

# Nampa Fire Protection District Impact Fee Results & CIP

*April 15, 2026*



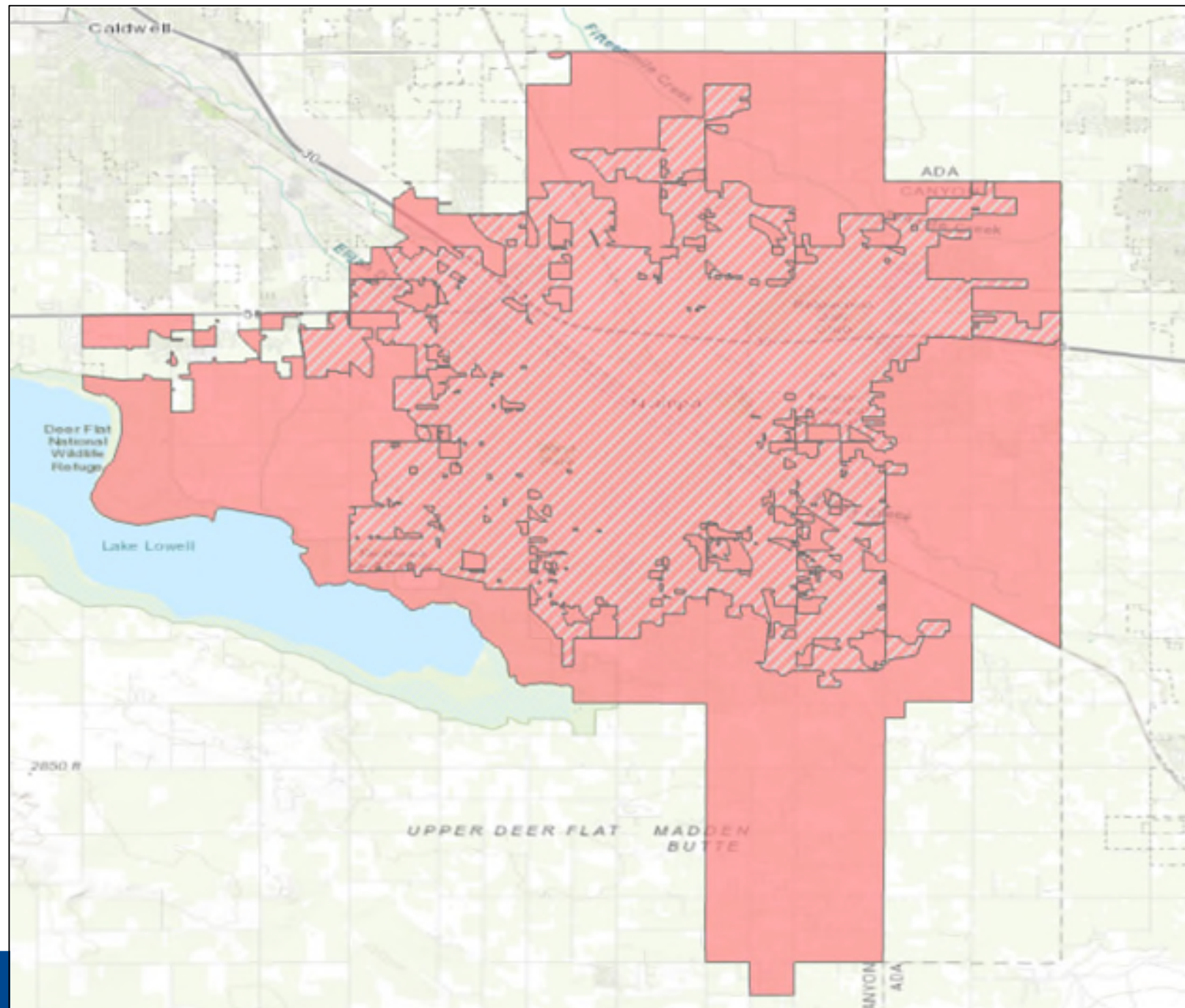
**TischlerBise**  
FISCAL | ECONOMIC | PLANNING

**Galena**  
CONSULTING

# Progress of Study

- Met with planning staff to update growth projections
- Calculated current facility level of service
- Worked with fire district staff to prepare capital improvement plan (CIP), related impact fees, other revenues
- Approval by Fire Board, Fire District DIFAC, City of Nampa, and County DIFAC

# Nampa Fire District



# Growth Projections

- Housing development based on building history in Nampa and Compass projections outside of the city
- 45,200 new residents (35% increase)

Nampa Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population [1]	127,834	132,173	136,512	141,053	145,594	150,136	154,677	159,218	163,811	168,404	172,997	45,162
Housing Units [2]												
Single Family	39,968	41,132	42,296	43,523	44,750	45,977	47,204	48,431	49,674	50,917	52,161	12,192
Multifamily	7,554	8,082	8,611	9,151	9,691	10,232	10,772	11,312	11,856	12,399	12,942	5,389
Total Housing Units	47,522	49,214	50,906	52,674	54,441	56,209	57,976	59,743	61,530	63,317	65,103	17,581

[1] Population projections are based on housing growth and PPHU factors

[2] Housing projections are based on annual average without peak in Nampa and COMPASS projections outside of Nampa

# Growth Projections

- Commercial development based on building history in Nampa and Compass projections outside of the city
- 40% growth (18,500 jobs)

Industry	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
<b>Jobs [1]</b>												
Retail	11,764	11,964	12,165	12,340	12,515	12,690	12,865	13,040	13,240	13,441	13,641	1,877
Office	7,507	7,824	8,140	8,441	8,741	9,041	9,342	9,642	9,959	10,275	10,592	3,085
Industrial	15,461	16,642	17,822	18,970	20,117	21,264	22,412	23,559	24,740	25,920	27,101	11,640
Institutional	11,406	11,607	11,809	11,985	12,162	12,339	12,515	12,692	12,893	13,094	13,296	1,889
<b>Total</b>	<b>46,139</b>	<b>48,037</b>	<b>49,936</b>	<b>51,735</b>	<b>53,535</b>	<b>55,334</b>	<b>57,134</b>	<b>58,933</b>	<b>60,832</b>	<b>62,730</b>	<b>64,629</b>	<b>18,490</b>
<b>Nonresidential Floor Area (1,000 sq. ft.) [2]</b>												
Retail	5,541	5,635	5,730	5,812	5,894	5,977	6,059	6,142	6,236	6,330	6,425	884
Office	2,305	2,402	2,499	2,591	2,684	2,776	2,868	2,960	3,057	3,155	3,252	947
Industrial	15,901	16,653	17,405	18,136	18,867	19,598	20,329	21,059	21,811	22,563	23,315	7,414
Institutional	3,992	4,063	4,133	4,195	4,257	4,319	4,380	4,442	4,513	4,583	4,653	661
<b>Total</b>	<b>27,739</b>	<b>28,753</b>	<b>29,767</b>	<b>30,734</b>	<b>31,701</b>	<b>32,669</b>	<b>33,636</b>	<b>34,604</b>	<b>35,618</b>	<b>36,631</b>	<b>37,645</b>	<b>9,906</b>

[1] Source: Institute of Transportation Engineers, *Trip Generation*, 2021

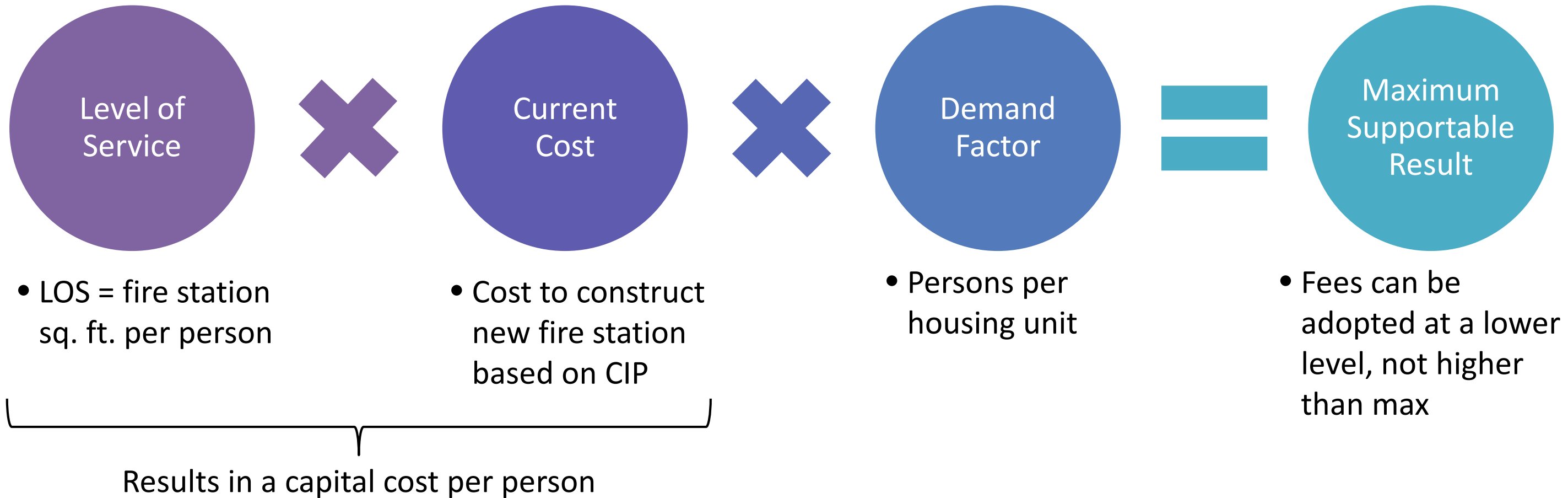
[2] Source: Building permit analysis by TischlerBise and Compass projections

# Nampa Fire Protection District

- Incremental Expansion
  - Current level of service based on fire inventory and current demand
  - Ensures that today's level of service is provided to future residents
  - Conservative approach, however, it allows for more flexibility in expenditures while not over charging development
- Fire stations, land, apparatus, equipment and share of impact fee study
- Residential & nonresidential development based on call data

# Nampa Fire Protection District

- Methodology



# Nampa Fire Protection District

- Changes from 2021 Study
  - Call data to be used to attribute facility demand
  - Station construction cost estimates increased
  - Incremental expansion instead of plan-based
- Incremental expansion quantifies current facility level of service and sets fee to that LOS
- While plan-based sets fee to future growth-related CIP cost

# Nampa Fire Protection District

- 11,350 annual calls for service with 70% residential and 30% nonresidential split
  - Previous study had 85%/15% split
  - Update shifts some additional costs to nonresidential development

Land Use	Annual Calls for Service	% of Total
Residential	7,260	64%
Nonresidential	3,082	27%
Traffic/Other	1,008	9%
<b>Total</b>	<b>11,350</b>	<b>100%</b>

Land Use	Base Year Vehicle	% of Total
Residential	289,155	66%
Nonresidential	150,635	34%
<b>Total</b>	<b>439,790</b>	<b>100%</b>

Land Use	Adj. Calls for Service	% of Total
Residential	7,923	70%
Nonresidential	3,427	30%
<b>Total</b>	<b>11,350</b>	<b>100%</b>

Source: Nampa Fire Protection District

# Nampa Fire Protection District

- Fire Station Current LOS & Cost Analysis – Square Feet


Facility	Square Feet	Replacement Cost
Fire Station #1	15,000	\$12,990,000
Fire Station #2	5,000	\$4,330,000
Fire Station #3	5,000	\$4,330,000
Fire Station #4	6,500	\$5,629,000
Fire Station #5	8,761	\$7,587,026
Fire Station #6	9,798	\$8,485,068
<b>Total</b>	<b>50,059</b>	<b>\$43,351,094</b>

Level of Service Standards	Residential	Nonres
Proportionate Share	70%	30%
Share of Square Feet	34,943	15,116
2023 Population/Nonres. Vehicle Trips	127,834	150,635
Square Feet per 1,000 Persons/Vehicle Trips	273	100

Cost Analysis	Residential	Nonres
Square Feet per 1,000 Persons/Vehicle Trips	273	100
Average Cost per Square Foot [1]	\$866	\$866
Capital Cost per Person/Vehicle Trip	\$236	\$87

Source: Nampa Fire Protection District

[1] Estimated construction cost from construction plans for Station #6



Project: Nampa Fire Station 6      Architect: Pivot North / RFM  
 Current Date: 6/24/2022      Duration: 12 months  
 Estimator: AU & BG

**Exhibit E - GMP Breakdown**

Square Feet: 9,798

Station #6 Construction Summary	
Construction Cost	\$7,157,474
Design Fees	\$694,420
Owner Soft Costs	\$156,500
Additional Owner Items	\$475,656
<b>Total Cost</b>	<b>\$8,484,050</b>
<b>Square Feet</b>	<b>9,798</b>
<b>Cost per Sq. Ft.</b>	<b>\$866</b>

# Nampa Fire Protection District

- Fire Station Current LOS & Cost Analysis - Acres

Facility	Acres	Current Value
Fire Station #1	0.48	\$186,522
Fire Station #2	1.50	\$582,881
Fire Station #3	0.74	\$287,555
Fire Station #4	2.00	\$777,175
Fire Station #6	2.00	\$777,175
Future Station/Facility Land	4.25	\$1,651,497
<b>Total</b>	<b>10.97</b>	<b>\$4,262,806</b>

<i>Level-of-Service Standards</i>	Residential	Nonres
Proportionate Share	70%	30%
Share of Acres	7.66	3.31
2023 Population/Nonres. Vehicle Trips	127,834	150,635
<b>Acres per 1,000 Persons/Vehicle Trips</b>	<b>0.060</b>	<b>0.022</b>

<i>Cost Analysis</i>	Residential	Nonres
Acres per 1,000 Persons/Vehicle Trips	0.060	0.022
Average Cost per Acre [1]	\$388,588	\$388,588
<b>Capital Cost per Person/Vehicle Trip</b>	<b>\$23</b>	<b>\$9</b>

Source: Nampa Fire Protection District

[1] Estimated acreage cost comes from a survey of current listings provided by the City of Nampa

# Nampa Fire Protection District

- Fire Admin Facility Current LOS & Cost Analysis – Square Feet

Facility	Square Feet	Replacement Cost
Fire Administration	7,200	\$2,088,000
Fire Safe House	1,250	\$362,500
Training Facilities	16,681	\$11,319,250
<b>Total</b>	<b>25,131</b>	<b>\$13,769,750</b>

<i>Level-of-Service Standards</i>	<b>Residential</b>	<b>Nonres</b>
Proportionate Share	70%	30%
Share of Square Feet	17,542	7,589
2023 Population/Nonres. Vehicle Trips	127,834	150,635
<b>Square Feet per 1,000 Persons/Vehicle Trips</b>	<b>137</b>	<b>50</b>

<i>Cost Analysis</i>	<b>Residential</b>	<b>Nonres</b>
Square Feet per 1,000 Persons/Vehicle Trips	137	50
Average Cost per Square Foot	\$548	\$548
<b>Capital Cost per Person/Vehicle Trip</b>	<b>\$75</b>	<b>\$27</b>

Source: Nampa Fire Protection District

# Nampa Fire Protection District

- Fire Apparatus Current LOS & Cost Analysis

Apparatus	Units	Cost per Unit	Replacement Cost
Fire Engine	10	\$1,300,000	\$13,000,000
Ladder Truck	1	\$2,300,000	\$2,300,000
Quint	1	\$900,000	\$900,000
Water Tender	1	\$400,000	\$400,000
Squad Truck	1	\$250,000	\$250,000
Brush Truck	1	\$100,000	\$100,000
Support Vehicles	3	\$200,000	\$600,000
<b>Total</b>	<b>18</b>		<b>\$17,550,000</b>

<i>Level-of-Service Standards</i>	<b>Residential</b>	<b>Nonres</b>
Proportionate Share	70%	30%
Share of Fleet	12.56	5.44
2023 Population/Nonres. Vehicle Trips	127,834	150,635
<b>Units per 1,000 Persons/Vehicle Trips</b>	<b>0.098</b>	<b>0.036</b>

<i>Cost Analysis</i>	<b>Residential</b>	<b>Nonres</b>
Units per 1,000 Persons/Vehicle Trips	0.098	0.036
Average Cost per Unit	\$975,000	\$975,000
<b>Capital Cost per Person/Vehicle Trip</b>	<b>\$96</b>	<b>\$35</b>

Source: Nampa Fire Protection District

# Nampa Fire Protection District

- Fire Equipment Current LOS & Cost Analysis

Equipment	Units	Replacement Cost
SCBAs	50	\$612,000
Cardiac Monitors	9	\$450,000
Turnout Gear	212	\$1,674,800
SCBA Fill Station	3	\$210,000
SCBA Fill Trailer	1	\$90,000
<b>Total</b>	<b>275</b>	<b>\$3,036,800</b>

<i>Level-of-Service Standards</i>	Residential	Nonres
Proportionate Share	70%	30%
Share of Equipment	191.96	83.04
2023 Population/Nonres. Vehicle Trips	127,834	150,635
<b>Units per 1,000 Persons/Vehicles Trips</b>	<b>1.50</b>	<b>0.55</b>

<i>Cost Analysis</i>	Residential	Nonres
Units per 1,000 Persons/Vehicle Trips	1.50	0.55
Average Cost per Unit	\$11,043	\$11,043
<b>Capital Cost per Person/Vehicle Trip</b>	<b>\$17</b>	<b>\$6</b>

Source: Nampa Fire Protection District

# Nampa Fire Protection District

- Share of impact fee study can be captured by fee

Share of Study Cost	Residential Share	Nonresidential Share
\$21,240	70%	30%

Residential Growth Cost	Five-Year Population Increase	Capital Cost per Person
\$14,826	22,301	\$0.66

Nonresidential Growth Cost	Five-Year Vehicle Trip Increase	Capital Cost per Vehicle Trip
\$6,414	19,443	\$0.33

# Nampa Fire Capital Improvement Plan

Type of Capital Infrastructure	Estimated Year	Total Cost	Growth Share	Growth Related Cost	Total Square Feet	Growth Square Feet	Growth Acres	Growth Units
<b>Facilities</b>								
Storage/Logistics Facility	2025	\$2,000,000	0%	\$0	-	-	-	-
Land for Station 8 & 9	2025/2027	\$1,500,000	100%	\$1,500,000	-	-	5	-
Administration Building	2026	\$4,350,000	52%	\$2,262,000	15,000	7,800	-	-
Addition at Station #2 for squad vehicle capability	2027	\$4,330,000	50%	\$2,165,000	5,000	2,500	-	-
Remodel Station #4 for squad vehicle capability	2028	\$5,629,000	50%	\$2,814,500	6,500	3,250	-	-
West Training Site	2028	\$4,000,000	37%	\$1,495,200	4,000	1,495	-	-
Fire Station #7 - location TBD	2029	\$10,392,000	100%	\$10,392,000	12,000	12,000	-	-
East Classroom & Training Facility	2030	\$2,500,000	100%	\$2,500,000	7,000	7,000	-	-
Station #8	2032	\$10,392,000	100%	\$10,392,000	12,000	12,000	-	-
Fleet Facility Expansion for growth	-	\$674,650	100%	\$674,650	2,575	2,575	-	-
<b>Apparatus &amp; Vehicles</b>								
1 Engine for Fire Station #6	2025	\$1,300,000	100%	\$1,300,000	-	-	-	1
2 Squad vehicles	2026/2028	\$500,000	50%	\$250,000	-	-	-	2
1 Engine for Fire Station #7	2027	\$1,300,000	100%	\$1,300,000	-	-	-	1
1 Engine for Fire Station #8	2030	\$1,300,000	100%	\$1,300,000	-	-	-	1
Growth related support vehicles	-	\$400,000	100%	\$400,000	-	-	-	2
Scheduled apparatus/vehicle replacement	-	\$5,052,000	0%	\$0	-	-	-	-
Battalion 2 Command vehicle	2030	\$100,000	100%	\$100,000	-	-	-	2
<b>Equipment</b>								
SCBA for 3 additional stations	-	\$187,500	100%	\$187,500	-	-	-	27
SCBA Compressor/Filling Station	-	\$70,000	100%	\$70,000	-	-	-	1
3 additional Cardiac Monitors	-	\$120,000	100%	\$120,000	-	-	-	3
PPE for additional firefighters	-	\$150,000	100%	\$150,000	-	-	-	19
SCBA Replacement	-	\$700,000	0%	\$0	-	-	-	-
Cardiac Monitor Replacement	-	\$252,500	0%	\$0	-	-	-	-
Standards of Cover update	-	\$50,000	100%	\$50,000	-	-	-	-
<b>Total</b>		<b>\$57,249,650</b>		<b>\$39,422,850</b>	<b>64,075</b>	<b>48,620</b>	<b>5</b>	<b>59</b>

# Nampa Fire Protection District

- Maximum Supportable Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Fire Stations	\$236.00	\$87.00
Fire Admin Facilities	\$75.00	\$27.00
Fire Land	\$23.00	\$9.00
Fire Apparatus	\$96.00	\$35.00
Fire Equipment	\$17.00	\$6.00
Share of Fee Study	\$0.66	\$0.33
<b>Gross Total</b>	<b>\$447.66</b>	<b>\$164.33</b>
<b>Net Total</b>	<b>\$447.66</b>	<b>\$164.33</b>

## Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee	2021 Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family	2.83	\$1,267	\$1,621	(\$354)
Multi-family	1.98	\$886	\$1,621	(\$735)

## Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee	2021 Fee	Increase/ (Decrease)
Nonresidential (per 1,000 square feet)				
Retail	14.06	\$2,311	\$650	\$1,661
Office	5.42	\$891	\$650	\$241
Institutional	5.39	\$885	\$650	\$235
Industrial	2.44	\$400	\$650	(\$250)
Manufacturing	2.38	\$391	\$650	(\$259)
Warehouse/Distribution	0.86	\$141	\$650	(\$509)
Self-Storage	0.73	\$120	\$650	(\$530)

# Comparison

- Fire Impact Fee Comps

Jurisdiction	Single Family per Unit	Retail per 1,000 Sq. Ft.
City of Boise	\$2,497	\$2,074
<b>Star Fire District</b>	<b>\$2,152</b>	<b>\$839</b>
<b>Eagle Fire District</b>	<b>\$2,111</b>	<b>\$2,779</b>
<b>Panna Fire District</b>	<b>\$1,984</b>	<b>\$4,126</b>
<b>Kuna Fire District*</b>	<b>\$1,792</b>	<b>\$788</b>
Nampa Fire District - (2021)	\$1,621	\$650
Marsing Fire District*	\$1,500	\$1,485
Middleton Fire District	\$1,481	<b>\$780</b>
Homedale Fire District*	\$1,349	\$1,362
Nampa Fire District - Maximum	\$1,267	\$2,311
<b>City of Caldwell</b>	<b>\$1,264</b>	<b>\$993</b>
Whitney Fire District	\$1,058	\$1,121
<b>City of Meridian</b>	<b>\$995</b>	<b>\$1,290</b>
<b>North Ada Fire District</b>	<b>\$879</b>	<b>\$1,238</b>

List is ordered based on single family impact fee per unit

\*Currently being updated

# Discussion

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# Residential Building Permit History

- In Nampa, building permit history shows a total of 9,729 housing units added since 2018
- Annual average w/o peak used to project future housing growth within the city while COMPASS model is used for areas of the district outside

Housing Type	2018	2019	2020	2021	2022	2023	Total	Average w/o Peak [1]
Single Family	857	1,113	1,278	1,481	895	950	6,574	1,019
Multifamily	232	642	458	651	882	290	3,155	501
<b>Total</b>	<b>1,089</b>	<b>1,755</b>	<b>1,736</b>	<b>2,132</b>	<b>1,777</b>	<b>1,240</b>	<b>9,729</b>	<b>1,520</b>

Source: City of Nampa Department of Building Safety

[1] Excludes the peak of 2021

# Residential Pipeline

- Current and potential housing developments based on just recent activity
- Low estimate of 18,787 housing units for buildout
- High estimate of 32,517 housing units for buildout

<b>Development Type</b>	<b>Low Estimate</b>	<b>High Estimate</b>
<b>Master Plan Communities</b>	<b>2,602</b>	<b>3,879</b>
<b>Hwy 16 Area Plan</b>	<b>3,330</b>	<b>4,895</b>
<b>Hwy 20/26 Area Plan</b>	<b>9,572</b>	<b>20,460</b>
<b>Approved Not Yet Built Units</b>	<b>3,283</b>	<b>3,283</b>
<b>Current Residential Potential</b>	<b>18,787</b>	<b>32,517</b>

# Nonresidential Building Permit History

- Nampa building permit history shows a total of 9.7 million sq ft added in last five years
- Annual average of 2 million sq ft, majority being industrial growth
- Average without peak and Amazon Fulfillment Center is consistent with non-peak years

Industry	2018	2019	2020	2021	2022	Total	5-Year Average	Avg. w/o Peak & AFC
Retail	76,677	53,111	52,838	41,951	111,062	335,639	67,128	56,144
Office	84,864	95,738	65,552	78,978	297,384	622,516	124,503	81,283
Industrial	655,730	3,338,413	490,116	836,289	3,260,783	8,581,331	1,716,266	684,126
Institutional	55,811	29,359	16,062	70,325	35,436	206,993	41,399	42,889
<b>Total</b>	<b>873,082</b>	<b>3,516,621</b>	<b>624,568</b>	<b>1,027,543</b>	<b>3,704,665</b>	<b>9,746,479</b>	<b>1,949,296</b>	<b>864,443</b>

Source: City of Nampa Department of Building Safety

[1] Includes Amazon Fulfillment Center, 2.6 million sq. ft. Without AFC industrial growth was 754,000 sq. ft.

# Nonresidential Pipeline

- Considerable amount of annexed, industrial land existing
- Potential for additional 1,000 acres of industrial land to be annexed in future
- Commercial development will continue with Hwy 16 & Hwy 20/26 growth
  - Following roof tops

<b>Development Type</b>	<b>Acres (Undeveloped)</b>
<b>Highway 16 Commercial</b>	<b>140</b>
<b>Highway 20/26 Residential Mixed</b>	<b>20</b>
<b>Highway 20/26 Community Mixed</b>	<b>288</b>
<b>Highway 20/26 Commercial</b>	<b>606</b>
<b>Total Commercial</b>	<b>1,054</b>