Utility Vehicles in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F066	N/A	Support Services	1999	GMC	Savana	not scheduled	$0
F112	N/A	SKCFTC	2015	Ford	F-250	2030	$98,014
F113	N/A	OFM	2015	Dodge	Promaster	2030	$98,014
F132	N/A	Support Services	2019	Ford	F-250	2034	$110,316
F133	N/A	Support Services	2019	Ford	F-250	2034	$110,316
F140	N/A	Administration	2020	Chevrolet	Express 2500	2035	$113,625
F151	N/A	SKCFTC	2021	Ford	F-150	2036	$117,034
F152	N/A	SKCFTC	2021	Ford	F-150	2036	$117,034
F159	N/A	Support Services	2024	Chevrolet	Silverado	2039	$127,886
F790	N/A	Support Services	2019	Ford	F-350	not scheduled	$0

Exhibit 2-12. Small Utility Vehicles in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F131	N/A	Public Educator	2020	Ford	Transit Connect	2035	$68,482
F141	N/A	IT-1	2020	Nissan	NV200 S	2035	$68,482
F142	N/A	IT-2	2020	Nissan	NV200 S	2035	$68,482

Exhibit 2-13. Other Apparatus/Equipment in RRFA Fleet

Vehicle Number	Call Sign	Station/Division Assignment	Year	Make	Model	Replacement Year	Est. Cost in Year of Replacement
F092	N/A	N/A	2007	Cargo	Trailer 22Ft	not scheduled	$0
F094	N/A	N/A	2008	Eagle	Utility	not scheduled	$0
F101	N/A	N/A	2008	Club	Inteltrak	not scheduled	$0
F103	N/A	N/A	2008	PLRS	Spirit	2025	$129,548
F118	N/A	N/A	2016	EZLD	Trailer	2026	$29,992
F150	N/A	N/A	2005	CGMT	Trailblazer	2025	$21,667
F-162	N/A	N/A	2024	KEMCO	U-14 No Ramp	2039	$32,773

3.0 Measuring Future Capital Facility Needs

The GMA was enacted to provide local oversight of community growth with the intent for local governments such as counties, cities, and towns to monitor and mitigate the impacts of growth. GMA Goal 1 promotes placing growth in urban areas where there are public facilities and services, while GMA Goal 12 promotes adequate facilities and services to support development:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards (RCW 36.70A.020(12)).

Concurrency for transportation infrastructure is mandated by the GMA, and local agencies were given the authority to establish concurrency guidelines for other public needs such as water, sewer, and fire services:

Purpose.

- The purpose of concurrency is to ensure that those public facilities and services necessary to support development are adequate to serve that development at the time it is available for occupancy and use, without decreasing service levels below locally established minimum standards.
- Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter. Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, and it prevents development that is inconsistent with the public facilities necessary to support the development.
- With respect to facilities other than transportation facilities, counties and cities may fashion their own regulatory responses and are not limited to imposing moratoria on development during periods when concurrency is not maintained (WAC 365-196-840).

The RRFA CFP identifies the need for $26.7M in capital investments as shown in Exhibits 4-1 and 4-2, to maintain fire service concurrency through the year 2031.

3.1 LEVEL OF SERVICE MEASURES

RRFA measures LOS from three different perspectives. The first concerns the cost of facilities for

incident response per unit of development. The second perspective concerns turnout and response times in accordance with established policy. The third perspective concerns the Protection Class (PC) rating for each of the areas served (the City of Renton, KCFD25, and KDFD40). Each of these LOS measures are described below.

3.1.1 Cost of Facilities for Incident Response per Unit of Development

In 2025, RRFA conducted a rate study for fire impact fees. That study presents a methodology for quantifying the need for fire and EMS stations and apparatus to serve new growth, for the purpose of collecting fire impact fees. The level of service standard is the 2024 ratio of apparatus and stations to EMS and fire/other incidents. More specifically, the rate study calculates the annualized facility value per incident as well as the number of incidents produced by different kinds of development. This determines the total cost of facilities for incident response needed per unit of development. This standard is used to measure the systemwide capacity of facilities to support incident response throughout the RRFA service area.

Full documentation of the methodology is available in the rate study. A brief summary follows.

For apparatus, including engines and other response vehicles, the ratio of apparatus to incidents as of 2024 was selected as an acceptable LOS standard. As growth occurs, more incidents will occur, and therefore more apparatus will be needed to maintain this standard. It is anticipated that much of the growth in the RRFA service area will come in the form of infill development and increased density within the City. As the growth occurs, the RRFA intends to add additional apparatus units to address the anticipated increase in multi-story housing (ladder) and emergency medical calls for service (aid unit).

For fire stations, the rate study measures LOS using the ratio of station square footage to incidents. However, a deduction to the square footage is made to account for unused beds that could accommodate additional fire and emergency response staff. As stated above, it is anticipated that much of the growth in the RRFA service area will come in the form of infill development and increased density within the City. As this growth occurs, the RRFA intends to utilize excess bed capacity in current stations to increase its capacity for emergency response at existing stations.

On the next page, Exhibit 3-1 shows the cost of response per unit of development (dwelling unit, square foot, room, or student), by land use category, as calculated in the 2025 RRFA Rate Study for Fire Impact Fees. These represent the total amount of facility investment the RRFA would need to make to maintain the current level of service as growth occurs within the service area, but not the actual fire impact fee to be charged.

Exhibit 3-1. Total Cost of Response by Land Use Category

Land Use Type	Unit of Development	Total Cost of Response to EMS, Fire, & Other Incidents, Per Unit of Development[4]
Single-Family Residential	d.u.	$779.24
Multi-Family Residential	d.u.	$1,099.68
Hotel/Motel/Resort	room	$669.37
Medical Care Facility	bed	$2,173.16
Office	sq. ft.	$0.28
Medical/Dental Office	sq. ft.	$1.28
Retail	sq. ft.	$1.19
Leisure Facilities	sq. ft.	$0.90
Restaurant/Lounge	sq. ft.	$2.32
Industrial/Manufacturing	sq. ft.	$0.10
Church/Non-Profit	sq. ft.	$0.49
Education	student	$63.96
Special Public Facilities	sq. ft.	$0.27

3.1.2 Turnout and Response Time Standards

Traffic and geographic barriers currently present challenges to providing adequate response time in some areas. For this reason, RRFA also has turnout and response time standards for measuring performance across the entire service area and by individual station.

Turnout and response time standards are documented in SOP 4101 "Response Guidelines". First, this policy addresses turnout times, or the interval that begins when audible or visual notification is received by firefighters from the 911 center and ends at the beginning point of travel time. SOP 4101 states: "Turnout time for emergent responses shall be expedient and no longer than one hundred twenty seconds." Second, this policy addresses response times, or the interval that begins with notification and ends with the time the unit arrives on scene. SOP 4101 states: "The organization aspires in a non-disaster situation, under current conditions of funding, staffing, and equipment, to respond to 90% of the emergency service calls within 7 minutes and 30 seconds from the time of dispatch."

These standards are summarized in Exhibit 3-2.

[4] Source: RRFA Rate Study for Fire Impact Fees, 2025

Exhibit 3-2. Response Time Level of Service Standards

Service Standard	Response Time	Meet Response Time Goal
Turnout time for emergency response	120 seconds	100%
First unit arrival	7 minutes and 30 seconds from the time of dispatch	90%

Measuring response time helps RRFA to identify where additional capacity may be necessary. It also helps to identify where current conditions such as station design, local traffic, land use, or geographic barriers are presenting challenges to responding to incidents in a timely manner. For example, Fire Stations 13 and 16 are multi-story buildings that require response crews to travel from a second story to the main story in order to respond, thus increasing their turnout time compared to a single-story station. Similarly, the increased density of multi-family housing and commercial development outside of the Fire Station 11 response area reduces the probability of meeting the response standard and impacts response time level of service for that property type.

The response time level of service standards for 2024 are displayed in Exhibit 3-3 and 3-4.

Exhibit 3-3. 2024 Response Time Level of Service Standards for Fire/Other

In/Out of Jurisdiction	Turnout time under 120 seconds	Response time under 7.5m
In Jurisdiction	54.57%	85.26%
Out of Jurisdiction	55.14%	83.11%

Exhibit 3-4. 2024 Response Time Level of Service Standards for EMS

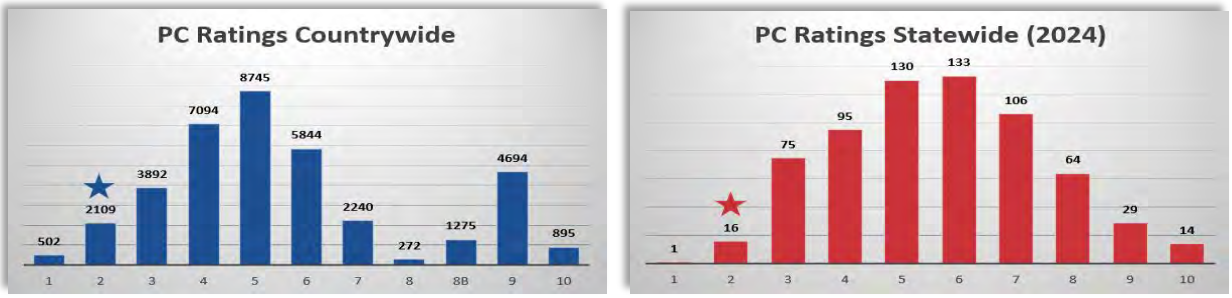
In/Out of Jurisdiction	Turnout time under 120 seconds	Response time under 7.5m
In Jurisdiction	74.55%	96.27%
Out of Jurisdiction	71.94%	95.13%

3.1.3 Washington Surveying Rating Bureau Protection Class

A Washington Surveying Rating Bureau (WSRB) protection class (PC) is a score from 1 to 10 that represents the community-provided fire protection capabilities available at a specific property. A PC of 1 indicates exemplary fire protection capabilities are available; a PC of 10 indicates the fire protection capabilities, if any, are not sufficient to receive credit for insurance. Each community in Washington state has a PC, which is used as a starting point to determine the PC of individual properties.

In 2018, the City's PC was upgraded from a Class 3 to a Class 2.[5] This rating was maintained in the City's 2024 WSRB rating. This rating places the City in the top 5.6% in the country and top 2.4% in the state in terms of protection class ratings. In July of 2022, the City of Seattle became the first and only fire department in the state to achieve a Class 1 PC.

Exhibit 3-5. City of Renton 2024 PC Rating



The improvements made to fire and life safety throughout Renton over the past several years have led to this outstanding upgrade in PC for the Renton community. Because a community's PC is one of the key factors in insurance premium determination, not only does this upgrade represent exceptional fire and life safety protection, but Renton property owners also have an even greater opportunity to realize insurance premium savings. KCFD25 and KCFD40 both maintain a PC of Class 3.

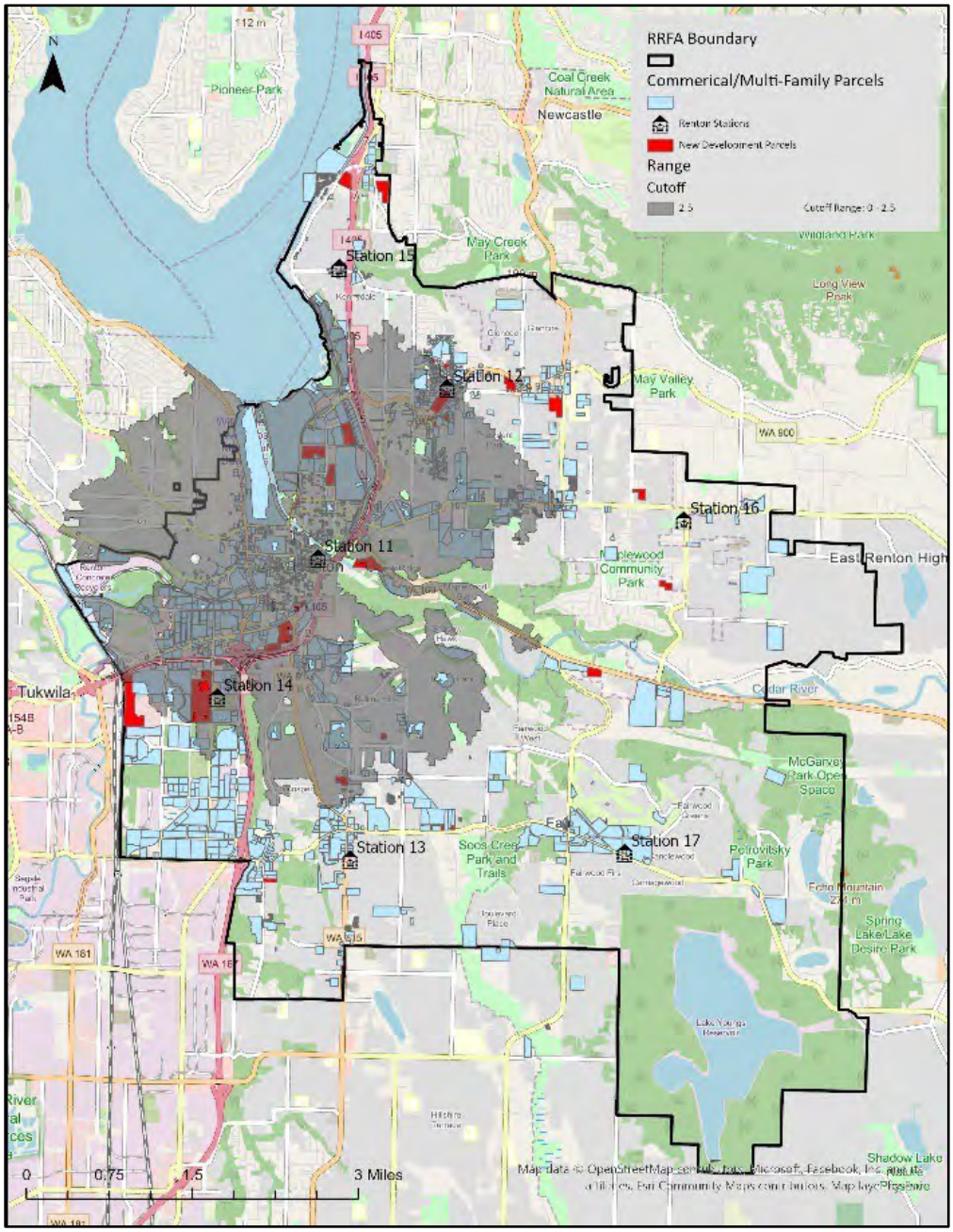
A community's PC rating is evaluated using the following criteria:

- **Fire department (40%),** including distribution of stations, staffing levels, equipment, and personnel training.
- **Water supply (35%),** including water flow capacity, fire hydrant location, and maintenance.
- **Emergency communications system (9%),** including dispatching system, staffing, and training.
- **Fire safety control (16%),** including fire code and building code enforcement, fire investigations, and public fire education programs.

[5] Source: Country Wide PC Ratings were obtained in 2025 from www.isomitigation.com/ppc/program-works/facts-and-figures-about-ppc-codes-around-the-country/. State Wide PC Ratings were published in the WSRB Protection Class Report for Renton, dated April 1, 2024.

Because the PC criteria that most affect the overall rating are the fire operations and deployment of resources for fire protection, the RRFA must maintain the fire protection apparatus, staffing, and deployment that supports its current PC rating as growth occurs. For example, WSRB requires a ladder to be positioned within 2.5 road miles of a given structure. The RRFA maintains a single ladder located at Fire Station 11 in downtown Renton. Exhibit 3-6 shows the 2.5 road mile radius of Fire Station 11 in comparison to the projected new development within the City. A second ladder is required to address the growth in these areas.

Exhibit 3-6. Fire Station 11 Ladder with 2.5 Road Mile Radius



Some of the City-projected developments that will require a ladder response are shown in Exhibit 3-7 below. [6]

Exhibit 3-7. Highlighted City of Renton Planned Development

[6] Source: City of Renton: Renton Highlighted Development (arcgis.com) accessed 07/28/2025.


Cedar River Apartments

4.0 Forecast of Future Facility Needs, 2026-2031

The following is a summary of capital facility needs for the period of 2026-2031.

4.1 APPARATUS FACILITY NEEDS

Over the next six years, RRFA will need to replace 17 apparatus and add 2 additional apparatus to its fleet. The inventory of apparatus in Section 2.2 provides the year of replacement for all apparatus in the current fleet. Exhibit 4-1 summarizes scheduled apparatus replacements and total costs through the year 2031. It also includes the cost of expansions to the RRFA vehicle fleet needed to serve new growth.[7]

Exhibit 4-1. Capital Costs for Apparatus, 2026-2031

Project Description	Quantity	Average Unit Cost	Total Cost in Year of Replacement	Percentage Related to City of Renton Growth	Impact Fee Eligible Costs
Apparatus Replacements					
Engine	5	$1,905,066	$9,525,328	0%	$0
Ladder	1	$3,092,898	$3,092,898	0%	$0
Aid Unit	0	$0	$0	0%	$0
HazMat Vehicle	0	$0	$0	0%	$0
Brush Truck	0	$0	$0	0%	$0
Command Vehicle	5	$146,217	$731,085	0%	$0
Dive Apparatus	0	$0	$0	0%	$0
Service Vehicle	1	$126,598	$126,598	0%	$0
Staff Vehicle	3	$52,034	$156,103	0%	$0
Utility Vehicle	2	$98,014	$196,029	0%	$0
Sm. Utility Vehicle	0	$0	$0	0%	$0
Other Apparatus/Equipment	0	$0	$0	0%	$0
Apparatus Fleet Expansions					
Ladder	1	$2,531,895	$2,531,895	86%	$2,205,063
Aid Unit	1	$426,918	$426,918	86%	$371,809
Apparatus Total			**$16,786,855**		**$2,576,871**

[7] See the RRFA Rate Study for Fire Impact Fees (2025) for the methodology used to determine the proportion of growth-related apparatus needs based on population.

4.2 STATION FACILITY NEEDS

RRFA has three categories of station facility costs: debt servicing for existing stations, new station construction, and renovations to address operational needs. The costs related to these needs are summarized in Exhibit 4-2 and described in more detail below.

Exhibit 4-2. Capital Facility Costs for Stations, 2026-2031

Project Description	Total Cost	Percentage Related to City of Renton Growth	Impact Fee Eligible Costs
Fire Station Debt Servicing			
Fire Station 16	$10,566,414	17%	$1,796,290
Future Fleet Maintenance Shop	$7,245,365	23%	$1,644,698
Fire Station Improvements for Operational Needs			
Fire Station 11 Facility Improvements	$315,654	0%	$0
Fire Station 12 Facility Improvements	$480,807	0%	$0
Fire Station 13 Facility Improvements	$1,098,502	0%	$0
Fire Station 13 Shop Facility Improvements	$0	0%	$0
Fire Station 14 Facility Improvements	$320,962	0%	$0
Fire Station 14 Tower Facility Improvements	$0	0%	$0
Fire Station 15 Facility Improvements	$0	0%	$0
Fire Station 16 Facility Improvements	$98,004	0%	$0
Fire Station 17 Facility Improvements	$1,069	0%	$0
Total Fire Station Costs	**$12,881,412**		**$3,440,988**

4.2.1 Debt Servicing

RRFA intends to relocate Fire Station 16 and construct a new maintenance and repair facility within the City limits to support anticipated growth in the area. Construction costs have not yet been developed; however, TCA has provided an estimate of approximately $32M for the project, exclusive of land acquisition, design, and other pre-construction expenses. The RRFA currently has no debt but does intend to issue Limited Tax General Obligation (LTGO) bonds in September 2025 for the financing of the new Fire Station 16 and maintenance facility in the amount of approximately $33M. The RRFA received a AA+ rating from S&P in July of 2025. The debt service in Exhibit 4-2 represents anticipated bond payments for the years 2026-2031. See Appendix A for an estimated amortization table.

4.2.2 New Facility Needs

RRFA has identified the need to replace Fire Station 16 in the East Plateau neighborhood on the northeast side of Renton. The existing facility was built in 1974 and is approaching 50 years old and does not accommodate the modern needs of the fire service. Building a new station will increase capacity to serve expected growth in this area of Renton for the next 50 years. In addition, the RRFA intends to build a new maintenance facility to provide the space necessary to conduct apparatus service and repair as we continue to expand our fleet.

Construction of the new Fire Station 16 and maintenance facility is anticipated to begin in 2025. The total estimated cost of station and maintenance facility construction, land acquisition, design, and other pre-construction expenses is approximately $40,000,000.

The portion of project costs attributed to City growth for the new Fire Station 16 is 17%, which corresponds to the increase in bed capacity from six to seven, representing a 17% increase in operational capacity. For the maintenance facility, 23% of the cost is allocated to growth based on a weighted analysis of the fleet's service demands.

The facility is specifically designed to support heavy-duty emergency response vehicles, such as engines and ladder trucks, which require advanced infrastructure including oversized service bays, reinforced vehicle lifts, and high-capacity tooling systems to accommodate their size, weight, and mechanical complexity. The weighted analysis used to determine the growth-related cost share takes into account the disproportionate maintenance requirements of ladder trucks compared to engines. The following assumptions were applied: one engine equals one maintenance unit, while one ladder truck equals 2.5 maintenance units due to its complexity and infrastructure demands.

The current fleet includes 12 engines (12 units) and 2 ladder trucks (5 units), totaling 17 maintenance units. With the addition of one new ladder truck and the retention of the current ladder truck as a reserve, the maintenance load will increase by 5 units, resulting in a future total of 22 maintenance units. The growth-related share of this increase is calculated using the formula:

$$\text{Growth Allocation:} = \frac{\text{Future Load} - \text{Current Load}}{\text{Future Load}} = \frac{22\text{-}17}{22} = \frac{5}{22} = 23\%$$

Exhibit 4-3. Fire Station 16

4.2.3 Capital Projects Associated with Station Operational Needs

The RRFA anticipates several improvement projects at existing fire stations necessary to address operational needs and maintain concurrency of fire services through 2031. These improvements include major repair and rehabilitation and do not include regular operations and maintenance. They are summarized in Exhibit 4-2 above and detailed in Appendix B.

4.3 PROPOSED LOCATIONS AND CAPACITIES OF EXPANDED OR NEW CAPITAL FACILITIES

4.3.1 Apparatus

The RRFA has identified the need to add one aid unit and one ladder to serve the new growth within the City. Appendix C highlights the areas covered by the addition of an aid unit at Fire Station 11, much of which includes new development parcels. Appendix D highlights the areas covered by adding an additional ladder and locating one ladder at Fire Station 12 and one at Fire Station 13.

4.3.2 Station

The new Fire Station 16 and maintenance facility will be located at 15815 SE 128th St in Renton. The existing Fire Station 16 is 7,732 square feet (SF) and is situated on a 58,806 SF parcel of land. Due to the limited size of the current lot, the maximum building area allowed is 12,800 SF which will not accommodate a station intended to serve growth over the next 50 years, the average longevity of a fire station. In addition, the current maintenance facility located at Fire Station 13 is at maximum capacity and cannot accommodate servicing any additions to the RRFA fleet. An additional maintenance facility is needed. The new Fire Station 16 will be located on a 151,721 SF parcel of land and that will allow up to 25,100 SF of building space. A single-story station of approximately 15,150 square feet will accommodate seven beds and three bays, and a five-bay maintenance facility are planned for the new parcel. See Appendix E for a preliminary layout of the parcel.

5.0 Capital Facilities Revenue Analysis

5.1 OVERVIEW

This CFP revenue analysis supports the financing for providing facilities and services, as required by RCW 36.70A.070(3)(d). Revenue estimates, using assumptions based on historical trends, are used to represent realistic expectations for revenue that may be available for capital funding.

This revenue analysis provides an approximate, and not exact, projection of future revenue sources. The numbers projected in this analysis are for planning purposes and cannot account for sensitivities such as local, state, and federal policy, economic trends, and other factors. This analysis may not align with RRFA's annual budget because it is based on multi-year projections of revenue, while the annual budget presents precise estimates of available revenue for spending in a specific fiscal year.

5.2 FUNDING THE CAPITAL FACILITIES PLAN

Estimated future revenues are projected for the years 2026-2031. The revenue analysis is categorized according to:

- **Dedicated Capital Revenues.** Dedicated revenues are required to be used for certain types of capital spending, outlined by the law. The dedicated capital revenues for RRFA include fire impact fees remitted to RRFA by the City.
- **Operating Transfers.** Operating transfers-in are those revenue sources that are transferred in from the operating fund. Although these are not dedicated sources to be relied on for capital funding, the RRFA endeavors to make regular operating transfers-in to its reserves on a level basis each year. These transfers are not specifically dedicated to capital spending and could be used elsewhere.
- **LTGO Bonds.** Financing bonds that do not require voter approval or include the levying of an additional tax to repay them.
- **Other Funding Sources.** The RRFA continuously explores external sources available to fund capital projects such as grant opportunities.

5.3 ASSUMPTIONS

The RRFA revenue analysis is based on the following assumptions:

- **Analysis Boundary.** The analysis includes the current RRFA boundary as shown in Exhibit 1-1.
- **Growth.** Growth targets were provided by the City staff and reflect projections as of August 2025.

  Property Tax. This analysis assumes that property tax revenues will increase at an annual rate of 1% going forward, with the assessed value and new construction growing according to the July 2025 King County Economic and

Revenue Forecast – Office of Economic and Financial Analysis.

- **Fire Benefit Charge.** In 2021, the voters approved a ten-year renewal of the fire benefit charge with a vote of nearly 82% in favor of the proposition. By law, the fire benefit charge may be used for up to 60% of the RRFA operating budget. In 2025, the fire benefit makes up approximately 19% of the RRFA's total budget.
- **Fire Impact Fees.** This analysis assumes the City will adopt the 2026 fire impact fees proposed by the RRFA and will remit fees collected to the RRFA as outlined in the interlocal agreement between the City and the RRFA. Projected residential and commercial impact fee revenues are based on residential and nonresidential growth projections provided by City staff.
- **EMS Levy.** This analysis assumes revenues from the EMS levy continue to increase at an annual growth rate of 3%.
- **Permits and Fees.** This analysis assumes revenues from miscellaneous permits and fees will increase slightly over the current rates.
- **EMS Services.** This analysis assumes revenues from EMS services will increase at a rate of 3% per year and Ground Emergency Medical Transport (GEMT) revenues will remain level. GEMT funding is at the discretion of the federal government and the program could be modified or cancelled at any time.

5.4 FIRE IMPACT FEES

The City has collected fire impact fees since 2011. In 2023, the debt service on Fire Station 13 was paid in full using impact fees collected by the City. The City now remits fire impact fees to the RRFA on a monthly basis. Impact fees collected through 2025 will be used for capital facility needs identified in the 2024-2029 RRFA CFP. Fees collected beginning in 2026 will be used for capital facility needs identified in this CFP. The RRFA projects fire impact fees of $5,718,210 for the years 2026 through 2031. Exhibit 5-1 compares the projected fire impact fee revenue to the projected growth-related project costs, as presented in Exhibit 4-1 and Exhibit 4-2.

Exhibit 5-1. Projected Dedicated Capital Revenues and Costs

Dedicated Revenues and Project Costs	2026-2031 Total Revenues and Costs
Fire Impact Fee Revenues (remitted)	$5,718,210
Planned Growth-Related Project Costs	$6,017,859
Estimated Dedicated Funding Surplus/(Deficit)	($299,650)

5.5 OPERATING TRANSFERS

The projected revenues available for operating transfers-in over the planning period of 2026-2031 is $51,200,000. RRFA's funding streams for these transfers-in and for capital facilities costs include revenues from its property tax, fire benefit charge, transport and GEMT fees, EMS levy, LTGO bonds, and miscellaneous permits and fees.

5.6 SIX-YEAR COST AND REVENUE COMPARISON

This six-year comparison looks at RRFA's total revenues and planned project costs for the six-year planning horizon of 2026-2031 in order to understand the difference between future dedicated capital costs and potential future revenues. Capital costs are presented as year of expenditure (YOE) and include growth-related capital facility and apparatus replacement costs. Exhibit 5-2 summarizes projected capital facilities revenues and costs.[8]

Exhibit 5-2. Estimated Capital Facilities Revenues and Costs, YOE

Capital Facilities	Revenues and Costs 2026-2031
Growth-Related Capital Costs	$6,017,859
Capital Replacement and Project Costs, not Growth-Related	$26,709,454
Total Costs	**$32,727,314**
Impact Fee Revenue	$5,718,210
Operating Transfer Potential Revenue	$51,200,000
Estimated Funding Surplus/(Deficit)	**$24,190,896**

5.7 POLICY OPTIONS AND OTHER FUNDING SOURCES

One additional potential funding source option is:

- **Unlimited Tax General Obligation (UTGO) Bonds:** Financing bonds that require voter approval and include the levying of an additional tax to repay them.

[8] Source: Renton RFA, 2025.

Appendix A: Amortization Schedule

Estimated Debt Servicing Amortization Schedule

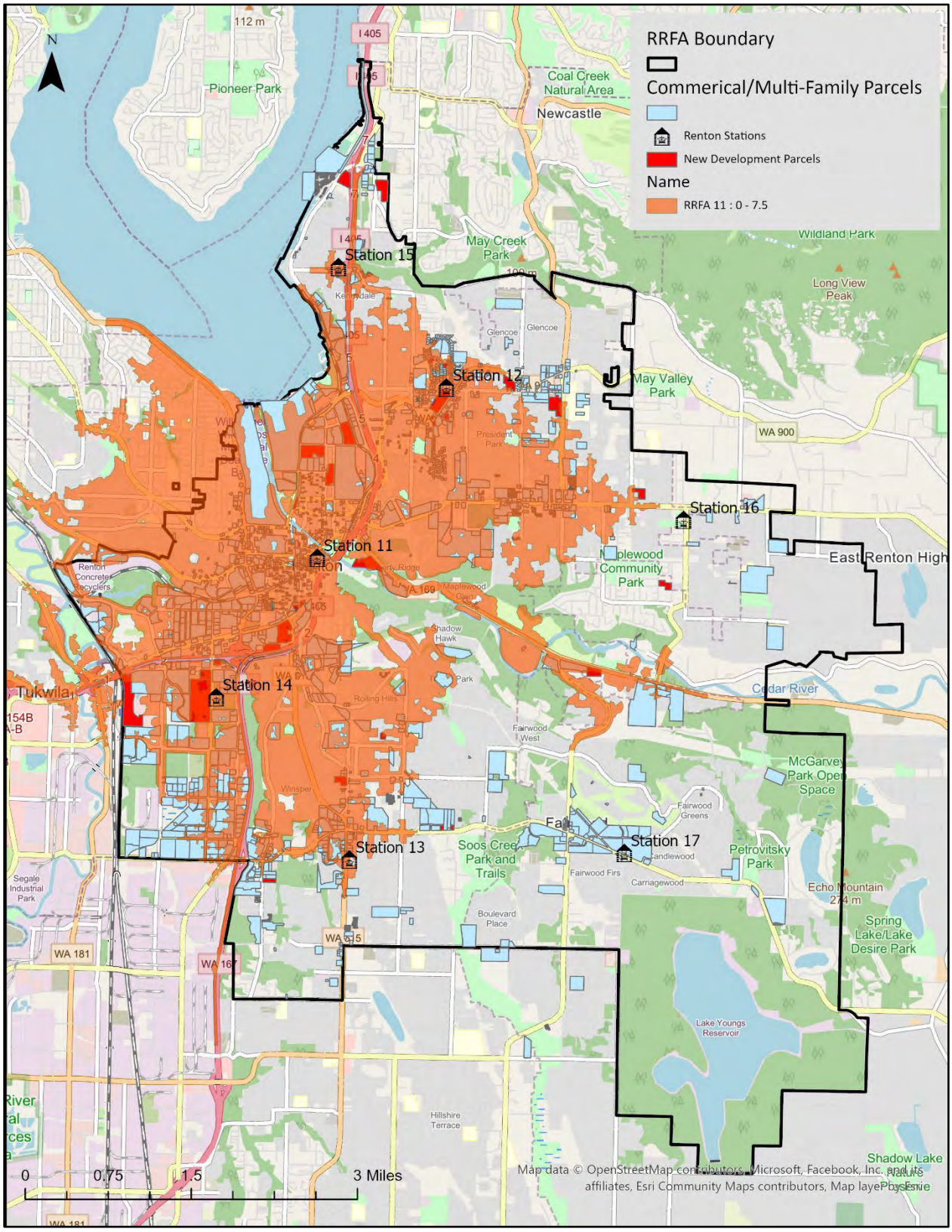
Payment:	Every 6 Months	Term:	20 Years
Amount:	$33,150,000	Interest Rate:	5.0%

Year	Interest	Principal	Debt Service	Year
1. Year #1	$377,029.17	$1,980,000.00	$2,357,029.17	2025
2. Year #2	$1,556,250.00	$1,020,000.00	$2,576,250.00	2026
3. Year #3	$1,505,250.00	$1,070,000.00	$2,575,250.00	2027
4. Year #4	$1,451,750.00	$1,125,000.00	$2,576,750.00	2028
5. Year #5	$1,395,500.00	$1,180,000.00	$2,575,500.00	2029
6. Year #6	$1,336,500.00	$1,240,000.00	$2,576,500.00	2030
7. Year #7	$1,274,500.00	$1,300,000.00	$2,574,500.00	2031
8. Year #8	$1,209,500.00	$1,365,000.00	$2,574,500.00	2032
9. Year #9	$1,141,250.00	$1,435,000.00	$2,576,250.00	2033
10. Year #10	$1,069,500.00	$1,505,000.00	$2,574,500.00	2034
11. Year #11	$994,250.00	$1,580,000.00	$2,574,250.00	2035
12. Year #12	$915,250.00	$1,660,000.00	$2,575,250.00	2036
13. Year #13	$832,250.00	$1,745,000.00	$2,577,250.00	2037
14. Year #14	$745,000.00	$1,830,000.00	$2,575,000.00	2038
15. Year #15	$653,500.00	$1,920,000.00	$2,573,500.00	2039
16. Year #16	$557,500.00	$2,020,000.00	$2,577,500.00	2040
17. Year #17	$456,500.00	$2,120,000.00	$2,576,500.00	2041
18. Year #18	$350,500.00	$2,225,000.00	$2,575,500.00	2042
19. Year #19	$239,250.00	$2,335,000.00	$2,574,250.00	2043
20. Year #20	$122,500.00	$2,450,000.00	$2,572,500.00	2044

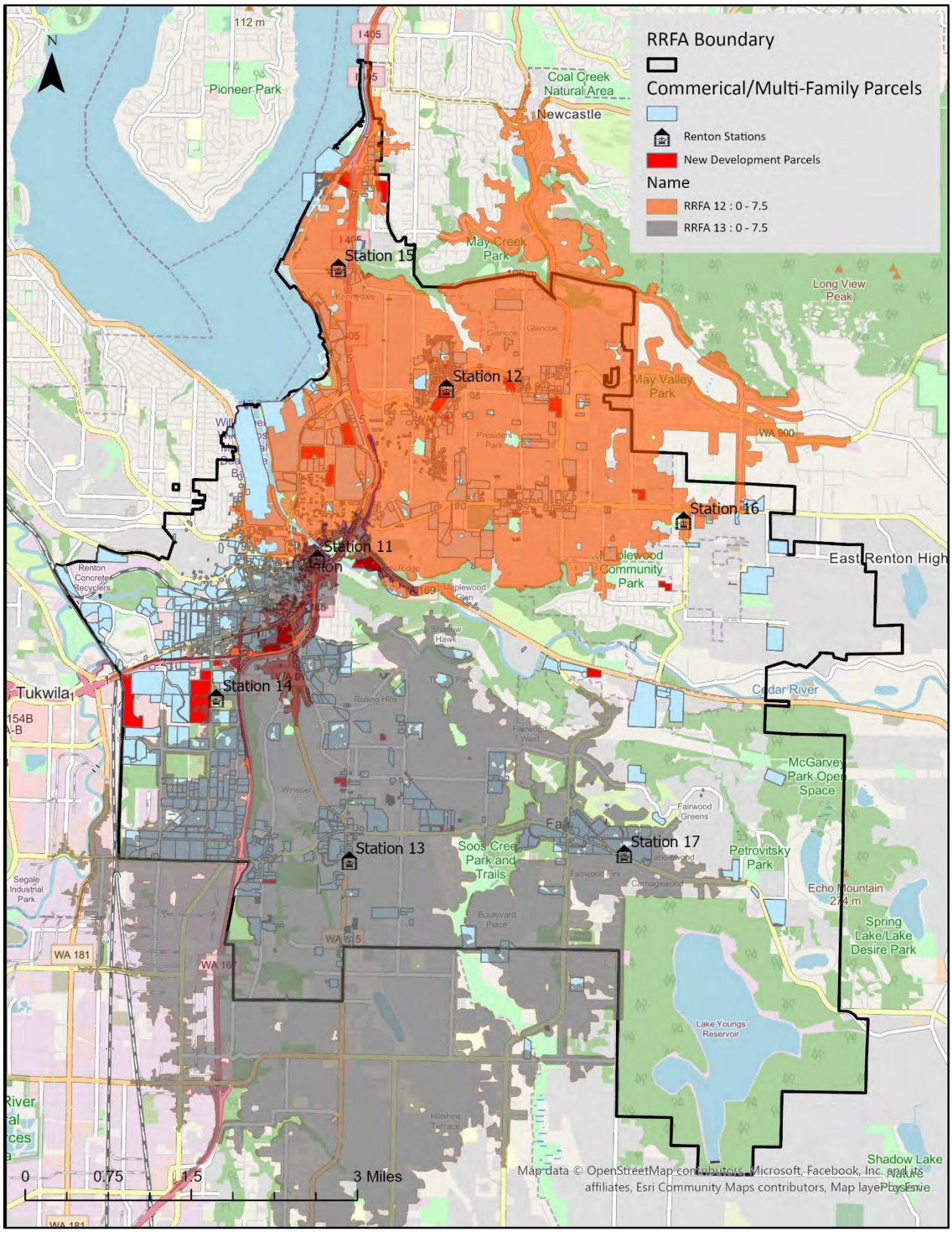
Appendix B: Major Repair and Rehabilitation for Stations

Station/Description	2026	2027	2028	2029	2030	2031
Fire Station #11	**$26,095**	**$186,491**	**$0**	**$103,068**	**$0**	**$0**
Water heater	$26,095	-	-	-	-	-
Exhaust Fan, Furnace	-	$186,491	-	-	-	-
Flooring, Ceiling Finishes, Expansion Tank, Painting	-	-	-	$103,068	-	-
Fire Station #12	**$304,134**	**$117,146**	**$26,577**	**$7,856**	**$0**	**$25,094**
Air handler unit, pump	$304,134	-	-	-	-	-
Automatic Transfer Switch, Boiler, Furniture/Millwork	-	$117,146	-	-	-	-
Unit heaters	-	-	$26,577	-	-	-
Pump, water heater, Painting	-	-	-	$7,856	-	$25,094
Fire Station #13	**$0**	**$423,400**	**$0**	**$21,529**	**$64,887**	**$588,686**
Storage Tank and Painting	-	-	-	-	$64,887	-
AC Unit, Condensing Unit, Evaporative Unit, Fire Alarm Systems, Lighting, Roofing	-	$423,400	-	-	-	-
Air Compressor, Carpet, Auto Transfer Switch, Water Heater, Package Unit	-	-	-	$21,529	-	$588,686
Fire Station #14	**$0**	**$129,419**	**$123,889**	**$67,011**	**$0**	**$643**
Electrical panel, painting	-	$129,419	-	-	-	-
Doors/hardware, water heater	-	-	$123,889	-	-	-
Flooring, Pump, Expansion Tank	-	-	-	$67,011	-	$643
Fire Station #16	**$49,712**	**$0**	**$6,921**	**$13,658**	**$11,014**	**$16,699**
AC Unit, Water Heater	-	-	-	-	$11,014	$16,699
Exhaust Fan, Unit Heater	$49,712	-	-	-	-	-
Generator	-	-	$6,921	-	-	-
Painting	-	-	-	$13,658	-	-
Fire Station #17	**$0**	**$0**	**$0**	**$1,069**	**$0**	**$0**
Water Heater	-	-	-	$1,069	-	-
Grand Total	**$379,941**	**$856,456**	**$157,387**	**$214,191**	**$75,901**	**$631,122**

Appendix C: Fire Station 11 Drive Time (Aid Unit)



Appendix D: Fire Station 12-13 Drive Time (Ladders)



Appendix E: Fire Station 16/Maintenance Building Preliminary Design

1 FIRE STATION PERSPECTIVE VIEW FROM NORTHEAST

2 FIRE STATION PERSPECTIVE VIEW FROM NORTHWEST

1 FIRE STATION PERSPECTIVE VIEW FROM SOUTH

1 MAINTENANCE BUILDING PERSPECTIVE VIEW FROM SOUTHEAST

3 MAINTENANCE BUILDING PERSPECTIVE VIEW FROM NORTH

2 MAINTENANCE BUILDING PERSPECTIVE VIEW FROM SOUTHWEST

RENTON REGIONAL FIRE AUTHORITY

RATE STUDY FOR IMPACT FEES

2026–2031

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1.0 Introduction

The purpose of this study is to establish the rates for impact fees in the Renton Regional Fire Authority (RRFA) for fire protection facilities authorized by RCW 82.02.090(7).[1] The RRFA serves the City of Renton (City), King County Fire Protection District 25 (KCFD25), and King County Fire Protection District 40 (KCFD40). However, only the City will be implementing impact fees based on this rate study.

Impact fees are charges paid by new development to reimburse local governments for the capital cost of public facilities that are needed to serve new development and the people who occupy or use the new development. Throughout this study, the term "developer" is used as a shorthand expression to describe anyone who is obligated to pay impact fees, including builders, owners, or developers.

Local governments charge impact fees for several reasons:

- to obtain revenue to pay for some of the cost of new public facilities;
- to implement a public policy that new development should pay a portion of the cost of facilities that it requires, and that existing development should not pay all of the cost of such facilities; and
- to assure that adequate public facilities will be constructed to serve new development.

In 2011, the City completed an impact fee rate study that included fee calculations for transportation, parks, and fire protection.[2] In 2017, the RRFA and the City adopted an updated impact fee rate study[3] which utilized methodology generally consistent with the methodology used in the 2011 study, but did include some refinements to reflect the RRFA's then current approach to measuring level of service and its ability to serve growth-related service demands in the future, as described in Chapter 3. This methodology was utilized again in the 2023 rate study. This current rate study follows the same format, assumptions, and calculations of the 2011, 2017, and 2023 rate studies with some modifications to reflect the current operations and level of service for the RRFA.

1.1 FIRE IMPACT FEE RATE SCHEDULE

Impact fees are paid by all types of new development within the City.[4] Impact fee rates for new development are based on, and vary according to, the type of land use. Additionally, impact fee rates reflect discounts based on available funds to pay for eligible capital projects. Exhibit 1-1 shows the fire impact fee rates adopted within the City.

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[1] Revised Code of Washington (RCW) is the state law of Washington State.

[2] Henderson, Young & Company. (August 26, 2011). *Rate Study for Impact Fees, City of Renton.*

[3] BERK. (August 28, 2017). *Rate Study for Impact Fees, Renton Regional Fire Authority.*

[4] The impact fee ordinance may specify exemptions for low-income housing and/or "broad public purposes", but such exemptions must be paid for by public money, not other impact fees. The ordinance may specify if impact fees apply to changes in use, remodeling, etc.

Exhibit 1-1. 2026 Fire Impact Fee Rate Schedule

Land Use	Unit	Fire Impact Fee
Single-Family Residential	Dwelling Unit (d.u.)	$779.24
Multi-Family Residential	Dwelling Unit (d.u.)	$1,099.68
Hotel/Motel/Resort	Room	$669.37
Medical Care Facility	Bed	$2,173.16
Office	Square Foot	$0.28
Medical/Dental Office	Square Foot	$1.28
Retail	Square Foot	$1.19
Leisure Facilities	Square Foot	$0.90
Restaurant/Lounge	Square Foot	$2.32
Industrial/Manufacturing	Square Foot	$0.10
Church/Non-Profit	Square Foot	$0.49
Education	Student	$63.96
Special Public Facilities	Square Foot	$0.27

1.2 STUDY ORGANIZATION

This rate study includes three chapters.

- Chapter 1 provides an introduction and defines the 2026 fire impact fee rate schedule.
- Chapter 2 summarizes the statutory requirements for impact fees in Washington State and describes how the RRFA's impact fees comply with the statutory requirements.
- Chapter 3 includes the RRFA service area, level of service used for the purpose of calculating impact fee rates, and the methodology for calculating the capital costs of response by unit of development. It also provides a list of growth-related capital projects that are eligible for impact fees and final adjustments to the impact fee rates to account for eligible costs and future payments of other revenues.

2.0 Statutory Basis

This chapter summarizes the statutory requirements for impact fees in Washington State and describes how the RRFA's impact fees comply with the statutory requirements.

2.1 STATUTORY REQUIREMENTS FOR IMPACT FEES

The Growth Management Act of 1990 (Chapter 17, Washington Laws, 1990, 1st Ex. Sess.) authorizes local governments in Washington State to charge impact fees. RCW 82.02.050 - 82.02.110 contain the provisions of the Growth Management Act that authorize and describe the requirements for impact fees.

The following synopsis of the most significant requirements of the law includes citations to the Revised Code of Washington as an aid to readers who wish to review the exact language of the statutes.

2.1.1 Types of Public Facilities

Four types of public facilities can be the subject of impact fees: 1) public streets and roads, which may also encompass related transportation infrastructure such as bicycle and pedestrian facilities; 2) publicly owned parks, open space and recreation facilities; 3) school facilities; and 4) fire protection facilities (RCW 82.02.090(7)).

2.1.2 Types of Improvements

Impact fees can be spent on "system improvements" (which are typically outside the development), as opposed to "project improvements" (which are typically provided by the developer on-site within the development). Impact fees can never be used to fund maintenance or operational needs (RCW 82.02.050(5) and RCW 82.02.090(5) and (9)).

2.1.3 Benefit to Development

Impact fees must be limited to system improvements that are reasonably related to, and which will benefit new development (RCW 82.02.050(4)(a) and (c)). Local governments must establish reasonable service areas (one area, or more than one, as determined to be reasonable by the local government), and local governments must develop impact fee rate categories for various land uses (RCW 82.02.060).

2.1.4 Proportionate Share

Capital improvement costs can be funded using impact fees to the extent that the improvements are reasonably related to the new development and reasonably benefit the new development. Costs assessed on a development cannot exceed its proportionate share of the costs of system improvements. The impact fee amount shall be based on a formula (or other method of

calculating the fee) that determines the proportionate share (RCW 82.02.050(4)(b) and RCW 82.02.060(1)).

2.1.5 Reductions of Impact Fee Amounts

Impact fees rates must be adjusted to account for other revenues that the development pays (if such payments are earmarked for or pro-ratable to particular system improvements) RCW 82.02.060(1)(b)). Impact fees may be credited for the value of dedicated land, improvements or construction provided by the developer (if such facilities are in the adopted CFP as system improvements eligible for impact fees and are required as a condition of development approval) (RCW 82.02.060(5)).

2.1.6 Exemptions from Impact Fees

Local governments have the discretion to provide exemptions from impact fees for low-income housing (RCW 82.02.060(2)) and other broad public purposes including the development of an early learning center, but all such exempt fees must be paid from public funds (other than impact fee accounts) (RCW 82.02.060(3)).

2.1.7 Developer Options

Developers who are liable for impact fees can submit data and/or an analysis to demonstrate that the impacts of the proposed development are less than the impacts calculated in this rate study (RCW 82.02.060(7)). Developers can pay impact fees under protest and appeal impact fee calculations (RCW 82.02.070(4) and (5)). The developer can obtain a refund of the impact fees if the local government fails to expend or obligate the impact fee payments within ten years, or terminates the impact fee requirement, or the developer does not proceed with the development (and creates no impacts) (RCW 82.02.080).

2.1.8 Capital Facilities Plans

Impact fees must be expended on public facilities in a capital facilities plan (CFP) element or used to reimburse the government for the unused capacity of existing facilities. The CFP must conform to the Growth Management Act of 1990 and must identify existing deficiencies in facility capacity for current development, capacity of existing facilities available for new development, and additional facility capacity needed for new development (RCW 82.02.050(4), RCW 82.02.060(9), and RCW 82.02.070(2)).

2.1.9 New Versus Existing Facilities

Impact fees can be charged for new public facilities (RCW 82.02.060(1)(a)) and for the unused capacity of existing public facilities (RCW 82.02.060(9)) subject to the proportionate share limitation described above.

2.1.10 Accounting Requirements

The local government must separate the impact fees from other monies, expend or obligate the money on CFP projects within ten years, and prepare annual reports of collections and expenditures (RCW 82.02.070(1)-(3)).

2.1.11 Compliance with Statutory Requirements for Impact Fees

Many of the statutory requirements listed above are fulfilled in Chapter 3 of this study, which presents the calculation of the fire impact fees. Some of the statutory requirements are fulfilled in other ways, as described below.

2.1.12 Types of Public Facilities

This study contains impact fees for fire protection facilities as authorized by statute. The RRFA defines "fire protection" as fire protection facilities, including but not limited to fire stations, fire apparatus, and any furnishings and equipment that may be capitalized. The City uses this same definition in the Renton Municipal Code (RMC 4-1-190).

In general, local governments that are authorized to charge impact fees are responsible for specific public facilities for which they may charge such fees. In no instance may a local government charge impact fees for private facilities, but it may charge impact fees for some public facilities that it does not administer if such facilities are "owned or operated by government entities" (RCW 82.02.090 (7)). A city may charge impact fees for fire and enter into an agreement with a regional fire authority (RFA) for the transfer, expenditure, and reporting of fire impact fees for the RFA. A city may only charge and use impact fees on RFA projects if it has an agreement with the RFA, and the city's CFP references the RFA CFP.

As part of the RRFA plan, the City and the RRFA entered into an interlocal agreement (ILA) (CAG-16-116) in which the City agreed to collect the fire impact fees. Subsequent agreements between the City and the RRFA in 2017 (CAG-19-022) and in 2019 (CAG-19-022, Adden #1-19) affirmed the City will collect fire impact fees on behalf of the RRFA, subject to specific requirements.

2.1.13 Types of Improvements

The impact fees in this study are based on system improvements that are described in Chapter 3. No project improvements are included in this study.

The public facilities that can be paid for by impact fees are "system improvements" (which are typically outside the development), and "designed to provide service to areas within the community at large" as provided in RCW 82.02.090(9)), as opposed to "project improvements" (which are typically provided by the developer on-site within the development or adjacent to the development), and "designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project" as provided

in RCW 82.02.090(5). The capital improvements costs contained in Chapter 3 comply with these requirements.

Impact fee revenue can be used for the capital cost of public facilities. Impact fees cannot be used for operating or maintenance expenses. The cost of public facilities that can be paid for by impact fees include design studies, engineering, land surveys, land and right of way acquisition, engineering, permitting, financing, administrative expenses, construction, applicable mitigation costs, and capital equipment pertaining to capital improvements.

2.1.14 Benefit to Development, Proportionate Share and Reductions of Fee Amounts

The law imposes three tests of the benefit provided to development by impact fees: 1) proportionate share, 2) reasonably related to need, and 3) reasonably related to expenditure (RCW 80.20.050(4)). In addition, the law requires the designation of one or more service areas (RCW 82.02.060(8)).

Proportionate Share

First, the "proportionate share" requirement means that impact fees can be charged only for the portion of the cost of public facilities that is "reasonably related" to new development. In other words, impact fees cannot be charged to pay for the cost of reducing or eliminating deficiencies in existing facilities.

Second, there are several important implications of the proportionate share requirement that are not specifically addressed in the law, but which follow directly from the law:

- Costs of facilities that will benefit new development and existing users must be apportioned between the two groups in determining the amount of the fee. This can be accomplished in either of two ways: (1) by allocating the total cost between new and existing users, or (2) calculating the cost per unit and applying the cost only to new development when calculating impact fees.
- Impact fees that recover the costs of existing unused capacity should be based on the government's actual cost. Carrying costs may be added to reflect the government's actual or imputed interest expense.

The third aspect of the proportionate share requirement is its relationship to the requirement to provide adjustments and credits to impact fees, where appropriate. These requirements ensure that the amount of the impact fee does not exceed the proportionate share.

- The "adjustments" requirement reduces the impact fee to account for past and future payments of other revenues (if such payments are earmarked for, or pro-ratable to, the system improvements that are needed to serve new growth). The impact fees calculated in this study include an adjustment that accounts for any other revenue that is used by the RFA to pay for a portion of growth's proportionate share of costs.

This adjustment is in response to the limitations in RCW 82.02.060 (1)(b) and RCW 82.02.050(2).

- The "credit" requirement reduces impact fees by the value of dedicated land, improvements or construction provided by the developer (if such facilities are in the adopted CFP, identified as the projects for which impact fees are collected, and are required as a condition of development approval). The law does not prohibit a local government from establishing reasonable constraints on determining credits. For example, the location of dedicated land can be required to be acceptable to the local government.

Reasonably Related to Need

There are many ways to fulfill the requirement that impact fees be "reasonably related" to the development's need for public facilities, including personal use and use by others in the family or business enterprise (direct benefit), use by persons or organizations who provide goods or services to the fee-paying property or are customers or visitors at the fee-paying property (indirect benefit), and geographical proximity (presumed benefit). These measures of relatedness are implemented by the following techniques:

- Impact fees are charged to properties which need (i.e., benefit from) new public facilities. The RRFA provides fire protection facilities to serve all kinds of property throughout its service area, therefore impact fees have been calculated for all types of property.
- The relative needs of different types of growth are considered in establishing fee amounts (i.e., different impact values for different types of land use). For instance, this study analyzed fire/other and EMS incident and response data to determine rates for each type of land use.
- Feepayers can pay a smaller fee if they demonstrate that their development will have less impact than is presumed in the impact fee schedule calculation for their property classification. Such reduced needs must be permanent and enforceable (i.e., via land use restrictions).

Reasonably Related to Expenditures

Two provisions of the City's impact fee ordinance comply with the requirement that expenditures be "reasonably related" to the development that paid the impact fee. First, the requirement that fee revenue must be earmarked for specific uses related to public facilities ensures that expenditures are on specific projects, the benefit of which has been demonstrated in determining the need for the projects and the portion of the cost of needed projects that are eligible for impact fees as described in this study. Second, impact fee revenue must be expended or obligated within ten years, thus requiring the impact fees to be used to benefit to the feepayer and not held by the RRFA.

Service Areas for Impact Fees

Impact fees in some jurisdictions are collected and expended within service areas that are smaller than the jurisdiction that is collecting the fees. Impact fees are not required to use multiple service areas unless such "zones" are necessary to establish the relationship between the fee and the development. Because of the compact size of the RRFA and the accessibility of its fire facilities to all properties within the service area, the RRFA's fire facilities serve the entire RRFA service area, therefore the impact fees are based on a single service area corresponding to the boundaries of the RRFA.

2.1.15 Exemptions

The City's impact fee ordinance addresses the subject of exemptions. Exemptions do not affect the impact fee rates calculated in this study because of the statutory requirement that any exempted impact fee must be paid from other public funds. As a result, there is no increase in impact fee rates to make up for the exemption because there is no net loss to the impact fee account as a result of the exemption.

2.1.16 Developer Options

A developer who is liable for impact fees has several options regarding impact fees. The developer can submit data and or/analysis to demonstrate that the impacts of the proposed development are less than the impacts calculated in this rate study. The developer can appeal the impact fee calculation by the RRFA. If the local government fails to expend the impact fee payments within ten years of receipt of such payments, the developer can obtain a refund of the impact fees. The developer can also obtain a refund if the development does not proceed, and no impacts are created. These provisions are addressed in the City's impact fee ordinance, and none of them affect the calculation of impact fee rates in this study.

2.1.17 Capital Facilities Plan

There are references in RCW to the CFP as the basis for projects that are eligible for funding by impact fees. The RRFA published a CFP in August 2025 which fulfills the requirements of RCW 82.02.050 et. seq. pertaining to a "capital facilities plan". This CFP is referenced in the Capital Facilities Plan Element of the City's Comprehensive Plan.

The requirement to identify existing deficiencies, capacity available for new development, and additional public facility capacity needed for new development is determined by analyzing levels of service for fire/other and emergency response. Chapter 3 provides this analysis.

2.1.18 New Versus Existing Facilities, Accounting Requirements

Impact fees must be spent on capital projects contained in an adopted CFP, or they can be used to reimburse the government for the unused capacity of existing facilities. Washington State

GMA states that an impact fee ordinance "may provide for the imposition of an impact fee for system improvement costs previously incurred by a county, city, or town to the extent that new growth and development will be served by the previously constructed improvements provided such fee shall not be imposed to make up for any system improvement deficiencies" (RCW 82.02.060(9)). The rate calculations in Chapter 3 affirm there are no existing deficiencies and accounts for excess station capacity systemwide for serving new growth. Because of this excess systemwide capacity, impact fees collected can be used to pay for the debt servicing of stations not to exceed the proportional share of existing station value that is available for serving additional growth.

Impact fee payments that are not expended or obligated within ten years must be refunded unless the City Council makes a written finding that an extraordinary and compelling reason exists to hold the fees for longer than ten years. To verify these two requirements, impact fee revenues must be deposited into separate accounts of the government, and annual reports must describe impact fee revenue and expenditures. These requirements are addressed by the City's impact fee ordinance and are not factors in the impact fee calculations in this study.

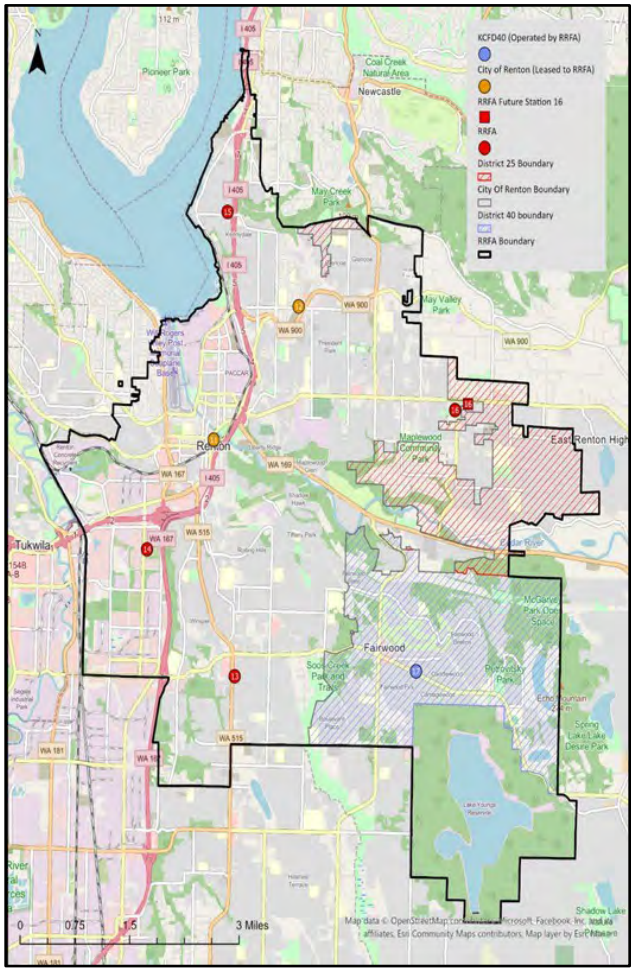
3.0 Fire Impact Fee Methodology

This chapter describes the methodology used to calculate impact fee rates for fire protection facilities. It begins with a discussion of the service area considered for the rate study analysis. This is followed by a discussion of the level of service. Next is an inventory of fire protection facilities, which are defined to include stations, equipment, and apparatus (such as engines and other vehicles). Then a series of calculations are presented to document the methodology for determining the total facility costs per unit of development by land use type.

3.1 SERVICE AREA

As noted above, the RRFA includes the City, KCFD25 and KCFD40 as shown in Exhibit 3-1. RRFA provides services to these areas as one integrated system. All facilities needed to serve these areas are owned and/or operated by the RRFA. Therefore, the analysis in this rate study considers facility costs per unit of development throughout the entire service area.

Exhibit 3-1. Renton Regional Fire Authority Service Area and Stations



While this rate study considers incidents and facilities throughout the RRFA service area when calculating impact fee rates, the RRFA CFP identifies the percentage of capital facilities needs that are directly related to anticipated growth within the City only. This ensures that impact fees collected in the City are not used to pay for capital facility costs associated with growth expected in KCFD25 or KCFD40.

3.2 DATA SOURCES AND ROUNDING

The data in this study of impact was provided by staff from the City and the RRFA, unless a different source is specifically cited. Inventory, incident, and response data were provided by the RRFA's planning section and reflect conditions in the year 2024 for incidents and 2025 for inventory.

The data in this study was prepared using computer spreadsheet software. In some tables in this study, there may be very small variations from the results that would be obtained using a calculator based on the same values presented. The reason for these insignificant differences is that the spreadsheet software calculates results to more places after the decimal than is reported in the tables of these reports. The calculation to extra places after the decimal increases the accuracy of the end results but causes occasional minor differences due to rounding of data that appears in this study.

3.3 LEVEL OF SERVICE

The need for fire protection facilities is influenced by a variety of factors, such as response time, call loads, geographical area, land use development, topographic and manmade barriers, and standards of the National Fire Protection Association and the Washington Surveying and Rating Bureau.

RRFA measures level of service (LOS) from three different perspectives. The first concerns the cost of facilities for incident response per unit of development. The second perspective concerns turnout and response times in accordance with established policy. The third perspective concerns the Protection Class rating for each of the areas served (the City, KCFD25, and KDFD 40). This study focuses on the first perspective, the latter two are addressed in the RRFA CFP.

For the purpose of quantifying the need for fire facilities to serve growth, this study uses the ratio of apparatus and stations to incidents. To measure this ratio, this study analyzes both facility inventory and incident data. For apparatus, the current ratio of apparatus to incidents provides an acceptable LOS, and there are no deficiencies. As growth occurs, more incidents will occur, and therefore more apparatus will be needed to maintain this standard.

For stations, LOS is measured in two different ways. The first approach mirrors the LOS standard used for apparatus by measuring using the ratio of station square footage to incidents. This

approach accounts for the systemwide demands for response created by new growth. From this perspective, the current inventory of stations includes excess capacity to serve growth, as shown in Exhibit 3-2. This capacity comes in the form of beds necessary for staffing fire and emergency response facilities and apparatus. It is anticipated that much of the growth in the RRFA service area will come in the form of infill and high-rise development and increased density within the City. As this growth occurs, the RRFA intends to utilize excess bed capacity in current stations to increase its capacity for emergency response at existing stations. Systemwide, this analysis finds that 67% of station capacity is in use. The remaining 33% of station capacity is available to serve new growth.

Exhibit 3-2. Emergency Response Bed Capacity by Station

Station Name	Total Beds	Currently in Use	Percentage of Capacity in Use
Fire Station 11	9	8	89%
Fire Station 12	10	6	60%
Fire Station 13	8	6	75%
Fire Station 14	7	3	43%
Fire Station 15	5	3	60%
Fire Station 16	6	3	50%
Fire Station 17	6	5	83%
Total	**51**	**34**	**67%**

3.4 CAPITAL COST OF RESPONSE CALCULATIONS

This section guides the reader through a series of formulas and calculations with the goal of determining the total capital costs of response by unit of development. It begins with an inventory of fire apparatus and stations and the number of emergencies to which the RRFA responded. Next is an analysis of the capital cost of fire protection apparatus and stations including calculation of the capital cost per response.

The emergency responses are summarized according to the types of land uses that received responses, and incident rates are calculated to quantify the average number of emergency responses per unit of development for each type of land use. The costs per response and the response incident rates are used to calculate the number and cost of responses to emergency medical service (EMS) and to fire/other[5] incidents at each type of land use. The EMS and fire/other cost per unit of development are combined to calculate the total cost per unit of development. The total cost is adjusted for payments of other and the result is the fire impact fee rates for the RRFA for development within the City.

These steps are described below in the formulas, descriptions of variables, tables of data, and explanation of calculations of fire impact fees.

3.4.1 Formula F-1: Inventory and Fire/Other and EMS Responses

The RRFA owns and/or operates a variety of fire apparatus (i.e., fire engines, ladder trucks, Aid Units, etc.). Each vehicle responds to many emergencies. The average number of EMS responses per apparatus is used as one element in calculating the cost per EMS response.

Formula F-1:	Responses	÷	Apparatus	=	Responses per Apparatus

There are two variables that require explanation: (A) fire apparatus and (B) fire stations.

Variable (A): Fire Apparatus

The term “fire apparatus” applies to vehicles that the RRFA uses for operations. Exhibit 3-3 contains a list of each type of primary fire apparatus and the number of each type.

[5] In this study, “fire/other” refers to all emergency incidents to which RRFA responds except for medical emergencies/EMS. These would include fires, hazardous materials, gas leaks, and other non-medical related emergencies.

Exhibit 3-3. Apparatus Inventory and Emergency Responses 2024

Type of Apparatus	Count of Apparatus in Inventory	Total Annual EMS Responses	EMS Responses per Individual Apparatus
Engine	12	13,150	1,096
Ladder	2	1,327	664
Aid Unit	6	9,144	1,524
Hazardous Materials Vehicle	1	133	133
Brush Truck	3	33	11
Command Vehicle	8	881	111
Dive Apparatus	1	41	41
Service Vehicle	2	-	-
Staff Vehicle	13	-	-
Utility Vehicle	10	-	-
Small Utility Vehicle	3	-	-
Other Apparatus/Equipment[6]	7	-	-
Total	**68**	**24,709**	

[6] Includes trailers, carts, boat, etc.

Variable (B): Fire Stations

RRFA provides fire/other and EMS services out of seven stations. Exhibit 3-4 lists the seven stations and the total square footage of RRFA fire stations and associated support facilities (i.e., shop and tower). Exhibit 3-4 also shows the total fire/other and EMS incidents, and the average square footage of fire station per incident (calculated by dividing the total square footage of all fire stations by the number of annual fire/other and EMS incidents). The total number of incidents from stations is less than the total incidents from apparatus (Exhibit 3-3) because more than one apparatus responds to many calls, but often one station is the source of all the apparatus responding to a call.

As noted earlier in Exhibit 3-2[7], there is excess station capacity systemwide due to the available beds for emergency responders. The percentage of capacity in use is used to calculate station square feet in use per incident.

Exhibit 3-4. Building Inventory and Building Square Feet per Incident 2024

Station Name	Building Square Feet	Annual Incidents	Total Building Square Feet per Incident	Percentage of Station Capacity in Use	Station Square Feet in Use Per Incident
Fire Station 11[8]	20,550				
Fire Station 12 (Ex EOC) [9]	14,800				
Fire Station 13	20,521				
Fire Station 13 Shop	6,000				
Fire Station 14	13,659				
Fire Station 14 Tower	3,658				
Fire Station 15	7,497				
Fire Station 16	7,732				
Fire Station 17	6,836				
Total	**101,253**	**20,786**	**4.87**	**67%**	**3.25**

7 See Exhibit 3-2 for calculation of systemwide station capacity in use.

8 Station 11 is owned by the City of Renton and leased to RRFA.

9 Station 12 is owned by the City of Renton and leased to the RRFA. The building square footage excludes the portion of the Station that is utilized exclusively by the City of Renton Emergency Management Division.

3.4.2 Formula F-2: Annual Cost per Apparatus

Formulas F-2 through F-4 are needed to calculate the apparatus cost per fire/other incident. The first step in this calculation is to identify and annualize the cost of each type of apparatus using formula F-2. The capital cost per apparatus is based on the cost of primary response apparatus and major support equipment. The annualized capital cost per apparatus is determined by dividing the capital cost of each type of apparatus by its useful life:

Formula F-2:	Fire Apparatus Cost	÷	Useful Life	=	Annual Cost Per Apparatus

There are two variables that require explanation: (C) fire apparatus cost and (D) useful life.

Variable (C): Fire Apparatus Cost

Exhibit 3-5 shows the annualized cost for each type of primary apparatus listed in Exhibit 3-3. The cost per apparatus includes the vehicle, fire and EMS equipment, and communication equipment. The apparatus and equipment costs in Exhibit 3-5 represent current costs to purchase a new fully equipped apparatus.

Variable (D): Useful Life

Exhibit 3-5 also shows the number of years of useful life of each type of apparatus. The annualized cost is calculated by dividing each apparatus cost by the useful life of that apparatus. Note that the inventory of apparatus includes a mix of front-line and reserve/callback apparatus. RRFA expects apparatus to serve one half of its useful life in a front-line status and one have as a reserve or call-back vehicle.

Exhibit 3-5. Annualized Apparatus Cost in 2025

Apparatus Type	Cost per Apparatus	Average Useful Lifespan[11]	Annualized Cost of Apparatus
Engine	$1,738,800	13.71	$126,827.13
Ladder	$2,748,000	18	$152,666.67
Aid Unit	$526,713	9	$58,523.67
Hazardous Materials Vehicle	$722,716	21	$34,415.05
Brush Truck	$383,297	15	$25,553.13
Command Vehicle	$132,130	10	$13,213.00
Dive Apparatus	$389,600	21	$18,552.38
Service Vehicle	$112,481	15	$7,498.73
Staff Vehicle	$46,192	15	$3,079.47
Utility Vehicle	$84,548	15	$5,636.53
Small Utility Vehicle	$50,957	15	$3,397.13
Other Apparatus/Equipment[10]	$235,607	15	$15,707.13

3.4.3 Formula F-3: Cost per Apparatus per Fire/Other or EMS Response

The second step in calculating the apparatus cost per fire/other or EMS response is formula F-3. The capital cost per fire/other or EMS incident is calculated for each apparatus by dividing the annualized cost per apparatus by the total annual response (both fire/other and EMS) each type of apparatus responds to. Each type of apparatus is analyzed separately because the number and type of apparatus responding to an incident varies depending on the type and severity of the incident.

Formula F-3: Annual Cost Per Apparatus ÷ Annual Responses Per Apparatus = Annual Apparatus Cost Per Response

There are no new variables used in formula F-3. Both variables were developed in previous formulas.

In Exhibit 3-6 the cost per fire/other or EMS response is calculated for each type of apparatus. Exhibit 3-6 shows the annualized cost of one of each type of apparatus (from Exhibit 3-5) and the average annual EMS responses for each type of apparatus (from Exhibit 3-3). Each apparatus cost per response is calculated by dividing the annualized cost of that type of apparatus by the total number of annual responses for the same type of apparatus.

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[10] Includes carts, trailers, boat, and lift. Cost is cumulative.

[11] For Engines, Ladders, and Aid Units, the average useful lifespans have been weighted to reflect the proportion of vehicles in the fleet that are front-line vs reserve or call back.

Exhibit 3-6. Apparatus Costs per Response

Apparatus Type	Annualized Cost of Apparatus	Average Annual Responses Per Apparatus	Apparatus Cost Per Response
Engine	$126,827.13	1,096	$115.72
Ladder	$152,666.67	664	$229.92
Aid Unit	$58,523.67	1,524	$38.40
Hazardous Materials Vehicle	$34,415.05	133	$258.76
Brush Truck	$25,553.13	11	$2,323.01
Command Vehicle	$13,213.00	111	$119.04
Dive Apparatus	$18,552.38	41	$452.50
Service Vehicle	$7,498.73	-	-
Staff Vehicle	$3,079.47	-	-
Utility Vehicle	$5,636.53	-	-
Small Utility Vehicle	$3,397.13	-	-
Other Apparatus/Equipment[12]	$15,707.13	-	-

[12] Includes carts, trailers, boat, and lift.

3.4.4 Formula F-4: Total Apparatus Cost per Fire/Other Incidents

The third step in calculating the apparatus cost per fire/other incident is Formula F-4. The total apparatus cost per fire/other incident is calculated by multiplying the apparatus cost per response by the percent of fire/other incidents each type of apparatus responds to. This calculation accounts for the fact that multiple apparatuses are dispatched to many incidents, and that some apparatus are only dispatched to specific types of incidents. The result of this calculation is a weighted average total cost of apparatus per fire/other incident.

Formula F-4:	Annual Cost Per Response	x	Apparatus Percent of all Fire/Other Responses	=	Apparatus Cost Per Fire/Other Incident

There is one new variable that requires explanation: (F) apparatus percent of fire/other responses.

Variable (E): Apparatus Percent of Fire Responses

The next step in calculating the apparatus cost per fire/other incident is to identify the annual number of incidents that RRFA responds to. Emergency incidents are separated into two categories: Fire/Other and EMS. Exhibit 3-7 lists the annual number of fire/other and EMS incidents responded to during 2024.

Exhibit 3-7. Annual Fire/Other and EMS Incidents

Incident Type	Annual Incidents in 2024
Fire/Other	4,905
EMS	15,881
Total	**20,786**

Different types of fire/other emergencies need different types or combinations of apparatus. As a result, the usage of apparatus varies among the types of apparatus. This variance is an important factor in determining the cost per incident. The percent of fire/other responses by each type of apparatus is calculated in Exhibit 3-8 by dividing the annual fire/other responses for each type of apparatus by the total annual fire/other incidents from Exhibit 3-7. The result of the calculation in Exhibit 3-8 is the percent of fire/other incidents responded to by each type of apparatus.

Exhibit 3-8. Fire/Other Responses per Incident by Apparatus Type

Apparatus Type	Annual Fire/Other-Related Responses for Apparatus	Annual Fire/Other-Related Incidents	Apparatus Response per Fire/Other Incident
Engine	4,667		0.951
Ladder	505		0.103
Aid Unit	464		0.095
Hazardous Materials Vehicle	130		0.027
Brush Truck	33		0.007
Command Vehicle	527		0.107
Dive Apparatus	17		0.003
Service Vehicle	0		0.000
Total	**6,343**	**4,905**	

The final step in calculating the apparatus cost per fire/other incident is shown in Exhibit 3-9.

Exhibit 3-9. The cost per response for each type of apparatus (from Exhibit 3-6) is multiplied by the percent of fire/other incidents dispatched to (from Exhibit 3-8) resulting in the total apparatus cost per fire/other incident. The "bottom line" in Exhibit 3-9 is the apparatus cost per fire/other incident of $174.25. In other words, every fire/other incident "uses up" $174.25 worth of apparatus.

Exhibit 3-9. Apparatus Cost per Fire/Other Incident

Apparatus Type	Apparatus Cost Per Response	Apparatus Response per Fire/Other Incident	Apparatus Cost per Fire/Other Incident
Engine	$115.72	0.951	$110.10
Ladder	$229.92	0.103	$23.67
Aid Unit	$38.40	0.095	$3.63
Hazardous Materials Vehicle	$258.76	0.027	$6.86
Brush Truck	$2,323.01	0.007	$15.63
Command Vehicle	$119.04	0.107	$12.79
Dive Apparatus	$452.50	0.003	$1.57
Service Vehicle	-	0.000	0.000
Total			**$174.25**

The RRFA dispatch system does not track usage of staff vehicles and other equipment/apparatus. However, these apparatuses are also essential RRFA emergency response operations. To account for the cost of these apparatus in this rate study, Exhibit 3-10 divides the total apparatus cost by the useful lifespan and divides these annualized costs by the total annual incidents to calculate the total cost per incident.

Exhibit 3-10. Staff Vehicle and Other Equipment/Apparatus Cost per Incident

Apparatus Type	Total Cost of All Apparatus	Useful Lifespan (years)	Annualized Cost of Apparatus	Annual Incidents	Cost per Incident
Staff Vehicle	$600,496	15	$40,033.07		$1.93
Utility Vehicle	$845,480	15	$56,365.33		$2.71
Small Utility Vehicle	$152,871	15	$10,191.40		$0.49
Other Equipment/Apparatus	$235,607	15	$15,707.13		$0.76
Total				**20,786**	

3.4.5 Formula F-5: Annual Station Cost

The annual station cost is determined by dividing the station capital cost by its useful life.

Formula F-5:	Station Cost Per Square Foot	÷	Useful Life	=	Annual Station Cost Per Square Foot

There is one new variable that requires explanation: (G) station cost per square foot.

Variable (G): Station Cost per Square Foot

Exhibit 3-11 presents the calculation of the average annualized fire station cost per building square foot, based on estimates from TCA. This cost is broken down into three components. First, the land cost per building square foot is derived by dividing the total land cost for the new Station 16 by the combined area of the land and adding the site work cost per square foot. Second, the cost for the building, furnishings, and equipment is based on the average of the actual costs for Station 16 and the Maintenance Building. Lastly, the cost of borrowing is calculated by taking the total interest on the debt service payments associated with Station 16 and dividing it by the total square footage of the Station 16 site.

The useful life represents the length of time the station is expected to last before it needs to be replaced. The annualized cost is calculated by dividing the estimated cost per square foot by the average useful life. The "bottom line" of Exhibit 3-11 is an annualized station cost of $20.68 per square foot.

Exhibit 3-11. Annualized Station Cost per Square Foot

Type of Cost	Cost per Building Square Foot	Building Useful Life (years)	Annual Station Cost per Square Foot
Land	$52.15		
Building, Furnishings, & Equipment[13]	$862.11		
Cost of Borrowing	$119.85		
Total	**$1,034.11**	**50**	**$20.68**

[13]The estimates were provided by TCA as of 5/29/2025. The station and maintenance shop average $564.05 per sq. ft. for "hard" building costs. An additional 53% is added for site preparation and soft costs such as sales tax, design, permitting, and furnishings. The total cost per building sq. ft. is $862.11.

3.4.6 Formula F-6: Station Cost per Fire/Other and EMS Incident

The station cost per fire/other and EMS incident is calculated by multiplying the annual station cost per square foot by the station square feet per fire and EMS incident.

Formula F-6:	Annual Station Cost per Square Foot	x	Station Square Feet Per Fire/Other and EMS Incident	=	Annual Station Cost Per Fire/Other and EMS Incident

There are no new variables used in formula F-6. Both variables were developed in previous formulas.

This calculation is shown in Exhibit 3-12. The station cost per square foot (from Exhibit 3-11) is multiplied by the station square feet per incident (from Exhibit 3-6). The result is the station cost of $67.17 per fire/other and EMS incident. In other words, each fire/other and EMS incident "uses up" $67.17 worth of fire station.

Exhibit 3-12. Station Cost per Incident

Annual Station Cost per Square Foot	Square Feet per Incident	Annualized Station Cost per Incident
$22.68	3.25	$67.17

3.4.7 Formula F-7: Annual Fire Incident Rate per Unit of Development

The annual fire/other incident rate per unit of development (i.e., dwelling unit or square foot of non- residential development) is calculated by dividing the total annual fire/other incidents to each type of land use by the number of dwelling units or square feet of non-residential development for that type of land use.

Formula F-7:	Annual Fire/Other Incidents at Each Type of Land Use	÷	Number of Dwelling Units or Square Feet of Each Type of Land Use	=	Annual Fire/Other Incidents Per Unit of Development

There are two variables that require explanation: (H) annual emergency fire/other incidents at land use types, and (I) number of dwelling units or square feet.

Variable (H): Annual Emergency Fire Incidents at Land Use Types

The emergency incident data comes from the RRFA's dispatch records. RRFA codes each individual incident by property type. For the purpose of developing impact fees, this study combines property types into 13 broad land use categories.[14]

As shown in Exhibit 3-13, RRFA responded to 4,905 fire/other incidents during 2024. Of these incidents, 3,240 were coded to a specific property type related to one of the 13 land use categories (i.e., the incident occurred at a specific property address, such as a residence or business). 428 incidents occurred in roads and streets (in most cases these are traffic-related). The records for the remaining 1,237 were not coded to one of the 13 land use categories or roadways. These include incidents with no code at all or those at other kinds of properties such as vacant land or construction sites. To account for all incidents, these 1,237 incidents were allocated proportionally to properties or roads and streets.

Exhibit 3-13. Fire/Other Incidents by Location

Incident Location	Fire/Other Incidents Identifiable by Location	Percent of Identifiable Fire/Other Incidents	Fire/Other Incidents Not Identifiable by Property Type	Unidentifiable Fire/Other Incidents Allocated to Location	Total Fire/Other Incidents
At Properties	3,240	88.33%		1,093	4,333
In Roads and Streets	428	11.67%		144	572
Total	**3,668**		**1,237**		**4,905**

The next four exhibits present the allocation of fire/other incidents among the 13 land use categories.

[14] RRFA dispatch data includes property codes for 1-2 unit residences and multi-family residences. For simplicity, this rate study labels each category "single-family" and "multi-family". However, development data for each of these categories starting in Exhibit 3-14 reflects the RRFA property codes. In other words, unit counts for the "single-family" land use type is inclusive of both single-family homes and duplexes. "Multi- family" is inclusive of all structures with more than 2 units. Additionally, mobile homes are included in the "multi-family" land use type consistently.

Exhibit 3-14 shows the fire/other incidents that were identifiable by land use type, Exhibit 3-15 shows the fire/other incidents that were in roads and streets. Exhibit 3-16 summarizes the results of the analysis of fire/other incidents. The total annual fire/other incidents are a combination of the fire/other incidents allocated among direct responses to land use types (from Exhibit 3-14) and the allocation of incidents at roads and streets based on trip generation rates (from Exhibit 3-15). Exhibit 3-16 combines the fire/other incident data (those land use and traffic), and Exhibit 3-17 shows the fire/other incident rate per unit of development.

Exhibit 3-14 shows the distribution of the 3,240 fire/other incidents that are traceable to a land use along with the percent distribution of these 3,240 incidents. In the final column, the total 4,333 fire/other incidents (3,240 traceable + 1,093 allocated) are allocated among the land use types using the percent distribution column. The result is the total annual fire/other incidents at each of the land use types.

Exhibit 3-14. Fire/Other Incidents at Specific Land Uses

Land Use Type	Annual Fire/Other Incidents Identifiable to Land Use	Percent of All Property Fire/Other Incidents Identifiable to Land Use	Allocate Total Property Related Fire/Other Incidents (4,333) to Land Uses
Single-Family Residential	828	25.56%	1,107
Multi-Family Residential	1,326	40.93%	1,773
Hotel/Motel/Resort	91	2.81%	122
Medical Care Facility	40	1.23%	53
Office	120	3.70%	160
Medical/Dental Office	37	1.14%	49
Retail	373	11.51%	499
Leisure Facilities	27	0.83%	36
Restaurant/Lounge	47	1.45%	63
Industrial/Manufacturing	131	4.04%	175
Church/Non-Profit	42	1.30%	56
Education	164	5.06%	219
Special Public Facilities	14	0.43%	19
Total	**3,240**		**4,333**

Variable (I): Number of Dwelling Units or Square Feet

Exhibit 3-15 shows total units of development by land use category for the year 2025. Data on dwelling unit counts comes from City staff. These data reflect conditions in 2025 within the entire

RRFA service area, including City, KCFD25, and KCFD40. These data on units of development were aggregated into the same 13 land use categories used to summary incidents by property type.

The fire/other incidents in roads and streets are allocated to land use types based on the amount of traffic generated by each type of land use. In Exhibit 3-15, the number of dwelling units and square feet of non-residential[15] construction in the RRFA service area is multiplied by the number of daily trips that are generated by each land use type as reported in the 11th Edition of Trip Generation by the Institute of Transportation Engineers (ITE). The result is the total trips associated with each land use type. The percent of trips associated with each land use type is calculated from the total of all trips.

In the final calculation of Exhibit 3-15, the total 572 annual fire/other incidents in roads and streets (428 traceable + 144 allocated) are assigned to land use types using the percent of trips generated.

Exhibit 3-15. Fire/Other Incidents in Roads and Streets - Allocated to Land Uses

Land Use Type	Units of Development		ITE Trip Generation Rate	Total Trips	Percent of Trips Generated	Annual Fire/Other Incidents in Roads and Streets per Unit of Development
Single-Family Residential	30,598	d.u.	9.43000	288,539	27.93%	160
Multi-Family Residential	23,814	d.u.	6.74000	160,506	15.54%	89
Hotel/Motel/Resort	1,850	room	7.99000	14,782	1.43%	8
Medical Care Facility	615	bed	22.32000	13,727	1.33%	8
Office	8,759,448	sq. ft.	0.01084	94,952	9.19%	53
Medical/Dental Office	955,776	sq. ft.	0.03600	34,408	3.33%	19
Retail	5,397,968	sq. ft.	0.03701	199,779	19.34%	111
Leisure Facilities	522,943	sq. ft.	0.02882	15,071	1.46%	8
Restaurant/Lounge	373,733	sq. ft.	0.10720	40,064	3.88%	22
Industrial/Manufacturing	15,465,470	sq. ft.	0.00475	73,461	7.11%	41
Church/Non-Profit	864,390	sq. ft.	0.00760	6,569	0.64%	4
Education	27,183	student	1.94000	52,735	5.11%	29
Special Public Facilities	1,700,376	sq. ft.	0.02259	38,411	3.72%	21
Total				**1,033,005**		**572**

[15] Non-residential units of development exclude structured parking. Single-family units include duplexes. Multi-family residential includes units in all structures larger with more than two units plus mobile homes.

Exhibit 3-16 summarizes the results of the analysis of fire/other incidents. The total annual fire/other incidents are a combination of the fire/other incidents allocated among direct responses to land use types (from Exhibit 3-14) and the allocation of incidents at roads and streets based on trip generation rates (from Exhibit 3-15).

Exhibit 3-16. Total Fire/Other Incidents by Land Use

Land Use Types	Annual Fire/Other Incidents Direct to Land Use	Annual Fire/Other Incidents in Roads and Streets Allocated to Land Use	Total Annual Fire/Other Incidents by Land Use
Single-Family Residential	1,107	160	1,267
Multi-Family Residential	1,773	89	1,862
Hotel/Motel/Resort	122	8	130
Medical Care Facility	53	8	61
Office	160	53	213
Medical/Dental Office	49	19	69
Retail	499	111	610
Leisure Facilities	36	8	44
Restaurant/Lounge	63	22	85
Industrial/Manufacturing	175	41	216
Church/Non-Profit	56	4	60
Education	219	29	249
Special Public Facilities	19	21	40
Total	**4,333**	**572**	**4,905**

The final step in determining the annual fire/other incident rate per unit of development is shown in Exhibit 3-17.[16] The total annual fire/other incidents for each type of land use (from Exhibit 3-16) are divided by the number of dwelling units or square feet of structures to calculate the annual incident rate per dwelling unit or square foot. The units of development are the same as was used to determine traffic-related incidents (see Exhibit 3-15).

The results in Exhibit 3-17 show how many times an average unit of development has a fire/other incident to which the RRFA responds. For example, a single-family residence has an average of 0.0414141 fire/other incidents per year. This is the same as saying that about 4% of single-family homes have a fire/other incident in a year. Another way of understanding this information is that an average single-family home would have a fire/other incident once every 25 years.

Exhibit 3-17. Annual Fire/Other Incident Rate by Land Use

Land Use Type	Total Annual Fire/Other Incidents Attributed to Land Use	Units of Development		Annual Fire/Other Incidents Per Unit of Development
Single-Family Residential	1,267	30,598	d.u.	0.0414141
Multi-Family Residential	1,862	23,814	d.u.	0.0781998
Hotel/Motel/Resort	130	1,850	room	0.0702098
Medical Care Facility	61	615	bed	0.0993483
Office	213	8,759,448	sq. ft.	0.0000243
Medical/Dental Office	69	955,776	sq. ft.	0.0000717
Retail	610	5,397,968	sq. ft.	0.0001129
Leisure Facilities	44	522,943	sq. ft.	0.0000850
Restaurant/Lounge	85	373,733	sq. ft.	0.0002276
Industrial/Manufacturing	216	15,465,470	sq. ft.	0.0000140
Church/Non-Profit	60	864,390	sq. ft.	0.0000692
Education	249	27,183	student	0.0091433
Special Public Facilities	40	1,700,376	sq. ft.	0.0000235
Total	**4,905**			

[16] Source: RRFA and City of Renton.

i. Formula F-8: Fire/Other Incident Capital Cost per Unit of Development

The capital cost of fire/other incidents per unit of development is determined by multiplying the annual fire/other incidents per unit of development (from Exhibit 3-17) times the annual capital cost per fire/other incident of each type of apparatus (from Exhibit 3-9) and fire station (from Exhibit 3-12), then multiplying that result times the useful life of the apparatus or fire station.[17]

Formula F-8:	Annual Fire/Other Incidents per Unit of Development	x	Annual Cost Per Fire Incident	x	Useful Life of Apparatus or Station	=	Fire Incident Capital Cost per Unit of Development

There are no new variables used in formula F-8. All three variables were developed in previous formulas. In Exhibit 3-18 through Exhibit 3-30, each fire/other incident rate (from Exhibit 3-17) is multiplied by the annual capital cost per fire/other incident. The result is then multiplied by the useful life of the apparatus or station to calculate the capital cost per unit of development for each type of apparatus and station. For example, single-family residential units average 0.0414141 fire/other incidents per year (i.e., 4% of a fire/other incident per year). In Exhibit 3-18, multiplying this incident rate times the annual capital cost of an engine ($110.10 from Exhibit 3-9) per incident indicates a cost of about $4.55 per single-family dwelling unit to provide it with fire engines for one year. Since the weighted useful life of an engine is 13.71 years, the residential dwelling needs to pay for 13.71 times the annual rate, for a total of about $62.51 per year.

[17] Some fire impact fees are calculated for the economic life of the property paying the impact fee, rather than the useful life of the apparatus and stations that provide the fire protection. Both methods meet the legal requirements for impact fees. The method used in this rate study charges impact fees for the first of each type of apparatus and station needed for new development, but subsequent replacements of apparatus and stations are funded by other revenues available to the RRFA.

Exhibit 3-18. Engine Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incidents Per Unit of Development	Engine Cost at $110.10 per Fire/Other Incident, per Unit of Development	Engine Life Cost per Unit of Development Based on 13.71-Year useful life
Single-Family Residential	d.u.	0.0414141	$4.5597	$62.5134
Multi-Family Residential	d.u.	0.0781998	$8.6098	$118.0403
Hotel/Motel/Resort	room	0.0702098	$7.7301	$105.9797
Medical Care Facility	bed	0.0993483	$10.9382	$149.9634
Office	sq. ft.	0.0000243	$0.0027	$0.0367
Medical/Dental Office	sq. ft.	0.0000717	$0.0079	$0.1083
Retail	sq. ft.	0.0001129	$0.0124	$0.1704
Leisure Facilities	sq. ft.	0.0000850	$0.0094	$0.1283
Restaurant/Lounge	sq. ft.	0.0002276	$0.0251	$0.3435
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0015	$0.0211
Church/Non-Profit	sq. ft.	0.0000692	$0.0076	$0.1044
Education	student	0.0091433	$1.0067	$13.8016
Special Public Facilities	sq. ft.	0.0000235	$0.0026	$0.0355

Exhibit 3-19 calculates the capital cost per unit of development for a ladder response to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the ladder's capital cost per fire/other incident ($23.67 from Exhibit 3-9). The result is then multiplied by the ladder's weighted useful life of 18 years to calculate the capital cost per unit of development for ladders.

Exhibit 3-19. Ladder Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Per Unit of Development	Ladder Cost at $23.67 per Fire/Other Incident, per Unit of Development	Ladder Life Cost per Unit of Development Based on 18-Year life
Single-Family Residential	d.u.	0.0414141	$0.98	$13.4395
Multi-Family Residential	d.u.	0.0781998	$1.85	$25.3771
Hotel/Motel/Resort	room	0.0702098	$1.66	$22.7842
Medical Care Facility	bed	0.0993483	$2.35	$32.2401
Office	sq. ft.	0.0000243	$0.00	$0.0079
Medical/Dental Office	sq. ft.	0.0000717	$0.00	$0.0233
Retail	sq. ft.	0.0001129	$0.00	$0.0366
Leisure Facilities	sq. ft.	0.0000850	$0.00	$0.0276
Restaurant/Lounge	sq. ft.	0.0002276	$0.01	$0.0739
Industrial/Manufacturing	sq. ft.	0.0000140	$0.00	$0.0045
Church/Non-Profit	sq. ft.	0.0000692	$0.00	$0.0225
Education	student	0.0091433	$0.22	$2.9671
Special Public Facilities	sq. ft.	0.0000235	$0.00	$0.0076

Exhibit 3-20 calculates the capital cost per unit of development for aid units responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the aid unit cost per fire/other incident ($3.63 from Exhibit 3-9). The result is then multiplied by the nine-year weighted average useful life of an aid unit to calculate the capital cost per unit of development for aid units.

Exhibit 3-20. Aid Unit Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Aid Unit Cost at $3.63 per Fire/Other Incident, per Unit of Development	Aid Unit Life Cost per Unit of Development at 9-Year life
Single-Family Residential	d.u.	0.0414141	$0.1503	$1.3530
Multi-Family Residential	d.u.	0.0781998	$0.2839	$2.5548
Hotel/Motel/Resort	room	0.0702098	$0.2549	$2.2938
Medical Care Facility	bed	0.0993483	$0.3606	$3.2457
Office	sq. ft.	0.0000243	$0.0001	$0.0008
Medical/Dental Office	sq. ft.	0.0000717	$0.0003	$0.0023
Retail	sq. ft.	0.0001129	$0.0004	$0.0037
Leisure Facilities	sq. ft.	0.0000850	$0.0003	$0.0028
Restaurant/Lounge	sq. ft.	0.0002276	$0.0008	$0.0074
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0001	$0.0005
Church/Non-Profit	sq. ft.	0.0000692	$0.0003	$0.0023
Education	student	0.0091433	$0.0332	$0.2987
Special Public Facilities	sq. ft.	0.0000235	$0.0001	$0.0008

Exhibit 3-21 calculates the capital cost per unit of development for hazardous materials vehicle responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the hazardous materials vehicle cost per fire/other incident ($6.86 from Exhibit 3-9). The result is then multiplied by the 21-year useful life of a hazardous materials vehicle to calculate the capital cost per unit of development for hazardous materials vehicles.

Exhibit 3-21. Hazardous Materials Vehicle Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Hazardous Materials Vehicle Cost at $6.86 per Fire/Other Incident, per Unit of Development	Hazardous Materials Vehicle Life Cost per Unit of Development at 21-Year life
Single-Family Residential	d.u.	0.0414141	$0.2841	$5.9661
Multi-Family Residential	d.u.	0.0781998	$0.5365	$11.2655
Hotel/Motel/Resort	room	0.0702098	$0.4816	$10.1144
Medical Care Facility	bed	0.0993483	$0.6815	$14.3121
Office	sq. ft.	0.0000243	$0.0002	$0.0035
Medical/Dental Office	sq. ft.	0.0000717	$0.0005	$0.0103
Retail	sq. ft.	0.0001129	$0.0008	$0.0163
Leisure Facilities	sq. ft.	0.0000850	$0.0006	$0.0122
Restaurant/Lounge	sq. ft.	0.0002276	$0.0016	$0.0328
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0001	$0.0020
Church/Non-Profit	sq. ft.	0.0000692	$0.0005	$0.0100
Education	student	0.0091433	$0.0627	$1.3172
Special Public Facilities	sq. ft.	0.0000235	$0.0002	$0.0034

Exhibit 3-22 calculates the capital cost per unit of development for brush truck responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the brush truck cost per fire/other incident ($15.63 from Exhibit 3-9). The result is then multiplied by the 15-year useful life of a brush truck to calculate the capital cost per unit of development for brush trucks.

Exhibit 3-22. Brush Truck Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Brush Truck Cost at $15.63 per Fire/Other Incident, per Unit of Development	Brush Truck Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.0414141	$0.6473	$9.7095
Multi-Family Residential	d.u.	0.0781998	$1.2223	$18.3339
Hotel/Motel/Resort	room	0.0702098	$1.0974	$16.4607
Medical Care Facility	bed	0.0993483	$1.5528	$23.2922
Office	sq. ft.	0.0000243	$0.0004	$0.0057
Medical/Dental Office	sq. ft.	0.0000717	$0.0011	$0.0168
Retail	sq. ft.	0.0001129	$0.0018	$0.0265
Leisure Facilities	sq. ft.	0.0000850	$0.0013	$0.0199
Restaurant/Lounge	sq. ft.	0.0002276	$0.0036	$0.0534
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0002	$0.0033
Church/Non-Profit	sq. ft.	0.0000692	$0.0011	$0.0162
Education	student	0.0091433	$0.1429	$2.1436
Special Public Facilities	sq. ft.	0.0000235	$0.0004	$0.0055

Exhibit 3-23 calculates the capital cost per unit of development for command vehicle responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the command vehicle cost per fire/other incident ($12.79 from Exhibit 3-9). The result is then multiplied by the ten-year useful life of a command vehicle to calculate the capital cost per unit of development for command vehicles.

Exhibit 3-23. Command Vehicle Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Command Vehicle Cost at $12.79 per Fire/Other Incident, per Unit of Development	Command Vehicle Life Cost per Unit of Development at 10-Year Life
Single-Family Residential	d.u.	0.0414141	$0.5297	$7.2620
Multi-Family Residential	d.u.	0.0781998	$1.0002	$13.7124
Hotel/Motel/Resort	room	0.0702098	$0.8980	$12.3114
Medical Care Facility	bed	0.0993483	$1.2707	$17.4208
Office	sq. ft.	0.0000243	$0.0003	$0.0043
Medical/Dental Office	sq. ft.	0.0000717	$0.0009	$0.0126
Retail	sq. ft.	0.0001129	$0.0014	$0.0198
Leisure Facilities	sq. ft.	0.0000850	$0.0011	$0.0149
Restaurant/Lounge	sq. ft.	0.0002276	$0.0029	$0.0399
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0002	$0.0024
Church/Non-Profit	sq. ft.	0.0000692	$0.0009	$0.0121
Education	student	0.0091433	$0.1169	$1.6033
Special Public Facilities	sq. ft.	0.0000235	$0.0003	$0.0041

Exhibit 3-24 calculates the capital cost per unit of development for dive apparatus responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the dive apparatus cost per fire/other incident ($1.57 from Exhibit 3-9). The result is then multiplied by the 21-year useful life of a dive apparatus to calculate the capital cost per unit of development for dive apparatus.

Exhibit 3-24. Dive Apparatus Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Dive Apparatus Cost at $1.57 per Fire/Other Incident, per Unit of Development	Dive Apparatus Life Cost per Unit of Development at 21-Year Life
Single-Family Residential	d.u.	0.0414141	$0.0650	$0.9753
Multi-Family Residential	d.u.	0.0781998	$0.1228	$1.8416
Hotel/Motel/Resort	room	0.0702098	$0.1102	$1.6534
Medical Care Facility	bed	0.0993483	$0.1560	$2.3397
Office	sq. ft.	0.0000243	$0.0000	$0.0006
Medical/Dental Office	sq. ft.	0.0000717	$0.0001	$0.0017
Retail	sq. ft.	0.0001129	$0.0002	$0.0027
Leisure Facilities	sq. ft.	0.0000850	$0.0001	$0.0020
Restaurant/Lounge	sq. ft.	0.0002276	$0.0004	$0.0054
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0000	$0.0003
Church/Non-Profit	sq. ft.	0.0000692	$0.0001	$0.0016
Education	student	0.0091433	$0.0144	$0.2153
Special Public Facilities	sq. ft.	0.0000235	$0.0000	$0.0006

Exhibit 3-25 calculates the capital cost per unit of development for service vehicle responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the service vehicle cost per fire/other incident ($0.00 from Exhibit 3-9). The result is then multiplied by the 15-year useful life of a service vehicle to calculate the capital cost per unit of development for service vehicles.

Exhibit 3-25. Service Vehicle Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Service Vehicle Cost at $0.00 per Fire/Other Incident, per Unit of Development	Service Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.0414141	$0.0000	$0.0000
Multi-Family Residential	d.u.	0.0781998	$0.0000	$0.0000
Hotel/Motel/Resort	room	0.0702098	$0.0000	$0.0000
Medical Care Facility	bed	0.0993483	$0.0000	$0.0000
Office	sq. ft.	0.0000243	$0.0000	$0.0000
Medical/Dental Office	sq. ft.	0.0000717	$0.0000	$0.0000
Retail	sq. ft.	0.0001129	$0.0000	$0.0000
Leisure Facilities	sq. ft.	0.0000850	$0.0000	$0.0000
Restaurant/Lounge	sq. ft.	0.0002276	$0.0000	$0.0000
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0000	$0.0000
Church/Non-Profit	sq. ft.	0.0000692	$0.0000	$0.0000
Education	student	0.0091433	$0.0000	$0.0000
Special Public Facilities	sq. ft.	0.0000235	$0.0000	$0.0000

Exhibit 3-26 calculates the capital cost per unit of development for staff vehicle responses to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the staff vehicle cost per fire/other incident ($1.93 from Exhibit 3-10). The result is then multiplied by the 15-year useful life of a staff vehicle to calculate the capital cost per unit of development for staff vehicles.

Exhibit 3-26. Staff Vehicle Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Staff Vehicle Cost at $1.93 per Fire/Other Incident, per Unit of Development	Staff Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.0414141	$0.0799	$1.1989
Multi-Family Residential	d.u.	0.0781998	$0.1509	$2.2639
Hotel/Motel/Resort	room	0.0702098	$0.1355	$2.0326
Medical Care Facility	bed	0.0993483	$0.1917	$2.8761
Office	sq. ft.	0.0000243	$0.0000	$0.0007
Medical/Dental Office	sq. ft.	0.0000717	$0.0001	$0.0021
Retail	sq. ft.	0.0001129	$0.0002	$0.0033
Leisure Facilities	sq. ft.	0.0000850	$0.0002	$0.0025
Restaurant/Lounge	sq. ft.	0.0002276	$0.0004	$0.0066
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0000	$0.0004
Church/Non-Profit	sq. ft.	0.0000692	$0.0001	$0.0020
Education	student	0.0091433	$0.0176	$0.2647
Special Public Facilities	sq. ft.	0.0000235	$0.0000	$0.0007

Exhibit 3-27 calculates the capital cost per unit of development for utility vehicles for fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the utility vehicle cost per fire/other incident ($2.71 from Exhibit 3-10). The result is then multiplied by the 15-year useful life of a utility vehicle to calculate the capital cost per unit of development for utility vehicles.

Exhibit 3-27. Utility Vehicle Cost per Fire/Other Incident, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Utility Vehicle Cost at $2.71 per Incident, per Unit of Development	Utility Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.0414141	$0.1122	$1.6835
Multi-Family Residential	d.u.	0.0781998	$0.2119	$3.1788
Hotel/Motel/Resort	room	0.0702098	$0.1903	$2.8540
Medical Care Facility	bed	0.0993483	$0.2692	$4.0385
Office	sq. ft.	0.0000243	$0.0001	$0.0010
Medical/Dental Office	sq. ft.	0.0000717	$0.0002	$0.0029
Retail	sq. ft.	0.0001129	$0.0003	$0.0046
Leisure Facilities	sq. ft.	0.0000850	$0.0002	$0.0035
Restaurant/Lounge	sq. ft.	0.0002276	$0.0006	$0.0093
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0000	$0.0006
Church/Non-Profit	sq. ft.	0.0000692	$0.0002	$0.0028
Education	student	0.0091433	$0.0248	$0.3717
Special Public Facilities	sq. ft.	0.0000235	$0.0001	$0.0010

Exhibit 3-28 calculates the capital cost per unit of development for small utility vehicles for fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the other small utility vehicle cost per fire/other incident ($0.49 from Exhibit 3-10). The result is then multiplied by the 15-year useful life of other small utility vehicles to calculate the capital cost per unit of development for other small utility vehicles.

Exhibit 3-28. Small Utility Vehicle Cost of Response to Fire/Other Incident, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Small Utility Vehicles Cost at $0.49 per Incident, per Unit of Development	Small Utility Vehicles Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.0414141	$0.0203	$0.3044
Multi-Family Residential	d.u.	0.0781998	$0.0383	$0.5748
Hotel/Motel/Resort	room	0.0702098	$0.0344	$0.5160
Medical Care Facility	bed	0.0993483	$0.0487	$0.7302
Office	sq. ft.	0.0000243	$0.0000	$0.0002
Medical/Dental Office	sq. ft.	0.0000717	$0.0000	$0.0005
Retail	sq. ft.	0.0001129	$0.0001	$0.0008
Leisure Facilities	sq. ft.	0.0000850	$0.0000	$0.0006
Restaurant/Lounge	sq. ft.	0.0002276	$0.0001	$0.0017
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0000	$0.0001
Church/Non-Profit	sq. ft.	0.0000692	$0.0000	$0.0005
Education	student	0.0091433	$0.0045	$0.0672
Special Public Facilities	sq. ft.	0.0000235	$0.0000	$0.0002

Exhibit 3-29 calculates the capital cost per unit of development for other apparatus/equipment to fire/other incidents. The incident rate (from Exhibit 3-17) is multiplied by the other apparatus/equipment cost per fire/other incident ($0.76 from Exhibit 3-10). The result is then multiplied by the 15-year useful life of other apparatus/equipment to calculate the capital cost per unit of development for other apparatus/equipment.

Exhibit 3-29. Other Apparatus/Equipment Cost of Response to Fire/Other Incident, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Other Apparatus/Equip. Cost at $0.76 per Incident, per Unit of Development	Other Apparatus/Equip. Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.0414141	$0.0315	$0.4721
Multi-family	d.u.	0.0781998	$0.0594	$0.8915
Hotel/Motel/Resort	room	0.0702098	$0.0534	$0.8004
Medical Care Facility	bed	0.0993483	$0.0755	$1.1326
Office	sq. ft.	0.0000243	$0.0000	$0.0003
Medical/Dental Office	sq. ft.	0.0000717	$0.0001	$0.0008
Retail	sq. ft.	0.0001129	$0.0001	$0.0013
Leisure Facilities	sq. ft.	0.0000850	$0.0001	$0.0010
Restaurant/Lounge	sq. ft.	0.0002276	$0.0002	$0.0026
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0000	$0.0002
Church/Non-Profit	sq. ft.	0.0000692	$0.0001	$0.0008
Education	student	0.0091433	$0.0069	$0.1042
Special Public Facilities	sq. ft.	0.0000235	$0.0000	$0.0003

Exhibit 3-30 calculates the capital cost per unit of development for fire stations that house apparatus. The fire/other incident rate (from Exhibit 3-17) is multiplied by the fire station cost per fire/other incident ($67.17 from Exhibit 3-12). The result is then multiplied by the 50-year useful life of fire stations to calculate the capital cost per unit of development for fire stations.

Exhibit 3-30. Fire Station Cost of Response to Fire/Other Incident, per Unit of Development

Land Use Type	Unit of Development	Annual Fire/Other Incident Rate	Fire Station Cost at $67.17 per Incident, per Unit of Development	Fire Station Life Cost per Unit of Development at 50-Year Life
Single-Family Residential	d.u.	0.0414141	$3.0460	$139.09
Multi-family	d.u.	0.0781998	$5.7516	$262.63
Hotel/Motel/Resort	room	0.0702098	$5.1639	$235.80
Medical Care Facility	bed	0.0993483	$7.3071	$333.66
Office	sq. ft.	0.0000243	$0.0018	$0.08
Medical/Dental Office	sq. ft.	0.0000717	$0.0053	$0.24
Retail	sq. ft.	0.0001129	$0.0083	$0.38
Leisure Facilities	sq. ft.	0.0000850	$0.0063	$0.29
Restaurant/Lounge	sq. ft.	0.0002276	$0.0167	$0.76
Industrial/Manufacturing	sq. ft.	0.0000140	$0.0010	$0.05
Church/Non-Profit	sq. ft.	0.0000692	$0.0051	$0.23
Education	student	0.0091433	$0.6725	$30.71
Special Public Facilities	sq. ft.	0.0000235	$0.0017	$0.08

Exhibit 3-31 combines the capital costs of all types of apparatus and station (from Exhibit 3-18 through Exhibit 3-30) to show the total capital cost of responses to fire/other incidents for one single-family unit.

Exhibit 3-31. Example of Calculation of Total Cost of Response to Fire/Other Incidents for a Single-Family Residential Dwelling Unit

Cost Component	Cost
Engine	$62.51
Ladder	$13.44
Aid Unit	$1.35
Hazardous Materials Vehicle	$5.97
Brush Truck	$9.71
Command Vehicle	$7.26
Dive Apparatus	$0.98
Service Vehicle	$0.00
Staff Vehicle	$1.20
Utility Vehicle	$1.68
Small Utility Vehicle	$0.30
Other Equipment/Apparatus	$0.47
Fire Station	$139.09
Total	**$243.97**

This example is repeated for each land use to combine its capital costs of all types of apparatus and station in Exhibit 3-32.

Exhibit 3-32. Total Capital Cost of Response to Fire/Other Incidents, per Unit of Development

Land Use Type	Unit of Development	Fire/Other Incidents: Life Cost of All Apparatus & Stations per Unit of Development
Single-Family Residential	d.u.	$243.97
Multi-Family Residential	d.u.	$460.67
Hotel/Motel/Resort	room	$413.60
Medical Care Facility	bed	$585.25
Office	sq. ft.	$0.14
Medical/Dental Office	sq. ft.	$0.42
Retail	sq. ft.	$0.67
Leisure Facilities	sq. ft.	$0.50
Restaurant/Lounge	sq. ft.	$1.34
Industrial/Manufacturing	sq. ft.	$0.08
Church/Non-Profit	sq. ft.	$0.41
Education	student	$53.86
Special Public Facilities	sq. ft.	$0.14

ii. Formula F-9: Apparatus Cost per EMS Incident

The calculation of apparatus cost per EMS incident is similar to the calculation of costs per fire/other incident in Exhibit 3-9. The total apparatus cost per EMS incident is calculated by multiplying the cost per apparatus per response by the percent of EMS incidents each type of apparatus responds to. This calculation accounts for the fact that multiple apparatuses are dispatched to many incidents, and that some apparatus are only dispatched to specific types of incidents. The result of this calculation is a weighted average total cost of apparatus per EMS incident.

Formula F-9:	Apparatus Cost Per Response	x	Apparatus Percent of EMS Responses	=	Apparatus Cost Per EMS Incident

There are no new variables used in formula F-9. The first variable is identical to the data from Exhibit 3-6, and the second variable concerning the percent of EMS responses works identically to Variable F, but using EMS responses instead of fire/other responses.

Different types of EMS incidents need different types or combinations of apparatus. As a result, the usage of apparatus varies among the types of apparatus. This variance is an important factor in determining the cost per incident. The percent of EMS responses by each type of apparatus is calculated in Exhibit 3-33 by dividing the annual EMS responses for each type of apparatus by the total annual EMS incidents from Exhibit 3-7. The result of the calculation in Exhibit 3-33 is the percent of EMS incidents responded to by each type of apparatus. For example, engines provided 8,483 responses to the 15,881 EMS incidents, equaling 53.4% of all EMS incidents. Another way to understand this data is that one average EMS incident involved 0.534 engines therefore the cost of responding to an EMS incident includes 53.4% of the cost of an engine.

Exhibit 3-33. EMS Response per Incident Rate by Apparatus Type

Apparatus Type	Annual EMS-Related Responses for Apparatus	Annual EMS-Related Incidents	Apparatus Response per EMS Incident Rate
Engine	8,483		0.534
Ladder	822		0.052
Aid Unit	8,680		0.547
Hazardous Materials Vehicle	3		0.000
Brush Truck	0		0.000
Command Vehicle	0		0.000
Dive Apparatus	354		0.022
Service Vehicle	24		0.002
Total	**18,366**	**15,881**	

The final step in calculating the apparatus cost per EMS incident is shown in Exhibit 3-34. The cost per response for each type of apparatus (from Exhibit 3-6) is multiplied by the percent of EMS incidents dispatched to (from Exhibit 3-33) resulting in the total apparatus cost per EMS incident. The "bottom line" in Exhibit 3-34 is the apparatus cost per EMS incident of $104.84. In other words, every EMS incident "uses up" $104.84 worth of apparatus.

Exhibit 3-34. Apparatus Cost per EMS Incident

Apparatus Type	Apparatus Cost Per Response	Apparatus Response per EMS Incident Rate	Apparatus Cost per EMS Incident
Engine	$115.72	0.534	$61.81
Ladder	$229.92	0.052	$11.90
Aid Unit	$38.40	0.547	$20.99
Hazardous Materials Vehicle	$258.76	0.000	$0.05
Brush Truck	$2,323.01	0.000	$0.00
Command Vehicle	$119.04	0.000	$0.00
Dive Apparatus	$452.50	0.022	$10.09
Service Vehicle	-	0.002	0.000
Total			**$104.84**

iii. Formula F-10: Annual EMS Incident Rate per Unit of Development

Formula F-10 is the same as Formula F-7. The annual EMS incident rate per unit of development is calculated using the same methodology as described for fire/other incidents in Exhibit 3-14 through Exhibit 3-30. There are no new variables used in formula F-10. The variables are identical to those used in Formula F-7, but using EMS incidents instead of fire/other incidents.

Formula F-10: Annual EMS Incidents at Each Type of Land Use ÷ Number of Dwelling Units or Square Feet of Each Type of Land Use = Annual EMS Incidents Per Unit of Development

As shown in Exhibit 3-35, RRFA responded to 15,881 EMS incidents during 2024. Of these incidents, 12,922 were coded to a specific property type related to one of the 13 land use categories used in this study. 1,016 incidents occurred in roads and streets (in most cases these are traffic-related). The records for the remaining 1,943 were not coded to one of the 13 land use categories or roadways. These include incidents with no code at all or those at other kinds of properties such as vacant land or construction sites. To account for all incidents, these 1,943 incidents were allocated proportionally to properties or roads and streets.

Exhibit 3-35. EMS Incidents by Location

Incident Location	EMS Incidents Identifiable by Location	Percent of Identifiable EMS Incidents	EMS Incidents Not Identifiable by Location	Unidentifiable EMS Incidents Allocated to Location	Total EMS Incidents
At Properties	12,922	92.71%		1801	14,723
In Roads and Streets	1,016	7.29%		142	1,158
Total	**13,938**		**1,943**		**15,881**

Exhibits 3-36 through 3-39 present the allocation of EMS incidents among types of land use:

1. Exhibit 3-36 shows the EMS incidents that were identifiable by land use type.
2. Exhibit 3-37 shows the EMS incidents that were in roads and streets.
3. Exhibit 3-38 combines the EMS incident data (at properties and in road and streets).
4. Exhibit 3-39 shows the EMS incident rate per unit of development.

Exhibit 3-36 shows the distribution of the 12,922 EMS incidents that are traceable to a land use type along with the percent distribution of these incidents. In the last column, the total 14,723 EMS incidents (12,922 traceable to land use type + 1,801 that are not) are allocated among the land use types using the percent distribution column. The result is the total annual EMS incidents at each of the land use types.

Exhibit 3-36. EMS Incidents at Specific Land Uses

Land Use Type	Annual EMS Incidents Identifiable to Land Use	Percent of All EMS Incidents Identifiable to Land Use	Allocate Total Property Related EMS Incidents (14,723) to Land Uses
Single-Family Residential	5,069	39.23%	5,775
Multi-Family Residential	5,226	40.44%	5,954
Hotel/Motel/Resort	196	1.52%	223
Medical Care Facility	297	2.30%	338
Office	359	2.78%	409
Medical/Dental Office	238	1.84%	271
Retail	966	7.48%	1,101
Leisure Facilities	71	0.55%	81
Restaurant/Lounge	114	0.88%	130
Industrial/Manufacturing	113	0.87%	129
Church/Non-Profit	50	0.39%	57
Education	174	1.35%	198
Special Public Facilities	49	0.38%	56
Total	**12,922**		**14,723**

The EMS incidents in roads and streets are allocated to land uses on the basis of the amount of traffic generated by each type of land use. In Exhibit 3-37, the number of dwelling units and square feet of non-residential[18] construction in the service area is multiplied by the number of trips that are generated by each land use type in the same manner as Exhibit 3-15. The result is the total trips associated with each land use type. The percent of trips associated with each land use type is calculated from the total of all trips.

In the final calculation in Exhibit 3-37 the total 1,158 annual EMS incidents that are in roads and streets (1,016 traceable + 142 allocated) are assigned to the land use types using the percent of trips generated.

Exhibit 3-37. EMS Incidents in Roads and Streets - Allocated to Land Uses

Land Use Type	Units of Development		ITE Trip Generation Rate[19]	Total Trips	Percent of Trips Generated	Annual EMS Incidents in Roads and Streets Per Unit of Development
Single-Family Residential	30,598	d.u.	9.43000	288,539	27.93%	323
Multi-Family Residential	23,814	d.u.	6.74000	160,506	15.54%	180
Hotel/Motel/Resort	1,850	room	7.99000	14,782	1.43%	17
Medical Care Facility	615	bed	22.32000	13,727	1.33%	15
Office	8,759,448	sq. ft.	0.01084	94,952	9.19%	106
Medical/Dental Office	955,776	sq. ft.	0.03600	34,408	3.33%	39
Retail	5,397,968	sq. ft.	0.03701	199,779	19.34%	224
Leisure Facilities	522,943	sq. ft.	0.02882	15,071	1.46%	17
Restaurant/Lounge	373,733	sq. ft.	0.10720	40,064	3.88%	45
Industrial/Manufacturing	15,465,470	sq. ft.	0.00475	73,461	7.11%	82
Church/Non-Profit	864,390	sq. ft.	0.00760	6,569	0.64%	7
Education	27,183	students	1.94000	52,735	5.11%	59
Special Public Facilities	1,700,376	sq. ft.	0.02259	38,411	3.72%	43
Total				**1,033,005**		**1,158**

[18] Non-residential units of development exclude structured parking. Single-family units include duplexes. Multi-family residential includes units in all structures larger with more than two units plus mobile homes.

[19] Daily trip generation rates are from the 11th Edition of Trip Generation by the Institute of Transportation Engineers (ITE).

Exhibit 3-38 summarizes the results of the analysis of EMS incidents. The total annual EMS incidents is a combination of the EMS incidents allocated among direct responses to land use types (from Exhibit 3-36) and the allocation of incidents in roads and streets based on trip generation rates (from Exhibit 3-37).

Exhibit 3-38. Total EMS Incidents by Land Use

Land Use Type	Annual Property Related EMS Incidents by Land Use	Annual EMS Incidents in Roads and Streets Assigned to Land Use	Total Annual EMS Incidents by Land Use
Single-Family Residential	5,775	323	6,099
Multi-Family Residential	5,954	180	6,134
Hotel/Motel/Resort	223	17	240
Medical Care Facility	338	15	354
Office	409	106	515
Medical/Dental Office	271	39	310
Retail	1,101	224	1,325
Leisure Facilities	81	17	98
Restaurant/Lounge	130	45	175
Industrial/Manufacturing	129	82	211
Church/Non-Profit	57	7	64
Education	198	59	257
Special Public Facilities	56	43	99
Total	**14,723**	**1,158**	**15,881**

The final step in determining the annual EMS incident rate per unit of development is shown in Exhibit 3-39. The total annual EMS incidents for each type of land use (from Exhibit 3-38) are divided by the number of dwelling units or square feet of structures to calculate the annual EMS incident rate per dwelling unit or square foot. The units of development are the same that were used to assign incidents in roads and streets to land use types (see Exhibit 3-39). The results in Exhibit 3-39 show how many times an average unit of development has an EMS incident to which the RRFA responds.

Exhibit 3-39. Annual EMS Incident Rate by Land Use

Land Use Type	Total Annual EMS Incidents Attributed to Land Use	Units of Development		Annual EMS Incidents Per Unit of Development
Single-Family Residential	6,099	30,598	d.u.	0.1993249
Multi-Family Residential	6,134	23,814	d.u.	0.2575922
Hotel/Motel/Resort	240	1,850	room	0.1296689
Medical Care Facility	354	615	bed	0.5752554
Office	515	8,759,448	sq. ft.	0.0000588
Medical/Dental Office	310	955,776	sq. ft.	0.0003241
Retail	1,325	5,397,968	sq. ft.	0.0002454
Leisure Facilities	98	522,943	sq. ft.	0.0001870
Restaurant/Lounge	175	373,733	sq. ft.	0.0004677
Industrial/Manufacturing	211	15,465,470	sq. ft.	0.0000136
Church/Non-Profit	64	864,390	sq. ft.	0.0000744
Education	257	27,183	students	0.0094679
Special Public Facilities	99	1,700,376	sq. ft.	0.0000582
Total	**15,881**			

iv. Formula F-11: EMS Incident Capital Cost per Unit of Development

The capital cost of EMS incidents per unit of development is determined by multiplying the annual EMS incidents per unit of development (from Exhibit 3-39) times the annual capital cost per EMS incident of each type of apparatus (Exhibit 3-34) and fire station (from Exhibit 3-12), then multiplying that result times the useful life of the apparatus or fire station.

Formula F-11:	Annual EMS Incidents per Unit of Development	x	Annual Cost Per EMS Incident	x	Useful Life of Apparatus or Station	=	EMS Incident Capital Cost per Unit of Development

There are no new variables used in formula F-11. The variables are identical to those used in Formula F- 8 but using EMS incident rates and costs instead of fire/other incident rates and costs.

In Exhibit 3-40 through Exhibit 3-52, each EMS incident rate (from Exhibit 3-39) is multiplied by the annual capital cost per EMS incident. The result is then multiplied by the useful life of the apparatus or station to calculate the capital cost per unit of development for each type of apparatus and station.

Exhibit 3-40 calculates the EMS related capital costs of an engine per unit of development. For example, single-family residential units average 0.1993249 EMS incidents per year (i.e., 19% of an EMS incident per year). Multiplying this by the annual capital cost of $61.81 per incident (from Exhibit 3-34) results in a cost of $12.32 per dwelling unit to provide it with engines for one year. Since the engine lasts on average 13.71 years on average, the residential dwelling needs to pay for 13.71 times the annual rate, for a total of $168.91.

Exhibit 3-40. Engine Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Engine Cost at $61.81 per EMS Incident, per Unit of Development	Engine Life Cost per Unit of Development at 13.71-Year life
Single-Family Residential	d.u.	0.1993249	$12.3203	$168.9109
Multi-Family Residential	d.u.	0.2575922	$15.9218	$218.2875
Hotel/Motel/Resort	room	0.1296689	$8.0148	$109.8834
Medical Care Facility	bed	0.5752554	$35.5565	$487.4801
Office	sq. ft.	0.0000588	$0.0036	$0.0499
Medical/Dental Office	sq. ft.	0.0003241	$0.0200	$0.2746
Retail	sq. ft.	0.0002454	$0.0152	$0.2079
Leisure Facilities	sq. ft.	0.0001870	$0.0116	$0.1585
Restaurant/Lounge	sq. ft.	0.0004677	$0.0289	$0.3963
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0008	$0.0116
Church/Non-Profit	sq. ft.	0.0000744	$0.0046	$0.0631
Education	students	0.0094679	$0.5852	$8.0233
Special Public Facilities	sq. ft.	0.0000582	$0.0036	$0.0493

Exhibit 3-41 calculates the capital cost per unit of development for ladders responding to EMS incidents. The incident rate (from Exhibit 3-39) is multiplied by the ladder capital cost per EMS incident ($11.90 from Exhibit 3-34). The result is then multiplied by the 18-year average useful life of a ladder to calculate the capital cost per unit of development for ladders.

Exhibit 3-41. Ladder Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Ladder Cost at $11.90 per EMS Incident, per Unit of Development	Ladder Life Cost per Unit of Development at 18-Year life
Single-Family Residential	d.u.	0.1993249	$2.37	$42.6954
Multi-Family Residential	d.u.	0.2575922	$3.07	$55.1762
Hotel/Motel/Resort	room	0.1296689	$1.54	$27.7751
Medical Care Facility	bed	0.5752554	$6.85	$123.2197
Office	sq. ft.	0.0000588	$0.00	$0.0126
Medical/Dental Office	sq. ft.	0.0003241	$0.00	$0.0694
Retail	sq. ft.	0.0002454	$0.00	$0.0526
Leisure Facilities	sq. ft.	0.0001870	$0.00	$0.0401
Restaurant/Lounge	sq. ft.	0.0004677	$0.01	$0.1002
Industrial/Manufacturing	sq. ft.	0.0000136	$0.00	$0.0029
Church/Non-Profit	sq. ft.	0.0000744	$0.00	$0.0159
Education	students	0.0094679	$0.11	$2.0280
Special Public Facilities	sq. ft.	0.0000582	$0.00	$0.0125

Exhibit 3-42 calculates the capital cost per unit of development for aid units responding to EMS incidents. The incident rate (from Exhibit 3-39) is multiplied by the aid unit capital cost per EMS incident ($20.99 from Exhibit 3-34). The result is then multiplied by the nine-year average useful life of an aid vehicle to calculate the capital cost per unit of development for aid units.

Exhibit 3-42. Aid Vehicle Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Aid Vehicle Cost at $20.99 per EMS Incident, per Unit of Development	Aid Vehicle Life Cost per Unit of Development at 9-Year life
Single-Family Residential	d.u.	0.1993249	$4.1838	$37.6545
Multi-Family Residential	d.u.	0.2575922	$5.4069	$48.6617
Hotel/Motel/Resort	room	0.1296689	$2.7218	$24.4958
Medical Care Facility	bed	0.5752554	$12.0746	$108.6715
Office	sq. ft.	0.0000588	$0.0012	$0.0111
Medical/Dental Office	sq. ft.	0.0003241	$0.0068	$0.0612
Retail	sq. ft.	0.0002454	$0.0052	$0.0464
Leisure Facilities	sq. ft.	0.0001870	$0.0039	$0.0353
Restaurant/Lounge	sq. ft.	0.0004677	$0.0098	$0.0884
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0003	$0.0026
Church/Non-Profit	sq. ft.	0.0000744	$0.0016	$0.0141
Education	students	0.0094679	$0.1987	$1.7886
Special Public Facilities	sq. ft.	0.0000582	$0.0012	$0.0110

Exhibit 3-43 calculates the capital cost per unit of development for hazardous materials vehicles responding to EMS incidents. The incident rate (from Exhibit 3-39) is multiplied by the hazardous materials vehicle capital cost per EMS incident ($0.05 from Exhibit 3-34). The result is then multiplied by the 21-year average useful life of a hazardous materials vehicles to calculate the capital cost per unit of development for hazardous materials vehicles.

Exhibit 3-43. Hazardous Materials Vehicle Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Hazardous Materials Vehicle Cost at $0.05 per EMS Incident, per Unit of Development	Hazardous Materials Vehicle Life Cost per Unit of Development at 21-Year life
Single-Family Residential	d.u.	0.1993249	$0.0100	$0.2093
Multi-Family Residential	d.u.	0.2575922	$0.0129	$0.2705
Hotel/Motel/Resort	room	0.1296689	$0.0065	$0.1362
Medical Care Facility	bed	0.5752554	$0.0288	$0.6040
Office	sq. ft.	0.0000588	$0.0000	$0.0001
Medical/Dental Office	sq. ft.	0.0003241	$0.0000	$0.0003
Retail	sq. ft.	0.0002454	$0.0000	$0.0003
Leisure Facilities	sq. ft.	0.0001870	$0.0000	$0.0002
Restaurant/Lounge	sq. ft.	0.0004677	$0.0000	$0.0005
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0000
Church/Non-Profit	sq. ft.	0.0000744	$0.0000	$0.0001
Education	students	0.0094679	$0.0005	$0.0099
Special Public Facilities	sq. ft.	0.0000582	$0.0000	$0.0001

Exhibit 3-44 calculates the capital cost per unit of development for brush trucks responding to EMS incidents. The incident rate (from Exhibit 3-39) is multiplied by the brush trucks capital cost per EMS incident ($0.00 from Exhibit 3-34). The result is then multiplied by the 15-year average useful life of a brush truck to calculate the capital cost per unit of development for brush trucks.

Exhibit 3-44. Brush Truck Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Brush Truck Cost at $0.00 per EMS Incident, per Unit of Development	Brush Truck Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.1993249	$0.0000	$0.0000
Multi-Family Residential	d.u.	0.2575922	$0.0000	$0.0000
Hotel/Motel/Resort	room	0.1296689	$0.0000	$0.0000
Medical Care Facility	bed	0.5752554	$0.0000	$0.0000
Office	sq. ft.	0.0000588	$0.0000	$0.0000
Medical/Dental Office	sq. ft.	0.0003241	$0.0000	$0.0000
Retail	sq. ft.	0.0002454	$0.0000	$0.0000
Leisure Facilities	sq. ft.	0.0001870	$0.0000	$0.0000
Restaurant/Lounge	sq. ft.	0.0004677	$0.0000	$0.0000
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0000
Church/Non-Profit	sq. ft.	0.0000744	$0.0000	$0.0000
Education	students	0.0094679	$0.0000	$0.0000
Special Public Facilities	sq. ft.	0.0000582	$0.0000	$0.0000

Exhibit 3-45 calculates the capital cost per unit of development for command vehicles responding to EMS incidents. The incident rate (from Exhibit 3-39) is multiplied by the command vehicle capital cost per EMS incident ($0.00 from Exhibit 3-34). The result is then multiplied by the ten-year average useful life of a command vehicle to calculate the capital cost per unit of development for command vehicles.

Exhibit 3-45. Command Vehicle Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Command Vehicle Cost at $0.00 per EMS Incident, per Unit of Development	Command Vehicle Life Cost per Unit of Development at 10-Year Life
Single-Family Residential	d.u.	0.1993249	$0.0000	$0.0000
Multi-Family Residential	d.u.	0.2575922	$0.0000	$0.0000
Hotel/Motel/Resort	room	0.1296689	$0.0000	$0.0000
Medical Care Facility	bed	0.5752554	$0.0000	$0.0000
Office	sq. ft.	0.0000588	$0.0000	$0.0000
Medical/Dental Office	sq. ft.	0.0003241	$0.0000	$0.0000
Retail	sq. ft.	0.0002454	$0.0000	$0.0000
Leisure Facilities	sq. ft.	0.0001870	$0.0000	$0.0000
Restaurant/Lounge	sq. ft.	0.0004677	$0.0000	$0.0000
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0000
Church/Non-Profit	sq. ft.	0.0000744	$0.0000	$0.0000
Education	students	0.0094679	$0.0000	$0.0000
Special Public Facilities	sq. ft.	0.0000582	$0.0000	$0.0000

Exhibit 3-46 calculates the capital cost per unit of development for dive apparatus responding to EMS incidents. The incident rate (from Exhibit 3-39) is multiplied by the dive apparatus capital cost per EMS incident ($10.09 from Exhibit 3-34). The result is then multiplied by the 21-year average useful life of a dive apparatus to calculate the capital cost per unit of development for dive apparatus.

Exhibit 3-46. Dive Apparatus Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Dive Apparatus Cost at $10.09 per EMS Incident, per Unit of Development	Dive Apparatus Life Cost per Unit of Development at 21-Year Life
Single-Family Residential	d.u.	0.1993249	$2.0112	$42.2350
Multi-Family Residential	d.u.	0.2575922	$2.5991	$54.5812
Hotel/Motel/Resort	room	0.1296689	$1.3084	$27.4755
Medical Care Facility	bed	0.5752554	$5.8043	$121.8909
Office	sq. ft.	0.0000588	$0.0006	$0.0125
Medical/Dental Office	sq. ft.	0.0003241	$0.0033	$0.0687
Retail	sq. ft.	0.0002454	$0.0025	$0.0520
Leisure Facilities	sq. ft.	0.0001870	$0.0019	$0.0396
Restaurant/Lounge	sq. ft.	0.0004677	$0.0047	$0.0991
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0001	$0.0029
Church/Non-Profit	sq. ft.	0.0000744	$0.0008	$0.0158
Education	students	0.0094679	$0.0955	$2.0062
Special Public Facilities	sq. ft.	0.0000582	$0.0006	$0.0123

Exhibit 3-47 calculates the capital cost per unit of development for service vehicles. The incident rate (from Exhibit 3-39) is multiplied by the service vehicle capital cost per incident ($0.00 from Exhibit 3-34). The result is then multiplied by the 15-year average useful life of a service vehicle to calculate the capital cost per unit of development for service vehicles.

Exhibit 3-47. Service Vehicle Cost per EMS Incident, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Service Vehicle Cost at $0.00 per Incident, per Unit of Development	Service Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.1993249	$0.0000	$0.0000
Multi-Family Residential	d.u.	0.2575922	$0.0000	$0.0000
Hotel/Motel/Resort	room	0.1296689	$0.0000	$0.0000
Medical Care Facility	bed	0.5752554	$0.0000	$0.0000
Office	sq. ft.	0.0000588	$0.0000	$0.0000
Medical/Dental Office	sq. ft.	0.0003241	$0.0000	$0.0000
Retail	sq. ft.	0.0002454	$0.0000	$0.0000
Leisure Facilities	sq. ft.	0.0001870	$0.0000	$0.0000
Restaurant/Lounge	sq. ft.	0.0004677	$0.0000	$0.0000
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0000
Church/Non-Profit	sq. ft.	0.0000744	$0.0000	$0.0000
Education	students	0.0094679	$0.0000	$0.0000
Special Public Facilities	sq. ft.	0.0000582	$0.0000	$0.0000

Exhibit 3-48 calculates the capital cost per unit of development for staff vehicles. The incident rate (from Exhibit 3-39) is multiplied by the staff vehicle capital cost per incident ($1.93 from Exhibit 3-10). The result is then multiplied by the 15-year average useful life of a staff vehicle to calculate the capital cost per unit of development for staff vehicles.

Exhibit 3-48. Staff Vehicles Cost of Response to EMS Incident, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Staff Vehicle Cost at $1.93 per Incident, per Unit of Development	Staff Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.1993249	$0.3847	$5.7705
Multi-Family Residential	d.u.	0.2575922	$0.4972	$7.4573
Hotel/Motel/Resort	room	0.1296689	$0.2503	$3.7539
Medical Care Facility	bed	0.5752554	$1.1102	$16.6536
Office	sq. ft.	0.0000588	$0.0001	$0.0017
Medical/Dental Office	sq. ft.	0.0003241	$0.0006	$0.0094
Retail	sq. ft.	0.0002454	$0.0005	$0.0071
Leisure Facilities	sq. ft.	0.0001870	$0.0004	$0.0054
Restaurant/Lounge	sq. ft.	0.0004677	$0.0009	$0.0135
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0004
Church/Non-Profit	sq. ft.	0.0000744	$0.0001	$0.0022
Education	students	0.0094679	$0.0183	$0.2741
Special Public Facilities	sq. ft.	0.0000582	$0.0001	$0.0017

Exhibit 3-49 calculates the capital cost per unit of development for utility vehicles. The incident rate (from Exhibit 3-39) is multiplied by the utility vehicle capital cost per incident ($2.71 from Exhibit 3-10). The result is then multiplied by the 15-year average useful life of a utility vehicle to calculate the capital cost per unit of development for utility vehicles.

Exhibit 3-49. Utility Vehicle Cost of Response to EMS Incident, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Utility Vehicle Cost at $2.71 per Incident, per Unit of Development	Utility Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.1993249	$0.5402	$8.1026
Multi-Family Residential	d.u.	0.2575922	$0.6981	$10.4711
Hotel/Motel/Resort	room	0.1296689	$0.3514	$5.2710
Medical Care Facility	bed	0.5752554	$1.5589	$23.3841
Office	sq. ft.	0.0000588	$0.0002	$0.0024
Medical/Dental Office	sq. ft.	0.0003241	$0.0009	$0.0132
Retail	sq. ft.	0.0002454	$0.0007	$0.0100
Leisure Facilities	sq. ft.	0.0001870	$0.0005	$0.0076
Restaurant/Lounge	sq. ft.	0.0004677	$0.0013	$0.0190
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0006
Church/Non-Profit	sq. ft.	0.0000744	$0.0002	$0.0030
Education	students	0.0094679	$0.0257	$0.3849
Special Public Facilities	sq. ft.	0.0000582	$0.0002	$0.0024

Exhibit 3-50 calculates the capital cost per unit of development for small utility vehicles. The incident rate (from Exhibit 3-39) is multiplied by the small utility vehicle capital cost per incident ($0.49 from Exhibit 3-10). The result is then multiplied by the 15-year average useful life of a small utility vehicle to calculate the capital cost per unit of development for small utility vehicles.

Exhibit 3-50. Small Utility Vehicle Cost of Response to EMS Incident, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Small Utility Vehicle Cost at $0.49 per Incident, per Unit of Development	Small Utility Vehicle Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.1993249	$0.0977	$1.4650
Multi-Family Residential	d.u.	0.2575922	$0.1262	$1.8933
Hotel/Motel/Resort	room	0.1296689	$0.0635	$0.9531
Medical Care Facility	bed	0.5752554	$0.2819	$4.2281
Office	sq. ft.	0.0000588	$0.0000	$0.0004
Medical/Dental Office	sq. ft.	0.0003241	$0.0002	$0.0024
Retail	sq. ft.	0.0002454	$0.0001	$0.0018
Leisure Facilities	sq. ft.	0.0001870	$0.0001	$0.0014
Restaurant/Lounge	sq. ft.	0.0004677	$0.0002	$0.0034
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0001
Church/Non-Profit	sq. ft.	0.0000744	$0.0000	$0.0005
Education	students	0.0094679	$0.0046	$0.0696
Special Public Facilities	sq. ft.	0.0000582	$0.0000	$0.0004

Exhibit 3-51 calculates the capital cost per unit of development for other apparatus/equipment. The incident rate (from Exhibit 3-39) is multiplied by the other apparatus/equipment capital cost per incident ($0.76 from Exhibit 3-10). The result is then multiplied by the 15-year average useful life of other apparatus/equipment to calculate the capital cost per unit of development for other apparatus/equipment.

Exhibit 3-51. Other Apparatus/Equipment Cost of Response to EMS Incident, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Other Apparatus/Equip Cost at $0.76 per Incident, per Unit of Development	Other Apparatus/Equip Life Cost per Unit of Development at 15-Year Life
Single-Family Residential	d.u.	0.1993249	$0.1515	$2.2723
Multi-Family Residential	d.u.	0.2575922	$0.1958	$2.9366
Hotel/Motel/Resort	room	0.1296689	$0.0985	$1.4782
Medical Care Facility	bed	0.5752554	$0.4372	$6.5579
Office	sq. ft.	0.0000588	$0.0000	$0.0007
Medical/Dental Office	sq. ft.	0.0003241	$0.0002	$0.0037
Retail	sq. ft.	0.0002454	$0.0002	$0.0028
Leisure Facilities	sq. ft.	0.0001870	$0.0001	$0.0021
Restaurant/Lounge	sq. ft.	0.0004677	$0.0004	$0.0053
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0000	$0.0002
Church/Non-Profit	sq. ft.	0.0000744	$0.0001	$0.0008
Education	students	0.0094679	$0.0072	$0.1079
Special Public Facilities	sq. ft.	0.0000582	$0.0000	$0.0007

Exhibit 3-52 calculates the capital cost per unit of development for fire stations that house EMS apparatus. The EMS incident rate (from Exhibit 3-39) is multiplied by the fire station capital cost per fire/other and EMS incident ($67.17 from Exhibit 3-12). The result is then multiplied by the 50-year useful life of a fire station to calculate the capital cost per unit of development for fire stations.

Exhibit 3-52. Fire Station Cost of Response to EMS Incident, per Unit of Development

Land Use Type	Unit of Development	Annual EMS Incident Rate	Fire Station Cost at $67.17 per Incident, per Unit of Development	Fire Station Life Cost per Unit of Development at 50-Year Life
Single-Family Residential	d.u.	0.1993249	$13.3887	$669.43
Multi-Family Residential	d.u.	0.2575922	$17.3025	$865.12
Hotel/Motel/Resort	room	0.1296689	$8.7099	$435.49
Medical Care Facility	bed	0.5752554	$38.6399	$1,932.00
Office	sq. ft.	0.0000588	$0.0040	$0.20
Medical/Dental Office	sq. ft.	0.0003241	$0.0218	$1.09
Retail	sq. ft.	0.0002454	$0.0165	$0.82
Leisure Facilities	sq. ft.	0.0001870	$0.0126	$0.63
Restaurant/Lounge	sq. ft.	0.0004677	$0.0314	$1.57
Industrial/Manufacturing	sq. ft.	0.0000136	$0.0009	$0.05
Church/Non-Profit	sq. ft.	0.0000744	$0.0050	$0.25
Education	students	0.0094679	$0.6360	$31.80
Special Public Facilities	sq. ft.	0.0000582	$0.0039	$0.20

Exhibit 3-53 combines the capital costs of all types of apparatus and station (from Exhibit 3-40 through Exhibit 3-52) to show the total capital cost of responses to EMS incidents for one unit of single-family residential development.

Exhibit 3-53. Example of Calculation of Total Cost of Response to EMS Incidents for a Single-Family Residential Dwelling Unit

Cost Component	Cost
Engine	$168.91
Ladder	$42.70
Aid Unit	$37.65
Hazardous Materials Vehicle	$0.21
Brush Truck	$0.00
Command Vehicle	$0.00
Dive Apparatus	$42.23
Service Vehicle	$0.00
Staff Vehicle	$5.77
Utility Vehicle	$8.10
Small Utility Vehicle	$1.47
Other Equipment/Apparatus	$2.27
Fire Station	$669.43
Total	**$978.75**

This example is repeated for each land use to combine its capital costs of all types of apparatus and stations in Exhibit 3-54.

Exhibit 3-54. Total Capital Cost of Response to EMS Incidents, per Unit of Development

Land Use Type	Unit of Development	EMS Incidents: Life Cost per Unit of Development of All Apparatus & Stations
Single-Family Residential	d.u.	$978.75
Multi-Family Residential	d.u.	$1,264.86
Hotel/Motel/Resort	room	$636.72
Medical Care Facility	bed	$2,824.69
Office	sq. ft.	$0.29
Medical/Dental Office	sq. ft.	$1.59
Retail	sq. ft.	$1.20
Leisure Facilities	sq. ft.	$0.92
Restaurant/Lounge	sq. ft.	$2.30
Industrial/Manufacturing	sq. ft.	$0.07
Church/Non-Profit	sq. ft.	$0.37
Education	students	$46.49
Special Public Facilities	sq. ft.	$0.29

v. Formula F-12: Total Cost per Unit of Development

The fire/other and EMS costs per unit of development are combined in Exhibit 3-55 to determine the total fire/other and EMS cost per dwelling unit or nonresidential square foot.

Formula F-12:	Fire Incident Capital Cost Per Unit of Development	x	EMS Incident Capital Cost Per Unit of Development	=	Total Cost of Response Per Unit of Development

There are no new variables used in formula F-12. Both variables were developed in previous formulas and exhibits.

Exhibit 3-55. Total Cost of Response to All Incidents by Land Use Category

Land Use Type	Unit of Development	Fire/Other Incident Life Cost of All Apparatus & Station (Impact Cost of Fire/Other)	EMS Incident Life Cost of All Apparatus & Station (Impact Cost of EMS)	Total Cost of Response to EMS, Fire, & Other Incidents Per Unit of Development by Land Use Category
Single-Family Residential	d.u.	$243.97	$978.75	$1,222.71
Multi-Family Residential	d.u.	$460.67	$1,264.86	$1,725.53
Hotel/Motel/Resort	room	$413.60	$636.72	$1,050.32
Medical Care Facility	bed	$585.25	$2,824.69	$3,409.94
Office	sq. ft.	$0.14	$0.29	$0.43
Medical/Dental Office	sq. ft.	$0.42	$1.59	$2.01
Retail	sq. ft.	$0.67	$1.20	$1.87
Leisure Facilities	sq. ft.	$0.50	$0.92	$1.42
Restaurant/Lounge	sq. ft.	$1.34	$2.30	$3.64
Industrial/Manufacturing	sq. ft.	$0.08	$0.07	$0.15
Church/Non-Profit	sq. ft.	$0.41	$0.37	$0.77
Education	students	$53.86	$46.49	$100.35
Special Public Facilities	sq. ft.	$0.14	$0.29	$0.42

b. CAPITAL PROJECTS ELIGIBLE FOR IMPACT FEES

As discussed in Section 3.2, the City is expected to grow during the period of 2025 to 2031. This growth, and the new development associated with it, will create increased demands for fire and emergency response services. This chapter first projects increased apparatus needs and the proportion of those needs that are related to expected growth within the City only. This is to identify the proportion of capital facility costs that can be funded with City fire impact fee revenues. Following the summarization of apparatus needs is a summarization of growth-related projects at stations needed to increase operational capacity for emergency response.

i. Projected Growth in the RRFA Service Area

Exhibit 3-56 presents estimated population in the RRFA in 2024 as well as net population growth projections for the years 2025 through 2031.[20] The total service area population is expected to grow by 10,799 residents, of which 9,405 are City residents. This is 87% of the total population growth forecasted for the RRFA service area.

Exhibit 3-56. RRFA Service Area Population and Projected Growth

Description	2024	Growth 2025-2031
City of Renton Population	108,584	9,405
KCFD 25 Population	7,726	217
KCFD 40 Population	21,885	1,177
Total Service Area Population	138,195	10,799
City of Renton Share of Population Growth		87%

ii. 2031 Incident Projections

The number of incidents in the service area is expected to grow with population. Exhibit 3-57 compares population estimates area to total emergency incidents for the years 2021 through 2024.[21] This study assumes that the average annual rate of growth in incidents per capita will continue. By 2031, the rate is assumed to be 0.1873.

[20] Source: City of Renton projections are from PSRC, KCFD25 and KCFD40 are from the Office of Financial Management (OFM).

[21] Source: Renton RFA Planning section.

Exhibit 3-57. Total Incidents Per Capita, RRFA Service Area

Description	2021	2022	2023	2024
City of Renton Population	106,785	107,900	108,436	108,584
KCFD 25 Population	6,402	7,947	7,854	7,726
KCFD 40 Population	21,317	22,148	21,852	21,885
Total Service Area Population	134,504	137,995	138,142	138,195
Total Incidents	18,281	19,185	20,370	20,786
Total Incident per Capita	0.1359	0.1390	0.1475	0.1504

As shown in Exhibit 3-56, the City is projected to grow by 9,405 between 2025 and 2031. Exhibit 3-58 shows the projected number of annual incidents associated with this growth in population, using the projected incidents per capita rate for 2031.

Exhibit 3-58. Projection of Annual Incidents Associated with City of Renton Growth, 2031

Description	Value	Source
City of Renton Projected Population Growth, 2026-2031	9,405	RRFA Analysis of City of Renton Forecast
Incidents per Capita, 2031	0.1873	RRFA projection based on historic trend (2021-2024)
Annual Incidents Associated with City of Renton Population Growth	1,762	RRFA Calculation

iii. Projected Growth-Related Apparatus Needs through 2031

In 2022, the RRFA operated with seven front-line engines, one front-line ladder and three front-line Aid Units. Exhibit 3-59 presents baseline responses per incident and average annual responses per front-line apparatus. Unlike the calculations in Chapter 3, these calculations combine both EMS and fire/other incidents to determine response rates per incident. This measure represents the total annual response capacity for each type of vehicle. For the purpose of projecting service demands in 2031, this analysis assumes the proportion of incidents by type (fire, EMS, etc.) will not change. This assumption is supported by analysis of incident data between 2021 and 2024.

Exhibit 3-59. Baseline Front-Line Apparatus Responses per Incident, 2025

Apparatus Type	Count of Front-Line Apparatus	Annual Responses	Annual Incidents	Response Rate per Incident	Annual Responses per Front-Line Apparatus
Engine	7	13,150		0.6326	1,879
Ladder	1	1,327		0.0638	1,327
Aid Unit	4	9,144		0.4399	2,286
Total			**20,786**		

Exhibit 3-60 calculates the number of additional apparatus needed to serve new growth projected in the City. First it calculated projected growth-related responses by apparatus type by multiplying the projected growth-related annual incidents from Exhibit 3-59 by the annual response rate per incident from Exhibit 3-60. Next, these growth-related responses are divided by the annual responses per front-line apparatus from Exhibit 3-60. It shows that RRFA will need 0.59 new engines, 0.08 new ladders and 0.34 new Aid Units to serve projected growth inside the City.

Exhibit 3-60. Projected Apparatus Need Associated with City of Renton Growth, 2026 - 2031

Apparatus Type	Annual Incidents Associated with Renton Population Growth, 2031	Response Rate per Incident	Projected Growth- Related Responses	Annual Responses per Front- Line Apparatus	Additional Front- Line Apparatus Needed to Serve Renton Growth, 2031
Engine		0.6326	1,115	1,879	0.59
Ladder		0.0638	112	1,327	0.08
Aid Unit		0.4399	775	2,286	0.34
Total	**1,762**				

Exhibit 3-61 shows the planned apparatus additions to fleet to address anticipated needs in the entire RRFA service area. It also calculates the percentage of these total planned additions to fleet that are associated with City growth-related needs. Exhibit 3-60 identifies the need for apparatus to respond to an additional 775 aid unit responses and 1,227 non-aid unit responses per year due to new growth. As discussed in the capital facilities plan, much of the growth in the RRFA service area will come in the form of infill development and increased density within the City. As the growth occurs, the RRFA intends to add additional apparatus units to address the anticipated increase in multi-story housing (ladder) and emergency medical calls for service (aid unit).

Exhibit 3-61. Impact Fee Eligible Costs Associated with Planned Additions to Fleet

Apparatus Type	Total Planned Additions to Fleet, 2026-2031	Additional Front-Line Apparatus Needed to Serve Renton Growth, 2031	Percentage Related to City of Renton Growth, 2026-2031	Unit Cost of Apparatus[22]	Impact Fee Eligible Costs	Cost of Future Reserve Capacity
Engine	0	0.00	87%	$0	$0	$0
Ladder	1	0.68	87%	$2,531,895	$2,205,063	$326,832
Aid Unit	1	0.34	87%	$426,918	$371,809	$55,109

[22] Unit Cost of apparatus reflects the estimated cost in the year of replacement.

iv. System Improvement Costs Already Incurred

As discussed in Section 3.3, the RRFA has excess capacity at stations systemwide to accommodate increased emergency response staffing. Between 2026 and 2031, the RRFA intends to increase response operations staffing by 18% from 152 to 180 FTE systemwide. Exhibit 3-62 calculates the total station value associated with the station capacity needed to accommodate this increase in response operations staffing, systemwide.

Exhibit 3-62. Value of Station Capacity Needed for Growth-Related Response Staffing Increases

Description	Value
A. Total station square feet in RRFA inventory (from Exhibit 3-4)	101,253.00
B. Total cost per building square foot (from Exhibit 3-11)	$1,034.11
C. Total value of RRFA station inventory (A multiplied by B)	$104,706,881.80
D. Baseline percentage of RRFA station capacity in use (from Exhibit 3-2)	67%
E. Value of station capacity in use (C multiplied by D)	$69,804,587.86
F. Percent increase in response and EMS staffing, 2026-2031	18%
G. Value of increased in usage of station capacity (E multiplied by F)	$12,858,739.87
H. Percentage of projected service area growth inside City of Renton (from Exhibit 3-56)	87%
I. Value of increased usage of station capacity needed to accommodate City of Renton growth (G multiplied by H)	$11,198,856.23

Exhibit 3-63 shows the estimated debt service on RRFA capital facilities. The anticipated debt service for capital facilities does not exceed the total value of increased station capacity needed to accommodate response staffing needed to serve Renton growth (row I in Exhibit 3-62). Therefore, the entire amount of this debt service is impact fee eligible.[23]

Exhibit 3-63. Impact Fee Eligible Costs Associated with System Improvements

Station Name	Address	Debt Service Payments 2026-2031
Fire Station 16/Maintenance		$17,811,779.17

[23] Note that RCW 82.02.050(2) states that "…the financing for system improvements to serve new development … cannot rely solely on impact fees." Exhibit 3-66 identifies other revenue sources to be applied to comply with this requirement.

v. Summary of Impact Fee Eligible Project Costs

Exhibit 3-64 presents RRFA's capital cost for apparatus during the six-year period of 2026-2031. It includes both replacements to existing apparatus as well as fleet expansions necessitated by new growth.

Exhibit 3-64. Capital Costs for Apparatus, 2026-2031

Project Description	Quantity	Average Unit Cost 2026-2031	Total Cost in Year of Replacement	Percentage Related to City of Renton Growth, 2026-2031	Impact Fee Eligible Costs (2031)
Apparatus Replacements					
Engine	5	$1,905,066	$9,525,328	0%	$0
Ladder	2	$3,004,126	$3,092,898	0%	$0
Aid Unit	0	$0	$0	0%	$0
HazMat Vehicle	0	$0	$0	0%	$0
Brush Truck	0	$0	$0	0%	$0
Command Vehicle	5	$146,217	$731,085	0%	$0
Dive Apparatus	0	$0	$0	0%	$0
Service Vehicle	1	$126,598	$126,598	0%	$0
Staff Vehicle	3	$52,034	$156,103	0%	$0
Utility Vehicle	0	$98,014	$196,029	0%	$0
Sm. Utility Vehicle	0	$0	$0	0%	$0
Other Apparatus/Equipment	0	$0	$0	0%	$0
Apparatus Fleet Expansions					
Aerial	1	$2,531,895	$2,531,895	87%	$2,205,063
Aid Unit	1	$426,918	$426,918	87%	$371,809
Apparatus Total			**$7,261,526**		**$2,576,871**

Exhibit 3-65 presents RRFA's capital facility costs for stations during the six-year period of 2026-2031. It includes debt service payments, and renovations for operational needs as well as the proportion of that cost that is reasonably related to serving new growth in the City of Renton.

Exhibit 3-65. Capital Facility Costs for Stations, 2026-2031

Project Description	Total Cost (2026-2031)	Percentage Related to City of Renton Growth	Impact Fee Eligible Costs
Station Debt Servicing			
Fire Station 16 Debt Service Payments	$10,566,414	17%	$1,796,290
Maintenance Shop Debt Service Payments	$7,245,365	23%	$1,644,698
Station Renovations for Operational Needs			
Admin Headquarters Facility Improvements	$0	0%	$0
Fire Station 11 Facility Improvements	$315,654	0%	$0
Fire Station 12 Facility Improvements	$480,807	0%	$0
Fire Station 13 Facility Improvements	$1,098,502	0%	$0
Fleet Shop Facility Improvements	$0	0%	$0
Fire Station 14 Current Facility Improvements	$320,962	0%	$0
Tower Facility Improvements	$0	0%	$0
OFM Facility Improvements	$0	0%	$0
Fire Station 15 Facility Improvements	$0	0%	$0
Fire Station 16 Current Facility Improvements	$98,004	0%	$0
Fire Station 16 Future Facility Improvements	$31,656,935	0%	$0
Future Fleet Shop Facility Improvements	$0	0%	$0
Fire Station 17 Facility Improvements	$1,069	0%	$0
Total Station Costs	**$51,783,712**		**$3,440,988**

c. IMPACT FEE RATE ADJUSTMENTS

Exhibit 3-66 summarizes total impact fee eligible costs and accounts for revenues that RRFA plans to use for funding a portion of impact fee eligible costs. The remaining impact fee eligible costs are $5,718,210, or 95 percent of total impact fee eligible costs.

Exhibit 3-66. Impact Fee Eligible Costs Compared to Projected Impact Fee Revenues, 2026-2031

Description	Estimated Cost/Revenue
Total Impact Fee Eligible Costs (Apparatus + Stations)	$6,017,859
Payments from Other Revenue Sources	$299,650
Remaining Impact Fee Eligible Costs	$5,718,210
Percentage of Impact Fee Eligible Costs to be Funded with Impact Fee Revenues	95%
Projected Impact Fee Revenues Assuming Renton Adopts Total Cost Per Unit of Development[24]	$8,972,530
Projected Revenues in Excess of Remaining Impact Fee Eligible Costs	$3,254,320
Impact Fee Eligible Costs as a Percentage of Maximum Projected Revenues	64%

Also shown in Exhibit 3-62 are projected impact fee revenues, assuming the city implements an impact fee schedule equal to the full capital costs per unit of development shown in Exhibit 3-55.[25] The remaining impact fee eligible costs amount to about 64 percent of these projected revenues. Therefore, to avoid collecting more impact fee revenue than impact fee eligible capital costs, the full capital costs per unit of development are multiplied by 64 percent to determine the fire impact fee rate.

[24] Assumes City of Renton implements an impact fee schedule equal to the full capital costs per unit of development shown in Exhibit 3-55.

[25] Projected impact fee revenues are based on projections provided by the City of Renton and contained within the "Current Key Development (August 2025)" as shown in Appendix A.

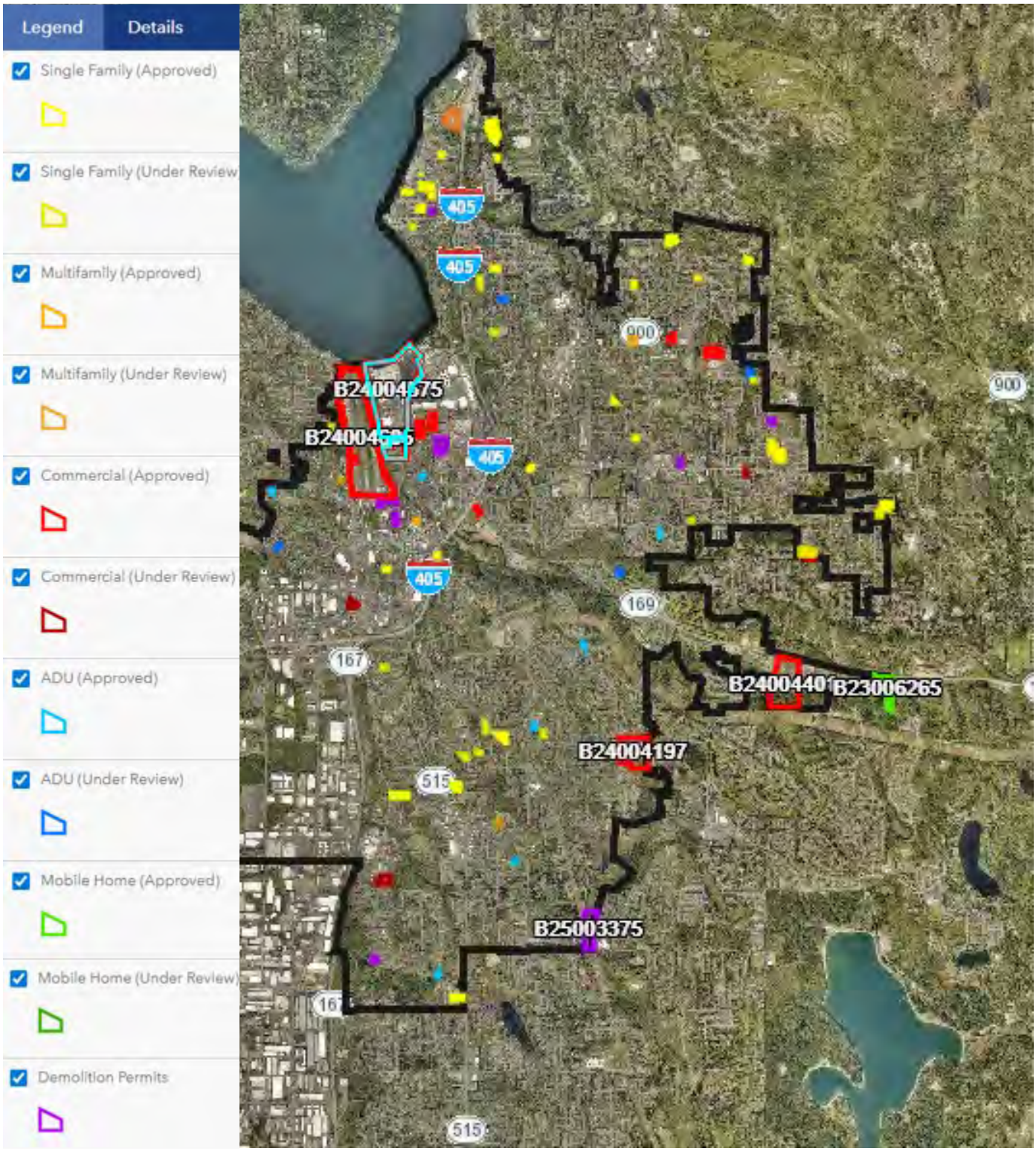
Exhibit 3-67. 2025 RRFA Fire Impact Fee Rate Schedule

Land Use	Unit	Total Cost of Response Per Unit of Development	Percentage Needed for Eligible Costs	Fire Impact Fee
Single-Family Residential	d.u.	$1,222.71	64%	$779.24
Multi-Family Residential	d.u.	$1,725.53	64%	$1,099.68
Hotel/Motel/Resort	room	$1,050.32	64%	$669.37
Medical Care Facility	bed	$3,409.94	64%	$2,173.16
Office	sq. ft.	$0.43	64%	$0.28
Medical/Dental Office	sq. ft.	$2.01	64%	$1.28
Retail	sq. ft.	$1.87	64%	$1.19
Leisure Facilities	sq. ft.	$1.42	64%	$0.90
Restaurant/Lounge	sq. ft.	$3.64	64%	$2.32
Industrial/Manufacturing	sq. ft.	$0.15	64%	$0.10
Church/Non-Profit	sq. ft.	$0.77	64%	$0.49
Education	students	$100.35	64%	$63.96
Special Public Facilities	sq. ft.	$0.42	64%	$0.27

RCW 82.02.050(2) requires that "…the financing for system improvements to serve new development … cannot rely solely on impact fees." As shown in Exhibit 3-67, the remaining impact fee eligible costs used as the basis for the impact fee calculation amount to just 64 percent of total impact fee eligible costs.

Therefore, the rates in Exhibit 3-67, which are based on only 64 percent of total impact fee eligible costs, comply with RCW82.02.050(2).

Appendix A: Current Key Development Map[26]



[26] Source: https://rentonwa.maps.arcgis.com/apps/Minimalist/index.html?appid=298f547a608e4ebf97251280134224b8

Renton Regional Fire Authority
18002 108th Ave SE
Renton, WA 98055
Office: (425) 276-9500
Fax: (425) 276-9592

MINUTES
RFA Governance Board Regular Meeting
10:00 A.M. – Monday, July 14, 2025
Fire Station #14 – 1900 Lind Ave SW, Renton

CALL TO ORDER

Governance Board Chair Alberson called the regular meeting to order at 10:01 a.m.

ROLL CALL

Governance Board Members Present:
James Alberson, Chair (City of Renton)
Sean Cook, Vice Chair (Fire District 25)
Ryan McIrvin (City of Renton)
Marcus Morrell (Fire District 25)
Ed Prince (City of Renton)
Linda Sartnurak (Fire District 40)

Governance Board Members Not Present:
Andrew Schneider (Fire District 40)

Administrative Staff Present:
Fire Chief Steve Heitman, Chief Administration Officer Samantha Babich, Fire Marshal Anjela Barton, Deputy Chief Mark Seaver, Deputy Chief Dan Alexander, Deputy Chief Ryan Simonds, Communications Manager Katie Lewis, Site Reliability Engineers Wyatt Humphreys and Javier Esparza, SR HR Generalist Vennessa Medford and Board Secretary Samantha Vergara

Public Present In-Person:
Noi Sartnurak; Ken, Linda, Jen, Henry, Boden & Evelyn Keith; Alexandra, Eric & Laura Lundin; Judy & Paul Seifert; Rod Handly; Mindy, Tim and Carry Simonds; Charity & Ayden Plumlee; Gavin, Paul, Somer, Rainier & Evonna Smith; June Wentz; Cory Murrell; Mr. & Mrs. Bushnell; Danielle, Gavin, Andrew & Grace Brown; Amber, Luna & Matthew Alvarado; Jenna Ayers; Sasha Facchini

Public Present Online:
Joe Pratt, Lorraine and Jessica Alvarado, Dave Seifert, Ed Plumlee, Paul Dutton

A **MOTION** was made by Board Member Prince and **SECONDED** by Board Member Morrell to excuse the absent board member from this meeting. **MOTION CARRIED (6-0)**

AGENDA MODIFICATIONS

There were no agenda modifications.

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ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcement

Board Chair Alberson officially welcomed King County Fire District #40 board commissioners since the annexation of District #40 into Renton Regional Fire Authority.

Presentation

Chief Heitman opened the promotional ceremony and presented the promotion of Ryan Simonds to Deputy Chief of Support Services.
Lt. Hand presented the promotion of Jason Lundin to Battalion Chief.
BC Vollandt presented the promotion of Luke Alvarado to Battalion Chief.
DC Simonds presented the promotion of Josh Brown to Battalion Chief.
DC Seaver presented the promotion of Jacob Smith to Captain.
DC Seaver presented the promotion of Nick Bushnell to Captain.
DC Seaver presented the promotion of Andrew Plumlee to Captain.
DC Seaver presented the promotion of Riley Ayers to Lieutenant.
DC Seaver presented the promotion of Alex Keith to Lieutenant.
BC Herman of VRFA presented the promotion of Nathan Facchini to Lieutenant.
DC Seaver recognized the promotion of Patrick Leahy to Engineer.

Board Chair Alberson acknowledged and recognized all promoted today. Chief Heitman thanked all the families for being present at our meeting and for all their support.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

A **MOTION** was made by Board Member Prince and **SECONDED** by Board Member Morrell to approve the consent agenda for July 14, 2025. **MOTION CARRIED (6-0)**

SIGNING OF VOUCHERS

The governance board members signed the voucher approval letter for July 14, 2025.

BOARD COMMITTEE REPORTS

There were no board committee reports.

CHIEF'S REPORT

Chief Heitman presented his report.

DIVISION REPORTS

Each of the division managers presented an overview of their respective reports.

For Support Services, DC Simonds shared that the bid for our Station 16 build is opening this week with review taking place on August 13, 2025.

At the conclusion of DC Seaver presenting on Response Operations, Board Chair Alberson asked about a recent (July) fire on 6th and Park, and DC Seaver gave an update.

CORRESPONDENCE

There was no correspondence.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

The board was notified that Board Member Sartnurak will be asked to join the Budget/Finance committee. This position was vacated when Board Member Abercrombie retired last month. Board Member Sartnurak agrees to this position.

GOOD OF THE ORDER

The board welcomed new FD25 Commissioner Andy Adolfson, who is filling the vacated seat for Fire Commissioner Position No. 2 until it is placed on the November ballot.

EXECUTIVE SESSION

There was no Executive Session.

FUTURE MEETINGS

- Monday, July 28, 2025, 10:00 a.m., Budget/Finance Committee Meeting, Video Conference
- Monday, July 28, 2025, 10:30 a.m., Operations/Capital Committee Meeting, Video Conference
- Monday, August 11, 2025, 10:00 a.m., Governance Board Regular Meeting, Fire Station #13 (18002 108th Ave SE, Renton) / Video Conference

ADJOURNMENT

Board Chair Alberson adjourned the meeting at 10:53 a.m.

_____

James Alberson, Board Chair

_____

Samantha Vergara, Board Secretary

VOUCHER APPROVAL FOR AUGUST 11, 2025 MEETING

AUDITING OFFICER CERTIFICATION

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Renton Regional Fire Authority, and that I am authorized to authenticate and certify said claim.

Auditing Officer: _____
Steven C. Heitman, Fire Chief

AUDIT COMMITTEE

The vouchers below have been reviewed and certified by individual departments and the RFA's Auditing Officer as required by RCW's 42.24.080 & 090, and a list of vouchers has been provided for review by the Finance Committee.

The undersigned members of the Finance Committee of the Renton Regional Fire Authority do hereby approve for payment accounts payable vouchers totaling $2,333,421.98, payroll vouchers and direct deposits totaling $1,591,923.34.

A/P VOUCHERS	Payment Date	Numbers	Amount
Virtual Pay	06/16/2025 - 07/15/2025	APA004385-APA004482	$946,917.42
Checks	06/16/2025 - 07/15/2025	13805-13810	$18,199.55
EFTs	06/16/2025 - 07/15/2025	-	$381,382.23
Bank Drafts	06/16/2025 - 07/15/2025	-	$986,922.78
AR Refund Checks	06/16/2025 - 07/15/2025	13800-13804	$0.00
TOTAL A/P			**$2,333,421.98**

PAYROLL VOUCHERS	Payment Date	No. of Vouchers	Amount
Direct Deposit	6/25/2025	183	$770,068.37
Check	6/25/2025	2	$7,132.55
Direct Deposit	7/10/2025	187	$814,722.42
Check	7/10/2025	0	$0.00
TOTAL PAYROLL		372	**$1,591,923.34**

TOTAL CLAIMS	**$3,925,345.32**

Renton Regional Fire Authority Governance Board:

Marcus Morrell, Board Member

James Alberson, Board Chair

Ed Prince, Board Member

Sean Cook, Board Member

Linda Sartnurak, Board Member

Ryan McIrvin, Board Member

Andrew Schneider, Board Member

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RENTON REGIONAL FIRE AUTHORITY

M E M O R A N D U M

DATE: August 11, 2025

TO: James Alberson, Jr. (City of Renton)
Sean Cook (Fire District 25)
Ryan McIrvin (City of Renton)
Marcus Morrell (Fire District 25)
Ed Prince (City of Renton)
Linda Sartnurak (Fire District 40)
Andrew Schneider (Fire District 40)

FROM: Steve Heitman, Fire Chief

SUBJECT: Renton Regional Fire Authority Chief's Report

1. **Journeyman Status Completions**
   The following firefighters have successfully completed their probationary period and achieved journeyman status on August 8, 2025, with Renton Regional Fire Authority. This milestone is achieved by completing JATC training and three years with Renton RFA, and reflects their dedication, hard work, and commitment to serving our community at the highest standard. Please join me in congratulating them on this important professional achievement.
   - Danny Nguyen
   - Danielle Bue
   - Zachery Wright
   - Jorge Guerrero

2. **Retirements/Promotions**
   DFM Dan Johnson has informed us that he is retiring effective 9/16/2025, his last shift being August 21st. DFM Johnson has served the Renton community for six years and has represented Renton RFA's AFSCME Local 2170 group as the shop steward for the last four years.

   Please join me in congratulating DFM Vlad Kononenko on his promotion to Deputy Fire Marshal II effective 8/1/2025.

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3. **Hiring Update**
   We are in the process of onboarding a new HR generalist, Kirsten Anderson, and two new deputy fire marshals, Dylan Gill and Dylan Heitman. All new members will start on August 16th.

4. **Washington Fire Chiefs Association Meetings**
   On July 15th, I attended a new member meeting with the Washington Fire Chiefs (WFC), followed by a board meeting hosted by Lacey Fire.

5. **WSRB/OIC Rating Criteria Discussions**
   I continue to participate in regular meetings with the Washington Surveying and Rating Bureau (WSRB) and the Office of the Insurance Commissioner (OIC) to discuss fire protection rating criteria and related updates.

6. **Tax Increment Financing (TIF) Impacts**
   I am actively engaged in discussions with the Association of Washington Cities (AWC) regarding Tax Increment Financing (TIF) and its potential impacts on funding for fire districts, regional fire authorities, and fire departments.

7. **Major Highway Incident Coordination**
   I am also attending monthly meetings involving the Washington State Patrol (WSP), Washington State Department of Transportation (WSDOT), and WFC to review major highway incidents and identify opportunities for improved communication during these events.

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Washington State Department of Labor & Industries | FIIRE Firefighter Injury and Illness Reduction

Firefighter Injury and Illness Reduction (FIIRE) Grant Program Application
FIIRE 2025

Application Instructions

You must complete all sections of the application. Please type or print clearly. L&I will review your application to approve or deny the grant. Therefore, the information you provide on this application must include all information requested. L&I will return incomplete applications.

E-mail the completed signed application **no later than June 30, 2025** to FIIRE@lni.wa.gov. Include your vendor quote and other supporting documentation.

Note: In order to receive grant funding, the employer must register with the Washington State Office of Financial Management as a payee and receive a vendor payee number.

- For information on how to register see: https://ofm.wa.gov/it-systems/accounting-systems/statewide-vendorpayee-services
- Vendor Payee Registration Form: https://ofm.wa.gov/sites/default/files/public/itsystems/payee/VendorRegistration.pdf
- To check for existing registration, see the Statewide vendor number look up: https://ofm.wa.gov/it-systems/accounting-systems/statewide-vendorpayee-services/statewide-vendor-number-lookup

Contact us

If you have questions about the application process, please contact:
E-mail: FIIRE@lni.wa.gov

Section I: Employer information

Name of employer (entity with the workers' compensation account): Renton Regional Fire Authority

Name of the Fire Department: Renton Regional Fire Authority

Size of Fire Department (FTEs): 189

L&I Account Number: 626158-00 UBI: 603616658

Washington Vendor Payee Number: SWV0230503

Employer contact name: Steve Heitman Title: Fire Chief

Telephone number: 425-276-9501 E-mail address: steve.heitman@rentonrfa.org

Fire Department contact name: Daniel Alexander

Title: Deputy Chief EMS, Safety & Health

Telephone number: 425-276-9554 E-mail address: dalexander@rentonrfa.org

Section II: Description of solution

1. What types of hazards will be mitigated or improved by the equipment, gear or safety assessment/training you plan to request to be purchased?
   - ☐ Carcinogen exposures
   - ☑ Musculoskeletal hazards
   - ☐ Safety Culture or other Safety Activities (only applies to assessments/trainings)

2. What are the specific prioritized hazards in your Safety Improvement Plan (SIP) that the equipment or gear will help with? *(If requesting safety assessment or training, please skip to Question 4.)*

   - Musculoskeletal hazards. Moving non-ambulatory patients becomes a significant risk for musculoskeletal injuries, in particular when moving patients up and down stairs. A powered stair chair has shown to help mitigate that risk for units that have one available. Having another powered stair chair will allow another unit to reduce their risk of injury while providing increased safety for patients. We have many buildings in our response area that may require units to move patients down three flights of stairs.

3. Describe the equipment or gear you will request to be purchased and the need for the equipment or gear to support the solutions identified in the SIP. (*Note: The SIP "Fix" section must include how the equipment and gear will be implemented as part of the solution and include other implementation steps such as training on equipment and gear use if applicable. The SIP "Evaluation" section must include how the use of and the effectiveness of the equipment or gear as part of the solution is evaluated.)*

   - Stryker 1X Xpedition Power Stair Chair with required accessories such as batter charger and power cord.
   - https://www.stryker.com/us/en/emergency-care/products/xpedition-powered-stair-chair.html
   - This piece of equipment will drastically reduce the pressure and impact on the bodies of our responder as they are often required to use stairs in moving a patient from their home to the transport unit.

4. If requesting a safety assessment or training, please describe the safety training you will be requesting to purchase and the need for the training. (a) How will this training or assessment impact your department's overall safety culture or safety plan? (b) How will this training or assessment reduce the risk of exposure to carcinogens or prevent/reduce the risk of injuries and illness with particular focus on causes of workers' compensation claims? (c) Who do you plan to have attend the assessment/training? *(Note: A Safety Assessment/Training Report Out must be completed and submitted no later than 30 days after the assessment/training has concluded.)*

5. Attach a copy of the completed SIP for the prioritized hazard related to the equipment or gear you will purchase. If not yet complete, a copy must be submitted to the L&I FIIRE Program by June 30, 2025.

   - A copy of Renton RFA's SIP is attached to this submission and this equipment is part of mitigating a prioritized hazard.

Section III: Implementation personnel

6. Provide the name and the title of the person responsible for implementation of the request for purchase of equipment, gear, or safety assessment/training and implementation of the SIP.

   - Daniel Alexander, Deputy Chief of EMS, Health & Safety

7. Provide the name and the title of the person responsible for training staff on the use of the equipment or dispersing information for the safety assessment/training.

   - Nathan Blakeslee, EMS Captain

Section IV: Budget

Please provide the proposed budget for the project to reflect the match level for the department size.

*Size of Department	Match Level	Maximum Award Level
Less than 100 FTE	No Required Match	Up to $25,000
100 and over FTE	**2:1 (L&I : FD)	Up to $25,000

** Size of fire department will be determined based on the hours reported for workers compensation under risk class 6904 (discounted risk class 6992). 2000 annual hours = 1 FTE.*

***2:1 matching (L&I provides $2 for every $1 provided by the fire department)*

For examples of matching fund contributions (L&I and FD), see FIIRE Notification of Funding Opportunity Sheet

Note: You may only use the FIIRE grant to request purchase of equipment and gear used to mitigate exposure to carcinogens or work-related musculoskeletal disorders; and assessments or trainings related to safety culture or other safety intervention activities. You may not use a FIIRE grant for the request of recouping the cost of any prior and/or ongoing interventions or for rented or leased equipment. In addition, you may not request to use a FIIRE grant to pay for salaries, wages, internal labor, employee training on grant purchased equipment, or any costs associated with preparing the application.

Delivery of goods and services must occur on or before June 30, 2026. If delivery does not occur by then, the grant will be cancelled and L&I's obligation to disburse funds will be cancelled.

List itemized expenses associated with the project. Indicate exact costs. Do not round figures. All budgets MUST have vendor price quotes attached for each individual item. You must subtract all discounts from the project total prior to determining the amount requested from L&I. These must be included on the vendor price quote.

Item	Quantity	# of Staff (if applicable)	Cost	Total
6257 Xpedition Mid Config Power Stair Chair	1		15,967.00	15,967.00
Kit, alvarium battery, service	1		1,129.00	1,129.00
Assembly, battery charger	1		1,616.00	1,616.00
Assembly, power cord, north am	1		37.00	37.00
Subtotal				18,749.00
Freight/Shipping				310.87
Tax			10.3%	1,931.15
List all discounts and/or trade-in amounts and subtract them from the project total				
Total Budget				20,991.02
Amount Requested				13,994.01

Section VI – Certifications and Assurances

The undersigned certifies that:
1. The signer is authorized to submit the grant application on behalf of the employer and the fire department and authorized to enter into legally binding agreements for the employer;
2. The signer has fully read and understands the requirements of the FIIRE grant program and the FIIRE Program;
3. The employer will use funds provided under this program solely for costs, expenses, goods, or services expressly allowed, permitted, or authorized by this program;
4. At L&I's direction, the employer will remit itemized receipts, invoices, and all other documentation as may be reasonably required by L&I evidencing the receipt of the item(s) purchased with FIIRE grant funds;
5. The employer agrees to reimburse L&I any grant funds spent on ineligible goods, services, or activities not authorized under this grant program; and
6. The employer agrees to remit to L&I any unused grant funds not used prior to June 30, 2026.

Section VII – Equipment or Gear Ownership

The Washington State Department of Labor and Industries (L&I) will issue funds upon proof of receipt for the purchase of equipment, gear, or safety assessment/training as requested and approved on this application and supporting documentation (quote, invoice, etc.). The department named on this application will receive the

equipment or gear from the vendor and maintain ownership. The department named on this application will be responsible for:

1. Providing L&I with receipt of the equipment of gear;
2. For any installation not included in the quote;
3. For any warranty coverage not included in the quote;
4. For working with the vendor if received defective equipment and exchanging like for like (may not receive a credit in any form);
5. For any training on how to use the equipment or gear not included in the quote;

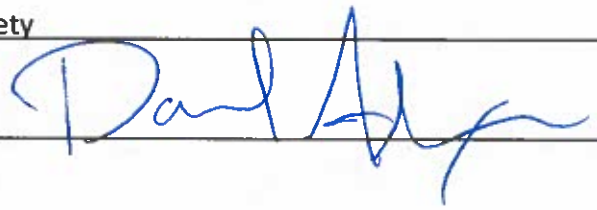
L&I will have no ownership, obligations, liability, or responsibility, for the equipment or gear purchased for the department named on this application.

Signature of Applicant

I certify that I am authorized to sign and submit this application, along with the agreement that will follow, if funded, on behalf of the employer. The information submitted with this application is accurate and true to the best of my knowledge.

Name of authorized representative (print) Daniel Alexander

Title Deputy Chief EMS, Health & Safety

Signature of authorized representative 

Date 6/25/2025

Employer name Renton Regional Fire Authority L&I Account Number 626158-00

stryker

1X Xpedition Grant Pricing

Quote Number: 11139300

Version: 1

Prepared For: RENTON REG FIRE AUTH

Attn:

Quote Date: 06/24/2025

Expiration Date: 09/24/2025

Remit to:
Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Rep: Warner Edwards

Email: warner.edwards@stryker.com

Phone Number: (503) 704-7184

Mobile: +1 5037047184

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	RENTON REG FIRE AUTH	Name:	RENTON REG FIRE AUTH	Name:	RENTON REG FIRE AUTH
Account #:	20232969	Account #:	20029572	Account #:	20029572
Address:	7691 S 180TH ST	Address:	18002 108TH AVE SE	Address:	18002 108TH AVE SE
	KENT		RENTON		RENTON
	Washington 98032-1048		Washington 98055-6445		Washington 98055-6445

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	625705550001	6257 XPEDITION MID CONFIG	1	$15,967.00	$15,967.00
2.0	650707000002	KIT, ALVARIUM BATTERY, SERVICE	1	$1,129.00	$1,129.00
3.0	650700450301	ASSEMBLY, BATTERY CHARGER	1	$1,616.00	$1,616.00
4.0	650700450102	ASSEMBLY, POWER CORD, NORTH AM	1	$37.00	$37.00
			Equipment Total:		$18,749.00

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit

Price Totals:

Estimated Sales Tax (10.300%):	$1,931.15
Freight/Shipping:	$310.87
Grand Total:	$20,991.02

Prices: In effect for 30 days

stryker

1X Xpedition Grant Pricing

Quote Number:	11139300	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1		
Prepared For:	RENTON REG FIRE AUTH	Rep:	Warner Edwards
	Attn:	Email:	warner.edwards@stryker.com
		Phone Number:	(503) 704-7184
		Mobile:	+1 5037047184
Quote Date:	06/25/2025		
Expiration Date:	09/23/2025		

Terms: Net 30 Days

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

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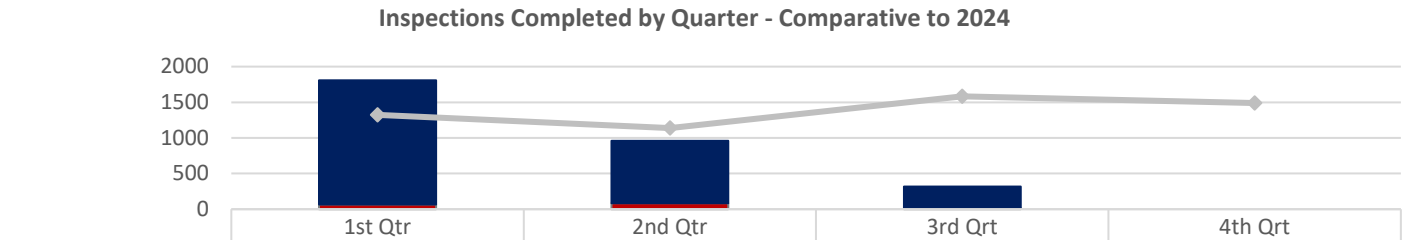
Office of the Fire Marshal August 2025 Monthly Report

Inspections

Staff have completed 3,088 inspections (business, multi-family, IFC permit, special, complaint & re-inspections) year to date.



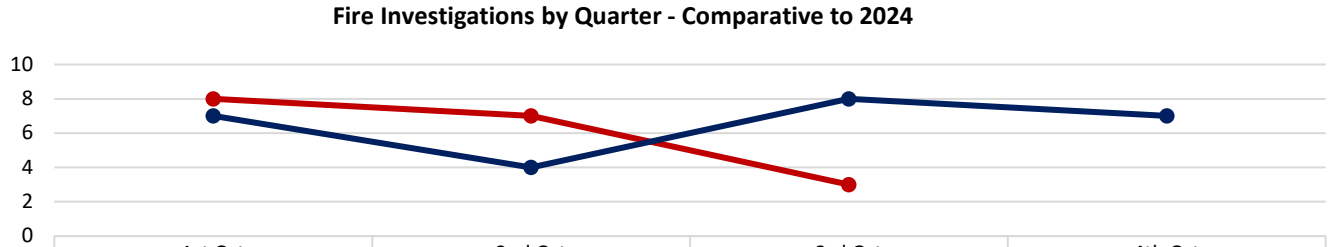
	1st Qtr	2nd Qtr	3rd Qrt	4th Qrt
COR 2025 Total	1,742	878	299	
Cont 2025 Total	68	83	18	
2024 Total	1,322	1,138	1,583	1,490

Fire Safe Business of the Month

Evergreen Beauty College was selected as the Fire Safe Business of the month.

Fire Investigations

There were 3 fires in July that required a fire investigator response. Total dollar loss for the year is estimated at $2.8 million and an estimated $41 million in saved property.



	1st Qrt	2nd Qrt	3rd Qrt	4th Qrt
2025	8	7	3	
2024	7	4	8	7

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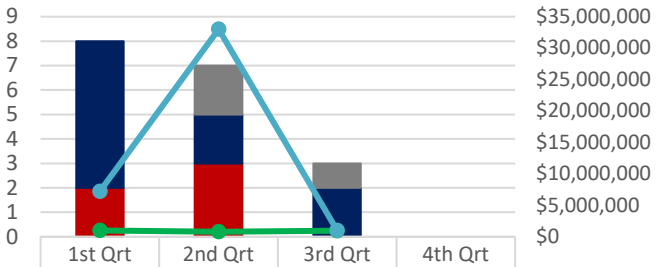
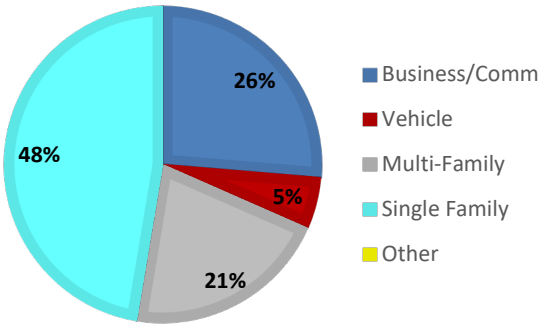
FIRE CAUSE AND LOSS ESTIMATE



	1st Qrt	2nd Qrt	3rd Qrt	4th Qrt
Undet	0	2	1	
Accidental	6	2	2	
Incindiary	2	3		
$ Loss	$1,000,000	$800,000	$950,000	
$ Saved	$7,200,000	$33,000,000	$1,000,000	

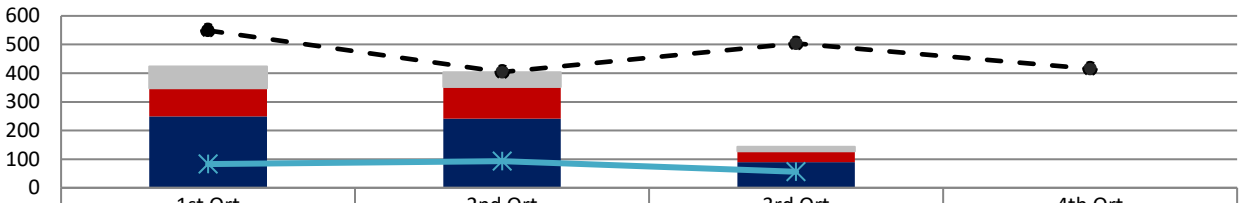
PROPERTY TYPE OF INVESTIGATED FIRES



Plans Review, Construction Inspections & Permits

Staff have completed 781 plans reviews, 261 construction inspections, and issued 159 fire systems and/or fire construction permits year to date.

Plans Review, Construction Inspections & Permits by Quarter - Comparative to 2024

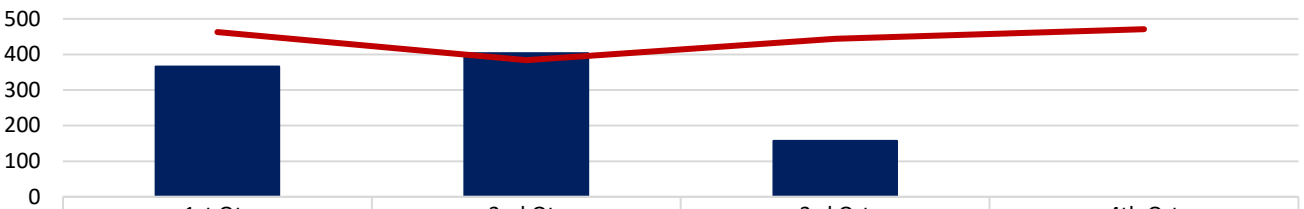


	1st Qrt	2nd Qrt	3rd Qrt	4th Qrt
Permits	76	51	15	
Inspections	98	111	38	
Plans Rev	249	241	90	
2024	549	404	504	416
Contract	83	93	56	

False Alarms

The Department has responded to 927 false alarms within our response area.

False Alarms by Quarter - Comparative to 2024



	1st Qtr	2nd Qtr	3rd Qrt	4th Qrt
2025	366	404	157	
2024	463	384	444	471

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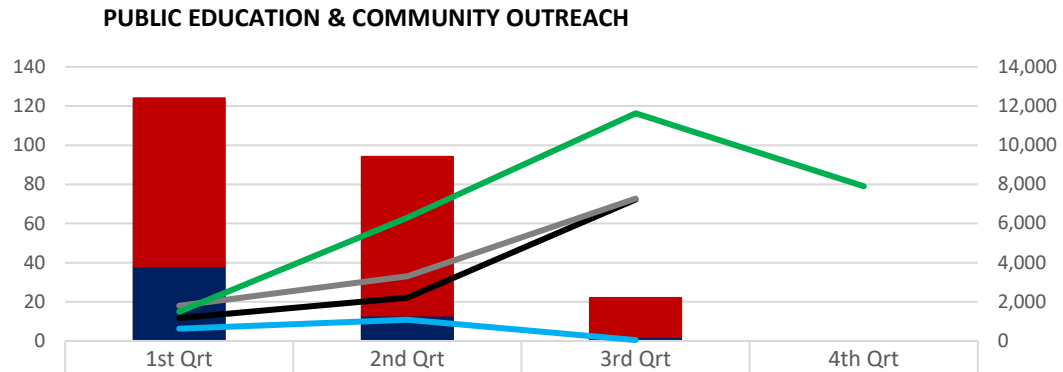
Public Education / Community Outreach Highlights

The Department has participated in 53 educational events, reaching 1,759 attendees and an additional 187 community events, reaching 6,614 attendees' year to date.

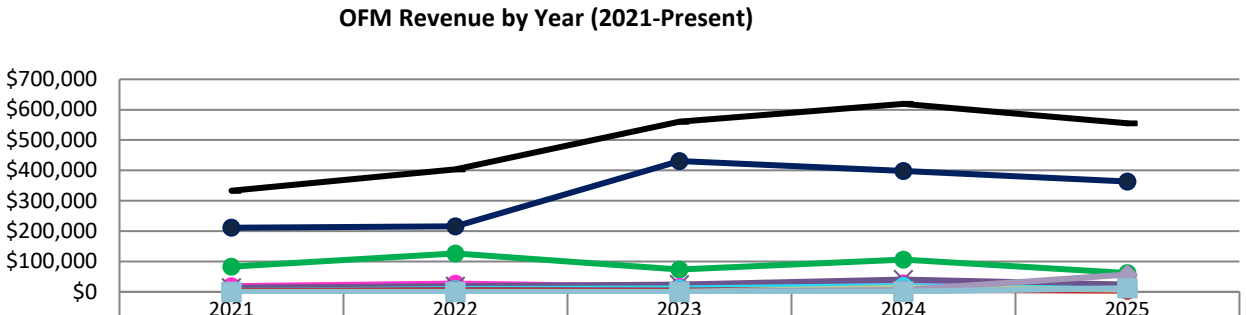


	1st Qrt	2nd Qrt	3rd Qrt	4th Qrt
Community Events	86	81	20	
Educational Events	38	13	2	
Participants (Educational)	629	1,084	46	
Participants (Community)	1,170	2,220	7,224	
Total Community Interaction	1,799	3,304	7,270	
2024 Community Interactions	1,498	6,291	11,628	7,899

Highlights:

- An engine crew attended the Fairwood Market, giving tours of the engine and sharing safety information with an estimated 600 community members.
- Crews made visits vacation bible schools at the following churches: Moldovan Baptist, Sunset Community Church, and St. Matthews Lutheran, interacting with over 130 children.
- Crews participated in Renton River Days activities, having over 5,000 interactions with community members.

OFM Revenue. OFM revenues year to date totaled $555,188.



	2021	2022	2023	2024	2025
IFC Permits	$211,220	$216,131	$430,819	$397,693	$363,784
FP System PR	$83,283	$126,580	$73,358	$106,047	$61,997
Fire / Const Permits	$18,721	$27,590	$17,030	$27,958	$16,744
Re-Inspections	$13,850	$19,185	$24,050	$40,482	$23,703
False Alarms	$3,000	$8,850	$10,950	$19,371	$8,550
Tech Fee	$3,060	$4,628	$3,970	$6,637	$3,877
Mountain View Cont	$0	$0	$0	$13,822	$7,510
TCE Revenue	$0	$0	$0	$5,862	$57,007
KC Cont	$0	$0	$0	$1,233	$12,016
Total Rev	$333,134	$402,964	$560,177	$619,105	$555,188

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Monthly Overview

Station Reliability
(Not include **Out of Jurisdiction Incidents**)

RRFA Station Area	First Due Incident Counts	Incidents in RRFA Area	Station Reliability
11	334	376	88.83%
12	288	317	90.85%
13	330	405	81.48%
14	149	182	81.87%
15	78	95	82.11%
16	132	157	84.08%
17	207	231	89.61%
Total	**1518**	**1763**	**86.10%**

Incident Breakdown by Station Responses
(Including Out of Jurisdiction Incidents)

Incident Type Group	11	12	13	14	15	16	17	**Total**
100 - Fire	49	27	38	25	19	17	27	**132**
200 - Overpressure Rupture, Explosion, Overheat	1						1	**2**
300 - Rescue & EMS	301	283	321	114	89	111	194	**1326**
400 - Hazardous Condition	4	6	6	5	3	6	5	**27**
500 - Service Call	21	12	2	7	6	2	4	**47**
600 - Good Intent Call	45	19	38	31	8	14	8	**146**
700 - False Alarm	24	31	37	38	13	17	17	**165**
Total	**445**	**378**	**442**	**220**	**138**	**167**	**256**	**1845**

Response Breakdown by Station's Units
(Including Out of Jurisdiction Responses)

Unit/Station	Response Counts
⊟ **11**	**523**
A311	235
E311	195
L311	93
⊟ **12**	**440**
A312	214
A412	2
B312	46
CAR312	29
E312	138
E412	6
WR312	5
⊟ **13**	**491**
A313	259
B313	45
E313	174
E413	13
⊟ **14**	**221**
E314	211
HM314	10
⊟ **15**	**140**
E315	140
⊟ **16**	**171**
BR316	7
E316	164
⊟ **17**	**281**
A317	162
BR317	6
E317	113
Total	**2267**

1 **Incident** can have multiple **responses**.

- Ex. A car crash (1 incident) might requires 3 Fire Units responding (3 responses)

Out of Jurisdiction incidents = Incidents that didn't happen in RRFA Jurisdiction

Station Reliability: Availability of our closest Station's Units when the incidents were reported

*The incident total from *Station Reliability Table* is different compare to *Incident Counts by Incident Type* and they are both correct.

- Total Under *Station Reliability Table* shows the number of incidents which have occurred within RRFA jurisdiction
- Total under *Incident Counts by Incident Type* shows the total incidents that RRFA Units have responded to

Good Intent Calls include Cancelled enroute, Wrong Location, Controlled Burning, Steam

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Last Month Response Time Breakdown

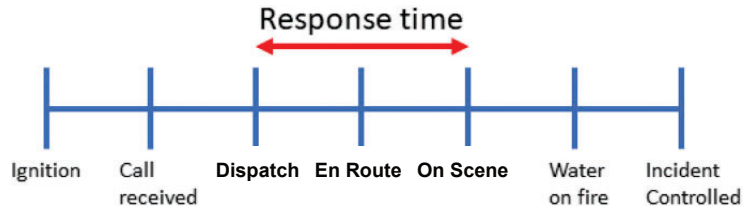
Station / Unit	Avg Turnout Time	Avg Travel Time	Avg Response Time	90th Percentile Turnout Time	90th Percentile Travel Time	90th Percentile Response Time
11	**00:01:35**	**00:03:49**	**00:05:25**	**00:02:37**	**00:06:32**	**00:09:09**
Aid Unit	00:01:38	00:03:33	00:05:11	00:02:37	00:06:07	00:08:44
Engine	00:01:31	00:04:00	00:05:31	00:02:38	00:06:47	00:09:26
Ladder Truck	00:01:27	00:04:43	00:06:11	00:02:26	00:07:48	00:10:14
12	**00:01:37**	**00:03:27**	**00:05:05**	**00:02:21**	**00:06:04**	**00:08:26**
Aid Unit	00:01:37	00:03:27	00:05:04	00:02:18	00:05:53	00:08:12
Engine	00:01:38	00:03:29	00:05:07	00:02:25	00:06:41	00:09:06
13	**00:01:36**	**00:04:24**	**00:06:00**	**00:02:41**	**00:06:06**	**00:08:47**
Aid Unit	00:01:35	00:04:35	00:06:11	00:02:48	00:06:23	00:09:12
Engine	00:01:37	00:03:53	00:05:31	00:02:17	00:05:37	00:07:54
14	**00:01:39**	**00:03:49**	**00:05:28**	**00:02:29**	**00:05:28**	**00:07:57**
Engine	00:01:39	00:03:49	00:05:28	00:02:29	00:05:28	00:07:57
15	**00:01:41**	**00:03:59**	**00:05:41**	**00:02:29**	**00:05:53**	**00:08:22**
Engine	00:01:41	00:03:59	00:05:41	00:02:29	00:05:53	00:08:22
16	**00:01:40**	**00:03:59**	**00:05:39**	**00:02:21**	**00:05:50**	**00:08:12**
Engine	00:01:40	00:03:59	00:05:39	00:02:21	00:05:50	00:08:12
17	**00:01:30**	**00:04:17**	**00:05:47**	**00:02:24**	**00:06:24**	**00:08:48**
Aid Unit	00:01:32	00:04:31	00:06:03	00:02:21	00:06:39	00:09:00
Engine	00:01:25	00:03:44	00:05:09	00:02:31	00:05:47	00:08:19
Total	**00:01:36**	**00:03:57**	**00:05:33**	**00:02:30**	**00:06:09**	**00:08:39**

Definition:

Turnout time = Dispatch to Firefighters in vehicle ready to respond

Travel Time = Firefighters in vehicle ready to respond to Firefighters On Scene

Response Time = Dispatch to Firefighters On Scene



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Year-to-date RRFA Incidents Overview

Incident Counts by RRFA Station Areas
(Not including Out of Jurisdiction Incidents)

Station Areas	January	February	March	April	May	June	July	**Total**
11	405	342	390	348	393	360	376	**2614**
12	315	258	319	316	281	329	317	**2135**
13	418	350	413	416	380	439	405	**2821**
14	142	122	142	134	143	152	182	**1017**
15	95	76	91	92	96	94	95	**639**
16	152	113	136	127	119	143	157	**947**
17	169	206	181	191	180	204	231	**1362**
Total	**1696**	**1467**	**1672**	**1624**	**1592**	**1721**	**1763**	**11535**

Incident Counts by NFIRS Incident Type
(Including Out of Jurisdiction Incidents)

Incident Type Group	January	February	March	April	May	June	July	**Total**
100 - Fire	34	19	22	33	36	65	132	**341**
200 - Overpressure Rupture, Explosion, Overheat			1		3	5	2	**11**
300 - Rescue & EMS	1398	1265	1423	1348	1352	1397	1326	**9509**
400 - Hazardous Condition	37	19	16	33	13	29	27	**174**
500 - Service Call	63	47	53	46	35	41	48	**333**
600 - Good Intent Call	145	93	102	114	118	145	150	**867**
700 - False Alarm	134	122	132	135	118	160	165	**966**
800 - Severe Weather & Natural Disaster		2		2				**4**
900 - Special Incident	1							**1**
Total	**1812**	**1566**	**1749**	**1711**	**1675**	**1842**	**1850**	**12205**

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Responses Breakdown by Apparatus

Apparatus Station	January	February	March	April	May	June	July	**Total**
⊟ **11**	**575**	**445**	**502**	**485**	**538**	**508**	**523**	**3576**
A311	266	243	262	265	282	254	235	**1807**
E311	224	149	166	148	189	180	195	**1251**
L311	85	53	74	72	67	74	93	**518**
⊟ **12**	**424**	**314**	**415**	**383**	**382**	**385**	**440**	**2743**
A312	220	175	209	198	215	197	214	**1428**
A412							2	**2**
B312	36	19	34	27	42	32	46	**236**
CAR312	21	15	32	17	18	9	29	**141**
E312	145	105	137	139	104	142	138	**910**
E412							6	**6**
WR312	2		3	2	3	5	5	**20**
⊟ **13**	**517**	**435**	**483**	**512**	**450**	**529**	**491**	**3417**
A313	299	257	289	264	268	288	259	**1924**
B313	46	27	35	42	35	46	45	**276**
E313	172	151	159	186	147	195	174	**1184**
E413				20			13	**33**
⊟ **14**	**173**	**140**	**181**	**174**	**176**	**195**	**221**	**1260**
E314	163	136	179	160	168	180	211	**1197**
HM314	10	4	2	14	8	15	10	**63**
⊟ **15**	**108**	**88**	**124**	**107**	**115**	**133**	**140**	**815**
E315	108	88	124	107	115	133	140	**815**
⊟ **16**	**164**	**122**	**134**	**139**	**124**	**155**	**171**	**1009**
BR316						1	7	**8**
E316	164	122	134	139	124	154	164	**1001**
⊟ **17**	**226**	**253**	**226**	**243**	**217**	**258**	**281**	**1704**
A317	142	174	137	158	150	167	162	**1090**
BR317					1	4	6	**11**
E317	84	79	89	85	66	87	113	**603**
Total	**2187**	**1797**	**2065**	**2043**	**2002**	**2163**	**2267**	**14524**

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Governing Board Agenda Item

SUBJECT/TITLE: Establish Public Hearing Date for Property Tax Levy and FBC

STAFF CONTACT: CAO Samantha Babich

SUMMARY STATEMENT:

In order to meet the required deadlines for filing property tax levy and fire benefit charge information with King County, we are proposing a special meeting on 10/27/2025 in lieu of the committee meetings in order to hold a public hearing on the proposed levy and fire benefit charge.

FISCAL IMPACT:

Expenditure _____ Revenue _____

Currently in the Budget **Yes** ☐ No ☐ **N/A** ☑

SUMMARY OF ACTION:

Here are the proposed actions to be taken:

10/03/2025 - Send notice to publish public hearing in print on 10/9 and 10/16.
10/13/2025 - Regular Governance Board Meeting
10/27/2025 - Special Governance Board Meeting: Public Hearing on A/V Levy (RCW 84.55.120) and FBC (RCW 52.26.230).
11/10/2025 - Regular Governance Board Meeting: Adopt Levy (RCW 84.52.070) and FBC (RCW 52.26.230) and Preliminary 2026 Budget.
11/30/2025 - Last day to certify Levy to County Assessor (RCW 84.52.020).

Reviewed by Legal **Yes** ☐ No ☐ **N/A** ☑

EXHIBITS:

2026 Budget Calendar

RFA GOVERNANCE BOARD RECOMMENDED ACTION:

I move to hold a special meeting on 10/27/2025 at 11:00 am in lieu of the committee meetings at Fire Station #13 for the purpose of holding a public hearing regarding the proposed levy and fire benefit charge.

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RRFA 2026 Budget Calendar

Date	Task	Action Needed By	Goal
JANUARY/FEBRUARY			
All Month	Review BARS and RCW for Changes Applicable to RRFA	RRFA Staff	Ensure compliance with all updates to BARS and RCW applicable to fire districts.
JUNE			
All Month	Review/Update Financial Policies for the July GB packet	RRFA Staff	Evaluate current financial policies and update if necessary. Add revised financial policies to July Governance Board meeting packet for adoption.
All Month Due 7/3	Develop/Update Fire Marshal Fees for the July GB meeting packet	RRFA Staff	To review and update the fees related to the Office of the Fire Marshal. Include updates in the August Board meeting packet for board motion (agenda item form only, no resolution).
JULY			
7/1/2025	Finalize Budget Calendar	RRFA Staff	Ensure all applicable target dates, meeting dates, and RCW notice requirements are met. To be presented to the Board during the July Bud/Cap Committee meetings as a briefing.
7/1/2025	Develop/Update Ambulance Transport Rates for Chief's Approval	RRFA Staff	Annual review of ambulance transport rates. If needed, complete the letter template under Resolution Drafts for Chief's signature and amend to Resolution 2022-01.
All Month Due 8/7	Develop/Update Capital Improvement Plan (CIP) for the August GB meeting packet	RRFA Staff	To review and update capital facilities needs and funding plan. Include in the August Board meeting packet.
All Month Due 8/7	Develop/Update Capital Facilities Plan (CFP) for the August GB meeting packet	RRFA Staff	To review and update capital facilities needs and funding plan related to new growth. Include in the August Board meeting packet.
All Month Due 8/7	Develop/Update Fire Impact Fee Rate Study for the August GB meeting packet	RRFA Staff	To review and update the fire impact fee rate study and to establish fire impact fees. Include in the August Board meeting packet.
7/28/2025	Committees to Review Budget Calendar	RRFA Staff; Governance Board	Present budget calendar to Governance Board members during committee meetings as a briefing.
AUGUST			
8/1/2025	Fire Marshal Fees (OFM) Changes Due to CoR	RRFA Staff	To review and update fees related to Fire Marshal's Office (permits, plans reviews, etc.). Required per the CoR Cooperation ILA (CAG-16-116) Amendment 1, Exhibit 1, section 2.
8/4/2025	E-Team Budget Meeting	RRFA Staff	Establish overall budget guidelines and priorities, considering revenue trends, economic forecasts, projected personnel expense, major projects, and service levels.
8/11/2025	Budget Kick-Off Meeting	RRFA Staff; Governance Board	To review budget calendar, guidelines, expectations and process.
8/11/2025	Board to Establish Levy/FBC Public Hearing Date	Governance Board	Add a new business item to the August GB meeting agenda to "Establish Public Hearing Date for Property Tax Levy & FBC"; the public hearing will replace the October Committee meetings and be included at the beginning of the November Regular GB meeting. Resolutions to be adopted at November meeting.
8/11/2025	Board to Approve CFP & Rate Study	Governance Board	Add new business items to the August GB meeting agenda for the board to approve a resolution to adopt the CFP & Rate Study (if needed).
8/22/2025	BLS Estimated Allocations	RRFA Staff	EMS allocation numbers will become available.
SEPTEMBER			
9/1/2025	Budget Requests Due	RRFA Staff	All budget requests due by 5:00 PM. Submittal through Incode Online.
9/1/2025	CFP, Rate Study, and Impact Fees Due to CoR	RRFA Staff	To submit to the City either a 6-year CFP with rate study for impact fees or an update of a previously adopted plan per the CoR Impact Fee Agreement (CAG-19-022), section II A.
9/8/2025	E-Team Budget Workshop	RRFA Staff	To review budget requests and projected revenues.
9/12/2025	Budget Revisions Due	RRFA Staff	Revisions to budget requests due in Incode Online.
9/12/2025	King County Preliminary Assessed Valuation Due	RRFA Staff	To estimate this year's Property valuation and next year's estimated Property Tax and Fire Benefit Charge.
9/18/2025	Develop Preliminary Budget	RRFA Staff	To consolidate the full budget.
9/18/2025	Fire Benefit Charge Estimate	RRFA Staff	To estimate the potential Fire Benefit Charge for the subsequent year.
9/22/2025	Bud/Fin Committee Budget Workshop	Governance Board	Add a new business item to review preliminary budget or any adjustments with the Budget/Finance Committee.

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RRFA 2026 Budget Calendar

Date	Task	Action Needed By	Goal
OCTOBER			
10/3/2025	Send Publication Notices to Renton Reporter	RRFA Staff	To publish public hearing notices on the following (2) Thursdays. Note: Check with Sound Publishing to confirm the submission deadline is still by noon the Friday prior for the following Thursday publishing date.
10/9/2025	Finalize Preliminary Budget	RRFA Staff	Prepare final balanced budget for October Governance Board meeting packet.
10/13/2025	Board to Review Proposed Budget at October GB Meeting	Governance Board	Add a new business item to present the proposed budget to the Governance Board at the Regular October GB meeting.
10/27/2025	Special Meeting for Public Hearing (in lieu of Committee Meetings)	Governance Board	Public hearing on A/V Levy (RCW 84.55.120) and FBC (RCW 52.26.230) to review revenue sources and potential benefit charges for the subsequent year. Replaces the October committee meetings. (Quorum Not Required)
10/31/2025	Notify the OIC of Ambulance Transport Rate Update (if needed)	RRFA Staff	Annual rate notice deadline to the Office of the Insurance Commissioner (OIC) per WAC 284-43B-029.
NOVEMBER			
11/10/2025	Board to Adopt A/V Levy, FBC and Proposed Budget	Governance Board	Add new business items to adopt the Property Tax Levy (RCW 84.52.070), FBC (RCW 52.26.230), and the proposed budget at the November regular meeting.
11/10/2025	Develop Report on Public Hearing to County Treasurer	RRFA Staff	To include the report on public hearing with the FBC resolution to the County Treasurer per RCW 52.26.230. Provide to Sam for compilation.
11/26/2025	Provide the FBC Resolution to County Treasurer with Report on Public Hearing	RRFA Staff	To provide King County the FBC resolution with the report on public hearing per RCW 52.26.230.
11/26/2025	Levy provided to KC Assessor & Treasurer with report on public hearing (complete Ordinance 2152 Disclosure)	RRFA Staff	To provide King County the Ordinance 2152 Disclosure document and levy information per RCW 84.52.070.
11/26/2025	File the Budget with King County	RRFA Staff	To file the budget with the County per RCW 84.52.020.
DECEMBER			
12/19/2025	Post the Budget to SharePoint	RRFA Staff	To make the budget visible internally.
JANUARY 2026			
1/1/2026	Ambulance Transport Rate Update Implementation	RRFA Staff	Implementation date for updated ambulance transport rates per WAC 284-43B-029.
1/1/2026	Final Assessed Values	RRFA Staff	Final assessed values available from King County.
1/21/2026	Budget load in finance system	RRFA Staff	To load budget in RRFA Finance system.
FEBRUARY 2026			
2/9/2026	GFOA Distinguished Budget Presentation Due	RRFA Staff	

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Governing Board Agenda Item

SUBJECT/TITLE: Resolution Adopting the 2026 Capital Facilities Plan and Rate Study

STAFF CONTACT: CAO Samantha Babich

SUMMARY STATEMENT:

The RRFA is required by ILA agreement with the City of Renton to have a Capital Facilities Plan for the purposes of imposing impact fees on development within the city limits. In conjunction with this, a rate study was conducted to more accurately align the rates for impact fees.

FISCAL IMPACT:

Expenditure _____ Revenue _____

Currently in the Budget **Yes** ☑ No ☐ **N/A** ☐

SUMMARY OF ACTION:

Renton RFA is requesting adoption of these documents by resolution.

Reviewed by Legal **Yes** ☐ No ☐ **N/A** ☑

EXHIBITS:

Capital Facilities Plan and Rate Study
Resolution 2025-04 Adopting Capital Facilities Plan and Rate Study

RFA GOVERNANCE BOARD RECOMMENDED ACTION:

I move to approve Resolution 2025-04, hereby adopting the 2026 Capital Facilities Plan and Rate Study for the Renton Regional Fire Authority.

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RENTON REGIONAL FIRE AUTHORITY

RESOLUTION NO. 2025-04
ADOPTING THE RENTON REGIONAL FIRE AUTHORITY
CAPITAL FACILITIES PLAN AND RATE STUDY FOR IMPACT FEES

WHEREAS, the Renton Regional Fire Authority "Renton RFA" has determined, consistent with the State Growth Management Act, that uncoordinated and unplanned growth poses a threat to the health, safety, and high quality of life enjoyed by residents of the Renton RFA; and

WHEREAS, the Renton RFA is committed to ensuring that the Renton RFA facilities and equipment necessary to support development and growth within the Renton RFA are adequate to serve development at the time development occurs without decreasing current service levels; and

WHEREAS, the Renton RFA is committed to a "concurrency" philosophy to service delivery; meaning fire and emergency service capacity must grow concurrently with development; and

WHEREAS, the Renton RFA recognizes that as the community continues to grow, additional resources will be required to adequately meet the growing demand for services; and

WHEREAS, the Renton RFA believes impact fees provide a necessary component of funding to address the capital cost of public facilities that are needed to serve new development and the people who occupy or use the new development; and

WHEREAS, the Renton RFA recognizes that in order to achieve its commitment to concurrency in a manner consistent with the State Environmental Policy Act and the State Growth Management Act that the Renton RFA requires a Capital Facilities Plan; and

WHEREAS, the Renton RFA recognizes that a Capital Facilities Plan is required for the development, adoption, and collection of impact fees under Chapter 82.02 RCW; and

WHEREAS, consistent with the Capital Facilities Plan, Renton RFA has developed Rate Study for Impact Fees to establish the rates for impact fees in the City of Renton for fire protection facilities authorized by RCW 82.02.090(7).

NOW THEREFORE, BE IT RESOLVED, that the Governance Board of the Renton Regional Fire Authority hereby adopts and approves the Renton Regional Fire Authority Capital Facilities Plan and the Rate Study for Impact Fees, attached hereto.

ADOPTED by the Governance Board of the RENTON REGIONAL FIRE AUTHORITY at an open public meeting of such Board on the 11th day of August 2025, the following Members being present and voting:

_____	_____
Board Member	Board Member
_____	_____
Board Member	Board Member
_____	_____
Board Member	Board Member
_____	_____
Board Member	

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Governing Board Agenda Item

SUBJECT/TITLE: Adoption of Proposed 2026 Office of the Fire Marshal Fee Schedule

STAFF CONTACT: FM Barton

SUMMARY STATEMENT:

Office of the Fire Marshal fees are adopted by the Renton City Council and included in the City of Renton Fee Schedule. Proposed changes to our fee schedule are typically due to the City of Renton for inclusion in the City fee schedule by the end of August each year.

FISCAL IMPACT:

Expenditure _____ Revenue ~$127,000

Currently in the Budget **Yes** ☐ No ☑ **N/A** ☐

SUMMARY OF ACTION:

The proposed fee schedule will ensure our fees account for increases in costs such as overtime and other costs associated with the services provided by the Fire Marshal's Office.

Reviewed by Legal **Yes** ☐ No ☐ **N/A** ☑

EXHIBITS:

Proposed Fee Schedule

RFA GOVERNANCE BOARD RECOMMENDED ACTION:

I move to approve the proposed fee schedule for submission to the City of Renton for inclusion in the City of Renton 2026 Fee Schedule.

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OFM Fees	2023-2025	PROPOSED 2026	PSRFA
Section XIII. Fire Department Fire Marshal Fees (RFA)			
a. Fire Plans Review & Inspection Fees			
(I) $0 - $249.99	$50	$60	Not comprable
(II) $250.00 - $999.99	$50 + 2% of the cost	$75 + 2% of the cost	
(III) $1,000 - $4,999.99	$75 + 2% of the cost	$100 + 2% of the cost	
(IV) $5,000 - $49,999.99	$200 + 1.5% of the cost	$250 + 1.5% of the cost	
(V) $50,000 - $99,999.99	$450 + 1.2% of the cost	$525 + 1.2% of the cost	
(VI) $100,000 and above	$950 + .75% of the cost	$1100 + .75% of the cost	
(VII) Construction Re-Inspection. Fee is per hour with a 2 hour minimum. The minimum **(may) replace with (will)** be assessed if the required inspection does not meet the approval of the inspector.	$175	$200	$200 per re-inspection
(VIII) Violation/Second Re-Inspection after 30-day period (whenever 30 days or more have passed since fire department notification of a violation, which required a first re-inspection, and such violation has not been remedied or granted an extension.	$150	$175	$200 per re-inspection
(IX) Third and subsequent re-inspection follow-up inspection when re-inspections are required beyond the first and second re-inspections.	$250	$300	$200 per re-inspection
(X) Preventable fire alarm fee:			
1. First, second, and third preventable alarms	N/C	N/C	
2. Fourth and fifth preventable alarms in a calendar year, fee is per each alarm	$75	$75	
3. Sixth preventable alarm and sucessive preventable alarms in a calendar year, fee is per each alarm	$150	$150	
(XI) Late payment penalty	$35	$35	
b. Fire Permit Type:			
(I) Operational fire code permit (issued in accordance with Section 105.6 of the IFC) fee is yearly (including items such as fire special events, covered stages, mobile food facilities, hot works, etc…)	$150	$185	Special Event Permit $450.00 $193.60
(II) Permits for mobile food facilities that have passed a fire and life safety inspection in another jurisdiction that has reciprocity with Renton RFA	$75	$92.50	$96.80
(III) Hazardous materials and HPM facilities yearly **(ADD: & High Piled Storage)**	$250	$325	$387.20 (High piled storage and Hazardous Materials)
(IV) Construction permit	20% of plan review fee; minimum $75	20% of plan review fee; minimum $100	
(V) Hazardous production materials permit (for businesses storing, handling, or using hazardous production materials as regulated in the fire code) permit is yearly	$250	$325	$387.20
(VI) Underground tank removal or abandonment-in-place permit (residential)	$200	$300	$400 per tank
(VII) Other requested inspection when not required by the fire code. Fee is per hour with a miniumum 1 hour when approved by the Fire Marshal, such as home daycares.	$175	$200	$375.86 + $187.93 per hour over 2 hrs
(VIII) NSF check fees	$25	$25	
(X) RFA technology surcharge fee applied to Fire Department Fire Marshal Fees, subsection a. (I,II,III, IV, V, VI)	5% (match COR rate)	5%	5%

* PSRFA also charges a $75 annual inspection fee for the annual inspection.

Estimated annual revenue impacts based on proposed fee schedule changes are:

Operational Permits	$90,000
Fire Protection Plans Review	$20,000
Fire / Construction Permits	$4,000
Re-Inspections	$12,000
False Alarms	No Change
Tech Fee	$1,000
Increased Revenue:	**$127,000**

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