



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP AGENDA
Monday, November 7, 2022
5:00 PM**

MEETING INFORMATION

Please click on link below to join webinar:

<https://us02web.zoom.us/j/https://us02web.zoom.us/j/83513663152>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. City Manager's Office: 2022 Community Survey Results**
 - B. Community Development/Camas Washougal Fire Department: Fire CFP & Impact Fee Update**
 - C. Community Development/Public Works: Facilities Master Plan Update**
 - D. Community Development: Dick Beaver Park Comp Plan Amendment & Rezone**
 - E. Finance: 2022 3rd Quarter Update**
- V. PUBLIC COMMENTS**
- VI. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VII. ADJOURNMENT**

UPCOMING MEETINGS: Monday, November 14, 2022 - Workshop at 5:00 pm and Council at 7:00 pm

Workshop Coversheet
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington

FOR AGENDA OF:

11/7/2022

SUBJECT:

CWFD Capital Facilities Plan & Fire Impact Fee Update

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

Planning Commission Work Session: April 26, 2022, October 15, 2022

TO BE RETURNED TO COUNCIL:

Yes

ATTACHMENTS:

- ▢ **CWFD Proposed Capital Improvement Plan**
- ▢ **Fee Scenario Grouping 2 - Staff Recommendation**

EXPENDITURE REQUIRED:

\$0

BUDGETED:

\$0

APPROPRIATION REQUIRED:

\$0

SUMMARY STATEMENT

The Camas/Washougal Fire Department is updating their Capital Facilities plan and Fire Impact Fee and the City of Washougal is incorporating the CFP into its Comprehensive Plan and updating its code regarding Fire Impact Fees. The consulting firms Mackenzie Engineering Inc. worked on the CFP and FCS Group on the Impact Fees.

The CFP consists of four (4) primary tasks to determine the long-term needs of the department. They include:

- Programming
- Response Time Study
- Project Cost Development
- Financial Funding Forecast

To help fund the CFP, FCS looked at several uses including Single-Family and Multi-Family

Residential, Commercial, Industrial, Assisted Living, Medical, etc. They then put these uses into several fee scenario groupings to help inform the policy decision around appropriate fees. Ultimately one of these groupings is closest to current practice and is the staff recommendation. This recommendation creates consistency between both cities and establishes a per square footage charge for all uses.

RECOMMENDED ACTION

None at this time. This item will be on the November 21st consent agenda to set the public hearing for December 5, 2022.

MACKENZIE.



CITIES OF CAMAS AND WASHOUGAL

Capital Improvement Plan

January 21, 2022

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The information in this document has been obtained from sources believed reliable. Our findings have been based on limited information and on-site observation. Because of the limited scope of our initial review, these preliminary findings should not be used as a principal basis for any decision relating to the site and/or building, and confirmation of the information contained within this document with the applicable government body may be necessary.

CONTENTS

INTRODUCTION

Project Team	iii
Project Introduction	v
Executive Summary	vi
Next Steps	ix

RESPONSE TIME STUDY - ASSESSMENT

CityGate Assessment Report	01-03
----------------------------	-------

PROGRAMMING

Program - Headquarters Station	02-03
Program- Satellite Station	02-08
Fire Space Standards	02-13

PROJECT COST DEVELOPMENT

Cost Summary - Headquarters Station	03-03
-------------------------------------	-------

FINANCIAL FUNDING FORECAST (ECONW)

Fire Impact Fee and Funding Alternatives Assessment	04-02
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APPENDIX A: CITY COUNCIL PRESENTATION

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INTRODUCTION

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PROJECT TEAM

CAMAS-WASHOUGAL FIRE DEPARTMENT

- Nick Swinhart - Fire Chief
- Ron Schumacher - Fire Marshal



MACKENZIE

- Jeff Humphreys - Project Principal
- Cathy Bowman - Project Manager



ECO NORTHWEST

- Chris Blakney



CITYGATE ASSOCIATES, LLC - FIRE AND EMERGENCY SERVICES

- Stewart Gary



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PROJECT INTRODUCTION

The Camas Washougal Fire Department (CWFD) is seeking to identify the future department needs to serve the two cities. The objective is to assess the response time study of the existing stations and identify improvements to implement that better meet their needs and goals; provide a master plan for more efficient operational model and layout; better align with the current space demand for the Fire Department and allow for future prospective staff and facility growth.

To aid the City of Camas and City of Washougal with these efforts, the City selected Mackenzie to assist with an evaluation of the existing station locations and work with Department staff to determine the operations-based needs.

Mackenzie, established in 1960 and based in Portland, Oregon, provides an integrated design approach to projects, including architecture, structural engineering, landscape architecture, civil engineering, land use planning, transportation planning and interior design services. Mackenzie's Public Project team specializes in municipal and emergency response facility design, space needs evaluations, and bond campaign assistance. In the past decade, Mackenzie has worked on publicly funded projects in Oregon and Washington for more than 50 counties and municipalities, providing

design and engineering services for more than 40 fire facilities, 18 police facilities and 6 municipal office buildings.

At the start of the design process, the goal was to develop a master capital improvement plan to meet the 40 years needs of the Department. The validated response time study report includes an updated understanding of the Response Time Study Report by ESCi (completed in 2019) taking into account the projected urban growth boundaries for both Camas and Washougal. A program for a new headquarters and new satellite station was also completed as part of the study to further identify what the potential cost of new and replacement fire stations will be based on the department needs. The information contained within this report provides a detailed overview of Mackenzie's work with the Camas-Washougal Fire Department. All steps involved in this process have been documented and organized based on the associated task and are contained within the pages of this report for the City of Camas and City of Washougal's consideration. Recommendations for next steps have been outlined at the end of the Executive Summary.

EXECUTIVE SUMMARY

Public facility design, specifically fire station projects, are unique in that the building and all its functions are tools required to most effectively and efficiently enhance agency operations and safety. Fire station design focuses on functionality and meeting the stringent requirements associated with protection and security of the building, its staff, and the communities they serve. Jurisdictional, state, and federal criteria for safety, security, and operational procedures drive these requirements and invariably impact design considerations. These criteria ensure that this facility not only is able to improve operational efficiency on a day-to-day basis but is capable of evolving over the life of the building, resisting and responding to emergency events, providing critical services for the citizens of Camas and Washougal, enhancing the built environment of the surrounding area with a strong civic presence, and encouraging investment in the community.

The following report encompasses the primary tasks requested by the Camas Washougal Fire Department to determine the long-term needs of the department including:

- 1) Programming
- 2) Response Time Study
- 3) Project Cost Development
- 4) Financial Funding Forecast

Process and Methodology:

Mackenzie employed programming, communication, consensus-building, and goal setting techniques to ensure that the final report meets the expectations of the stakeholders involved in the process. Using a multi-disciplinary approach, extensive public project experience, and lessons learned on previous fire station and public building projects, the team provided architectural services to meet the project objectives and deliverables.

Mackenzie worked with the Camas Washougal Fire Department (CWFD), City of Camas and City of Washougal staff to confirm the key stakeholders who needed to be involved throughout the study and to support and strengthen dialogue between the Design Team and the City.

Task #1: Programming

Mackenzie understands from discussions with the Fire Department that there are currently operating out of three different stations. The headquarter station (Station 41) and another existing station (Station 42) are in the City of Camas, and one existing station (Station 43) is located in the City of Washougal. The three existing stations do not meet the current standard structural building requirements, let alone the seismic performance required of an essential facility. Chief Swinhart shared with Mackenzie that they have been unable to purchase needed apparatus for the department as the apparatus bays are not sized appropriately to accommodate the new apparatus. The facilities do not meet ADA requirements which require accessible access to all levels, accessible door hardware, and accessible clearances in kitchen in rest room facilities. The facilities do not meet the current energy code, resulting in inefficiencies in their building systems and thermal performance. The facilities do not meet the minimum sleeping area per NFPA 1581 per discussion with CWFD.

Mackenzie worked closely with the Camas Washougal Fire Department staff to better understand the current space needs and projected those needs out based on a 40-year growth forecast. The facility program was created utilizing the space standards and comments from current Department staff. It includes circulation space, and requirements for utilitarian areas, such as mechanical, electrical, and data room spaces; and a projection of growth with the expectation that the buildings will be in use for 40 plus years. It also includes identified site-related requirements (secure parking, visitor parking, staff patio area, recycling and trash enclosure, emergency generator, etc.). Mackenzie guided the Fire Department through the process of space needs identification and their required space allocations. From that, the Design team developed a program matrix that identified the required spaces, their approximate size, and amenities to be provided within them.

Upon development of this document and prior to gaining Department staff approval, Mackenzie reviewed the findings with the Department to clarify any questions or comments brought up over the course of creating the matrix. During the review, as a comparison tool, Mackenzie also shared project

information of similarly sized headquarters and satellite fire stations. A headquarter station will be inclusive of the Fire Department's Administrative staff, while a satellite station will not require the administrative staff offices. The program yielded a total square footage for the headquarters stations to be 19,456 square feet. A satellite station to be 13,151 square feet. As part of these calculations, the building square footage total includes an average 20% increase for general building circulation and interstitial space (i.e., wall thicknesses), which has been found to be a typical escalation for facilities of this type. Projections for the site indicate a demand of 10 paved parking stalls for the public and 30 spaces for staff vehicles. Mackenzie further validated these identified growth projections and space needs through the use of comparable jurisdictions and newly constructed facilities in the region (see page 02-15 for trending spreadsheet).

Task #2 Response Time Study

Citygate reviewed the ESCi study and technical exhibits, interviewed Department staff and reviewed available data on City growth rates. In addition to these data, Citygate also applied the best practices recommendations for fire crew deployment as published by the National Fire Protection Association in Standard 1710 for career fire crew deployment, the Standards of Response Coverage as published by the Commission on Fire Accreditation International and the regulations of the State of Washington. Citygate interviewed both fire and planning staffs from both cities to understand potential growth patterns and how growth, if any, could be past the desired travel time reach of the existing stations. After discussion with both City Community Development Directors, the land use through zoning is where the community has set its potential land use goals.

Overall, Citygate finds the Department has three service areas—the developed, higher density cores; the outer, currently lighter or undeveloped suburban/rural areas; and locations where in fill development could occur in the future. Citygate is of the opinion that, given the differing service areas in both cities, the Department should consider immediately adopting a split travel time goal. The 4:00-minute travel time is appropriate for the most developed areas. However, Citygate suggests the Cities adopt and measure performance in the outer

suburban areas at 8:00 minutes' travel time.

Station 41 – The current location is sufficient. It is near the riverfront and has good crossroad connections. Ideally, it could be moved a little northwest to close some of the gap between it and Station 42. If moved, its service coverage would need to just touch the water and not overlap as much with Station 43. However, relocating Station 41 would not close the entire travel time coverage gap between Stations 41 and 42.

Station 42 – Station 42 is a newer facility and supports training functions. If the Department were to use a split response time measure, Station 42 could cover the more populated areas toward Station 41 with urban travel times while also providing longer suburban edge to rural response time coverage to the north of Station 42.

Station 43 – Ideally, to minimize coverage time loss “over the water,” the station should be relocated more north by northeast. However, it is also on the other side of the railroad tracks, a positive fact given the large trains that go to the Port of Vancouver. The station has good access to the main overpass across the train tracks on Washougal River Road.

Washougal, however, is too large from east to west to be covered from one fire station. Depending on response time goals and final growth approvals, Washougal will need at least two fire stations at some point in the 2030s. Assuming Station 43 does not move, a second station needs to be built, more likely up into the northwest section of Washougal where there is more zoning for growth and road network development. If intense growth were also to occur in the northeast to eastern areas, the second fire station site could be more central and inland from the river in the middle of Washougal rather than to the northwest, or the City could site a third fire station in the east.

Likewise, due to growth, to deliver better-than-rural response times, Camas will need two additional fire stations at a minimum. For existing developed areas beyond 4:00 minutes' travel time of a first response unit, the partner cities and Fire Department should adopt a split response time measure better reflecting the very different population and risk densities well inland from the Columbia River.

For current capital improvement fee calibration for the next 10 years, CFWD should, at a minimum, plan for a replacement of Station 41, replacement of Station 43, minor renovation of Station 42 and one additional fire station.

Task #3: Project Cost Development

Based on the response time study and the program requirements for future stations, Mackenzie prepared a probable construction cost for the new headquarters and satellite fire station and associated site development improvements for the project. These cost projections were based upon historical data of most recently bid fire station projects in the Pacific Northwest as well as currently cost forecasted fire stations in the area. It comprised of the range of costs related to the anticipated raw construction costs and anticipated general contractor margins based on a publicly funded project requiring prevailing wage rates for construction.

In conjunction with the development of the construction costs, Mackenzie prepared cost forecasts for consultant costs, including architectural/engineering fees, construction management fees, special inspections, geotechnical inspections, etc. Additionally, Mackenzie worked with the Camas Washougal Fire Department to evaluate and compile potential owner costs, including fixtures, furnishings and equipment, lockers and shelving, fitness equipment, moving costs, and applicable permit fees. A final cost matrix was prepared that provides a comprehensive look at all anticipated costs associated with the project summarized to reflect the construction cost, consultant costs, and owner costs.

Task #4: Financial Funding Forecast

To assess how well existing fire impact fees could cover the capital expenses of constructing new facilities, Mackenzie worked with ECONorthwest to

translate adopted forecasts of future household and employment growth into estimates of residential and commercial development in Camas and Washougal over the next 15 years and the resulting fire impact fee revenue. ECONorthwest found that fire impact fees can fund only a portion of eligible costs, and the total funding gap for estimated capital needs is \$32.28 to \$35.59 million.

Next, ECONorthwest researched an array of potential funding alternatives that could help to address the funding shortfall. Mackenzie and ECONorthwest recommend a multi-pronged funding strategy and CWFD consider the following tools for further evaluation:

1. Increased Fire Impact Fees
2. General Obligation Bond
3. Surplus Land Disposition
4. Public Safety Sales Tax
5. EMS Levy

Summary of Recommendations

Examination of the departments needs found that a replacement headquarters station is needed within the next two or three years. A replacement satellite station is required in the next two to three years. A brand-new satellite station is required in the next five to nine years.

Our recommendation is for the Camas Washougal Fire Department to move forward with a replacement of Station 41 Headquarters Station promptly with a new facility that meets their operational and essential facility requirements.

NEXT STEPS

- **City to conduct additional studies on specific fire impact fee adjustments.**

- Based upon the funding gap identified in this report, each City should determine what the new fire impact fee for each jurisdiction to bridge some of the gap in the funding.

- **Determine Finding Mechanism**

- Confirm the funding mechanism(s) the Department expects to pursue to complete the project. Once determined, the City and Department should assess the financial impact, if any, to the local community in comparison to previous voter approvals, and the timing for pursuing the selected funding mechanism.

- **Complete a Needs Assessment and Conceptual Design**

- While this report identifies the deficiencies and programmatic needs of the future replacement and new stations, a conceptual design for a specific site for each of the replacement and new station should be identified. Development of floor plans, site plans, and perspective renderings for each new facility will ensure a more precise cost forecast for each facility project and identify costs associated with the purchase and development of new sites.

- **Establish a desired timeline and budget for the project**

- Based on the findings of Mackenzie's analysis, it is determined that the overall projected rough order of magnitude cost of the project as described in this report are:
 - Headquarters Station \$12.6 million to \$13.9 million
 - Satellite Station \$8.5 million to \$9.4 million

It is encouraged that the Department agree on an expectation of project costs and schedule development to provide clear direction to those that represent the project.

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RESPONSE TIME STUDY

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FIRE STATION LOCATION ASSESSMENT

Background

Citygate Associates, LLC (Citygate) was retained by the Camas-Washougal Fire Department (Department) via Mackenzie to assist with the development of a Fire Department Capital Improvement Plan. The Department developed a Fire Department Master Plan with a consultant in 2019. That study by Emergency Services Consulting International (ESCi) was published in November 2019. The ESCi study used the analysis of risks to be protected, emergency incident response statistics, and geographic mapping to offer recommendations on existing fire station coverage and possible added fire stations as the communities continue to evolve within their growth plans.

Given the millions of dollars potentially needed to maintain or increase fire station and crew coverage, the Department tasked Mackenzie with obtaining a peer review of the ESCi study from another fire station deployment planning firm. The Department also expressed the need to more deeply consider locally nuanced station location factors and engage more directly with both cities regarding their long-term needs.

Citygate reviewed the ESCi study and technical exhibits, interviewed Department executive staff, and reviewed available data on City growth rates. To this background of risks to be protected in both cities, Citygate also applied the best practices recommendations for fire crew deployment as published by the National Fire Protection Association in Standard 1710 for career fire crew deployment, the Standards of Response Coverage as published by the Commission on Fire Accreditation International, and the regulations of the State of Washington.

There are no mandatory federal or state regulations directing the level of fire service staffing, response times, or outcomes. Thus, the level of fire protection services provided is a matter of local policy decision. Communities have the level of fire services they choose to purchase and can afford, which may not always be the level desired. However, if services are provided at all, local, state, and federal regulations relating to firefighter and citizen safety must be followed.

Analysis

In general, there are two broad theorems to fire station location: (1) find sites that each cover a 360-degree area of a street network and (2) use sites that cover the most population in the least number of drive-time minutes. In other words, try not to locate stations tightly against bodies of water or canyons, as they cannot be traveled across quickly, and do not use locations where large open space zones must be traversed before entering populated areas.

Often a community is bisected by a river, railroad, or protected open spaces where public streets will not ever be built. It is rarely economically feasible to cover every road segment in a city at the distal ends of the road network. At some point, coverage is always limited to the most people and risks within the community's ability to fund.

Station location goals for response time are impacted by local realities, from zoning to topography and road design. A site must be acquired and meet traffic safety criteria for emergency vehicle egress, among other needs, such as utilities and zoning setbacks. All the above constraints exist for the Cities of Camas and Washougal, thereby limiting optimum fire station locations.

Currently, the Department is served from three staffed fire stations: two in Camas—Station 41 and Station 42—and one in Washougal—Station 43. To the west and north of the two-city Department are other fire agencies that provide mutual aid. No mutual aid stations are close enough to provide a response into the Cities faster than the Cities' three fire stations.

ESCi Report Incident Workload Summary

A best practice travel time for a fire unit in an urban or suburban area is 4:00 minutes in any direction from a station. The land-use patterns and road network make achieving this goal from three, and likely four or more, station locations all but impossible. Historical travel time performance from the existing three fire stations to 90 percent of the fire and ems emergencies ranges from 8:10 to 8:29

minutes across the entire department. Fewer-in-quantity incidents outside of the historic town core and riverside areas slows travel times.

The following two maps from the ESCi report show first the population density variance and second the incident location density areas.

Figure 1—Population Density Variance

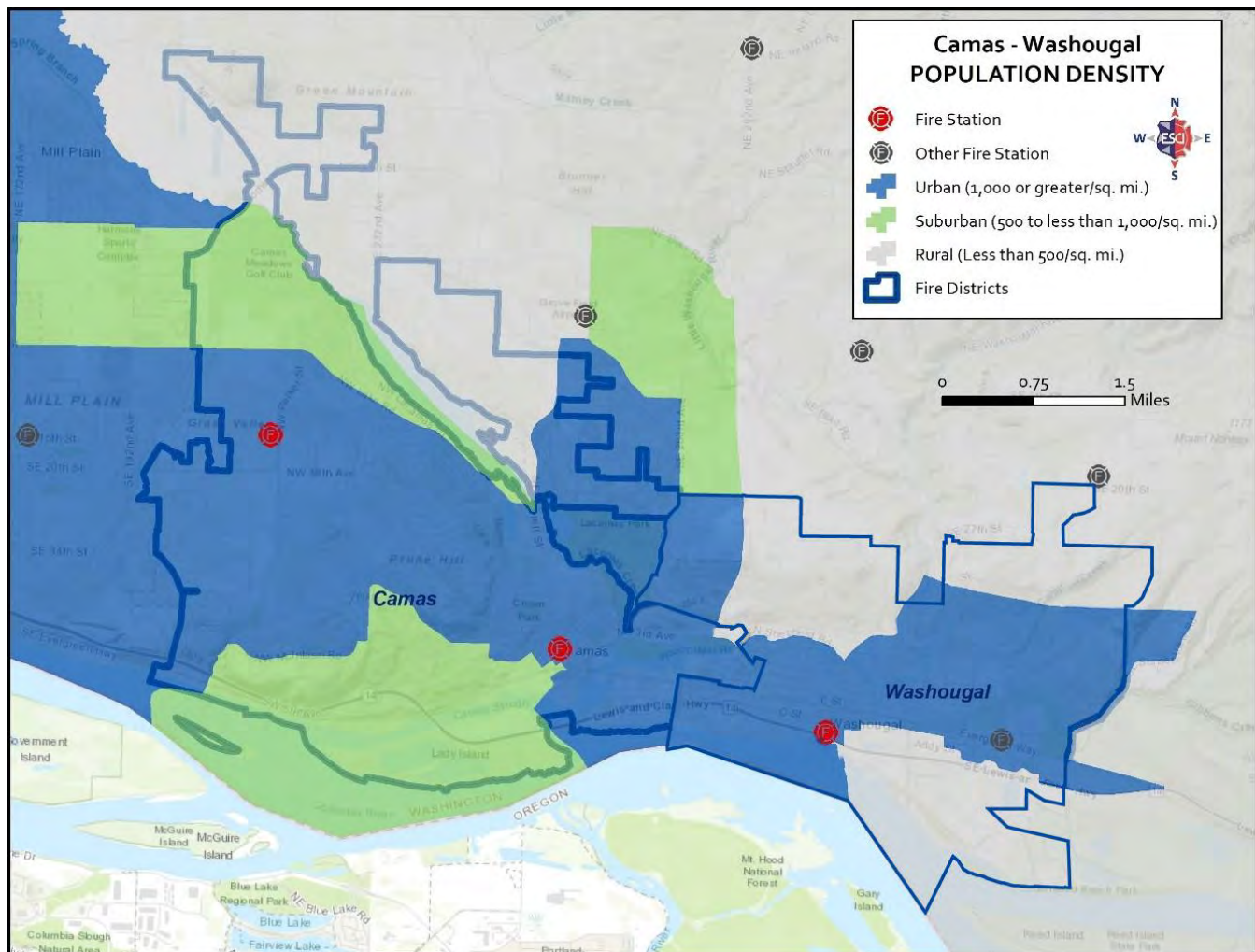
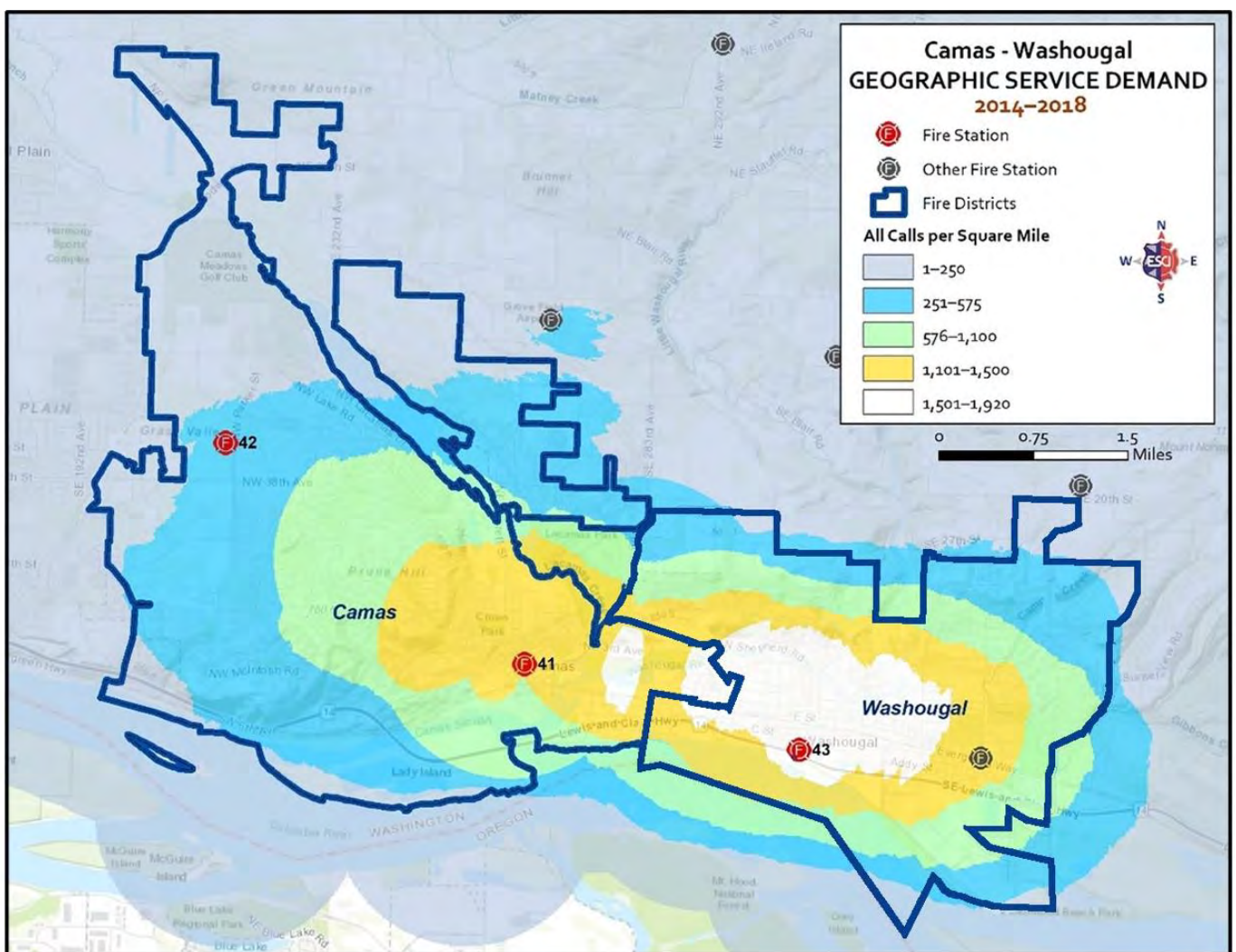
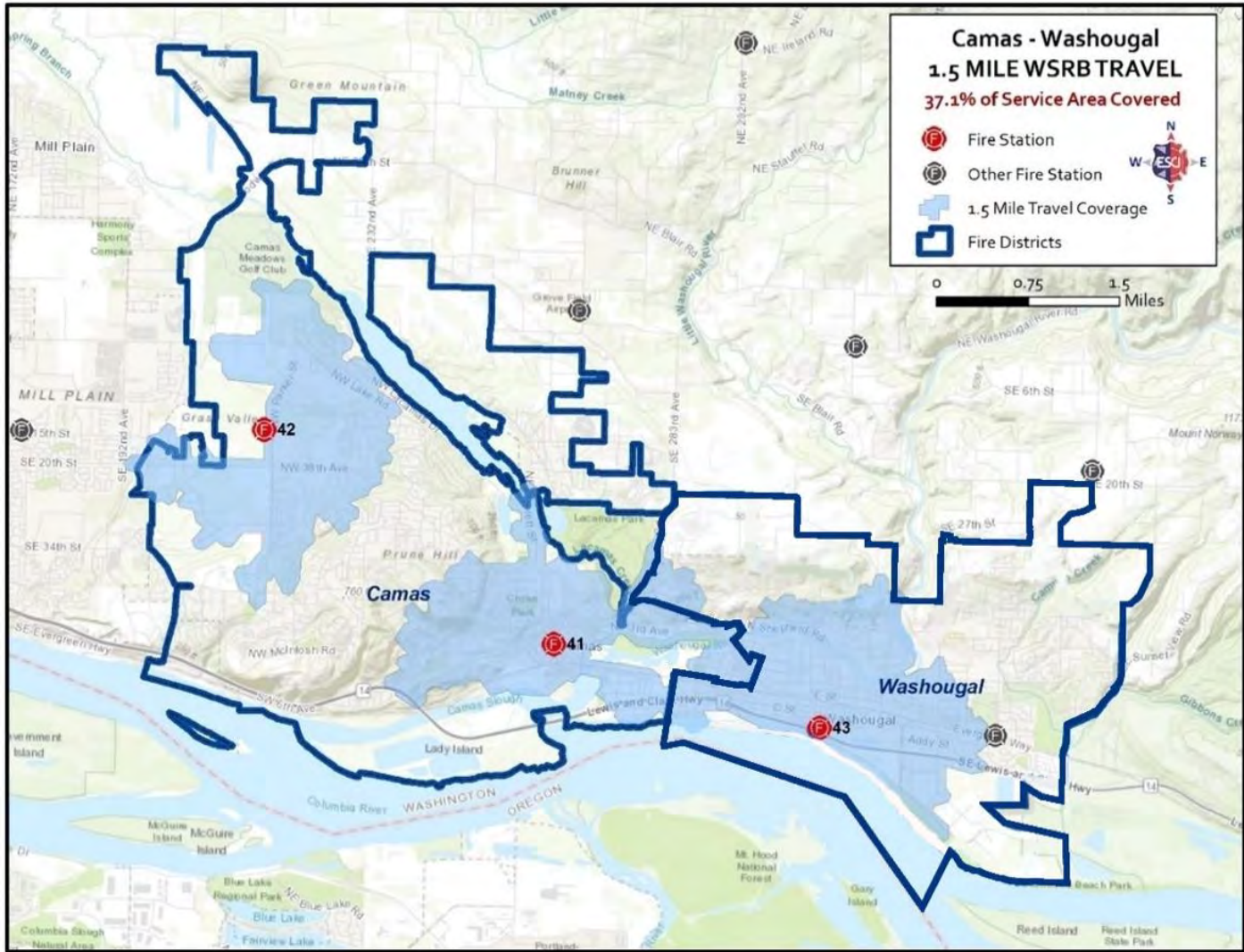


Figure 2—Incident Location Density Areas



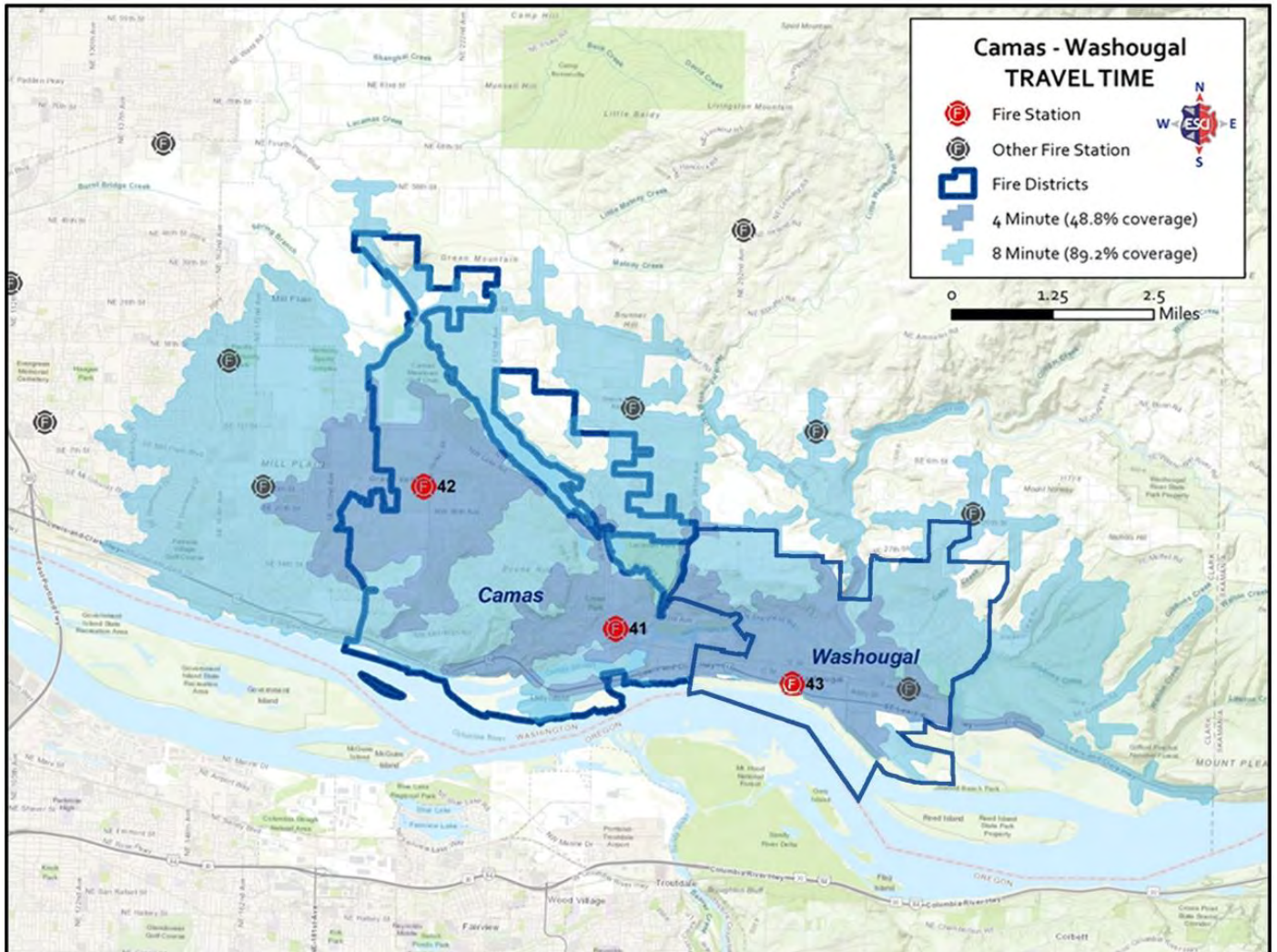
Two of the three fire stations, Stations 41 and 43, are well located for travel time to highest density population and incident demand areas. Station 42 serves a large but, at present, far less densely populated area in northwest Camas.

Figure 3—Station Coverage – 1.5 Miles

ESCi Geographic Mapping Coverage Summary

In addition to travel time, the other best practice station spacing measure is the Insurance Service Office (ISO) criteria to locate stations using 1.5-mile distance coverage. The following two maps from the ESCi report show first the ISO coverage and next a computer-modeled 4:00-minute travel time coverage.

Figure 4—Station Coverage – 4:00-Minute Travel Time



Using either coverage measure, the existing stations are located to cover the most populated and highest incident demand areas.

Growth and Possibilities in Both Cities

Citygate interviewed both fire and planning staffs from both cities to understand potential growth patterns and how growth, if any, could be past the desired travel time reach of the existing stations. The best indication of growth is each community's General Plan and approved zoning. While development itself occurs within regional and national economic conditions, land use through zoning is where the community has set its potential land use goals.

Camas

While Camas has approximately 25,000 residents, the Comprehensive Plan envisions the resident population growing to about 34,000. Camas uses a population estimate of 2.91 people per dwelling unit, which, with the addition of 9,000 residents, means adding over 3,000 dwelling units. Appendix 1 is the current Comprehensive Plan map for Camas. Per the map, there is both residential and commercial land use planned in the west side, in the northwest corner, across Lacamas Lake, and in the southeast corner by the Columbia River. In all four areas, land use allows higher density multi-family housing, as well as single family housing, at various units per acre. When compared to the coverage maps in Figures 3 and 4, all these four areas are beyond the reach of desirable urban/suburban first-due fire unit travel times of 4:00 minutes. The areas across Lacamas Lake presently have rural levels of travel time service.

With much of Camas' growth occurring well past the urban/suburban travel time reach of a fire station, Camas has two choices. The first option is to add at least two to three fire stations, and the second option is for the growth areas to adopt more rural levels of fire service delivery and response times. Adding fire stations efficiently will require the completion of the next transportation plan and several sub-area development plans, agreements, or both.

Washougal

While Washougal has approximately 16,000 residents, the Board of County Councilors has adopted a 2035 population projection of 562,207 for all of Clark County and, within that, 22,347 for Washougal. Using a larger population estimate of 2.5 people per dwelling unit, the result could mean the addition of 6,347 residents, resulting in adding over 2,500 dwelling units. Appendices 2-4 are the current zoning maps for Washougal. Both the northwest and northeast areas are zoned for single family residences at four different unit densities. Given the coverage maps in Figures 3 and 4, most of the population additions to Washougal by 2035 will (as in Camas) occur past the desirable urban/suburban first-due fire unit travel times of 4:00 minutes. Washougal will also need to add at least two fire stations to extend first-unit coverage or adopt rural level of service in the outer City.

Joint Two-City Result

Both cities need to have adopted future transportation (roadway) plans and adopt within their shared fire department either urban/suburban 4:00-minute travel time policies for the first responder unit or a more rural level of service for first responder fire units (of 8:00 to 10:00 minutes' travel). When these planning standards are set, then the addition of efficient fire station locations can be specifically determined. As part of this planning, it can be researched if any areas with other agency fire stations will be annexed to either or both cities.

At this point, Camas should consider moving Fire Station 41 west some to balance coverage with Fire Station 42 and add at least two more stations, one in the northwest corner and another midway down the north side of Lacamas Lake.

Washougal should consider at least adding one fire station in the northwest area and possibly an additional station in the east if the east-by-northeast areas significantly develop past rural levels of human land use density.

Opinions and Recommendations

Overall, Citygate finds the Department has three service areas—the developed, higher density cores; the outer, currently lighter or undeveloped suburban/rural areas; and locations where in fill development could still occur. Citygate is of the opinion that, given the differing service areas in both cities, the Department should consider immediately adopting a split travel time goal. The 4:00-minute travel time is appropriate for the most developed areas. However, Citygate suggests the Cities adopt and measure performance in the outer suburban areas at 8:00 minutes' travel time. Beyond that, the areas would be open space or mostly farming land uses. For the long term, the Cities can adopt a trigger point for adding fire stations when population densities develop significantly past rural levels.

Given this opinion, Citygate offers the following recommendations:

Station 41 – The current location is sufficient. It is off the riverfront and has good crossroad connections. Ideally, it could be moved a little northwest to close some of the gap between it and Station 42. If moved, its service coverage would need to just touch the water and not overlap as much with Station 43. However, in addition to the cost of relocation, relocating Station 41 would not close the entire travel time coverage gap between Stations 41 and 42.

Station 42 – Station 42 is a newer facility and supports training functions. If the Department were to use a split response time measure, Station 42 could cover the more populated areas toward Station 41 with urban travel times while also providing longer suburban edge to rural response time coverage to the north of Station 42.

Station 43 – Ideally, to minimize coverage time loss “over the water,” the station should be relocated more north by northeast. However, it is also on the other side of the railroad tracks, a positive fact given the large trains that go to the Port of Vancouver. The station has good access to the main overpass across the train tracks on Washougal River Road. Unless a cost-effective site could be found on the other side of the overpass to bring Station 43 off the water but outside of a large residential area, it can remain where it is and be modernized as needed over its remaining life cycle.

Washougal, however, is too large from east to west to be covered from one fire station. Depending on response time goals and final growth approvals, Washougal will need at least two fire stations at some point in the 2030s. Assuming Station 43 does not move, a second station needs to be built, more likely up into the northwest section of Washougal where there is more zoning for growth and road network development. If intense growth were also to occur in the northeast to eastern areas, the second fire station site could be more central and inland from the river in the middle of Washougal rather than to the northwest, or the City could site a third fire station in the east.

Likewise, due to growth, to deliver better-than-rural response times, Camas will need two additional fire stations at a minimum.

For existing developed areas beyond 4:00 minutes' travel time of a first response unit, the partner cities and Fire Department should adopt a split response time measure better reflecting the very different population and risk densities well inland from the Columbia River.

For current capital improvement fee calibration, Camas should, at a minimum, plan for two added fire stations and Washougal should plan for one added fire station.

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PROGRAMMING

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PROGRAMMING SUMMARY - HEADQUARTERS

Mackenzie began the programming effort by working closely with Camas-Washougal Fire Department staff to identify the appropriate square footage for all future facilities - one for a headquarters stations and one for a satellite station. Using this document and past experiences with fire facilities, all while incorporating current staff feedback, Mackenzie determined current space needs and forecast future needs that will accommodate Department function for the next 20 years, and beyond.

The program totalled 33,916 square feet for a brand new headquarter station and a program total of 21,131 square feet for a brand new satellite station

that would meet the department's need for the next 40 years. This total square footage includes a 25% increase for general building circulation and interstitial space (i.e. wall thickness), which has been found to be an average escalation for facilities of this type.

Program needs were developed for a satellite station type and a headquarter station type by means of project meetings with Camas-Washougal Fire Department staff. A Facilities Comparison to comparable districts has been provided for you on page 02-16 through page 02-17 to validate the square footage of the headquarters and satellite facilities for Camas Washougal.

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Camas Washougal Fire Headquarters Station														
Apparatus Bay and Support Rooms	0	0	0								0	7658	7658	
Living Quarters and Administration	14	14	14								0	6642	6642	
Community / Training Rooms	0	0	0								0	1913	1913	
														Acres
SUBTOTAL	14	14	14								0	16213	16213	
GENERAL CIRCULATION (20%)											0	3243	3243	
TOTAL BUILDING SQUARE FOOTAGE	14	14	14								0	19456	19456	0.45
TOTAL EXTERIOR REQUIREMENTS												14460	14460	0.33
TOTAL SITE REQUIREMENTS											0	33916	33916	0.78

PREVIOUS SQUAREFOOTAGE ASSUMPTIONS	
Existing Building	Not Applicable
Mackenzie	19456

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Apparatus Bay and Support Rooms														
Apparatus Bay														5 Bay, Drive-through bays Front Apparatus Bay doors to be four-fold doors Back Apparatus Bay doors to be Overhead
Apparatus Bay					5	5	15	70	1050		0	5250	5250	
Group Total	0	0	0								0	5250	5250	
Apparatus Support Rooms														Turnout Gear located in a dedicated room (36) Turnout Lockers min; Ready Rack type system, Light should not penetrate into room Floor sink, Decon Shower, Eyewash, Stainless steel counter and sink, Extractor, Commercial grade dryer, Hooks for drying w/ extra ventilation, Detergent Dispenser Part of the Decon Room Part of the Hallway - between transition zones of App Bay and Living Quarters/Admin Prefer to have island (5) Workstations Table, chair and Computer Tool Room Bench, computer work area Bottle Rack Storage - SCBA - 6'-0" Grinder and Vice ... off the Apparatus Bay Table, chair and Computer Tool Room Bench, computer work area typical length of rack 10 to 12 feet Cleaning Supplies, shop towels, Above the Apparatus Bay Support Rooms
Turnouts					1	1	48	17	816		0	816	816	
Decontamination / Equipment Supply Rm					1	1	12	12	144		0	144	144	
Decon Toilet/Shower					1	1	9	12	108		0	108	108	
Decon Vestibules					0	0	0	0	0		0	0	0	
EMS Storage					1	1	8	10	80		0	80	80	
Report Writing					5	5	10	6	60		0	300	300	
Work Room/Shop					1	1	6	16	96		0	96	96	
SCBA Room					1	1	6	16	96		0	96	96	
Hose Storage					1	1	8	16	128		0	128	128	
Supply Storage					1	1	12	20	240		0	240	240	
Mezzanine					1	1	10	40	400		0	400	400	
Group Total	0	0	0								0	2408	2408	
TOTAL SQUARE FOOTAGE (Apparatus Bay and Related Rooms)											0	7658	7658	

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments	
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061		
Department: Living Quarters and Administration															
Living Quarters															
Bunk Rooms	7	7	7		8	8	10	10	100		0	800	800	(6) Bunk Rooms: Bed and night stand, no lockers or desk	
Toilet/Shower Room					5	5	10	12	120		0	600	600	Single occupancy	
Lockers					36	36	2	2	4		0	144	144	Lockers located in the hallway -36 lockers	
Kitchen/Dining					1	1	16	40	640		0	640	640	(4) Refrigerator, (1) under counter fridge; (5) Pantry 6 burner range, double oven, (1) Dishwasher Dining table for 12	
Day Room					1	1	24	34	816		0	816	816	(9) people - great room concpet	
Physical Training					1	1	20	30	600		0	600	600		
Laundry					1	1	8	10	80		0	80	80	(1) washer and (1 Dryer); linen cabinets Open Shelf	
Group Total	7	7	7								0	3680	3680		
Administration															
Battalion Chief Office	1	1	1		1	1	12	14	168	OFFICE	0	168	168	Suite - adjoined with Bunk Room	
Battalion Chief Bunk Room					1	1	10	12	120		0	120	120	BC's suite - adjacent to office	
Captain's Office	1	1	1		1	1	10	14	140	OFFICE	0	140	140	Suite - adjoined with Bunk Room	
Captain's Bunk Room					1	1	10	12	120		0	120	120	Captain's suite - adjacent to office	
Fire Chief's Office	1	1	1		1	1	14	22	308	OFFICE	0	308	308	Table top seating for 4	
Fire Marshal Office	2	2	2		2	2	10	18	180	OFFICE	0	360	360		
Shared Workspace Fire Marshal Office					1	1	10	18	180	OFFICE	0	180	180	Common area between Fire Marshal Offices to layout large format drawings	
Admin Assistant	2	2	2		2	2	10	14	140		0	280	280	One for Fire Chief Admin and One for Fire Marshal Office	
Small Conference Room					1	1	10	15	150		0	150	150	Seating for 6	
Records Storage					1	1	10	12	120		0	120	120	Administration Staff	
Copy/Work Room					1	1	8	10	80		0	80	80		
Radio Charging Station					1	1	4	8	32		0	32	32		
Group Total	7	7	7								0	2058	2058		
Building Support															
Stairs per floor					4	4	8	10	80		0	320	320		
Fire Pole per floor					2	2	5	10	50		0	100	100		
Elevator per floor					2	2	8	10	80		0	160	160		
Electrical / Data					1	1	12	23	276		0	276	276	Tap out system in electrical room	
Janitor Closet per floor					2	2	4	6	24		0	48	48	Toilet paper, paper towels, mops, sink, etc.	
Group Total	0	0	0								0	904	904		
TOTAL SQUARE FOOTAGE (Living Quarters and Administration)												0	6642	6642	

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments	
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061		
Department: Community / Training Rooms															
Training Rooms															
Community/Training Room					1	1	32	36	1152		0	1152	1152		Classroom style for 36 - 40 ppl
1st Aid Station					0	0	0	0	0		0	0	0		Counter and blood pressure to be completed in the lobby
Public Restrooms					2	2	8	8	64		0	128	128		One to be dual public/fire use
Lobby					1	1	5	15	75		0	75	75		
Antique Rig Showcase					1	1	15	30	450		0	450	450		To be located in the lobby
Storage Closet					1	1	3	4	12		0	12	12		
Training Storage					1	1	8	12	96		0	96	96		
Group Total		0	0	0							0	1913	1913		
TOTAL SQUARE FOOTAGE (Training Rooms)															

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments	
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061		
Department: Exterior Requirements															
Parking														(1) ADA (9) Public Included in Public Parking	
Public Parking - Training					10	10	9	18	162		0	1620	1620		
Staff Parking					30	30	9	18	162		0	4860	4860		
Group Total						40					0	6480	6480		
Site Elements														Screened; Includes 4'-0" clearances, Concrete pad req'd Verify trash requirements w/ provider BBQ Balcony if LQ on the 2nd Floor	
Generator					1	1	1	10	15	150		0	150		150
Trash / Recycling					0	1	1	10	20	200		0	200		200
Patio					0	1	1	20	20	400		0	400		400
Group Total											0	750	750		
SUBTOTAL												7230	7230		
GENERAL CIRCULATION (100%)												7230	7230		
TOTAL SQUARE FOOTAGE (Exterior Requirements)												14460	14460		

PROGRAMMING SUMMARY - SATELLITE STATION

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Camas Washougal Fire Satellite Station(s)														
Apparatus Bay and Support Rooms	0	0	0								0	5526	5526	Acres
Living Quarters and Administration	8	8	8								0	4402	4402	
Community / Training Rooms	0	0	0								0	1031	1031	
SUBTOTAL	8	8	8								0	10959	10959	
GENERAL CIRCULATION (20%)											0	2192	2192	
TOTAL BUILDING SQUARE FOOTAGE	8	8	8								0	13151	13151	0.30
TOTAL EXTERIOR REQUIREMENTS												7980	7980	0.18
TOTAL SITE REQUIREMENTS											0	21131	21131	0.49

PREVIOUS SQUAREFOOTAGE ASSUMPTIONS	
Existing Building	Not Applicable
Mackenzie	13151

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Apparatus Bay and Support Rooms														
Apparatus Bay														3 Bay, Drive-through bays Front Apparatus Bay doors to be four-fold doors Back Apparatus Bay doors to be Overhead
Apparatus Bay					3	3	15	70	1050		0	3150	3150	
Group Total	0	0	0								0	3150	3150	
Apparatus Support Rooms														(36) Turnout Lockers min; Ready Rack type system, Light should not penetrate into room Floor sink, Decon Shower, Eyewash, Stainless steel counter and sink, Extractor, Commercial grade dryer, Hooks for drying w/ extra ventilation, Detergent Dispenser Part of the Decon Room Part of the Hallway - between transition zones of App Bay and Living Quarters Prefer to have island in center (5) Workstations Table, chair and Computer Tool Room Bench, computer work area Bottle Rack Storage - SCBA - 6'-0" Grinder and Vice ... off the Apparatus Bay Table, chair and Computer typical length of rack 10 to 12 feet Cleaning Supplies, shop towels, Above the Apparatus Bay Support Rooms
Turnouts					1	1	48	17	816		0	816	816	
Decontamination / Equipment Supply Rm					1	1	12	12	144		0	144	144	
Decon Toilet/Shower					1	1	9	12	108		0	108	108	
Decon Vestibules					0	0	0	0	0		0	0	0	
EMS Storage					1	1	12	12	144		0	144	144	
Report Writing					5	5	10	6	60		0	300	300	
Work Room/Shop					1	1	6	16	96		0	96	96	
Hose Storage					1	1	8	16	128		0	128	128	
Supply Storage					1	1	12	20	240		0	240	240	
Mezzanine					1	1	10	40	400		0	400	400	
Group Total	0	0	0								0	2376	2376	
TOTAL SQUARE FOOTAGE (Apparatus Bay and Related Rooms)											0	5526	5526	

Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Living Quarters and Administration														
Living Quarters														(6) Bunk Rooms: Bed and night stand, no lockers or desk Single occupancy Lockers located in the hallway -36 lockers (4) Refrigerator, (1) under counter fridge; (5) Pantry 6 burner range, double oven, (1) Dishwasher Dining table for 12 (9) people - great room concpet (1) washer and (1 Dryer); linen cabinets Open Shelf
Bunk Rooms	7	7	7		7	7	10	10	100		0	700	700	
Toilet/Shower Room					5	5	10	12	120		0	600	600	
Lockers					36	36	2	2	4		0	144	144	
Kitchen/Dining					1	1	16	40	640		0	640	640	
Day Room					1	1	24	34	816		0	816	816	
Physical Training					1	1	20	30	600		0	600	600	
Laundry					1	1	8	10	80		0	80	80	
Group Total	7	7	7								0	3580	3580	
Administration														Suite - adjoined with Bunk Room Captain's suite - adjacent to office Seating for 6
Captain's Office	1	1	1		1	1	10	14	140	OFFICE	0	140	140	
Captain's Bunk Room					1	1	10	12	120		0	120	120	
Small Conference Room					1	1	10	15	150		0	150	150	
Copy/Work Room					1	1	8	10	80		0	80	80	
Radio Charging Station					1	1	4	8	32		0	32	32	
Group Total	1	1	1								0	522	522	
Building Support														Tap out system in electrical room Toilet paper, paper towels, mops, sink, etc.
Stairs per floor					0	0	8	10	80		0	0	0	
Fire Pole per floor					0	0	5	10	50		0	0	0	
Elevator per floor					0	0	8	10	80		0	0	0	
Electrical / Data					1	1	12	23	276		0	276	276	
Janitor Closet per floor					1	1	4	6	24		0	24	24	
Group Total	0	0	0								0	300	300	
TOTAL SQUARE FOOTAGE (Living Quarters and Administration)											0	4402	4402	

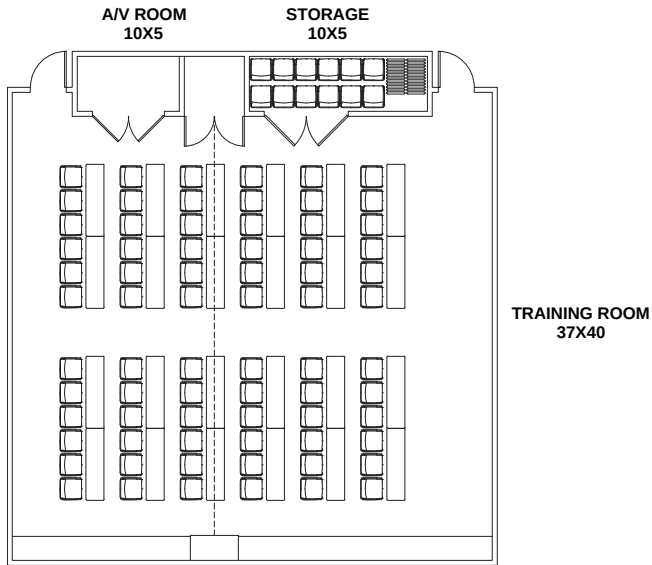
Camas Washougal Fire Department

Prepared by Mackenzie
1/20/2022

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Community / Training Rooms														
Training Rooms														
Community/Training Room					1	1	24	30	720		0	720		720
1st Aid Station					0	0	0	0	0		0	0		0
Public Restrooms					2	2	8	8	64		0	128		128
Lobby					1	1	5	15	75		0	75		75
Storage Closet					1	1	3	4	12		0	12		12
Training Storage					1	1	8	12	96		0	96		96
Group Total	0	0	0								0	1031		1031
TOTAL SQUARE FOOTAGE (Training Rooms)														

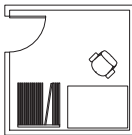
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SPACE STANDARDS

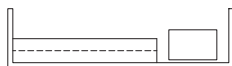


- Based on existing emergency response facilities, past experience, and general architectural standards, space standards have been developed and depicted to aid in efficiently comparing space sizes for offices, support spaces, and primary functions unique to this particular type of facility.
- These space standards have been utilized in the development and validation of identified program elements.

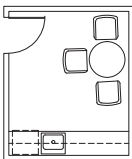
SHARED ROOM LAYOUTS



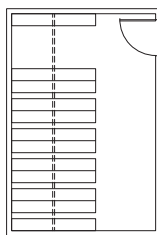
PLAN REVIEW
10X10



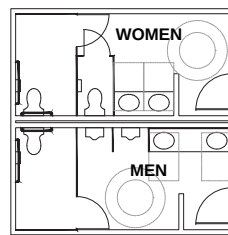
COPY ROOM
18X5



LOUNGE
10X12



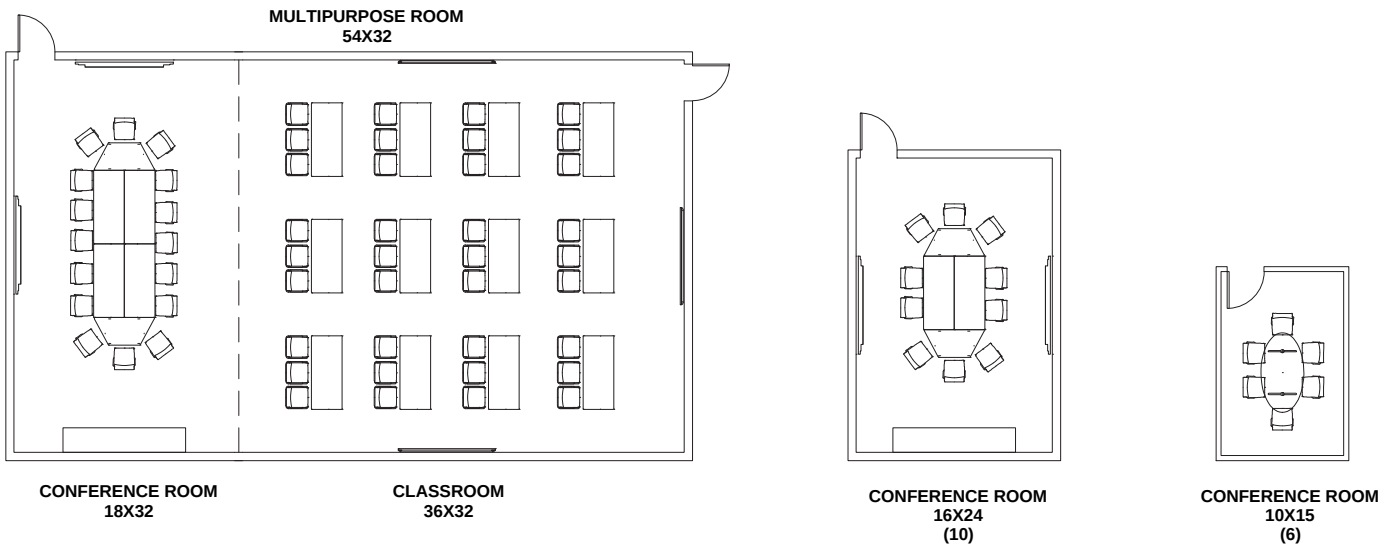
RECORDS ROOM
12X18



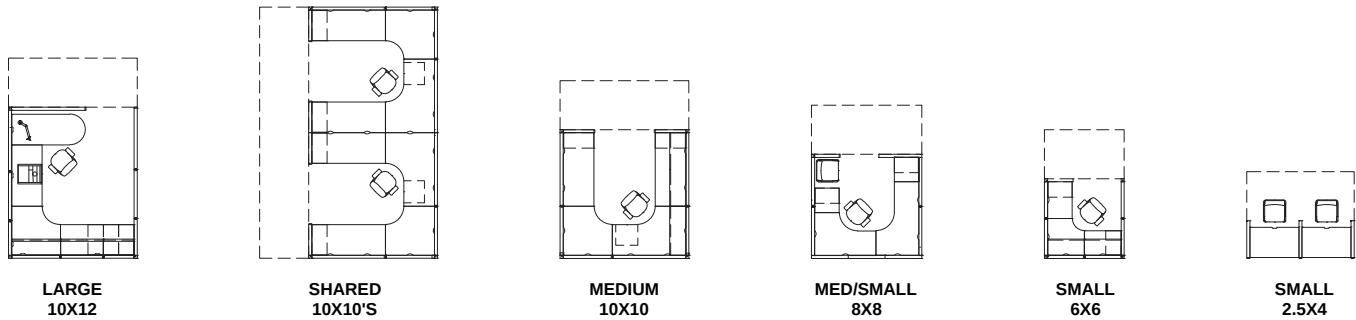
TOILET ROOM
18X18

TYPICAL OFFICE SUPPORT ROOM LAYOUTS

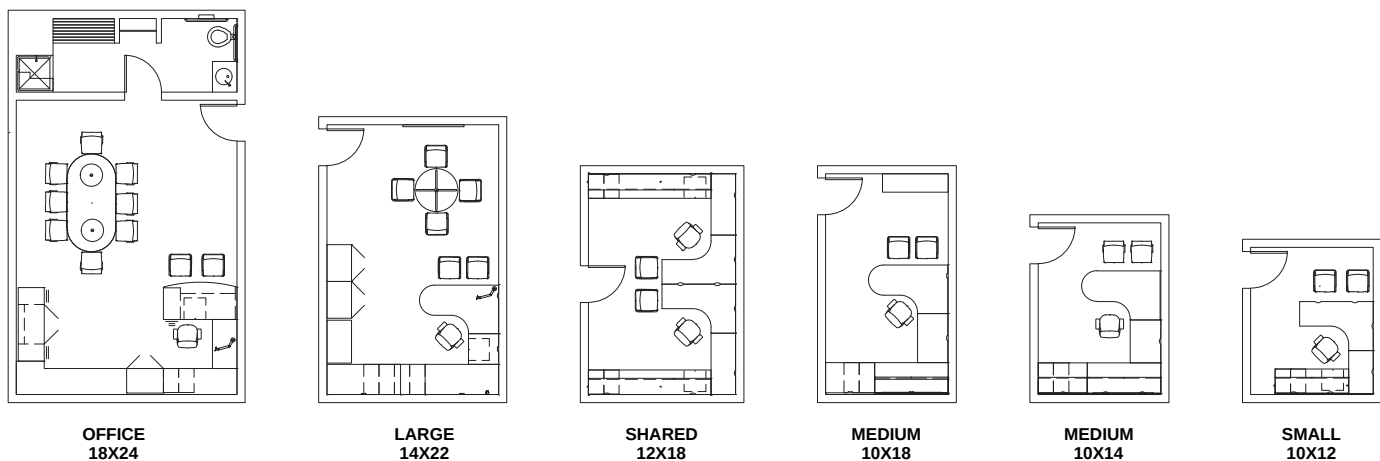
SCALE 1/16" = 1'-0"



TYPICAL CONFERENCE LAYOUTS

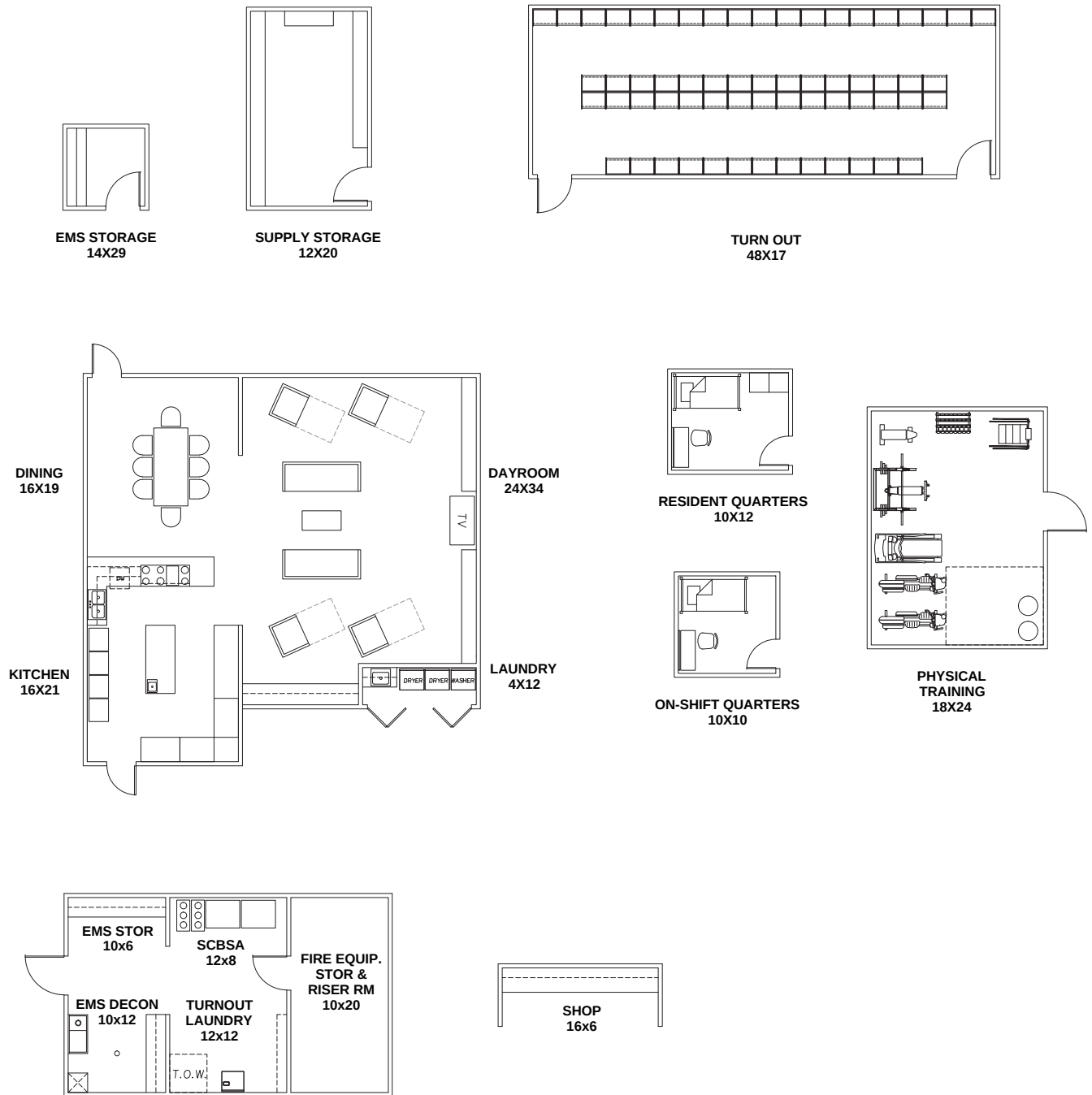


TYPICAL CUBICLE LAYOUTS



TYPICAL OFFICE LAYOUTS

SCALE 1/16" = 1'-0"



TYPICAL APPARATUS BAY SUPPORT ROOM LAYOUTS

SCALE 1/16" = 1'-0"



<u>PROJECT</u>	<u>ALBANY FIRE</u>	<u>DUNDEE FIRE & RESCUE</u>
LOCATION	Albany, OR	Dundee, OR
YEAR COMPLETE	2017	2014
SITE SIZE	1.63 acres	1.5 acres
APPARATUS BAY	8,359 sf	8,184 sf
LIVING QUARTERS	7,221 sf	2,850 sf
ADMINISTRATION	7,643 sf	2,797 sf
PUBLIC	1,042 sf	1,574 sf
TOTAL SQ. FT.	11,900 sf	17,623 sf
RESIDENT PROGRAM	YES	YES
BUNK ROOMS	9	4
RESPONSE AREA	81 sq mi	13 sq mi
POPULATION SERVED	58,073	5,500
QUANTITY OF STATIONS IN DISTRICT	4	1
STAFFING	Career/Volunteer	Career/Volunteer
STATION TYPE	Headquarters	Headquarters

FACILITY COMPARISONS



CLARK COUNTY FIRE DISTRICT 6 STATION 61

CLARK COUNTY FIRE DISTRICT 6 STATION 63

VANCOUVER FIRE STATION 11

Vancouver, WA

Vancouver, WA

Vancouver, WA

2022

2019

2022

4.10 acres

3.32 acres

3.65 acres

6,885 sf

7,252 sf

5,180 sf

5,799 sf

3,449 sf

4,250 sf

8,450 sf

5,277sf

3,250 sf

1,706 sf

1,000 sf

1,447 sf

20,750 sf

17,693 sf

14,789 sf

NO

NO

NO

8

8

10

37 sq mi

37 sq mi

90 sq mi

75,000

75,000

250,000

3

3

11

Career/Volunteer

Career/Volunteer

Career/Volunteer

Headquarters

Satellite

Satellite

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PROJECT COST DEVELOPMENT

COST SUMMARY

Following completion of the programs for the headquarter station and the satellite station, Mackenzie developed cost forecasts for the stations that would be developed to meet the Department's needs for the next 20 years. This effort is reflected in the Statement of Probable Costs found in Appendix B.

Development costs of a project are not limited to construction costs alone and require consideration of other variables. These variables differ between new construction and renovation or expansion, and invariably change from one project to the next depending on site conditions, existing building conditions, building codes, seismic zones and the environment of the construction industry. Differences between estimates arise depending on the design approach, construction costs, and design and engineering costs. Owner costs for furniture, fixtures and equipment are often constant, based on a predetermined budget set by the Department. New construction can often differ substantially due to the single variable of land acquisition. This cost, coupled with higher construction costs, often leads to this being a more expensive option. In the case of Station 1, there will not be land acquisition costs lowering the overall costs for a new station.

Construction costs reflect the raw costs incurred by a general contractor for overhead and profit, bonding and insurance, securing of materials, and general construction of the site and building. In addition to the identified construction costs, an owner's contingency is recommended to ensure

dollars are carried through construction for owner changes, design omissions, unforeseen conditions or jurisdictional requirements, among others.

Total project costs are calculated on the following page for the year 2021 as shown on the Camas-Washougal Capital Improvement Plan – Project Cost Summary.

Consultant costs reflect the costs incurred for project management and design of the project from conceptual design through construction administration. Though design fee can vary, costs included in this report reflect standard A/E fee guidelines based on a percentage of construction cost as outlined by the Washington State Department of Enterprise Services. In addition to architectural and engineering services, costs include marketing materials and required services, such as geotechnical inspections and special inspections. A contingency is provided for this category for any unforeseen or additionally requested design services throughout the project.

Owner costs reflect the costs generally incurred directly by the owner throughout the project. This includes all items the owner may wish to contract separately from the general construction of the project. Some additional owner-related costs include relocation into the new facility, jurisdictional fees and furniture and equipment. A contingency is provided in this category for any unforeseen or undefined costs not currently represented.

PROJECT COST ESTIMATE - HEADQUARTER STATION

The following project development cost estimate projects the construction values of the programmed sizes of a headquarter station and satellite station. The major categories for the project include construction cost (classified as a hard

cost), consultant costs and owner costs (classified as soft costs) as described on the previous page. The costs are arranged in the following table by station and grouped by hard or soft cost to denote the forecasted total project costs.

Camas-Washougal Capital Improvement Plan - Project Cost Summary

Rev. 09/22/2021		
	Headquarters Station	Satellite Station
Construction Cost:	19,456 SF x \$500-\$550 / SF = \$9,728,000 - \$10,700,800	13,151 SF x \$500 - 550 / SF = \$6,575,500 - \$7,233,050
Consultant Costs (Geotechnical Engineer; Surveyor; Architect and Engineering Fee etc.)	30% of Construction Cost: = \$2,918,400 - \$3,210,240	30% of Construction Cost: = \$1,972,650 - \$2,169,915
Owner Costs (Permit and SDC Fees, Furniture and Fixtures etc.)		
Total Project Cost:	\$12,646,400 - \$13,911,040	\$8,548,150 - \$9,402,965

The matrix on the following pages is a comparison of similar recently completed facilities to illustrate average cost per square foot and establish a current or expected construction costs per square foot for the new facilities.

FACILITY COST COMPARISON



<u>PROJECT</u>	<u>VANCOUVER FIRE STATION 2</u>	<u>CLARK COUNTY FIRE DISTRICT STATION 63</u>
LOCATION	Vancouver, WA	Vancouver, WA
YEAR COMPLETE	2018	2019
CONSTRUCTION TYPE	Wood Framing and Structural Masonry w/ Brick Veneer	Wood Framing w/ Fiber Cementous Boards And Structural Masonry
BUILDING SIZE	13,350 SF*	17,963 SF*
SITE SIZE	93,860 SF	144,744 SF+
STORIES	SINGLE	TWO
BUILDING COST PER SF	\$253.64 PER SF	\$322.22 PER SF
SITE COST PER SF OF SITE	\$40.49 PER SF OF SITE	\$16.78 PER SF OF SITE
OFF-SITE COST PER SF OF SITE	N/A	N/A
TOTAL CONSTRUCTION (BID) COST PER SF OF BUILDING	\$376.86** PER SF OF BUILDING	\$485.23 PER SF OF BUILDING
FINAL CONSTRUCTION COST ESTIMATE PER SF OF BUILDING	\$421.48** PER SF OF BUILDING	\$560.60 PER SF OF BUILDING
LOW BID (AVERAGE BID) PER SF OF BUILDING	\$199.58 (\$234.08) PER SF OF BUILDING	\$485.23 PER SF OF BUILDING

* - Mezzanine not included

** - Includes FF&E and tapout equipment (provided by contractor)

+ - includes Training Tower / Training Grounds / Aggregate Piers / Wetland Mitigation

Camas-Washougal Fire Department

january 2022



<u>VANCOUVER FIRE STATION 11</u>	<u>CLARK COUNTY FIRE DISTRICT STATION 61, REMODEL AND ADDITION</u>	AVERAGE BUILT COST	<u>CAMAS-WASHOUGAL HEADQUARTER STATION, NEW CONSTRUCTION</u>
Vancouver, WA	Vancouver, WA		Washougal, WA
2022	TBD		2024
Wood Framing and Structural Masonry w/ Brick Veneer	Wood Framing w/ Fiber Cementous Boards And Structural Masonry		Wood Framing and Structural Masonry w/ Brick Veneer
14,789 SF*	20,750 SF		19,456 SF
221,537 SF	178,763 SF		87,120 SF
SINGLE	TWO		SINGLE
\$354.26 PER SF	\$388.04 PER SF	\$329.54 PER SF	\$540.00 PER SF
\$10.67 PER SF OF SITE	\$3.79 PER SF OF SITE	\$17.93 PER SF OF SITE	\$10.00 PER SF
N/A	N/A	N/A	N/A
\$481.46 PER SF OF BUILDING	N/A Construction To Start in Q3 of 2022	\$447.85 PER SF OF BUILDING	N/A
\$556.67** PER SF OF BUILDING	\$421.48** PER SF OF BUILDING	\$490.06 PER SF OF BUILDING	N/A
\$443.89 (\$481.46) PER SF OF BUILDING	N/A Construction To Start in Q3 of 2022		N/A

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FINANCIAL FUNDING FORECAST

FIRE IMPACT FEE AND FUNDING ALTERNATIVES ASSESSMENT

The Camas-Washougal Fire Department is working with Mackenzie to develop an assessment of future service and capital needs. The analysis has identified the need for one new headquarter fire station and two satellite fire stations to replace aging existing facilities that cannot physically accommodate new larger apparatus needs. To assess how well existing fire impact fees could cover the capital expenses of constructing new facilities, Mackenzie asked ECONorthwest to translate adopted forecasts of future household and employment growth into estimates of residential and commercial development in Camas and Washougal over the next 15 years and the resulting fire impact fee revenue. ECONorthwest found that fire impact fees can fund only a portion of eligible costs, and the total funding gap for estimated capital needs is \$32.28 to \$35.59 million. Next, ECONorthwest researched an array of potential funding alternatives that could help to address the funding shortfall.

The purpose of this memorandum is to outline the funding gap that the Fire Department faces in trying to fund its three new and replacement facilities as well as identify potential alternative funding mechanisms.

This memorandum is organized into two parts. In Part I, we dive into the results of the growth forecast, showing the assumptions that we made and the resulting funding gap. In Part II, we outline a set of potential funding tools that the Fire Department could explore in more depth.

PART I: FIRE IMPACT FEE REVENUE GROWTH FORECAST

This section describes the methodology and assumptions we used to generate our estimates for the fire impact fee funding gap

Cost Assumptions

The Camas-Washougal Fire Department plans to build a replacement headquarters, a replacement satellite station, and construct a new satellite fire station. The first replacement will be a new headquarters fire station and is tentatively planned to begin construction sometime in 2024. It has not been determined if this facility will be on the

same site as the existing headquarters. Based on the construction cost analysis from Mackenzie, they estimate the new station to cost between \$12.65 million (low scenario) and \$13.91 million (high scenario). One replacement satellite station is planned to begin construction in 2026 and the other is planned to begin in 2029. The first satellite station is estimated to cost between \$9.62 million and \$10.58 million, and the second is estimated to cost \$10.82 million to \$11.90 million. In total, the cost for all three stations is estimated to be between \$33.08 million and \$36.39 million. New and replacement equipment costs are estimated to account for an extra \$4.74 million in addition to the facilities costs.

Revenues

We assumed constant 2021 fire impact fee rates for Camas and Washougal over the analysis period (see Exhibit 1 for rates). The dollar amounts were increased by 1.7 percent per year as an inflationary adjustment. Over the 2021 to 2040 period, we calculated that the current fire impact fee would bring in a total of about \$5.54 million. The methodology we used to arrive at the total estimated fire impact fee dollars is detailed below.

Building Type	Cam as
Single-Family Detached	\$0.20 psf
Apartment/Duplex/Townhome	\$0.20 psf
ADU (Interior)	\$0.00 psf
ADU (Exterior)	\$0.20 psf
Commercial	\$0.40 psf

Building Type	Washougal
Single-Family Home (w/ fire suppression)	\$401.60 per unit
Single-Family Home (w/o fire suppression)	\$502.00 per unit
Multifamily unit (3+) and Cottage Homes	\$0.31 psf
ADU (w/ fire suppression)	\$140.56 per unit
ADU (w/o fire suppression)	\$175.70 per unit
Commercial	\$0.31 psf

Exhibit 1. Fire Impact Fee Rates in Camas and Washougal, 2021

Source: City of Camas and City of Washougal.

1. Cost estimates for the two satellite stations reflect a 4% year-over-year annual cost escalation as reported by Mackenzie.

Funding Gap

This leaves the Camas-Washougal Fire Department with a funding gap ranging between \$32.28 million and \$35.59 million (see Exhibit 2).

Costs	Replacement HQ Station (2024)	Replacement Satellite Station (2026)	New Satellite Station (2029)	Total Costs
Low Cost Scenario (Nominal)	\$12,646,400	\$8,548,150	\$8,548,150	–
3-Year Construction Cost Increase	–	\$9,615,506	--	–
6-Year Construction Cost Increase	–	–	\$10,816,137	–
Low Cost Scenario Total	\$12,646,400	\$9,615,506	\$10,816,137	\$33,078,043
High Cost Scenario (Nominal)	\$13,911,040	\$9,402,965	\$9,402,965	–
3-Year Construction Cost Increase	–	\$10,577,057	--	–
6-Year Construction Cost Increase	–	–	\$11,897,750	–
High Cost Scenario Total	\$13,911,040	\$10,577,057	\$11,897,750	\$36,385,847

Equipment Costs	Replacement HQ Station (2024) ¹	Replacement Satellite Station (2026) ²	New Satellite Station (2029) ³	Total Equipment Costs
Cost (Nominal)	\$2,633,000	\$1,050,000	\$735,000	–
3-Year Cost Increase	–	\$1,181,107	--	–
6-Year Cost Increase	–	–	\$930,009	–
Equipment Cost Total	\$2,633,000	\$1,181,107	\$930,009	\$4,744,117

FIF Revenue by Source	Camas	Washougal	Total Revenue by Source
Single-Family	\$2,325,808	\$841,431	\$3,167,240
ADUs	\$10,646	\$5,002	\$15,648
Multifamily	\$142,420	\$139,177	\$281,597
Commercial	\$1,448,326	\$570,931	\$2,019,256
Medical	\$33,314	\$21,070	\$54,384
Total	\$3,960,514	\$1,577,611	\$5,538,125

	Low Estimate	High Estimate
Funding Gap, 2021 - 2040	\$32,284,034	\$35,591,839

Equipment Cost Notes:

1. Equipment costs include 3 replacement engines, 4 rescues, and 2 brushes.
2. Equipment costs include 1 ladder truck.
3. Equipment costs include 1 engine for the satellite expansion.

Exhibit 2. Summary of Fire Impact Fee Funding Gap, 2021 – 2040

Source: Mackenzie and ECONorthwest.

Note: This funding gap analysis does not account for land acquisition costs.

2. Only the share of capital costs attributable to growth can be paid through fire impact fee revenue.

Exhibit 3 in below breaks out the same data in Exhibit 2, allocating cost and revenue data to each jurisdiction respectively. This analysis assumes a 60 percent allocation of equipment cost for the first two stations to Camas and a 40 percent split to Washougal. Costs for each station are allocated 100 percent to the jurisdictions they are located in. We

find that the total funding gap in Camas amounts to \$22.7 to \$25.0 million dollars and \$9.5 to \$10.5 million in Washougal. Despite having a measurably higher revenue outlook from fire impact fee revenue, Camas' gap is higher because it must accommodate two new stations to provide targeted service levels.

Exhibit 3. Summary of Total Fire Impact Fee Funding Gap by Jurisdiction, 2021 – 2040

Source: Mackenzie and ECONorthwest

LOW COST SCENRARIO			
Station	Replacement HQ Station	Replacement Satellite Station	New Satellite Station
Year	2024	2026	2029
Development Cost	\$12,646,400	\$9,615,506	\$10,816,137
City Allocation	Camas	Washougal	Camas
Equipment Costs	\$2,633,000	\$1,181,107	\$930,009
City Allocation	60-40 Split	60-40 Split	Camas
Funding Summary	Costs	Revenues	Gap
Camas	\$26,681,010	\$3,960,514	\$22,720,496
Washougal	\$11,141,149	\$1,577,611	\$9,563,538
Total	\$37,822,159	\$5,538,125	\$32,284,034
HIGH COST SCENARIO			
Station	Replacement HQ Station	Replacement Satellite Station	New Satellite Station
Year	2024	2026	2029
Development Cost	\$13,911,040	\$10,577,057	\$11,897,750
City Allocation	Camas	Washougal	Camas
Equipment Costs	\$2,633,000	\$1,181,107	\$930,009
City Allocation	60-40 Split	60-40 Split	Camas
Funding Summary	Costs	Revenues	Gap
Camas	\$29,027,263	\$3,960,514	\$25,066,749
Washougal	\$12,102,700	\$1,577,611	\$10,525,089
Total	\$41,129,963	\$5,538,125	\$35,591,838

RESIDENTIAL IMPACT FEE ESTIMATE METHODOLOGY

- **Household Growth:** Household growth in Camas and Washougal are based on Transportation Analysis Zone (TAZ) forecasts produced by the Southwest Washington Regional Transportation Council (RTC). Per their most recent forecast, 4,165 households are anticipated to be built in Camas at an average annual growth rate of 2.05% over the 2020 to 2040 period. In Washougal, 2,108 households are anticipated to be built at an average annual growth rate of 1.44%.
- **Housing Type:**
 - To estimate the growth in single-family detached housing and multifamily housing, we used data from the U.S. Census Bureau's American Community Survey (ACS) to estimate the percentage share of housing stock that is single-family detached and multifamily. About 85% of Camas's housing stock is single-family detached housing and about 82% of Washougal's housing stock is single-family detached housing. We applied these percent shares to the annual household growth in each city to estimate the approximate quantity of new housing type added per year.
 - Additionally, we accounted for ADU developments in both Camas and Washougal. Using ADU permit data provided by City of Camas staff, we calculated that approximately 3 ADU permits per year were issued over the 2016 to 2020 period. Dividing this average annual permit count by the number of new single-family households added to Camas per year (about 177 units), we received a percent of approximately 1.7%. Applying this percent to the annual growth in single-family households in both Camas and Washougal, we estimate 3 ADUs will be added to Camas each year and 1 ADU will be added to Washougal each year.

- **Calculation:** We multiplied the 2021 fire impact fee rates to the new housing added each year in Camas and Washougal. This resulted in \$2.33 million of fire impact funds for single-family households in Camas and about \$142,400 for multifamily households. In Washougal, \$840,400 of fire impact funds are estimated to come from single-family households and an additional \$138,200 from multifamily households.

COMMERCIAL IMPACT FEE ESTIMATE METHODOLOGY

- **Existing Commercial Mix:** For commercial development, we relied on CoStar's database to estimate the existing square footage of industrial, office, retail, and flex space in Camas and Washougal. As of 2020, CoStar estimated that about 2.97 million square feet of commercial space exists in Camas and about 1.71 million square feet exists in Washougal.
- **Employment Growth:**
 - Using RTC's TAZ employment forecasts over the 2015 to 2040 period, we interpolated an approximate employment count for commercial and industrial jobs in 2020. Then we used that estimate to approximate the average annual growth rate in commercial and industrial jobs out to 2040. Camas's growth rate is about 4.06% per year and Washougal's is 3.72% per year.
 - Lastly, we accounted for medical space. According to CoStar, Camas approximately has 63,360 square feet of medical space and Washougal has about 63,100 square feet. Using the same methodology for commercial space, we estimate Camas will bring in about \$33,300 and Washougal will bring in about \$21,000.
- **Calculation:** We used the employment growth rates to assume a linear growth pattern in commercial square footage over the 2021 to 2040 analysis period. Applying the fire impact fees, we estimate Camas will bring in approximately \$1.45 million and Washougal will bring in about \$570,900.

3. U.S. Census Bureau, American Community Survey 5-Year Estimates, 2006-2010 and 2015-2019. Table B25024: Units in Structure.

Part II: Capital Improvement Funding Alternatives

Based on our analysis, the fire impact fee revenue over the next 20 years is insufficient to cover eligible capital investments required to accommodate growth in addition to replacement capital needs. This section provides an evaluation of alternative funding tools that the Fire Department could consider in funding the three new facilities.

For our analysis, we have used seven criteria based on experience with similar projects in other jurisdictions, and the specific needs of the Fire Department: (1) capacity, (2) timing, (3) administrative ease, (4) stability/predictability, (5) flexibility, (6) legality, and (7) political acceptability. Note that the first five criteria included in this list can be grouped together under the banner of “efficiency.” Criteria are further defined below.

In this analysis, ECONorthwest began by identifying “fatal flaws,” or constraints on the tool’s revenue generating capacity or political acceptability that make it a very unlikely candidate for the site. After setting aside all the tools with fatal flaws, we are left with a much shorter list of potential sources that can more easily be compared against each other, evaluating their relative merits to identify the top four as the “preferred” tools for further evaluation.

Funding Alternative Findings

This section summarizes the findings from our funding alternative analysis.

Recommended Funding Tool Options for Further Discussion

We recommend a multi-pronged funding strategy that considers who will benefit from facility investments. We recommend that the District consider the following tools for further evaluation:

- Increased Fire Impact Fees.** The current impact fees may be too low to account for the facility needs in new growth areas. The cities could consider setting a base impact fee alongside a set of distinct service areas with higher fees where more intensive investments are needed. Increasing these fees alone will not pay for all of the fire district’s proposed investments but they could be increased to cover a larger share of eligible costs attributable to growth.
- General Obligation Bond.** Issuing an unlimited tax general obligation bond would provide the cities a stable revenue stream to repay the debt of building new fire protection capital. It would require the fire district to make the case to property owners that aging facilities are inadequate and that new facilities are required to protect their home investments.
- Surplus Land Disposition.** At least one of the replacements may be constructed in a new location. Sale of the existing facility could help to generate revenue for either acquisition of the replacement site or for the facility itself.
- Public Safety Sales Tax.** Adding a sales tax could be a viable funding option that also requires voter approval. The cities of Washougal and Camas could pursue this on their own (which requires more work but also generate more revenue) or in conjunction with the County (which would decrease revenues available to the cities). There may also be a Countywide public safety sales tax being proposed to help pay for police body cameras and other investments. However, based on our projections, a new public safety sales tax and current fire impact fee combined will not yield sufficient funding to fill the funding gap over the 2021 to 2040 period. If this option is pursued, an additional funding tool would need to be used in tandem.

Other Funding Tools Considered (Not Recommended Options)

- Excess Levy.** Excess levies (also known as Operations & Maintenance levies) are single-year property tax levies with no restrictions on the levy rate or levy amount. Fire protection districts, however, are allowed multi-year excess levies in accordance with RCW 84.52.130. This statute allows for fire protection districts in Washington to authorize, by public vote on a ballot measure, a two-year through six-year levy “to support the construction, modernization, or remodeling of fire district facilities.” In our evaluation, we didn’t see any benefit to this approach over a more traditional general obligation bond.

Tools Not Evaluated in Depth

- Current city EMS levies are at capacity.** Both

Camas and Washougal currently have EMS levies in place. In 2018, Camas renewed its EMS levy rate at \$0.46 per \$1,000 assessed property value to carry forward for six additional years (2019 through 2025). Washougal currently has an EMS levy rate of \$0.50 approved for six years (2018 through 2023).

- The maximum allowable EMS levy rate under Washington law is \$0.50 per \$1,000 assessed value. According to Camas’s Emergency Medical Services Agreement, the City of Camas “shall furnish Emergency Medical Services including Advanced Life Support (ALS) and Emergency Medical Transport Services.” Given this agreement and the allocation of levy funds toward providing the community medical services, it seems unlikely that there would be any excess EMS levy funds to support the new fire station construction.
- **A countywide EMS levy is not a viable option, given that there are current citywide levies.** Given that Camas, Washougal, and East County Fire and Rescue (\$0.35 per \$1,000 AV) have EMS levies in place, there is insufficient funding capacity given the rate limitations stipulated in Washington law.
- **A Service Benefit Charge can fund operations, but not capital facilities.** Some fire departments in Washington structure their operations to be funded from a combination of service benefit charges and levies. A service benefit charge allows fire departments to charge users more if their structure is at greater risk of fire, and is not a share of a property’s assessed value. Shifting to a benefit charge from a levy structure could free up funding from the levy, but this strategy would require input from a variety of stakeholders.

Efficiency

This category covers everything related to creating and maintaining net revenues (net of collection costs). We break efficiency into five subcategories:

- **Capacity.** Revenue-generating capacity

considers how much money the tool can generate. The amount any funding tool can raise is directly tied to the rate imposed, and the rate imposed is always at least partially determined by legal authority and political acceptability (both described below). For example, the revenue capacity of a local gas tax depends on whether a community is legally allowed to impose the tax and up to what rate, and what rate its policymakers and constituents are willing to adopt. Nonetheless, we evaluate revenue-generating capacity based on our informed assumptions on the maximum rate that can be legally charged, and the rates that are likely to be in the range of political acceptability.

- **Timing.** For the funding of new fire stations, it will be important for revenues to be available sooner rather than later. Private development and infrastructure investments will likely need to occur concurrently. Revenue sources that don’t provide revenue until after development occurs may be ill suited for the fire stations. Additionally, it is likely that the City will want to borrow money to fund infrastructure projects upfront and repay the debt over time with revenue a dedicated funding tool. Some tools are better suited than others for borrowing money or issuing bonds.
- **Administrative ease.** The easier it is to administer a tool, the lower the costs of administration should be, and the more of the gross revenue that will be available as net revenue for infrastructure projects. For example, it is relatively easy and inexpensive to increase the rate of an existing fee or tax. At the other extreme, creating a new fee with a new collection system can be expensive and use a sizable percentage of the gross revenue. Some of the questions to consider when evaluating administrative ease, include: Would new staff have to be hired? Would a new organizational structure or a new budget procedure have to be put in place? Would collection of the funds be an arduous task? Are new technologies required? The answers to these questions depend in part on what administrative mechanisms are already

4. Clark County Today. “County seeks volunteer to write for and against statements for sales tax propositions.” July 29, 2021. Information retrieved from: <https://www.clarkcountytoday.com/news/county-seeks-volunteers-to-write-for-and-against-statements-for-sales-tax-propositions/>

5. Emergency Medical Services Agreement. Information retrieved from: <https://mccmeetingspublic.blob.core.usgovcloudapi.net/camaswa-meet-cf9a46adf504483fb010ccf9ea82cbcd/ITEM-Attachment-001-31e129d1dc7c46faa5e7b85ed56e0d93.pdf>

in place that could be used at little marginal cost.

- **Stability/predictability.** Revenue stability considers whether the tool is likely to avoid large fluctuations each year. The more stable a tool, the more it can be assumed to contribute constant revenues over time. Stability is more than a mental comfort: demonstrating stability may be required, for example, for a funding stream that is being pledged to repay a revenue bond.
- **Flexibility.** A funding tool may be less useful if its use is limited to certain types of projects. In general, flexibility is a positive attribute. If the revenue can be used for any infrastructure project (e.g., transportation, water, sewer, parks, etc.), there is a greater ability to channel funds to the use with the greatest net benefit at any point in time. The flip side is that if a revenue tool is too flexible it can be difficult to “protect” it from being redirected to other uses. However, local jurisdictions can move funding around so that they can do what they want to do. For example, even though systems development charges can only be used for projects required by growth, if such projects are not now being covered 100% by systems development charges (e.g., if gas tax revenues are paying for some of those projects), increasing systems development charges may free up other sources of funding that are more fungible (capable of being used for other things).

LEGALITY

An essential part of an assessment of a funding tool is determining if the Fire Department can legally use the tool for new capital facilities. If this application of the tool is currently prohibited by state statute, then there is a large administrative hurdle to be surmounted up front. Even for tools that are legal, the real issue is whether the tool has detailed and complicated legal requirements that would (1) require a lot of work and cost to implement the tool; (2) raise the likelihood of legal challenge; (3) raise the likelihood that any legal challenge would actually be successful; or (4) reduce political acceptability by adding uncertainty and cost to the implementation process.

POLITICAL ACCEPTABILITY

Our evaluation looks at not only which tools score well on our technical criteria, but also whether or not the tool has proven to be politically acceptable when other jurisdictions in Washington have attempted to use it. One would think that if a tool is efficient, fair, and legal that it would be politically acceptable. While this is true in some situations, it is not always true. Many times, jurisdictions have pursued the adoption of a funding tool that seemingly scores well on those criteria, only to have their efforts fail because the tool was politically unpopular.

Exhibit 4. Funding Tools Evaluation

Funding Tool	Efficiency	Legality	Political Acceptability	Suitability
Increased Fire Impact Fee (City-mandated one-time charge on new development to fund “fire protection facilities: addressed by a capital facilities plan)	▪ Capacity: FIFs across Washington vary widely. Based on additional analysis, an increase in FIFs could be warranted, especially in areas with insufficient response times. ▪ Timing: Instability makes this tool difficult to bond against, best used in tandem with other tools that are more predictable. ▪ Administrative ease: Developers are familiar with this tool, and the city administers it. ▪ Stability: Development-driven; can be unpredictable. ▪ Revenue flexibility: Contingent on development; can be unpredictable.	Impact fees should be used for system improvements that benefit that new development and relate to the demand from new development. Requires a nexus to new growth.	Combined with other impact fees, raising these fees too high may impede development. Camas and Washougal could consider creating multiple service areas and associated fee schedules to align specific capital improvements with development activities. [RCW 82.02.060(1)]	Increasing impact fees can help to pay for the capital improvements that are required to serve new growth. The cities could consider recalibrating the fee to create a base fee charged citywide with a service area addition specific to the locations for new developments that lack sufficient service.
Voter-Approved Bonds (Also known as Unlimited Tax General Obligation Bonds. May only be used for capital purposes; does <i>not</i> include replacement of equipment)	▪ Capacity: Will generate the dollars needed to pay for new capital facilities. ▪ Timing: Will require more time from city staff to plan and requires 60% supermajority approval. ▪ Administrative ease: Ballot measure should be drafted by city’s bond counsel. Requirements are peculiar. It must also authorize both the issuance of the bonds <i>and</i> the excess property tax levies. ▪ Stability: Stable revenue stream to repay debt. They are automatically sized to pay the principal and interest on the bonds due each year (differs from levy lid lifts or sales taxes). ▪ Revenue Flexibility: Must be in accordance with purpose(s) specified in ballot measure.	Authorized via RCW 84.52.056 and Article VII, Section 2(b) of Washington’s Constitution.	Requires voter approval.	Issuing an unlimited tax general obligation bond would provide the cities a stable revenue stream to repay the debt of building new fire protection capital. The Department will need to consider its potential funding ask from voters and how that aligns with other voter-approved bonds or levies currently in place or under consideration.

Funding Tool	Efficiency	Legality	Political Acceptability	Suitability
Surplus Land Disposition	▪ Capacity: Limited to land where existing facilities if the new facility will be in a new location. ▪ Timing: Depends on when the new facility can be occupied. Could be used to repay bonds. ▪ Administrative ease: Flexible, depending on regulations for land disposition. ▪ Stability: One-time sale or ground lease options. ▪ Revenue flexibility: Flexible, revenue can be used to pay for new facilities.	The Fire District can legally sell land at market value.	Fire district can pursue market rate for land.	The viability of this strategy will depend on whether the District already controls the land on which it wants to locate new facilities.
Public Safety Sales Tax (Sales tax up to 0.1% for cities)	▪ Capacity: Revenues must be shared between city and county. If city imposes tax, they retain 85% of revenues and must share 15% with county. If county imposes tax, they retain 60% of revenues and the remaining 40% is distributed to cities on a per capita basis ▪ Timing: The cities could bond against this revenue to help pay for capital facilities. ▪ Administrative ease: Time needed to draft ballot measure. ▪ Stability: Subject to fluctuations in taxable retail sales earned each year. ▪ Flexibility: 1/3 must be used for criminal justice and/or fire protection. Fire protection purposes are not specifically defined in Washington's Revised Code. The remaining 2/3 are unrestricted, but must be spent in accordance with purpose(s) specified in ballot measure. May be used for debt repayment or operations.	Authorized via RCW 82.14.450. Fire protection facilities are a legal use of these funds.	Requires voter approval (50%+1). According to MRSC's Local Ballot Measure Database, voters have approved the majority of these measures. A ballot measure may only be submitted at a primary or general election (no special elections).	If Camas imposed a public safety sales tax, the City could potentially receive \$420,800 per year based on its total taxable retail sales estimate from 2020 (\$495.06 million). Accounting for inflation, this tax could result in \$9.96 million over 2021 to 2040. For Washougal, the City could potentially receive \$189,500 per year (based on total retail sales of \$222.94 in 2020). This could result in \$4.48 million over 2021 to 2040. Combined, both cities could potentially receive \$14.44 million over 2021 to 2040.

Funding Tool	Efficiency	Legality	Political Acceptability	Suitability
Excess Levy (Levy of additional taxes by any type of taxing district; amount is over and above the total tax allowed by statute)	▪ Capacity: Can only be levied for one year. There is no restriction on the levy rate or the levy amount. Fire protection districts have separate statutes that allow for multi-year excess levies. ▪ Timing: Funding from an excess levy is available in the year the levy goes into effect. ▪ Administrative Ease: Relatively simple; work needed for penning ballot initiative. ▪ Stability: Stable, as the levy will only last for one year. ▪ Revenue Flexibility: Must be in accordance with purpose(s) specified in ballot measure.	Excess levies are authorized via RCW 84.52.052 and RCW 84.52.054, in addition to Article VII, Section 2(a) of Washington's Constitution.	According to MRSC's Local Ballot Measure Database, about 80% of excess levies have passed in recent years. The cities will need to be sensitive to the amount since it will impact all property owners for that year.	An excess levy, while unconstrained in its levy rate and levy amount, could be difficult to pass with voter approval given the size of the current funding gap. Given that fire protection districts are allowed multi-year excess levies, this could reduce the annual levy amount and allow property owners to spread the costs over multiple years.

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APPENDIX A: CITY COUNCIL PRESENTATION

MACKENZIE.



**CAMAS-WASHOUGAL FIRE DEPARTMENT
CITY COUNCIL MEETING**

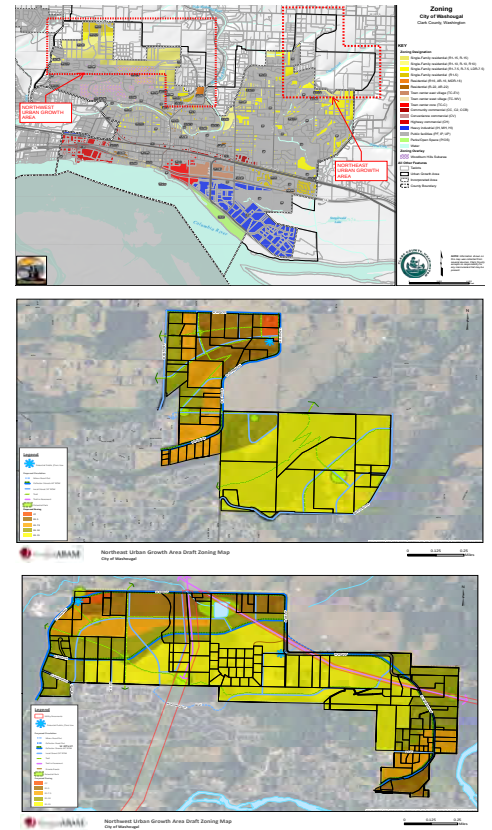
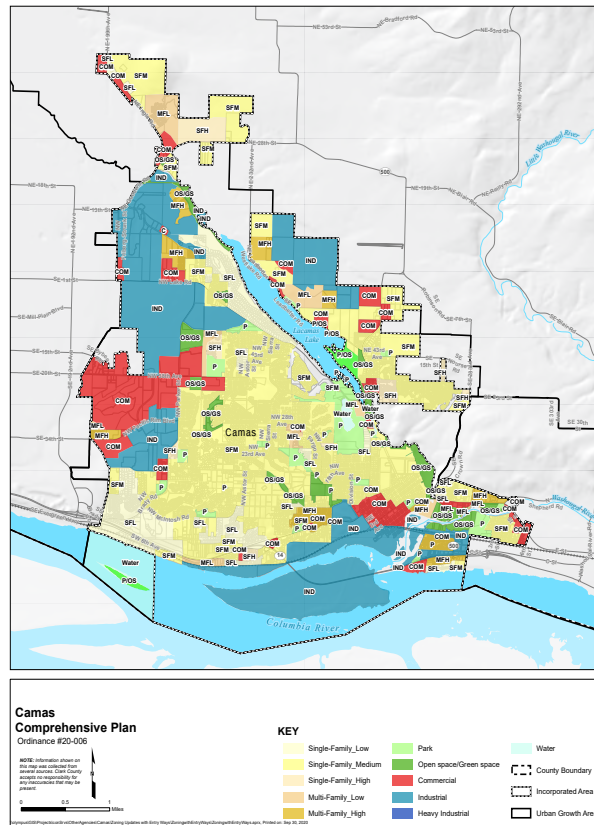
Camas City Council Meeting | 10.04.2021
Washougal City Council Meeting | 10.11.2021

TEAM



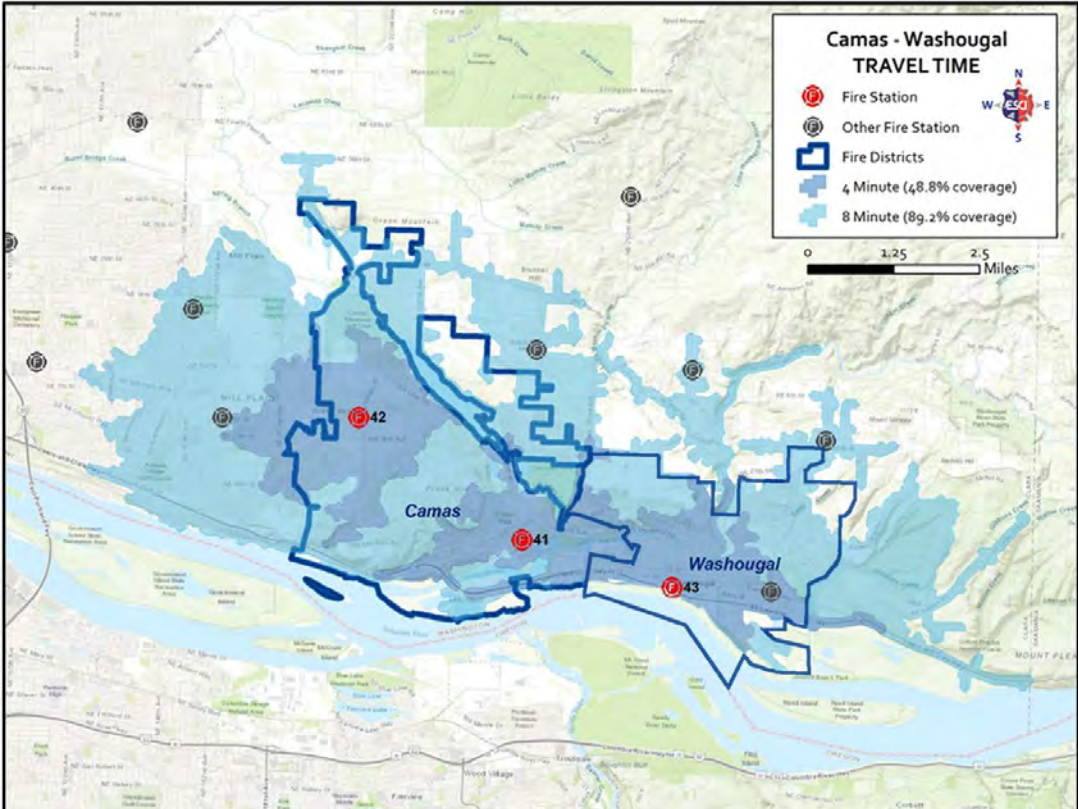
DEPLOYMENT REVIEW BACKGROUND

- Citygate was tasked to peer review the CWFD recent Master Plan and provide in-depth station location opinions
- The review also included a review of both cities current zoning and planned development
- The current risks to be protected
- The current fire station systems response ability into growth areas



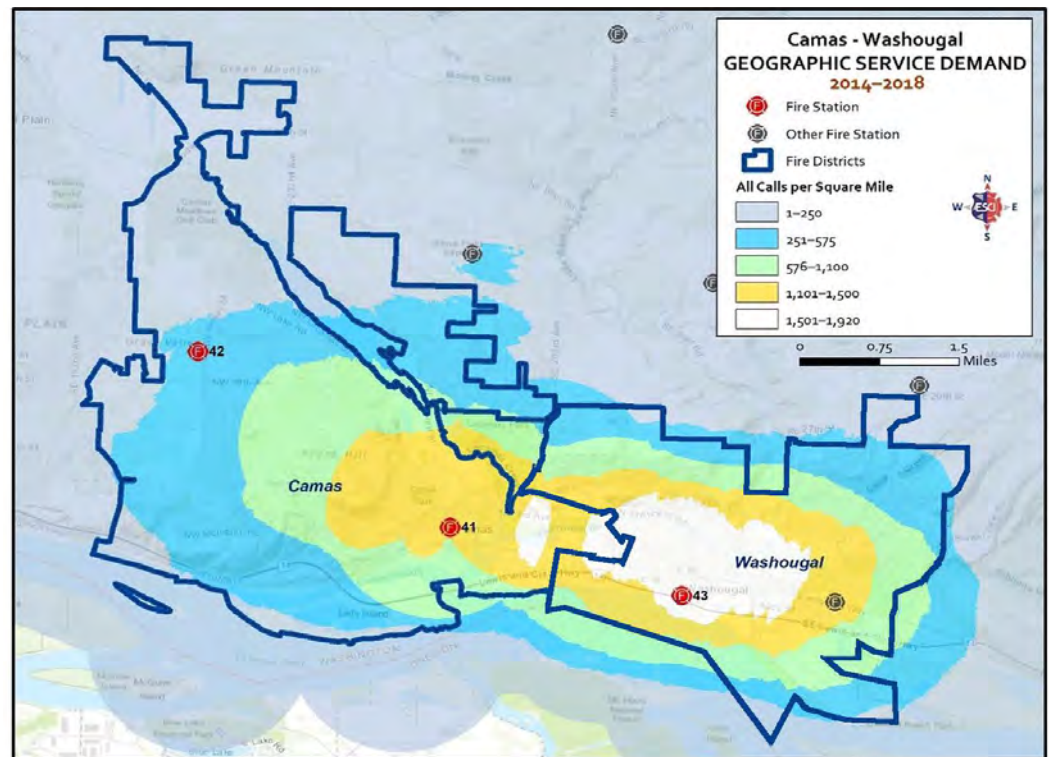
TRAVEL TIME COVERAGE

- Full page view of the 4-minute and 8-minute travel time map



INCIDENT LOCATION DENSITY

- Full page view of Figure 2 – the Incident Location Density



FINDINGS

- Most growth occurs outside the existing fire station urban coverage reach
- The cities and Department should adopt a split coverage measure
 - Faster response in existing built-up areas
 - Longer response times in edge suburban and rural areas
- Added stations occur when the other areas substantially develop

RECOMMENDATIONS

- Ideally Camas Station 41 could be moved to the west to shorten the coverage gap between it and Station 42
- Camas Station 42, being newer remains as sited
- Camas will need to add at least two more stations, one in the northwest corner and another midway down the north side of Lacamas Lake
- Washougal will need add at least one, if not two more, fire stations at some point in the 2030s

Camas Washougal Fire Department

Prepared by Mackenzie
4/7/2021

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments	
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061		
Department: Camas Washougal Fire Headquarters Station															
Apparatus Bay and Support Rooms	0	0	0								0	7658	7658	Acres	
Living Quarters and Administration	14	14	14								0	6642	6642		
Community / Training Rooms	0	0	0								0	1913	1913		
SUBTOTAL	14	14	14								0	16213	16213		
GENERAL CIRCULATION (20%)											0	3243	3243		
TOTAL BUILDING SQUARE FOOTAGE	14	14	14								0	19456	19456	0.45	
TOTAL EXTERIOR REQUIREMENTS												14460	14460	0.33	
TOTAL SITE REQUIREMENTS												0	33916	33916	0.78

Camas Washougal Fire Department

Prepared by Mackenzie
9/23/2021

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2021	2061	Exist	2021	2061	W	L	Area		Exist	2021	2061	
Department: Camas Washougal Fire Satellite Station(s)														
Apparatus Bay and Support Rooms	0	0	0								0	5526	5526	
Living Quarters and Administration	8	8	8								0	4402	4402	
Community / Training Rooms	0	0	0								0	1031	1031	
SUBTOTAL	8	8	8								0	10959	10959	Acres
GENERAL CIRCULATION (20%)											0	2192	2192	
TOTAL BUILDING SQUARE FOOTAGE	8	8	8								0	13151	13151	0.30
TOTAL EXTERIOR REQUIREMENTS												7980	7980	0.18
TOTAL SITE REQUIREMENTS											0	21131	21131	0.49

Fire stations in the next 8-10 years – when the infrastructure is assumed to be developed:

- **Replace HQ Station** - in the first two to three years.
- **Replace Washougal Station** - in the next five to seven years.
- **Future Third Station in Camas (NE)** - when the future infrastructure is assumed to be in the 8-10 year period.

	Building SF	Lowest Bid (Without Tax)	Cost Per SF
VFD Station 02 (July 2016)	13,367 SF	\$5,052,739.17	\$378.00/SF
VFD Station 11 (March 2021)	14,789 SF	\$7,120,393.59	\$481.46/SF
Station 61	20,750 SF	\$8,051,854	\$388.04 / SF
Station 61 Shop	7,425 SF	\$3,074,759	\$414.08 / SF
Averages	14,083 SF	\$5,824,936.44	\$413.61 / SF

Cost Factors:

- 8.5% Tax (As of April 2021)
- Median Bid - \$504/SF
- 27% Increase (Normally 30-35%)
- Additional Site Work

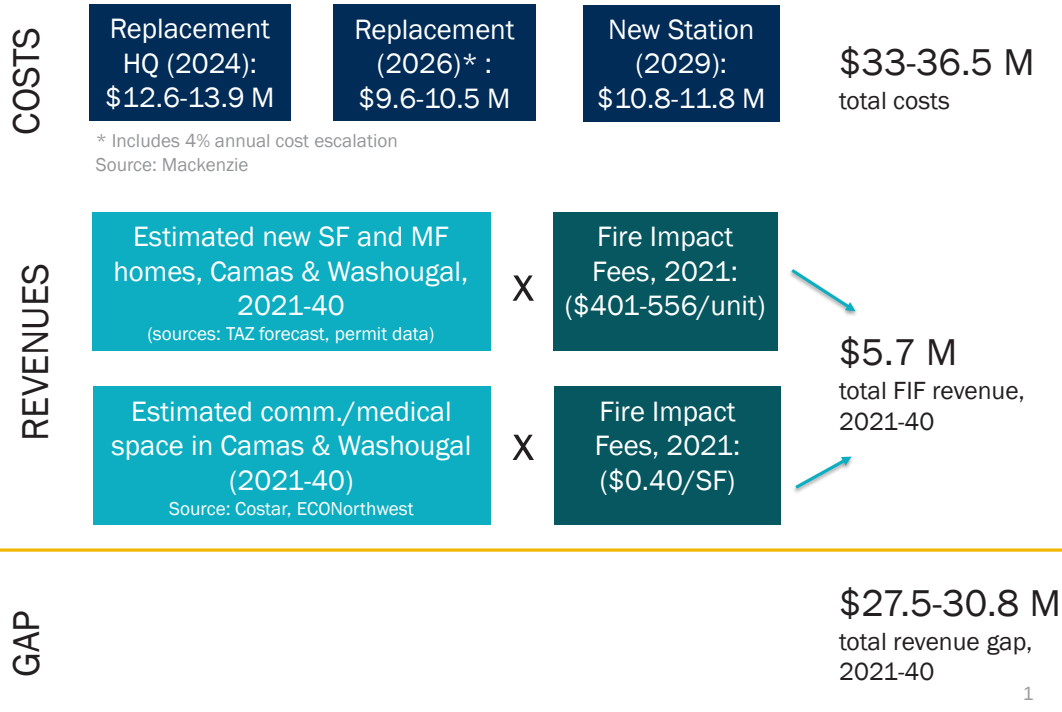
Camas-Washougal Capital Improvement Plan - Project Cost Summary

Rev. 09/22/2021		
	Headquarters Station	Satellite Station
Construction Cost:	19,456 SF x \$500-\$550 / SF = \$9,728,000 - \$10,700,800	13,151 SF x \$500 - 550 / SF = \$6,575,500 - \$7,233,050
Consultant (Geotechnical Engineer; Surveyor; Architect and Engineering Fee etc.) & Owner (Furniture & Fixture etc.) Costs:	30% of Construction Cost: = \$2,918,400 - \$3,210,240	30% of Construction Cost: = \$1,972,650 - \$2,169,915
Total Project Cost:	\$12,646,400 - \$13,911,040	\$8,548,150 - \$9,402,965

Fire Department's Replacement Vehicles In The Next 10 Years:

- (4) Four Engines - ea @ \$735,000
- (1) A Ladder Truck - one @ \$1,050,000
- (4) Four Rescue Tools - ea @ \$32,000
- (2) Two Brush Rigs - ea @ \$150,000

Forecast Approach & Findings



Next Step: Possible Gap Funding Tools

Pros/Cons Review of Possible Tools:

- Increased Fire Impact Fee
- Voter approved bonds
- Surplus Land Disposition
- Public Safety Sales Tax (*max 0.1% for cities*)
- Excess Levy

2

Fire Impact Fees in Other Areas

Jurisdiction	Single-Family (2,000 SF, per unit)	Multifamily (800 SF, per unit)	Commercial (per sq ft)
Camas	\$400	\$160	\$0.40
Washougal	\$401.60 - \$502.00	\$248	\$0.31
Shoreline	\$2,311	\$2,002	\$1.83, \$2.84, or \$5.73
Tukwila	\$1,769	\$2,168	Office: \$824 (per 1K GFA) Retail: \$2,108 (per 1K GFA) Industrial: \$176 (per 1K GFA)
DuPont	\$940.87	\$940.87	\$2,696.91 (per acre)
Thurston County	\$720		
Battle Ground	\$555	\$248	\$0.59
Vancouver*	\$293		
Auburn	\$290.13	\$306.47	Office: \$0.23 Retail: \$0.50 Industrial: \$0.09

Note: Jurisdictions with *per sq ft* (SF) fees have been converted to *per unit* fees using an assumed 2,000 SF for single-family dwellings and 800 SF for multifamily dwellings.

* Vancouver's impact fee is computed assuming a \$400K valued home.

3

Q&A

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Back Cover



Fee Scenarios 1A and 2A (Unified Fee)

Class	Baseline		Grouping 1		Grouping 2		Grouping 3		Grouping 4	
SFR	\$0.68	\$0.13	\$0.68	\$0.13	\$0.68	\$0.13	\$0.68	\$0.13	\$0.68	\$0.13
MFR	\$0.37	\$0.07	\$0.37	\$0.07	\$0.37	\$0.07	\$0.37	\$0.07	\$0.37	\$0.07
Comm	\$2.19	\$0.43	Incl in all other		Incl in all other		Incl in all other		Incl in all other	
Indust	\$0.15	\$0.03	\$0.15	\$0.03	Incl in all other		Incl in all other		\$0.15	\$0.03
Asst Living	\$41.74	\$8.10	Incl in all other		Incl in all other		\$41.74	\$8.10	\$41.74	\$8.10
Medical	\$0.81	\$0.16	Incl in all other		Incl in all other		Incl in all other		Incl in all other	
All Other	n/a	n/a	\$2.00	\$0.39	\$0.88	\$0.17	\$0.50	\$0.10	\$1.05	\$0.20
Overall Average	\$0.76	\$0.15	\$0.76	\$0.15	\$0.76	\$0.15	\$0.76	\$0.15	\$0.76	\$0.15

Rates in blue indicate Apparatus only
– new stations funded with bonds

Rates presented are charges per square foot
MFR – 2+ units per structure

Fee Design Options

Grouping #2 is closest to current practice
Staff recommendation

AGENDA BILL #
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington

FOR AGENDA OF:

11/7/2022

SUBJECT:

City of Washougal Facilities Master Plan Update

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

Planning Commission Work Session: October 11, 2022

TO BE RETURNED TO COUNCIL:

Yes

ATTACHMENTS:

📎 **2022 Facilities Master Plan**

EXPENDITURE REQUIRED:

\$0

BUDGETED:

\$0

APPROPRIATION REQUIRED:

\$0

SUMMARY STATEMENT

The City of Washougal is updating its Facilities Master Plan that was first incorporated into the City's Comprehensive Plan in 2019 as the Facilities Assessment Plan.

Washougal has evolved and grown over time to meet the changing needs of the community and the challenges. In many ways the city has adapted to these changes in a reactive manner, making discrete decisions as specific facility needs and challenges arise. This plan gives the city a strategic investment and implementation plan to meet the challenges in the most fiscally responsible way.

Staffing is a priority to maintaining this new and old infrastructure as Washougal continues to grow. The need for additional staff is paramount to the success and support of Washougal. This growth in staff will continue as Washougal continues to grow over the next 20 years.

Reactive maintenance costs are skyrocketing, and this approach will do nothing to address deferred renewal needs in buildings, preventative care and proactive measures will keep buildings healthy and working properly.

Costs to maintain this portfolio of buildings will soon spiral out of control, status quo would result in reactive maintenance rather than proactive maintenance.

This plan presents an approach to simplifying the city's building portfolio and determining when and where to make investments.

RECOMMENDED ACTION

None at this time. This item will be on the November 21st consent agenda to set a public hearing for December 5, 2022.

2022 FACILITIES MASTER PLAN

City of Washougal



This report was created by:
2022 HDR Operations Center
City Staff updates
Updated: 2022



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Acknowledgements

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City Staff

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Table of Contents

Summary	8
Existing Conditions	8
Setting and History.....	8
Community Growth and Characteristics.....	9
Demographics	9
Employment and Economy	10
Development	10
Project Overview.....	11
Facility Asset Management.....	11
Facilities Master Plan Key Initiatives and Strategic Actions.....	11
Related Plans and Policies.....	11
Master Plans	12
Building Portfolio	12
Aerial Map of Facilities.....	13
Core Service Delivery	13
Recent Accomplishments.....	14
Aerial Map of Facilities Recent Improvements.....	15
Current Funding Strategy.....	16
Fund Description	16
Charting a New Course	19
Maintain Well.....	19
Facilities Conditions-Chart	20
Project Phasing	22
PERMIT CENTER	23
General Descriptions Location:	24
Exterior Assessment	24
Interior Assessment	24
EAST COUNTY SOCIAL SERVICE BUILDING	25
General Descriptions Location:	26
Exterior Assessment	26
Interior Assessment	26
CITY HALL	27

General Descriptions Location:	28
Exterior Assessment	28
Interior Assessment	28
POLICE DEPARTMENT	31
General Descriptions Location:	32
Exterior Assessment	32
Interior Assessment	33
SILVER STAR	35
General Descriptions Location:	36
Future: Demolition	36
COMMUNITY CENTER and LIBRARY	10
General Descriptions Location:	11
Exterior Assessment	12
Interior Assessment	12
PUBLIC WORKS EXECUTIVE HOUSE.....	14
General Descriptions Location:	15
Exterior Assessment	15
Interior Assessment	15
Future: Demolition	17
PUBLIC WORKS -BUILDING A	18
General Descriptions Location:	20
Exterior Assessment	20
Interior Assessment	23
Structural	29
PUBLIC WORKS -BUILDING B.....	41
General Descriptions Location:	42
Exterior Assessment	42
Structural	45
PUBLIC WORKS -BUILDING C.....	48
General Descriptions Location:	49
Exterior Assessment	50
Interior Assessment	51
Structural	56

PUBLIC WORKS -BUILDING D	65
General Descriptions Location:	66
Exterior Assessment	66
Interior Assessment	67
Structural	70
PUBLIC WORKS -BUILDING E	74
General Descriptions Location:	75
Exterior Assessment	75
Interior Assessment	78
Structural	80
PUBLIC WORKS -BUILDING F	83
General Descriptions Location:	84
Exterior Assessment	84
Interior Assessment	86
Structural	89
PUBLIC WORKS -BUILDING G	93
General Descriptions Location:	94
Exterior Assessment	94
Interior Assessment	95
Structural	97
PUBLIC WORKS – WATER ADMINISTRATION OFFICE.....	98
General Descriptions Location:	99
Exterior Assessment	99
Interior Assessment	100
Structural Systems	100
Future: Demolition	101
PUBLIC WORKS -WASTEWATER	102
General Descriptions Location:	103
Exterior Assessment	103
Interior Assessment	103
FUTURE CAMPUS HOUSES-DEMOLITION PLAN	0
DURGAN HOUSE.....	1
General Descriptions	1

Future: Demolition	1
LOVE STREET HOUSE.....	1
General Descriptions	1
Future: Demolition	1
1615 C Street.....	1
Future: Demolition	1
Public Works -Project and Cost Summary	2
2023-2026 City Facilities -Cost Summary ESTIMATE	12
City Facilities -Project and Cost Summary ESTIMATE	13
Building List and Replacement Value.....	14
Appendices A-Public Works Charrette Designs	16

Summary

Washougal has evolved and grown over time to meet the changing needs of the community and the challenges. In many ways the city has adapted to these changes in a reactive manner, making discrete decisions as specific facility needs and challenges arise. This plan gives the city a strategic investment and implementation plan to meet the challenges in the most fiscally responsible way.

Staffing is a priority to maintaining this new and old infrastructure as Washougal continues to grow. The need for additional staff is paramount to the success and support of Washougal. This growth in staff will continue as Washougal continues to grow over the next 20 years.

WE'VE NEGLECTED OUR BUILDINGS.

Reactive maintenance costs are skyrocketing, and this approach will do nothing to address deferred renewal needs in buildings, preventative care and proactive measures will keep buildings healthy and working properly.

STATUS QUO IS NOT AN OPTION.

Costs to maintain this portfolio of buildings will soon spiral out of control, status quo would result in reactive maintenance rather than proactive maintenance.

OUR PLAN IS THE MOST FISCALLY CONSTRAINED APPROACH, OVER TIME.

This plan presents an approach to simplifying the city's building portfolio and determining when and where to make investments.

Existing Conditions

The City of Washougal is surrounded by natural and scenic beauty, given its location on the bank of Columbia River. Known as the "Gateway to the Gorge," Washougal's setting and proximity to the Portland/Vancouver metro area make it a desirable place to live.

This chapter provides an overview of the characteristics of the park and recreation system, summarizing:

- Washougal's setting, history, and existing and future population.

Setting and History

The City of Washougal is located in southeastern Clark County, approximately 15 miles east of Vancouver and only 20 minutes from Portland's International Airport. The city currently is 6.3 square miles in size. With the added Urban Growth Area (UGA), it encompasses 8.6 square miles. Located at the west end of the Columbia River Gorge scenic area, Washougal's character is defined by its proximity to two rivers: the Columbia and the nearby Washougal River, which winds through the community and drains into the Columbia Mountains. While Washougal's downtown sits on gradually sloping terrain above the

Columbia River, the city's topography increases to the north with the highest point reaching approximately 660 feet. Many of the hillsides are steep with some reaching a 40% grade or greater. The Washougal River, SR 14 and the BNSF railway create barriers for north/south connectivity.

Present-day Washougal was originally inhabited by the Chinook Indian people who named the nearby river Washougal, which means "rushing water." Washougal's Columbia River frontage was also one of Lewis and Clark's Corp of Discovery camp sites in the early 1800s.

European settlers began to arrive in the 1830s and continued into the nineteenth and early twentieth centuries. Parker built a small dock (Parker's Ferry/Parker's Landing) on the Columbia River to accommodate river boats and platted the town of Parkersville. Early names for the



settler community included Parker's Landing, Point Vancouver and Washougahally Camp. Washougal officially incorporated in 1908 and, in 1910, it became the site for one of the first Pendleton Woolen Mills manufacturing facilities. This business is located in downtown Washougal and is the city's largest employer today.

Community Growth and Characteristics

The City of Washougal has a current population of 16,680¹, which is approximately three percent of the Clark County population. Population estimates show continued growth into the future, as is true across the entire county. For example, nearby Vancouver was the second fastest growing city in Washington state in 2019-2020.² By 2035, Washougal is projecting a future population of 22,347 residents³, an increase of approximately 34% over the next 15 years. This growth will drive increasing demands for park and recreation opportunities across the city and region.

Demographics

Washougal's services should respond to the needs of different age groups, such as providing places for younger children to play, areas for teens and young adults to gather, and opportunities to socialize and stay healthy for older adults. In Washougal, the city has a younger population, with a greater percentage of population under age 18 and lower percentage of residents 65 years and greater than the county and state average (Table 2).

TABLE 2: AGE CHARACTERISTICS, CITY OF WASHOUGAL, COUNTY AND STATE

	City of Washougal	Clark County	State of Washington
--	-------------------	--------------	---------------------

¹ State of Washington Office of Financial Management, April 1, 2020 Population Forecasts

² State of Washington Office of Financial Management

³ Washougal Comprehensive Plan

Under 18	25.7%	23.5%	22.3%
65 years and greater	14.2%	16%	16.5%

Source: US Census population estimates, July 1, 2019

As a valuable public service, City programs should be welcoming and accessible with services and information that relate to all residents, including people of different ethnic and racial backgrounds. While Washougal's population is less diverse than county or state averages, Hispanic or Latino residents make up 6.8% of the city's population (Table 3). This could be significant for selected park sites with a large portion of Hispanic and Latino residents living nearby.

TABLE 3: RACE/ETHNICITY CHARACTERISTICS, CITY OF WASHOUGAL, COUNTY AND STATE

	City of Washougal	Clark County	State of Washington
White alone	88.4%	86.1%	76.3%
Hispanic or Latino	6.8%	10.2%	18.5%
Language other than English spoken at home	6.0%	15%	21.6%

Source: US Census population estimates, July 1, 2019

In Washougal, more residents own their home. There is a higher median household income than the county and state percentages (Table 4). That means, on average, residents many have a greater ability to pay for and travel to City-provided and regional recreation services. However, 7.4% of residents are below the poverty level, which likely limits their abilities to access for-cost or far-away recreation options.

TABLE 4: HOUSING, INCOME, AND POVERTY CHARACTERISTICS, CITY OF WASHOUGAL, COUNTY AND STATE

	City of Washougal	Clark County	State of Washington
Owner-occupied housing rate	76.2%	67%	64%
Median HH income	\$91,100	\$75,253	\$62,843
Poverty rate	7.4%	9.2%	10.5%

Source: US Census population estimates, July 1, 2019

Employment and Economy

The Comprehensive Plan notes that there are more residents in Washougal than jobs, so many residents commute outside of the city. This is reflected in a higher average commute time for city residents. Based on recent estimates, there are 7,621 employed residents, with most in educational services/healthcare/social assistance (18.5%), manufacturing (13.8%) and professional or related services (11.7%).⁴

Development

The City of Washougal has experienced continuous housing growth over the past decade. New residents add to service impacts and needs. The location of new development affects proximity and access to parks, suggesting that new parks may be needed to serve future growth areas. Much of the developable

⁴ US Census ACS 5-Year Estimates

residential land in Washougal is located on the west side of the city in the northwest Urban Growth Area, such as for example, the Hickey/Nesbitt/Farrell property annexed by the City in 2019.

Project Overview

The Facilities Master Plan (FMP) is the guiding policy document for the City of Washougal's facilities.

- It encompasses a holistic view of the city's entire building portfolio and sets the strategic direction for cities Facilities.
- It provides a strategic direction for 19 buildings, with over 63,000 square feet of space and a current replacement value of over \$30.5 Million.

Facility Asset Management

- **Environmental Sustainability** – Build and operate facilities that are consistent with the city's climate goals.
- **Social Responsibility** – Create spaces that serve the community in an equitable and respectful manner.
- **Financial Stewardship** – Ensure that we operate our facilities in fiscally efficient manner considering our current and future community.

Facilities Master Plan Key Initiatives and Strategic Actions

The Key Initiatives presented in this master plan are aimed at reducing the unfunded liability portfolio-wide, while making the most significant impact towards environmental and social goals.

The Maintain Well Key Initiative is specifically aimed at recommending appropriate service standards for city facilities. It recommends levels of funding and provides a path to gradually implement these service standards as buildings are invested in over time through the annual budget cycle. The Maintain Well Key Initiative is the goal for every city facility. This initiative provides three funding levels and a gradual approach for putting buildings on this path over time through the annual budgeting process. It recommends that after a large capital investment in a building, ongoing annual funding be provided to maintain the building well into the future, plan for future capital renewal needs and building adaptation which will result in savings in operations and maintenance budgets.

Related Plans and Policies

Washougal has used the follow governing documents from which the guiding principles of this master plan are derived.

- January 2022 HDR Operations Report
- September 2016 LSW Report
- City of Washougal Comprehensive Plan
- Strategic Plan

Master Plans

Department master plans link mission, goals, and investment strategies to the annual budgeting process. They demonstrate conformance with and advancement of the goals and policies in all the different Washougal Master Plans. This is a comprehensive City of Washougal Facilities Master Plan (FMP) looks across these plans and builds upon the engagement done by individual departments to look holistically at facility needs.

The City of Washougal FMP sets the framework for responsible decision making and will facilitate ongoing stewardship of City of Washougal buildings and property in an efficient and effective manner that best serves the community, maximizes efficient provision of services, minimizes impact on the environment, and manages risk. The FMP provides a data driven investment and implementation strategy for city buildings to ensure financial, environmental, and social sustainability - which are the three pillars of Facility Asset Management.

This plan creates a common vision for city facilities that will guide replacement of aging infrastructure; inform the evolution of spaces that support community and staff in the delivery of essential services, adapt to a changing environment; as well as operate and maintain efficiently. This plan sets the standard for excellence in facilities operations, capital and operations fiscal transparency, reduction of deferred equipment replacement, and movement toward achieving the facilities goals of each city department.

This plan describes the current state of facilities, identifies needs and challenges related to city facilities and the opportunities to transform city buildings over the next decade.

Building Portfolio

This master plan covers 19 buildings, with over 63,000 square feet of space and a current replacement value of over \$30.5 Million. City buildings include city hall, public works, waste treatment offices, police station, park restroom/barn/concession stand, east county family resource center and community center/senior center. These facilities are shown on the map below and an assessment of those buildings will be conducted in alignment with this master plan. For a complete list of buildings, refer to Appendix B.

Lastly, the plan describes an implementation approach that redirects forecasted funding to achieve city-wide vision and goals. The city will have a long-term strategy for funding all facilities and evaluate the future projects based off this report.

Aerial Map of Facilities



Core Service Delivery

The city currently has a small facility department housed in Public Works Department. The Facilities Department is the “steward” of city buildings. Core services provided by the department include:

- Assist in Capital planning, design, and construction services with City Engineer
- Asset management and capital renewal planning
- Preventative and reactive maintenance for the buildings and grounds
- Security access and monitoring of buildings
- Overseeing contract for Custodial services across all city buildings

Facilities staff contend with aging infrastructure in a wide variety of buildings from a library to a community center, to city offices. While a few of these buildings are energy efficient, most are not. The Facilities Department works cross-departmentally to further the goals and vision of other work groups that identify needed service changes, existing facility deficits, new partnerships and expanding community services.

Recent Accomplishments

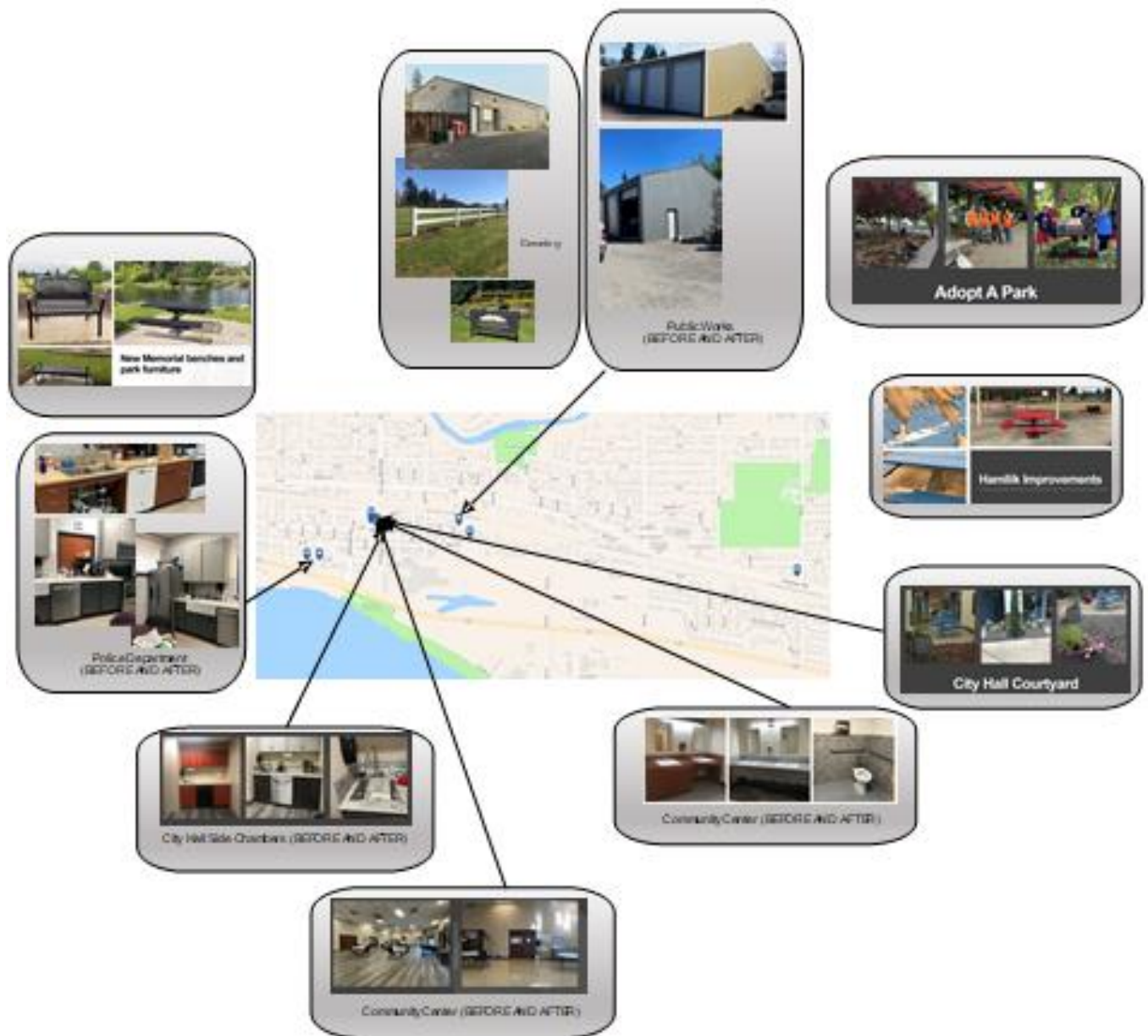
Even though the city facility department is small, this group, along with outside contractors has accomplished many things over the past two years:

- Repainted all park restrooms and barn at Hartwood Park with anti-graffiti paint
- New flooring in the Community Center
- Update Community Center Restrooms
- Small Renovation of Senior's room within community center
- Repainted most of Library and City Hall Exterior
- Replaced flooring the library
- Updated Council Side Chambers
- Recarpeted City Hall and added an addition of staff bathrooms, breakroom, and kitchen



These improvements have helped the overall condition of the buildings, but the city needs to continue to develop a long-term plan to improve the life of the facilities.

Aerial Map of Facilities Recent Improvements



Current Funding Strategy

The current funding strategy has resulted in uneven investment across the city's facilities portfolio. As a result, many city facilities have accumulated sizeable unfunded liabilities and need substantial capital investment soon to merely continue to operate. This Facilities Master Plan provides an understanding of the fiscal needs of the current facilities, methods for the city to use in evaluating whether to maintain or liquidate a facility, and recommendations on future facilities investment strategies to ensure transparency, efficiency, and equity across the city's facilities portfolio. The City has different types of funding that can be used on Facility Improvements, below is the definition of a few of those options.

Fund Description

Leverage the Plan to pursue grant funding-Grants are a major source of public funding, yet the application, matching, management and reporting requirements keep grants from being truly free money. With many granting entities, the proven ability to maintain projects once they are in the ground is a growing focus. Washougal should monitor grant opportunities (including decision criteria, deadlines and requirements) and look for alignment with the direction of this Plan before deciding to move forward with application. This will result in efficient use of the necessary staff time and target grants at the highest priority and most likely opportunities. The Additional Funding Sources section provides a more detailed list of options to support system improvements, operations and/or maintenance.

American Rescue Plan Act (ARPA)-The American Rescue Plan Act (commonly known as "ARPA" or "ARP") was signed into law on March 11, 2021 to provide additional financial relief in the wake of the COVID-19 pandemic. ARPA includes a significant amount of "Coronavirus State and Local Fiscal Recovery Funds" (SLFRF) for state and local governments to use over a period of several years. The local portion of these federal funds is referred to as the Coronavirus Local Fiscal Recovery Fund (LFRF).

Real Estate Excise Tax (REET)-The State of Washington levies a real estate excise tax (REET) upon most sales of real property. The tax is calculated based on the full selling price, including the amount of any liens, mortgages, and other debts given to secure the purchase. The tax is due at the time of sale and is collected by the county when the documents of sale are presented for recording (WAC 458-61A-301).

In addition to the state real estate excise tax, cities and counties may impose local real estate excise taxes. The two main REET options for cities and counties are:

- **REET 1, or the "first quarter percent"** – a 0.25% REET which may be imposed by any city, town, or county primarily for capital projects and limited maintenance;
- **REET 2, or the "second quarter percent"** – an additional 0.25% REET which may be imposed by any city, town, or county fully planning under the Growth Management Act, to be used primarily for capital projects and limited maintenance;

Property Taxes-Washington State has a budget-based system of property taxation. There are three main components to the property tax:

- Levy amount

- Assessed value (AV)
- Levy rate

As part of the budget process, the taxing jurisdiction establishes the amount of property tax revenue needed to fund the budget. That amount needed to fund the budget is called the levy amount, or just simply the levy. It is the total amount to be collected from the taxpayers by a taxing district.

By November 30 of each year, the amount of taxes to be levied by taxing districts are certified to the county assessor. The county assessor then calculates the levy rate necessary to raise that amount of revenue by dividing the total levy amount by the assessed value of taxable property in the district.

Retail Sales Tax-Retail sales taxes (chapter 82.08 RCW) and use taxes (chapter 82.12 RCW) are an important revenue source for many local governments in Washington – specifically cities, towns, counties, transit districts, and public facilities districts. (There are many other types of special purpose districts that do not have sales tax authority and must rely on other revenue sources such as property taxes or user fees and charges.)

For those local government entities with sales tax authority, sales taxes are typically the largest or second-largest source of revenue (the other usually being property taxes). For simplicity's sake, we will refer to "retail sales and use" taxes as "sales taxes" unless otherwise noted.

General Fund – The fund of the city that accounts for all activity not specifically accounted for in other funds. Includes such operations as police, fire, engineering, planning, parks, museums and administration.

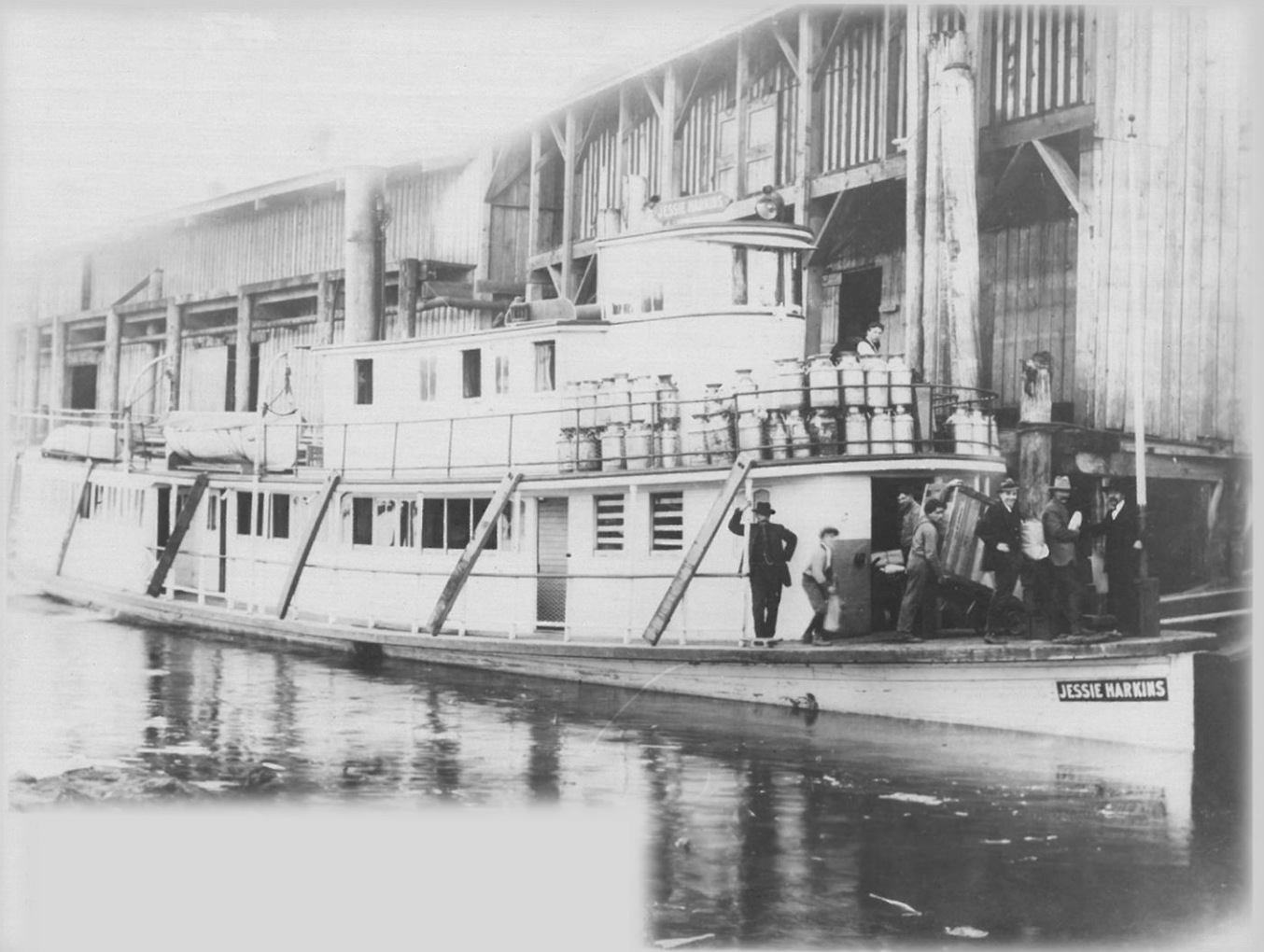
Public Safety Bond – A term used to define the combined budget of the police and fire departments. Public Safety Bonds sold by the city that are secured only by the revenues for police and fire.

Revenue Bonds – Bonds sold by the city that are secured only by the revenues of a particular system, usually the water/sewer fund and the regional water fund. Special Revenue Funds – General government funds for which the source of monies is dedicated to a specific purpose.

General Obligations – Bonds or other indebtedness of the city for which the pledge made for repayment is the full faith and credit of the city

Enterprise Fund – A type of proprietary fund in which the direct beneficiaries pay for all costs of the fund through fees, or where a periodic determination of revenues and expenses is desired by management





CHARTING A
NEW COURSE

Charting a New Course

The first key initiative is to maintain city buildings well. This is the primary objective; to put all city buildings on a path towards this end where we are effectively and efficiently maintaining good buildings. Good buildings are those that meet the FMP's guiding principles, climate goals, are resilient, functional, and serve the staff and community well.

The second key initiative is to consolidate services when and where appropriate.

The Decision Framework starts with a key question focused on the second key initiative, consolidation of services, to guide decision making and ultimately the fate of a building. All paths in the framework end in Maintain Well. There are three strategic towards Maintaining Well; these Strategic Actions are:

1. Targeted Improvements
2. Deep Retrofits
3. Build New

Maintain Well

Maintaining buildings well, as listed above, is the end goal. Good asset management and facilities stewardship requires strategic and tactical plans to ensure buildings are appropriately funded, managed, and maintained. Proactive maintenance techniques, such as preventive and predictive maintenance, have been proven as cost-effective strategies for increasing asset life cycle, improving productivity, and reducing unplanned downtime.

MAINTAINING BUILDINGS WELL IS:

- Taking care of existing buildings
- Ensuring predictability and transparency in funding needs for capital renewal
- Providing flexibility and choice in how and when investment in buildings is needed

Facilities Conditions-Chart

The facility conditions assessment was prepared by City Staff, 2022 HDR, and 2016 LSW. The sites included:

Facility Condition Rating

Year Built	Description	Address/Serial	Facility Size (sqft)	Condition Rating
1975	Cemetery Shop	3329 Q Street	1,750	4
1974	City Hall	1701 C Street	5,292	4
1940	East County Family Resource Center	1702 C Street	5,000	1
	Hartwood Barn	2251 49th Street		4
1995	Permit Center	211 39th Street	5,215	4
2003	Police Station	1300 A Street	7,949	4
1993	Public Works Building A- Breakroom and offices	2201 C Street	n/a	1
1957	Public Works Building A- Mechanics Shop	2201 C Street	n/a	1
1957	Public Works Building A- Pole Building	2201 C Street	8,500	1
1967	Public Works Building B	2201 C Street	1,975	2
1990	Public Works Building C	2201 C Street	1,500	2
1990	Public Works Building C-Garage	2201 C Street	n/a	2
1995	Public Works Building D	2201 C Street	2,800	2
1999	Public Works Building E	2201 C Street	1,500	2
1999	Public Works Building F	2201 C Street	1,000	2
2006	Public Works Building G	2201 C Street	2,500	5
1930	Public Works Exec House	1615 C Street	1,350	2
1972	Public Works Water Admin	2247 Main Street	1,700	2
1942	Rental House	324 Durgan Street	1,628	2

2003	Rental House	1312 SE 352nd Street	3,148	2
	Demolition House	333 Love Street		1
1972	Silver Star (City's in 2023)	1220 A Street	3,700	1
1978	Washougal Community Center and Library	1661 C Street	7,800	4

	5-Excellent/Compliance
	4-Good
	3-Fair
	2-Poor
	1-Critical/Non-Compliance

Project Phasing

The goal of this Plan is to help prioritize projects. All capital projects were sorted into three general priorities or time periods.

- **Priority I:** Projects should be recommended to include in the capital improvement list immediately and implemented within six years.
- **Priority II:** Projects are less urgent or require additional work to prepare for implementation, such as the completion of a master plan.
- **Priority III:** Projects should continue to be considered but would require a special opportunity or the completion of the higher priority projects before they are actively considered.

The below table shows general phasing of the capital project list.

Site and Facility Recommendations and Phasing

	Priority I	Priority II	Priority III	Nothing at this time
	1-6 years	7-12 years	12+ years	
Cemetery Shop				
City Hall (includes parking)				
East County Family Resource Center				
Hartwood Barn				
Permit Center				
Police Station				
Public Works Operations (Upgrades, replacements and new construction)				
Public Works Exec House				
Durgan House				
McGuire House				
Love Street House				
Silver Star (City's in 2023)				
Washougal Community Center and Library				

FACILITY CONDITION ASSESSMENT

PERMIT CENTER



PERMIT CENTER

Overall Rating Good-COMPLIANT 4

General Descriptions Location:

Permit Center is located at 211 39th Street.

- Age: 1995
- Program: Community Development, Engineering, Building Inspectors, and Code Enforcement
- Levels: 2 level building
- Size: Approximately 5,215 square feet
- Style: Concrete slab on grade, wood frame, pitched roof

Exterior Assessment

- Roof – good condition
 - Gutter & Downspouts continuous metal gutters and downspouts – fair condition
 - Windows double paned windows
- Exterior Cladding hardy Plank siding – good condition

Site Condition

- Asphalt Paving crack and slurry sealing – good condition
- Concrete Surfaces – good condition
- Parking – limited
- Stormwater – drains to MS4
- Lighting – sufficient
- Landscape – good condition

Safety and Security

- Security System – good condition
- Exterior Access Control – good condition
- Site Fencing – none

Interior Assessment

- Possibly replace flooring
- Paint interior
- Potentially update lighting
- Replace windows

FACILITY CONDITION ASSESSMENT

EAST COUNTY SOCIAL SERVICE BUILDING



EAST COUNTY SOCIAL SERVICE BUILDING

Overall Rating **CRITICAL/NON-COMPLIANT 1**

General Descriptions Location:

East County Social Service Building is located at 1702 C Street. The building is in City of Washougal's downtown

- Age: 1930 and updated 2007
- Program: Children Home Society, WIC, and Recovery Cafe
- Access: Main pedestrian entrance is located on C Street
- Levels: 3 level building
- Size: Approximately 5,000 square feet
- Style: Concrete slab on grade, wood frame, pitched roof

Exterior Assessment

- Roof – poor condition
- Gutter & Downspouts continuous metal gutters and downspouts – poor condition
- Windows double paned windows – poor condition
- Exterior Cladding hardy Plank siding – poor condition

Site Condition

- Asphalt Paving crack and slurry sealing good condition Concrete Surfaces – good condition
- Parking – good condition
- Stormwater – drains to MS4
- Lighting -sufficient
- Landscape – good condition

Interior Assessment

- Replace siding
- Repaint the interior
- Replace carpet
- Replace windows
- Replace roof and gutters
- Repair Brick issues
- Update main floor layout
- Remove staircase in middle of building
- Replace kitchen
- Fix siding
- Fix dry rot
- Potentially update lighting

FACILITY CONDITION ASSESSMENT

CITY HALL



CITY HALL

Overall Rating Good-COMPLIANT 4

General Descriptions Location:

City Hall is located at 1701 C Street. The building is in City of Washougal's downtown

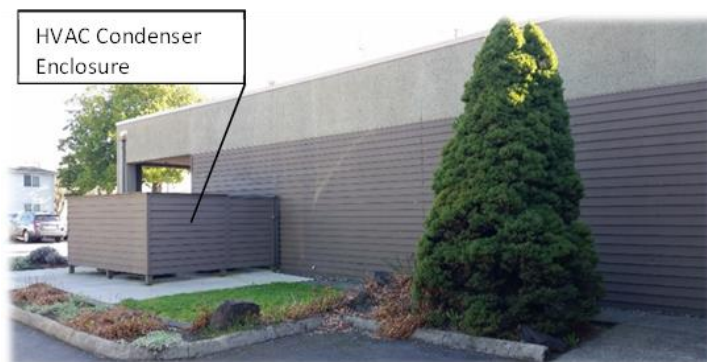
- Age: 1974
- Program: City Manager's office, Public Works Director, Finance, and Information Technology
- Access: Main pedestrian entrance is located on C Street
- Levels: 2 level building
- Size: Approximately 5,292 square feet, plus basement
- Style: Wood frame, concrete foundation with partial basement

Exterior Assessment

- Asphalt Paving, fair condition
- Concrete Surfaces – good condition
- Parking on East and North sides of building
- Stormwater – drains to catch basins and onsite bioswales
- Lighting, One decorative pole light at South parking entry
- Wall mounted lights on East and North facades of building Landscape
- Minimal landscaping at South parking entry
- Roof Flat roof with single-ply membrane over plywood deck
- Gutter & Downspouts thru-wall scuppers with metal downspouts – good condition
- Windows replaced in 2020 – good condition
- Siding replaced in 2020 – good condition

Structural Systems

- Walls CMU at West elevation, remainder is wood frame construction Foundation
- Concrete slab on grade with partial concrete basement



Interior Assessment

- Floors concrete with vinyl and carpet replaced in 2020 in occupied areas –good condition.
- Walls are wood frame with painted gypsum board –good condition.

- Ceilings Suspended acoustical ceiling tile –good condition.
- Doors/Hardware wood doors in metal and wood frames – poor condition

Code Compliance

- Building Code non-compliant vertical clearance at stairway.
- Non-compliant stair handrails
- Accessible Code no elevator access to basement

Mechanical Systems

- Water Supply – City of Washougal
- Sewer – City of Washougal
- Plumbing – original piping, except for 2020 addition
- Fire Sprinkler – none, not required

HVAC System

Four air handlers in basement area with electric resistance heat strips and air-conditioning coils. Air-conditioning condenser was recently replaced and is housed in an exterior enclosure. Air distribution and temperature control is poor. Air duct appears to be unsealed and leaking with old balancing dampers.

- Energy Controls Air handlers and air-conditioning condenser were replaced in 2013. No outside air provisions at air handlers. A heat recovery ventilator has been installed; however, its size is likely inadequate to provide sufficient outdoor ventilation to maintain acceptable indoor air quality standards.
- Electrical consumption is 14.5 kWh/sf/year.
- Radon Control: A radon mitigation system and fan are provided from the basement.

Electrical Systems

- Switchgear/three 200 amp and one 60-amp panel and disconnect, all appear in Panel Boards – good condition
- Electrical System – original
- Lighting T-8 fluorescent
- Fire Alarm

Safety and Security

- Sonitrol Ext. Access Control – none
- Site Fencing – none

Technology Infrastructure

- Networks– Yes, network mainframe is located off-site
- Telecom – Yes

Operations and Maintenance Recommendations

- Contract with a commercial HVAC contractor to install outside air ducting to air handlers and provide balance dampers on air distribution ducts to balance air flow and improve indoor air quality. Install additional thermostats or temperature sensors to improve temperature control throughout office spaces.

- Security Wall to limit public access
- Improve Parking and complete the Washougal Civic Campus project including Dog Park, Outdoor Seating, and Splash Pad.

FACILITY CONDITION ASSESSMENT

POLICE DEPARTMENT



Overall Rating Good-COMPLIANT 4

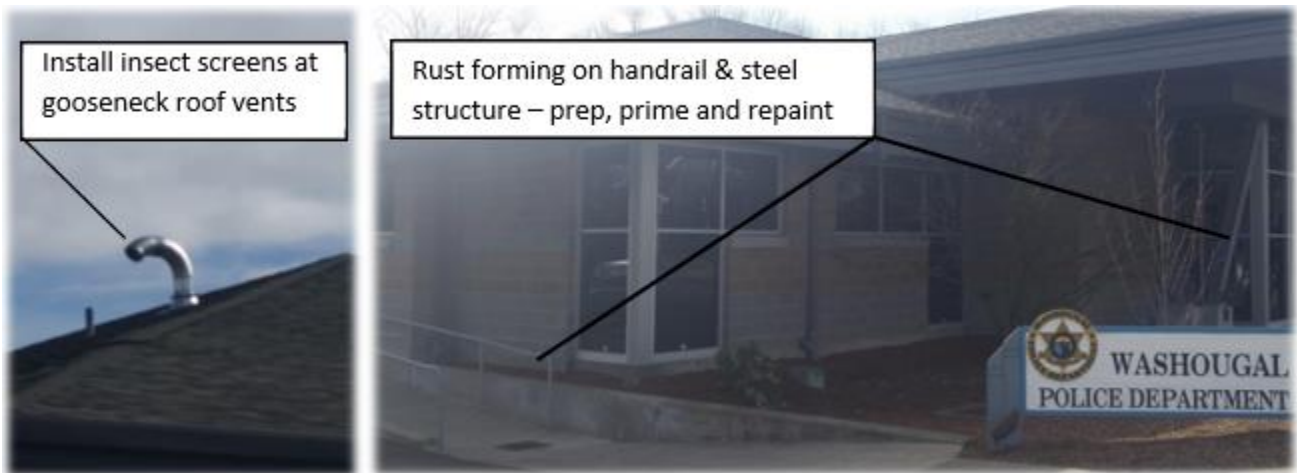
General Descriptions Location:

Police Department is located at 1320 A Street.

- Age: 2004
- Program: Police
- Levels: 1 level building
- Size: Approximately 7,949 square feet
- Building Type single story, concrete slab on grade, CMU with manufactured wood trusses

Exterior Assessment

- Roof asphalt architectural shingles – good condition
- Gutter & Downspouts, continuous metal gutters and downspouts – good condition
- Windows aluminum thermal pane windows – good condition
- Exterior Cladding CMU, no signs of cracking or mortar deterioration – good condition



Site Conditions

- Asphalt Paving crack and slurry sealed – good condition
- Concrete Surfaces – good condition
- Parking asphalt parking on East and West
- Stormwater bioswales at West
- Lighting, decorative pole lights at North with soffit lighting at other elevations
- Landscape plantings are well maintained



Interior Assessment

- Floors Carpet in office areas, vinyl in restrooms with remainder sealed concrete –good condition
- Updated linoleum floors in 2021
- Walls wood frame with painted gypsum board in good condition
- Painted CMU in public restrooms, Evidence, and Holding Cells –good condition
- Ceilings suspended acoustical ceiling tile in office and conference areas – good condition
- Painted gypsum board ceilings in storage
- Doors/Hardware combination of wood and steel doors – good condition
- Casework located in main reception area – in good condition

Structural Systems

- Roof manufactured wood trusses
- Walls CMU – no evidence of cracks or spalling
- Foundation concrete footings, stem walls and concrete slab on grade

General Code Requirements

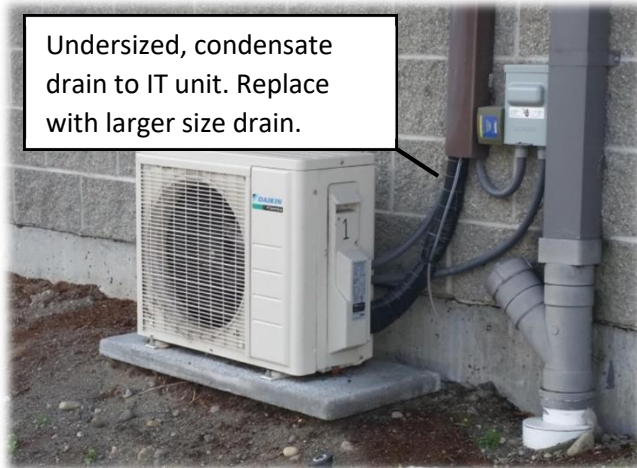
- Fire System compliant
- Accessible Code compliant with current ADA guidelines

Mechanical Systems

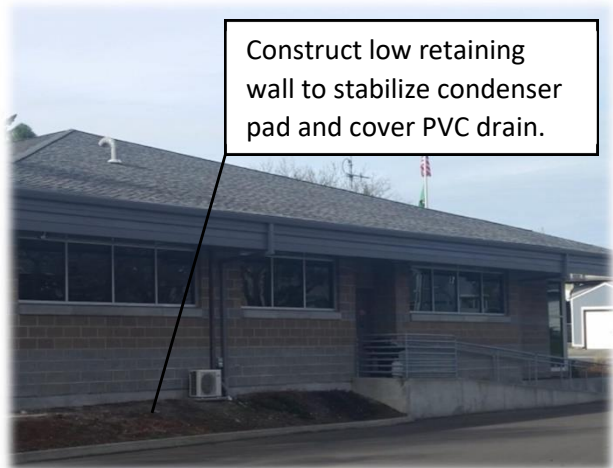
- Water Supply 2" service - City of Washougal
- Sewer – City of Washougal
- Plumbing – good condition
- Fire Sprinkler, fully-sprinklered building
- HVAC System 4-each gas furnaces with DX cooling and OSA –good condition

Energy Controls Single Honeywell programmable thermostat for each air handler. Thermostats are inappropriately located resulting in poor temperature control of occupied spaces. Electrical

consumption is 15.5 kWh/sf/year



Undersized, condensate drain to IT unit. Replace with larger size drain.



Construct low retaining wall to stabilize condenser pad and cover PVC drain.

Electrical Systems

- Switchgear/800-amp main switch with 400 amps for emergency backup diesel generator – Panel Boards – good condition
- Lighting predominantly T-8 fluorescent
- Fire Alarm Silent Knight – good condition

Safety and Security

- Security System – yes
- Exterior Access Control – yes
- Site Fencing – yes

Technology Infrastructure

- Networks – yes
- Telecommunications – yes

Findings

- Police Department building is well maintained and in very good condition.

Operations and Maintenance Recommendations

- Small areas of rust are beginning to form on west exterior handrail and at steel support structure at NE corner of building. Suggest that rust be removed, primed, and repainted.
- Cracks are forming in ceramic tile at corners of visitor restrooms. Suggest sealant be installed in corners.
- Insects may be getting into building via large gooseneck vents on roof. Suggest insect screens be installed on gooseneck vents.
- Solvents are used for cleaning weapons in the Armory Room. Suggest that larger ventilation fan be installed to vent fumes to building roof.
- Install sealant around electrical conduit penetrating CMU wall at south elevation.
- Suggest flammable storage/hazmat cabinet be installed in Sally Port.
- Suggest retaining wall at east elevation to stabilize mini split condensing unit and cover exposed PVC drain piping.

FACILITY CONDITION ASSESSMENT

SILVER STAR



SILVER STAR SEARCH AND RESCUE

Overall Rating **CRITICAL/NON-COMPLIANT 1**

General Descriptions Location:

Silver Star Search and Rescue is located at 1220 S Street.

- Age: 1972
- Program: Silver Star Search and Rescue
- Levels: 1 level building
- Size: Approximately 3,700 square feet
- Building Type single story, concrete slab on grade, CMU with manufactured wood trusses

Future: Demolition

FACILITY CONDITION ASSESSMENT

COMMUNITY CENTER and LIBRARY



COMMUNITY CENTER AND LIBRARY

Overall Rating Good-COMPLIANT 4

General Descriptions Location:

Community Center is located at 1681 C St. and Library is located at 1661 C St. The building is in City of Washougal's downtown

- Age: 1980
- Program: Community and Library
- Levels: 1 level building
- Size: Approximately 7,800 square feet
- Building Type concrete slab on grade, wood frame, flat roof

Site Conditions

- Asphalt Paving –fair condition
- Parking Shared parking lot with City Hall
- Stormwater – none
- Lighting recessed soffit lighting
- Landscape very large redwood tree near NW building corner. Roots from tree have lifted concrete sidewalk and may damage concrete foundation over time. Large limbs falling from this tree will damage roof and create a life safety hazard.

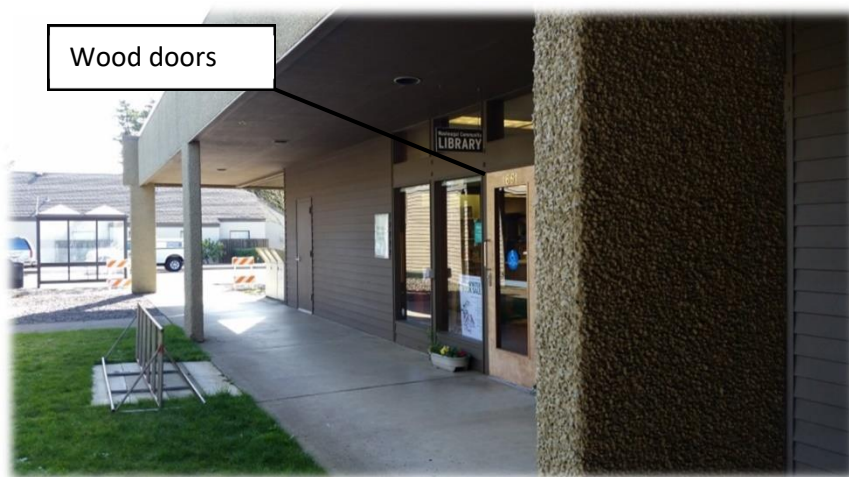


Exterior Assessment

- Roof flat roof with single-ply membrane – replaced in 2016
- Gutter & Downspouts thru-wall scuppers with sheet metal downspouts – good condition
- Windows aluminum frames, thermal pane.

Interior Assessment

- Floors concrete slab on grade with carpet and vinyl floor coverings
- Community Center flooring was replaced in 2021
- Walls wood frame with painted gypsum board – good condition
- Ceilings suspended acoustical ceiling tile – good condition
- Doors/Hardware wood doors in metal and wood frames – poor condition



Structural Systems

- Roof wood framed
- Walls wood framed. CMU exterior wall at West elevation.
- Foundation concrete slab on grade – good condition.

General Code Requirements

- Accessible Code Building appears to be substantially in compliance with ADA guidelines.

Mechanical Systems

- Water Supply – City of Washougal
- Sewer – City of Washougal
- Plumbing, original piping
- Fire Sprinkler – none
- HVAC System, rooftop air handlers in 2016
- Energy Controls – unknown
- Average electrical consumption is 13 kWh/sf/year.

Electrical Systems

- Switchgear/Original panel boards Panel Boards
- Electrical System original
- Lighting T-8 fluorescent
- Fire Alarm – none

Safety and Security

- Security System – none
- Ext. Access Control – none
- Site Fencing – none

Technology Infrastructure

- Networks – unknown
- Telecommunication – yes

Findings

- Library and Community Center is in good condition with a new roof, new rooftop air handlers
- The library was recently had property donated to them across the street from City Hall.
Please note that the library does the maintenance for this facility, but if the city takes on this facility once the new library is built the maintenance will become the city responsibility.

Operations and Maintenance Recommendations

- Replace all doors, currently they have ¼” gap around all outer doors poor condition
- Contract with a qualified arborist to explore options regarding the large redwood tree growing near the building. The tree roots are lifting the concrete sidewalk and could damage the concrete foundation and electrical service. Falling limbs would damage the new roof membrane and air handlers and present a life safety hazard.

Capital Recommendations

When the new Library is built, the city will need to remodel Library space to Address: the lack of space for staff in the City Hall Complex. The library site will need to be remodeled to accommodate new office and conference room space.

FACILITY CONDITION ASSESSMENT

PUBLIC WORKS EXECUTIVE HOUSE



PUBLIC WORKS EXECUTIVE HOUSE

Overall Rating POOR-2

General Descriptions Location:

Public Works Executive House is located at 1615 C Street. The building is in City of Washougal's downtown

- Age: 1940
- Program: Public Works Administration staff
- Levels: 1-1/2 story wood framed single family residence with detached two- car garage
- Size: Approximately 1,350 square feet
- Building Type concrete slab on grade, wood frame, flat roof

Exterior Assessment

Site Conditions

- Asphalt Paving – none
- Concrete Surfaces – poor condition
- Parking limited to area in front of detached garage
- Stormwater – none
- Lighting – none
- Landscape shrubs, and lawn area

Building Exterior

- Roof 8:12 pitch, wood frame with asphalt shingles – fair condition
- Gutter & Downspouts seamless metal gutters and downspouts – fair condition
- Windows wood frame, single pane – poor condition
- Exterior Cladding cedar shingle siding – fair condition with some repair needed. Painted in 2021
- Chimney fireplace with masonry chimney

Interior Assessment

- Floors wood floors, vinyl, and carpet – fair condition
- Walls drywall & plaster, painted – fair condition
- Ceilings painted drywall – fair condition
- Doors/Hardware wood doors with original hardware, front door replaced 2019
- Casework appears to be original cabinetry

Structural Systems

- Roof wood framed
- Walls wood framed
- Foundation concrete footings and stem wall with crawl space –fair condition
- Upper floors narrow stairway leading to upstairs bedroom spaces

General Code Requirements

- Building Code not in conformance with IBC.
- Deficiencies in structural, seismic, energy and indoor air quality systems.
- Accessible Code not ADA compliant

Mechanical Systems

- Water Supply – City of Washougal
- Sewer, Likely original steel pipe – City of Washougal
- Fire Sprinkler – none
- HVAC System furnace with electric heat and AC
- Energy Controls residential thermostat. Electrical consumption is 6.5 kWh/sf/year

Electrical Systems

- Switchgear/unknown
- Panel Boards
- Electric System original wiring
- Fire Alarm none

Safety and Security

- Security System – none
- Exterior Access Control – none
- Site Fencing – none

Technology**Infrastructure**

- Networks – yes
- Telecommunications – yes

Special Systems

- Elevator – none

Findings

- The Public Works Executive House is an old single-family residence in fair condition that certainly has some architectural character and charm. Its location is excellent, however, its value as City office space is marginal at best. The building does not meet code requirements

for seismic and ADA- accessibility. Single pane windows along with crack in the glass and marginal insulation result in high energy costs.

- The lack of outside air ventilation will result in poor indoor air quality. The continued use of this building will result in high energy costs and increasing maintenance expenses.

Operations and Maintenance Recommendations

- Repair and repaint cedar shingle siding.
- Repair hole in concrete foundation wall on east side of garage.
- Repaint the inside and outside
- Replace all windows, doors, and lighting
- Suggest sealing fireplace chimney to reduce energy loss.
- Replace HVAC System

Future: Demolition

FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING A



Public Works Introduction

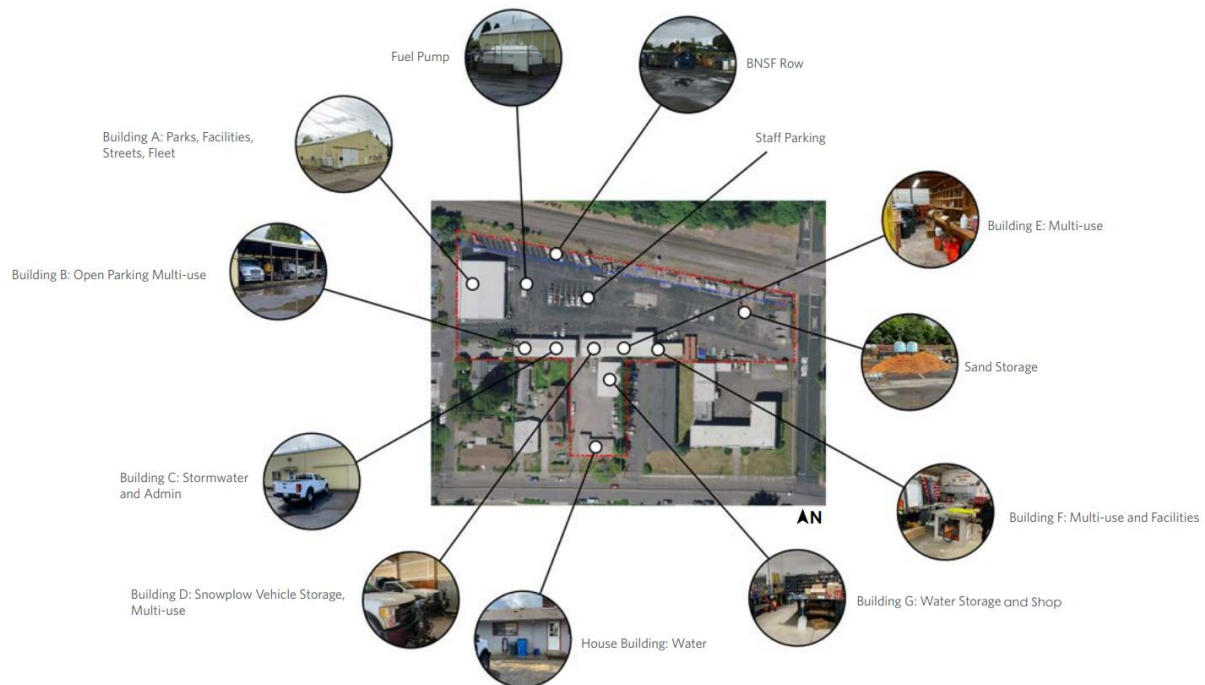
Public Works worked with HDR Design Team created two master plan options for the Public Works Department to meet the 2041 needs of each department as developed in the Space Needs Program. The team participated in an on-site design charrette with the Public Works Department where the team went through many different iterations and ideas for a Public Works Master Plan as discussed in this section. The current site was used in the development of the concepts created for the master plan.

The public works campus currently uses land owned by the city, but a large section is an easement from BNSF.

The Design Team determined it would be best to keep the new facility off this portion of the site.

- Programming Effort – Basis of each Master Plan Option
- Site Analysis – Existing Sites
- On-site Design Charrette
- Refine Master Plan

Public Works Existing Site Analysis



PUBLIC WORKS -BUILDING A

Overall Rating **CRITICAL/NON-COMPLIANT 1**

General Descriptions Location:

Building A is located at the west edge of the fully fenced campus. The building's west façade forms the boundary of the Public Works campus.

- Age: 1970
- Program: Public Works Building A houses the Fleet, Parks, Facilities, Cemetery and Streets Departments.
- Functional spaces including five offices, conference room, shops, and storage spaces for tires and parts
- Orientation: Building is north-south orientation
- Access: Main pedestrian entrance is located at the south side of the building. Egress doors to shops and storage are provided at south and north sides of the building. Except the north façade of the building, the building has vehicle entrances at the east, south, and west to access the shops and storage spaces.
- Levels: Building A is a single-story building with an open mezzanine that can be accessed from the storage area.
- Size: Approximately 8500 square feet. The longitudinal axis of the building is north south direction.
- Style: Building A is a rectangular barn building

Exterior Assessment

Roof assembly is uninsulated metal roof system over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for closeup assessment. Observations on the roof:

- Metal roof and roof fascia system – fair condition
 - No obvious wear and tear marks on the roof were found
 - No split, crack, or chipping on the roof panels were found
 - No leakage or unsealed openings were found

Wall assembly is uninsulated box ribbed type metal wall panel at shop and storage area. Insulation for wall assembly at offices and shops area cannot be confirmed. The exterior is consistently clad with metal panel and interior with painted gypsum wall board finishes. Pressure treated timbers are used at the bottom of the exterior walls as wall curbs. Observations of the exterior walls:

- Wall exterior condition – below average
- Finish of the wall panels are generally intact
- Multiple dents and locally deformed areas on metal panels were found

- Unsealed crack and holes were found at north façade and east façade
- Unfinished wall panels were used to patch at east façade

Weather Protections such as awning at doors are not found. The building roof does not provide any eave. Water mitigation is by metal flashing above doors and windows. They are functioning but in bad condition. Leakage may occur at the shops and storage areas. Observations on weather protection details:

- Portion of the roof gutters is slightly deformed above the barn door at storage
- Wood fascia and wood blockings that support gutter systems are exposed and unprotected
- Downspouts are functional even though some of them are deformed
- Downspouts are not tied to the storm drain system and most of them are without splash block
- All metal flashings are either deformed or not tightly flash around the door frames and windows frames. Metal flashings that are partially detached from claddings and exposed to weather are found at the north façade and south façade.

Doors and Windows

- Both double pane and single pane windows are found.
- Double pane vinyl windows appear in fair condition. Single pane window will have condensation issues in cold weather.
- Exterior wood doors and metal doors are used. Door thresholds are not appropriately applied.
- Uninsulated automatic overhead rolling door at shop is in fair condition.
- Manual uninsulated sliding barn door is in below average condition.
- Manual bi-parting uninsulated sliding door at the south façade is in below average condition. The wood framing of the door leaf is rotted.

Security

- 4 security cameras installed around Public Works Campus during the Summer of 2022
- Lighting and Fencing upgrades initiated during Summer of 2022 for overall site security
- Security upgrade to sliding door initiated during Summer of 2022

Building A Exterior Photos







Interior Assessment

Zones of Building A are divided into business area, shops, and storage. Business area includes five offices, conference room, and restrooms.

Observations at the business area:

- Main entrance with lockers and electric panels
- Hallway dimensions appear appropriate for egress and ingress compliance
- Restrooms and Shower condition are fair
- Conference room the ceiling is composed of acoustic ceiling tile with lay-in grid.
- Office ceilings are composed of gypsum ceiling material. Insulation is provided above the ceiling based on observation at the mezzanine so insulation value cannot be confirmed.
- Partition finishes are limited wall panels and painted gypsum walls. They are in fair condition. Insulation value at perimeter partitions that separate shops and storage areas cannot be confirmed
- Floor: Walk-off mat is provided at entry concrete floor
- Sealed concrete floor – fair condition
- Large floor cold joint is not patched. It can be a tripping hazard. Carpet flooring is provided at offices. Street Office flooring is not level.

Observations at the Mechanic Shops Area:

- Ceilings are composed of painted gypsum ceiling. Approximately 13 to 14 feet tall at Mechanic Shops Room.
- Gypsum walls are generally in fair condition
- Interfacing areas between walls and exterior door jambs need to be repaired and covered

- Partial gypsum wall board is unfinished.
- Floor: Sealed concrete floor is in fair condition. Cracks around the perimeter of the slab are found.

Observations at Street Shops and Tire Storage and Mezzanine:

- Ceilings are composed of painted gypsum ceiling. Approximately 13 to 14 feet tall at Streets shops. Insulation at the shop room is not confirmed.
- Gypsum walls are generally in fair conditions at the vehicle shop. Tire storage and other vehicle storage area are uninsulated.
- Floor: Sealed concrete floor is in fair condition at Street Shop. Gravel surface are paved at the storage area.
- Mezzanine is mainly for mechanical duct work. It is accessed by a wood staircase from the storage area. Exposed fiberglass insulation at the mezzanine is a hazard.

Acoustic may be a concern for conference room and offices since the building is located next to BNSF railroad. Double pane windows do not provide for acoustic barrier.

Access control are through door locks

Building A Interior Photos







Codes Compliance

Per International Building Code definition, Building A is:

- Mixed occupancies of occupancy B, S-1, and F-1
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non-sprinkler or fire separation between the three occupancies are not required
- Numbers of egress are appropriate based on their current locations and sizes

ADA accommodation per ICC/ANSI A117:

Restrooms and Shower are non-ADA compliance

- ADA building access is not provided to the business area
- Door, caseworks are non-ADA
- The building is not in compliance with ADA

International Energy Conservation Code (IECC) Compliance:

- The building is partially insulated. Insulation value cannot be verified.
- Building is likely under insulated
- No perimeter insulations at wall curbs
- All the doors including man doors or rolling doors are non-insulated
- The building is not in compliance with IECC Washington Amendment (Washington State Energy code)

Fire Protection and Fire Alarm System:

- It appears that there was no fire alarm system in the building
- Horns and strobes are not provided at shops
- Fire extinguishers are located at various spaces
- Exit Signs and Exit plans that indicate fire extinguishers' locations are provided

Lighting level at office space and shops space meet minimal requirement of safety

Building A Code Photos



Hazardous Materials

- Asbestos-Containing Materials cannot be confirmed at the building without material samples testing
- Lead-Based Paint cannot be confirmed at the building without material samples testing
- No significant mold is visually presented inside the building

Summary

HDR conducted a visual assessment of Building A. The overall condition of the building is average grade. The conditions at the exterior doors to walls are concerning. Metal flashings above sliding door and man doors are deformed. Dry rot at the wood framing around doors and jambs are noted. Weather and moisture protection of the building is poor even though significant sources of water intrusion were not noted. With these deteriorated conditions, building security can be easily compromised even though it is in a fully fenced campus. Timber sill plate for exterior walls with direct ground contact is not recommended for commercial buildings. The building is under insulated and energy inefficient. It may present condensation issue inside the exterior walls at business area during the cold season. There are many building components that need to be upgraded to meet ADA requirement such door thresholds, door hardware and their positions, finish grading at main entry, casework upgrade, restroom upgrade, signs with braille, etc. Besides a potential hazard from the exposed electrical wire and the main hallway at the business area, the concrete floor with unpatched joints also presents a tripping hazard. The current setting of the offices does not provide any privacy for tenants when a meeting needs to be conducted.

Structural

Building A is an 8,500 square foot structure, constructed with wood post frame (pole barn) type construction. The roof is supported by wood trusses, as shown in [Figure 2.1](#). The majority (approximately 2/3) of the building has had partition walls installed to create office and shop space. These areas have had concrete floors installed. In general, these concrete floors are in fair condition; however, some cracking and damage is noted in the floor at the roll up door on the south side of the building. This is likely due to the rough transition between the asphalt and the concrete, as shown in [Figure 2.2](#) and [Figure 2.3](#).

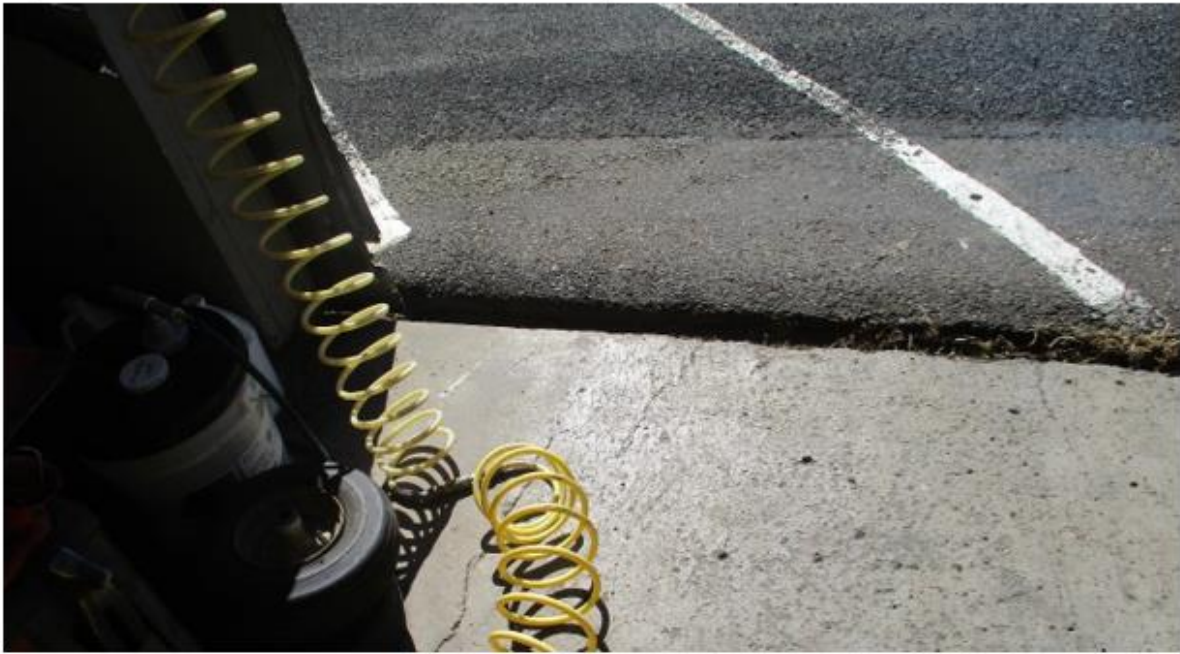
Figure 2.1. Wood Trusses Supporting Roof



Figure 2.2. Example of Transition Between Asphalt and Concrete



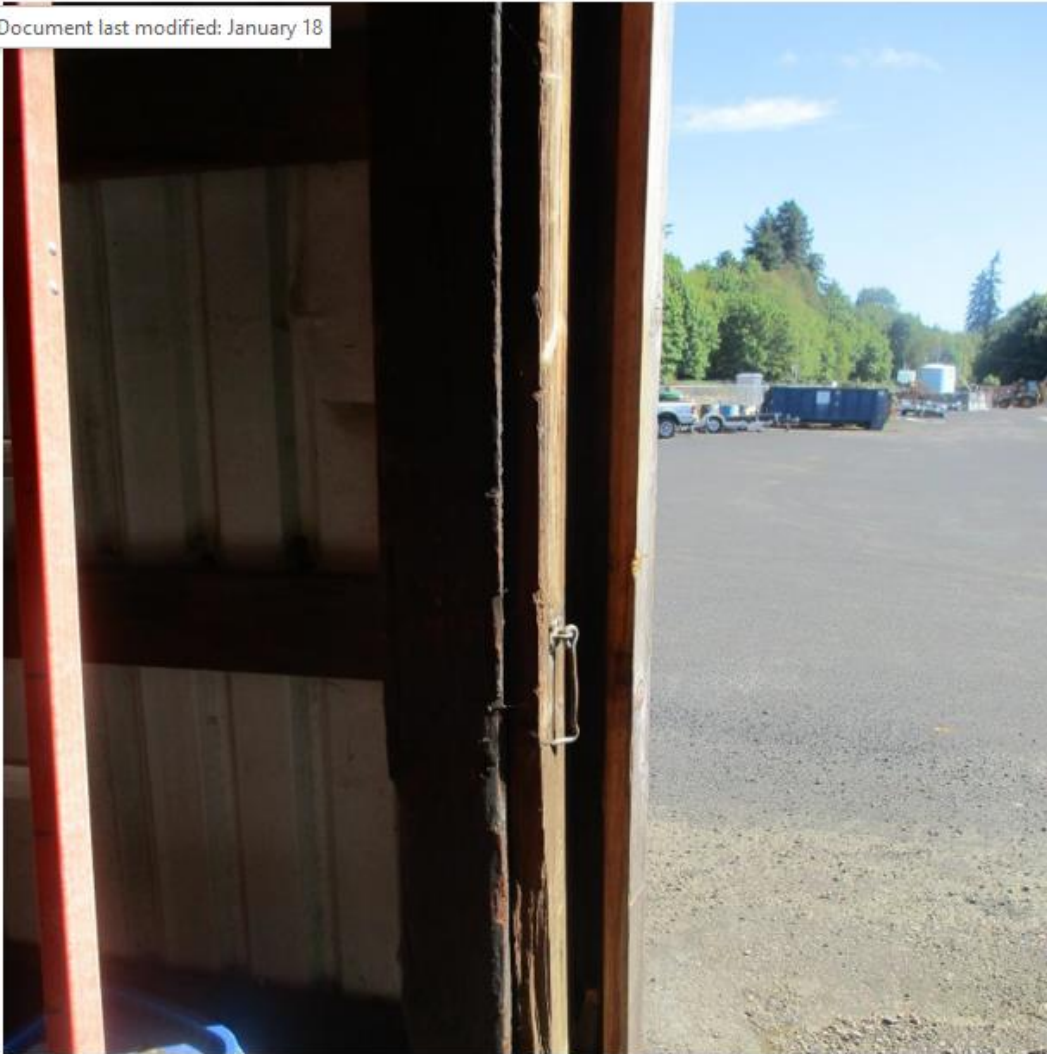
Figure 2.3. Example of Transition Between Asphalt and Concrete



The northeast portion of the building is used for vehicle and equipment storage and has a dirt/gravel floor. This is the only area where the structural framing is visible. In most other areas, the structural framing has been hidden by partition walls and ceilings. Of the structural framing that is visible, it appears to be in good condition. Poles are of treated timber, which will prevent decay of the embedded portions. Some surface damage is noted at the columns at the main door to the storage area, likely due to vehicle impact(see [Figure 2.4](#)). The roof sheathing shows no evidence of staining and leakage and appears to be in good condition. No sag is noted in the roof trusses that are visible.

Figure 2.4. Example of Surface Damage

Document last modified: January 18



The area above the main office space is accessible by a staircase in the gravel floor storage area. It appears this area is used for storage and mechanical equipment (see [Figure 2.5](#) and [Figure 2.6](#)). A sign is posted at the top of the stairs indicating a 20 psf load limit (see [Figure 2.7](#)). This meets the current code requirement for uninhabitable attic spaces with storage. Code defines this as uninhabitable due to the low head clearance. The floor exhibits some softness when walking around. No signs of distress are obvious. The deflection felt in the floor is likely due to the ceiling structure of the attic space not being adequately designed to limit deflection. Care should be taken to limit what is placed in this storage area so as not to exceed the load limitation.

Figure 2.5. Area Used for Storage



Figure 2.6. Area Used for Storage



Figure 2.7. Sign Posted at Top of Stairs



Barns of pole type construction can perform well in a seismic event if properly detailed due to their inherent flexibility and relatively light weight. Due to the age of this building, a more thorough evaluation is required to determine what sort of retrofits would be required to ensure the building will meet life safety standards to allow occupants to safely exit during a seismic event. Buildings constructed in the 1970s generally are not properly detailed for seismic resistance.

Electrical

Building A is provided with a 120/240-volt, 1-phase, 200-amp, electrical service via an overhead line from Clark PUD. The building includes a 200-amp main panelboard with 30 spaces and a 100-amp subpanel with 20 spaces, as shown in [Figure 3.1](#). Every circuit in these panels appears to be in use with no space for future loads. The panels are Square D QO load centers from the original construction. The panels appear to be in fair condition; however, replacement of these panels should be considered as they are beyond the end of the typical lifespan of 40 years. There is no standby power provided to the building.

Figure 3.1. Building A Panelboard



Interior lighting is primarily tube fluorescent with no occupancy sensor controls. The exterior lighting are metal halide wall packs. The emergency egress lighting for the building is inadequate; only one emergency egress fixture was observed, which is in the vehicle service bay.

The men's restroom includes an electrical outlet above the sink that does not appear to be GFCI protected per NEC requirements. The women's restroom does not include an electrical outlet per NEC requirements. The receptacles mounted on the building exterior include weather resistant covers; it is recommended that they be fitted with extra-duty outlet box hoods to provide protection from rain while in use.

The building receives an overhead fiber optic communication line from Verizon Communication equipment. It is installed in the lobby above the lockers and is exposed as shown in [Figure 3.2](#) and [Figure 3.3](#). It is recommended that this equipment be installed in a dedicated space, such as a communication closet, or be installed in an enclosure for protection. The communication cables located in the attic space are loosely installed without adequate structural support as shown in [Figure 3.4](#).

Figure 3.2. Exposed Communication Equipment



Figure 3.3. Exposed Communication Equipment



Figure 3.4. Communication Cables in Attic



The building receives overhead telephone lines that are no longer in service and there are two radio antennas on the south side of the building that appear to be no longer in service.

There are no fire alarm controls provided for the building.

Mechanical

Building A is separated into several independent areas. The north portion of the building is an unheated area with a dirt floor used for parking and storage. The storage in this area includes tires and 8 55-gallon waste oil storage drums sitting on secondary containment pallets. This area has no insulation or ventilation beyond significant infiltration through the rolling doors and other leakage sources.

The southeast portion of this building is a building within a building that has insulated interior partitions separating the administrative, office, and break room areas from the remainder of the building. There is visible insulation over the ceilings in this area, but it does not appear to meet the current energy code requirements (R-49 for attics) with only a single ~6-inch layer of fiberglass between steel studs.

This area is served by a residential style Goodman natural gas furnace with a 3.5-ton Lennox air conditioner (see [Figure 4.1](#) and [Figure 4.2](#)). The air conditioner was manufactured in 2015; it is unclear when the furnace was manufactured but assumed that it is the same age as the air conditioner and is in fair condition; although, there is a large air leak between the furnace section and the air conditioner coil (see [Figure 4.3](#)) that should be repaired to reclaim some of the system capacity within the occupied

spaces. Most of the visible ductwork in this area is flexible ductwork and will have higher pressure drop than a well-designed rigid ductwork system.

Figure 4.1. Building A Admin Furnace



Figure 4.2. Building A Admin A/C



Figure 4.3. Building A Air Leak



The west side of the building has a mechanic's shop that is served by a second Goodman furnace that has a 3-ton Goodman heat pump from 2007 (see [Figure 4.4](#) and [Figure 4.5](#)). This heat pump is an R-22 unit and while not visibly failing is near the end of its expected service life (15-20 years per ASHRAE) and planning should include replacing this unit soon.

Figure 4.4. Building A Workshop Furnace



Figure 4.5. Building A Workshop Heat Pump



The southwest corner of the building is another shop that also has a small, elevated office and a couple parts storage areas. This shop has a Lennox furnace in the southeast corner. It does not have any cooling capacity (see [Figure 4.6](#)).

Figure 4.6. Building A Shop Furnace



There are several exhaust systems connected into a single roof penetration (see [Figure 4.7](#)). None of these ducts are insulated and may have condensation issues since they are in the unheated portion of the building.

Figure 4.7. Building A Exhaust Connections



Plumbing is limited to the break room and two restrooms in the administrative area. The restrooms appear to be in good condition and the fixtures were all working. A Bradford White electric domestic water heater from 2005 is in the alcove adjacent to the women's restroom (see [Figure 4.8](#)). This appears to be in working condition but is nearing the end of its expected service life and accommodations for replacement should be considered. There is also an ice maker in this space that appears to be in good working order.

Figure 4.8. Building A Domestic Water Heater



FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING B



PUBLIC WORKS -BUILDING B

Overall Rating POOR-2

General Descriptions Location:

Building B is located at the south edge of the fully fenced campus. The building south façade is less than five feet to the fenced of Public Works campus, and its east is attached to Building C.

- Age: 1975
- Program: It houses Fleet Vehicles and Fleet Storage
- Orientation: The building longitudinal direction is east and west
- Access: Open structure with vehicle access from the north of the building
- Levels: Building B is a single-story building
- Size: Approximately 1960 Square feet. The longitudinal axis of the building is north-south direction

Building B General Photos



Exterior Assessment

Roof assembly is uninsulated metal roof system over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for closeup assessment. Observations on the roof:

- Metal roof and roof fascia system are in fair condition
- No obvious wear and tear marks on the roof were found
- Detached roof panels are noted near interface with Building C roof
- Leakage from the roof is expected

Wall assembly is uninsulated box ribbed type metal wall panel. Observations on the exterior walls:

- Wall exterior condition is below average
- Finish of the wall panels are generally intact
- Multiple dents and locally deformed areas on metal panels are found
- Back wall panels and horizontal wall girts are detached and left opening at the back of the building caused by impact from vehicle
- Aged, corrugated fiberglass wall panels are in fair condition

Floor is paved by gravel

Doors and Windows:

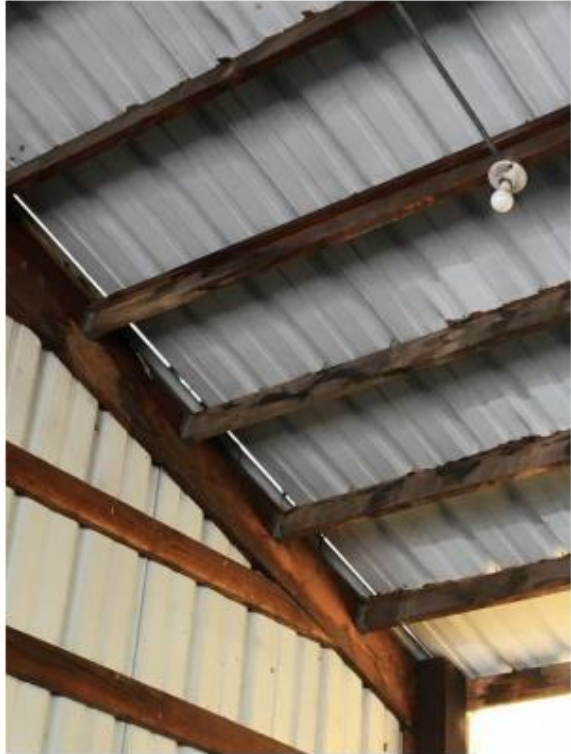
- A single door is located at the west of the building. The condition is fair.

Weather protection observation details:

- Wood fascia and wood blockings that support gutter systems are exposed and unprotected
- Downspouts are functioning
- Water may migrate from the back at the detached wall panels

Building B Exterior Photos





Codes Compliance

Per International Building Code definition, Building B is:

- Single occupancy S-2
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non sprinklered

ADA accommodation per ICC/ANSI A117:

- Not applicable to this building

International Energy Conservation Code (IECC) Compliance:

- Not applicable to this building

Fire Protection and Fire Alarm System:

- Horns and strobes are not found
- Fire extinguisher is not found 1.2.4 Hazardous Materials
- Asbestos-Containing Materials and Lead-Based Paint cannot be confirmed at the building without material samples testing.
- Old removed roof underlayment remain between roof purlins and the underside of metal roof. Material of the exposed roof underlayment cannot be confirmed.
- No mold is visually presented inside the building.

Summary

HDR conducted a visual assessment of Building B. The overall condition of the building is below average. The roof and walls are in poor shape. Given it is an open structure to store fleets, the building walls and columns do not have any impact protections. Timber sill plates for exterior walls with direct ground contact are not recommended for industrial buildings.

Structural

Building B is an open wood post frame building that is used for vehicle storage. The structure is in fair condition. According to City staff on site, the particleboard sheathing was removed due to water damage and decay. Remnants can be seen between the roof joists and the metal roof decking (see [Figure 2.8](#)). This will significantly hamper the structural performance of the roof system during a windstorm or in a seismic event, as there is no structural diaphragm present. Additionally, this causes the roof deck to sit just proud of the joists and leaves a small gap at the edges (see [Figure 2.9](#)). This could allow rain to be blown into the building, however, in general, it appears that the interior stays reasonably dry. Roof joists and most other structural connections appear to have been made using metal timber connectors.

Figure 2.8. Remnants Between Roof Joints and Metal Roof Decking

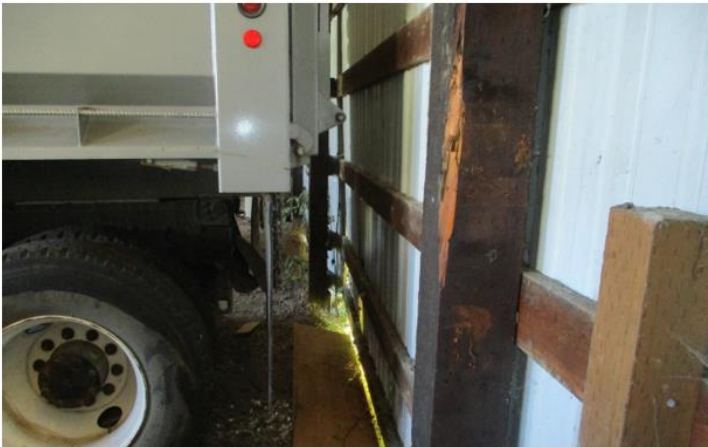


Figure 2.9. Gap at Edge of Roof



The south wall of the third bay appears to have been damaged due to vehicle contact. The siding is bent and the wall purlins have detached from the column, with some purlins broken, as shown in [Figure 2.10](#). The column has also suffered damage; however, this is limited to the surface and appears to be cosmetic in nature. No decay is noted

Figure 2.10. Damage on South Wall



One column between the third and fourth bay shows damage due to vehicle impact, as shown in [Figure 2.11](#). No decay was noted in this, or any other, of the columns. Other than the damaged purlins in the third bay, all other purlins appear to be in good condition. No signs of decay are noted in the roof system, however with only the metal roofing to protect the members, the roof system is at a greater risk of getting wet and decaying over time.

Figure 2.11. Column Damage

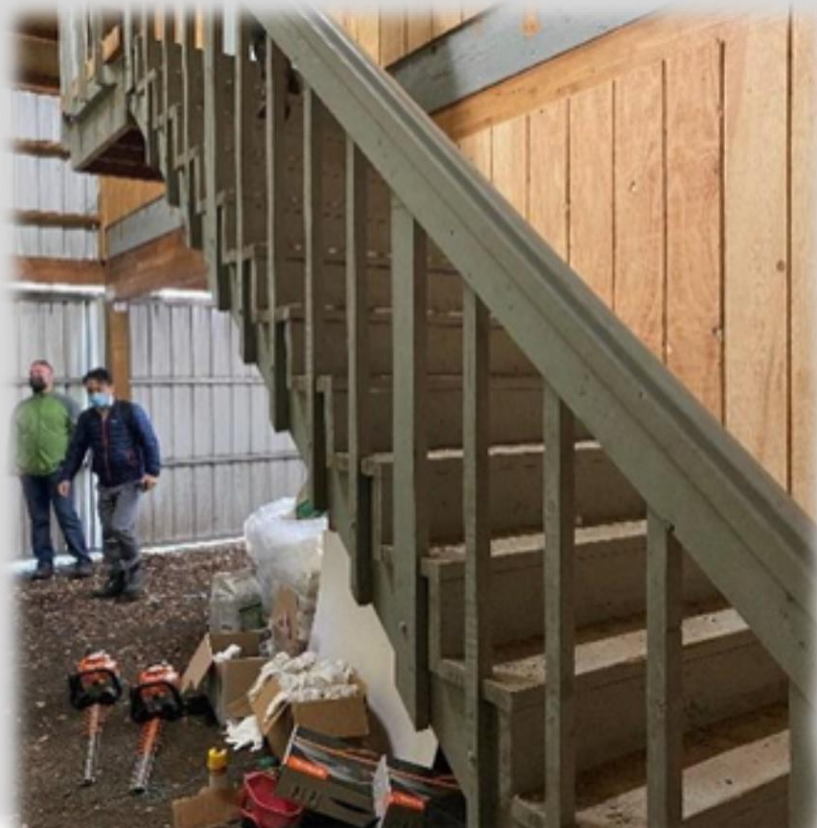


Electrical

There is no electrical panel located in Building B. Lighting circuits in this building are powered from a circuit that comes from Building C. The interior lights are incandescent type lamps controlled by a spring wound timer. The lighting circuits are installed in conduit; some of the conduit supports appear to be missing or inadequate (non-UL listed).

FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING C



PUBLIC WORKS -BUILDING C

Overall Rating POOR-2

General Descriptions Location:

Building C is located at the center of the fully fenced campus. The building south façade is less than five feet to the fence of Public Works campus, and its west to Building B.

- Age: 1994
- Program: It houses the Stormwater Department
- Functional spaces including offices with restroom, a nonconformed business area, parking garage, and an attic space for tires and parts
- Orientation: The building longitudinal direction is east and west
- Access: A single pedestrian entrance is located at the north side of the building
- Vehicle access is located at the north façade of the building with a sliding barn door to access the garage
- Levels: Building C is a single-story building with a storage room above the restroom and nonconformed business area accessed by stairs.
- Size: Approximately 1500 square feet. The longitudinal axis of the building is north-south direction.
- Style: Building C and Building B appear to be a single structure system and were subdivided into two buildings.

Building C General Photo



Exterior Assessment

Roof assembly is uninsulated metal roof system over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for closeup assessment. Observations on the roof:

- Metal roof and roof fascia system are in fair condition
- No obvious wear and tear marks on the roof were found
- No split, crack, or chipping on the roof panels were found
- No leakage or unsealed opening is noted

Wall assembly is uninsulated box ribbed type metal wall panel at the garage area. Insulation for wall assembly at offices area is provided. The exterior is consistently cladded with the same metal panel type. Pressured treated timbers are used at the bottom of the exterior walls as wall curbs. Observations on the exterior walls:

- Wall exterior condition is aged and below average
- Finish of the wall panels are generally intact
- Dents and locally deformed areas on metal panels were
- Treated wood wall curbs are exposed without flashing transition or protection

Weather Protections is provided for the main egress door with an awning. Observation on weather protection details:

- Portion of the roof gutters is slightly deformed above the barn door at storage
- Wood fascia and wood blockings that support gutter systems are exposed and unprotected
- Downspouts are functioning
- Downspouts are not tied to the storm drain system and most of them are without splash block
- Oversize metal flashing and trim above vehicle access door to the shop is in fair condition. Metal flashings above windows function but are in poor condition.

Doors and Windows

- Double pane windows are provided at north and east walls, and they are in fair condition
- Water migration likely occurs at the windows due to poor flashing details. They function but are in bad condition.
- In-swing exterior egress door is not insulated
- Manual uninsulated sliding rolling door at garage is deformed but functioning. It is in poor condition.

Security and Intrusion detection system is not found

- 4 security cameras installed around Public Works Campus during the Summer of 2022
- Lighting and Fencing upgrades initiated during Summer of 2022 for overall site security
- Security upgrade to sliding door initiated during Summer of 2022

Building C Exterior Photos



Interior Assessment

Zones of Building C are divided into business area, shops, and storage. Business area includes open offices, a nonconformed business area, and a restroom.

Observations at the business area:

- Hallway dimensions appear appropriate for egress and ingress compliance
- Restrooms and Shower condition are fair
- Ceiling is composed of acoustic ceiling tile with lay-in ceiling at the office area, hallway, and restroom. Gypsum ceiling is provided at the nonconformed business area.
- Approximately 7'-2" to 7'-4" ceiling height.
- Insulation is used above ceilings. Insulation value cannot be confirmed.
- No vapor retarder applied at the ceiling.
- Multiple water stains are found at the ceiling likely caused by condensation.
- Partition finishes are painted gypsum walls. They are in fair condition. Insulation value at perimeter partitions cannot be confirmed.
- Partition insulation at business area stop at the ceiling height based on observation at attic above.

- Floor: Walk-off mat is provided at entry hallway. Vinyl floor is in fair condition at hallway and restroom. Carpet flooring is used at offices, and they are aged and in fair condition.

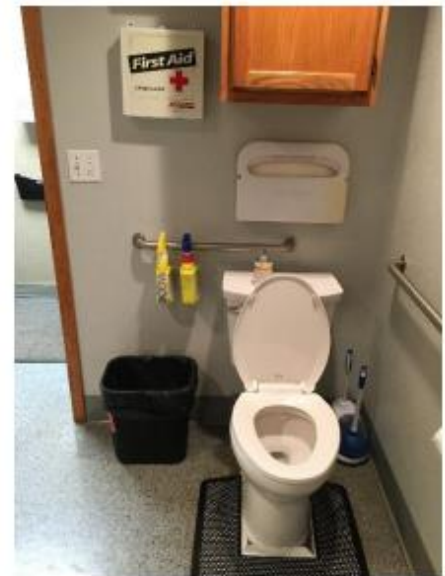
Observations at the Garage Area: Ceiling is exposed structure with roof underlayment with liner. Approximately 13 to 14 feet at high point.

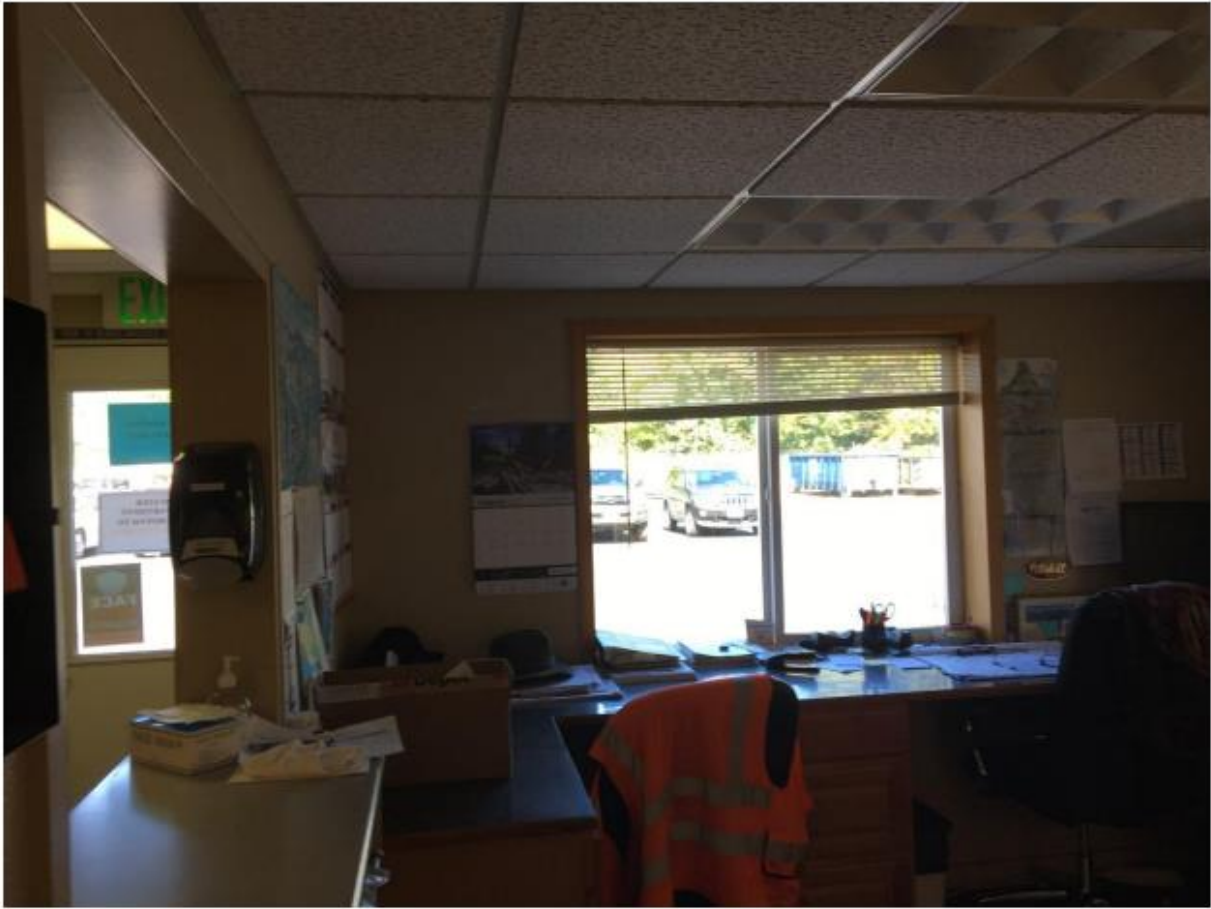
- Vertical wood plank siding at business area partition is generally in good condition. The rest of the garage area is enclosed by uninsulated wall panel.
- Floor is paved by gravel

Observations at Attic Storage Space:

- Ceiling is exposed structure with roof underlayment with liner. Low clearance at approximately 6-foot height with uninsulated perimeter walls.
- Floor is constructed with painted plywood and is in fair condition.
- Attic space has a maximum allowable load of 15 pounds per square foot.
- Access control is through door locks

Building C Interior Photos





Codes Compliance

Per International Building Code definition, Building C is:

- Mixed occupancies of occupancy B, S-2
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non sprinklered
- Fire separation between the three occupancies is not required.
- Numbers of egress are appropriate based on their current locations and sizes

ADA accommodation per ICC/ANSI A117:

- The building is not in compliance with ADA
- Restroom is non-ADA compliant
- Shower is ADA compliant
- ADA building access is not provided to the business area in terms of entry materials, elevations, or door clearance
- Door, caseworks are non-ADA

International Energy Conservation Code (IECC) Compliance:

- The building is not in compliance with IECC Washington Amendment (Washington State Energy code)
- The building is partially insulated. Insulation value cannot be verified.
- Building is likely under insulated
- All the doors, including man doors and sliding door, are non-insulated

Fire Protection and Fire Alarm System:

- It appears that there was no fire alarm system in the building
- Horns and strobes are not provided at shops
- Fire extinguishers are located at various spaces
- Exit Signs and Exit plans that indicate fire extinguishers' locations are provided

Building C Code Photos



Hazardous Materials

- Asbestos-Containing Materials and Lead-Based Paint cannot be confirmed at the building without material samples testing.
- Mold is not visually presented but is expected inside the Building C by the presence of multiple water stains.

Summary

HDR conducted a visual assessment of Building C. The overall condition of the building is below average.

Key issues are listed below:

- Exterior fire rated walls may be required by the Authorities Having Jurisdiction (AHJs) due to the proximity of the building being closer than 5 feet of the site property line. It is based on fire resistance rating requirements for exterior walls based on fire separation distance in IBC. IBC requires Type VB construction exterior wall to be rated at least 1 hour when the building is closer than 5 feet of the lot line or less than 10 feet to adjacent structure. An opening is not permitted on the wall. That will pose a significant cost impact on interior space upgrade and conversion of the nonconformed business area.
- ADA compliance is challenging at the current setting. The exterior door needs to be replaced to provide sufficient ADA clearance. The hallway is compliant to ADA minimal required 36 inches. It is narrow for practical functioning. Other building components that need to be upgraded to meet ADA requirement include, but are not limited to door thresholds, door hardware, and the finish grading, walking surface at main entry, casework upgrade, restroom upgrade, and signs, etc.
- Ceiling height appears lower than the required 7'-6" per IBC. To raise the ceiling height will be a challenge and trigger extended work for the upgrade.
- Due to missing vapor retarder, multiple moisture stain marks caused by condensation is present at acoustic ceiling tile. Mildew may occur in the business area at the ceilings and inside the exterior walls.
- The building is under-insulated and energy inefficient. No perimeter insulation around the wall curb. Timber sill plate for exterior walls with direct ground contact is also not recommended for commercial buildings.

Structural

Building C is attached to Building B and has been mostly converted into office space. The west portion of Building C is used for equipment and seed storage. A staircase leads to a loft space above the office space. The stairs are in fair condition. Some creakiness and softness are noted in the stairs; however, no obvious signs of distress are noted. The riser height and tread depth of the stairs may not meet current code requirements.

A sign at the top of the stairs indicates a maximum load limitation of 15 psf for the loft space (see [Figure 2.12](#)). The floor in this area does not exhibit unexpected deflections when walking around. However, the code minimum loading requirement for a habitable attic space such as this is 30 psf. As 15 psf is a value that is very easy to exceed, a thorough evaluation of the items stored in this space and its layout is required to ensure that the design load is not exceeded, particularly where the heavy-duty shelving is located (see [Figure 2.13](#)).

Figure 2.12. Sign at Top of Stairs



Figure 2.13. Heavy-Duty Shelving



Most of the structural elements are hidden from view by interior finishes, however, the portions of the structural framing that are visible from the loft area and in the storage area, appear to be in very good condition. The roof sheathing (if present) is hidden by insulation (see [Figure 2.14](#)). The joists supporting the loft area have had holes drilled in them for electrical wiring and plumbing (see [Figure 2.15](#)). These holes do not appear to be placed in compliance with best practices (away from ends, and away from top and bottom edges).

Figure 2.14. Insulation



Figure 2.15. Holes Drilled in Joists



The slab under the office space section is exposed at grade and does not have a turndown at the edges, which is required to ensure adequate frost depth (see [Figure 1.8. Building C Exterior Photos](#)). Frost depth at this location is 12 inches. It is likely that this slab was poured after the building was erected and does not work to provide structural support to the building. If frost damage to the slab were to occur, such as heaving, it could lead to damage to the floor finishes and partition walls.

Much like Building A, this building requires further evaluation if life safety criteria are met and if any structural retrofits are necessary, as this building contains offices and other regularly occupied space.

Electrical

Building C is provided with a 120/240-volt, 1-phase, 200-amp electrical service from Clark PUD. The building includes a 200-amp main panelboard with 20 spaces, as shown in [Figure 3.5](#). Every circuit in these panels appears to be in use with no space for future loads. The panel is a Siemens ITE load center and appears to be in good condition. There is no standby power provided to the building.

Interior lighting is primarily tube fluorescent with no occupancy sensor controls. The exterior lighting are metal halide wall packs. There is no emergency egress lighting for the building.

Figure 3.5. Building C Panelboard



Networking hardware is installed in the loft, as shown in [Figure 3.6](#). It is recommended that this equipment be installed in a dedicated space, such as a communication closet, or be installed in an enclosure for protection. Some of the communication cables located in the loft space are loosely installed without adequate structural support, as shown in [Figure 3.7](#).

Figure 3.6. Networking hardware in Loft



Figure 3.7. Communication Cables in Loft Space



An HVAC unit is installed outdoors on the south side of the building, and the electrical disconnect switch for this unit is installed on the east side of the building, as shown in [Figure 3.8](#). Since the switch is not in sight of the HVAC unit, it is in violation of NEC requirements. A service outlet for the HVAC unit is also missing per NEC requirements.

There are no fire alarm controls provided for the building.

Figure 3.8. HVAC Unit and Disconnect Switch



Mechanical

Building C has an HVAC and plumbing system serving the main level with equipment located in the attic (see [Figure 4.9](#)). A horizontal Lennox furnace is installed on the floor of the attic and an Aire-Flo (Lennox subsidiary) air conditioner is installed at the rear of the building (see [Figure 4.10](#)).

An exhaust fan in the attic helps to limit the temperature in this area. A second exhaust fan in the ceiling serves the restroom.

Figure 4.9. Building C Furnace



Figure 4.10. Building C A/C



The restroom has a shower, water closet, and service sink which is not ADA accessible, (see [Figure 4.11](#), [Figure 4.12](#), and [Figure 4.13](#)). A Bradford White natural gas water heater is in the attic (see [Figure 4.14](#)). This unit is dated 1993 per the Washington LNI Certificate of Inspection. There are signs of previous leaks in the drain pan below the unit and the unit is well beyond the expected life of 10 to 15 years. The plumbing piping was recently modified to serve a partially constructed new room in the back of the building using PEX piping; this new room is not complete and is not in compliance with the current codes. The natural gas meter is in fair condition showing some surface rust.

Figure 4.11. Building C Water Closet



Figure 4.12. Building C Sink



Figure 4.13. Building C Shower

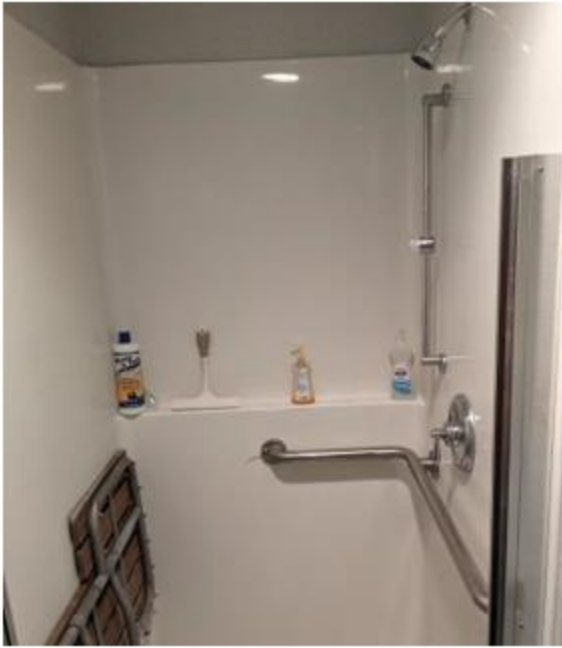


Figure 4.14. Building C Domestic Water Heater



FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING D



PUBLIC WORKS -BUILDING D

Overall Rating POOR-2

General Descriptions Location:

Building D is located at the center of the fully fenced T-shaped campus. The building's east façade shares a wall with Building E. Its west is a 12-foot-wide alley that separates Buildings C and D.

- Age: 1994
- Program: It houses Storage, Snowplow equipment and vehicles
- Orientation: The building longitudinal direction is east and west
- Access: An egress door to the alley is located at the west side of the building.
- Vehicle access is located at the north façade of the building with three overhead rolling doors and a bi-parting barn door.
- Levels: Building D is a single-story building.
- Size: Approximately 2800 square feet. The longitudinal axis of the building is east-west direction.

Building D General Photo



Exterior Assessment

Roof assembly is uninsulated metal roof system over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for close assessment. Observations on the roof:

- Metal roof and roof fascia system are in fair condition
- No obvious wear and tear marks on the roof panels were found

Wall assembly is uninsulated box ribbed type metal wall panel. Interior gypsum sheathing is provided at Snowplow equipment and fleet area. Pressure treated timbers are used at the bottom of the exterior walls as wall curbs. Observation of the exterior walls:

- Wall exterior condition is aged and in fair condition
- Finish of the wall panels are generally intact
- Dents and locally deformed areas on metal panels are found
- Treated wood wall curbs are exposed without flashing transition or protection.

Observations on weather protection details:

- Rain gutter is overrun in horizontal distance
- Wood fascia and wood blockings that support gutter systems are exposed and unprotected
- Downspouts near Building E are not correctly detailed and installed
- Oversized metal flashing and trim above vehicle access door to the storage is deformed

Doors:

- Manual overhead rolling door in fair condition. They appear to be non-insulated type.
- Metal swing door for egress is in fair condition.

Building D Exterior Photos



Interior Assessment

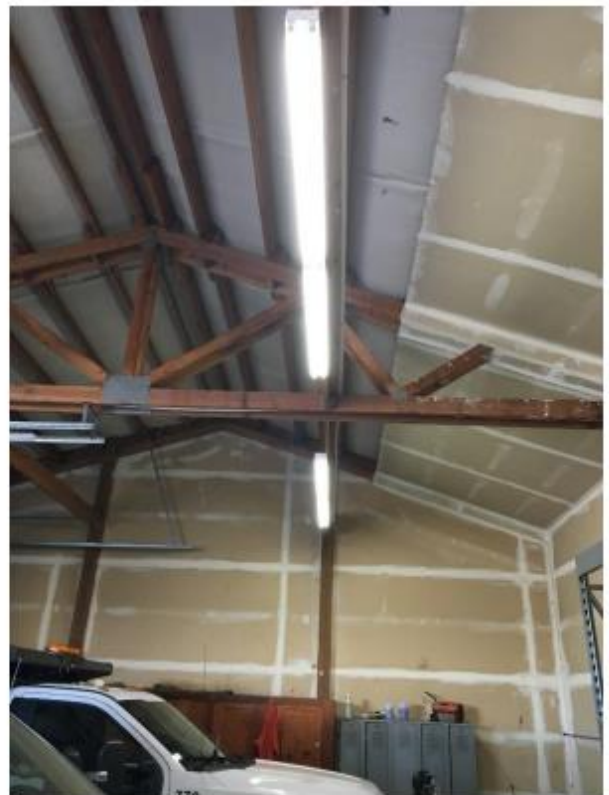
Building E houses the Snowplow Equipment and vehicles. An overhead heating unit is provided.

Observations at Snowplow Area:

- Ceilings is half exposed structure and half gypsum vaulted ceiling. Roof underlayment with liner is exposed, but insulation is not noted. Approximately 13 to 14 feet at high point.
- Walls are covered by gypsum wall boards
- Floor is composed of concrete slab
- Unprimed wall boards and gypsum ceilings are taped, and mudded
- Concrete floor slab is in fair condition

Access control is through door locks

Building D Interior Photos





Codes Compliance

Per International Building Code definition, Building D is:

- Single occupancy S-2
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non sprinklered

ADA accommodation per ICC/ANSI A117 is not applicable

International Energy Conservation Code (IECC) Compliance:

- The building is not in compliance with IECC Washington Amendment (Washington State Energy code) for heated spaces.

Fire Protection and Fire Alarm System:

- Fire extinguishers are provided o Exit Signs are provided 1.4.5 Hazardous Materials

Mold is not visually present

Summary

HDR conducted a visual assessment of Building D. The overall condition of the building is average. The roof and the walls are aged. Reasonable wear and tear are noted. Timber sill plates for exterior walls with direct ground contact are not recommended for industrial buildings.

Structural

Building D is a wood post frame building that is primarily used for vehicle storage on the west end and general-purpose storage on the east half. The east and west halves have slightly different roof heights, and it appears that the two portions of the building were built at different times, as the truss designs are similar, but not identical. The west timber trusses are shown in [Figure 2.16](#), with the east trusses are shown in [Figure 2.17](#). It is likely that the east portion of the building is older. Both portions of the building appear to be in good condition. Building posts are constructed from treated timber. No evidence of decay or structural distress is evident. Some minor checking is noted in the columns of the west half.

Figure 2.16. East Timber Trusses



Figure 2.17. West Timber Trusses



The west portion of the building has a concrete slab floor that is in good condition. It is unknown if the slab meets frost depth requirements, however, as it does not directly support the building, it is not of significant concern from a structural stability standpoint. However, cracking of the slab due to frost damage could cause serviceability issues in the future. The east half of the building has an unfinished dirt floor.

Electrical

Building D is provided with a 120/240-volt, 1-phase, 125-amp electrical sub panel that is fed from a circuit from Building C. The panel is a Challenger load center with 20 spaces, as shown in [Figure 3.9](#), and appears to be in good condition. A large metal shelf is installed in front of the panel, as shown in [Figure 3.10](#), which is in violation of NEC requirements for clear working space in front of electrical equipment. The panelboard circuit directory is missing, which is a violation of NEC requirements.

The interior lights are incandescent type lamps controlled by a spring wound timer.

Figure 3.9. Building D Panel



Figure 3.10. Metal Shelf in Front of Panel



Mechanical

The west half of Building D has a single natural gas unit heater located in the southwest corner (see [Figure 4.15](#)). There is no other heating, air conditioning, or ventilation in this building. The natural gas line in this building is extended to the east to serve Building E.

The natural gas service is located in the narrow access road between buildings C and D but protected by bollards (see [Figure 4.16](#)).

The east half of this building is unheated and has no ventilation.

Figure 4.15. Building D Gas Unit Heater



Figure 4.16. Building D Natural Gas Meter



FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING E

This is a picture of C & D



PUBLIC WORKS -BUILDING E

Overall Rating POOR-2

General Descriptions Location:

Building E is located at the center of the fully fenced T-shape campus. The building shares walls with Building D and F at its east and west location.

- Age: 2000
- Program: Storage
- Orientation: The building longitudinal direction is east and west
- Access: A man door connects to Building D at the east wall of the building for exiting
- Vehicle access is located at the north façade of the building with bi-parting barn doors.
- Levels: Building E is a single-story building
- Size: Approximately 1500 square feet. The longitudinal axis of the building is north south direction.

Building E General Photos – These are pictures of C & D



Exterior Assessment

Roof assembly is uninsulated metal roof system over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for close assessment. Observations on the roof:

- Metal roof and roof fascia system are in fair condition
- No obvious wear and tear marks on the roof panels were found
- Unsealed opening on the roof panels was found at the area near Building F
- Leakage likely occurs from the roof

Wall assembly is uninsulated box ribbed type metal wall panel. Interior gypsum sheathing is provided at Snowplow equipment and fleet area. Pressure treated timbers are used at the bottom of the exterior walls as wall curbs. Observations of the exterior walls:

- Wall exterior condition is aged and in fair condition
- Finish of the wall panels are generally intact
- Dents and locally deformed areas on metal panels were found
- Treated wood wall curbs are exposed without flashing transition or protection

Observation on weather protection details:

- Rain gutter is overrun in horizontal distance
- Wood fascia and wood blockings that support gutter systems are exposed and unprotected
- Downspouts near Building E are not correctly detailed and installed
- Oversized metal flashing and trim above vehicle access sliding doors to the storage is deformed

Doors: Manual uninsulated sliding doors at Storage are deformed but functioning. They are in poor condition.

Security:

- With poor condition of the vehicle sliding doors, security of the building is concerning.
- 4 security cameras installed around Public Works Campus during the Summer of 2022
- Lighting and Fencing upgrades initiated during Summer of 2022 for overall site security

Building E Exterior Photos – Picture on the right is of Bldg. D



These photos are Bldg. D





Left Picture is Bldg. D

Interior Assessment

Observations at Record Storage Space:

- Ceiling is exposed structure. Roof underlayment with liner is exposed. Approximately 13 to 14 feet at high point.
- Walls are uninsulated and exposed metal panels and wall girts
- Floor is composed of concrete

Building E Interior Photos



The photo on the right is of Bldg. D

Codes Compliance

Per International Building Code definition, Building E is:

- Single occupancy S-2
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non sprinklered
- Exit access travel distance is over allowable distance by IBC means of egress

ADA accommodation per ICC/ANSI A117 is not applicable

International Energy Conservation Code (IECC) Compliance:

- The building is not in compliance with IECC Washington Amendment (Washington State Energy code) for heated spaces

Fire Protection and Fire Alarm System:

- Fire extinguishers cannot be located 1.5.5 Hazardous Materials

Mold is not visually present

Summary

HDR conducted a visual assessment of Building E. The overall condition of the building is average. The roof and the walls are aged. Reasonable wear and tear are noted. Timber sill plates for exterior walls

with direct ground contact are not recommended for industrial buildings. Detached roof panels caused by poor workmanship or detail is noted near interface with Building E roof. Leakage from the roof is expected. Deformed wall panels and sliding doors shall be repaired.

Structural

Building E is a wood post frame building that is primarily used for general purpose storage with a concrete floor. It is unknown if the slab meets frost depth requirements. The roof is supported by wood trusses. The west wall is shared with Building D and the east wall is partially shared with Building F. In general, the exposed structure appears to be in good condition. Based on the construction methods used and the coloration of the treated timber elements, it appears this structure is one of the newer structures on the site. Photos are shown in [Figure 2.18](#) and [Figure 2.19](#).

Figure 2.18. Building E Structure

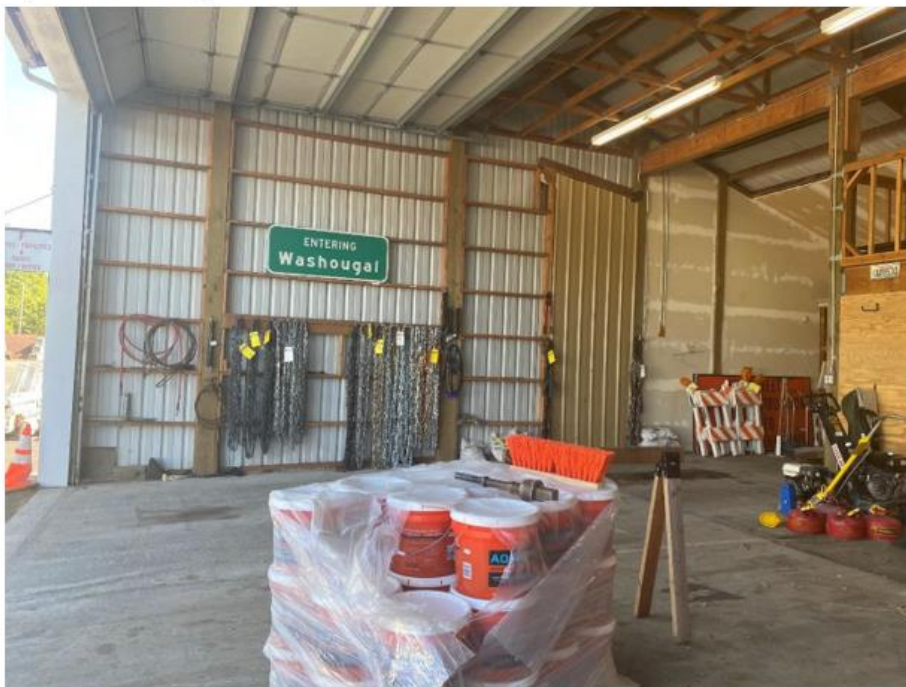


Figure 2.19. Building E Structure



Electrical

There is no electrical panel located in Building E. Lighting circuits in this building are powered from a circuit that comes from Building F. The interior lights are a mix of incandescent, fluorescent, and LED type lamps. The lighting circuits are installed in conduit. The exterior lighting are metal halide wall packs.

Mechanical

Building E has a single unit heater in the southwest corner, fed by natural gas from Building D (see [Figure 4.17](#)). The thermostat for this unit has been disassembled and may not be functioning (see [Figure 4.18](#)). There are visible gaps around the perimeter of this space, most noticeably at the joint between Building D and Building E that allow air and water to infiltrate the building. These gaps should be repaired to maximize heating system efficiency.

Figure 4.17. Building E Unit Heater



Figure 4.18. Building E Thermostat



FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING F



PUBLIC WORKS -BUILDING F

Overall Rating POOR-2

General Descriptions Location:

Building F is located at the west part of the fully fenced T-shape campus. The building east façade shares a wall with Building E.

- Age: 1999
- Program: Garage/Park Storage, Shops for Building Maintenance
- Orientation: The building longitudinal direction is east and west
- Access: Vehicle access is located at the north façade of the building with two overhead sectional doors to the garage and the parts storage area. Egress doors are provided at the shops and west wall of the storage.
- Levels: Building F is a single-story building with tall vertical clearance. The building has a centrally located tool shops and storage platform.
- Size: Approximately 1000 square feet. The longitudinal axis of the building is north-south direction.

Building F General Photos – These photos are Bldg. E



Exterior Assessment

Roof assembly is uninsulated metal roof system over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for closeup assessment. Observations on the roof:

- Uninsulated metal roof and roof fascia system are in fair condition
- No obvious wear and tear marks on the roof panels were found
- No unsealed openings on the roof were found

Wall assembly is uninsulated box ribbed type metal wall panel. Pressure treated timbers are used at the bottom of the exterior walls as wall curbs. Observations of the exterior walls:

- Wall exterior condition is aged but in fair condition
- Finish of the wall panels are generally intact
- Dents and locally deformed areas on metal panels were found
- Treated wood wall curbs are covered by wall panels and flashing

Observation on weather protection details:

- Metal flashings, fascia, and trims are in good condition.

Doors:

- Manual overhead sectional doors are in good condition. They appear to be non-insulated type at the shop.
- Manual overhead sectional doors are block off at the shop area. Rigid insulations are applied at the sectional doors, but it is partially completed.
- Egress single doors are metal doors in fair condition.

Security:

- The space is secured by door lock
- 4 security cameras installed around Public Works Campus during the Summer of 2022
- Lighting and Fencing upgrades initiated during Summer of 2022 for overall site security

Building F Exterior Photos





Interior Assessment

Building F are divided into two zones, the Storage/Garage, and the Shop. Overhead heating units are provided at both spaces.

Observations at Storage/Garage: Ceiling is half exposed structure and half gypsum vaulted ceiling. Roof underlayment with liner is exposed, but insulation is not noted. Approximately 16 to 18 feet at high point.

- Walls are covered by unprimed gypsum wall boards
- Floor is composed of concrete slab in good condition

Observations at the Shop:

- Ceiling is covered by finished gypsum boards at approximately 12 feet high
- Walls are insulated and covered by gypsum wall board. Batt insulation in the wall is partially exposed above the overhead sectional doors.
- Floor is composed of concrete slab
- Two metal doors are provided for egress

Access control is through door locks

Building F Interior Photos



All of these photos are Bldg. E



Top photo is Bldg. E



Codes Compliance

Per International Building Code definition, Building F is:

- Single occupancy S-2 and F-1
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non sprinklered

ADA accommodation per ICC/ANSI A117 is not applicable

International Energy Conservation Code (IECC) Compliance:

- Building F is not in compliance with IECC Washington Amendment (Washington State Energy code) for heated spaces o Insulation value of the roof and the wall and the Shop cannot be confirmed. Insulation on doors, roof and walls are likely under insulated per current energy code

Fire Protection and Fire Alarm System:

- Fire extinguishers are provided
- Exit map with fire extinguishers' locations are provided in the Shop 1.6.5 Hazardous Materials

Mold is not visually noted

Summary

HDR conducted a visual assessment of Building F. The roof and the walls are aged. Reasonable wear and tear are noted. The interior of the building is in fair condition. The overall condition of Building F is average.

Structural

Building F is a building that is primarily used for storage and workshop space. It is assumed to be of wood post type construction, like all the other buildings on site, however, the structure is hidden by drywall. The roof appears to be supported by timber trusses. The majority of the roof structure has been hidden with drywall, with only small portions of the trusses exposed (see [Figure 2.20](#)). This building has a concrete floor slab that is in good condition. It is unknown if this slab has turndowns to meet frost depth requirements. The condition of the structure cannot be evaluated as the structure is fully hidden, however, no obvious signs of distress, such as cracking in the drywall or out of squareness of doorways is noted.

Figure 2.20. Roof Structure Hidden with Drywall



Electrical

Building F is provided with a 120/240-volt, 1-phase, 100-amp electrical sub panel. This building does not include a separate electrical service from Clark PUD. During the site visit it was undetermined where this panel is being fed from. The panel is a Siemens load center with 12 spaces, as shown in [Figure 3.11](#), and appears to be in good condition. A large amount of scrap materials is being stored in front of the panel, as shown in [Figure 3.12](#), which is in violation of NEC requirements for clear working space in front of electrical equipment.

Figure 3.11. Building F Panel



Figure 3.12. Scrap Materials Stored in Front of Panel



The interior lights are a mix of incandescent, fluorescent, and LED type lamps with no occupancy sensor controls. The lighting circuits are installed in conduit. There is no emergency egress lighting for the building. The exterior lighting are metal halide wall packs.

Mechanical

Building F, at the far east end of the row of buildings, has several different systems serving it. In the entry, there is an electric unit heater in the entry area shop (see [Figure 4.19](#)), and another in the shop and storage area (see [Figure 4.20](#)).

Two wall-mounted air conditioners serve the entry area shop (see [Figure 4.21](#)), and the parks office in the southeast corner (see [Figure 4.22](#)). Neither unit is in use, and they are both blocked by stored items on the inside.

A service sink in the shop and storage area has a small electric water heater serving a service sink (see [Figure 4.23](#)).

Figure 4.19. Building F Electric Unit Heater in Entry Area Shop



Figure 4.20. Building F Electric Unit Heater in Shop and Storage Area



Figure 4.22. Building E A/C in Parks Office



Figure 4.23. Building F Sink



FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -BUILDING G



PUBLIC WORKS -BUILDING G

Overall Rating Excellent-5

General Descriptions Location:

Building G is located at the southern part of the fully fenced T-shape campus.

- Age: 2006
- Program: Water Shops and Storage
- Orientation: The building longitudinal direction is north and south
- Access: Vehicle access is located at the west façade of the building with three overhead sectional doors.
- Egress doors are provided at each shop at the west and south walls of the building.
- Levels: Building G is a single-story building with tall vertical clearance
- Size: Approximately 2,500 square feet

Building G General Photo



Exterior Assessment

Roof assembly is a metal roof system with insulated roof liner over wood frame structures. Metal roof is observed from ground level. HDR did not access the top of the roof for close-up assessment.

Observations on the roof:

- Uninsulated metal roof and roof fascia system are in good condition
- No obvious wear and tear marks on the roof panels were found
- No unsealed openings on the roof were found

Wall assembly is box ribbed type metal wall panel with insulation that is covered by finished gypsum wall panels. Observations of the exterior walls:

- Wall exterior condition is in good condition
- Finish of the wall panels are generally intact
- Minor dents on metal panels were found

Observation on weather protection details:

- Metal flashings, fascia, and trims are in good condition

Doors: Manual overhead sectional doors are in good condition. They appear to be insulated.

- Egress single doors are metal doors in good condition

Security:

- The space is secured by door locks
- 4 security cameras installed around Public Works Campus during the Summer of 2022
- Lighting and Fencing upgrades initiated during Summer of 2022 for overall site security

Building G Exterior Photos



Interior Assessment

Building G is divided into two shops. Overhead heating units are provided at both spaces.

Observations at Shop:

- Ceiling is exposed wood structure with insulated ceiling liners to form the vaulted ceiling. Approximately 18 feet at the ridge of the high point.
- Partitions are covered by either painted gypsum board or painted plywood
- Floor is composed of sealed concrete slab in good condition
- Access control is through door locks

Building G Interior Photos



Codes Compliance

Per International Building Code definition, Building G is:

- Single occupancy F-1
- The building is under construction Type VB
- Non fire rated at building structures, roof, and wall assemblies
- Non sprinklered

ADA accommodation per ICC/ANSI A117:

- The building follows ADA compliance

International Energy Conservation Code (IECC) Compliance:

- Although insulation value of the roof and the wall and the Shop cannot be confirmed, Building G is likely in compliance with IECC Washington Amendment (Washington State Energy code) for heated spaces.

Fire Protection and Fire Alarm System: Fire extinguishers are provided

- Exit map with fire extinguishers' locations are provided in the Shop.

Hazardous Materials

- Mold is not visually noted
- Based on the age of the building, hazardous materials are assumed not used in this

Summary

HDR conducted a visual assessment of Building G. The roof and the walls are new. Reasonable wear and tear are noted. Interior of the building is in good condition. The overall condition of Building G is good.

Structural

Electrical

Building A is provided with a 120/240-volt, 1-phase, 200-amp, electrical service via an overhead line from Clark PUD. The building includes a 200-amp main panelboard with 40 spaces, as shown in [Figure 3.13](#). The panelboard is in new condition and has many spaces available for expansion. There is no standby power provided to the building.

The interior lights are a mix of incandescent, fluorescent, and LED type lamps with no occupancy sensor controls. The lighting circuits are installed in conduit. There is no emergency egress lighting for the building. The exterior lighting are metal halide wall packs.

Figure 3.13. Building G Panel



Figure 4.17. Building E Unit Heater



Figure 4.18. Building E Thermostat



FACILITY CONDITION ASSESSMENT

PUBLIC WORKS – WATER ADMINISTRATION OFFICE



PUBLIC WORKS – WATER ADMINISTRATIVE OFFICE

Overall Rating POOR-2

General Descriptions Location:

Public Works Administration Office is located at 2247 Main Street.

- Age: 1950
- Program: Water Department
- Levels: Residential wood frame, single story
- Size: Approximately 1700 Square feet.

Exterior Assessment

- Gutter & Downspouts continuous metal gutters and downspouts – in fair condition
- Windows aluminum frames, double pane
- Exterior Cladding stucco in poor condition, showing numerous cracks
- Chimney fireplace with chimney – in fair condition but needs chimney tuck pointed due to failing mortar joint

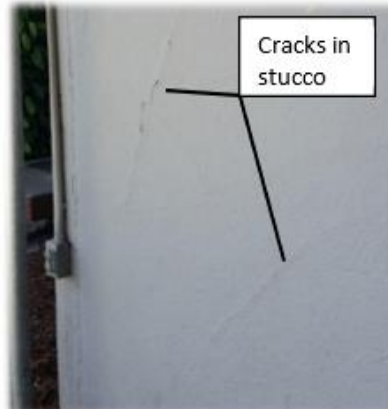
Site Conditions

- Concrete Surfaces--
- Parking – Limited driveway, street parking, and gravel parking lot north of office
- Stormwater – none
- Lighting-
- Landscape-





Remove roof photo,
replaced w/ new



Interior Assessment

- Floors carpet and vinyl floor surfaces – in poor condition
- Walls painted drywall – in poor condition
- Ceilings painted drywall – in poor condition
- Doors/Hardware Wood doors with no lever handle

Structural Systems

- Roof wood framed pitched roof replaced in 2021
- Walls wood framed with stucco cladding
- Foundation concrete foundation in fair condition with crawl space

General Code Requirements

- Building Code not in conformance with IBC
- Accessible Code not ADA compliant

Mechanical Systems

- Water Supply – City of Washougal
- Sewer – City of Washougal
- Plumbing – original steel pipe
- Fire Sprinkler – none
- HVAC System – electric baseboard and wall heaters with 6-each, window AC units. No outside air provisions
- Energy Controls – unitary controls. Average electrical consumption for past three years is 69,641 resulting in 41 kWh/sf/year – very high consumption, needs verification.

Electrical Systems

- Switchgear/200-amp electrical panel installed in 1985 – in good condition
- Electrical System – original electrical wiring
- Lighting-T-8 fluorescent
- Fire Alarm – none

Safety and Security

- Security System – none
- Exterior Access Control – none
- Site Fencing

Technology Infrastructure

- Networks – yes
- Telecommunications – yes

Special Systems

- Other – Backup diesel generator for SCADA

Findings

- The Public Works Water Administrative Office is an aging single family residential building in poor condition. Operation and maintenance costs will increase. Indoor air quality and temperature control is marginal. Inadequate insulation, electric heat, and window AC units result in high energy costs. Building is not ADA compliant.

Operations and Maintenance Recommendations

Future: Demolition

FACILITY CONDITION ASSESSMENT

PUBLIC WORKS -WASTEWATER



PUBLIC WORKS -WASTEWATER

Future rating determined during full master plan

General Descriptions Location:

Wastewater is located at SR14.

- Age: 1970
- Program: Concrete slab on grade, CMU walls, wood-framed flat roof
- Levels: 1 level
- Size: Approximately 1200 square feet.

Exterior Assessment

- Roof single ply membrane roof with asphalt shingle on mansard roof – in good condition
- Gutter & Downspouts Continuous metal gutters and downspouts – in fair condition
- Exterior Cladding CMU single wall construction. Wood fascia at South elevation is deteriorating and needs replacement

Site Conditions

- Asphalt Paving – Fair
- Stormwater – Drains to MS4
- Lighting – Wall lights at South elevation

Landscape – None



Interior Assessment

- Floors sealed concrete
- Walls CMU-painted

Structural Systems

- Roof wood framed flat and mansard roof

- Walls CMU wall in good condition – no sign of cracking or spalling
- Foundation concrete slab on grade in fair condition

General Code Requirements

- Building Code not compliant with IBC
- Accessible Code not compliant

Mechanical Systems

- Water Supply – City of Washougal
- Sewer – City of Washougal
- Fire Sprinkler – None
- HVAC System – Mini Split units in office and laboratory

Electrical Systems

- Switchgear/Unknown Panel Boards
- Electrical System
- Lighting T-8 fluorescent
- Fire Alarm – None

Safety and Security

- Security System – Unknown
- Exterior Access Control – None
- Site Fencing – Yes

Technology Infrastructure

- Networks – Yes
- Telecommunications – Yes

Findings

- The Public Works Wastewater building is a small, concrete block building that houses electrical switch gear, a wastewater lab, and office space for the wastewater department. The building is in good condition with a newer single ply membrane roof. However, the lack of insulation and outside air ventilation will result in high energy costs and poor indoor air quality.
- Suggest that consideration be given to constructing a code compliant office addition to the East and converting the existing office space to unheated storage.
- Lack of wall insulation results in high energy cost per square foot.
- Wood fascia at South elevation is decaying and needs replacement

FACILITY CONDITION ASSESSMENT

FUTURE CAMPUS HOUSES-DEMOLITION PLAN



DURGAN HOUSE

Overall Rating POOR-2

General Descriptions

Future demolition for Campus-324 Durgan St.

- Age: 1942
- Program: Rental
- Levels: Residential wood frame ranch with basement
- Size: Approximately 1,628 Square feet

Future: Demolition

LOVE STREET HOUSE

Overall Rating CRITICAL/NON-COMPLIANT 1

General Descriptions

Future demolition for Campus-333 Love St.

- Age: 1936
- Program: Demolition
- Levels: Residential wood frame ranch
- Size: Approximately 1,272 Square feet

Future: Demolition

1615 C Street

Future: Demolition

Public Works -Project and Cost Summary

Concept Cost Summary					
Area / Structure		\$	GSF		COST/SF
	East C Street	\$	20,105,444	52,789	\$ 380.86
Administrative Bldg.		\$	9,781,840.78	18,561	\$ 527.01
Shops		\$	5,366,537.77	17,027	\$ 315.18
Heated Vehicle Storage		\$	3,819,233.57	14,901	\$ 256.31
Wash Building		\$	1,137,831.41	2,300	\$ 494.71
	Site	\$	5,821,392	63,181	\$ 92.14
Covered Material Storage		\$	952,556.70	5,865	\$ 162.41
Fuel Island		\$	632,281.17	1,440	\$ 439.08
Covered Vehicle Parking		\$	1,365,068.39	12,480	\$ 109.38
Sitework		\$	2,871,485.62	-	-
Exterior Material Storage (Sitework)	w. above			10,100	-
Exterior Vehicle Parking (Sitework)	w. above			1,400	-
Employee - Visitor Parking (Sitework)	w. above			31,896	-
Grand Total		\$	25,926,835	115,970	\$ 223.57

HDR		Administrative Bldg.			
PROJECT: Washougal Master Plan		CO. NAME: CONTACT: PHONE: ADDENDA: DBE:		HDRC	
NO: v1				Estimate	
LOCATION: Washougal, WA					
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Administrative Bldg.	18,561	sf	\$ 316.08	\$ 5,866,803.98
	A - SUBSTRUCTURE	18,561	sf	\$ 22.00	\$ 408,342.00
	A10 - FOUNDATIONS	18,561	sf	\$ 22.00	\$ 408,342.00
	A20 - BASEMENT CONSTRUCTION	18,561	-	\$ -	\$ -
	B - SHELL	18,561	sf	\$ 106.00	\$ 1,967,466.00
	B10 - SUPERSTRUCTURE	18,561	sf	\$ 42.00	\$ 779,562.00
	B20 - EXTERIOR CLOSURE	18,561	sf	\$ 39.00	\$ 723,879.00
	B30 - ROOFING	18,561	sf	\$ 25.00	\$ 464,025.00
	C - INTERIORS	18,561	sf	\$ 56.00	\$ 1,039,416.00
	C10 - INTERIOR CONSTRUCTION	18,561	sf	\$ 22.00	\$ 408,342.00
	C20 - STAIRCASES	18,561	sf	\$ 3.00	\$ 55,683.00
	C30 - INTERIOR FINISHES	18,561	sf	\$ 31.00	\$ 575,391.00
	D - SERVICES	18,561	sf	\$ 102.47	\$ 1,901,929.00
	D10 - CONVEYING SYSTEMS	1	ls	\$ 250,000.00	\$ 250,000.00
	D20 - PLUMBING	18,561	sf	\$ 14.00	\$ 259,854.00
	D30 - HVAC	18,561	sf	\$ 34.50	\$ 640,354.50
	D40 - FIRE PROTECTION	18,561	sf	\$ 5.50	\$ 102,085.50
	D50 - ELECTRICAL	18,561	sf	\$ 35.00	\$ 649,635.00
	E - EQUIPMENT & FURNISHINGS	18,561	sf	\$ 10.02	\$ 185,906.98
	E10 - EQUIPMENT	18,561	sf	\$ 2.02	\$ 37,418.98
	E20 - FURNISHINGS	18,561	sf	\$ 8.00	\$ 148,488.00
	F - SPECIAL CONSTRUCTION & DEMO	18,561	sf	\$ -	\$ -
	F10 - SPECIAL CONSTRUCTION (PEMB)	18,561	sf	\$ -	\$ -
	F20 - SELECTIVE BUILDING DEMOLITION	-	ls	\$ -	\$ -
	G - BUILDING SITE WORK	18,561	sf	\$ 19.60	\$ 363,744.00
	G10 - SITE PREPARATION	-		\$ -	\$ 37,122.00
	G1010 - SITE CLEARING	-		\$ -	\$ -
	G1020 - SITE DEMOLITION & RELOCATIONS	-		\$ -	\$ -
	G1030 - SITE EARTHWORK	18,561		\$ 2.00	\$ 37,122.00
	G1040 - HAZARDOUS WASTE REMEDIATION	-		\$ -	\$ -
	G20 - SITE IMPROVEMENTS	-		\$ -	\$ 75,000.00
	G2010 - ROADWAYS	-		\$ -	\$ -
	G2020 - PARKING LOTS	-		\$ -	\$ -
	G3030 - PEDESTRIAN PAVING	-		\$ -	\$ -
	G2040 - SITE DEVELOPMENT (Trash Cans, Trash Enclosure)	1		\$ 25,000.00	\$ 25,000.00
	G2050 - LANDSCAPING - SWPPP (Storm Retention)	1		\$ 50,000.00	\$ 50,000.00
	G30 - SITE CIVIL / MECHANICAL UTILITIES	-		\$ -	\$ 69,750.00
	G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS	250		\$ 75.00	\$ 18,750.00
	G3020 - SANITARY SEWER SYSTEMS	250		\$ 85.00	\$ 21,250.00
	G3030 - STORM SEWER SYSTEMS	100		\$ 85.00	\$ 8,500.00
	G3040 - HEATING DISTRIBUTION	250		\$ 85.00	\$ 21,250.00
	G3050 - COOLING DISTRIBUTION	-		\$ -	\$ -
	G3060 - FUEL DISTRIBUTION	-		\$ -	\$ -
	G3090 - OTHER CIVIL / MECHANICAL UTILITIES	-		\$ -	\$ -
	G40 - ELECTRICAL UTILITIES	-		\$ -	\$ -
	G4010 - ELECTRICAL DISTRIBUTION	-		\$ -	\$ -
	G4020 - EXTERIOR LIGHTING	-		\$ -	\$ -
	G4030 - EXTERIOR COMMUNICATION & SECURITY	-		\$ -	\$ -
	G4090 - OTHER SITE ELECTRICAL UTILITIES	-		\$ -	\$ -
	G90 - OTHER SITE CONSTRUCTION	-		\$ -	\$ -
	G9010 - SERVICE TUNNELS	-		\$ -	\$ -
	G9090 - OTHER SITE SYSTEMS & EQUIPMENT	-		\$ -	\$ -
	WBS Total	18,561	sf	\$ 316.08	\$ 5,866,803.98
	Mobilization			3.00%	\$ 176,004.12
	Field Overhead			10.00%	\$ 586,680.40
	General Conditions			4.00%	\$ 234,672.16
	SUBTOTAL - w. GC's				\$ 6,864,160.65
	Fee			8.00%	\$ 549,132.85
	SUBTOTAL - w. FEE				\$ 7,413,293.50
	Contingency			30.00%	\$ 2,223,988.05
	SUBTOTAL - w. Contingency				\$ 9,637,281.55
	Bonds & Insurance			1.50%	\$ 144,559.22
	SUBTOTAL - w. Bonds & Insurance				\$ 9,781,840.77
	Escalation			0.00%	\$ -

HDR		Shops			
PROJECT: Washougal Master Plan		CO. NAME: CONTACT: PHONE: ADDENDA: DBE:		HDRC Estimate	
NO: v1					
LOCATION: Washougal, WA					
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Shops	17,027	sf	\$ 189.03	\$ 3,218,660.56
	A - SUBSTRUCTURE	17,027	sf	\$ 17.00	\$ 289,459.00
	A10 - FOUNDATIONS	17,027	sf	\$ 17.00	\$ 289,459.00
	A20 - BASEMENT CONSTRUCTION	17,027	-	\$ -	\$ -
	B - SHELL	17,027	sf	\$ 10.00	\$ 170,270.00
	B10 - SUPERSTRUCTURE	17,027	sf	\$ -	\$ -
	B20 - EXTERIOR CLOSURE	17,027	sf	\$ 10.00	\$ 170,270.00
	B30 - ROOFING	17,027	sf	\$ -	\$ -
	C - INTERIORS	17,027	sf	\$ 20.00	\$ 340,540.00
	C10 - INTERIOR CONSTRUCTION	17,027	-	\$ 5.00	\$ 85,135.00
	C20 - STAIRCASES	17,027	-	\$ -	\$ -
	C30 - INTERIOR FINISHES	17,027	-	\$ 15.00	\$ 255,405.00
	D - SERVICES	17,027	sf	\$ 61.19	\$ 1,041,839.56
	D10 - CONVEYING SYSTEMS	-	-	\$ -	\$ -
	D20 - PLUMBING	17,027	sf	\$ 6.00	\$ 102,162.00
	D30 - HVAC	17,027	sf	\$ 20.00	\$ 340,540.00
	D40 - FIRE PROTECTION	17,027	sf	\$ 3.94	\$ 67,043.81
	D50 - ELECTRICAL	17,027	sf	\$ 31.25	\$ 532,093.75
	E - EQUIPMENT & FURNISHINGS	17,027	sf	\$ 31.00	\$ 527,837.00
	E10 - EQUIPMENT	17,027	sf	\$ 30.00	\$ 510,810.00
	E20 - FURNISHINGS	17,027	sf	\$ 1.00	\$ 17,027.00
	F - SPECIAL CONSTRUCTION & DEMO	17,027	sf	\$ 35.00	\$ 595,945.00
	F10 - SPECIAL CONSTRUCTION (PEMB)	17,027	sf	\$ 35.00	\$ 595,945.00
	F20 - SELECTIVE BUILDING DEMOLITION	1	ls	\$ -	\$ -
	G - BUILDING SITE WORK	17,027	sf	\$ 14.85	\$ 252,770
	G10 - SITE PREPARATION			\$ -	\$ 85,135.00
	G1010 - SITE CLEARING			\$ -	\$ -
	G1020 - SITE DEMOLITION & RELOCATIONS			\$ -	\$ -
	G1030 - SITE EARTHWORK	17,027		\$ 5.00	\$ 85,135.00
	G1040 - HAZARDOUS WASTE REMEDIATION	-		\$ -	\$ -
	G20 - SITE IMPROVEMENTS	17,027	sf	\$ 1.76	\$ 30,000.00
	G2010 - ROADWAYS	-		\$ -	\$ -
	G2020 - PARKING LOTS	-		\$ -	\$ -
	G3030 - PEDESTRIAN PAVING	-		\$ -	\$ -
	G2040 - SITE DEVELOPMENT	1		\$ 15,000.00	\$ 15,000.00
	G2050 - LANDSCAPING - SWPPP	1		\$ 15,000.00	\$ 15,000.00
	G30 - SITE CIVIL / MECHANICAL UTILITIES	17,027	sf	\$ 0.66	\$ 11,250.00
	G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS	-		\$ -	\$ -
	G3020 - SANITARY SEWER SYSTEMS	-		\$ -	\$ -
	G3030 - STORM SEWER SYSTEMS	250		\$ 10.00	\$ 2,500.00
	G3040 - HEATING DISTRIBUTION	250		\$ 35.00	\$ 8,750.00
	G3050 - COOLING DISTRIBUTION	-		\$ -	\$ -
	G3060 - FUEL DISTRIBUTION	-		\$ -	\$ -
	G3090 - OTHER CIVIL / MECHANICAL UTILITIES	-		\$ -	\$ -
	G40 - ELECTRICAL UTILITIES	-		\$ -	\$ -
	G4010 - ELECTRICAL DISTRIBUTION	-		\$ -	\$ -
	G4020 - EXTERIOR LIGHTING	-		\$ -	\$ -
	G4030 - EXTERIOR COMMUNICATION & SECURITY	-		\$ -	\$ -
	G4090 - OTHER SITE ELECTRICAL UTILITIES	-		\$ -	\$ -
	G90 - OTHER SITE CONSTRUCTION	-		\$ -	\$ -
	G9010 - SERVICE TUNNELS	-		\$ -	\$ -
	G9090 - OTHER SITE SYSTEMS & EQUIPMENT	-		\$ -	\$ -
	WBS Total	17,027	sf	\$ 189.03	\$ 3,218,660.56
	Mobilization			3.00%	\$ 96,559.82
	Field Overhead			10.00%	\$ 321,866.06
	General Conditions			4.00%	\$ 129,746.42
	SUBTOTAL - w. GC's				\$ 3,765,832.86
	Fee			8.00%	\$ 301,266.63
	SUBTOTAL - w. FEE				\$ 4,067,099.49
	Contingency			30.00%	\$ 1,220,129.85
	SUBTOTAL - w. Contingency				\$ 5,287,229.33
	Bonds & Insurance			1.50%	\$ 79,308.44
	SUBTOTAL - w. Bonds & Insurance				\$ 5,366,537.77
	Escalation			0.00%	\$ -
	TOTAL COST	17,027	sf	\$ 315.18	\$ 5,366,537.77

HDR		Heated Vehicle Storage			
PROJECT: Washougal Master Plan		C.O. NAME: CONTACT: PHONE: ADDENDA: DBE:		HDRC Estimate	
NO: v1					
LOCATION: Washougal, WA					
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Heated Vehicle Storage	14,901	sf	\$ 153.72	\$ 2,290,641.94
	A - SUBSTRUCTURE	14,901	sf	\$ 17.00	\$ 253,317.00
	A10 - FOUNDATIONS	14,901	sf	\$ 17.00	\$ 253,317.00
	A20 - BASEMENT CONSTRUCTION	14,901	-	\$ -	\$ -
	B - SHELL	14,901	sf	\$ 10.00	\$ 149,010.00
	B10 - SUPERSTRUCTURE	14,901	sf	\$ -	\$ -
	B20 - EXTERIOR CLOSURE	14,901	sf	\$ 10.00	\$ 149,010.00
	B30 - ROOFING	14,901	sf	\$ -	\$ -
	C - INTERIORS	14,901	sf	\$ 20.00	\$ 298,020.00
	C10 - INTERIOR CONSTRUCTION	14,901	-	\$ 5.00	\$ 74,505.00
	C20 - STAIRCASES	0	-	\$ -	\$ -
	C30 - INTERIOR FINISHES	14,901	-	\$ 15.00	\$ 223,515.00
	D - SERVICES	14,901	sf	\$ 61.19	\$ 911,754.94
	D10 - CONVEYING SYSTEMS	-	-	\$ -	\$ -
	D20 - PLUMBING	14,901	sf	\$ 6.00	\$ 89,406.00
	D30 - HVAC	14,901	sf	\$ 20.00	\$ 298,020.00
	D40 - FIRE PROTECTION	14,901	sf	\$ 3.94	\$ 58,672.69
	D50 - ELECTRICAL	14,901	sf	\$ 31.25	\$ 465,696.25
	E - EQUIPMENT & FURNISHINGS	14,901	sf	\$ -	\$ -
	E10 - EQUIPMENT	14,901	sf	\$ -	\$ -
	E20 - FURNISHINGS	14,901	sf	\$ -	\$ -
	F - SPECIAL CONSTRUCTION & DEMO	14,901	sf	\$ 35.00	\$ 521,535.00
	F10 - SPECIAL CONSTRUCTION (PEMB)	14,901	sf	\$ 35.00	\$ 521,535.00
	F20 - SELECTIVE BUILDING DEMOLITION	-	-	\$ -	\$ -
	G - BUILDING SITE WORK	14,901	sf	\$ 10.54	\$ 157,005.00
	G10 - SITE PREPARATION	14,901	sf	\$ 5.00	\$ 74,505.00
	G1010 - SITE CLEARING	-	-	\$ -	\$ -
	G1020 - SITE DEMOLITION & RELOCATIONS	-	-	\$ -	\$ -
	G1030 - SITE EARTHWORK	14,901	sf	\$ 5.00	\$ 74,505.00
	G1040 - HAZARDOUS WASTE REMEDIATION	-	-	\$ -	\$ -
	G20 - SITE IMPROVEMENTS	14,901	sf	\$ 2.01	\$ 30,000.00
	G2010 - ROADWAYS	-	-	\$ -	\$ -
	G2020 - PARKING LOTS	-	-	\$ -	\$ -
	G2030 - PEDESTRIAN PAVING	-	-	\$ -	\$ -
	G2040 - SITE DEVELOPMENT	1	ls	\$ 15,000.00	\$ 15,000.00
	G2050 - LANDSCAPING - SWPPP	1	ls	\$ 15,000.00	\$ 15,000.00
	G30 - SITE CIVIL / MECHANICAL UTILITIES	14,901	sf	\$ 0.75	\$ 11,250.00
	G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS	-	-	\$ -	\$ -
	G3020 - SANITARY SEWER SYSTEMS	-	-	\$ -	\$ -
	G3030 - STORM SEWER SYSTEMS	250	lf	\$ 10.00	\$ 2,500.00
	G3040 - HEATING DISTRIBUTION	250	#	\$ 35.00	\$ 8,750.00
	G3050 - COOLING DISTRIBUTION	-	-	\$ -	\$ -
	G3060 - FUEL DISTRIBUTION	-	-	\$ -	\$ -
	G3090 - OTHER CIVIL / MECHANICAL UTILITIES	-	-	\$ -	\$ -
	G40 - ELECTRICAL UTILITIES	-	-	\$ -	\$ -
	G4010 - ELECTRICAL DISTRIBUTION	-	-	\$ -	\$ -
	G4020 - EXTERIOR LIGHTING	-	-	\$ -	\$ -
	G4030 - EXTERIOR COMMUNICATION & SECURITY	-	-	\$ -	\$ -
	G4090 - OTHER SITE ELECTRICAL UTILITIES	-	-	\$ -	\$ -
	G90 - OTHER SITE CONSTRUCTION	-	-	\$ -	\$ -
	G9010 - SERVICE TUNNELS	-	-	\$ -	\$ -
	G9090 - OTHER SITE SYSTEMS & EQUIPMENT	-	-	\$ -	\$ -
	WBS Total	14,901	sf	\$ 153.72	\$ 2,290,641.94
	Mobilization			3.00%	\$ 68,719.26
	Field Overhead			10.00%	\$ 229,064.19
	General Conditions			4.00%	\$ 91,625.68
	SUBTOTAL - w. GC's				\$ 2,680,051.07
	Fee			5.00%	\$ 214,404.09
	SUBTOTAL - w. FEE				\$ 2,894,455.15
	Contingency			30.00%	\$ 868,336.55
	SUBTOTAL - w. Contingency				\$ 3,762,791.70
	Bonds & Insurance			1.50%	\$ 56,441.88
	SUBTOTAL - w. Bonds & Insurance				\$ 3,819,233.57
	Escalation			0.00%	\$ -
	TOTAL COST	14,901	sf	\$ 256.31	\$ 3,819,233.57

HDR		Wash Building			
PROJECT: Washougal Master Plan		CO. NAME: CONTACT: PHONE: ADDENDA: DBE:		HDCRC Estimate	
NO: v1					
LOCATION: Washougal, WA					
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Wash Building	2,300	sf	\$ 296.71	\$ 682,431.25
	A - SUBSTRUCTURE	2,300	sf	\$ 17.00	\$ 39,100.00
	A10 - FOUNDATIONS	2,300	sf	\$ 17.00	\$ 39,100.00
	A20 - BASEMENT CONSTRUCTION	2,300	-	\$ -	\$ -
	B - SHELL	2,300	sf	\$ 45.00	\$ 103,500.00
	B10 - SUPERSTRUCTURE	2,300	sf	\$ 15.00	\$ 34,500.00
	B20 - EXTERIOR CLOSURE	2,300	sf	\$ 20.00	\$ 46,000.00
	B30 - ROOFING	2,300	sf	\$ 10.00	\$ 23,000.00
	C - INTERIORS	2,300	sf	\$ 20.00	\$ 46,000.00
	C10 - INTERIOR CONSTRUCTION	2,300	-	\$ 5.00	\$ 11,500.00
	C20 - STAIRCASES	2,300	-	\$ -	\$ -
	C30 - INTERIOR FINISHES	2,300	-	\$ 15.00	\$ 34,500.00
	D - SERVICES	2,300	sf	\$ 61.19	\$ 140,731.25
	D10 - CONVEYING SYSTEMS	-	-	\$ -	\$ -
	D20 - PLUMBING	2,300	sf	\$ 6.00	\$ 13,800.00
	D30 - HVAC	2,300	sf	\$ 20.00	\$ 46,000.00
	D40 - FIRE PROTECTION	2,300	sf	\$ 3.94	\$ 9,056.25
	D50 - ELECTRICAL	2,300	sf	\$ 31.25	\$ 71,875.00
	E - EQUIPMENT & FURNISHINGS	2,300	sf	\$ 110.70	\$ 254,600.00
	E10 - EQUIPMENT	1	ls	\$ 250,000.00	\$ 250,000.00
	E20 - FURNISHINGS	2,300	sf	\$ 2.00	\$ 4,600.00
	F - SPECIAL CONSTRUCTION & DEMO	-	sf	\$ -	\$ -
	F10 - SPECIAL CONSTRUCTION (PEMB)	-	sf	\$ -	\$ -
	F20 - SELECTIVE BUILDING DEMOLITION	-	ls	\$ -	\$ -
	G - BUILDING SITE WORK	2,300	sf	\$ 42.83	\$ 98,500.00
	G10 - SITE PREPARATION	-	-	\$ -	\$ 23,000.00
	G1010 - SITE CLEARING	-	-	\$ -	\$ -
	G1020 - SITE DEMOLITION & RELOCATIONS	-	-	\$ -	\$ -
	G1030 - SITE EARTHWORK	2,300	sf	\$ 10.00	\$ 23,000.00
	G1040 - HAZARDOUS WASTE REMEDIATION	-	-	\$ -	\$ -
	G20 - SITE IMPROVEMENTS	2,300	sf	\$ 6.52	\$ 15,000.00
	G2010 - ROADWAYS	-	-	\$ -	\$ -
	G2020 - PARKING LOTS	-	-	\$ -	\$ -
	G3030 - PEDESTRIAN PAVING	-	-	\$ -	\$ -
	G2040 - SITE DEVELOPMENT	1	ls	\$ 10,000.00	\$ 10,000.00
	G2050 - LANDSCAPING - SWPPP	1	ls	\$ 5,000.00	\$ 5,000.00
	G30 - SITE CIVIL / MECHANICAL UTILITIES	2,300	sf	\$ 4.89	\$ 11,250.00
	G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS	-	-	\$ -	\$ -
	G3020 - SANITARY SEWER SYSTEMS	-	-	\$ -	\$ -
	G3030 - STORM SEWER SYSTEMS	250	lf	\$ 10.00	\$ 2,500.00
	G3040 - HEATING DISTRIBUTION	250	lf	\$ 35.00	\$ 8,750.00
	G3050 - COOLING DISTRIBUTION	-	-	\$ -	\$ -
	G3060 - FUEL DISTRIBUTION	-	-	\$ -	\$ -
	G3090 - OTHER CIVIL / MECHANICAL UTILITIES	-	-	\$ -	\$ -
	G40 - ELECTRICAL UTILITIES	-	-	\$ -	\$ -
	G4010 - ELECTRICAL DISTRIBUTION	-	-	\$ -	\$ -
	G4020 - EXTERIOR LIGHTING	-	-	\$ -	\$ -
	G4030 - EXTERIOR COMMUNICATION & SECURITY	-	-	\$ -	\$ -
	G4090 - OTHER SITE ELECTRICAL UTILITIES	-	-	\$ -	\$ -
	G90 - OTHER SITE CONSTRUCTION	-	-	\$ -	\$ -
	G9010 - SERVICE TUNNELS	-	-	\$ -	\$ -
	G9090 - OTHER SITE SYSTEMS & EQUIPMENT	-	-	\$ -	\$ -
	WBS Total	2,300	sf	\$ 296.71	\$ 682,431.25
	Mobilization			3.00%	\$ 20,472.94
	Field Overhead			10.00%	\$ 68,243.13
	General Conditions			4.00%	\$ 27,297.29
	SUBTOTAL - w. GC's				\$ 798,444.56
	Fee			8.00%	\$ 63,875.57
	SUBTOTAL - w. FEE				\$ 862,320.13
	Contingency			30.00%	\$ 258,696.04
	SUBTOTAL - w. Contingency				\$ 1,121,016.17
	Bonds & Insurance			1.50%	\$ 16,815.24
	SUBTOTAL - w. Bonds & Insurance				\$ 1,137,831.41
	Escalation			0.00%	\$ -

HDR		Site			
PROJECT: Washougal Master Plan		CO. NAME: CONTACT: PHONE: ADDENDA: DBE:		HDRC Estimate	
NO: v1					
LOCATION: Washougal, WA					
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Site	4.5	ac		
	G - BUILDING SITE WORK	150,000	sf	\$ 11.47	\$ 1,721,090.88
	G10 - SITE PREPARATION				
	G1010 - SITE CLEARING	63,181	sf	\$ 0.10	\$ 6,318.10
	G1020 - SITE DEMOLITION & RELOCATIONS	-	sf	\$ -	\$ -
	Demo Existing Bldg.	2,000	sf	\$ 5.00	\$ 10,000.00
	Demo Covered Material Storage	-	sf	\$ -	\$ -
	Demo Site Fence / Parks / Police & Fire	1,000	lf	\$ 3.00	\$ 3,000.00
	Relocated Mag Chloride Tank	-	ls	\$ -	\$ -
	G1030 - SITE EARTHWORK		ls	\$ -	\$ -
	G1040 - HAZARDOUS WASTE REMEDIATION				
	G20 - SITE IMPROVEMENTS				
	G2010 - ROADWAYS	9,020	sy	\$ 95.00	\$ 856,889.44
	Curb & Gutter	750	lf	\$ 15.00	\$ 11,250.00
	G2020 - PARKING LOTS	7,020	sy	\$ 75.00	\$ 526,508.33
	G3030 - PEDESTRIAN PAVING	-	sf	\$ -	\$ -
	G2040 - SITE DEVELOPMENT	-	ls	\$ -	\$ -
	Fencing 6' CL	1,500	lf	\$ 30.00	\$ 45,000.00
	G2050 - LANDSCAPING - SWPPP	1	ls	\$ 25,000.00	\$ 25,000.00
	G30 - SITE CIVIL / MECHANICAL UTILITIES				
	G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS	-	lf	\$ 100.00	\$ -
	G3020 - SANITARY SEWER SYSTEMS	-	lf	\$ 150.00	\$ -
	G3030 - STORM SEWER SYSTEMS	-	lf	\$ 150.00	\$ -
	G3040 - HEATING DISTRIBUTION	-	lf	\$ 95.00	\$ -
	G3050 - COOLING DISTRIBUTION				
	G3060 - FUEL DISTRIBUTION				
	G3090 - OTHER CIVIL / MECHANICAL UTILITIES				
	G40 - ELECTRICAL UTILITIES	1	ls	\$ 237,125.00	\$ 237,125.00
	G4010 - ELECTRICAL DISTRIBUTION				
	G4020 - EXTERIOR LIGHTING				
	G4030 - EXTERIOR COMMUNICATION & SECURITY				
	G4090 - OTHER SITE ELECTRICAL UTILITIES				
	G90 - OTHER SITE CONSTRUCTION				
	G9010 - SERVICE TUNNELS				
	G9090 - OTHER SITE SYSTEMS & EQUIPMENT				
	WBS Total	1	ls	\$ 1,722,216.06	\$ 1,722,216.06
	Mobilization			3.00%	\$ 51,666.48
	Field Overhead			10.00%	\$ 172,221.61
	General Conditions			4.00%	\$ 68,888.64
	SUBTOTAL - w. GC's				\$ 2,014,992.79
	Fee			8.00%	\$ 161,199.42
	SUBTOTAL - w. FEE				\$ 2,176,192.21
	Contingency			30.00%	\$ 652,857.66
	SUBTOTAL - w. Contingency				\$ 2,829,049.87
	Bonds & Insurance			1.50%	\$ 42,435.75
	SUBTOTAL - w. Bonds & Insurance				\$ 2,871,485.62
	Escalation			0.00%	\$ -
	TOTAL COST				\$ 2,871,485.62

HDR		Covered Vehicle Parking			
PROJECT: Washougal Master Plan		CO. NAME: CONTACT: PHONE: ADDENDA: DBE:		HDRC Estimate	
NO: v1					
LOCATION: Washougal, WA					
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Covered Vehicle Parking	12,480	sf	\$ 65.60	\$ 818,720.00
	A - SUBSTRUCTURE	12,480	sf	\$ 17.00	\$ 212,160.00
	A10 - FOUNDATIONS	12,480	sf	\$ 17.00	\$ 212,160.00
	A20 - BASEMENT CONSTRUCTION	12,480	-	\$ -	\$ -
	B - SHELL	12,480	sf	\$ -	\$ -
	B10 - SUPERSTRUCTURE	12,480	sf	\$ -	\$ -
	B20 - EXTERIOR CLOSURE	12,480	sf	\$ -	\$ -
	B30 - ROOFING	12,480	sf	\$ -	\$ -
	C - INTERIORS	12,480	sf	\$ -	\$ -
	C10 - INTERIOR CONSTRUCTION	12,480	-	\$ -	\$ -
	C20 - STAIRCASES	12,480	-	\$ -	\$ -
	C30 - INTERIOR FINISHES	12,480	-	\$ -	\$ -
	D - SERVICES	12,480	sf	\$ 10.00	\$ 124,800.00
	D10 - CONVEYING SYSTEMS	-	-	\$ -	\$ -
	D20 - PLUMBING	12,480	sf	\$ -	\$ -
	D30 - HVAC	12,480	sf	\$ -	\$ -
	D40 - FIRE PROTECTION	12,480	sf	\$ -	\$ -
	D50 - ELECTRICAL	12,480	sf	\$ 10.00	\$ 124,800.00
	E - EQUIPMENT & FURNISHINGS	12,480	sf	\$ -	\$ -
	E10 - EQUIPMENT	12,480	sf	\$ -	\$ -
	E20 - FURNISHINGS	12,480	sf	\$ -	\$ -
	F - SPECIAL CONSTRUCTION & DEMO	12,480	sf	\$ 35.00	\$ 436,800.00
	F10 - SPECIAL CONSTRUCTION (PEMB)	12,480	sf	\$ 35.00	\$ 436,800.00
	F20 - SELECTIVE BUILDING DEMOLITION	1	ls	\$ -	\$ -
	G - BUILDING SITE WORK	12,480	sf	\$ 3.60	\$ 44,960.00
	G10 - SITE PREPARATION			\$ -	\$ 12,480.00
	G1010 - SITE CLEARING			\$ -	\$ -
	G1020 - SITE DEMOLITION & RELOCATIONS			\$ -	\$ -
	G1030 - SITE EARTHWORK	12,480	sf	\$ 1.00	\$ 12,480.00
	G1040 - HAZARDOUS WASTE REMEDIATION			\$ -	\$ -
	G20 - SITE IMPROVEMENTS	12,480	sf	\$ 0.80	\$ 10,000.00
	G2010 - ROADWAYS (w. Sitework)			\$ -	\$ -
	G2020 - PARKING LOTS (w. Sitework)			\$ -	\$ -
	G3030 - PEDESTRIAN PAVING (w. Sitework)			\$ -	\$ -
	G2040 - SITE DEVELOPMENT (w. Sitework)	1	ls	\$ 5,000.00	\$ 5,000.00
	G2050 - LANDSCAPING - SWPPP	1	ls	\$ 5,000.00	\$ 5,000.00
	G30 - SITE CIVIL / MECHANICAL UTILITIES			\$ -	\$ -
	G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS			\$ -	\$ -
	G3020 - SANITARY SEWER SYSTEMS			\$ -	\$ -
	G3030 - STORM SEWER SYSTEMS			\$ -	\$ -
	G3040 - HEATING DISTRIBUTION			\$ -	\$ -
	G3050 - COOLING DISTRIBUTION			\$ -	\$ -
	G3060 - FUEL DISTRIBUTION			\$ -	\$ -
	G3090 - OTHER CIVIL / MECHANICAL UTILITIES			\$ -	\$ -
	G40 - ELECTRICAL UTILITIES			\$ -	\$ -
	G4010 - ELECTRICAL DISTRIBUTION			\$ -	\$ -
	G4020 - EXTERIOR LIGHTING			\$ -	\$ -
	G4030 - EXTERIOR COMMUNICATION & SECURITY			\$ -	\$ -
	G4090 - OTHER SITE ELECTRICAL UTILITIES			\$ -	\$ -
	G90 - OTHER SITE CONSTRUCTION			\$ -	\$ -
	G9010 - SERVICE TUNNELS			\$ -	\$ -
	G9090 - OTHER SITE SYSTEMS & EQUIPMENT			\$ -	\$ -
	WBS Total	12,480	sf	\$ 65.60	\$ 818,720.00
	Mobilization			3.00%	\$ 24,561.60
	Field Overhead			10.00%	\$ 81,872.00
	General Conditions			4.00%	\$ 32,748.80
	SUBTOTAL - w. GC's				\$ 957,902.40
	Fee			8.00%	\$ 76,632.19
	SUBTOTAL - w. FEE				\$ 1,034,534.59
	Contingency			30.00%	\$ 310,360.38
	SUBTOTAL - w. Contingency				\$ 1,344,894.97
	Bonds & Insurance			1.50%	\$ 20,173.42
	SUBTOTAL - w. Bonds & Insurance				\$ 1,365,068.39
	Escalation			0.00%	\$ -
	TOTAL COST	12,480	sf	\$ 109.38	\$ 1,365,068.39

HDR		Covered Material Storage			
PROJECT: Washougal Master Plan		CO. NAME:		HDRC	
NO: v1		CONTACT:		Estimate	
LOCATION: Washougal, WA		PHONE:			
		ADDENDA:			
		DBE:			
ITEM #	DESCRIPTION	BID QUANTITY	UNIT	UNIT COST	TOTAL
WBS 100	Covered Material Storage	5,865	sf	\$ 97.41	\$ 571,310.00
A - SUBSTRUCTURE		5,865	sf	\$ 17.00	\$ 99,705.00
A10 - FOUNDATIONS		5,865	sf	\$ 17.00	\$ 99,705.00
A20 - BASEMENT CONSTRUCTION		5,865	-	\$ -	\$ -
B - SHELL		5,865	sf	\$ -	\$ -
B10 - SUPERSTRUCTURE		5,865	sf	\$ -	\$ -
B20 - EXTERIOR CLOSURE		5,865	sf	\$ -	\$ -
B30 - ROOFING		5,865	sf	\$ -	\$ -
C - INTERIORS		5,865	sf	\$ -	\$ -
C10 - INTERIOR CONSTRUCTION		5,865	-	\$ -	\$ -
C20 - STAIRCASES		5,865	-	\$ -	\$ -
C30 - INTERIOR FINISHES		5,865	-	\$ -	\$ -
D - SERVICES		5,865	sf	\$ 10.00	\$ 58,650.00
D10 - CONVEYING SYSTEMS		-	-	\$ -	\$ -
D20 - PLUMBING		1,700	-	\$ -	\$ -
D30 - HVAC		1,700	-	\$ -	\$ -
D40 - FIRE PROTECTION		5,865	sf	\$ -	\$ -
D50 - ELECTRICAL		5,865	sf	\$ 10.00	\$ 58,650.00
E - EQUIPMENT & FURNISHINGS		5,865	sf	\$ -	\$ -
E10 - EQUIPMENT		1	ls	\$ -	\$ -
E20 - FURNISHINGS		5,865	sf	\$ -	\$ -
F - SPECIAL CONSTRUCTION & DEMO		5,865	sf	\$ 65.00	\$ 381,225.00
F10 - SPECIAL CONSTRUCTION (PEMB)		5,865	sf	\$ 65.00	\$ 381,225.00
F20 - SELECTIVE BUILDING DEMOLITION		1	-	\$ -	\$ -
G - BUILDING SITE WORK		5,865	sf	\$ 5.41	\$ 31,730.00
G10 - SITE PREPARATION		-	\$	\$ -	\$ 5,865.00
G1010 - SITE CLEARING		-	\$	\$ -	\$ -
G1020 - SITE DEMOLITION & RELOCATIONS		-	\$	\$ -	\$ -
G1030 - SITE EARTHWORK		5,865	sf	\$ 1.00	\$ 5,865.00
G1040 - HAZARDOUS WASTE REMEDIATION		-	\$	\$ -	\$ -
G20 - SITE IMPROVEMENTS		-	\$	\$ -	\$ 10,000.00
G2010 - ROADWAYS		-	\$	\$ -	\$ -
G2020 - PARKING LOTS		-	\$	\$ -	\$ -
G3030 - PEDESTRIAN PAVING		-	\$	\$ -	\$ -
G2040 - SITE DEVELOPMENT		1	ls	\$ 5,000.00	\$ 5,000.00
G2050 - LANDSCAPING - SWPPP		1	ls	\$ 5,000.00	\$ 5,000.00
G30 - SITE CIVIL / MECHANICAL UTILITIES		-	\$	\$ -	\$ -
G3010 - WATER SUPPLY & DISTRIBUTION SYSTEMS		-	\$	\$ -	\$ -
G3020 - SANITARY SEWER SYSTEMS		-	\$	\$ -	\$ -
G3030 - STORM SEWER SYSTEMS		-	\$	\$ -	\$ -
G3040 - HEATING DISTRIBUTION		-	\$	\$ -	\$ -
G3050 - COOLING DISTRIBUTION		-	\$	\$ -	\$ -
G3060 - FUEL DISTRIBUTION		-	\$	\$ -	\$ -
G3090 - OTHER CIVIL / MECHANICAL UTILITIES		-	\$	\$ -	\$ -
G40 - ELECTRICAL UTILITIES		-	\$	\$ -	\$ -
G4010 - ELECTRICAL DISTRIBUTION		-	\$	\$ -	\$ -
G4020 - EXTERIOR LIGHTING		-	\$	\$ -	\$ -
G4030 - EXTERIOR COMMUNICATION & SECURITY		-	\$	\$ -	\$ -
G4090 - OTHER SITE ELECTRICAL UTILITIES		-	\$	\$ -	\$ -
G90 - OTHER SITE CONSTRUCTION		-	\$	\$ -	\$ -
G9010 - SERVICE TUNNELS		-	\$	\$ -	\$ -
G9090 - OTHER SITE SYSTEMS & EQUIPMENT		-	\$	\$ -	\$ -
WBS Total		5,865	sf	\$ 97.41	\$ 571,310.00
Mobilization				3.00%	\$ 17,139.30
Field Overhead				10.00%	\$ 57,131.00
General Conditions				4.00%	\$ 22,852.40
SUBTOTAL - w. GC's					\$ 665,432.70
Fee				8.00%	\$ 53,474.62
SUBTOTAL - w. FEE					\$ 721,907.32
Contingency				30.00%	\$ 216,572.19
SUBTOTAL - w. Contingency					\$ 938,479.51
Bonds & Insurance				1.50%	\$ 14,077.19
SUBTOTAL - w. Bonds & Insurance					\$ 952,556.70
Escalation				0.00%	\$ -
TOTAL COST		5,865	sf	\$ 162.41	\$ 952,556.70

AACE - Class 5 Estimate - Based on Programming Only

Cost Range expectations

L: -20% to -50%

H: +30% to +100%

Clarifications & Assumptions

Assumptions

Assumes local labor and contractors are available to perform work (no traveling subsistence was included)
Overtime hours were not included, Assumes a std. 5 day work week from 8-5
No offsite improvements and or infrasture was included such as adjacent roadway improvements and utility main extensions
Expansive soils and associated mitigation procedures are not contemplated in this estimate
A slight premium for snowloading and seismic was included for the pre-engineered metal building components (PEMB)
Assumes a publicly bid contract with 3 or more bidders in the bidding pool
Phasing options that start and stop construction over a period of years will increase the general conditions over that which is shown
General conditions costs are primarily the general contractors management staff
Given the programmatic level of design parametric estimating was employed (man hour/production based details were not utilized)
Permitting costs to be born by the Owner
Local wage rates were not evaluated

Exclusions

Exclude a fire water tank
Exclude a fire water pressure booster pump
Excludes any safeguards and prevention of EMF (electromagnetic fields)
Excludes an antenna mast for the communications system
Excludes Window Treatments
Excluded any hazardous waste abatement
COVID-19 production impacts are not contemplated
No contractor quotes were procured to support this estimate
Excludes any rockwork, rock removal etc..
Project Labor Agreements (Union Agreements) are not anticipated
Third party material testing and special inspections are not included
American Iron and Steel requirements were not anticipated

Any opinions of probable construction cost or cost estimates provided by HDR are made on the basis of information available to HDR and on the basis of the cost estimator's experience and qualifications. However, since HDR has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, HDR does not guarantee that proposals, bids, or actual project or construction cost will not vary from opinions of probable cost or cost estimates presented in this report.

2023-2026 City Facilities -Cost Summary ESTIMATE

ESTIMATED COST for the next 5 years

	TOTAL Cost	2023	2024	2025	2026
Cemetery Shop	\$0				
City Hall (includes parking and security)	\$5,100,000	\$100,000	\$400,000		
East County Family Resource Center (improvements)	\$1,500,000	\$1,000,000	\$500,000		
Hartwood Barn (Wedding Venue)	\$500,000	n/a			
Permit Center (improve parking and expansion)	\$500,000			\$300,000	\$200,000
Police Station	\$1,000,000				
Public Works Operations (Upgrades, replacements and new construction)	\$26,000,000	\$1,000,000	\$5,000,000	\$10,000,000	\$10,000,000
Public Works Exec House (Demo/Splash Pad)	\$450,000		\$450,000		
Durgan House (Demo)	\$50,000		\$50,000		
McGuire House	\$0	n/a			
Love Street House (Demo)	\$50,000	\$50,000			
Silver Star (City's in 2023 Demo and Conceptual Design)	\$300,000	\$50,000	\$300,000		
Washougal Library (Decommission and make offices)	\$500,000			\$200,000	\$300,000
Washougal Community Center (Improvements and Outdoor Seating)	\$1,000,000	\$500,000	\$500,000		
GRAND Total	\$36,950,000	\$2,700,000	\$7,200,000	\$10,500,000	\$10,500,000

City Facilities -Project and Cost Summary ESTIMATE

FACILITY ESTIMATED COST

	Priority I	Priority II	Priority III	Nothing at this time
	1-6 years	7-12 years	12+ years	
Cemetery Shop				
City Hall (includes parking and security)	\$5,100,000			
East County Family Resource Center (improvements)	\$1,500,000			
Hartwood Barn (Wedding Venue)		\$500,000		
Permit Center (improve parking and expansion)	\$500,000			
Police Station	\$1,000,000			
Public Works Operations (Upgrades, replacements and new construction)	\$26,000,000			
Public Works Exec House (Demo/Splash Pad)	\$450,000			
Durgan House (Demo)	\$50,000			
McGuire House				
Love Street House (Demo)	\$50,000			
Silver Star (City's in 2023 Demo and Conceptual Design)	\$300,000	Potential New Construction		
Washougal Library (Decommission and make offices)	\$500,000			
Washougal Community Center (Improvements and Outdoor Seating)	\$1,000,000			
GRAND Total	\$36,450,000	\$500,000	\$0	\$0

Building List and Replacement Value

Year Built	Description	Address/Serial	Facility Size (sqft)	Total Value	General Fund	Dedicated Fund
1974	City Hall	1701 C St	5,292	\$2,027,138	X	
1940	East County Family Resource Center	1702 C St	5,000	\$1,513,477	X	
1978	Washougal Community Center and Library	1661 C St	7,800	\$1,717,017	X	
1995	Permit Center	211 39th Street	5,215	\$651,450	X	
1972	Silver Star (City's in 2023)	1220 A Street	3,700	\$62,726	X	
	Hartwood Barn	2251 49th Street	2500	\$211,670	X	
	Reflection Plaza Tower	1703 Main Street		\$117,381	X	
2003	Police Station	1300 A St	7,949	\$3,674,760	X	
1975	Cemetery Shop	3329 Q Street		\$332,124	X	X
1967	Public Works Building B	2201 C Street	1,975	\$26,542	X	X
1999	Public Works Building F	2201 C Street	1,000	\$27,152	X	X
1990	Public Works C Garage	2201 C Street	n/a	\$22,276	X	X
1957	Public Works Building A - Mechanics Shop	2201 C Street	n/a	\$216,257	X	X
1993	Public Works Building A, Breakroom, and offices	2201 C St	n/a	\$325,518	X	X
1995	Public Works Building D	2201 C Street	2,800	\$70,103	X	X
1999	Public Works Building E	2201 C Street	1,500	\$41,475	X	X

2006	Public Works Building G	2201 C Street	2,500	\$62,313	X	X
1957	Public Works Building A Pole Building	2201 C Street	8,500	\$46,421	X	X
1990	Public Works Building C	2201 C Street	1,500	\$110,233	X	X
1930	Public Works Exec House	1615 C St	1,350	\$434,216	X	X
1972	Public Works Water Admin	2247 main St	1,700	\$182,518	X	X
1942	Rental House	324 Durgan Street	1,628	\$344,378	X	
2003	Rental House	1312 SE 352nd Street	3,148	\$208,223		X
2016	Effluent Pump Building	3900 SR 14		\$2,437,945		X
2010	Headworks Building	3900 SR 14		\$3,224,955		X
1968	Office and Control	3900 SR 14		\$996,096		X
1999	Pump room and Shop	3900 SR 14		\$8,888,406		X
2012	Wastewater Storage Building	3900 SR 14		\$1,262,900		X
1999	Water Treatment Facilities	411 3rd street		\$1,171,883		X
TOTAL				62,557	\$30,407,553	

*Please note 333 Love St not on list yet

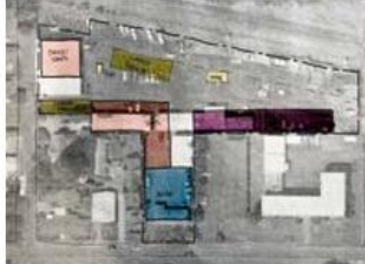
Appendices A-Public Works Charrette Designs

As part of the Master Planning effort, the HDR Design Team used a design charrette to engage City staff and develop options for a master plan. The Charrette was held virtually with the Design Team meeting in the Bellevue HDR office while City Staff joined via web conference on August 3-5, 2021. During each day of the charrette, site plan Options were developed and presented to key City staff for review.

Option A



Option B



Option C



Option D



Option E



Option E.1



Option E.2



Option F



Option F.1



Option G



Concept A

- Concept A proposes a phased construction approach.
- Building A and the house on Main Street being the last buildings replaced
- New Fleet building will replace Buildings D, E, F, and G
- North edge of site was left untouched as it is on BNSF land
- The existing wash pad would be updated or replaced with a new building with enclosed wash bay.
- Fueling will stay where it was, and new lanes and tanks added if desired.
- Buildings B and C will be replaced with new covered vehicle storage
- Liked the idea of phasing.
- Concerned about losing Building G that was recently renovated.
- Challenging to lose existing shops during construction.



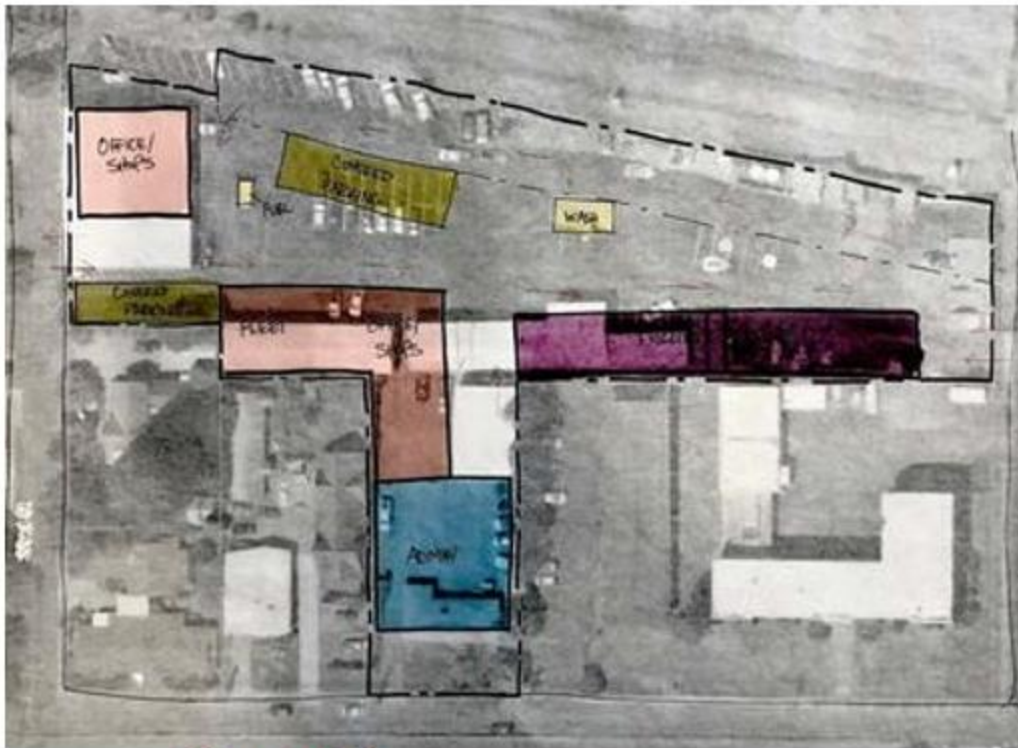
Concept A

Concept B

- Concept B again proposes a phased construction.
- In this concept Buildings B, C, and D are replaced with a new Fleet and Shop Building. This maintains all existing Shops.
- Then a new office shops building can be built in the location of Building A.
- Then existing shops in E, F, and G can be demoed and a new vehicle store building built.
- Finally, the existing Admin building can be replaced with a new building that fits all the groups in one place.
- Like Concept A fueling and wash stay where existing and upgraded.
- New covered parking areas are created adjacent and across the drive of the fleet building.
- North edge again is left untouched.

Comments

- Concern again about losing building G.
- Access to Building G during construction will be difficult
- Circulation through site when getting deliveries will be difficult with the entrances to the site



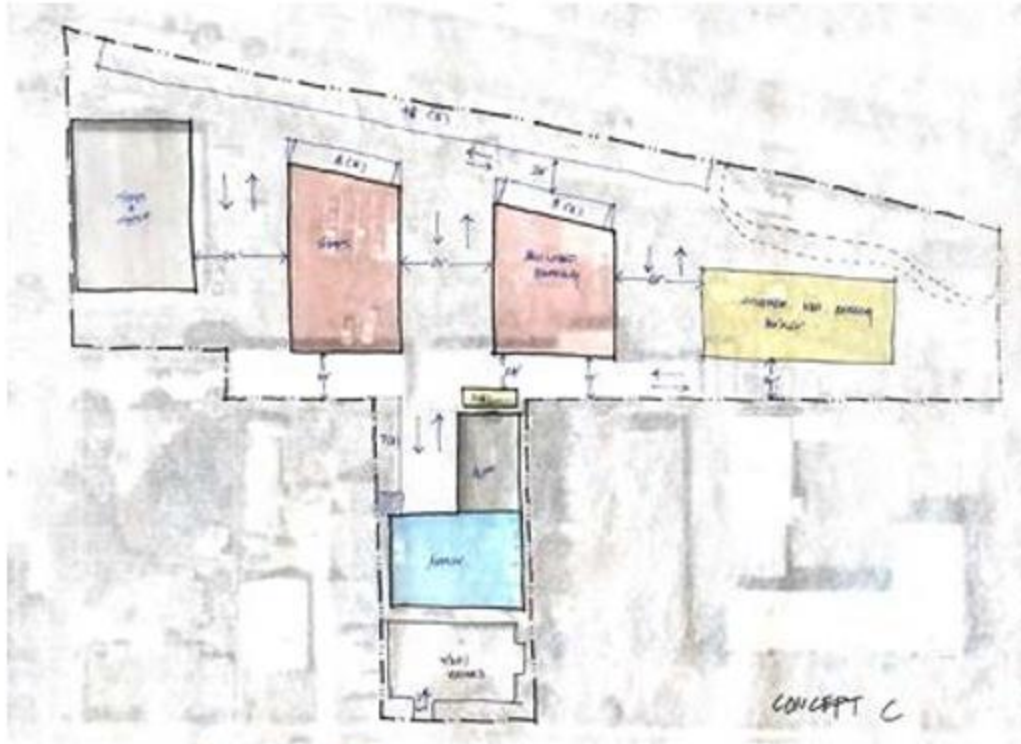
Concept B

Concept C

- Concept C takes the comments from the previous two concepts and looks at keeping Building G intact.
- In this concept again phasing and keeping the facility functioning is considered.
- Buildings B and C will be demoed, and new shop/fleet building built just to north of the demoed buildings.
- Then a new shop building would be built in place of Building A.
- Buildings D, E, F, and the old Admin Building would then be demoed and replaced with a new Admin Building and vehicle storage buildings.
- Again, north edge of site is left untouched.
- Fueling is then located along Building G.

Comments

- Like that building G is maintained.
- No wash building is provided.
- Circulation through site is tight.
- How are material bins accessed?



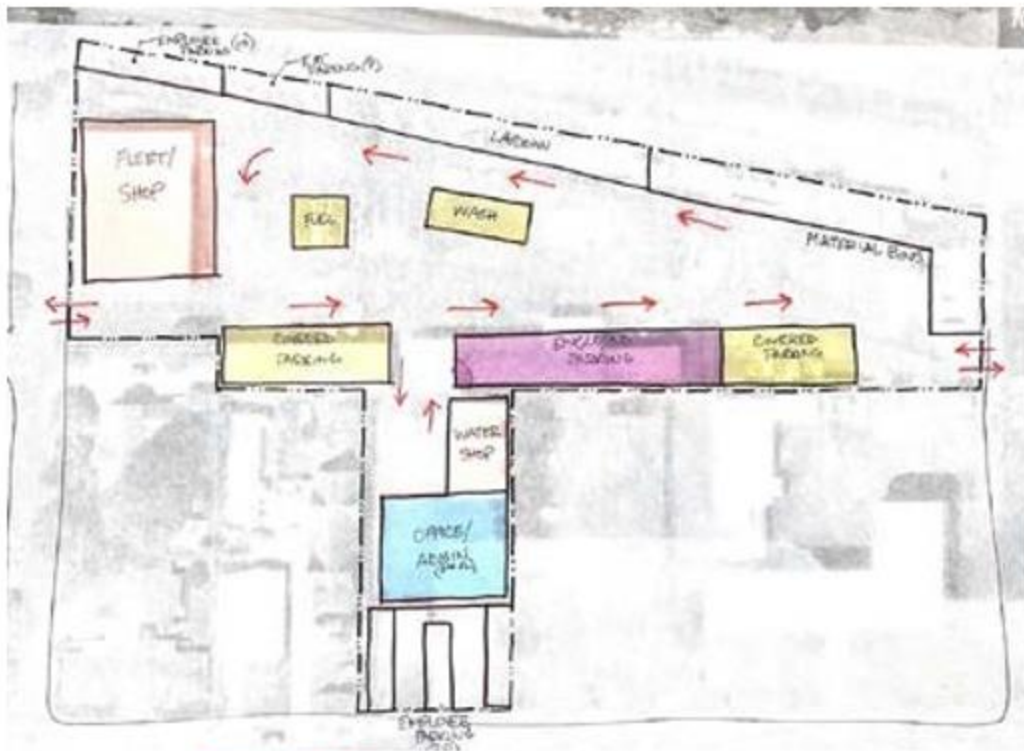
Concept C

Concept D

- Concept D looks at consolidating all the shops into one 2 story building in the location of building A.
- Building G is left untouched with a new 2 story Admin Building attached.
- New vehicle storage buildings then replace Buildings B, C, D, E, and F.
- The north edge is once again left as parking and material storage

Comments

- Like the vertical building approach.
- Like that it keeps the existing circulation.
- Good to have Building A rebuilt.



Concept D

Concept E

- Concept E takes an all-new approach.
- In this concept phasing is not considered.
- One large Maintenance building is centered on the site.
- Circulation is maintained around the building with material storage and parking along the north edgelocated on the west side of the building
- These Shops and fleet bays are accessed along the north and south sides.
- Centrally located in the building is Admin and office space.
- The remainder of the building houses covered and enclosed vehicle parking.
- Between the new building and the remaining Building G is the new wash building.
- Attached to Building G are the water offices.
- Visitor and employee parking is located on the south portion of the site just off Main Street.
- The fueling is located where Buildings B and C once sat.

Comments

- Like the flow of the site.
- Seems like a better approach than D.
- Like the idea of one big shop.
- Like the axial access at the site layout.
- Consider separate visitors/employee parking area at the south.

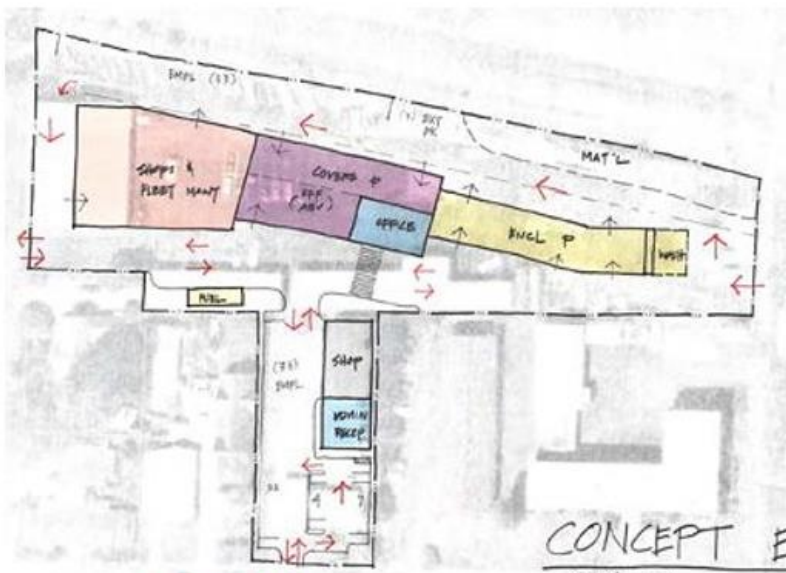
- Like that Building G remains.
- Consider blocking off site access at northwest corner. It is hard to access.
- Like the public facing improvements.



Concept E

Concept E.1

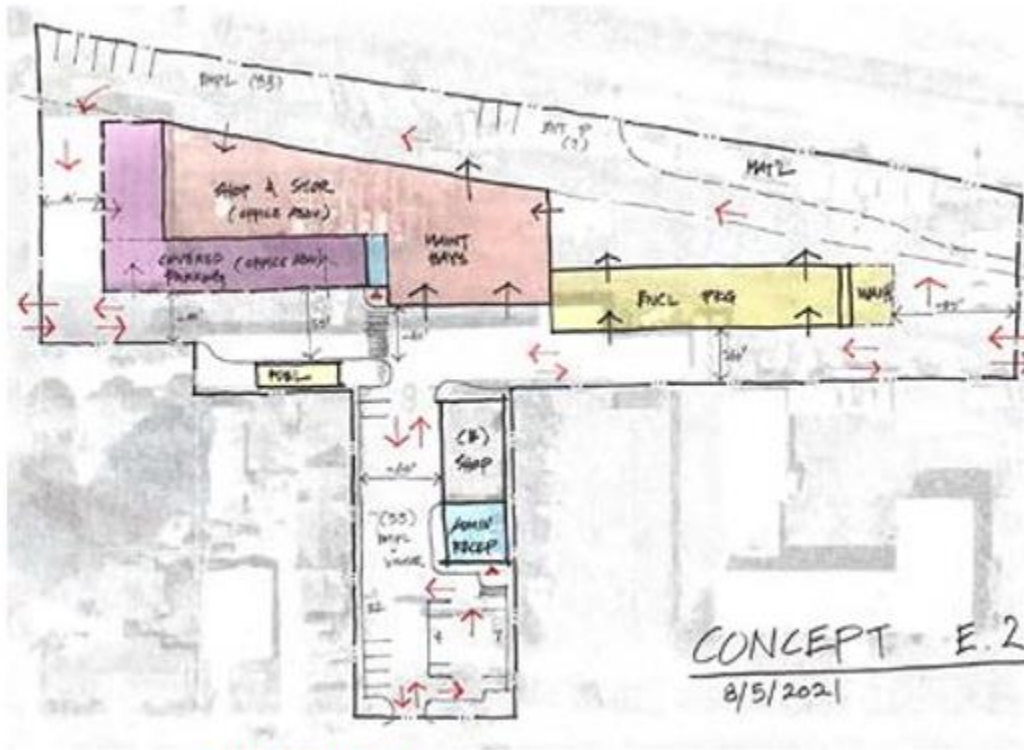
- Concept E.1 addresses comments received on concept E.
- Wash bay is moved to the east end of the building.
- Water offices is modified to include Public facing Admin office space.
- Site access in northwest corner was removed.



Concept E.1

Concept E.2

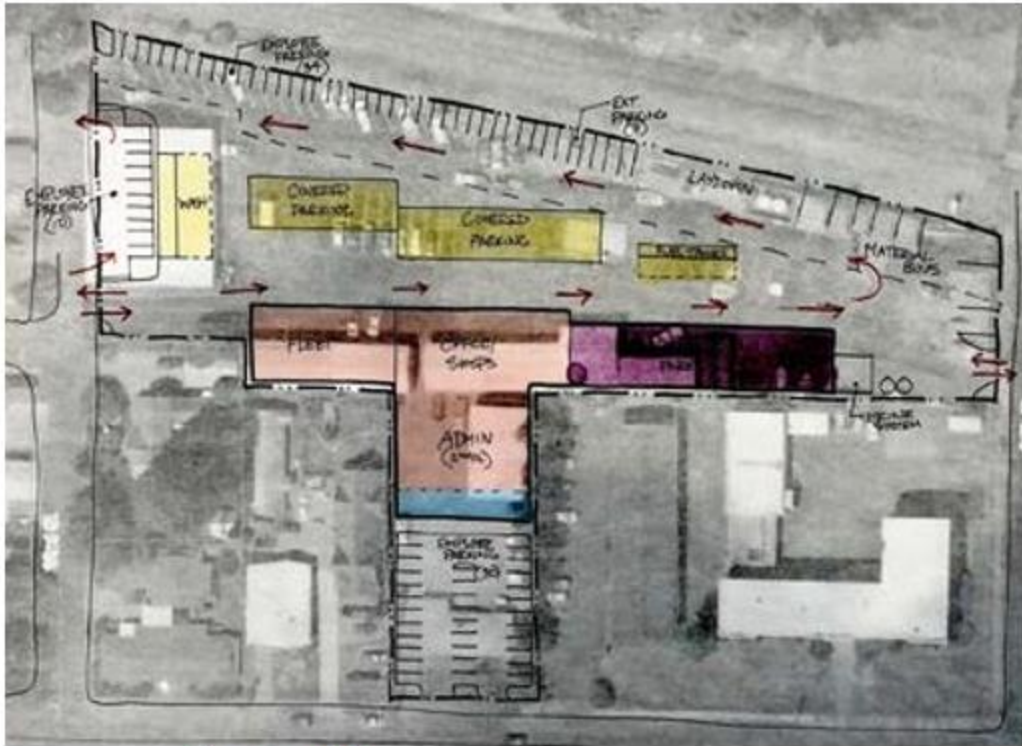
- Concept E.2 is a refinement of the previous 2 concepts. It looks at putting the Shops and maintenance bays more central in the building.
- It works to make the building more square.
- The office is moved to the west and upstairs above the parking area.
- The relocated office creates a safer and more convenient access from the parking area.



Concept E.2

Concept F

- Concept F took a similar approach to Concept E and consolidated all groups into one building.
- In this concept the building is shifted south to stay out of BNSF owned portion of the site.
- The Shops and fleet bays are located on the left side of the building and accessed from the north side of the building.
- Over the shops is the admin and office with a lobby and reception on the ground floor facing Main Street.
- Enclosed vehicle storage makes up the remainder of the right side of the building.
- The location of the building allows the existing site circulation and material storage to remain.
- Once the new building is complete the existing fleet building A can be demoed and a new wash building built.
- The remaining space in the center of the site has 2 covered vehicle buildings and fuel island.
- Employee parking is then created along the perimeter of the site with visitor parking off Main Street.



Concept F

Concept G

- Concept G took all the comments from the 3-day charrette and looked at keeping all the existing buildings intact. It was determined that the existing site was not an adequate size to meet all public work's needs. If Washougal loses access to BNSF land, then another site may be needed. Purchasing adjacent sites could also help resolve the site size issue. The design team was asked to come do a full facility assessment and help the town prioritize repairs and improvement. The biggest take away was that a new Admin Building is needed and that it should be located off Main Street.
- In this concept a covered parking area is also centrally located.



Concept G

Workshop Coversheet
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington

FOR AGENDA OF:

11/7/2022

SUBJECT:

Dick Beaver Park Comprehensive Plan Amendment & Rezone

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

Washougal Planning Commission: October 11, 2022

TO BE RETURNED TO COUNCIL:

Yes

ATTACHMENTS:

📎 **City of Washougal Dick Beaver Park PA & Rezone Map**

EXPENDITURE REQUIRED:

\$0

BUDGETED:

\$0

APPROPRIATION REQUIRED:

\$0

SUMMARY STATEMENT

Dick Beaver Park located at 1200 A Street, just west of the City's Police Station, is a small "pocket" park consisting of just over 13,000 sq ft.



The park currently has a UL (Urban Low) Comprehensive Plan Designation and is Zoned R1-5. These designations are inconsistent for a park and should be changed to P/OS (Parks/Open Space) under the Comprehensive Plan and to IP (Institutional and Public) for Zoning.

RECOMMENDED ACTION

None at this time. This item will be on the November 21st consent agenda to set the hearing for December 5, 2022.



Dick Beaver Park Plan Amendment & Rezone



Legend



Property Address:
1200 A Street
Washougal, WA 98671

Owner:
City of Washougal

Size:
13,068 sq ft

S-T-R:
NE 1/4, Section 18, Township 1
North, Range 4 East

Notes:

A Plan Amendment to Change
the Comp Plan Designation
from UL to P/OS and the
Zoning from R1-5 to IP.



1: 1,128



188.0 0 94.00 188.0Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Workshop Coversheet
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington

FOR AGENDA OF:

11/7/2022

SUBJECT:

2022 3rd Quarter Update

DEPT. OF ORIGIN:

Finance

REVIEWED AT:

TO BE RETURNED TO COUNCIL:

No

ATTACHMENTS:

▯ **3rd Quarter 2022 Presentation**

EXPENDITURE REQUIRED:

BUDGETED:

APPROPRIATION REQUIRED:

SUMMARY STATEMENT

RECOMMENDED ACTION

2022 3rd Quarter Review

11/07/2022 | Presented by Daniel Layer



City of Washougal

Agenda

- 2022 YTD Financial Summary:
 - General & Street Funds
 - Utility Funds
 - All funds
 - LGIP – Investment Update
 - Bond – Investment Update



2022 YTD Revenues – General & Street Funds

YTD 2022 (as of 9/30/2022) revenues are at 79.0% of the budget

- Overall revenue is up 11.3% compared to the 3rd Quarter 2021



2022 YTD Revenues - General & Street Funds

Revenue Source	3Q 2022 Actual	2022 Budget	3Q % of Budget	2021 Actual	3Q 2022 v 3Q 2021
Regular Property Taxes	\$ 3,572,983	\$ 6,034,902	59.2%	\$ 3,441,154	3.8%
Retail Sales Taxes/Criminal Justice	\$ 2,620,686	\$ 2,985,320	87.8%	\$ 2,189,698	19.7%
Utility Taxes	\$ 2,327,284	\$ 2,771,244	84.0%	\$ 2,184,772	6.5%
Leasehold/Gambling Taxes & TBD	\$ 348,277	\$ 435,000	80.1%	\$ 331,059	5.2%
Licenses and Permits	\$ 435,247	\$ 515,000	84.5%	\$ 378,438	15.0%
State and Federal Grants	\$ 2,271,625	\$ 2,305,378	98.5%	\$ 2,304,165	-1.4%
State Shared Revenues/Entitlements	\$ 648,635	\$ 836,869	77.5%	\$ 739,059	-12.2%
Animal Control Fees	\$ 94,912	\$ 145,025	65.4%	\$ 115,579	-17.9%
General Government Charges	\$ 240,562	\$ 313,793	76.7%	\$ 182,779	31.6%
Sub Division/Zoning/Planning Fees	\$ 1,311,168	\$ 984,100	133.2%	\$ 768,270	70.7%
Indirect Cost Recovery	\$ 655,790	\$ 1,121,780	58.5%	\$ 437,634	49.8%
Interest and Rents	\$ 84,483	\$ 50,150	168.5%	\$ 57,876	46.0%
Total	\$14,611,650	\$ 18,498,561	79.0%	\$13,130,483	11.3%



2022 YTD Expenses – General & Street Funds

YTD 2022 (as of 9/30/2022) expenses are at 67.1% of the budget

- Overall expenditures increased 6.5% compared to the 3rd Quarter 2021



2022 YTD Expenses – General & Street Funds

<u>Department</u>	3Q 2022 Actual	2022 Budget	3Q % of Budget	2021 Actual	3Q 2022 v 3Q 2021
Council	\$ 62,689	\$ 106,006	59.1%	\$ 61,685	1.6%
Judicial	\$ 282,950	\$ 564,000	50.2%	\$ 311,906	-9.3%
City Manager's Officer	\$ 409,637	\$ 705,580	58.1%	\$ 358,145	14.4%
Human Resources	\$ 166,716	\$ 219,675	75.9%	\$ 142,762	16.8%
Finance	\$ 948,675	\$ 1,169,180	81.1%	\$ 870,887	8.9%
Economic Development	\$ 29,211	\$ 55,000	53.1%	\$ 5,000	484.2%
Legal	\$ 10,433	\$ 20,000	52.2%	\$ 9,206	13.3%
General Government Services	\$ 1,151,422	\$ 1,514,700	76.0%	\$ 1,211,858	-5.0%
Police	\$ 2,737,352	\$ 3,910,794	70.0%	\$ 2,664,055	2.8%
Fire	\$ 953,117	\$ 4,257,394	22.4%	\$ 2,253,198	-57.7%
Intergovernment Services	\$ 12,478	\$ 17,500	71.3%	\$ 12,229	2.0%
Community Development/Planning	\$ 2,605,881	\$ 1,640,413	158.9%	\$ 1,162,864	124.1%
Engineering	\$ 187,989	\$ 168,604	111.5%	\$ 112,235	67.5%
Animal Control	\$ 163,557	\$ 271,050	60.3%	\$ 148,806	9.9%
Parks	\$ 411,655	\$ 614,933	66.9%	\$ 343,460	19.9%
City Building Maintenance	\$ 464,414	\$ 571,750	81.2%	\$ 343,570	35.2%
Street Maintenance	\$ 746,540	\$ 1,089,083	68.5%	\$ 638,364	16.9%
Total	\$11,344,716	\$ 16,895,662	67.1%	\$10,650,230	6.5%



2022 YTD Revenues and Expenses - Utility Funds

YTD 2022 (as of 9/30/2022) revenues:

- Water/sewer revenues are at 82.4% of the budgeted amount
- Stormwater revenues are at 87.1% of the budgeted amount

YTD 2022 (as of 9/30/2022) expenses:

- Water/sewer expenses are at 68.3% of the budgeted amount
- Stormwater expenses are at 52.7% of the budgeted amount



2022 YTD Revenues and Expenses – Utility Funds

	3rd Qtr 2022	2022 Budget	3rd Qtr % of Budget	2021 3Q Actual
<u>Water/Sewer Utility</u>				
Revenues				
Water Sales	\$2,819,142	\$ 4,057,978	69.5%	\$ 2,897,683
Sewer Sales	\$4,375,598	\$ 4,782,333	91.5%	\$ 4,189,625
Other Revenues	\$ 160,195	\$ 80,800	198.3%	\$ 153,154
Total Revenue	\$7,354,935	\$ 8,921,111	82.4%	\$ 7,240,462
Total Expenses	\$7,003,681	\$10,251,952	68.3%	\$ 6,351,087
Total Net Revenue	\$ 351,254	\$ (1,330,841)		\$ 889,375
	3rd Qtr 2022	2022 Budget	3rd Qtr % of Budget	2021 3Q Actual
<u>Storm Water Utility</u>				
Revenues				
Storm Water Sales	\$1,230,766	\$ 1,441,900	85.4%	\$ 1,204,731
Storm Water Connection Fee	\$ 24,378	\$ 45,000	54.2%	\$ 47,322
Other Revenues	\$ 134,546	\$ 108,500	124.0%	\$ 82,146
Total Revenue	\$1,389,690	\$ 1,595,400	87.1%	\$ 1,334,199
Total Expenses	\$1,103,928	\$ 2,095,853	52.7%	\$ 908,771
Total Net Revenue	\$ 285,762	\$ (500,453)		\$ 425,428



2022 YTD Revenue & Expenses – All Funds



2022 YTD Revenues & Expenses – All Funds

Fund	Fund Description	3Q 2022			2022 Budget			3Q 2021		
		Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)
001/101	General & Street	\$ 14,611,650	\$ 11,344,716	\$ 3,266,934	\$ 18,498,561	\$ 16,895,662	\$ 1,602,899	\$ 13,130,483	\$ 10,650,230	\$ 2,480,254
003	Abatement Fund	\$ 432	\$ 218	\$ 215	\$ 1,200	\$ 19,500	\$ (18,300)	\$ 24,280	\$ 2,228	\$ 22,051
103	Cemetery Fund	\$ 126,307	\$ 122,741	\$ 3,565	\$ 156,200	\$ 156,350	\$ (150)	\$ 152,014	\$ 162,701	\$ (10,687)
104	REET-1st Qtr Percent	\$ 570,827	\$ 236,781	\$ 334,046	\$ 360,000	\$ 358,400	\$ 1,600	\$ 506,431	\$ 262,236	\$ 244,195
105	Park Development Fund	\$ 333,743	\$ -	\$ 333,743	\$ 156,000	\$ 156,000	\$ -	\$ 151,104	\$ 101,264	\$ 49,839
106	REET-2nd Qtr Percent	\$ 854,806	\$ 738,571	\$ 116,235	\$ 781,800	\$ 907,000	\$ (125,200)	\$ 507,468	\$ 4,669	\$ 502,800
108	Hotel Motel Tax	\$ 95,128	\$ 54,129	\$ 40,999	\$ 86,400	\$ 111,100	\$ (24,700)	\$ 69,527	\$ 17,610	\$ 51,917
110	Transportation Development	\$ 632,851	\$ -	\$ 632,851	\$ 262,000	\$ 262,000	\$ -	\$ 318,743	\$ -	\$ 318,743
118	PEG Fees	\$ 870	\$ -	\$ 870	\$ 1,600	\$ 101,600	\$ (100,000)	\$ 97	\$ -	\$ 97
125	EMS Resrticted	\$ 452	\$ -	\$ 452	\$ -	\$ -	\$ -	\$ 51	\$ -	\$ 51
126	Fire Impact Fee Fund	\$ 44,879	\$ -	\$ 44,879	\$ 30,500	\$ 14,000	\$ 16,500	\$ 43,205	\$ 9,333	\$ 33,871
127	Affordable Housing Sales Tax Credit	\$ 9,728	\$ -	\$ 9,728	\$ 15,000	\$ 30,000	\$ (15,000)	\$ 14,697	\$ -	\$ 14,697
141	Drug Seizure Fund	\$ 4,433	\$ 547	\$ 3,886	\$ 28,300	\$ 37,200	\$ (8,900)	\$ 925	\$ 735	\$ 190



2022 YTD Revenues & Expenses – All Funds

Fund	Fund Description	3Q 2022			2022 Budget			3Q 2021		
		Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)
212	UTGO Bond Redemption Fund	\$ 82,632	\$ 1,575	\$ 81,057	\$ 138,200	\$ 108,150	\$ 30,050	\$ 59,163	\$ 3,075	\$ 56,088
215	Downtown Bond Debt Fund	\$ 31,703	\$ 31,700	\$ 3	\$ 358,400	\$ 358,400	\$ -	\$ 37,300	\$ 37,300	\$ 0
350	Parks Capital Projects Fund	\$ 378,711	\$ 699,060	\$ (320,349)	\$ 261,000	\$ 511,000	\$ (250,000)	\$ 1,070,829	\$ 1,645,412	\$ (574,582)
351	Facilities Capital Project	\$ 80,369	\$ 205,999	\$ (125,631)	\$ 1,132,000	\$ 1,172,000	\$ (40,000)	\$ 525,195	\$ 464,184	\$ 61,011
353	Transportation Capital Fund	\$ 90,187	\$ 220,228	\$ (130,041)	\$ 806,000	\$ 806,000	\$ -	\$ 1,302,594	\$ 1,325,588	\$ (22,993)
355	Art Project Fund	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 14,000	\$ (9,000)	\$ 5,000	\$ -	\$ 5,000



2022 YTD Revenues & Expenses – All Funds

Fund	Fund Description	3Q 2022			2022 Budget			3Q 2021		
		Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)
401	Water/Sewer Fund	\$ 7,354,935	\$ 7,003,681	\$ 351,254	\$ 8,921,111	\$ 10,251,952	\$ (1,330,841)	\$ 7,240,462	\$ 6,351,087	\$ 889,375
403	Stormwater Utility Fund	\$ 1,389,690	\$ 1,103,928	\$ 285,762	\$ 1,595,400	\$ 2,095,853	\$ (500,453)	\$ 1,334,199	\$ 908,771	\$ 425,428
406	Water/Sewer Construction Res.	\$ 1,179,428	\$ 315,096	\$ 864,333	\$ 2,693,400	\$ 512,319	\$ 2,181,081	\$ 927,083	\$ 111,122	\$ 815,961
408	Water/Sewer Bond Redemption	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
410	PWTF Loan Redemption	\$ 299,851	\$ 299,851	\$ -	\$ 299,853	\$ 299,853	\$ -	\$ 301,662	\$ 301,662	\$ -
412	Water/Sewer Bond Redemption	\$ 11	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 1
413	Water/Sewer/Storm Bond	\$ 2,614,928	\$ 5,723,663	\$ (3,108,735)	\$ 3,376,491	\$ 11,681,015	\$ (8,304,524)	\$ 2,419,067	\$ 3,854,358	\$ (1,435,291)
414	Water/Sewer/Storm Bond Res.	\$ 734	\$ -	\$ 734	\$ 1,800	\$ -	\$ 1,800	\$ 82	\$ -	\$ 82



2022 YTD Revenues & Expenses – All Funds

Fund	Fund Description	3Q 2022			2022 Budget			3Q 2021		
		Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)	Rev	Exp	Surplus/ (Def.)
510	Employment Security Reserve	\$ 776	\$ 470	\$ 306	\$ 3,000	\$ 30,450	\$ (27,450)	\$ 93	\$ 17,269	\$ (17,176)
520	ER&R - Rolling Stock	\$ 398,166	\$ 220,488	\$ 177,678	\$ 332,400	\$ 752,275	\$ (419,875)	\$ 447,777	\$ 42,209	\$ 405,568
521	ER&R - IT FUND	\$ 50,001	\$ 39,034	\$ 10,967	\$ 50,100	\$ 50,000	\$ 100	\$ 50,000	\$ 33,885	\$ 16,115
604	Cemetery Perpetual Care Fund	\$ 875	\$ -	\$ 875	\$ 13,302	\$ -	\$ 13,302	\$ -	\$ -	\$ -
610	Downtown Bond Guarantee Fund	\$ 7,520	\$ -	\$ 7,520	\$ 6,000	\$ -	\$ 6,000	\$ 3,283	\$ -	\$ 3,283
631	Agency Fund - Low Income	\$ 11	\$ -	\$ 11	\$ 10,300	\$ 14,000	\$ (3,700)	\$ 2	\$ -	\$ 2
Total All Funds		\$ 31,251,634	\$ 28,362,475	\$ 2,889,158	\$ 40,381,318	\$ 47,706,079	\$ (7,324,761)	\$ 30,642,819	\$ 26,306,928	\$ 4,335,891



LGIP - Investment Update

January	February	March
1,161.05	1,250.32	2,883.17
0.0909%	0.1083%	0.2256%
April	May	June
5,007.64	9,006.92	12,520.42
0.4048%	0.7044%	1.0112%
July	August	September
20,657.62	28,800.85	31,845.16
1.6132%	2.2460%	2.5613%
October	November	December
-	-	-
0.0000%	0.0000%	0.0000%

**Total LGIP
Interest YTD**
113,133.15



Bond - Investment Update

Purchasing Fund	Rate	Maturity Date	Amount Paid	Maturity Value	Over the Life of the Bond	
					Expected Interest	Expected Earnings
Water/Sewer	0.550%	9/30/2025	1,677,769.92	1,698,000.00	39,332.58	-
Water/Sewer/Storm/Downtown Bond Fund	0.660%	3/17/2025	2,003,148.00	2,000,000.00	56,000.00	
Water/Sewer/Storm	0.430%	6/10/2024	1,997,436.00	2,000,000.00	18,000.00	
Water/Sewer 401 and 406	0.310%	7/2/2024	2,094,082.00	2,000,000.00	105,000.00	
Water/Sewer/TIF/REET	0.230%	2/5/2024	2,130,142.00	2,000,000.00	150,000.00	
General Fund/Downtown Bond Fund	0.850%	1/28/2026	1,978,500.00	2,000,000.00	62,500.00	
General Fund	0.460%	2/24/2026	1,001,940.00	1,000,000.00	25,000.00	
Water/Sewer	0.260%	2/10/2025	1,002,374.00	1,000,000.00	12,800.00	
General Fund	0.260%	2/10/2025	501,187.00	500,000.00	6,400.00	
Water/Sewer/General Fund	0.460%	2/24/2026	500,970.00	500,000.00	12,500.00	
			14,887,548.92	14,698,000.00	487,532.58	-

Earnings Received to Date:

General Fund	\$ 14,375.00
Other Funds	\$ 15,020.00
W/S and SW Bond Funds	\$ 104,650.00
Total Earnings	\$ 134,045.00



Questions

Thank You!

