

ORDINANCE NO. 14-1026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON TO ADOPT THE GENERAL GOVERNMENT FACILITIES PLAN PREPARED BY MAKERS AND HENDERSON & YOUNG FOR THE PURPOSES OF REVIEW, CONSIDERATION, DISCUSSION AND EVALUATION, AND AS AN INITIAL STEP IN THE DECISION-MAKING PROCESS RELATING TO THE ADOPTION OF A RATE STUDY TO SUPPORT THE SUBSEQUENT ADOPTION OF A GENERAL GOVERNMENT FACILITIES MITIGATION FEE.

WHEREAS, the City Council of Black Diamond adopted Ordinances 10-946 and 947 in 2010, approving two master planned developments within the City of Black Diamond with developer Yarrow Bay; and

WHEREAS, the City Council of Black Diamond adopted Ordinances 11-970 and 971 in 2011, approving two master development agreements associated with the two master planned developments referenced above; and

WHEREAS, the development agreements each provide that:

The City shall commission a study regarding general governmental facilities based, at a minimum, on the Black Diamond Comprehensive Plan that are necessary for the City to conduct its municipal business ('General Government Facilities Plan') in order to establish mitigation fee rates for such improvements. The General Government Facilities Plan shall be commissioned by the City following execution of this Agreement and shall be completed within twelve (12) months of commissioning the study. . . .¹

WHEREAS, on April 4, 2013 the City hired MAKERS and Henderson, Young and Co. for the purpose of performing this study on the City's government facilities needs and to draft a GFMFP; and

WHEREAS, MAKERS hired subconsultant Henderson, Young and Co. to assist it with its work on the calculation of the actual mitigation fee to be adopted; and

WHEREAS, these consultants prepared a Government Facilities Plan dated March 26, 2014 as the first step toward the implementation of a government facilities mitigation fee plan; and

WHEREAS, the City is currently involved in the review, consideration, discussion and evaluation of this plan; and

WHEREAS, on March 20, 2014, Yarrow Bay's attorney, Megan Nelson, appeared at the public hearing held by the City Council on this working draft of the Plan, and stated that Yarrow Bay was willing to sign a statement, letter or some binding acknowledgement that they would not take the position that the City is required to adopt the Plan within the one-year period; and

¹ Section 13.9(A) of the Lawson Hills Master Planned Development Agreement, p. 122.

WHEREAS, regardless of the developer's attorney's representations, the City does not wish to waive any argument or defense that it may have to the developer's future argument that the language in the development agreements with Yarrow Bay required the City to adopt the General Government Facilities Plan before April 3, 2014; and

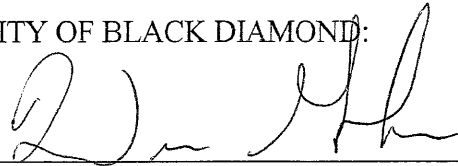
WHEREAS, based on the above, the City Council has decided to take the conservative approach and adopt the Plan for the limited purposes described herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council of Black Diamond hereby adopts the Government Facilities Plan dated March 26, 2014, which is attached hereto as Exhibit A, which is incorporated herein by this reference as if fully set forth, in order to review, evaluate, consider and discuss this Plan, as one of the initial steps toward adoption of a General Facilities Mitigation Fee.

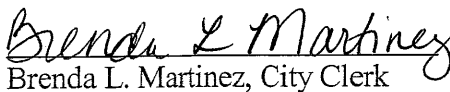
PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF APRIL, 2014.

CITY OF BLACK DIAMOND:



Dave Gordon, Mayor

Attest:


Brenda L. Martinez, City Clerk

City of Black Diamond General Government Facilities Plan



March 26, 2014

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with subconsultants

Henderson,
Young &
Company



EXECUTIVE SUMMARY

Introduction



Bird's eye view of Black Diamond (Google Earth)

The City of Black Diamond has approved Master Planned Development agreements with Yarrow Bay Holdings that are projected to significantly increase the city's population from just over 4,000 today to approximately 19,200 over the next 20 years. While the City's existing Comprehensive Plan, adopted in 2009, states a 2025 population projection of 16,980 residents, a larger figure is used in this Plan to approximate 20 year population growth (to 2033) based on best available information. An increase in municipal employees and facilities will be needed to serve the future city and its residents.

The Black Diamond General Government Facilities Plan is intended to help ensure the City has adequate facilities to serve its growing community. The Plan addresses City Hall, Police Department, Municipal Court, and Public Works facilities; it does not include the fire station, which is covered under a separate process.

The Plan has two major components:

- **Facility Program:** Identifies the government facilities needed to support Black Diamond citizens into the future.
- **Cost Estimates:** Provides planning-level estimates to construct these facilities.

A third component of the project, not part of this Plan, is to calculate mitigation fees to pay for the government facilities. For more information see the *City of Black Diamond Preview of General Government Facilities Mitigation Fee* document.

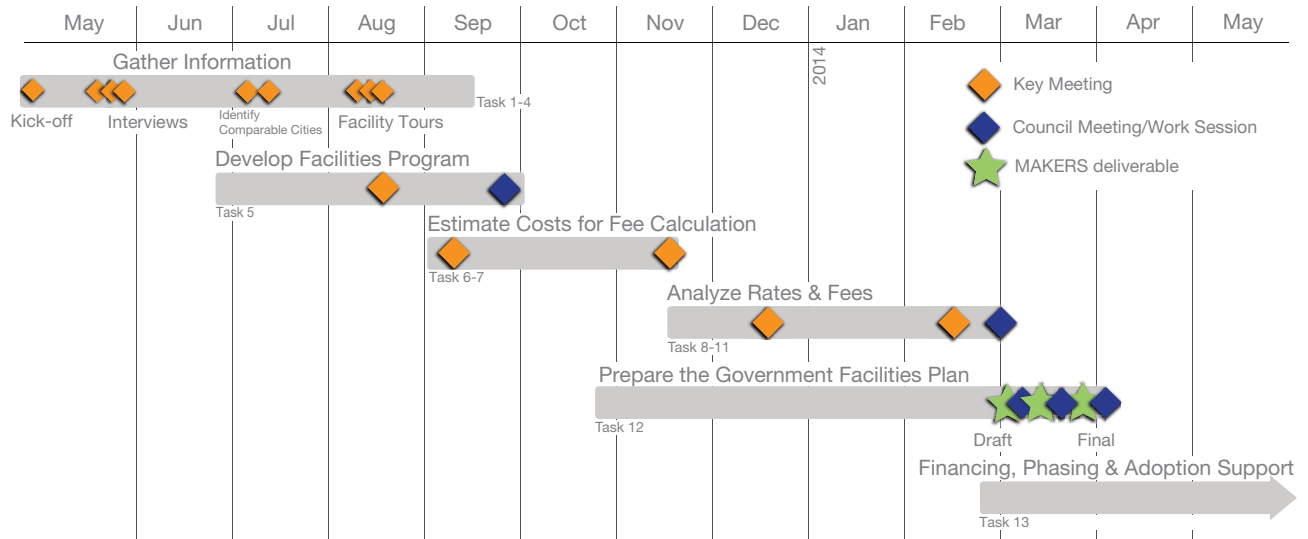
Plan Development

The City of Black Diamond hired MAKERS architecture and urban design, LLP to lead the Government Facilities Planning effort. MAKERS was supported by Henderson, Young and Company who completed the comparable cities analysis and The Robinson Company who completed the cost estimate.

Development of the Plan began in April 2013 and included interviews with staff and the City Council; site visits to the City's existing facilities; tours of recently constructed state-of-the-art municipal facilities in the region; analysis of comparable cities; and progress presentations. Project updates were posted on the City's web site and a project Facebook page, and sent via emails to interested stakeholders. The schedule below summarizes the process.



The City's informational web site for the project



Project schedule and milestones

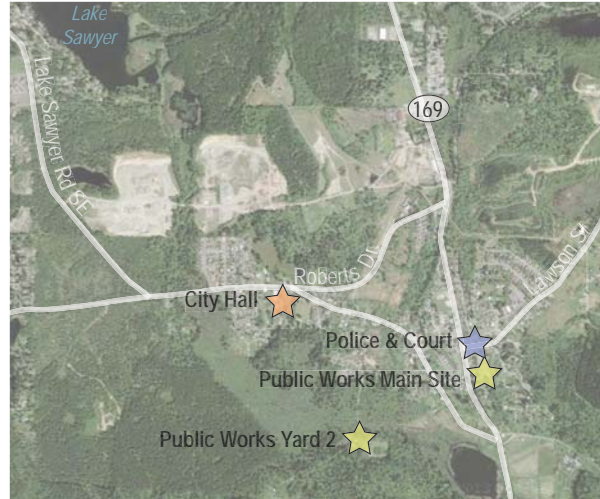
Existing Facilities

The City of Black Diamond's current government facilities are summarized and described below:

| Existing Facilities | Address | Site Area (Acres) | Building Area (SF) |
|----------------------------------|-------------------|-------------------|--------------------|
| City Hall | 24301 Roberts Dr. | 2.04* | 5,995 |
| Police, Council chambers & Court | 25510 Lawson St. | 0.63 | 3,972 |
| Public Works Main Site | 25511 Lawson St. | 1.20** | 7,178 |
| Public Works Yard 2 | Abrams Avenue | 0.24** | 648 |
| TOTAL | | | 17,793 |

* The City leases a portion of this acreage from a private property owner.

** Site areas include the portion used for Public Works operations. They do not include shared vehicle access or other uses, such as a park facility and community center gym.



Locations of existing government facilities

City Hall

Black Diamond's current City Hall complex is located on Roberts Drive. It is split between the ground floor of a leased facility, which contains the City Clerk, Finance, and Human Resources department, and two temporary trailers that house Community Development and Public Works administration.



City Hall

Police Department, Council Chambers, and Court Room

Black Diamond's Police Department, Municipal Court and Council chambers are located in the former City Hall facility on Lawson Street. The Council chamber is also used as the municipal court.



Police Department, Council chambers and Court

Public Works

Black Diamond's Public Works shops, warehouse, and storage yards are located on two sites. The primary yard is located on approximately 1.2 acres of City property across from the Police Department and Council chambers. This yard contains two warehouse facilities and equipment storage areas. A supplementary yard is located on the former sewage treatment plant site west of Jones Lake off of Abrams Avenue. It contains materials storage and temporary debris storage.



Public Works shops and equipment storage

Issues Summary - City Administration

- Black Diamond's existing government facilities are generally too small to accommodate today's needs and will become increasingly more constrained as the City grows.
- Customer service counters are undersized and lack areas for break-out sessions or private conversations to serve customers with complex or sensitive issues; customers must go to four different facilities to access City services; customers requiring lengthy service congest lobby areas.
- As the City grows, added staff will compound the existing shortages in work spaces, customer interface zones, staff support areas (such as lunch rooms, etc.), and storage.
- The location of City staff and Council chambers in separate buildings and sites is inconvenient and inefficient.
- Existing facilities are not energy efficient.



Administrative offices



Council chamber/court



Community Development and Public Works Administration trailers



Administrative customer service counter

Issues Summary - Police Station and Public Works

- Located in the former City Hall, the Police Station/Court facilities are not appropriately sized or configured to support these functions.
- The Police Station is especially space constrained. It lacks appropriate holding spaces, interview rooms, and records storage as well as evidence processing and storage areas to meet requirements. The public check-in and fingerprinting area is awkward and undersized.
- The Court administration area is undersized for the current caseload, which will grow as the City does.
- Public Works shop and storage areas are not currently sufficient and will not support future City growth. Operating two public works yards is inefficient.
- The location of the main Public Works shop and yard adjacent to residential neighborhoods is not ideal.



Police "all-hands" room



Police archival records, equipment storage and impound



Court clerk window



Court active records storage is undersized



Unconditioned garage currently used for City records archive

Facility Program

Comparable Cities Analysis

Every municipal government provides a different set of services, which affects their need for staff and facilities.

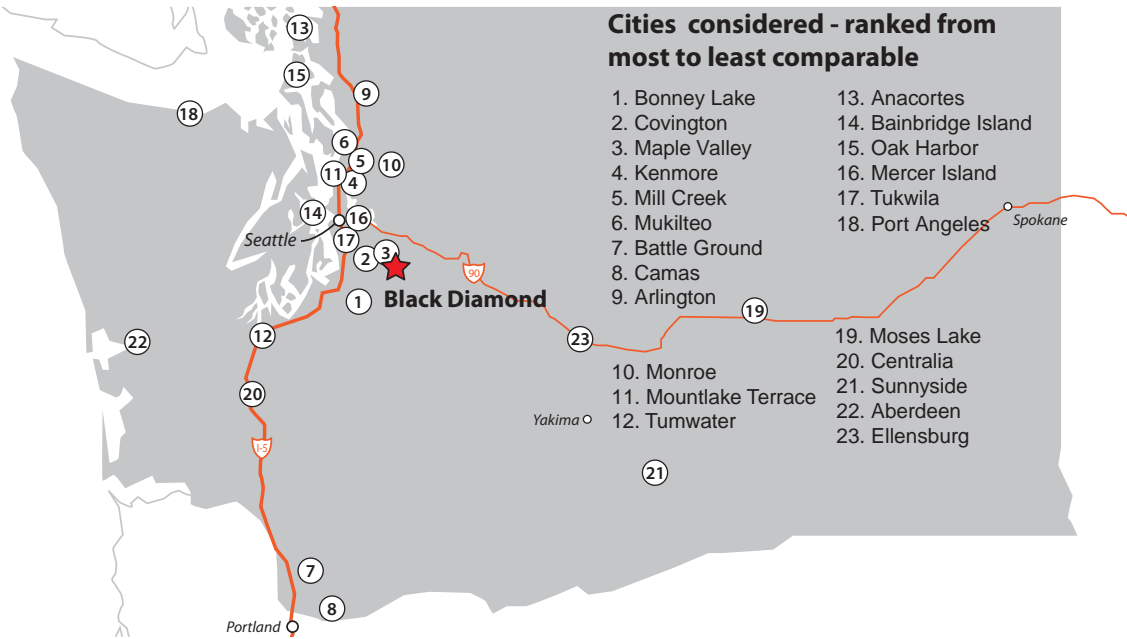
- Some cities provide their own police force, while others contract with county police services.
- Most municipal Public Works departments oversee streets and stormwater, while some like Black Diamond also provide water and sewer services.
- Some cities include a court, while others depend on their county's judicial services.
- Some cities have a robust parks and recreation department while others rely on a parks district, nearby government, or the private sector.

The team selected a municipality to serve as an operational model for Black Diamond in the future by:

1. Identifying 23 Washington cities with populations within 20% of Black Diamond's future projected population (see below).

2. Collecting data in each city around a variety of indicators, including:
 - Location
 - Population, household size and density
 - Employment and income
 - Home value, age and ownership
 - Property value
 - Commute time
 - Educational attainment
 - Crime
 - Etc.
3. Establishing thresholds of comparability for each factor.
4. Ranking cities by comparability.
5. Selecting a comparable city for the Plan.

Based on the indicators above, Bonney Lake was most comparable to Black Diamond's projected future and generally serves as an operational model for the Plan. (For Parks and Recreation, Covington and Maple Valley are used as the model.) The detailed comparable cities analysis is located in Appendix A.



State-of-the-Art Facilities

Summary of Lessons Learned

To understand typical programming techniques, MAKERS, City staff, and Council representatives toured eight city halls, police stations, and public works shops and yards. A summary of take-aways for Black Diamond are included here; a short write-up of each tour is included as Appendix B.

General

- Enhance the building design process by using an integrated design approach that includes department participation.
- Consolidate City departments to encourage collaboration, allow for efficient management, and break down department silos.



Council chambers/auditorium at Bainbridge Island City Hall

City Administration

- Configure public spaces in a way that balances security with the desire for an open and accessible facility.
- Provide multi-purpose spaces, especially those that can be made available for public use.
- Do not overemphasize or over-spend on the building's entrance at the expense of other spaces that support daily functions.

Public Works and Police Department

- Provide less space for police officer gear and more space for evidence and records.
- Include a practice shooting range for the Police Department as a valuable on-site resource; careful design consideration is essential.
- Ensure adequate and efficiently configured covered storage for Public Works is provided.



Covered storage at Sammamish Public Works

Program

Black Diamond's government facilities program requirements are based on existing and projected personnel levels established through the comparable cities analysis (see table below); insights gained from staff interviews and state of the art facility tours; and space allowances derived from industry standards.

Personnel Projections

As shown, 93 additional full-time equivalent employees (FTEs) will be needed to serve the 20-year population projection of approximately 19,200 residents.

| Personnel Projections | | |
|-----------------------|----------------------------------|--------------------------------|
| | FTEs Serving Existing Population | FTEs to Serve 19,200 Residents |
| City Hall* | 19.1 | 55.0 |
| Police | 10.0 | 36.0 |
| Public Works shop | 4.0 | 35.0 |
| | 33.1 | 126.0 |

* Includes Executive and City Administration; Finance; Parks and Recreation; Community Development; Public Works Administration; and Municipal Court.

While the overall number of City employees will rise significantly as the population increases, the staffing per capita is expected to decline. The City currently has approximately eight employees per 1,000 residents and expected to have just over 6.5 per 1,000 when the population reaches 19,200.

Gap Analysis

As shown in the table below, existing facilities do not meet space standards. At present, the City Hall and Police Department are operating with 61% of the space needed if standards are applied. Public Works shops and storage have approximately 25% and 27% of the space needed if standards are applied. The projected growth in population to approximately 19,200 will require new facilities. Existing facilities are approximately 18% of the facilities that will be needed to meet standards in the future.

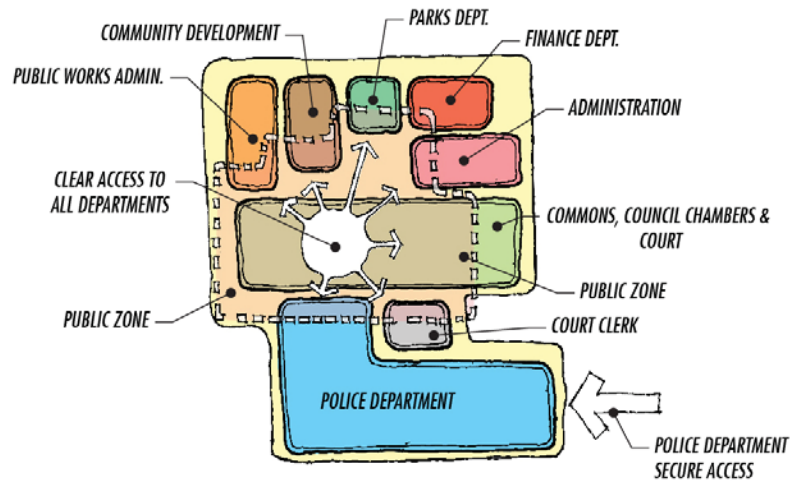
Facility Requirements

A summary of the facility program necessary for Black Diamond's government facilities is shown at the bottom of this page. A more detailed calculation of each program component is located in Appendix C. A projected population of 19,200 residents equates to 91 employees in the City Hall/Police Station, necessitating a facility of 37,000 square feet. At the same time, the public works shop will require approximately 32,000 square feet of indoor space (i.e. shops, garages, offices) and nearly 28,000 square feet of covered outdoor storage.

| Facility Requirements and Gap Analysis | | | | | |
|--|--------------------|---|-------------------------------------|--|-------------------------------------|
| | Current Asset (SF) | Requirement to Serve Existing Population (SF) | Existing Assets as % of Requirement | Requirement to Serve 19,200 Residents (SF) | Existing Assets as % of Requirement |
| City Hall & Police | 9,967 | 16,218 | 61% | 37,049 | 27% |
| Public Works shop | 3,978 | 15,644 | 25% | 31,778 | 13% |
| Public Works storage | 3,848 | 14,210 | 27% | 28,115 | 14% |
| TOTAL | 17,793 | 46,072 | 39% | 96,942 | 18% |

The diagram at right illustrates the basic components of the City Hall/Police Department program, including their relative sizes and designed functional adjacencies. Shared and publicly-accessible spaces are located in the center; administrative departments are clustered; and the Police Department is separated to maintain security requirements. The facility footprint, parking, and landscaped areas require a total site of approximately two acres.

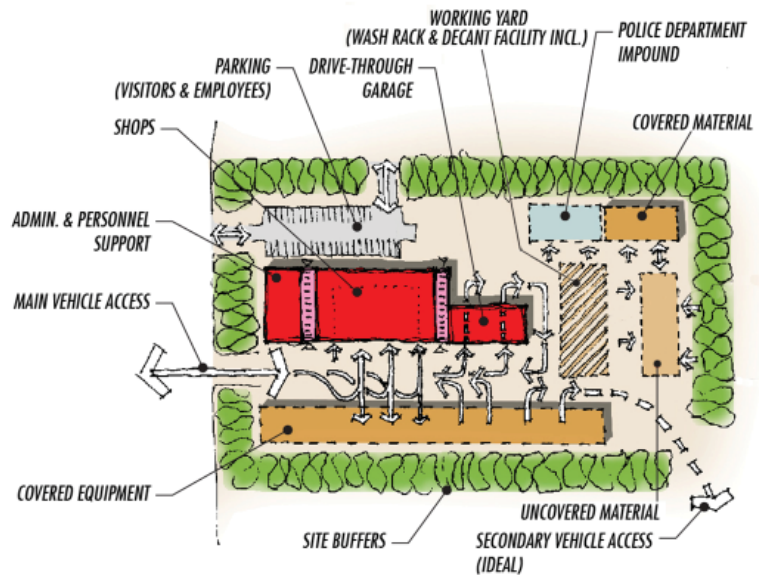
General facility placement and site considerations should optimize public access, maximize efficiency of daily operations, address water and energy use, and enable stormwater management through low impact development methods.



City Hall/Police Station functional diagram

The Public Works facility program includes indoor maintenance and garage spaces, support offices, covered equipment storage, covered and uncovered material storage, and a working yard with vehicle wash racks. The total site requirement for the facility, including parking and landscaped areas, is approximately three acres.

Special attention should be paid to vehicle access, critical adjacencies in the working yard, and efficient layout of the shops, drive-through-garage, offices, covered storage areas.



Public Works yard functional diagram

Cost Estimates

The total cost for the approximately 37,000 square foot City Hall/Police Station and the 60,000 square foot Public Works shop and yard is estimated to be approximately \$48 million dollars. The estimate has three main components:

1. Land costs (approximately \$1 million) – includes an estimated cost to purchase 2.0 acres of commercial property for the City Hall/Police Station and three acres of industrial or light industrial property for the Public Works yard in Black Diamond. These costs are based on January 2014 assessed values and assume a normal and customary land transfer process.
2. Hard costs (approximately \$30 million) – the cost to construct the facilities, based on historical bid costs and industry standards for public facilities.
3. Soft costs (approximately \$17 million) – an estimate of other costs that will be incurred in order to construct and occupy these facilities, including but not limited to taxes, design fees, studies, contingencies, permits, legal, insurance, furniture/fixtures/equipment, etc.

See Appendix D for the detailed cost estimates. This appendix also includes estimates for the 10-year population level projection of approximately 11,700.

Cost Estimates (2014 Dollars)

Costs to Serve Projected
19,200 Residents

Grand Total \$48,194,543

City Hall & Police

| | |
|---------------------|--------------|
| Site Development | \$ 1,241,544 |
| Administrative | \$ 4,565,550 |
| Court/Council/Lobby | \$ 2,268,000 |
| Police Department | \$ 5,171,950 |
| Energy Efficiency | \$ 1,168,676 |

City Hall & Police Total Construction Cost \$ 14,415,720

Public Works

| | |
|--------------------------------|--------------|
| Site Development | \$ 2,375,580 |
| Shops | \$ 9,035,121 |
| Covered Equipment Storage | \$1,756,724 |
| Covered Materials Storage | \$ 473,741 |
| Vehicle Fueling & Wash Station | \$ 1,648,647 |
| Energy Efficiency | \$ 382,245 |

Public Works Total Construction Cost \$ 15,672,058

Total Land Acquisition Costs \$ 1,150,000

Total Soft Costs \$ 16,956,765

Estimates are based on design/bid/build contract procurement and do not include:

- Toxic soil/hazardous materials removal
- Alternative contracting premiums
- Wetland development/mitigation
- Mine hazard premiums
- Apparatus/vehicles/firing range equipment
- Off-site work (streets/signalization/sidewalks)
- Financing costs
- Firing Range Props/Targets/Equipment
- Escalation

APPENDICES

COMPARABLE CITIES***Why use comparable cities?***

- Black Diamond needs a basis for estimating future government facilities.
- Method is used by Black Diamond for fiscal impact analysis.
- Method is reasonable predictor of future conditions.

COMPARABLE CITIES***Steps for identifying comparable cities***

1. Estimate build-out population
2. Identify cities \pm 20% estimated population
3. Collect data for 24 comparison factors
4. Establish thresholds of comparability for each factor
5. Evaluate & score each city's comparability compared to threshold for each factor
6. Rank cities by comparability
7. Select comparable city or cities for plan

IDENTIFYING COMPARABLE CITIES**1. Estimate build-out population**

| TYPE OF HOUSING | # OF HOUSING UNITS | PERSONS PER UNIT | TOTAL PERSONS |
|---|--------------------|------------------|---------------|
| Single Family | 4,530 | 2.70 | 12,231 |
| Multi Family | 1,520 | 1.85 | 2,812 |
| Total MPDs | 6,050 | | 15,043 |
| Current Population | | | 4,170 |
| Build-out Population: current + MPDs | | | 19,213 |

IDENTIFYING COMPARABLE CITIES**2. Identify cities \pm 20% estimated population**

| POPULATION | TOTAL PERSONS |
|---|---------------|
| 20% less than build-out | 15,370 |
| Build-out Population: Current + MPDs | 19,213 |
| 20% more than build-out | 23,056 |

IDENTIFYING COMPARABLE CITIES**2. Identify cities \pm 20% estimated population****IDENTIFYING COMPARABLE CITIES****3. Collect data for 24 comparison factors****16 PRIMARY FACTORS**

| | |
|--------------------------------|-----------------------------------|
| Location (west or east) | Median household income |
| Population | Average household income |
| Employment | % living in poverty |
| Population + 50% of employment | Property value per capita |
| Average household size | Type of city |
| Population per square mile | % commute more than 30 minutes |
| % owner occupied housing | % change daytime population |
| Median value owner housing | % workers live and work same city |

IDENTIFYING COMPARABLE CITIES

3. Collect data for 24 comparison factors

8 PRIMARY FACTORS

| |
|---------------------------------------|
| Median year housing built |
| Median age of residents |
| % not completed high school |
| Crime risk factor |
| Police officers/1,000 population (WA) |
| Police officers/1,000 population (BD) |
| Cost of living index |
| % unemployment |

IDENTIFYING COMPARABLE CITIES

4. Establish thresholds of comparability for each factor

COMPARABILITY

| |
|--------------------|
| Similar |
| Slightly different |
| Notably different |
| Very different |

IDENTIFYING COMPARABLE CITIES

4. Example of thresholds of comparability

- Example: % Commute more than 30 minutes
- Relevance: high % making long commute = less daytime services compared to low % long commute
- Black Diamond currently @ 72% (which is higher than any of the 23 comparable cities)

IDENTIFYING COMPARABLE CITIES

4. Example of thresholds of comparability

| BASELINE DATA | PERCENT TRAVEL TIME 30+ MIN |
|------------------------|-----------------------------|
| Black Diamond current | 72% |
| Black Diamond buildout | not forecast |
| Average of 23 cities | 39% |

| CITY NAME | PERCENT TRAVEL TIME 30+ MIN |
|-------------------|-----------------------------|
| Maple Valley | 70% |
| Monroe | 62% |
| Covington | 61% |
| Bainbridge Island | 61% |
| Bonney Lake | 56% |
| Mill Creek | 55% |
| Kenmore | 51% |
| Arlington | 50% |
| Battle Ground | 50% |

| CITY NAME | PERCENT TRAVEL TIME 30+ MIN |
|-------------------|-----------------------------|
| Mountlake Terrace | 48% |
| Mukilteo | 45% |
| Tukwila | 38% |
| Camas | 32% |
| Anacortes | 31% |
| Mercer Island | 28% |
| Centralia | 24% |
| Tumwater | 23% |
| Sunnyside | 23% |
| Oak Harbor | 23% |
| Aberdeen | 21% |
| Ellensburg | 18% |
| Port Angeles | 18% |
| Moses Lake | 14% |

IDENTIFYING COMPARABLE CITIES

5. Evaluate & score each city's comparability compared to threshold for each factor

| COMPARABILITY | PRIMARY FACTOR | SECONDARY FACTOR |
|--------------------|----------------|------------------|
| Similar | 10 | 3 |
| Slightly different | 6 | 2 |
| Notably different | 2 | 1 |
| Very different | 0 | 0 |

IDENTIFYING COMPARABLE CITIES

6. Rank cities by comparability

| RANK | SCORE (184 POSSIBLE) | CITY NAME | RANK | SCORE (184 POSSIBLE) | CITY NAME | RANK | SCORE (184 POSSIBLE) | CITY NAME |
|------|-------------------------|---------------|------|-------------------------|-------------------|------|-------------------------|-------------------|
| 1 | 184 | Bonney Lake | 9 | 157 | Arlington | 14 | 124 | Bainbridge Island |
| 2 | 179 | Covington | 10 | 156 | Monroe | 15 | 123 | Oak Harbor |
| 3 | 177 | Maple Valley | 11 | 147 | Mountlake Terrace | 16 | 122 | Mercer Island |
| 4 | 174 | Kenmore | 12 | 146 | Tumwater | 17 | 108 | Tukwila |
| 5 | 170 | Mill Creek | 13 | 144 | Anacortes | 18 | 97 | Port Angeles |
| 6 | 165 | Mukilteo | | | | 19 | 90 | Moses Lake |
| 7 | 164 | Battle Ground | | | | 20 | 88 | Centralia |
| 8 | 163 | Camas | | | | 21 | 86 | Sunnyside |
| | | | | | | 22 | 83 | Aberdeen |

Comparable Cities for Black Diamond Government Facilities Plan

| Compare | Compare | Location | Location | Location | Type of City | Pop + Emp |
|---|---|------------------------|--------------|-------------------------------|--|-------------------|
| Rank | Score (184 = comparable on all factors) | City Name | County | Western or Eastern Washington | AWC 2009 State of the Cities "cluster" designation | Population [2012] |
| | | Source-->> | 4 | 4 | 2 | 7 |
| Baseline Data | | | | | | |
| | | Black Diamond current | King | West | residential | 4,170 |
| | | Black Diamond buildout | King | West | residential | 19,213 |
| | | Average of 23 cities | | | | 19,175 |
| Comparison Benchmarks and Thresholds | | | | | | |
| | | Benchmark | none | East | Residential, Urban Outskirts or Mixed Resources | 15,300 - 23,400 |
| | | Slightly different | | East | | |
| | | Notably different | | none | | |
| | | Very different | | none | | |
| Most Comparable | | | | | | |
| 1 | 184 | Bonney Lake | Pierce | West | residential | 17,730 |
| 2 | 179 | Covington | King | West | residential | 17,760 |
| 3 | 177 | Maple Valley | King | West | residential | 23,340 |
| 4 | 174 | Kenmore | King | West | residential | 21,020 |
| 5 | 170 | Mill Creek | Snohomish | West | residential | 18,450 |
| 6 | 165 | Mukilteo | Snohomish | West | residential | 20,360 |
| 7 | 164 | Battle Ground | Clark | West | urban outskirts | 17,920 |
| 8 | 163 | Camas | Clark | West | residential | 20,020 |
| Somewhat Comparable | | | | | | |
| 9 | 157 | Arlington | Snohomish | West | mixed resources | 17,970 |
| 10 | 156 | Monroe | Snohomish | West | small commercial center | 17,390 |
| 11 | 147 | Mountlake Terrace | Snohomish | West | residential | 20,090 |
| 12 | 146 | Tumwater | Thurston | West | mixed resources | 17,900 |
| 13 | 144 | Anacortes | Skagit | West | regional center | 15,960 |
| Least Comparable | | | | | | |
| 14 | 124 | Bainbridge Island | Kitsap | West | residential | 23,090 |
| 15 | 123 | Oak Harbor | Island | West | medium commercial center | 22,200 |
| 16 | 122 | Mercer Island | King | West | residential | 22,690 |
| 17 | 108 | Tukwila | King | West | major commercial center | 19,080 |
| 18 | 97 | Port Angeles | Clallam | West | regional center | 19,100 |
| 19 | 90 | Moses Lake | Grant | East | regional center | 20,950 |
| 20 | 88 | Centralia | Lewis | West | regional center | 16,670 |
| 21 | 86 | Sunnyside | Yakima | East | urban outskirts | 16,130 |
| 22 | 83 | Aberdeen | Grays Harbor | West | rural commercial center | 16,890 |
| 23 | 79 | Ellensburg | Kittitas | East | regional center | 18,320 |

Comparable Cities for Black Diamond Government Facilities Plan

| Location | Pop + Emp | Pop + Emp | Housing | Housing | Income |
|-----------------------------|-------------------------|--|--|--|--|
| City Name | Total Employment [2010] | Population + 50% of Employment [2012+2010] | Owner Occupied Units (WA = 62%) [2010] | Median Value Owner Housing (WA = 254,506) [2010] | Median Household Income (WA = 60,070) [2010] |
| Source-->> | 13 | 14 | 6 | 6 | 6 |
| Black Diamond current | 455 | 4,397 | 86% | 339,461 | 82,478 |
| Black Diamond buildout | 2,347 | 20,387 | 85% | 298,492 | not forecast |
| Average of 23 cities | 8,251 | 23,436 | 66% | 273,950 | 66,156 |
| Goals and Thresholds | | | | | |
| Benchmark | BD buildout (2,347) | | 70% | BD buildout (\$298,492) | BD current (\$82,478) |
| Slightly different | >3x | | 60-69% | 0.55 - 0.66x | 0.55 - 0.66x |
| Notably different | >4.5x | | 50-59% | 0.50 - 0.55x | 0.50 - 0.55x |
| Very different | >15x | | < 50% | <0.50x or >1.5x | <0.50x or >1.1x |
| Other Cities | | | | | |
| Bonney Lake | 3,262 | 19,361 | 85% | 273,451 | 84,576 |
| Covington | 5,840 | 20,680 | 90% | 247,460 | 80,133 |
| Maple Valley | 3,995 | 25,338 | 87% | 286,917 | 86,596 |
| Kenmore | 3,737 | 22,889 | 71% | 390,325 | 82,834 |
| Mill Creek | 7,455 | 18,521 | 68% | 377,193 | 88,612 |
| Mukilteo | 8,577 | 24,649 | 64% | 381,675 | 87,727 |
| Battle Ground | 5,907 | 20,874 | 76% | 198,619 | 59,875 |
| Camas | 6,626 | 23,333 | 78% | 295,909 | 76,481 |
| Other Cities | | | | | |
| Arlington | 10,815 | 23,377 | 65% | 239,808 | 65,674 |
| Monroe | 7,687 | 21,233 | 69% | 249,814 | 71,588 |
| Mountlake Terrace | 7,142 | 23,661 | 58% | 223,743 | 64,195 |
| Tumwater | 5,042 | 20,421 | 56% | 214,143 | 64,532 |
| Anacortes | 7,938 | 19,929 | 71% | 344,892 | 60,023 |
| Other Cities | | | | | |
| Bainbridge Island | 6,122 | 26,151 | 75% | 519,096 | 97,936 |
| Oak Harbor | 6,888 | 25,644 | 49% | 195,924 | 49,678 |
| Mercer Island | 7,899 | 26,640 | 77% | 707,345 | 113,700 |
| Tukwila | 35,803 | 36,982 | 45% | 216,575 | 52,298 |
| Port Angeles | 11,753 | 24,977 | 59% | 170,534 | 44,991 |
| Moses Lake | 12,721 | 27,311 | 65% | 161,572 | 45,275 |
| Centralia | 8,949 | 21,144 | 61% | 162,919 | 37,564 |
| Sunnyside | 5,977 | 19,119 | 61% | 121,740 | 38,739 |
| Aberdeen | 8,216 | 20,998 | 62% | 133,294 | 39,832 |
| Ellensburg | 7,635 | 22,138 | 42% | 187,907 | 28,729 |

Comparable Cities for Black Diamond Government Facilities Plan

| Location | Income | Income | Income | Commute | Economy |
|---------------------------------|---|--|--------------------------------------|---------------------------------------|--|
| City Name | Average Household Income (WA = 76,388) [2010] | Percent of Population Living in Poverty [2009] | Property Valuation per Capita [2009] | Travel Time 30+ min (WA = 39%) [2010] | Daytime Population Change due to Commuting |
| Source-->> | 6 | 5 | 15 | 6 | 5 |
| Black Diamond current | 96,974 | 1% | 153,874 | 72% | not available |
| Black Diamond buildout | not forecast | not forecast | 129,410 | not forecast | not forecast |
| Average of 23 cities | 82,677 | 12% | 155,649 | 39% | 6% |
| Standards and Thresholds | | | | | |
| Benchmark | BD current (\$96,974) | median of 23 cities (9.5%) | average of 23 cities (\$155,649) | BD current (72%) | 0% |
| Slightly different | 0.55 - 0.66x | 10-12% | 0.6-0.75x or 1.3-1.7x | 0.51 - 0.67x | single digit positive % |
| Notably different | 0.50 - 0.55x | 13-19% | 0.5-0.6x or 1.8-2.8x | 0.34 - 0.50x | double digit positive % |
| Very different | <0.50x or >1.4x | >20% | <0.5x or >2.9x | <0.33x | triple digit positive % |
| Comparison Cities | | | | | |
| Bonney Lake | 91,497 | 5% | 145,076 | 56% | -25% |
| Covington | 89,133 | 4% | 120,520 | 61% | -31% |
| Maple Valley | 99,555 | 3% | 123,744 | 70% | -29% |
| Kenmore | 110,900 | 9% | 163,650 | 51% | -29% |
| Mill Creek | 113,724 | 6% | 175,495 | 55% | -18% |
| Mukilteo | 102,567 | 4% | 207,107 | 45% | -18% |
| Battle Ground | 66,034 | 10% | 87,867 | 50% | -7% |
| Camas | 90,705 | 5% | 185,776 | 32% | 11% |
| Other Cities | | | | | |
| Arlington | 70,902 | 10% | 134,475 | 50% | 35% |
| Monroe | 79,866 | 9% | 120,361 | 62% | 15% |
| Mountlake Terrace | 72,365 | 10% | 114,655 | 48% | -20% |
| Tumwater | 79,524 | 12% | 147,963 | 23% | 44% |
| Anacortes | 78,648 | 7% | 180,158 | 31% | 6% |
| Additional Cities | | | | | |
| Bainbridge Island | 137,871 | 6% | 292,648 | 61% | -11% |
| Oak Harbor | 60,549 | 9% | 81,250 | 23% | 4% |
| Mercer Island | 180,140 | 4% | 453,800 | 28% | -13% |
| Tukwila | 66,077 | 24% | 284,849 | 38% | 136% |
| Port Angeles | 55,633 | 18% | 103,544 | 18% | 14% |
| Moses Lake | 56,820 | 17% | 94,017 | 14% | 17% |
| Centralia | 51,835 | 22% | 67,872 | 24% | 15% |
| Sunnyside | 49,968 | 28% | 39,907 | 23% | 7% |
| Aberdeen | 51,206 | 20% | 50,129 | 21% | 19% |
| Ellensburg | 46,045 | 41% | 71,126 | 18% | 14% |

Comparable Cities for Black Diamond Government Facilities Plan

| Location | Economy | Density | Density | Housing | Age |
|--------------------------|--|--|--|---|--|
| City Name | Workers Who Live and Work in Same City | Average Household Size (WA avg = 2.5) [2012] | Population per Sq. Mile [2012] | Median Year Housing Built (WA = 1981) [2010] | Median Resident Age (WA = 34.6) [2010] |
| Source-->> | 5 | 9 | 12 | 6 | 6 |
| Black Diamond current | not available | 2.47 | 576 | 97 | 35.7 |
| Black Diamond buildout | not forecast | 2.48 | 2,641 | 15 | not forecast |
| Average of 23 cities | 33% | 2.50 | 2,424 | 83 | 34.3 |
| Is and Thresholds | | | | | |
| Benchmark | median of 23 cities (27%) | BD buildout (2.48) | mid-point of 23-city average and BD Buildout (2,533) | 1980 | average of 23 cities (34.5 years old) |
| Slightly different | 1.5 - 2.0x | none | 0.3-0.5x | none | < 0.8x or > 1.2x |
| Notably different | 2.0 - 2.6x | >1.3x | > 2.0x | pre 1980 | none |
| Very different | >2.7x | none | <0.3x | pre 1960 | none |
| Bonney Lake | | | | | |
| Bonney Lake | 11% | 2.72 | 1,925 | 93 | 32.8 |
| Covington | 11% | 2.89 | 2,711 | 88 | 31.2 |
| Maple Valley | 14% | 2.83 | 3,990 | 98 | 31.8 |
| Kenmore | 11% | 2.41 | 3,446 | 82 | 37.8 |
| Mill Creek | 13% | 2.30 | 3,884 | 94 | 35.6 |
| Mukilteo | 15% | 2.37 | 3,316 | 95 | 34.6 |
| Battle Ground | 17% | 2.95 | 2,520 | 96 | 28.9 |
| Camas | 27% | 2.73 | 1,347 | 98 | 32.6 |
| Arlington | | | | | |
| Arlington | 28% | 2.59 | 1,523 | 97 | 30.9 |
| Monroe | 28% | 3.25 | 3,078 | 96 | 30.0 |
| Mountlake Terrace | 9% | 2.31 | 5,048 | 68 | 31.8 |
| Tumwater | 22% | 2.16 | 1,162 | 85 | 37.0 |
| Anacortes | 59% | 2.05 | 1,213 | 82 | 45.3 |
| Bainbridge Island | | | | | |
| Bainbridge Island | 43% | 2.17 | 720 | 86 | 44.1 |
| Oak Harbor | 49% | 2.31 | 2,329 | 78 | 27.1 |
| Mercer Island | 22% | 2.29 | 3,660 | 68 | 46.6 |
| Tukwila | 17% | 2.47 | 2,078 | 68 | 32.7 |
| Port Angeles | 73% | 2.05 | 1,828 | 67 | 39.9 |
| Moses Lake | 59% | 2.42 | 1,177 | 86 | 34.3 |
| Centralia | 45% | 2.25 | 2,238 | 71 | 35.4 |
| Sunnyside | 40% | 3.49 | 2,589 | 71 | 27.9 |
| Aberdeen | 60% | 2.30 | 1,398 | 54 | 36.1 |
| Ellensburg | 76% | 2.29 | 2,573 | 78 | 24.4 |

Comparable Cities for Black Diamond Government Facilities Plan

| Location | Education | Economy | Economy | Crime |
|---------------------------------|---|--------------------------------------|---------------------------------------|--|
| City Name | Education: Not Complete H.S. (WA=9.88) [2010] | Cost of Living (US = 100) [Mar 2012] | Unemployment % (WA = 8.5%) [Aug 2012] | Crime Risk Factor (US = 100, WA = 128) {200 = dbl US; 50 = 1/2} [2010] |
| Source-->> | 6 | 5 | 5 | 6 |
| Black Diamond current | 10% | 111.5 | 7.4% | 90 |
| Black Diamond buildout | not forecast | not forecast | not forecast | not forecast |
| Average of 23 cities | 10% | 104.0 | 9.0% | 106 |
| Standards and Thresholds | | | | |
| Benchmark | average of 23 cities (10%) | median of 23 cities (109.2) | median of 23 cities (8.5%) | mid-point of 23-city median and BD current (94) |
| Slightly different | 1.5 - 3.9x | none | none | 1.3 - 1.5x |
| Notably different | <0.25x | 0.91-0.95x or 1.05-1.09x | 1.15 - 1.5x | 1.5 - 2.0x |
| Very different | <4.0x | <0.9x or >1.1x | >1.5x | >2.1x |
| Other Cities | | | | |
| Bonney Lake | 7% | 109.1 | 9.4% | 118 |
| Covington | 7% | 111.6 | 7.4% | 96 |
| Maple Valley | 7% | 110.7 | 7.4% | 123 |
| Kenmore | 5% | 113.1 | 7.4% | 97 |
| Mill Creek | 4% | 113.5 | 8.3% | 48 |
| Mukilteo | 3% | 112.6 | 8.3% | 64 |
| Battle Ground | 10% | 100.6 | 9.6% | 98 |
| Camas | 5% | 100.0 | 9.6% | 122 |
| Other Cities | | | | |
| Arlington | 10% | 111.6 | 8.3% | 62 |
| Monroe | 9% | 112.0 | 8.3% | 68 |
| Mountlake Terrace | 7% | 113.1 | 8.3% | 76 |
| Tumwater | 4% | 107.4 | 8.2% | 138 |
| Anacortes | 8% | 101.2 | 9.3% | 34 |
| Other Cities | | | | |
| Bainbridge Island | 2% | 104.7 | 9.6% | 91 |
| Oak Harbor | 7% | 109.2 | 8.5% | 53 |
| Mercer Island | 2% | 118.5 | 7.4% | 35 |
| Tukwila | 14% | 111.9 | 7.4% | 426 |
| Port Angeles | 12% | 87.7 | 10.0% | 27 |
| Moses Lake | 16% | 83.6 | 9.1% | 65 |
| Centralia | 17% | 87.1 | 12.8% | 144 |
| Sunnyside | 44% | 93.7 | 10.0% | 168 |
| Aberdeen | 15% | 85.1 | 12.8% | 183 |
| Ellensburg | 10% | 93.2 | 8.9% | 109 |

Comparable Cities for Black Diamond Government Facilities Plan

| Location | Crime | Crime |
|---------------------------------|---|--|
| City Name | Police Officers per 1,000 population (WA avg = 1.51) [2011] 23 city avg = benchmark | Police Officers per 1,000 population (WA avg = 1.51) [2011] BD = benchmark |
| Source-->> | 5 | 5 |
| Black Diamond current | 2.13 | 2.13 |
| Black Diamond buildout | not forecast | not forecast |
| Average of 23 cities | 1.47 | 1.47 |
| Standards and Thresholds | | |
| Benchmark | average of 23 cities (1.47) | BD now (2.13) |
| Slightly different | 0.65- 0.70 or 0.90 - 0.95x | 0.65- 0.70 or 0.90 - 0.95x |
| Notably different | 0.51-0.65 or 1.3-2.2x | 0.51-0.65 or 1.3-2.2x |
| Very different | <0.5x or >2.3x | <0.5x or >2.3x |
| | | |
| | | |
| Bonney Lake | 1.53 | 1.53 |
| Covington | 0.95 | 0.95 |
| Maple Valley | 0.74 | 0.74 |
| Kenmore | 0.72 | 0.72 |
| Mill Creek | 1.24 | 1.24 |
| Mukilteo | 1.36 | 1.36 |
| Battle Ground | 1.18 | 1.18 |
| Camas | 1.17 | 1.17 |
| | | |
| | | |
| Arlington | 1.32 | 1.32 |
| Monroe | 1.76 | 1.76 |
| Mountlake Terrace | 1.38 | 1.38 |
| Tumwater | 1.36 | 1.36 |
| Anacortes | 1.50 | 1.50 |
| | | |
| | | |
| Bainbridge Island | 0.90 | 0.90 |
| Oak Harbor | 1.20 | 1.20 |
| Mercer Island | 1.34 | 1.34 |
| Tukwila | 3.45 | 3.45 |
| Port Angeles | 1.65 | 1.65 |
| Moses Lake | 1.64 | 1.64 |
| Centralia | 1.99 | 1.99 |
| Sunnyside | 1.92 | 1.92 |
| Aberdeen | 2.04 | 2.04 |
| Ellensburg | 1.46 | 1.46 |

Appendix B: State-of-the-Art Facilities

Sammamish Public Works

Size: 19,000 SF on two floors
Completion Date: 2011

The City of Sammamish Public Works department is focused on street maintenance, right-of-way improvements and storm sewer maintenance. Unlike the City of Black Diamond, Sammamish does not provide its own municipal drinking water and sanitary sewer services. The facility, which is located in a low-density residential neighborhood, also includes an emergency operations center.



Sammamish Public Works



Poulsbo City Hall

Size: 30,000 SF on three floors
Completion Date: 2010

Poulsbo City Hall provides a strong civic presence near the center of downtown. It includes a grand central space, well-designed council chambers, and abundant access to natural light across the open-floor plan office. The building includes the Police Department which occupies a space originally designed and intended for court uses (a funding effort for a separate police facility failed). As a result, the facility is not properly designed for prisoner transfers, records and equipment storage, evidence processing, and prisoner holdings.



Snoqualmie Public Works

Snoqualmie Public Works has administrative office space collocated with a working yard, shops and garage. The office area is generally oversized for the use. The site's location makes the working yard functionality and access constrained. Shops to support sewer services are isolated and inconveniently located.



Snoqualmie Police Department

The City of Snoqualmie Police Department facility is undersized, particularly with service expansions to North Bend that will increase space shortfalls. The Police Department has a 24-hour vestibule that allows the public unrestricted access to services without needing personnel occupying a service counter around the clock. Small meeting rooms near the front lobby allow for the public to have informal meetings with officers. An on-site shooting range provides for all-hours practice and fire-arm qualification testing.



Issaquah Police Department

The Police Department occupies the majority of the main level (with the exception of shared lobby and council chambers), and all of the lower level (City Hall is located on the upper floor). Generally, the facility is thoughtfully designed and provides a good level of functionality for the necessary services provided.

Beyond prisoner holding and interview rooms, the lower level of the facility contains a firing range. Design peculiarities create some problems with regular maintenance; however, the in-house range provides an efficient tool for meeting qualification and training requirements.

Over time, the department has noticed a decrease in storage needs for officer gear, especially with improvements in report filing methods, but increasing needs for evidence handling, processing and records storage.



Bainbridge Island City Hall

Size: 24,000 SF on two floors
Completion Date: 2000

Bainbridge Island City Hall contains Executive, Legislative, Finance and Administration, Planning & Community Development, and Public Works departments. The facility provides a good example of how to construct a context-sensitive civic building in an area dominated by residential-scale development. The building has a long and open central space that is pleasant but creates some issues related to security and customer flow. The facility also highlights how “1% for Art” projects should be implemented under careful consideration, particularly with regard to future building uses and flexibility.



Gig Harbor City Hall

Size: 35,053 SF on two floors
Completion Date: 2002

Gig Harbor City Hall has both positive and negative design aspects. There is a grand central space, but orientation is confusing for visitors. It is not always clear where departments are located within the facility. At the same time, the facility offers a multi-purpose community meeting room and a purpose-built police department. Other than its configuration, the facility also has key details that required attention after construction, such as HVAC and lighting and the degree of staff control over both.



North Bend Public Works

Size: 12,500 SF
Completion Date: 2002

North Bend’s Public Works facility offers generous administrative spaces that are collocated with a well organized working yard, garage and shops. Smaller hybrid spaces combining shops and offices were meant to be used as a “headquarters” for each division, but are predominantly used as office space only, diverging from the building’s initial conceptual design.



Appendix C: Facility Program

Summary

| | Requirement to Serve Current Population | Requirement to Serve 11,700 Residents (SF) | Requirement to Serve 19,200 Residents (SF) |
|--|---|--|--|
| Administrative & Police Departments | | | |
| Executive & Administration | 1,864 | 2,186 | 2,458 |
| Finance | 832 | 1,432 | 1,648 |
| Community Development | 861 | 1,616 | 1,832 |
| Parks & Recreation | 197 | 826 | 934 |
| Public Works Admin | 1,162 | 1,929 | 2,259 |
| Municipal Court | 717 | 1,181 | 1,322 |
| Police Department | 5,035 | 12,151 | 14,777 |
| Common Areas | 5,549 | 10,760 | 11,819 |
| Admin. & Police Total Bldg. Area (GSF) | 16,217 | 32,081 | 37,049 |
| Building Footprint ¹ | 10,704 | 21,174 | 24,452 |
| Parking and Outdoor Storage | 15,527 | 29,891 | 41,636 |
| Admin. & PD Site Area Subtotal (GSF) | 26,231 | 51,065 | 66,089 |
| Admin. & PD Landscape Buffers (35%) | 9,181 | 17,872 | 23,131 |
| Admin. & PD Site Area Total (GSF) | 35,412 | 68,937 | 89,220 |
| Admin. & PD Site Area Total (Acres rounded) | | | 2 |

Note: ¹ 66% of Total Building Area; based on two-story construction.

| | | Requirement to Serve 11,700 Residents (SF) | Requirement to Serve 19,200 Residents (SF) |
|---|---------------|--|--|
| Public Works | | | |
| Indoor Spaces | 15,644 | 26,999 | 31,778 |
| Covered Storage (Non-heated) | 14,210 | 23,795 | 28,115 |
| Outdoor Storage | 9,065 | 12,872 | 21,242 |
| Parking | 2,280 | 8,310 | 12,150 |
| Landscape Areas & Buffers | 14,420 | 25,192 | 32,650 |
| Public Works Site Area Total (GSF) | 55,619 | 97,168 | 125,935 |
| Public Works Site Area Total (Acres rounded) | | | 3 |

Combined Facility (Administrative, Police & Public Works) Grand Total

| | | | |
|--|---------------|----------------|----------------|
| Site Area Grand Total (GSF) | 91,031 | 166,105 | 215,155 |
| Site Area Grand Total (Acres rounded) | | | 5 |

Administrative & Police Department | Executive and City Administration

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | | |
|---|------------------------------|------------------|------------------|---|----------------|-------------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,000 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| Mayor | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 | |
| City Administrator | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 | |
| City Attorney | 1 | 1 | 1 | @ | 180 = | 180 | 180 | 180 | |
| HR Manager | 0 | 0.5 | 1 | @ | 180 = | 0 | 90 | 180 | |
| Asst. City Administrator/City Clerk | 1 | 1 | 1 | @ | 100 | 100 | 100 | 100 | |
| Deputy City Clerk/Records Info Specialist | 1 | 1 | 1 | @ | 80 = | 80 | 80 | 80 | |
| Admin. Specialist II | 1 | 1 | 2 | @ | 80 = | 80 | 80 | 160 | |
| IS Manager | 1 | 1 | 1 | @ | 80 = | 80 | 80 | 80 | |
| Executive Assistant | 0 | 0.5 | 1 | @ | 80 = | 0 | 80 | 80 | |
| IT Technician | 0 | 0.5 | 1 | @ | 64 = | 0 | 32 | 64 | |
| Mayor reception area | 1 | 1 | 1 | @ | 150 = | 150 | 150 | 150 | |
| IT work / equipment storage area | 1 | 1 | 1 | @ | 80 = | 80 | 80 | 80 | |
| Customer counter | 1 | 1 | 1 | @ | 50 = | 50 | 50 | 50 | |
| Active storage | 3 | 6 | 6 | @ | 12 = | 36 | 72 | 72 | |
| High density files | 1 | 1 | 1 | @ | 45 = | 45 | 45 | 45 | |
| Departmental work area | 1 | 1 | 1 | @ | 60 = | 60 | 60 | 60 | |
| Executive & City Admin. Subtotal (NSF) | | | | | | 1,381 | 1,619 | 1,821 | |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 | |
| Executive & City Admin. Total (GSF) | | | | | | 1,864 | 2,186 | 2,458 | |

Administrative & Police Department | Finance

| | | | | | | | | |
|--|------|-----|---|---|-------|-------------|--------------|--------------|
| Finance Director (CFO) | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 |
| Deputy Finance Director (Fin. Ops Supv.) | 1 | 1 | 1 | @ | 180 = | 180 | 180 | 180 |
| Senior Accountant | 0.75 | 1 | 1 | @ | 100 = | 75 | 100 | 100 |
| Accounting Specialist III | 0 | 0.5 | 1 | @ | 80 = | 0 | 80 | 80 |
| Accounting Specialist II | 0 | 1 | 2 | @ | 80 = | 0 | 80 | 160 |
| Accounting Specialist I | 0 | 1.5 | 3 | @ | 80 = | 0 | 160 | 240 |
| Accountant | 0 | 0.5 | 1 | @ | 64 = | 0 | 64 | 64 |
| Active Storage | 3 | 6 | 6 | @ | 12 = | 36 | 72 | 72 |
| High density files | 1 | 1 | 1 | @ | 45 = | 45 | 45 | 45 |
| Departmental Work Area | 1 | 1 | 1 | @ | 60 = | 60 | 60 | 60 |
| Finance Subtotal (NSF) | | | | | | 616 | 1,061 | 1,221 |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 |
| Finance Total (GSF) | | | | | | 832 | 1,432 | 1,648 |

Administrative & Police Department | Community Development

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | | | |
|---|------------------------------|------------------|------------------|---|-------------------------|---------------------|------------------|------------------|--------------|
| | Existing Population | 11,700 Residents | 19,000 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| Director | 1 | 1 | 1 | @ | 220 | = | 220 | 220 | 220 |
| Senior Planner/Ntl Resources | 0.5 | 1 | 1 | @ | 100 | = | 50 | 100 | 100 |
| Permit Center Supervisor/Coordinator | 1 | 1 | 1 | @ | 100 | = | 100 | 100 | 100 |
| Building Official/ (Dev Review Eng) | 0.15 | 1 | 1 | @ | 100 | = | 15 | 100 | 100 |
| Building Inspector | 0.15 | 1 | 1 | @ | 80 | = | 12 | 80 | 80 |
| Associate Planner | 0 | 1 | 1 | @ | 80 | = | 0 | 80 | 80 |
| Plans Examiner | 0 | 0 | 1 | @ | 80 | = | 0 | 0 | 80 |
| Permit Technician | 0 | 1 | 1 | @ | 80 | = | 0 | 80 | 80 |
| Code Enforcement Officer | 0 | 1 | 1 | @ | 80 | = | 0 | 80 | 80 |
| GIS Analyst | 0 | 1 | 2 | @ | 80 | = | 0 | 80 | 160 |
| Customer counter | 1 | 1 | 1 | @ | 100 | = | 100 | 100 | 100 |
| Active storage | 3 | 6 | 6 | @ | 12 | = | 36 | 72 | 72 |
| High density files | 1 | 1 | 1 | @ | 45 | = | 45 | 45 | 45 |
| Departmental work area | 1 | 1 | 1 | @ | 60 | = | 60 | 60 | 60 |
| Community Development Subtotal (NSF) | | | | | | | 638 | 1,197 | 1,357 |
| Net-to-Gross Factor (35%) | | | | | | | 1.35 | 1.35 | 1.35 |
| Community Development Total (GSF) | | | | | | | 861 | 1,616 | 1,832 |

Administrative & Police Department | Parks and Recreation

| | | | | | | | | | |
|--|-----|-----|---|---|-----|---|-------------|-------------|-------------|
| Parks Director | 0.5 | 1 | 1 | @ | 220 | = | 110 | 220 | 220 |
| Parks Asst. Director | 0 | 1 | 1 | @ | 80 | = | 0 | 80 | 80 |
| Admin. Assistant | 0 | 0 | 1 | @ | 80 | = | 0 | 0 | 80 |
| Recreation Programmer | 0 | 0.5 | 1 | @ | 80 | = | 0 | 80 | 80 |
| Special Events Coordinator | 0 | 1 | 1 | @ | 100 | = | 0 | 100 | 100 |
| Active Storage | 3 | 6 | 6 | @ | 12 | = | 36 | 72 | 72 |
| Departmental Work Area | 0 | 1 | 1 | @ | 60 | = | 0 | 60 | 60 |
| Parks & Recreation Subtotal (NSF) | | | | | | | 146 | 612 | 692 |
| Net-to-Gross Factor (35%) | | | | | | | 1.35 | 1.35 | 1.35 |
| Parks & Recreation Total (GSF) | | | | | | | 197 | 826 | 934 |

Administrative & Police Department | Public Works Administration

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | | |
|---|------------------------------|------------------|------------------|---|----------------|-------------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,000 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| City Engineer/Econ Dev Director | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 | |
| Public Works Director | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 | |
| Assistant Public Works Director | 0 | | 1 | @ | 180 = | - | - | 180 | |
| Asst. City Engineer | 0 | 1 | 1 | @ | 180 = | - | 180 | 180 | |
| Facility Coordinator | 1 | 1 | 1 | @ | 100 = | 100 | 100 | 100 | |
| Project manager | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 | |
| Support Services Coordinator | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 | |
| Transportation Supervisor | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 | |
| Custodian | 0 | 1 | 1 | @ | 64 = | - | 64 | 64 | |
| Administrative Assistant | 1 | 0 | 0 | @ | 80 = | 80 | - | - | |
| Admin. Specialist/ GIS tech. | 0 | 2 | 3 | @ | 64 = | - | 128 | 192 | |
| Customer counter | 1 | 1 | 1 | @ | 100 = | 100 | 100 | 100 | |
| Active Storage | 3 | 6 | 6 | @ | 12 = | 36 | 72 | 72 | |
| High density files | 1 | 1 | 1 | @ | 45 = | 45 | 45 | 45 | |
| Departmental Work Area | 1 | 1 | 1 | @ | 60 = | 60 | 60 | 60 | |
| Public Works Admin. Subtotal (NSF) | | | | | | 861 | 1,429 | 1,673 | |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 | |
| Public Works Admin. Total (GSF) | | | | | | 1,162 | 1,929 | 2,259 | |

Administrative & Police Department | Municipal Court

| | | | | | | | | |
|--|---|-----|---|---|-------|-------------|--------------|--------------|
| Municipal Court Judge | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 |
| Court Administrator | 1 | 1 | 1 | @ | 180 = | 180 | 180 | 180 |
| Court Clerk II | 0 | 0.5 | 1 | @ | 80 = | 0 | 80 | 120 |
| Court Clerk I | 0 | 1.5 | 3 | @ | 64 = | 0 | 128 | 192 |
| Small meeting area (nook) (1-4 people) | 0 | 1 | 1 | @ | 40 = | 0 | 40 | 40 |
| Medium Capacity (5-10 people) | 0 | 0 | 0 | @ | 216 = | 0 | 0 | 0 |
| Large Capacity (16-20 people) | 0 | 0 | 0 | @ | 453 = | 0 | 0 | 0 |
| Customer counter | 1 | 1 | 1 | @ | 50 = | 50 | 50 | 50 |
| Active storage | 3 | 6 | 6 | @ | 12 = | 36 | 72 | 72 |
| High density files | 1 | 1 | 1 | @ | 45 = | 45 | 45 | 45 |
| Departmental work Area | 0 | 1 | 1 | @ | 60 = | 0 | 60 | 60 |
| Municipal Court Subtotal (NSF) | | | | | | 531 | 875 | 979 |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 |
| Municipal Court Total (GSF) | | | | | | 717 | 1,181 | 1,322 |

Administrative & Police Department | Police

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | | | |
|--|------------------------------|------------------|------------------|---|-------------------------|---------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,000 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| Police Personnel | | | | | | | | | |
| Police Chief | 1 | 1 | 1 | @ | 220 = | 220 | 220 | 220 | |
| Administrative Assistant | 0 | 1 | 1 | @ | 100 = | - | 100 | 100 | |
| Assistant Chief (Operations) | 1 | 1 | 1 | @ | 180 = | 180 | 180 | 180 | |
| Assistant Chief (Administrative) | 0 | 1 | 1 | @ | 180 = | - | 180 | 180 | |
| Sergeant (Patrol & Detective) | 2 | 2 | 4 | @ | 100 = | 200 | 200 | 400 | |
| Patrol Officer | 4 | 8 | 15 | @ | 45 = | 60 | 120 | 225 | |
| School Resource Officer | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 | |
| Detective | 0 | 2 | 3 | @ | 80 = | - | 160 | 240 | |
| Community Service Officer | 0 | 2 | 4 | @ | 80 = | - | 160 | 320 | |
| Special Projects/Public Service | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 | |
| Records Manager | 1 | 1 | 1 | @ | 100 = | 100 | 100 | 100 | |
| Records Clerk | 1 | 1 | 2 | @ | 80 = | 80 | 80 | 160 | |
| Property Custodian | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 | |
| Police Personnel Subtotal (NSF) | | | | | | 840 | 1,740 | 2,365 | |
| Police Mtg. & Conf. Spaces | | | | | | | | | |
| Small meeting area (nook) (1-4 people) | 0 | 1 | 1 | @ | 40 = | - | 40 | 40 | |
| Medium meeting area (5-10 people) | 1 | 1 | 1 | @ | 216 = | 216 | 216 | 216 | |
| Large Capacity (16-20 people) - Shared with EOC | | | | | | | | | |
| Police Mtg. & Conf. Subtotal (NSF) | | | | | | 216 | 256 | 256 | |
| Police Operational Space | | | | | | | | | |
| Interview rooms | 1 | 2 | 3 | @ | 80 = | 80 | 160 | 240 | |
| Holding cell | 3 | 3 | 3 | @ | 70 = | 210 | 210 | 210 | |
| Holding restroom | 1 | 1 | 1 | @ | 75 = | 75 | 75 | 75 | |
| BAC room | 1 | 1 | 1 | @ | 75 = | 75 | 75 | 75 | |
| Prisoner processing | 0.5 | 1 | 1 | @ | 200 = | 100 | 200 | 200 | |
| Armory | 0.5 | 1 | 1 | @ | 200 = | 100 | 200 | 200 | |
| Quiet room | 0 | 1 | 1 | @ | 100 = | - | 100 | 100 | |
| Mud room | 0 | 1 | 2 | @ | 75 = | - | 75 | 150 | |
| Police Ops. Space Subtotal (NSF) | | | | | | 640 | 1,095 | 1,250 | |

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | | |
|---|------------------------------|------------------|------------------|---|----------------|-------------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,200 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| Police Support Space | | | | | | | | | |
| Secure records room | 0.5 | 1 | 2 | @ | 100 = | 50 | 100 | 200 | |
| Lobby w/service counter | 0.5 | 1 | 1 | @ | 425 = | 213 | 425 | 425 | |
| Fingerprinting | 1 | 1 | 1 | @ | 75 = | 75 | 75 | 75 | |
| Lunch room/coffee/break room | 0.5 | 1 | 1 | @ | 350 = | 175 | 350 | 350 | |
| Copy/mail room/production room | 1 | 1 | 2 | @ | 125 = | 125 | 125 | 250 | |
| Computer room | 1 | 1 | 1 | @ | 108 = | 108 | 108 | 108 | |
| Library (optional) | 0 | 0 | 1 | @ | 80 = | - | - | 80 | |
| Firing Range | 0 | 1 | 1 | @ | 2500 = | - | 2,500 | 2,500 | |
| Restrooms (M/F) | 0.5 | 1 | 1 | @ | 300 = | 150 | 300 | 300 | |
| Lockers (M/F) | 12 | 24 | 48 | @ | 15 = | 180 | 360 | 720 | |
| Showers (M/F) | 0.5 | 1 | 1 | @ | 175 = | 88 | 175 | 175 | |
| Fitness room (optional) | 0 | 1 | 1 | @ | 125 = | - | 125 | 125 | |
| Active Storage | 3 | 6 | 6 | @ | 12 = | 36 | 72 | 72 | |
| High density files | 1 | 1 | 1 | @ | 45 = | 45 | 45 | 45 | |
| Departmental Work Area | 1 | 1 | 1 | @ | 60 = | 60 | 60 | 60 | |
| Police Department Support Subtotal (NSF) | | | | | | 1,304 | 4,820 | 5,485 | |
| Evidence Support Space | | | | | | | | | |
| Evidence transfer | 1 | 1 | 1 | @ | 65 = | 65 | 65 | 65 | |
| Evidence processing area | 1 | 1 | 1 | @ | 60 = | 60 | 60 | 60 | |
| Handsink/eyewash | 1 | 1 | 1 | @ | 15 = | 15 | 15 | 15 | |
| Evidence lockers | 0.75 | 1 | 1 | @ | 100 = | 75 | 100 | 100 | |
| Freezer | 1 | 1 | 1 | @ | 25 = | 25 | 25 | 25 | |
| Refrigerator | 1 | 1 | 1 | @ | 25 = | 25 | 25 | 25 | |
| Drying area | 1 | 1 | 1 | @ | 50 = | 50 | 50 | 50 | |
| Fume hood | 1 | 1 | 1 | @ | 30 = | 30 | 30 | 30 | |
| Super glue/dusting station | 1 | 1 | 1 | @ | 50 = | 50 | 50 | 50 | |
| Evidence storage | 1 | 2 | 4 | @ | 250 = | 250 | 500 | 1,000 | |
| Narcotics storage | 0.5 | 1 | 1 | @ | 120 = | 60 | 120 | 120 | |
| Firearms storage | 0.5 | 1 | 1 | @ | 50 = | 25 | 50 | 50 | |
| Police Evidence Support Subtotal (NSF) | | | | | | 730 | 1,090 | 1,590 | |
| Police Department Building Total (NSF) | | | | | | 3,730 | 9,001 | 10,946 | |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 | |
| Police Department Building Grand Total (GSF) | | | | | | 5,035 | 12,151 | 14,777 | |

Administrative & Police Department | Common Areas

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | | | |
|---|------------------------------|------------------|------------------|---|-------------------------|---------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,200 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| Council and Public Areas | | | | | | | | | |
| Lobby w/directory & small exhibit space | 1 | 2 | 2 | @ | 250 = | 250 | 500 | 500 | |
| Council chambers w/seating | 1 | 1 | 1 | @ | 1200 = | 1,200 | 2,200 | 2,200 | |
| Council break-out room / Jury Room | 0.66 | 1 | 1 | @ | 325 = | 215 | 325 | 325 | |
| Community Room / EOC | 0 | 1 | 1 | @ | 675 = | - | 675 | 675 | |
| Councilmember work room | 1 | 1 | 1 | @ | 100 = | 100 | 100 | 100 | |
| Chambers storage/AV support room | 0 | 1 | 1 | @ | 200 = | - | 200 | 200 | |
| Public restroom (M and F) near lobby | 1 | 2 | 2 | @ | 100 = | 100 | 200 | 200 | |
| Council & Public Areas Subtotal (NSF) | | | | | | 1,865 | 4,200 | 4,200 | |
| Departmental Support | | | | | | | | | |
| Small meeting area (nook) (1-5 people) | 1 | 2 | 4 | @ | 40 = | 40 | 80 | 160 | |
| Medium meeting area (6-10 people) | 1 | 2 | 2 | @ | 216 = | 216 | 432 | 432 | |
| Large Capacity (16-20 people) | 0 | 1 | 1 | @ | 453 = | - | 453 | 453 | |
| Admin supply storage | 1 | 2 | 4 | @ | 50 = | 50 | 100 | 200 | |
| Centralized archival storage (w/o police) | 1 | 1.5 | 2 | @ | 600 = | 600 | 900 | 1,200 | |
| Lunch room | 2 | 3 | 3 | @ | 100 = | 200 | 300 | 300 | |
| Coffee nook | 1 | 1 | 2 | @ | 60 = | 60 | 60 | 120 | |
| Common Departmental Support Subtotal (NSF) | | | | | | 1,166 | 2,325 | 2,865 | |
| Building Support (Restrooms, Janitorial, etc.) | | | | | | | | | |
| Building Support Subtotal (NSF) | | | | | | 1,080 | 1,445 | 1,690 | |
| Common Areas Total (NSF) | | | | | | 4,111 | 7,970 | 8,755 | |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 | |
| Common Areas Grand Total (GSF) | | | | | | 5,549 | 10,760 | 11,819 | |

Administrative & Police Department | Parking and Outdoor Storage

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | | |
|--|------------------------------|------------------|------------------|---|----------------|-------------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,200 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| City Hall Parking | | | | | | | | | |
| Planning - vehicles | 1 | 2 | 3 | @ | 250 = | 250 | 500 | 750 | |
| City - vehicles | 2 | 3 | 3 | @ | 250 = | 500 | 750 | 750 | |
| Engineering - vehicles | 2 | 4 | 5 | @ | 250 = | 500 | 1,000 | 1,250 | |
| General staff | 19 | 42 | 55 | @ | 250 = | 4,286 | 9,338 | 12,375 | |
| Visitor spaces | 10 | 15 | 20 | @ | 250 = | 2,500 | 3,750 | 5,000 | |
| City Hall Parking Subtotal (NSF) | | | | | | 8,036 | 15,338 | 20,125 | |
| Net-to-Gross Factor (20%) | | | | | | 1.20 | 1.20 | 1.20 | |
| City Hall Parking Total (GSF) | | | | | | 9,644 | 18,405 | 24,150 | |
| Police Parking | | | | | | | | | |
| Chief's vehicle | 1 | 1 | 1 | @ | 250 = | 250 | 250 | 250 | |
| Detective vehicles | 0 | 2 | 3 | @ | 250 = | - | 500 | 750 | |
| Patrol cars | 4 | 8 | 25 | @ | 250 = | 1,000 | 2,000 | 6,250 | |
| General staff | 5 | 12 | 7 | @ | 250 = | 1,125 | 2,700 | 1,575 | |
| Unmarked Vehicles | 1 | 2 | 2 | @ | 250 = | 250 | 500 | 500 | |
| Visitor spaces | 2 | 4 | 6 | @ | 250 = | 500 | 1,000 | 1,500 | |
| Police Parking Subtotal (NSF) | 13 | 29 | 44 | | | 3,125 | 6,950 | 10,825 | |
| Net-to-Gross Factor (20%) | | | | | | 1.20 | 1.20 | 1.20 | |
| Police Parking Total (GSF) | | | | | | 3,750 | 8,340 | 12,990 | |
| Police Outdoor Storage | | | | | | | | | |
| Large Property Storage | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Large Boat & Trailer | 1 | 1 | 1 | @ | 480 = | 480 | 480 | 480 | |
| Small Boat & Trailer | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Vehicle bays - enclosed | 1 | 2 | 4 | @ | 250 = | 250 | 500 | 1,000 | |
| Vehicle stalls - yard | 1 | 3 | 5 | @ | 250 = | 250 | 750 | 1,250 | |
| Police Outdoor Subtotal (NSF) | 13 | 29 | 44 | | | 1,580 | 2,330 | 3,330 | |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 | |
| Police Outdoor Total (GSF) | | | | | | 2,133 | 3,146 | 4,496 | |
| Administrative & Police Parking & Outdoor Storage Grand Total (GSF) | | | | | | 15,527 | 29,891 | 41,636 | |

Public Works | Indoor Spaces

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | | |
|--|------------------------------|------------------|------------------|----------------|-------------------------|------------------|------------------|--------------|
| | Existing Population | 11,700 Residents | 19,200 Residents | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| PW Offices | | | | | | | | |
| Utility Supervisor | 1 | 1 | 1 | @ | 100 = | 100 | 100 | 100 |
| Utility Worker | 1 | 0 | 0 | @ | 0 = | - | - | - |
| Public Utility Operator | 1 | 0 | 0 | @ | 100 = | 80 | - | - |
| Crew Leader - Water (Superintendent) | 0 | 1 | 1 | @ | 100 = | - | 100 | 100 |
| Crew Leader - Sewer (Superintendent) | 0 | 1 | 1 | @ | 100 = | - | 100 | 100 |
| Crew Leader - Streets & Storm (Super.) | 0 | 1 | 1 | @ | 100 = | - | 100 | 100 |
| Crew Leader - Parks | 0 | 1 | 1 | @ | 80 = | - | 80 | 80 |
| Maintenance Workers | 0 | 11 | 22 | @ | 0 = | - | - | - |
| Maintenance Worker - Parks | 0 | 1 | 1 | @ | 0 = | - | - | - |
| Seasonal Field Worker I | 1 | 1 | 1 | @ | 0 = | - | - | - |
| Seasonal Field Worker II | 0 | 1 | 1 | @ | 0 = | - | - | - |
| Shared cubicles for Workers Above | | | | @ | 64 = | 64 | 224 | 400 |
| Receptionist/Clerical worker | 0 | 1 | 1 | @ | 64 = | - | 64 | 64 |
| Meter Reader | 0 | 1 | 2 | @ | 64 = | - | 64 | 45 |
| Mechanic | 0 | 1 | 1 | @ | 64 = | - | 64 | 64 |
| Maintenance Worker-Facilities | 0 | 1 | 1 | @ | 64 = | - | 64 | 64 |
| Public Works Offc. Subtotal (NSF) | 4 | 23 | 35 | | | 244 | 960 | 1,117 |

| | | | | | | | | |
|---|----|----|----|---|-------|------------|------------|------------|
| PW Common Equipment (Admin) | | | | | | | | |
| Customer counter | 1 | 1 | 1 | @ | 100 = | 100 | 100 | 100 |
| Photocopier - medium | 1 | 1 | 1 | @ | 40 = | 40 | 40 | 40 |
| Hanging files | 2 | 2 | 3 | @ | 18 = | 36 | 36 | 54 |
| Drafting table/work table | 1 | 1 | 1 | @ | 68 = | 68 | 68 | 68 |
| Bookcase | 10 | 20 | 40 | @ | 16 = | 160 | 160 | 320 |
| Recycle bin | 1 | 1 | 1 | @ | 12 = | 12 | 12 | 12 |
| Coffee station | 1 | 1 | 2 | @ | 60 = | 60 | 60 | 120 |
| PW Common Equipment Subtotal (NSF) | | | | | | 476 | 476 | 714 |

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | | |
|---|------------------------------|------------------|------------------|---|----------------|-------------------------|------------------|------------------|--|
| | Existing Population | 11,700 Residents | 19,200 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents | |
| PW Workroom/Lunchroom/Training | | | | | | | | | |
| Lunch room | 8 | 10 | 10 | @ | 20 = | 160 | 300 | 300 | |
| Training room/conference room | 0.5 | 1 | 1 | @ | 480 = | 240 | 480 | 480 | |
| Audio/visual storage | 1 | 1 | 1 | @ | 80 = | 80 | 80 | 80 | |
| Storage (tables/chairs) | 1 | 1 | 2 | @ | 60 = | 60 | 60 | 120 | |
| Crew locker room (M/F full-time) | 15 | 23 | 46 | @ | 15 = | 225 | 415 | 830 | |
| Crew locker room (M/F seasonal) | 8 | 8 | 12 | @ | 15 = | 120 | 150 | 225 | |
| Vending machines (each) | 2 | 2 | 4 | @ | 15 = | 30 | 30 | 60 | |
| Mud room/hazardous materials | 1 | 1 | 2 | @ | 80 = | 80 | 80 | 160 | |
| Washer/dryer area | 1 | 1 | 1 | @ | 50 = | 50 | 50 | 50 | |
| PW Workroom/Lunchroom Subtotal (NSF) | | | | | | 1,045 | 1,645 | 2,305 | |
| PW Shops | | | | | | | | | |
| Water work/storage area | 1 | 3 | 4 | @ | 1224 = | 1,224 | 3,672 | 4,896 | |
| Water secure tool storage | 1 | 1 | 1 | @ | 400 = | 400 | 400 | 400 | |
| Water workstations in shop | 2 | 3 | 6 | @ | 120 = | 240 | 360 | 720 | |
| Water/sewer telemetry | 1 | 1 | 1 | @ | 120 = | 120 | 120 | 120 | |
| Sewer work/storage area | 1 | 3 | 4 | @ | 1224 = | 1,224 | 3,672 | 4,896 | |
| Sewer secure tool storage | 1 | 1 | 1 | @ | 400 = | 400 | 400 | 400 | |
| Sewer workstations (in shop) | 3 | 6 | 6 | @ | 120 = | 360 | 720 | 720 | |
| Street/storm work/storage area | 1 | 1 | 1 | @ | 1224 = | 1,224 | 1,224 | 1,224 | |
| Street/storm secure tool storage | 1 | 2 | 2 | @ | 400 = | 400 | 800 | 800 | |
| Street/storm workstations (in shop) | 1 | 1 | 2 | @ | 120 = | 120 | 120 | 240 | |
| Meter work/storage area | 0.5 | 1 | 1 | @ | 550 = | 275 | 550 | 550 | |
| Meter/reader test room | 1 | 1 | 1 | @ | 400 = | 400 | 400 | 400 | |
| Sign shop work area | 1 | 1 | 1 | @ | 550 = | 550 | 550 | 550 | |
| Electric work/storage area | 1 | 1 | 1 | @ | 550 = | 550 | 550 | 550 | |
| Carpentry/welding shop | 1 | 1 | 1 | @ | 550 = | 550 | 550 | 550 | |
| Custodial functions | 0.5 | 1 | 1 | @ | 550 = | 275 | 550 | 550 | |
| Hazardous materials | 0.5 | 1 | 1 | @ | 160 = | 80 | 160 | 160 | |
| Flammables | 0.5 | 1 | 1 | @ | 160 = | 80 | 160 | 160 | |
| PW Enclosed Shops Subtotal (NSF) | | | | | | 8,472 | 14,958 | 17,886 | |

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | |
|---|------------------------------|------------------|------------------|----------------|-------------------------|------------------|------------------|
| | Existing Population | 11,700 Residents | 19,200 Residents | Standard (NSF) | Existing Population | 11,700 Residents | 19,200 Residents |
| PW Garage (Heated) | | | | | | | |
| Mechanic office | 0.5 | 1 | 1 | @ 100 = | 50 | 100 | 100 |
| Auto parts | 0.5 | 1 | 1 | @ 240 = | 120 | 240 | 240 |
| Vehicle maintenance bays | 1 | 3 | 3 | @ 420 = | 420 | 1,260 | 1,260 |
| Vehicle maintenance bays (w/welding) | 1 | 1 | 1 | @ 420 = | 420 | 420 | 420 |
| Truck maintenance bay (2 ton hoist) | 1 | 1 | 1 | @ 420 = | 420 | 420 | 420 |
| Truck maintenance bay (pit work area) | 1 | 1 | 1 | @ 420 = | 420 | 420 | 420 |
| Water - vactor trucks | 1 | 1 | 1 | @ 350 = | 350 | 350 | 350 |
| Water - spray rig-pesticide | 1 | 1 | 1 | @ 300 = | 300 | 300 | 300 |
| Street - pothole patch | 1 | 1 | 1 | @ 300 = | 300 | 300 | 300 |
| Street - sweeper | 0 | 1 | 1 | @ 350 = | - | 350 | 350 |
| Street - snow plow/sander | 0 | 1 | 1 | @ 300 = | - | 300 | 300 |
| PW Enclosed Garage Subtotal (NSF) | | | | | 2,800 | 4,460 | 4,460 |
| Public Works Indoor Space Subtotal (NSF) | | | | | 13,037 | 22,499 | 26,482 |
| Net-to-Gross Factor (20%) | | | | | 1.20 | 1.20 | 1.20 |
| Public Works Indoor Grand Total (GSF) | | | | | 15,644 | 26,999 | 31,778 |

Public Works | Covered Equipment & Material Storage (Non-heated)

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | | | |
|---|------------------------------|------------------|------------------|----------------|-------------------------|------------------|------------------|---------------|--|
| | Existing Population | 11,700 Residents | 19,000 Residents | Standard (NSF) | Existing Population | 11,700 Residents | 19,000 Residents | | |
| PW Equipment | | | | | | | | | |
| Emergency operations | 1 | 1 | 1 | @ | 576 = | 576 | 576 | 576 | |
| Misc. signs/equipment | 0.5 | 1 | 1 | @ | 600 = | 300 | 600 | 600 | |
| Sewer - generators | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Water - service box truck | 2 | 3 | 4 | @ | 250 = | 500 | 750 | 1,000 | |
| Water - flatbed truck | 1 | 2 | 4 | @ | 250 = | 250 | 500 | 1,000 | |
| Water - loader backhoe | 1 | 2 | 2 | @ | 200 = | 200 | 400 | 400 | |
| Water - pickups | 3 | 10 | 12 | @ | 250 = | 750 | 2,500 | 3,000 | |
| Water - dump trucks | 1 | 2 | 2 | @ | 300 = | 300 | 600 | 600 | |
| Water - misc trailers | 1 | 2 | 2 | @ | 200 = | 200 | 400 | 400 | |
| Sewer - generators | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Sewer - dump trucks | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Sewer - backhoe | 1 | 1 | 1 | @ | 250 = | 250 | 250 | 250 | |
| Sewer - pickups | 1 | 2 | 2 | @ | 250 = | 250 | 500 | 500 | |
| Street - slope mower | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Street - bucket truck | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Street - hydraulic sander | 1 | 2 | 2 | @ | 350 = | 350 | 700 | 700 | |
| Street - tractor | 1 | 2 | 2 | @ | 300 = | 300 | 600 | 600 | |
| Street - CC10 roller | 1 | 1 | 1 | @ | 200 = | 200 | 200 | 200 | |
| Street - chipper | 1 | 1 | 1 | @ | 200 = | 200 | 200 | 200 | |
| Street - backhoe | 1 | 1 | 2 | @ | 200 = | 200 | 200 | 400 | |
| Street - dump truck | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Street - flatbed oil distributor | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Street - huber grader | 0 | 1 | 1 | @ | 350 = | - | 350 | 350 | |
| Street - mini-grader | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 | |
| Street - LED message board | 1 | 1 | 1 | @ | 200 = | 200 | 200 | 200 | |
| Street - pickups | 0 | 1 | 2 | @ | 250 = | - | 250 | 500 | |
| Street - drive under sand beds | 0 | 1 | 1 | @ | 350 = | - | 350 | 350 | |
| Fleet - vehicles to be maintained | 2 | 4 | 5 | @ | 250 = | 500 | 1,000 | 1,250 | |
| Equipment Rental - vehicles | 3 | 4 | 5 | @ | 250 = | 750 | 1,000 | 1,250 | |
| Covered Equipment Storage Subtotal (NSF) | | | | | | 8,676 | 14,526 | 16,726 | |

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | | |
|---|------------------------------|------------------|------------------|----------------|---------------------|-------------------------|------------------|--|--|
| | Existing Population | 11,700 Residents | 19,000 Residents | Standard (NSF) | Existing Population | 11,700 Residents | 19,000 Residents | | |
| PW Covered Materials | | | | | | | | | |
| Sand | 0.25 | 1 | 2 | @ 2,000 = | 500 | 1,000 | 2,000 | | |
| Cold mix | 1 | 1 | 1 | @ 200 = | 200 | 200 | 200 | | |
| Bark | 1 | 1 | 1 | @ 200 = | 200 | 200 | 200 | | |
| Top soil | 1 | 1 | 1 | @ 200 = | 200 | 200 | 200 | | |
| Debris - recyclable storage | 0.5 | 1 | 1 | @ 400 = | 200 | 400 | 400 | | |
| Water pipe pvc | 0.5 | 1 | 1 | @ 400 = | 200 | 400 | 400 | | |
| Water valve storage | 0.5 | 1 | 1 | @ 400 = | 200 | 400 | 400 | | |
| Sewer pipe | | 1 | 1 | @ - = | - | - | - | | |
| HDPE/PVC pipe (4-16 inch) | 0.5 | 1 | 1 | @ 300 = | 150 | 300 | 300 | | |
| PW Covered Materials Subtotal (NSF) | | | | | 1,850 | 3,100 | 4,100 | | |
| PW Covered Equipment & Materials Storage Total (NSF) | | | | | 10,526 | 17,626 | 20,826 | | |
| Net-to-Gross Factor (35%) | | | | | 1.35 | 1.35 | 1.35 | | |
| PW Covered Equipment & Materials Storage Total (GSF) | | | | | 14,210 | 23,795 | 28,115 | | |

Public Works | Outdoor Uncovered Storage

| | Space/Use Required to Serve: | | | | | Area Required to Serve: | | |
|---|------------------------------|------------------|------------------|---|----------------|-------------------------|------------------|------------------|
| | Existing Population | 11,700 Residents | 19,000 Residents | | Standard (NSF) | Existing Population | 11,700 Residents | 19,000 Residents |
| PW Uncovered Materials | | | | | | | | |
| Gravel | 0.25 | 0.5 | 1 | @ | 700 = | 175 | 175 | 700 |
| Rock | 0.5 | 1 | 1 | @ | 200 = | 100 | 200 | 200 |
| Rip rap | 0.5 | 1 | 1 | @ | 200 = | 100 | 200 | 200 |
| Culvert | 0.5 | 1 | 1 | @ | 200 = | 100 | 200 | 200 |
| Guard rails | 0.5 | 1 | 1 | @ | 200 = | 100 | 200 | 200 |
| Debris | 0.5 | 1 | 1 | @ | 1000 = | 500 | 500 | 1,000 |
| Chip seal | 0.25 | 0.5 | 1 | @ | 2500 = | 625 | 625 | 2,500 |
| Water manhole storage | 0.5 | 1 | 1 | @ | 400 = | 200 | 400 | 400 |
| Street/storm manhole, misc. | 0.5 | 1 | 1 | @ | 400 = | 200 | 400 | 400 |
| PW Uncovered Materials Subtotal (NSF) | | | | | | 2,100 | 2,900 | 5,800 |
| PW Yard Area | | | | | | | | |
| Vehicle clean-out/pre-wash | 0.5 | 1 | 1 | @ | 840 = | 420 | 840 | 840 |
| Vehicle wash rack | 1 | 1 | 1 | @ | 840 = | 840 | 840 | 840 |
| 1000 gallon diesel fuel tank | 1 | 1 | 1 | @ | 75 = | 75 | 75 | 75 |
| Drive-through fueling station | 1 | 1 | 1 | @ | 600 = | 600 | 600 | 600 |
| Sewer dump bin | 0.5 | 1 | 1 | @ | 1600 = | 800 | 1,600 | 1,600 |
| Street sweepage bin | 0.5 | 1 | 1 | @ | 1600 = | 800 | 1,600 | 1,600 |
| Dewatering/decanting | 1 | 1 | 1 | @ | 300 = | 300 | 300 | 300 |
| Loading ramp - sander | 1 | 1 | 1 | @ | 480 = | 480 | 480 | 480 |
| Dumpster - Waste pickup | 1 | 1 | 12 | @ | 300 = | 300 | 300 | 3,600 |
| PW Yard Area Subtotal (NSF) | | | | | | 4,615 | 6,635 | 9,935 |
| Public Works Outdoor Uncovered Storage Total (NSF) | | | | | | 6,715 | 9,535 | 15,735 |
| Net-to-Gross Factor (35%) | | | | | | 1.35 | 1.35 | 1.35 |
| Public Works Outdoor Uncovered Storage Area Subtotal (GSF) | | | | | | 9,065 | 12,872 | 21,242 |

Public Works | Parking

| | Space/Use Required to Serve: | | | | Area Required to Serve: | | |
|--|------------------------------|------------------|------------------|----------------|-------------------------|------------------|------------------|
| | Existing Population | 11,700 Residents | 19,000 Residents | Standard (NSF) | Existing Population | 11,700 Residents | 19,000 Residents |
| Public Works - vehicles | 2 | 3 | 3 | @ 250 = | 500 | 750 | 750 |
| General staff | 4 | 23 | 35 | @ 250 = | 900 | 5,175 | 7,875 |
| Visitor spaces | 2 | 4 | 6 | @ 250 = | 500 | 1,000 | 1,500 |
| Public Works Parking Subtotal (NSF) | | | | | 1,900 | 6,925 | 10,125 |
| Net-to-Gross Factor (20%) | | | | | 1.20 | 1.20 | 1.20 |
| Public Works Parking Total (GSF) | | | | | 2,280 | 8,310 | 12,150 |

Public Works Site Area + Landscape Buffers

| | Area Required | | |
|---|---------------------|------------------|------------------|
| | Existing Population | 11,700 Residents | 19,000 Residents |
| Public Works Site Area Total (GSF) | 41,200 | 71,976 | 93,286 |
| Landscape Buffers (35%) | 1.35 | 1.35 | 1.35 |
| Public Works Site Area Grand Total (GSF) | 55,619 | 97,168 | 125,935 |

Appendix D: Cost Estimates

Construction Costs to Serve 19,200 Residents

| | | Unit | Unit Cost | Sub Total |
|---|--------|------|--------------|--------------|
| City Hall | 16,602 | SF | \$ 275 | \$ 4,565,550 |
| Court/Council/Lobby | 5,670 | SF | \$ 400 | \$ 2,268,000 |
| Police Department | 14,777 | SF | \$ 350 | \$ 5,171,950 |
| Site Development - City Hall | 2.04 | AC | \$ 608,600 | \$ 1,241,544 |
| Public Works Shops Building | 31,778 | SF | \$ 284 | \$ 9,035,121 |
| Covered Equipment Storage- Open/Unheated | 22,580 | SF | \$ 78 | \$ 1,756,724 |
| Covered Materials Storage - Open/Unheated | 5,535 | SF | \$ 86 | \$ 473,741 |
| Site Development - Public Works | 2.89 | AC | \$ 822,000 | \$ 2,375,580 |
| Vehicle Fueling and Wash Station | 6,300 | SF | \$ 262 | \$ 1,648,647 |
| Sustainability/Green Premium (LEED Gold) | 2.5 | PCt | \$28,536,857 | \$ 713,421 |
| Ground Source Heat Exchange | 1 | LS | \$ 750,000 | \$ 750,000 |
| Vehicle Charging Stations | 10 | EA | \$ 8,750 | \$ 87,500 |

TOTAL CONSTRUCTION COST (Jan 2014 COST)

\$ 30,087,778

Estimate is based on Design/Bid/Build Contract Procurement

EXCLUSIONS:

| | |
|--|--------------------------------------|
| Washington State Sales Tax | Wetlands Development/Mitigation |
| Architect/Engineer Fees | Site Acquisition |
| Construction Contingency (Owners Portion) | Aparatus/Vehicles |
| Testing & Inspection | Legal |
| Permits | Builders Risk Insurance |
| 1% for Art | Moving/Relocation Costs |
| Firing Range Props/Targets/Equipment | Off-Site Work (Streets/Signalizaton) |
| Toxic Soil/Hazardous Materials Removal | Escalation |
| Construction Management/Administration/Pre-Construction Services | |
| GC/CM Contract Premiums (Add Approximately 10%) | |

Project Cost Summary to Serve 19,200 Residents

| | |
|---------------------------|-----------|
| City Hall/Police/Courts | 37,049 SF |
| Public Works | 31,778 SF |
| Covered Equip/Mat Storage | 28,115 SF |
| Site (Combined rounded) | 5 ACRE |

Land Acquisition

| | | | |
|-----------------------------|------|-----------|------------------|
| City Hall Land (rounded) | 2 AC | \$ | 1,000,000 |
| Public Works Land (rounded) | 3 AC | \$ | 150,000 |
| Total Land Cost | | \$ | 1,150,000 |

Government Facilities Plan - Construction Cost (Jan. 2014) \$ 30,087,778

| | | | |
|--|--------|-----------|-------------------|
| Washington State Sales Tax | 8.60% | \$ | 2,587,549 |
| Architect/Engineer Fees | 12.00% | \$ | 3,610,533 |
| Owner Consultants (Geotech, Survey, Due Diligence) | 3.00% | \$ | 902,633 |
| Construction Contingency + WSST | 10.00% | \$ | 3,267,533 |
| Testing & Inspection | 1.50% | \$ | 451,317 |
| Permits | 1.00% | \$ | 300,878 |
| 1% for Art | 1.00% | \$ | 300,878 |
| Construction Management/Administration | 4.00% | \$ | 1,203,511 |
| Legal | 0.50% | \$ | 150,439 |
| Builders Risk Insurance | 0.75% | \$ | 225,658 |
| Moving/Relocation Costs | | \$ | 50,000 |
| Furnishings & Equipment (68571 sf x 15.00 + WSST) | 4.00% | \$ | 1,203,511 |
| Shops/Vehicle/Warehouse Equip Allowance | | \$ | 2,058,000 |
| Technology Cabling and Equipment | 0.50% | \$ | 150,439 |
| Soft Cost Contingency | 3.00% | \$ | 493,886 |
| Total Soft Costs | | \$ | 16,956,765 |

Total Project Cost (Jan. 2014) \$ 48,194,543

Estimate is based on Design/Bid/Build Contract Procurement

EXCLUSIONS:

| | |
|--|---|
| Firing Range Props/Targets/Equipment | Mine Hazard Premiums |
| Toxic Soil/Hazardous Materials Removal | Aparatus/Vehicles |
| Alternative Contracting Premiums | Off-Site Work (Streets/Signalization/Sidewalks) |
| Wetlands Development/Mitigation | Financing Costs |
| Escalation | |

Construction Costs to Serve 11,700 Residents

| | | Unit | Unit Cost | Sub Total |
|--|--------|------|--------------|----------------------|
| City Hall | 14,260 | SF | \$ 275 | \$ 3,921,500 |
| Court/Council/Lobby | 5,670 | SF | \$ 400 | \$ 2,268,000 |
| Police Department | 12,151 | SF | \$ 350 | \$ 4,252,850 |
| Site Development - City Hall | 2.04 | AC | \$ 608,600 | \$ 1,241,544 |
| Public Works Shops Building | 26,999 | SF | \$ 284 | \$ 7,676,356 |
| Covered Equipment Storage - Open/Unheated | 19,610 | SF | \$ 78 | \$ 1,525,658 |
| Covered Materials Storage - Open/Unheated | 4,185 | SF | \$ 86 | \$ 358,194 |
| Site Development - Public Works | 2.89 | AC | \$ 822,000 | \$ 2,375,580 |
| Vehicle Fueling and Wash Station | 6,300 | SF | \$ 262 | \$ 1,648,647 |
| Sustainability/Green Premium (LEED Gold) | 2.5 | PCt | \$25,268,329 | \$ 631,708 |
| Ground Source Heat Exchange | 1 | LS | \$ 750,000 | \$ 750,000 |
| Vehicle Charging Stations | 10 | EA | \$ 8,750 | \$ 87,500 |
| TOTAL CONSTRUCTION COST (Jan 2014 COST) | | | | \$ 26,737,537 |

Estimate is based on Design/Bid/Build Contract Procurement

EXCLUSIONS:

- | | |
|--|---------------------------------------|
| Washington State Sales Tax | Wetlands Development/Mitigation |
| Architect/Engineer Fees | Site Acquisition |
| Construction Contingency (Owners Portion) | Aparatus/Vehicles |
| Testing & Inspection | Legal |
| Permits | Builders Risk Insurance |
| 1% for Art | Moving/Relocation Costs |
| Firing Range Props/Targets/Equipment | Off-Site Work (Streets/Signalization) |
| Toxic Soil/Hazardous Materials Removal | Escalation |
| Construction Management/Administration/Pre-Construction Services | |
| GC/CM Contract Premiums (Add Approximately 10%) | |

Project Cost Summary to Serve 11,700 Residents

| | |
|---------------------------|-----------|
| City Hall/Police/Courts | 32,081 SF |
| Public Works | 26,999 SF |
| Covered Equip/Mat Storage | 23,795 SF |
| Site (Combined rounded) | 5 ACRE |

Land Acquisition

| | | | |
|--------------------------|------|-----------|------------------|
| City Hall Land (rounded) | 2 AC | \$ | 1,000,000 |
| Public Works (rounded) | 3 AC | \$ | 150,000 |
| Total Land Cost | | \$ | 1,150,000 |

Government Facilities Plan - Construction Cost (Jan. 2014) \$ 26,737,537

| | | | |
|--|--------|-----------|-------------------|
| Washington State Sales Tax | 8.60% | \$ | 2,299,428 |
| Architect/Engineer Fees | 12.00% | \$ | 3,208,504 |
| Owner Consultants (Geotech, Survey, Due Diligence) | 3.00% | \$ | 802,126 |
| Construction Contingency + WSST | 10.00% | \$ | 2,903,697 |
| Testing & Inspection | 1.50% | \$ | 401,063 |
| Permits | 1.00% | \$ | 267,375 |
| 1% for Art | 1.00% | \$ | 267,375 |
| Construction Management/Administration | 4.00% | \$ | 1,069,501 |
| Legal | 0.50% | \$ | 133,688 |
| Builders Risk Insurance | 0.75% | \$ | 200,532 |
| Moving/Relocation Costs | | \$ | 50,000 |
| Furnishings & Equipment (58932 sf x 15.00 + WSST) | 4.00% | \$ | 1,069,501 |
| Shops/Vehicle/Warehouse Equip Allowance | | \$ | 2,058,000 |
| Technology Cabling and Equipment | 0.50% | \$ | 133,688 |
| Soft Cost Contingency | 3.00% | \$ | 445,934 |
| Total Soft Costs | | \$ | 15,310,413 |

Total Project Cost (Jan. 2014) \$ 43,197,950

Estimate is based on Design/Bid/Build Contract Procurement

EXCLUSIONS:

| | |
|--|---|
| Firing Range Props/Targets/Equipment | Mine Hazard Premiums |
| Toxic Soil/Hazardous Materials Removal | Aparatus/Vehicles |
| Alternative Contracting Premiums | Off-Site Work (Streets/Signalization/Sidewalks) |
| Wetlands Development/Mitigation | Financing Costs |
| Escalation | |

City Hall/Police Station Construction Components

The cost methodology shown below differs from that shown on the previous pages but was performed as a check for the average hard cost of \$324.00 per square foot for the City Hall/Police Station facility. The calculations in this appendix provide further detail about the cost divisions that constitute a facility (e.g. HVAC, roofing, plumbing etc.). The estimated

construction cost of \$289.71 per square foot shown below rises to \$327.01 when design contingency and contractor's overhead and profit are added. Costs are derived using project and component costs from similar projects and are based on prevailing wage public projects

| ITEM | DESCRIPTION | QUANTITY UNIT | UNIT COST | TOTAL | \$/SF |
|------------|---|---------------|-----------------------|------------------|--------------|
| A10 | FOUNDATIONS | | | | |
| 01000 | PREMIUM SALLYPORT/THICKENED SLABS | 2,500 SF | 2.50 | 6,250 | |
| 03000 | SLAB ON GRADE/GRAVEL/VAPOR BARRIER | 21,715 SFA | 6.35 | 137,890 | |
| 03000 | STANDARD FOUNDATIONS | 21,715 SFA | 12.50 | 271,438 | |
| 03300 | ELEVATOR PIT | 1 LS | 12,500 | 12,500 | |
| A10 | FOUNDATIONS | | DIVISION TOTAL | 428,078 | 11.63 |
| B10 | SUPERSTRUCTURE | | | | |
| 05000 | STEEL FLOOR STRUCTURE/DECK/TOPPING | 15,078 SFA | 29.88 | 450,531 | |
| 05120 | OVERHANGS/COVERED AREA/CANOPIES | 5,500 SFA | 19.05 | 104,775 | |
| 05120 | STEEL ROOF STRUCTURE/BEAMS/OW JOISTS/DECK | 21,715 SFA | 19.05 | 413,671 | |
| B10 | SUPERSTRUCTURE | | DIVISION TOTAL | 968,976 | 26.34 |
| B20 | EXTERIOR CLOSURE | | | | |
| 07000 | EXTERIOR WALLS | 36,793 SFA | 28.06 | 1,032,412 | |
| 08000 | EXT DOORS/FRAME/Hardware/ENTRIES | 36,793 SFA | 1.15 | 42,312 | |
| 08000 | EXTERIOR OH DOORS | 2 EA | 5,500 | 11,000 | |
| 08500 | EXTERIOR WINDOWS | 36,793 SFA | 18.15 | 667,793 | |
| B20 | EXTERIOR CLOSURE | | DIVISION TOTAL | 1,753,516 | 47.66 |
| B30 | ROOFING | | | | |
| 07330 | SLOPED ROOFING/INSUL/SHEETMETAL | 27,215 SF | 18.50 | 503,478 | |
| B30 | ROOFING | | DIVISION TOTAL | 503,478 | 13.68 |
| C10 | INTERIOR CONSTRUCTION | | | | |
| 08000 | INTERIOR DOORS/FRAME/HARDWARE | 36,793 SFA | 5.50 | 202,362 | |
| 09250 | PARTITIONS - STANDARD OFFICES | 36,793 SFA | 12.50 | 459,913 | |
| 09250 | PREM POLICE INTERIORS | 3,800 SFA | 6.50 | 24,700 | |
| 09250 | PREM. COUNCIL/COURT | 5,670 SFA | 8.00 | 45,360 | |
| 10000 | FITTINGS/MISC SPECIALTIES-BASIC | 36,793 SFA | 3.50 | 128,776 | |
| 10000 | FITTINGS/MISC SPECIALTS - PREM POLICE | 3,800 SFA | 5.00 | 19,000 | |
| C10 | INTERIOR CONSTRUCTION | | DIVISION TOTAL | 880,110 | 23.92 |
| C20 | STAIRS | | | | |
| 05000 | STAIRS W/RAILS | 2 FLT | 12,500 | 25,000 | |
| C20 | STAIRS | | DIVISION TOTAL | 25,000 | 0.68 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL | \$/SF |
|------------|--------------------------------------|----------|------|--------------------------|-------------------|---------------|
| C30 | INTERIOR FINISHES | | | | | |
| 09000 | FLOOR FINISHES - PREM COURT/COUNCIL | 5,670 | SFA | 5.00 | 28,350 | |
| 09000 | FLOOR FINISHES-BASIC | 36,793 | SFA | 7.50 | 275,948 | |
| 09000 | WALL FINISHES - BASIC | 36,793 | SFA | 6.50 | 239,155 | |
| 09000 | WALL FINISHES - PREM. COURT/COUNCIL | 5,670 | SF | 5.50 | 31,185 | |
| 09000 | WALL FINISHES-PREM POLICE | 3,800 | SFA | 2.50 | 9,500 | |
| 09500 | CEILING FINISHES - BASIC | 36,793 | SFA | 5.25 | 193,163 | |
| 09500 | CEILING FINISHES- PREM COURT/COUNCIL | 5,670 | SFA | 5.50 | 31,185 | |
| C30 | INTERIOR FINISHES | | | DIVISION TOTAL | 808,485 | 21.97 |
| D10 | CONVEYING SYSTEMS | | | | | |
| 14000 | ELEVATOR 2-STOP | 1 | LS | 65,000 | 65,000 | |
| D10 | CONVEYING SYSTEMS | | | DIVISION TOTAL | 65,000 | 1.77 |
| D20 | PLUMBING | | | | | |
| 15000 | PLUMBING | 36,793 | SFA | 9.50 | 349,534 | |
| D20 | PLUMBING | | | DIVISION TOTAL | 349,534 | 9.50 |
| D30 | HVAC | | | | | |
| 15500 | HVAC | 36,793 | SFA | 42.00 | 1,545,306 | |
| D30 | HVAC | | | DIVISION TOTAL | 1,545,306 | 42.00 |
| D40 | FIRE PROTECTION | | | | | |
| 15000 | FIRE PROTECTION SYSTEM | 36,793 | SFA | 4.50 | 165,569 | |
| D40 | FIRE PROTECTION | | | DIVISION TOTAL | 165,569 | 4.50 |
| D50 | ELECTRICAL | | | | | |
| 16000 | ELECTRICAL | 36,793 | SFA | 35.00 | 1,287,755 | |
| D50 | ELECTRICAL | | | DIVISION TOTAL | 1,287,755 | 35.00 |
| E10 | EQUIPMENT | | | | | |
| 11000 | BUILDING EQUIPMENT/APPLIANCES | 36,793 | SFA | 1.50 | 55,190 | |
| E10 | EQUIPMENT | | | DIVISION TOTAL | 55,190 | 1.50 |
| E20 | FURNISHINGS | | | | | |
| 12000 | CASEWORK - PREM COURT/COUNCIL | 5,670 | SFA | 15.00 | 85,050 | |
| 12000 | CASEWORK - PREM POLICE | 3,800 | SFA | 2.50 | 9,500 | |
| 12000 | CASEWORK- BASIC | 36,793 | SFA | 3.50 | 128,776 | |
| E20 | FURNISHINGS | | | DIVISION TOTAL | 223,326 | 6.07 |
| F10 | SPECIAL CONSTRUCTION | | | | | |
| 01000 | PREMIUM FIRING RANGE CONSTRUCTION | 1 | LS | 900,000 | 900,000 | |
| | EXCLUDES PROPS | | | | | |
| F10 | SPECIAL CONSTRUCTION | | | DIVISION TOTAL | 900,000 | 24.46 |
| Z10 | GENERAL REQUIREMENTS | | | | | |
| 01000 | BUILDING AREA | 36,793 | SF | | | |
| 01000 | GENERAL CONDITIONS | 14 | MO | 50,000 | 700,000 | |
| Z10 | GENERAL REQUIREMENTS | | | DIVISION TOTAL | 700,000 | 19.03 |
| | | | | ESTIMATE SUBTOTAL | 10,659,321 | 289.71 |

Site Development Components

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL | \$/SF |
|------------|--|----------|------|--------------------------|------------------|-------|
| G10 | SITE PREPARATION | | | | | |
| 02000 | SITE AREA - OVERALL | 2 | AC | | | |
| 02000 | SITE CLEARING-FORESTRY BY OTHERS | 92,112 | SF | 0.10 | 9,211 | |
| 02200 | EARTHWORK/GRADING CUT & FILL | 8,870 | CY | 10.00 | 88,700 | |
| | ALLOW 2' BALANCED SITE | | | | | |
| 02220 | SITE MOBILIZATION | 1 | LS | 24,000 | 24,000 | |
| 02310 | FINE GRADING | 92,112 | SF | 0.07 | 6,448 | |
| 02370 | EROSION CONTROL | 1 | LS | 2,000 | 2,000 | |
| G10 | SITE PREPARATION | | | DIVISION TOTAL | 130,359 | |
| G20 | SITE IMPROVEMENTS | | | | | |
| 02740 | ASPHALT PARKING PAVING | 30,100 | SF | 4.75 | 142,975 | |
| | IMPERVIOUS | | | | | |
| 02750 | CONCRETE VEHICLE/YARD PAVEMENT | 19,896 | SF | 8.00 | 159,168 | |
| | IMPERVIOUS | | | | | |
| 02750 | UTILITY/DUMPSTER PADS | 2,000 | SF | 10.00 | 20,000 | |
| 02770 | CURBING/STRIPPING/SIGNAGE | 49,996 | SFA | 1.50 | 74,994 | |
| 02775 | CONCRETE SIDEWALK/PEDESTRIAN WALKWAYS | 7,500 | SF | 5.50 | 41,250 | |
| 02800 | MISC SITE IMPROVEMENTS/FURNISHINGS | 1 | LS | 15,000 | 15,000 | |
| 02820 | FENCING/GATES POLICE YARD | 1 | LS | 50,000 | 50,000 | |
| 02820 | FENCING/GATES/SCREEN WALL | 1 | LS | 35,000 | 35,000 | |
| 02900 | LANDSCAPE/IRRIGATION | 13,000 | SFA | 6.50 | 84,500 | |
| G20 | SITE IMPROVEMENTS | | | DIVISION TOTAL | 622,887 | |
| G30 | SITE CIVIL / MECHANICAL UTILITIES | | | | | |
| 02510 | WATER SYSTEM TO BLDG | 1 | LS | 35,000 | 35,000 | |
| 02530 | SANITARY PIPING TO BLDG | 1 | LS | 5,000 | 5,000 | |
| 02630 | STORM COLLECTION/WATER QUALITY | 79,211 | SFA | 1.75 | 138,619 | |
| | DETENTION BY OTHERS | | | | | |
| G30 | SITE CIVIL / MECHANICAL UTILITIES | | | DIVISION TOTAL | 178,619 | |
| G40 | SITE ELECTRICAL UTILITIES | | | | | |
| 16000 | EMERGENCY GENERATOR | 1 | LS | 95,000 | 95,000 | |
| 16000 | SITE ELECTRICAL/LIGHTING | 1 | LS | 35,000 | 35,000 | |
| G40 | SITE ELECTRICAL UTILITIES | | | DIVISION TOTAL | 130,000 | |
| | | | | ESTIMATE SUBTOTAL | 1,061,866 | |

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City of Black Diamond
Preview of
General Government Facilities
Mitigation Fee



March 26, 2014

Henderson,
Young &
Company

as a subconsultant to

MAKERS
architecture · planning · urban design

Preview of General Government Facilities Mitigation Fee

The City of Black Diamond could quadruple in population as a result of the development planned for The Villages MPD and Lawson Hills MPD (Master Planned Developments). The new population and businesses will need government services to be provided by an increase in City employees and government facilities.

The City and the developer of each MPD, BD Village Partners, LP and BD Lawson Partners, LP, signed development agreements that each include identical Sections 13.9 that address the need for general government facilities (City Hall, Municipal Court, Police and Public Works facilities).

Pursuant to both development agreements, Black Diamond commissioned the consultant team of MAKERS architecture and urban design, LLP, Henderson, Young & Company, and The Robinson Company to conduct a study and prepare a plan that identifies the government facilities needed to support Black Diamond citizens in the future. The plan calculates the size and estimates the cost to develop these government facilities.

A separate provision of Sections 13.9 of each development agreement calls for the preparation of a city-wide mitigation fee schedule pursuant to the *City of Black Diamond General Government Facilities Plan*. This paper is a preview of the proposed city-wide mitigation fee schedule.

A mitigation fee is a one-time payment by each unit of new residential development or square footage of new commercial development, to mitigate the impact of expected growth on government facilities. This fee will fund new development's share of building the facilities identified in the *City of Black Diamond General Government Facilities Plan*.

The proposed mitigation fee is estimated to be approximately \$5,800 per housing unit and \$2.80 per square foot of commercial space. The steps to calculate this fee are summarized in the following pages.

The final general government facilities mitigation fee will be described in detail in a separate nexus study that will be prepared after the adoption of the *City of Black Diamond General Government Facilities Plan*. The nexus study will replace this preview. The City can then adopt an ordinance establishing the city-wide mitigation fee schedule based on the nexus study.

1. What is a “mitigation fee”?

- **A one-time payment by each unit of new development...**
- **that the City uses to mitigate the impact of the new development on government facilities...**
- **by building additional facilities identified in the government facilities plan**

2. What is the impact of housing development?

| Housing | # of Units | Units |
|--------------------------|-------------------|----------------|
| Existing | 1,690 | dwelling units |
| Average Sq. Ft. per Unit | x 1,861 | sq. ft. |
| Total Existing Housing | <u>3,145,090</u> | sq. ft. |
| Future | 6,050 | dwelling units |
| Average Sq. Ft. per Unit | x 2,095 | sq. ft. |
| Total Future Housing | <u>12,674,750</u> | sq. ft. |
| Total All Housing | <u>15,819,840</u> | sq. ft. |

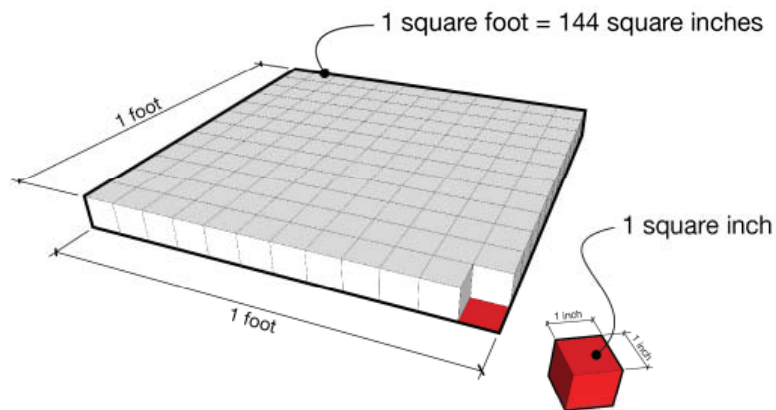
3. What is the impact of commercial development?

| Commercial | # of Units | Units |
|-------------------------|------------------|----------------|
| Existing | 232,463 | sq. ft. |
| Future | + 1,165,000 | sq. ft. |
| Total Commercial | 1,397,463 | sq. ft. |

4. What is the impact of all development?

| Type | # of Units | Units |
|--|-------------------|----------------|
| Total Housing | 15,819,840 | sq. ft. |
| Total Commercial | + 1,397,463 | sq. ft. |
| Total All Development | 17,217,303 | sq. ft. |
| Sq. Ft. of Government Facilities (per Plan) | ÷ 96,942 | sq. ft. |
| Ratio: Sq. Ft. of Gov Facilities per Sq. Ft. of Development | 0.00563 | sq. ft. |

**5. What is “0.00563 sq. ft.”?
= almost 1 square inch**



Every square foot of development needs
about 1 square inch of government facilities

**6. Why isn't the ratio based on new development,
and not existing?**

- **The new city hall and public works facility will serve both new and existing development**
- **Most of the cost of the city hall and public works facility will be paid by new development (will be shown in section 10 & 11)**

7. What is the size and cost of government facilities in the plan?

| Cost Component | Cost | Size | Cost per Sq. Ft. of Buildings |
|-------------------|--------------|-----------------|----------------------------------|
| City Hall Land | \$ 1,000,000 | 2.00 acres | |
| Public Works Land | 150,000 | 3.00 acres | |
| Construction | 30,087,778 | 96,942 sq. ft. | |
| Soft Costs | 16,956,765 | | |
| Total | \$48,194,543 | ÷ 96,942 sq. ft | = \$ 497.15 |

8. How much is the mitigation fee?

| | |
|---|-------------|
| Cost per Sq. Ft. of Government Facilities | \$ 497.15 |
| Ratio: Sq. Ft. of Gov Facilities per Sq. Ft. of Development | x 0.00563 |
| Mitigation Fee per Sq. Ft. of Future Development | \$ 2.80 |
| | |
| Average Sq. Ft. per New Dwelling Unit | x 2,095 |
| Mitigation Fee per New Dwelling Unit | \$ 5,866.00 |

9. Compare mitigation fees

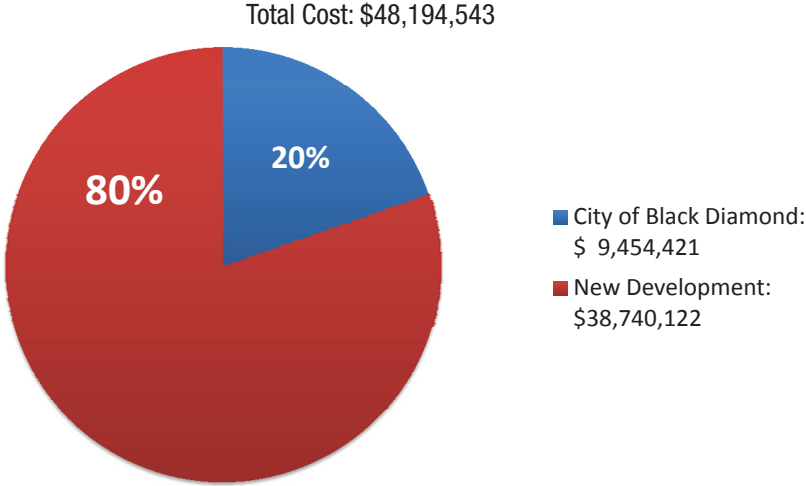
| Type of Future Development | Unit of Development | Proposed Mitigation Fee | Placeholder Fee From Dvpmnt Agreement |
|----------------------------|---------------------|-------------------------|---------------------------------------|
| Commercial | square foot | \$ 2.80 | \$ 1.50 |
| Residential | dwelling unit | \$ 5,866.00 | \$ 1,750.00 |

10. What is new development's share of the cost?

| Development | # of Sq. Ft. |
|-------------------------|-------------------|
| Total New Housing | 12,674,750 |
| Total New Commercial | + 1,165,000 |
| Total New Development | <u>13,839,750</u> |
| Total ALL Development | ÷ 17,217,303 |
| New Development's Share | <u>80.38%</u> |



11. How much is new development's share of the cost?



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Questions and Answers

About Black Diamond's General Government Facilities Plan

for City Council Meeting on April 3, 2014

The consultant team of MAKERS architecture and urban design, LLP, Henderson, Young & Company, and The Robinson Company (“consultants”) have conducted a study, commissioned by the City of Black Diamond, and following the study have prepared a plan that identifies the government facilities needed to support Black Diamond citizens in the future. The plan estimates the cost to develop these government facilities which we suggest be implemented as to BD Village Partners, LP and BD Lawson Partners, LP, pursuant to their two development agreements with the City of Black Diamond as set forth in Section 13.9 of Ordinances 11-970 and 11-971. The consultants presented the framework of the Plan to the City Council on February 27, 2014, and a draft Plan document to the City Council on March 6, 2014. The draft plan document was revised somewhat for purposes of the March 20, 2014 public hearing. The final plan will be presented to Council for adoption on April 3, 2014.

The consultant team has prepared this list of questions and answers to address issues that have arisen since the initial presentation of the plan framework on February 27th. It is intended to help the City Council and public understand the study conducted by the consultants and the resulting Plan.

1. Why is Black Diamond developing a government facilities plan?

Answer: The development proposed for the Villages MPD and Lawson Hills MPD would cause significant increases in housing and non-residential development in Black Diamond. At full build-out of both MPDs, it is estimated that Black Diamond's current population of 4,170 will grow to 19,213 (Government Facilities Plan, Appendix A, Table 1).

The development from both MPDs would receive public services that are provided by the City from City-owned facilities, including police, public works, parks, community development, municipal court, emergency management, economic development, natural resources, executive, legislative, administration, city clerk, finance, information services, legal, and central services.

The Development Agreements, Section 13.9, Ordinances 11-970 and 11-971, between Black Diamond and BD Village Partners, LP and BD Lawson Hills, LP specifies in Section 13.9 that “[t]he City shall commission a study regarding general government facilities based, at a minimum, on the Black Diamond Comprehensive Plan that are necessary for the city to conduct its municipal government (“General Government Facilities Plan”)....” (This question and answer are from #1 in the March 20th Q&A.)

2. What is the basis for the population and non-residential development growth forecast that was used to prepare the Plan?

Answer: Appendix A, Table 1 of the Government Facilities Plan presents the forecast growth of dwelling units, population, and square footage in Black Diamond. The data represents the build-out of all phases of the Villages MPD and Lawson Hills MPD, based on information provided to the City by YarrowBay. (This question and answer are from #2 in the March 20th Q&A.)

3. Does the population and non-residential development growth forecast include any development other than the MPDs?

Answer: No. Table 3-5 of the City's adopted Comprehensive Plan estimates Black Diamond's 2025 population will be 16,980 people living in 6,302 dwelling units. However, the combined total of Black Diamond's current development plus the development planned in the MPDs exceeds the Comprehensive Plan's future estimates and forecasts 19,213 people living in 7,740 dwelling units. The team selected the greater of the two population forecasts as the basis for the Government Facilities Plan because there is no adopted source document that quantifies other population and dwelling units that exceed the Comprehensive Plan. (This question and answer are from #3 in the March 20th Q&A.)

4. Why is the Government Facilities Plan city-wide?

Answer: The future government facilities will serve the entire city, not just the new development. The population and dwelling unit forecast is the city-wide total, regardless of where the development actually occurs. The location of development has no effect on the size of City Hall or the Public Works facility. (This question and answer are from #4 in the March 20th Q&A.)

5. What is the basis for the size of the proposed government facilities?

Answer: The size is based on projections of the number of staff that will be needed, functional requirements from staff interviews, facility tours, and comparable industry standard space allowances.

The number of employees that will be needed is based on the staffing of the Washington city that is most comparable today to what Black Diamond will be like when Black Diamond grows to approximately 19,000 population. The project team identified 23 cities and evaluated 24 factors of comparability and determined that the most comparable city is Bonney Lake. See Appendix A for more information.

Once Bonney Lake was identified as the most appropriate comparable city, its staffing levels served as the benchmark for the number of employees Black Diamond will need when the population is 19,000. Though City employee numbers are expected to increase from 33 to 126, staffing per capita is expected to decline, from eight employees per 1,000 population to approximately 6.5 employees per 1,000 population.

Finally, square footages were assigned to accommodate work stations, shared work areas, public zones, and storage needs. Allowances were also made to account for building circulation, mechanical spaces, and wall thicknesses to derive total square footage. See the Facility Program section and Appendix C for facility program details. (This question and answer are from #5 in the March 20th Q&A.)

6. Is the City Hall proposed to be approximately 95,000 square feet? Isn't that excessive?

Answer: This number sums what the City will need in three separate facilities: a City Hall/Police Station, a Public Works shop, and a Public Works storage building. The City Hall/Police Station is proposed to be approximately 37,000 square feet. See the Facilities Requirements and Gap Analysis table in the Facility Program for more information.

One metric typically used to compare facility size is square feet per person. A general planning standard for typical administrative uses is 250 square feet per person; however, typical office uses do not include operational spaces unique to City Halls/Police Stations like a Council chambers or evidence storage. Once these special spaces, which total approximately 14,000 square feet, are excluded, Black Diamond's proposed City Hall/Police Department meets the standard of approximately 250 square feet per person. (This question and answer are from #6 in the March 20th Q&A.)

7. What is the basis for the costs of the city hall and public works facilities?

Answer: The estimate of probable costs to build the government facilities is based on three considerations: land cost for the site to house the facilities; "hard" costs or the total cost to build the project; and "soft" costs, which include all other fees, reports, and services incurred while planning, designing, permitting, and constructing the facilities. See the Cost Estimates section and Appendix D for details and question 8 for more information about soft costs.

Though it is difficult to compare costs from one project to another because each project is developed under different conditions, the following hard cost comparisons for the City Hall/Police Station are provided as a point of reference. The hard cost for Black Diamond's City Hall/Police Station works out to approximately \$400 per square foot in 2014 dollars. By comparison, Mukilteo's City Hall was constructed for approximately \$357 per square foot in 2008 and Olympia's City Hall/Police Station was constructed for approximately \$400 per square foot in 2010. Inflating these numbers to 2014 would result in an approximate hard cost square foot range of between \$400 and \$445 per square foot. (This question and answer are from #7 in the March 20th Q&A.)

8. What is the basis for the soft costs? Why are the soft costs so high?

Answer: Soft costs include additional costs to the project not directly related to land purchase or hard construction cost. They are incurred during project planning, design, permitting, close-out, and occupancy. The estimate of probable soft costs reflects typical items and percentages used for public facilities and include: sales taxes; design fees; technical studies; permits; insurance; construction management; contingencies; and furniture, fixtures, and equipment allowances.

Though Black Diamond's soft costs estimates may seem high when compared to typical private development soft costs, they are usual and customary for municipal facilities. Some items included in a municipal project that may not be included in a privately developed project are: public art; construction management; special design consultants for program spaces such as police, courts, and public works; and envelope consultants. Additionally, privately developed projects may not include furnishings and equipment budgets required for occupancy if the private project is constructed for leasing. The detailed list of all 15 soft cost items and the basis for each of their costs is presented in Appendix D. (This question and answer are from #8 in the March 20th Q&A.)

9. Why doesn't the Plan use the general government facilities from the selected comparable city (Bonney Lake) as the basis for Black Diamond's general government facilities?

Answer: The comparable city of Bonney Lake was selected to help determine the number of employees Black Diamond will need when it reaches a population of 19,000. Bonney Lake's existing facilities are not used as models for the size, design, or cost of government facilities Black Diamond will need in the future because they were developed in response to different circumstances. Bonney Lake's city hall was designed and constructed as a speculative office building intended to temporarily house civic functions until a permanent city hall is built in the new town center. It does not include a police station, which is co-located with a fire station in a separate facility constructed in 1993. Bonney Lake's Public Works occupies a yard and former city hall constructed in 1972. The site's main office spaces are oversized while its shop, storage, and support areas are undersized, inefficiently scattered, and in poor condition. For example, some shop offices are in space previously used as a dog kennel and inappropriate for their current use. As a result, Bonney Lake has developed a program and design for a new public works yard, shop, and warehouse. This program as captured in the City of Bonney Lake Proposed Public Work Yard (September 2007, ARC Architects) and City of Bonney Lake Public Works Facilities Schematic Design (November 2009, ARC Architects) was used as a resource in developing Black Diamond's public works yard facility program. (This question and answer are in response to a subject referred to the consultant on or after March 20th.)

10. Why doesn't the Plan use the eight state-of-the-art facilities as the basis for Black Diamond's general government facilities?

The state-of-the-art facilities were toured to determine current best practices in building design and work flow. They were identified based on their relatively recent construction and their proximity to Black Diamond and each other. They were not used to determine staffing levels because these cities differ significantly in the population supported and municipal operational models anticipated in Black Diamond. They are not as comparable to Black Diamond's future as Bonney Lake. (This question and answer are in response to a subject referred to the consultant on or after March 20th.)

11. Why doesn't the Plan use the Comprehensive Plan's level of service or the City's current ratio of square feet per employee to calculate Black Diamond's square footage needs?

Answer: The Comprehensive Plan acknowledges that its level of service were "...intended as planning guidelines ..." (8.1.3) and that the City may "... develop a series of work plans ... revisiting and adjusting LOS standards to balance services with the ability to provide them." (8.1.2) The Comprehensive Plan also says "LOS measures should reflect local values. The values and needs of

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each community will differ, and this uniqueness should be reflected in the LOS standards that are adopted.”(8.1.3) And the Comprehensive Plan also states that its LOS standards for administrative buildings and services “... are listed here as a helpful management tool. The size of City facilities will be dictated by the number of employees needed to serve City residents” (8.3.3).

Using the Black Diamond's current ratio of square feet per employee would not provide all of the facilities needed as determined by the best practices methods employed to develop Black Diamond's General Government Facilities Plan. Black Diamond's facility program was developed considering department needs and employed space allowances derived from a variety of industry standards and MAKERS 30-years of experience programming facilities for government agencies. As mentioned in question 9, the Public Works program also considered the City of Bonney Lake Proposed Public Work Yard (September 2007, ARC Architects) and City of Bonney Lake Public Works Facilities Schematic Design (November 2009, ARC Architects). (This question and answer are in response to a subject referred to the consultant on or after March 20th.)