



City of Sandy

Agenda

City Council Meeting

Meeting Date: Tuesday, September 6, 2022

Meeting Time: 7:00 PM

Page

1. CITY COUNCIL EXECUTIVE SESSION - 6:00 PM

The City Council will meet in executive session pursuant to ORS 192.660(2)(h)

2. CITY COUNCIL REGULAR MEETING - 7:00 PM

This meeting will be conducted in a hybrid in-person / online format. The Council will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person

Come to Sandy City Hall (lower parking lot entrance).
39250 Pioneer Blvd., Sandy, OR 97055

To attend the meeting online via Zoom

Please use this link: <https://us02web.zoom.us/j/82628382171>
Or by phone: (253) 215-8782; Meeting ID: 82628382171

Please also note the public comment signup process below.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. CHANGES TO THE AGENDA

6. PUBLIC COMMENT

Please note: the opportunity to provide testimony on Parks SDCs will occur during the public hearing later in the agenda.

The Council welcomes your comments on other matters at this time.

If you are attending the meeting in-person

Please submit your comment signup form to the City Recorder before the regular meeting begins at 7:00 p.m. Forms are available on the table next to the Council Chambers door.

If you are attending the meeting via Zoom

Please complete the [online comment signup webform](#) by 3:00 p.m. on the day of the meeting.

The Mayor will call on each person when it is their turn to speak for up to three minutes.

7. RESPONSE TO PREVIOUS PUBLIC COMMENTS

8. CONSENT AGENDA

- 8.1. **City Council Minutes** 4 - 12
[City Council - 15 Aug 2022 - Minutes - Pdf](#)

9. RESOLUTIONS

- 9.1. **PUBLIC HEARING: Parks SDC and Fee-in-Lieu Update** 13 - 79
Methodology Update; Fee-in-Lieu Adjustment; SDC Adjustment
- Resolution 2022-21
 - Resolution 2022-22
 - Resolution 2022-23
- [Adoption of the Parks System Development Charges \(SDC\) and Fee-in-Lieu \(FIL\) updated methodology and rate increase - Pdf](#)
[Written Testimony - Home Builders Association](#)

10. NEW BUSINESS

- 10.1. **Transit: 5339 Federal Grant Agreement / Memorandum of Understanding with ODOT** 80 - 257
[5339 Grant Agreement and Memorandum of Understanding with Oregon Department of Transportation - Pdf](#)

11. REPORT FROM THE CITY MANAGER

12. COMMITTEE /COUNCIL REPORTS

13. STAFF UPDATES

13.1. [Monthly Reports](#)

14. ADJOURN



MINUTES
City Council Meeting
Monday, August 15, 2022 6:00 PM

COUNCIL PRESENT: Stan Pulliam, Mayor; Jeremy Pietzold, Council President; Laurie Smallwood, Councilor; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; and Don Hokanson, Councilor

COUNCIL ABSENT: (none)

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager; Rochelle Anderholm-Parsch, Parks and Recreation Director; Ernie Roberts, Police Chief; Shelley Denison, Associate Planner; Kelly O'Neill Jr., Development Services Director; Angie Welty, Human Resources Director; and Jenny Coker, Public Works Director

MEDIA PRESENT: Sandy Post

1. JOINT CITY COUNCIL / PLANNING COMMISSION WORK SESSION - 6:00 PM

1.1. Comprehensive Plan Update: Visioning Outreach

Staff Report - 0606

3J Consulting delivered a presentation to the Council on progress thus far on the Comprehensive Plan update project. Presentation slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Concern that the existing project scope does not include developing a new zoning map
 - Opportunities for staff to report back to the Council in the near future on plans for implementing the new Comprehensive Plan, including possible zone map changes and changes to the Development Code
 - Concerns regarding potential Measure 49 exposure
 - Whether an urban growth boundary expansion is anticipated in the near future

- Preliminary data regarding projections for commercial and industrial land needs
- Possible opportunities to retain options for larger single family homes
- Differences between Comprehensive Plan policies and Development Code implementation
- Questions about how to synthesize the large amount of Comprehensive Plan public input
- Efforts to preemptively engage difficult to reach groups
- Questions regarding how to differentiate between input from city residents and non-residents
- Whether current political or social trends could be found in the input received
- Approaches to reorganize the new Comprehensive Plan to make it more accessible and easier for the public to understand
- The importance of ensuring that the City Council takes a substantive and meaningful role in developing the Comprehensive Plan, rather than simply being asked to sign-off on the product at the end

2. CITY COUNCIL REGULAR MEETING - 7:00 PM

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda

6. Public Comment

6.1.

Jason Pruden: concern that branches near the Action Center are impeding the public right-of-way; concern about lack of trash cans in the Bi-Mart shopping center, and that the property owner may be unwilling to pay for trash service.

Dan Martin: concerns regarding homeless individuals near the Sandy Library using the area as a restroom; this has continued happening well after the Mountain Festival concluded; questions as to whether they are using nearby power outlets.

Amy and Tristan Hardesty: the National Night Out event hosted by D31 was a success, with a large turnout, many volunteers, and \$2,300 raised for the Shop with a Cop program.

9

Jason Dyami: concerns regarding the sidewalk project near Vista Loop Drive; vehicles are driving fast causing danger for pedestrians; construction is beginning too early in the morning. In addition, the adjacent housing development has damaged trees and the nearby watershed.

Lisa Hull: concerns regarding the Cedar Ridge Heights development work, which improperly removed a number of trees. The fine amount incurred by the developers was far too low. The City should enact measures to more effectively protect trees. The tree canopy will take generations to recover.

Bonnie Eichel: written comment presented at meeting; attached to the minutes.

Council Discussion Points

- Whether fines should be increased for code violations above \$1,000 per occurrence.
- Details regarding the steps taken by staff when these violations were discovered, including the stop work notice
- Staff considerations regarding ensuring that citations could be defensible if litigated
- Importance of ensuring accountability among developers
- Request for staff to develop options for code enforcement changes
- Advantages of holding start-up meetings with city staff, developers, and local neighbors when new developments begin, to ensure that everyone involved understands the expectations

[Written Public Comment](#)

7. **Response to Previous Public Comments**

8. **Consent Agenda**

8.1. **City Council Minutes** August 1, 2022

Moved by Richard Sheldon, seconded by Kathleen Walker

Adopt the meeting minutes.

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Richard Sheldon, Kathleen Walker, and Carl Exner

Abstained: Don Hokanson

8.2. **Special Service Contract Program - Midterm Report**

Staff Report - 0607

The Council discussed business resource center funding, in light of funding also granted by the State.

Moved by Richard Sheldon, seconded by Jeremy Pietzold

Accept the report.

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Richard Sheldon, Kathleen Walker, Carl Exner, and Don
Hokanson

9. **New Business**

9.1. **Comprehensive Plan Scope of Work Amendment**

Staff Report - 0602

The **Development Services Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Whether the City should participate in county-wide housing needs assessments in the future to lower costs
- The importance of knowing how many acres of each zoning type currently exist, and whether they are currently developed
- Impacts from House Bill 2001
- The importance of undertaking this task at this time
- Possibilities for budgeting for a portion of this work in the next biennium

Moved by Jeremy Pietzold, seconded by Carl Exner

Authorize the City Manager to amend the Comprehensive Plan update agreement with 3J Consulting to include a Housing Needs Analysis for a total amount of \$38,000."

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Richard Sheldon, Kathleen Walker, Carl Exner, and Don
Hokanson

9.2. **Contract Amendment No. 2: Wastewater Treatment Plant Engineering Services**

Staff Report - 0609

The **Public Works Director** summarized the staff report, which was included in the agenda packet.

The Council discussed the remaining amount of CWSRF funding, and City efforts to apply for additional funding.

Moved by Jeremy Pietzold, seconded by Carl Exner

Authorize the City Manager to execute a second amendment to the agreement with West Yost for additional wastewater treatment plant professional services, in the amount of \$339,741.

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Richard Sheldon, Kathleen Walker, Carl Exner, and Don
Hokanson

9.3. **Guaranteed Maximum Price Approval: Wastewater Collection System Rehab Basins 6 & 7**

Staff Report - 0608

The **Public Works Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- The status of the \$14.7 million ARPA grant and the funding sources used to pay for the different portions of collection system rehabilitation. Staff will report back with a funding summary.
- Note that the pipes being rehabilitated are the oldest in the city.

Moved by Carl Exner, seconded by Don Hokanson

Approve the Guaranteed Maximum Price from Oxbow Construction for Basins 6 and 7 rehabilitation in the amount of \$6,356,460.12, and authorize

the City Manager to enter into an agreement with Oxbow Construction for this work

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Richard Sheldon, Kathleen Walker, Carl Exner, and Don
Hokanson

9.4. **City Emergency Operations Plan Update**

Staff Report - 0604

The **Police Chief** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Whether having an updated plan allows the City to access more grant funding
- The role of the City Council in an emergency, including serving as community leaders and approving funding-related measures
- The role of the Mayor in an emergency
- Possible challenges related to key individuals being out of town in an emergency
- Lessons learned during the wildfire emergency in 2020
- The importance of maintaining radio contact with key personnel
- Possible shared roster opportunities with other area cities
- Possibilities for executing agreements with local contractors to use equipment on an emergency basis
- The importance of hiring a designated emergency manager
- Importance of emergency management training for staff and Council
- Whether issues not envisioned originally should be included in the plan, such as civil unrest and local militias
- Suggestions to address in the draft: listing SandyNet as critical infrastructure; ensuring infrastructure systems are intertwined; addressing roles of schools and churches; fixing typos in section 1.4.1; addressing evacuation route procedures and emergency shelter establishments
- Need for Council to tour the emergency operations center
- Need to clarify the role of the Mayor in declaring an emergency, and the process for designating an incident commander
- Whether regulatory procedures can be streamlined in an emergency
- Need for clarity on requesting state emergency declarations

- Possible inconsistencies in the plan regarding lines of succession and command structures

The consensus of the Council was that staff should make amendments to the draft plan and bring it back to the Council in the near future for further consideration.

10. Report from the City Manager

- Introduction of Josh Soper from Beery, Elsner, and Hammond
- Hoodview Disposal intends to pick up early this week due to heat
- Transit has received grant funding for two new electric buses
- Parks and Recreation events have been extremely successful and well attended
- Proposals are being sought for the grease interceptor program
- A program manager is being sought to help manage water and wastewater projects
- School resource officer negotiations are proceeding

11. Committee /Council Reports

Councilor Hokanson

(none)

Councilor Exner

- The City should reactivate the Arts Committee and the Tree Committee

Councilor Walker

- When new developments are being constructed, holding start-up meetings with city staff, developers, and local neighbors would be beneficial in ensuring that everyone involved understands the expectations
- The City should strengthen enforcement mechanisms and penalties to ensure that tree retention requirements are followed
- Concern regarding sufficient space at the Operations Center to accommodate Transit, Public Works, and SandyNet
- Praise for Parks and Recreation programming
- Note on the importance of ensuring the school resource officer program is paid for equitably vis a vis Sandy and the surrounding area

Councilor Sheldon

- Note that the reported compensation levels of school resource officers includes PERS and other overhead costs

Councilor Smallwood

- Agreement that the City should reactivate the Arts Committee
- Concern that it is unfair to require property owners to plant trees, and later require them to pay for sidewalk repairs caused by said trees

Council President Pietzold

- Hoot to Coast is upcoming
- Note on traffic signal concerns on Hwy 26
- Praise for progress on 362nd / Bell
- Inquiry on the expected completion date for the Vista Loop sidewalk project

Mayor Pulliam

- Praise for grant funding for new electric buses
- Praise for Parks and Recreation programming
- Notes on recent OMA conference
- Request for staff to look into measure Happy Valley is taking in response to the Governor's climate action rules
- Praise for the downtown flower baskets

12. Staff updates

12.1. [Monthly Reports](#)

13. Adjourn

14. CITY COUNCIL EXECUTIVE SESSION

The City Council met in executive session pursuant to ORS 192.660(2)(d) and (2)(h)

Mayor, Stan Pulliam

City Recorder, Jeff Aprati



I thought we were supposed to be "The city of trees"

As a resident of Vista Loop I'm terribly disappointed that a number of large native trees that were supposed to be protected were removed for a miniscule fine.

Whats the point of protection if any amount of money can override them.

Bonnie Eichel

41515 S.E. Vista Ln.

Sandy, Oregon 97055



Staff Report

Meeting Date: September 6, 2022

From Rochelle Anderholm-Parsch, Parks and Recreation Director
Adoption of the Parks System Development Charges (SDC) and

SUBJECT: Fee-in-Lieu (FIL) updated methodology and rate increase

DECISION TO BE MADE:

- Whether to adopt an updated methodology for Parks System Development Charges and Fee-in-Lieu.
- Whether to increase Parks System Development Charges and Fee-in-Lieu rates.

PURPOSE / OBJECTIVE:

There are three objectives for tonight's meeting.

1. There will be a public hearing on adoption of the updated Parks System Development Charges and Fee-in-Lieu of parkland methodology via Resolution 2022-21.
2. The Council will decide whether to adopt Resolution 2022-22 to raise the Fee-in-Lieu of parkland to the maximum allowable rates as defined in the updated methodology effective date September 7, 2022.
3. Based on previous feedback received from Council, staff will present four options and Council will discuss and decide whether to adopt Option A, B, C or D via Resolution 2022-23 to raise Parks System Development Charges.

BACKGROUND / CONTEXT:

Staff, along with FCS, have spent a considerable amount of time mindfully and strategically updating the SDC and FIL methodology. Since work commenced in September of 2021, it has been presented numerous times to the Parks Board and Council. Along the way, staff and the consultant have incorporated feedback into the various implementation options; including the addition of a reimbursement SDC.

Below is a table summarizing the defensible SDC and fee-in-lieu maximum allowable rates. To note, the SDC fee calculations include the incorporation of a reimbursement fee.

		SDC	Fee-in-Lieu	Total
Calculated Maximum Fee per Resident		\$ 11,478	\$ 5,911	\$ 17,389
Fee Schedule:	Residents per Dwelling Unit			
Single-family Dwelling Unit	2.73	\$ 31,333	\$ 16,135	\$ 47,468
Multi-family Dwelling Unit	2.02	23,231	11,963	\$ 35,195
Mobile home Dwelling Unit	2.20	25,237	12,996	\$ 38,234

Meeting Dates and Notifications:

- **September 2021**, contracted with ESA and FCS to commence the work to update the Parks SDC and FIL rates.
- **April 2022**, FCS completed the SDC and FIL analysis.
- [May 5, 2022](#), Parks and Trails Advisory Board meeting where the FCS Group provided the final results of the Parks SDC and Fee in Lieu methodology update.
- [June 6, 2022](#), City Council meeting. FCS presented the final results of the Parks SDC and Fee in Lieu methodology update.
- **June 8, 2022**, Notification. Pursuant to ORS 223.304, the city mailed letters to those who requested notification prior to adoption of the updated Parks SDC methodology.
- **July 6, 2022**, methodology published. The final draft methodology was published on the [City's website](#) for public review 60 days prior to the first hearing.
- [July 13, 2022](#), Parks and Trails Advisory Board reviewed 4 implementation plans and recommended their preferred approach to incrementally raise Parks SDC's, and the fee for fee-in-lieu of parkland dedication.
- [August 1, 2022](#), City Council work session where the Council reviewed the Parks Board recommendations and provided additional feedback and recommendations for staff to present during the Sept. 6, 2022 meeting.
- **Sept. 6, 2022**, Council meeting to hold a Public Hearing to adopt the updated SDC and FIL methodology, and whether to adopt rate increases to the FIL and SDC.

Prior to the Aug. 1, 2022 work session, the Parks Board met on July 13, 2022 to provide implementation recommendations for consideration by Council. As a reminder, the Parks Board's recommendations were as follows:

1. To raise the Parks System Development Charges from \$3,717 to \$7,435, thereafter, incrementally raise SDC's up to \$20,000 over a 5 year period. Recommendation includes an annual increase based on the ENR Construction Index. Thereafter, reevaluate parks SDC's every 5-years and adjust fees based on comparables as it is anticipated that other cities will be updating and increasing their SDC's.
2. To raise the payment in lieu of Parkland Dedication (FIL) to the calculated maximum allowable cost per resident / cost per acre.

On August 1, 2022 the Council convened for a work session to discuss implementation strategies to strategically raise Parks SDC's and the rate for FIL of parkland dedication.

During this work session, the Council evaluated the Parks Board's recommendations to raise Parks SDC's fees and the FIL of parkland dedication rate. The Council supported the FIL recommendation as presented by the Parks Board with no additional edits or requests made to staff.

Concurrently, Council analyzed the Parks Boards SDC's implementation recommendation. Council provided feedback and requested additional information. Based on the Council's comments, staff is providing additional information and a series of revised SDC implementation options.

Below is an overview of the additional information as requested by Council, as well as, a list of revised SDC implementation options.

Additional information requested by Council:

- Council requested that staff provide information regarding the percentage of SDC eligibility that projects in the Parks and Trails Master Plan qualify for. This information has been provided in the slide deck attached to this agenda packet.
- Council asked that staff return with the amount of lost SDC revenue as it relates to each option. This data has been provided to the relevant slides in the FCS presentation.

SDC Phase-in options for consideration based on Council feedback:

- **Option A: 5-Year Phase-In, start at \$7,453 increase to \$20,000**
 - Raise SDC's to \$7,453 which is the mid-point of comparable cities, and raise Parks SDC's annually to the amount of \$20,000.
 - Rates for multi-family and congregate multi-family will be raised proportionately
 - This was a Parks Board recommendation and Council reviewed this option on Aug. 1, 2022 and requested that staff provide additional supporting information listing the total monetary amount of delayed projects (lost SDC revenue) with this phase-in approach.
 - Effective Jan. 1, 2023

- **Option B: 11-Year Phase-In, start at \$8,000 increase to \$23,000**
 - Council requested that staff provide an option that started at a slightly higher rate, and a longer duration of time, than the Parks Board recommendation.
 - Rates for multi-family and congregate multi-family will be raised proportionately
 - Raise SDC's to \$8,000 and over a longer duration of time, 10 years as opposed to 5-year phase-in, and to reflect a slightly higher threshold of \$23,000 with a predictable annual increase of \$1,500.
 - Effective Jan. 1, 2023

- **Option C: 11-Year Phase-In, start at \$8,000 increase to \$25,000**
 - This option is an alternative to the Option B in that it incrementally increases the Parks SDC's \$1,700 annually which is a predictable annual increase and to a slightly higher threshold.
 - Rates for multi-family and congregate multi-family will be raised proportionately
 - Effective Jan. 1, 2023

- **Option D: 11-Year Phase-In, start at \$8,897.09 increase to \$25,000**
 - This option has the starting amount at \$8,897.09 because according to the updated methodology \$8,897.09 is the maximum allowable rate for the reimbursement SDC.
 - Rates for multi-family and congregate multi-family will be raised proportionately
 - This option is important to consider because in essence this option will realize the full allowable reimbursement SDC rate, permitting less restricted use of SDC's which can be reinvested into the full parks system, not just future development.
 - Effective date Jan. 1, 2023

To note, all options include an annual increase by applying the ENR Construction Cost Index. As governed by the Sandy Municipal Code (SMC) Section 15.28.040 (C), " In accordance with ORS 223.304(8)(b), the City Manager or designee may annually adjust the amounts of the City's system development charges by applying the ENR Construction Cost Index, Seattle, WA to account for changes in costs over an identified time period for materials, labor and real property. An adjustment to the City's system development charges under this subsection is not a modification to a system development charge methodology."

SDC implementation options were calculated using the following occupancy estimates as listed in the update SDC methodology.

- Single Family Resident: 2.73
- Multi-Family: 2.02
- Mobile Home: 2.20

KEY CONSIDERATIONS / ANALYSIS:

A SDC and FIL fee increase will supply a large portion of the means to implement the Parks and Trail System Master Plan. A SDC fee increase will fund future park improvements and repairs, and an increase to the current FIL provides the funding for future parkland acquisition.

Below is an example that will help illustrate the Parks SDC revenue potential for each option based on permits issued for a 7-year average.

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Permits Issued (7-year average)											
Single-family Dwelling Units	72	72	72	72	72	72	72	72	72	72	72
Multi-family Dwelling Units	41	41	41	41	41	41	41	41	41	41	41
SDC Revenue											
Current SDC	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675
Scenario 1	760,536	1,080,623	1,400,711	1,720,798	2,040,885	2,040,885	2,040,885	2,040,885	2,040,885	2,040,885	2,040,885
Scenario 2	816,354	969,421	1,122,487	1,275,553	1,428,620	1,581,686	1,734,753	1,887,819	2,040,885	2,193,952	2,347,018
Scenario 3	816,354	989,829	1,163,305	1,336,780	1,510,255	1,683,730	1,857,206	2,030,681	2,204,156	2,377,631	2,551,107
Scenario 4	907,897	1,072,218	1,236,539	1,400,860	1,565,181	1,729,502	1,893,823	2,058,144	2,222,465	2,386,786	2,551,107

Sandy’s Parks SDC rates are low compared to surrounding areas that assess SDC fees. For instance, Lake Oswego’s SDC for a single-family dwelling is \$15,672. On the other hand, the lowest pulled comparable is the City of Molalla at \$2,643, putting Sandy second to lowest out of 10 comparisons.

Based on the following analysis and discussion, Council supported the Parks Board FIL recommendation to raise the payment in lieu of Parkland Dedication (FIL) to the calculated maximum allowable cost per resident / cost per acre. The FCS Group used assessor data to determine a more recent cost per acre based on the cost of undeveloped, platted land. The data revealed the average price per acre to be \$869,242. Current cost per acre for Fee-in-Lieu of parkland dedication is low at \$241,000. It was understood that this wide gap in the current cost per acre, as compared to the assessed cost, results in a discrepancy in the funds the department has available to purchase future parkland.

Lastly, updating the SDC/FIL methodology meets Council Goal 5. “Maintain financial strength and sustainability, a). Diversify revenue sources, analyze new revenue streams, look at cost recovery where possible.”

RECOMMENDATION:

- Staff recommends that the Council adopt Resolution 2022-21 to adopt the updated Parks System Development Charges and Fee-in-Lieu Methodology.

- Staff recommends that the Council adopt Resolution 2022-22 to raise the payment in lieu of parkland dedication rate to the calculated maximum allowable cost per resident / cost per acre.
- Staff recommends that Council chooses either option A, B, C, or D and based on the preferred implementation option adopts Resolution 2022-23 to raise the Parks SDC's accordingly.

BUDGETARY IMPACT:

Implications as presented in the FCS slide decks, attached.

SUGGESTED MOTION LANGUAGE:

- First motion: "I move to adopt the updated Parks System Development Charge and Fee-In-Lieu methodology via Resolution 2022-21"
- Second motion: "I move to adopt Resolution 2022-22 to raise the payment in lieu of parkland dedication."
- Third motion: "I move to adopt Resolution 2022-23 (*insert preferred option here*) to effectively raise Parks SDC's starting Jan. 1, 2023."

LIST OF ATTACHMENTS/EXHIBITS:

- Slide Deck Presentation from FCS
- Resolution 2022-21
 - Parks System Development Charge and Fee-In-Lieu Update (Final Report)
- Resolution 2022-22
- Resolution 2022-23
- SDC implementation Options A, B, C, D

City of Sandy Parks SDC and Fee-in-Lieu



John Ghilarducci and
Zech Hazel

September 6, 2022



Agenda

- **Background**
- **Methodology**
- **Implementation**



Agenda

- **Background**
- Methodology
- Implementation



Key Characteristics of SDCs

- SDCs are one-time charges, not ongoing rates. Paid at the time of development.
- SDCs are available for water, wastewater, stormwater, transportation, and parks.
- SDCs are for capital only, in both their calculation and in their use.
- SDCs include both existing and future (planned) infrastructure cost components.
- SDCs are for “system” facilities, not “local” facilities.

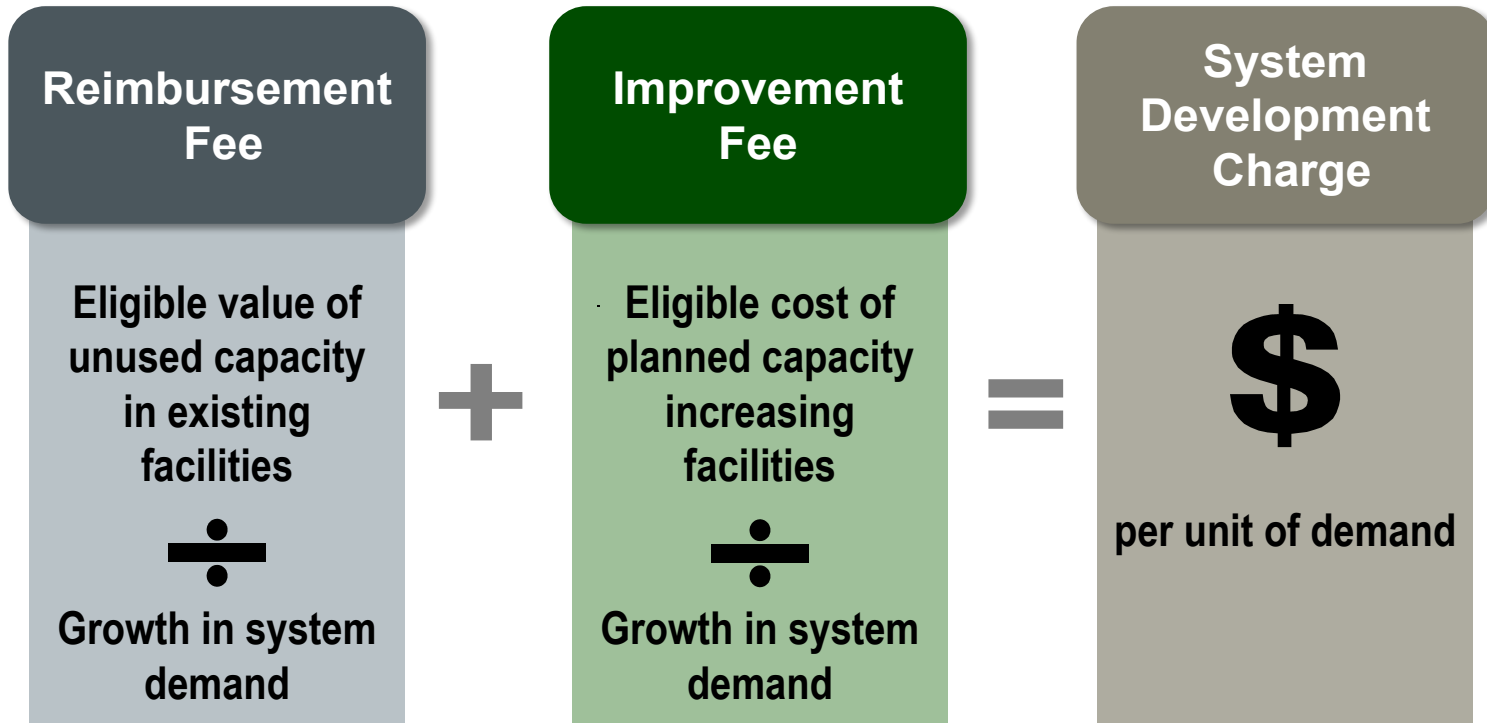


Legal Framework for SDCs

ORS 223.297 - 314, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”



The SDC Calculation





Agenda

- Background
- **Methodology**
- Implementation



Summary of Calculations

- Current parks SDC is \$3,717 per single-family dwelling unit
- Current fee-in-lieu is \$4,916 per single-family dwelling unit

		SDC	Fee-in-Lieu	Total
Calculated Maximum Fee per Resident	\$	11,478	\$ 5,911	\$ 17,389
Fee Schedule:	<u>Residents per Dwelling Unit</u>			
Single-family Dwelling Unit	2.73	\$ 31,333	\$ 16,135	\$ 47,468
Multi-family Dwelling Unit	2.02	23,231	11,963	\$ 35,195
Mobile home Dwelling Unit	2.20	25,237	12,996	\$ 38,234

- SDC methodology (including both a reimbursement and improvement fee) can be adopted separately from an implementation plan
- The City may choose to use its current occupancy assumptions rather than what's displayed on this table



Growth

	2020	2035	CAGR	Growth	Growth Share
Population in Sandy	12,612	19,100	2.81%	6,488	33.97%

Source: Email from Tracy Johnson, 2/2/2022



Infill List

	Tier	Timing	Total Cost	Eligibility	Eligible Costs
Sandy Bluff Park	Tier 1	0-5 years	\$ 250,000	33.97%	\$ 84,921
Meinig Memorial Park	Tier 1	0-5 years	100,000	0.00%	-
Sandy River Park - Phase 1	Tier 1	0-5 years	800,000	33.97%	271,749
Bornstedt Park - Phase 2	Tier 2	5-10 years	652,000	33.97%	221,475
Tupper Park	Tier 2	5-10 years	750,000	33.97%	254,764
Meinig Memorial Park	Tier 2	5-10 years	273,200	33.97%	92,802
Sandy River Park - Phase 2	Tier 2	5-10 years	650,000	33.97%	220,796
Meinig Memorial Park	Tier 3	10-15 years	500,000	0.00%	-
Sandy River Park Addition	Tier 3	10-15 years	-	33.97%	-
	Total		\$ 3,975,200		\$ 1,146,508

Source: Environmental Science Associates, City staff.



Expansion List (Parks & Natural Areas)

Park Name	Park Type	Tier	Timing	Total Cost	Future by Unit	
					Eligibility	SDC-Eligible Cost
Deer Point Park	Neighborhood Park	Tier 1	0-5 years	\$ 1,442,800	100%	\$ 1,442,800
Champion Way Park	Neighborhood Park	Tier 1	0-5 years	998,700	100%	998,700
Ponder Lane Park	Neighborhood Park	Tier 1	0-5 years	1,848,000	100%	1,848,000
Deer Point Expansion	Neighborhood Park	Tier 1	0-5 years	1,700,000	100%	1,700,000
Sunset	Neighborhood Park	Tier 1	0-5 years	1,700,000	100%	1,700,000
Community North	Community Park	Tier 1	0-5 years	5,900,000	100%	5,900,000
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	0-5 years	-	100%	-
Jarl Road	Neighborhood Park	Tier 2	5-10 years	1,700,000	100%	1,700,000
Jewelberry NE	Neighborhood Park	Tier 2	5-10 years	1,700,000	100%	1,700,000
Vista Loop	Neighborhood Park	Tier 2	5-10 years	1,700,000	100%	1,700,000
Community East	Community Park	Tier 2	5-10 years	6,900,000	100%	6,900,000
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	5-10 years	-	100%	-
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	5-10 years	-	100%	-
Orient	Mini Park	Tier 3	10-15 years	490,000	100%	490,000
Colorado East	Mini Park	Tier 3	10-15 years	490,000	100%	490,000
Kelso 362nd	Neighborhood Park	Tier 3	10-15 years	1,700,000	100%	1,700,000
Gunderson Road West	Neighborhood Park	Tier 3	10-15 years	1,700,000	100%	1,700,000
Barlow Trail	Neighborhood Park	Tier 3	10-15 years	1,700,000	100%	1,700,000
Trubel	Neighborhood Park	Tier 3	10-15 years	1,700,000	100%	1,700,000
Vista Loop SW	Neighborhood Park	Tier 3	10-15 years	-	100%	-
Community South	Community Park	Tier 3	10-15 years	5,900,000	100%	5,900,000
Ruben	Natural & Open Space	Tier 3	10-15 years	-	100%	-
Sandy Community Campus - Phases 1-4	Community Park	Tier 3	0-15 years	9,950,200	100%	9,950,200
Total				\$ 49,219,700		\$ 49,219,700

Source: Environmental Science Associates, City staff.



Expansion List (Trails)

Trail Name	Tier	Timing	Total Cost		SDC-Eligible Cost
			Allocated to Parks System	Future by Unit Eligibility	
Kelso to Powerline	Tier 1	0-5 years	\$ 185,800	48%	\$ 89,294
Sunflower to Powerline	Tier 1	0-5 years	32,500	48%	15,619
Olson to Powerline	Tier 1	0-5 years	81,300	48%	39,072
Sandy Bluff Park to 362nd	Tier 1	0-5 years	198,100	48%	95,205
Sandy Bluff Park Pond Loop Trail	Tier 1	0-5 years	143,500	48%	68,965
Bell Street to Sandy Bluff Park	Tier 1	0-5 years	191,300	48%	91,937
Kate Schmidt to Bell Street	Tier 1	0-5 years	82,000	48%	39,408
SHS Trail Easement 1	Tier 1	0-5 years	259,600	48%	124,761
Meeker to Safeway	Tier 1	0-5 years	32,500	48%	15,619
Community Campus to Sandy River Trail	Tier 1	0-5 years	23,700	48%	11,390
Park Street to Community Campus	Tier 1	0-5 years	2,000	48%	961
Tickle Creek Reroutes	Tier 1	0-5 years	93,750	48%	45,055
Sunset Street to Tickle Creek	Tier 1	0-5 years	12,800	48%	6,152
Sunset Street to Nettie Connett Drive	Tier 1	0-5 years	103,000	48%	49,501
Bluff Road to Sandy Heights	Tier 1	0-5 years	11,600	48%	5,575
Tupper Park to Gerilyn Court	Tier 1	0-5 years	32,500	48%	15,619
Tickle Creek Extension East to Dubarko Underpass	Tier 1	0-5 years	125,000	48%	60,074
Tickle Creek to Deer Point Park	Tier 1	0-5 years	432,000	48%	207,615
Tickle Creek Extension Dubarko East to Jacoby	Tier 1	0-5 years	400,000	48%	192,236
Alleyway to Tickle Creek Trail Connector	Tier 1	0-5 years	37,500	48%	18,022
Bornstedt Park	Tier 1	0-5 years	78,000	48%	37,486
Highway 211 Parkway	Tier 1	0-5 years	406,250	48%	195,240



Expansion List (Trails, cont.)

Trail Name	Tier	Timing	Total Cost		SDC-Eligible Cost
			Allocated to Parks System	Future by Unit Eligibility	
Cascadia to Tickle Creek	Tier 1	0-5 years	30,200	48%	14,514
Slagle Loop to Jonsrud Viewpoint	Tier 2	5-10 years	38,500	48%	18,503
Sandy River Lower Loop	Tier 2	5-10 years	13,300	48%	6,392
Sandy River North Loop	Tier 2	5-10 years	10,400	48%	4,998
Park Street to Sandy River Trail	Tier 2	5-10 years	6,400	48%	3,076
Fir Drive to Community Campus	Tier 2	5-10 years	20,100	48%	9,660
Tickle Creek Extension within UGR 2	Tier 2	5-10 years	380,900	48%	183,057
Champion Way to Tickle Creek	Tier 2	5-10 years	4,400	48%	2,115
Barnum to Tickle Creek	Tier 2	5-10 years	6,800	48%	3,268
Salmon Creek Park to Barnum Road	Tier 2	5-10 years	92,200	48%	44,310
Tickle Creek to Highway 211	Tier 2	5-10 years	69,700	48%	33,497
Sandy Heights to Meinig Connection	Tier 2	5-10 years	11,500	48%	5,527
Tickle Creek Jacoby Rd to Meadows Ave extension	Tier 2	5-10 years	172,600	48%	82,950
Orient to Bluff Road 4,5	Tier 3	10-15 years	-	48%	-
Kelso to 362nd	Tier 3	10-15 years	255,500	48%	122,791
Orient to 362nd 2 (Bell Street Extension)	Tier 3	10-15 years	675,000	48%	324,398
Vista Loop to Longstreet Lane	Tier 3	10-15 years	303,600	48%	145,907
Orient to Tickle Creek	Tier 3	10-15 years	88,300	48%	42,436
Tickle Creek to Colorado & Rachel	Tier 3	10-15 years	227,600	48%	109,382
Bornstedt Road to Trubel Road	Tier 3	10-15 years	495,400	48%	238,084



Expansion List (Trails, cont.)

Trail Name	Tier	Timing	Total Cost		SDC-Eligible Cost
			Allocated to Parks System	Future by Unit Eligibility	
Village South to Trubel Road	Tier 3	10-15 years	623,600	48%	299,696
Jacoby West to Village South	Tier 3	10-15 years	373,100	48%	179,308
Cascadia to Jacoby West	Tier 3	10-15 years	102,300	48%	49,164
Old Barlow Trail	Tier 3	10-15 years	151,700	48%	72,905
Barlow Trail to Tickle Creek	Tier 3	10-15 years	13,900	48%	6,680
Barlow Trail to Market	Tier 3	10-15 years	25,600	48%	12,303
Tickle Creek Connector Sewer Easement 4	Tier 3	10-15 years	914,000	48%	439,259
Tickle Creek Bridge at Market	Tier 3	10-15 years	500,000	48%	240,295
Total			\$ 8,571,300		\$ 4,119,280

Source: Email from Tracy Johnson, 2/2/2022



Improvement Fee Cost Basis

	Eligibility	Eligible Cost
By Unit of Measurement		
Acres of Parks and Natural Areas	100%	\$ 49,219,700
Number of Special Use Sites	0%	-
Miles of Trails	48%	4,119,280
Expansion Projects Total		\$ 53,338,980
Infill Projects		1,146,508
Total		\$ 54,485,488

Source: Previous tables.



Reimbursement Fee Cost Basis

Reimbursement Fee Cost Basis		Estimated	Reimbursable	Outside	Total
	Units	Original Cost	Quantity	Funding	Reimbursable
		per Unit		Percentage	Cost
By Unit of Measurement:					
Acres of Parks and Natural Areas	Acres	\$ 383,423	60.67	11.59%	\$ 20,567,588
Number of Special Use Sites	Number	425,812	1.36	0.00%	<u>578,569</u>
	Total				\$ 21,146,157

Source: Environmental Science Associates (2020 cost per unit); Engineering News-Record (inflation adjustment factor); previous tables (reimbursable quantity)



Adjustments

[Redacted]	
Unadjusted Improvement Fee Cost Basis	\$ 54,485,488
Estimated Improvement Fee Fund Balance	<u>(1,223,401)</u>
Improvement Fee Cost Basis	\$ 53,262,087



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$31,333

Cost Basis:	
Improvement Fee	\$ 53,262,087
Reimbursement Fee	21,146,157
Compliance Costs	62,430
Total Cost Basis	\$ 74,470,674
Growth in Residents	6,488
Improvement Fee per Resident	\$ 8,209
Reimbursement Fee per Resident	3,259
Compliance Fee per Resident	10
Total SDC per Resident	\$ 11,478
Fee Schedule:	
Single-family dwelling unit	\$ 31,333
Multi-family dwelling unit	23,231
Mobile home dwelling unit	25,237



Fee in Lieu of Land Dedication

Current cost per acre		\$869,242
Targeted acres per resident		0.0068
Calculated Fee-in-Lieu per resident		\$5,911
Fee Schedule:	<u>Residents per Dwelling Unit</u>	
Single-family dwelling unit	2.73	\$16,135
Multi-family dwelling unit	2.02	\$11,963
Mobile home dwelling unit	2.20	\$12,996

- The fee-in-lieu schedule under City code-based occupancies is as follows:

Fee Schedule:	<u>Residents per Dwelling Unit</u>	
Single-family dwelling unit	3.00	\$17,733
Multi-family dwelling unit	2.00	\$11,822
Mobile home dwelling unit	2.00	\$11,822
Congregate multi-family dwelling unit	1.50	\$8,866



Agenda

- Background
- Methodology
- **Implementation**



SDC Comparison

	Parks SDC per SFR	
Sandy (Maximum)	\$ 31,333	
Lake Oswego	15,672	
Tigard	10,345	
Sherwood	8,998	
Happy Valley	8,515	
Canby	6,025	
Hubbard	4,558	
Eugene	4,246	
Milwaukie	3,985	
Sandy (Current)	3,717	
Molalla	2,643	

Source: Survey by FCS GROUP, as of 4/26/2022

- **The average SDC of jurisdictions above (excluding Sandy) is \$7,221**
 - » With Sherwood's newly adopted parks SDC (1/1/2023), the average is about \$8,000
- **Cities may be going through their own SDC updates**



Full SDC for all Services

	Current SDC
Water	\$3,841
Wastewater	\$5,480
Parks	\$3,717
Streets	\$4,317
Total	\$17,354



Phase-In Options

- **SDC**
 - » Start at \$7,453, phase in to \$20,000 over 5 years
 - » Start at \$8,000, phase in to \$23,000 over 11 years
 - » Start at \$8,000, phase in to \$25,000 over 11 years
 - » Start at maximum reimbursement fee, phase in to \$25,000 over 11 years
- **Fee-in-Lieu**
 - » Adopt the full fee-in-lieu immediately (effective January 1, 2023)

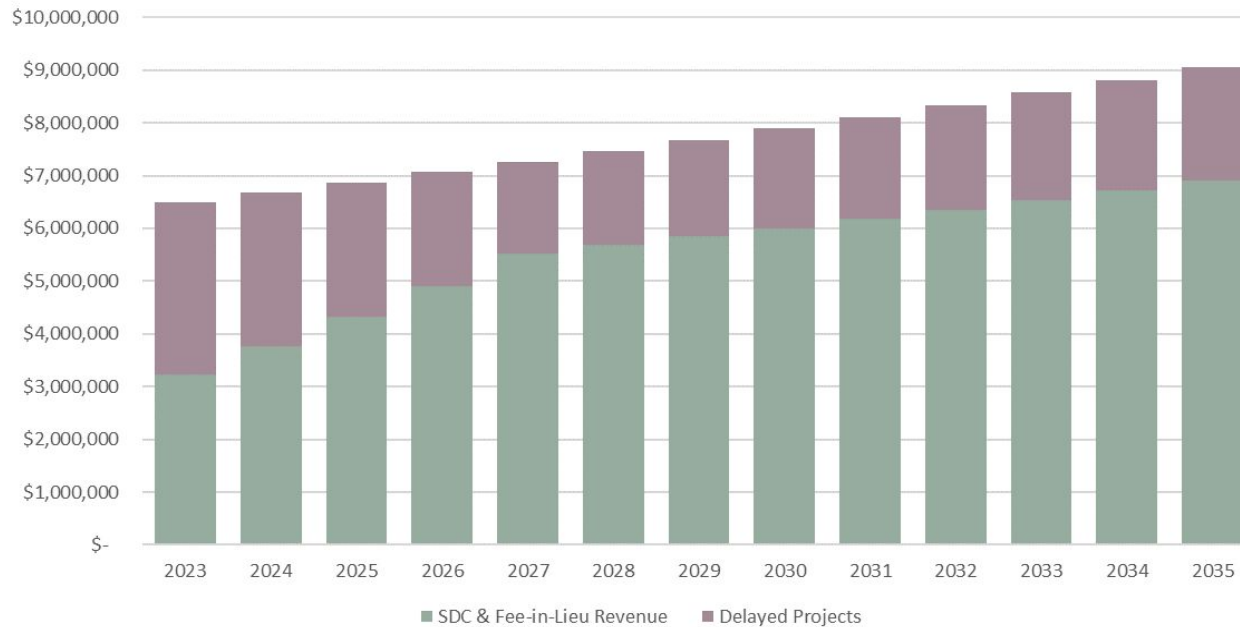


Phase-In Options Summary

Fiscal Year	Implementation Date	Scenario 1	Scenario 2	Scenario 3	Scenario 4
2022	Existing	\$3,717.00	\$3,717.00	\$3,717.00	\$3,717.00
2023	1/1/2023	\$7,453.00	\$8,000.00	\$8,000.00	\$8,897.09
2024	7/1/2023	\$10,589.75	\$9,500.00	\$9,700.00	\$10,507.38
2025	7/1/2024	\$13,726.50	\$11,000.00	\$11,400.00	\$12,117.67
2026	7/1/2025	\$16,863.25	\$12,500.00	\$13,100.00	\$13,727.96
2027	7/1/2026	\$20,000.00	\$14,000.00	\$14,800.00	\$15,338.25
2028	7/1/2027	\$20,000.00	\$15,500.00	\$16,500.00	\$16,948.55
2029	7/1/2028	\$20,000.00	\$17,000.00	\$18,200.00	\$18,558.84
2030	7/1/2029	\$20,000.00	\$18,500.00	\$19,900.00	\$20,169.13
2031	7/1/2030	\$20,000.00	\$20,000.00	\$21,600.00	\$21,779.42
2032	7/1/2031	\$20,000.00	\$21,500.00	\$23,300.00	\$23,389.71
2033	7/1/2032	\$20,000.00	\$23,000.00	\$25,000.00	\$25,000.00
2034	7/1/2033	\$20,000.00	\$23,000.00	\$25,000.00	\$25,000.00
2035	7/1/2034	\$20,000.00	\$23,000.00	\$25,000.00	\$25,000.00
2036	7/1/2035	\$20,000.00	\$23,000.00	\$25,000.00	\$25,000.00
2037	7/1/2036	\$20,000.00	\$23,000.00	\$25,000.00	\$25,000.00



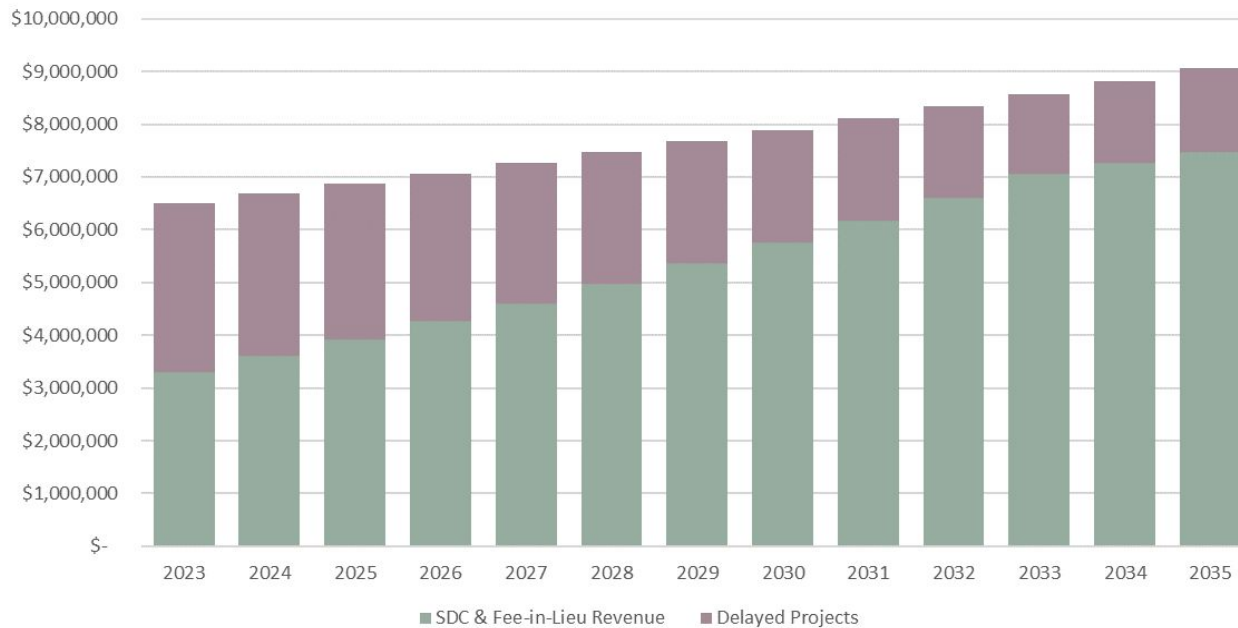
5-Year Phase-In to \$20,000



- **\$28.4 million in delayed projects**



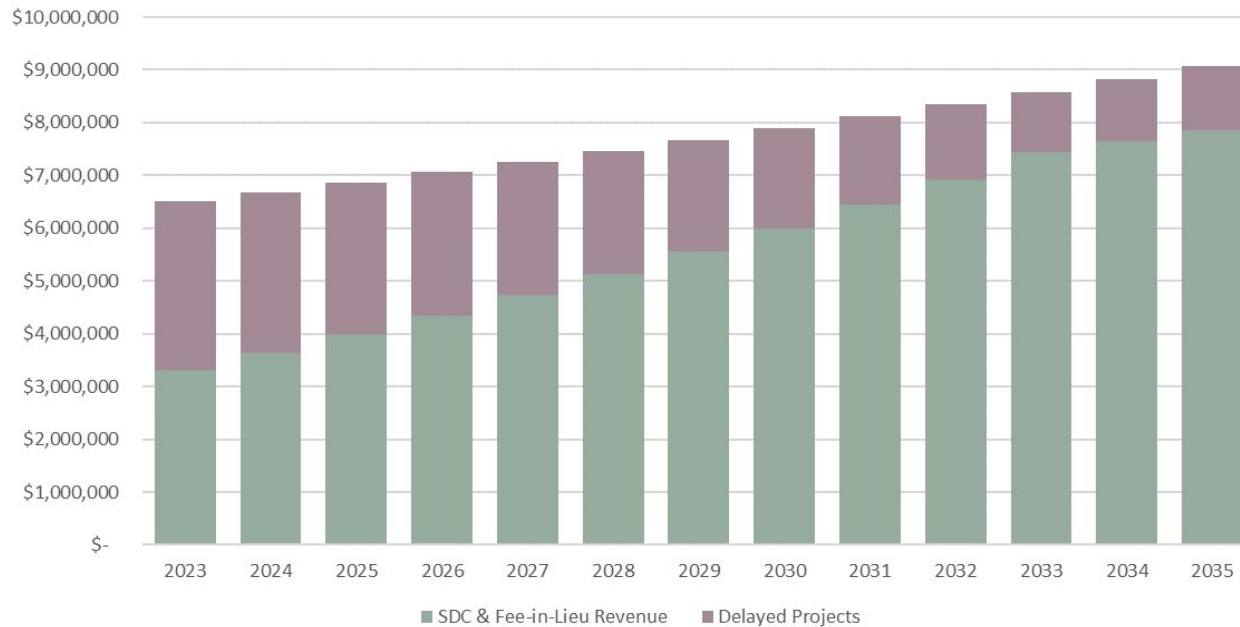
11-Year Phase-In to \$23,000



- **\$29.9 million in delayed projects**



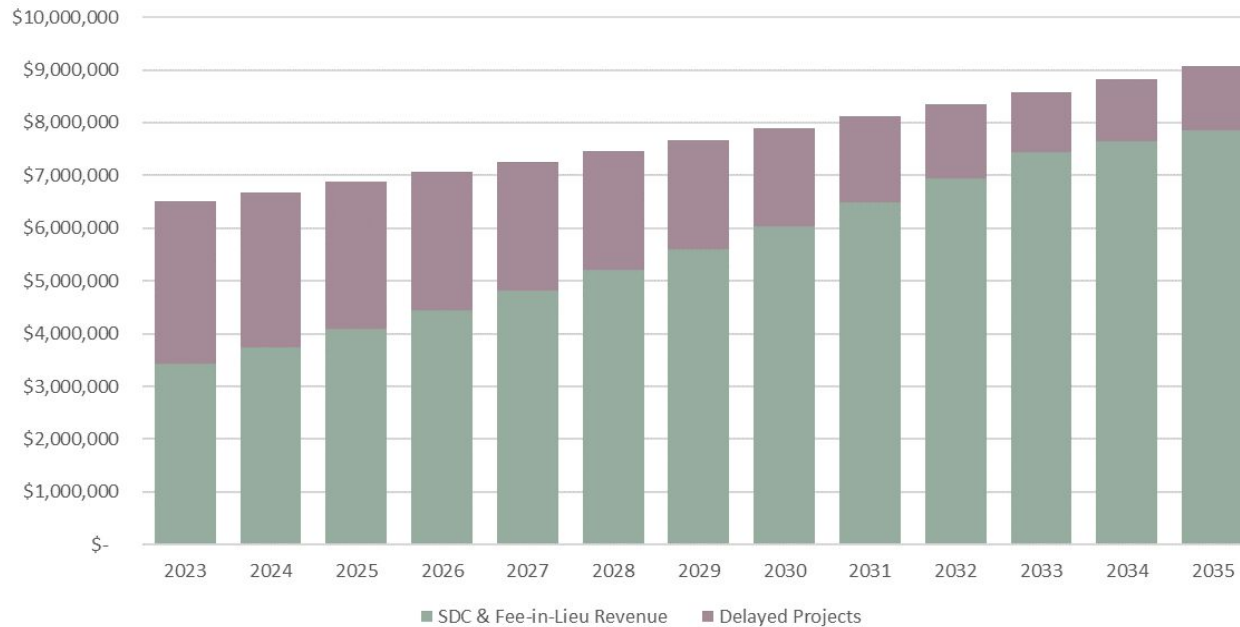
11-Year Phase-In to \$25,000



- **\$27.3 million in delayed projects**



Start at Reimbursement Fee, Phase-in to \$25,000



- **\$26.6 million in delayed projects**

Thank you! Questions?

John Ghilarducci – Principal

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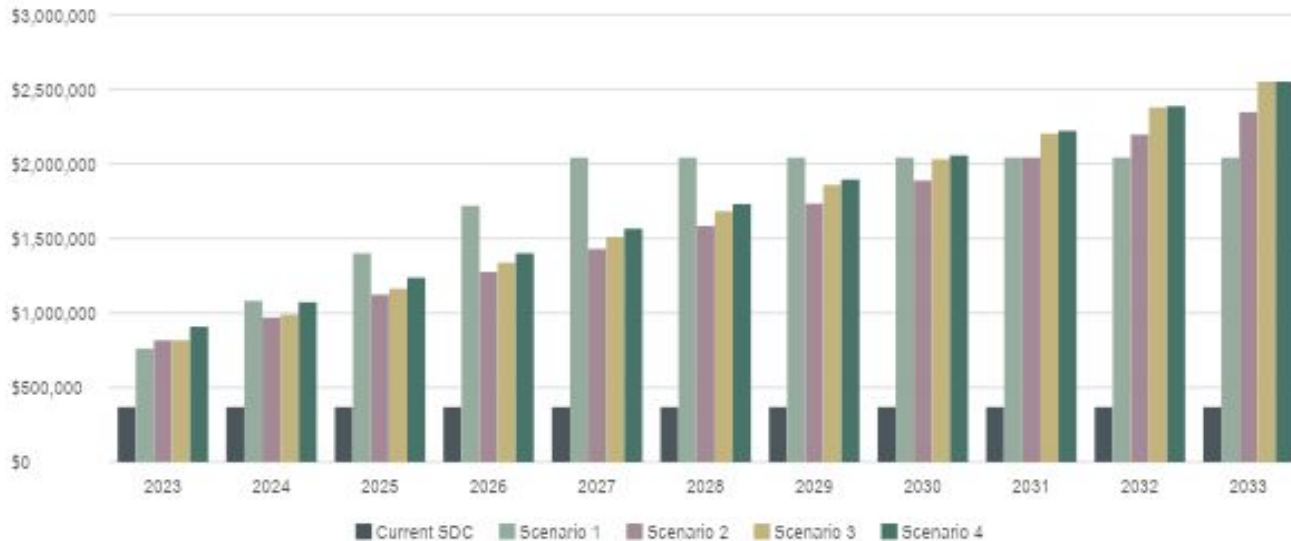
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Revenue Forecast based on Permits Issued

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Permits Issued (7-year average)											
Single-family Dwelling Units	72	72	72	72	72	72	72	72	72	72	72
Multi-family Dwelling Units	41	41	41	41	41	41	41	41	41	41	41
SDC Revenue											
Current SDC	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675	\$ 368,675
Scenario 1	760,536	1,080,623	1,400,711	1,720,798	2,040,885	2,040,885	2,040,885	2,040,885	2,040,885	2,040,885	2,040,885
Scenario 2	816,354	969,421	1,122,487	1,275,553	1,428,620	1,581,686	1,734,753	1,887,819	2,040,885	2,193,952	2,347,018
Scenario 3	816,354	989,829	1,163,305	1,336,780	1,510,255	1,683,730	1,857,206	2,030,681	2,204,156	2,377,631	2,551,107
Scenario 4	907,897	1,072,218	1,236,539	1,400,860	1,565,181	1,729,502	1,893,823	2,058,144	2,222,465	2,386,786	2,551,107





NO. 2022-21

A RESOLUTION ADOPTING THE UPDATED METHODOLOGY FOR PARKS SYSTEMS DEVELOPMENT CHARGES AND FEES-IN-LIEU OF PARKLAND DEDICATION

Whereas, Section 15.28.050 of the Sandy Municipal Code requires that methodologies used to establish systems development charges be approved by a Resolution adopted by the Council; and

Whereas, the City Council engaged FCS Group, Inc. to review the 2022 City of Sandy Parks and Trails Master Plan and develop a methodology to calculate and collect Systems Development Charges to fund the improvements it describes, as well as a methodology for calculating fees-in-lieu of parkland dedication; and

Whereas, the methodology developed by FCS Group, attached as Exhibit A, equitably apportions the cost of the projects attributable to new residential development; and

Whereas, the Sandy City Council desires to adopt the methodology to revise existing Parks systems development charges and fees-in-lieu of parkland dedication.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy

Section 1. The methodology for establishment of parks systems development charges and fees-in-lieu of parkland dedication as set forth in Exhibit A attached hereto and incorporated herein by this reference is adopted. The amounts of the systems development charges and fees-in-lieu of parkland dedication will be established by separate resolutions of the City Council.

Section 2. The methodology adopted by this Resolution replaces the methodology previously established through Resolution 2016-07.

This Resolution shall be effective on Sept. 6, 2022 and the revised system development charges and fees-in-lieu of parkland dedication shall be imposed as determined by separate resolutions.

This resolution is adopted by the City Council of the City of Sandy and approved by the Mayor this 6th day of September, 2022.

This resolution is adopted by the Common Council of the City of Sandy and approved by the Mayor this 06 day of September 2022

#2022-21

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

#2022-21

City of Sandy

PARKS SYSTEM DEVELOPMENT CHARGE AND FEE- IN-LIEU UPDATE

Final Report
August 24, 2022

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FCS GROUP
Solutions-Oriented Consulting

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Section I. INTRODUCTION

This section describes the project scope and policy context upon which the body of this report is based.

I.A. PROJECT

The City of Sandy (City) imposes a system development charge (SDC) to provide partial funding for the capital needs of its parks system. The current SDC is charged only to residential developments based on the number of dwelling units (DUs). The rate is currently \$3,717 for a single-family residence.

In addition, at the City's discretion, the City may charge developers a fee in lieu of land dedication for parkland (fee-in-lieu). The fee-in-lieu is calculated by multiplying the average cost of land in the City by the number of acres required for land dedication. The City currently expects developers to dedicate 0.0068 acres per resident expected in the development, and the City's codified cost per acre is \$241,000.

In 2022, the City engaged FCS GROUP to update the City's parks SDC based on their 2022 parks master plan, and to update the fee-in-lieu based on more recent land acquisition cost estimates and level-of-service calculations.

I.B. POLICY

SDCs are enabled by state statutes, authorized by local ordinance, and constrained by the United States Constitution.

I.B.1. State Statutes

Oregon Revised Statutes (ORS) 223.297 to 223.314 enable local governments to establish SDCs, which are one-time fees on development that are paid at the time of development or redevelopment that creates additional demand for park facilities. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future users -- growth.

ORS 223.299 defines two types of SDC:

- A reimbursement fee that is designed to recover "costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists"

- An improvement fee that is designed to recover “costs associated with capital improvements to be constructed”

ORS 223.304(1) states, in part, that a reimbursement fee must be based on “the value of unused capacity available to future system users or the cost of existing facilities” and must account for prior contributions by existing users and any gifted or grant-funded facilities. The calculation must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.” A reimbursement fee may be spent on any capital improvement related to the system for which it is being charged (whether cash-financed or debt-financed).

ORS 223.304(2) states, in part, that an improvement fee must be calculated to include only the cost of projected capital improvements needed to increase system capacity for future users. In other words, the cost of planned projects that correct existing deficiencies or that do not otherwise increase capacity for future users may not be included in the improvement fee calculation. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is being charged (whether cash-financed or debt-financed).

In addition to the reimbursement and improvement fees, ORS 223.307(5) states, in part, that “system development charge revenues may be expended on the costs of complying” with state statutes concerning SDCs, including “the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.”

I.B.2. Local Ordinance

Chapter 15.28 of the Sandy Municipal Code authorizes and governs the imposition and expenditure of parks SDCs in Sandy. Chapter 17.86 authorizes and governs the imposition of the fee-in-lieu. The City will need to modify its code to allow for the proposed changes to the fee-in-lieu, as discussed in Section IV.A of this report.

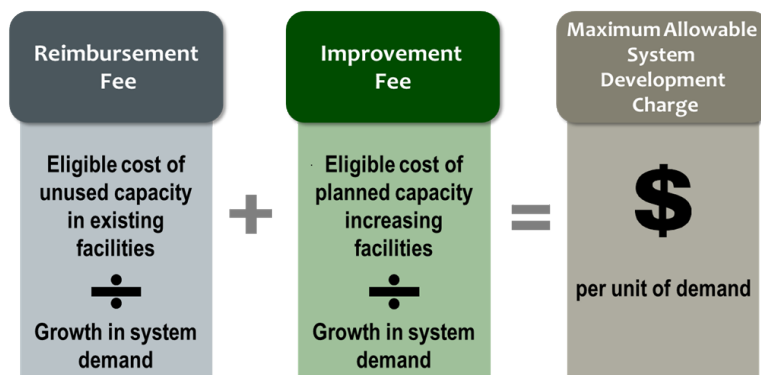
I.B.3. United States Constitution

The United States Supreme Court has determined that SDCs, impact fees, or other exactions that comply with state and/or local law may still violate the United States Constitution if they are not proportionate to the impact of the development. The SDCs calculated in this report are designed to meet all constitutional and statutory requirements.

Section II. SDC ANALYSIS

This section provides the detailed calculations of the maximum allowable parks SDC.

In general, SDCs are calculated by adding a reimbursement fee component (if applicable) and an improvement fee component—both with potential adjustments. Each component is calculated by dividing the eligible cost by growth in units of demand. The unit of demand becomes the basis of the charge. Below is an illustration of this calculation:



II.A. GROWTH

The calculation of projected growth begins with defining the units by which current and future demand will be measured. Then, using the best available data, we quantify the current level of demand and estimate a future level of demand. The difference between the current level and the future level is the growth in demand that will serve as the denominator in the SDC calculations.

II.A.1. Unit of Measurement

A good unit of measurement allows an agency to quantify the incremental demand of development or redevelopment that creates additional demand for park facilities. A great unit of measurement allows an agency to distinguish different levels of demand added by different kinds of development or redevelopment.

For parks SDCs, demand that can be attributed to individual developments is usually measured in the number of people who will occupy a development. We use data from the U. S. Census Bureau to estimate the number of residents for different kinds of dwelling units.

II.A.2. Growth in Demand

The current (2020) population, representing demand for parks facilities, is 12,612 residents. During the forecast period from 2020 to 2035, the population is expected to grow by 6,488 residents to a total of 19,100 residents (based on the 2022 Parks and Trails Master Plan). Therefore, 6,488 residents will be the denominator for the SDC calculations later in this report.

II.B. IMPROVEMENT FEE

An improvement fee is the eligible cost of planned projects per unit of growth that such projects will serve. Since we have already calculated growth (denominator) above, we will focus here on the improvement fee cost basis (numerator).

II.B.1. Eligibility

A project's eligible cost is the product of its total cost and its eligibility percentage. The eligibility percentage represents the portion of the project that creates capacity for future users.

For parks SDCs, eligibility is often determined by a level-of-service analysis that quantifies the park facilities that are needed for growth (and are therefore eligible to be included in an improvement fee cost basis). Park facilities can be measured by sorting them into categories such as neighborhood, community, or mini parks, or by considering their respective units of measurement. Further, in either approach, the current or future level of service may be targeted. These two separate choices create four distinct and equally defensible ways of calculating the eligibility percentage of each project.

Each method will be examined in the sections below.

II.B.1.a Current Level of Service (By Category and Unit of Measurement)

Determining SDC eligibility for parks projects using the current level of service requires determining the quantity of parks facilities needed to maintain the current level of service. Any projects that add facilities in excess of that quantity are ineligible.

The City has seven relevant parks categories for determining its level of service by category. These are shown in the upper panel of the first column in Table 1. Each category receives its own level of service. Using mini parks as an example, the City currently has 3.87 acres of mini parks. Using the 2020 population discussed above, this implies that there is 0.31 acres of mini parks per 1,000 residents. The parks project list, when completed, will add 1.00 acres of mini parks. Based on the 2035 population and the current level of service, 1.99 additional acres of mini parks are needed. So, all the City's mini park projects are eligible for inclusion in the improvement fee cost basis.

The same line of reasoning is used to develop the eligibility percentages for other parks categories. Calculating eligibility using level of service by unit of measurement also follows the same approach. The eligibility percentage for each parks category or unit of measurement is shown in the last column of Table 1.

Table 1 – Eligibility under the Current Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	Additional Needed to Maintain LoS	Eligibility
By category:						
Mini Park	Acres	3.87	0.31	1.00	1.99	100.00%
Neighborhood Park	Acres	16.89	1.34	22.40	8.69	38.79%
Community Park	Acres	11.07	0.88	46.25	5.69	12.31%
Natural & Open Space	Acres	224.64	17.81	0.00	115.56	0.00%
Undeveloped Park	Acres	22.26	1.76	-18.15	11.45	0.00%
Special Use Area	Number	4.00	0.32	0.00	2.06	0.00%
Trail	Miles	9.96	0.79	24.01	5.12	21.34%
By Unit of Measurement:						
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	143.39	100.00%
Number of Special Use Sites	Number	4.00	0.32	0.00	2.06	0.00%
Miles of Trails	Miles	9.96	0.79	24.01	5.12	21.34%

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables

II.B.1.b Future Level of Service (By Category and Unit of Measurement)

To determine SDC eligibility using the future level of service, the proposed additional quantity of parks facilities is added to the current quantity of parks facilities. Using the future population, a future level of service is then calculated. Then, that level of service is compared to the current parks system to determine if any deficiencies exist. Only the portions of parks projects that do not cure existing deficiencies are considered eligible for the improvement fee cost basis under this method.

As in the previous section, calculating SDC eligibility based on future level of service can be done both when measuring parks facilities by category and when measuring by unit of measurement. Table 2 below outlines both methods using the future level of service. Using neighborhood parks as an example, the City currently has 16.89 acres of neighborhood parks. The parks project list, when completed, will add 22.40 acres of neighborhood parks. This results in a future level of service of 2.06 acres of neighborhood parks per 1,000 residents in 2035. If that level of service was applied to the 2020 population, a minimum of 25.94 acres would be needed. However, there are currently 16.89 acres of neighborhood parks. Thus, 9.05 acres must be added to the parks system to cure the deficiency in the parks system. So, only the remaining 13.35 acres added by the project list, or 59.58 percent of neighborhood parks projects, are eligible for inclusion in the improvement fee cost basis under this method.

The same approach is used to develop the eligibility percentages for other parks categories. Further, calculating eligibility using level of service by unit of measurement follows the same logic. The eligibility percentage for each parks category or unit of measurement is shown in the “Eligibility” column of Table 2 below.

When calculating an SDC based on the future level of service, it is possible that there may be park facilities eligible for inclusion in a reimbursement fee. This occurs when the future level of service for a parks category or unit of measurement is lower than the current level of service. If this is this case, then it follows that the parks system has available capacity in its parks facilities. The final



column of Table 2, “Reimbursable Quantity,” shows the reimbursable quantity of parks facilities by category and unit of measurement.

Table 2 - Eligibility under the Future Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	2035 Units per 1,000 Residents	2020 Minimum Quantity	2020 Eligibility	Reimbursable Quantity
By category:								
Mini Park	Acres	3.87	0.31	1.00	0.25	3.22	100.00%	0.65
Neighborhood Park	Acres	16.89	1.34	22.40	2.06	25.94	59.58%	-
Community Park	Acres	11.07	0.88	46.25	3.00	37.85	42.10%	-
Natural & Open Space	Acres	224.64	17.81	0.00	11.76	148.33	0.00%	76.31
Undeveloped Park	Acres	22.26	1.76	-18.15	0.22	2.71	0.00%	19.55
Special Use Area	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Trail	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-
By Unit of Measurement:								
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	17.29	218.06	100.00%	60.67
Number of Special Use Sites	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Miles of Trails	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables

II.B.2. Expansion Projects

The first of the City’s two project lists includes projects that will expand the inventory of the parks system and are therefore subject to the eligibility calculations described above. These projects are listed in Tables 3 and 4 below.

Table 3 lists all expansion projects that add acres of parkland to the parks system, and includes the acres added by each project. The last column of this table also shows the acres absorbed from other park categories (in this case, for the “Undeveloped Park” category).

Table 4 lists all expansion projects that add miles of trails to the parks system. Note that some trails projects are also considered to be part of the City’s transportation system, but that the costs listed in Table 4 are only those costs allocated to the parks system.

Table 3 – Expansion List (Acres of Parkland)

Park Name	Park Type	Tier	Timing	Total Cost	Acres Added	Acres
						Absorbed
Deer Point Park	Neighborhood Park	Tier 1	0-5 years	\$ 1,442,800	1.41	1.41
Champion Way Park	Neighborhood Park	Tier 1	0-5 years	998,700	0.99	0.99
Ponder Lane Park	Neighborhood Park	Tier 1	0-5 years	1,848,000	2.00	2.00
Deer Point Expansion	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-
Sunset	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-
Community North	Community Park	Tier 1	0-5 years	5,900,000	10.00	-
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	0-5 years	-	-	-
Jarl Road	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-
Jewelberry NE	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-
Vista Loop	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-
Community East	Community Park	Tier 2	5-10 years	6,900,000	12.50	-
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	5-10 years	-	-	-
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	5-10 years	-	-	-
Orient	Mini Park	Tier 3	10-15 years	490,000	0.50	-
Colorado East	Mini Park	Tier 3	10-15 years	490,000	0.50	-
Kelso 362nd	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Gunderson Road West	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Barlow Trail	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Trubel	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Vista Loop SW	Neighborhood Park	Tier 3	10-15 years	-	-	-
Community South	Community Park	Tier 3	10-15 years	5,900,000	10.00	-
Ruben	Natural & Open Space	Tier 3	10-15 years	-	-	-
Sandy Community Campus - Phases 1-4	Community Park		0-15 years	9,950,200	13.75	13.75
Total				\$ 49,219,700	69.65	18.15

Source: Environmental Science Associates, City staff.

Table 4 – Expansion List (Miles of Trail)

Trail Name	Tier	Timing	Total Cost	
			Allocated to Parks System	Miles Added
Kelso to Powerline	Tier 1	0-5 years	\$ 185,800	0.80
Sunflower to Powerline	Tier 1	0-5 years	32,500	0.06
Olson to Powerline	Tier 1	0-5 years	81,300	0.15
Sandy Bluff Park to 362nd	Tier 1	0-5 years	198,100	0.29
Sandy Bluff Park Pond Loop Trail	Tier 1	0-5 years	143,500	0.21
Bell Street to Sandy Bluff Park	Tier 1	0-5 years	191,300	0.28
Kate Schmidt to Bell Street	Tier 1	0-5 years	82,000	0.12
SHS Trail Easement 1	Tier 1	0-5 years	259,600	0.38
Meeker to Safeway	Tier 1	0-5 years	32,500	0.06
Community Campus to Sandy River Trail	Tier 1	0-5 years	23,700	0.59
Park Street to Community Campus	Tier 1	0-5 years	2,000	0.05
Tickle Creek Reroutes	Tier 1	0-5 years	93,750	0.26
Sunset Street to Tickle Creek	Tier 1	0-5 years	12,800	0.32
Sunset Street to Nettie Connett Drive	Tier 1	0-5 years	103,000	0.19
Bluff Road to Sandy Heights	Tier 1	0-5 years	11,600	0.29
Tupper Park to Gerilyn Court	Tier 1	0-5 years	32,500	0.06
Tickle Creek Extension East to Dubarko Underpass	Tier 1	0-5 years	125,000	0.26
Tickle Creek to Deer Point Park	Tier 1	0-5 years	432,000	0.80
Tickle Creek Extension Dubarko East to Jacoby	Tier 1	0-5 years	400,000	0.42
Alleyway to Tickle Creek Trail Connector	Tier 1	0-5 years	37,500	0.07
Bornstedt Park	Tier 1	0-5 years	78,000	0.14
Highway 211 Parkway	Tier 1	0-5 years	406,250	0.57
Cascadia to Tickle Creek	Tier 1	0-5 years	30,200	0.13
Slagle Loop to Jonsrud Viewpoint	Tier 2	5-10 years	38,500	0.96
Sandy River Lower Loop	Tier 2	5-10 years	13,300	0.33
Sandy River North Loop	Tier 2	5-10 years	10,400	0.26
Park Street to Sandy River Trail	Tier 2	5-10 years	6,400	0.16
Fir Drive to Community Campus	Tier 2	5-10 years	20,100	0.50
Tickle Creek Extension within UGR 2	Tier 2	5-10 years	380,900	1.64
Champion Way to Tickle Creek	Tier 2	5-10 years	4,400	0.11
Barnum to Tickle Creek	Tier 2	5-10 years	6,800	0.17
Salmon Creek Park to Barnum Road	Tier 2	5-10 years	92,200	0.17
Tickle Creek to Highway 211	Tier 2	5-10 years	69,700	0.30
Sandy Heights to Meinig Connection	Tier 2	5-10 years	11,500	0.29
Tickle Creek Jacoby Rd to Meadows Ave extension	Tier 2	5-10 years	172,600	0.74
Orient to Bluff Road 4,5	Tier 3	10-15 years	-	1.70
Kelso to 362nd	Tier 3	10-15 years	255,500	1.10
Orient to 362nd 2 (Bell Street Extension)	Tier 3	10-15 years	675,000	0.59
Vista Loop to Longstreet Lane	Tier 3	10-15 years	303,600	0.56
Orient to Tickle Creek	Tier 3	10-15 years	88,300	0.38
Tickle Creek to Colorado & Rachel	Tier 3	10-15 years	227,600	0.98
Bornstedt Road to Trubel Road	Tier 3	10-15 years	495,400	0.73
Village South to Trubel Road	Tier 3	10-15 years	623,600	0.91
Jacoby West to Village South	Tier 3	10-15 years	373,100	0.55
Cascadia to Jacoby West	Tier 3	10-15 years	102,300	
Old Barlow Trail	Tier 3	10-15 years	151,700	0.28
Barlow Trail to Tickle Creek	Tier 3	10-15 years	13,900	0.06
Barlow Trail to Market	Tier 3	10-15 years	25,600	0.11
Tickle Creek Connector Sewer Easement 4	Tier 3	10-15 years	914,000	3.94
Tickle Creek Bridge at Market	Tier 3	10-15 years	500,000	-
Total			\$ 8,571,300	24.01

Source: Email from Tracy Johnson, 2/2/2022

II.B.3. Infill Projects

The second of the City’s two project lists includes projects that will not expand the inventory of the parks system by adding acres but that will nevertheless add capacity for future users by adding amenities. As shown in Table 5 below, this project list has a total cost of \$4.0 million. Each project is assigned one of two eligibility percentages: zero percent if the project is for repair or replacement of existing assets, and 33.97 percent if the project adds new amenities. That 33.97 percent represents the share of total users made up of new users in 2035, and assigning a project that percent recognizes that existing and future users are expected to share new amenities in existing parks proportionately. The total eligible cost of the infill list is \$1.1 million.

Table 5 – Infill List

	Tier	Timing	Total Cost	Eligibility	Eligible Cost
Sandy Bluff Park	Tier 1	0-5 years	\$ 250,000	33.97%	\$ 84,921
Meinig Memorial Park	Tier 1	0-5 years	100,000	0.00%	-
Sandy River Park - Phase 1	Tier 1	0-5 years	800,000	33.97%	271,749
Bornstedt Park - Phase 2	Tier 2	5-10 years	652,000	33.97%	221,475
Tupper Park	Tier 2	5-10 years	750,000	33.97%	254,764
Meinig Memorial Park	Tier 2	5-10 years	273,200	33.97%	92,802
Sandy River Park - Phase 2	Tier 2	5-10 years	650,000	33.97%	220,796
Meinig Memorial Park	Tier 3	10-15 years	500,000	0.00%	-
Sandy River Park Addition	Tier 3	10-15 years	-	33.97%	-
Total			\$ 3,975,200		\$ 1,146,508

Source: Environmental Science Associates, City staff.

II.B.4. Calculated Improvement Fee Cost Basis

After determining the costs dedicated to expanding capacity on each of the two lists (expansion and infill), the improvement fee cost basis is calculated by multiplying those costs by their respective eligibility percentages. As discussed above, eligibility for capacity-expanding costs on the expansion list were determined through level-of-service calculations. Projects on the infill list were assigned the growth share percentage if they added amenities to existing parks and assigned zero percent if they were for repair or replacement.

As shown in Table 6 below, the total improvement fee cost basis ranges from \$15.1 million under the current level of service by category, up to \$54.5 million under the future level of service by unit of measurement.

Table 6 – Improvement Fee Cost Basis

	Current LoS			Future LoS	
	Cost	Eligibility	Eligible Cost	Eligibility	Eligible Cost
By Category					
Mini Park	\$ 980,000	100%	\$ 980,000	100%	\$ 980,000
Neighborhood Park	19,589,500	39%	7,598,570	60%	11,671,719
Community Park	28,650,200	12%	3,527,690	42%	12,061,452
Natural & Open Space	-	0%	-	0%	-
Undeveloped Park	-	0%	-	0%	-
Special Use Area	-	0%	-	0%	-
Trail	8,571,300	21%	1,829,024	48%	4,119,280
Expansion Projects Total	\$ 57,791,000		\$ 13,935,284		\$ 28,832,451
Infill Projects	3,975,200		1,146,508		1,146,508
Total	\$ 61,766,200		\$ 15,081,792		\$ 29,978,959
By Unit of Measurement					
Acres of Parks and Natural Areas	\$ 49,219,700	100%	\$ 49,219,700	100%	\$ 49,219,700
Number of Special Use Sites	-	0%	-	0%	-
Miles of Trails	8,571,300	21%	1,829,024	48%	4,119,280
Expansion Projects Total	\$ 57,791,000		\$ 51,048,724		\$ 53,338,980
Infill Projects	3,975,200		1,146,508		1,146,508
Total	\$ 61,766,200		\$ 52,195,232		\$ 54,485,488

Source: Previous tables.

II.C. REIMBURSEMENT FEE

A reimbursement fee is the eligible cost of the park facilities available for future users per unit of growth that such facilities will serve. Since growth was calculated in Section II.A, we will focus on the eligible cost of the park facilities available for future users. That is, we will focus on the cost of reimbursable park facilities.

II.C.1. Reimbursable Park Facilities

Reimbursable park facilities are those existing facilities which are not required to meet the City’s level of service and thus are available to future users. As discussed in Section II.B.1, an excess of park facilities only exists when the future level of service is currently being exceeded. When calculating the number of reimbursable facilities by category, there are 0.65 reimbursable acres of mini parks, 76.31 reimbursable acres of natural and open space, 19.55 reimbursable acres of undeveloped parks, and 1.36 reimbursable special use areas. When calculating the number of reimbursable facilities by unit of measurement, there are 60.67 reimbursable acres of parks and natural areas, and 1.36 reimbursable special use areas. There is no amount of reimbursable trails in either calculation.

II.C.2. Calculated Reimbursement Fee Cost Basis

The reimbursement fee cost basis is the product of the reimbursable quantity of park facilities and the eligible cost of those facilities. To calculate the eligible cost of reimbursable park facilities, several

approaches may be taken as long as they reflect the actual costs borne by the parks system for those parks facilities.

For this analysis, a unit cost of development per park category and generalized park acre is used for calculating the reimbursable costs for the City’s parks and natural areas. For special use sites, the unit cost is simply the average cost per site. These unit costs are adjusted downwards to account for inflation using a relevant index and the acre-weighted age of each park category. These discounted unit costs are then multiplied by the reimbursable quantity of park facilities in each category to get the reimbursable costs of each category.

The unit cost of development for each unit of measurement were based on the 2022 Parks and Trails Master Plan and is shown in the third column of Table 7 below. The unit costs adjusted for inflation are shown in the sixth column. Column 7 shows the reimbursable quantity by unit per category. The outside funding percentage is shown in Column 8. The final reimbursable cost must be reduced by that percentage. Finally, the total reimbursable cost is shown in the last column. As shown, the total reimbursable cost of parks facilities is \$578,569 when calculating by category, and \$21.1 million when calculating by unit of measurement.

Table 7 – Reimbursement Fee Cost Basis

	Units	2020 Development Cost per Unit	Weighted Average Age	Inflation Adjustment Factor	Estimated Original Cost per Unit	Reimbursable Quantity	Outside Funding Percentage	Total Reimbursable Cost
By Category:								
Mini Park	Acres	\$ 980,000	14.57	64.94%	\$ 636,417	0.65	100.00%	\$ -
Natural & Open Space	Acres	-	19.36	55.31%	-	76.31	0.00%	-
Undeveloped Park	Acres	-	4.64	87.51%	-	19.55	No data	-
Special Use Area	Number	824,665	21.75	51.63%	425,812	1.36	0.00%	578,569
	Total							\$ 578,569
By Unit of Measurement:								
Acres of Parks and Natural Areas	Acres	\$ 706,672	19.83	54.26%	\$ 383,423	60.67	11.59%	\$ 20,567,588
Number of Special Use Sites	Number	824,665	21.75	51.63%	425,812	1.36	0.00%	578,569
	Total							\$ 21,146,157

Source: Environmental Science Associates (2020 cost per unit); Engineering News-Record (inflation adjustment factor); previous tables (reimbursable quantity)

II.D. CALCULATED SDC

This section combines the eligible costs from the two project lists and applies adjustments for fund balance and compliance costs. The result is a total SDC per resident. We then use data from the Census Bureau to estimate the number of residents per dwelling unit and calculate SDCs for residential dwelling units.

II.D.1. Adjustments

The City estimates that it has \$1,223,401 in its improvement fee fund balance as of June 30, 2020. Unspent improvement fee revenue represents projects that remain unbuilt. Because these projects remain on the project list and are part of the improvement fee cost basis, it is reasonable to reduce this cost basis by the amount of revenue already received for those projects that remain on the list.

Table 8 – Adjustments to Improvement Fee Cost Bases

	Current by Category	Future by Category	Current by Unit	Future by Unit
Unadjusted Improvement Fee Cost Basis	\$ 15,081,792	\$ 29,978,959	\$ 52,195,232	\$ 54,485,488
Estimated Improvement Fee Fund Balance	(1,223,401)	(1,223,401)	(1,223,401)	(1,223,401)
Improvement Fee Cost Basis	\$ 13,858,391	\$ 28,755,558	\$ 50,971,831	\$ 53,262,087

ORS 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report also includes compliance costs as a separate cost basis. This cost basis is calculated based on the cost of the SDC methodology, once every five years for the full 15 years of the planning horizon.

II.D.2. Calculated SDC

Table 9 below is a complete schedule of parks SDCs showing the improvement fee, reimbursement fee, and compliance fee per resident and by land use for all methods of calculating the eligible cost of the expansion list.

Table 9 – Calculated SDC

	Current by Category	Future by Category	Current by Unit	Future by Unit
Cost Basis:				
Improvement Fee	\$ 13,858,391	\$ 28,755,558	\$ 50,971,831	\$ 53,262,087
Reimbursement Fee	-	578,569	-	21,146,157
Compliance Costs	62,430	62,430	62,430	62,430
Total Cost Basis	\$ 13,920,821	\$ 29,396,557	\$ 51,034,261	\$ 74,470,674
Growth in Residents	6,488	6,488	6,488	6,488
Improvement Fee per Resident	\$ 2,136	\$ 4,432	\$ 7,856	\$ 8,209
Reimbursement Fee per Resident	-	89	-	3,259
Compliance Fee per Resident	10	10	10	10
Total SDC per Resident	\$ 2,146	\$ 4,531	\$ 7,866	\$ 11,478
Fee Schedule:				
Single-family dwelling unit	\$ 5,857	\$ 12,368	\$ 21,472	\$ 31,333
Multi-family dwelling unit	4,343	9,170	15,920	23,231
Mobile home dwelling unit	4,718	9,962	17,295	25,237

Source: 2015-2019 American Community Survey 5-Year Estimates, Tables B25024 and B25033
(residents per dwelling unit)

As shown above, the maximum allowable charge is \$11,478 per resident under the future level of service by unit of measurement. The resulting SDC is \$31,333 for a single-family dwelling unit based on an estimated 2.73 residents per dwelling unit, \$23,231 for a multi-family dwelling unit based on an estimated 2.02 residents per dwelling unit, and \$25,237 for a mobile home dwelling unit based on an estimated 2.20 residents per dwelling unit.

II.D.3. Comparison

This section provides comparisons for the City’s current and proposed SDCs against those of comparable jurisdictions. As shown in Table 10, if SDCs are implemented as proposed, the City will have a higher parks SDC than all comparable cities in this survey.

Table 10 – Parks SDC per SFR Comparison

	Parks SDC per SFR	
Sandy (Maximum)	\$	31,333
Lake Oswego		15,672
Tigard		10,345
Sherwood		8,998
Happy Valley		8,515
Canby		6,025
Hubbard		4,558
Eugene		4,246
Milwaukie		3,985
Sandy (Current)		3,717
Molalla		2,643

Source: Survey by FCS GROUP, as of 4/26/2022

Section III. FEE-IN-LIEU ANALYSIS

This section provides the detailed calculations of an updated fee in lieu of parkland dedication. The City will need to update its municipal code to accommodate the calculation.

III.A. LAND DEDICATION REQUIREMENT

The City currently requires developers to dedicate 0.0068 acres per resident added by a new development to give the City enough parkland to reach its goals for the park system. This is based on its existing inventory and on data from the 2022 Parks and Trails Master Plan.

III.B. LAND ACQUISITION COSTS

The City currently uses \$241,000 as its estimate for the cost of an acre of land in its fee-in-lieu calculation. However, FCS GROUP used assessor data to determine a more recent cost per acre based on the cost of undeveloped, platted land. That data revealed the average price per acre to be \$869,242.

III.C. CALCULATED FEE-IN-LIEU

Based on the previous sections, the fee-in-lieu calculation is summarized in Table 11 below. As shown, the calculated fee-in-lieu per resident is \$5,911, and the fee-in-lieu per dwelling unit ranges from \$11,963 up to \$16,135.

Table 11 – Fee-in-Lieu Calculation

Current cost per acre		\$869,242
Targeted acres per resident		0.0068
Calculated Fee-in-Lieu per resident		\$5,911
Fee Schedule:	<u>Residents per Dwelling Unit</u>	
Single-family dwelling unit	2.73	\$16,135
Multi-family dwelling unit	2.02	\$11,963
Mobile home dwelling unit	2.20	\$12,996

The table above uses data from the Census Bureau to calculate the number of residents per dwelling unit. Those calculations were also used to calculate the SDC per dwelling unit.

The City may choose instead to use its current occupancy assumptions, as described in Sandy Municipal Code Sec. 17.86.10. Under those assumptions, the fee-in-lieu ranges from \$8,866 for a congregate multi-family dwelling unit, up to \$17,733 for a single-family dwelling unit.

Table 12 – Fee-in-Lieu Calculation with City’s Current Occupancy Estimates

Current cost per acre		\$869,242
Targeted acres per resident		0.0068
Calculated Fee-in-Lieu per resident		\$5,911
Fee Schedule:	Residents per Dwelling Unit	
Single-family dwelling unit	3.00	\$17,733
Multi-family dwelling unit	2.00	\$11,822
Mobile home dwelling unit	2.00	\$11,822
Congregate multi-family dwelling unit	1.50	\$8,866

Section IV. IMPLEMENTATION

This section addresses practical aspects of implementing SDCs and an updated fee-in-lieu.

IV.A. FEE-IN-LIEU CHANGES

The City determined to keep its existing occupancy estimates when calculating the fee-in-lieu for a new development, so no adjustment is needed to match the occupancy estimates shown in Tables 9 and 11.

IV.B. INDEXING

ORS 223.304 allows for the periodic indexing of SDCs for inflation, as long as the index used is:

- (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

In accordance with Oregon statutes, we recommend that the City use the *Engineering News-Record* (ENR) Construction Cost Index (CCI) 20-City Average as the basis for adjusting SDCs annually.



NO. 2022-22

A RESOLUTION ADOPTING AN INCREASE TO THE FEES-IN-LIEU OF PARKLAND DEDICATION

Whereas, Section 17.86.40 of the Sandy Municipal Code provides that a payment in lieu of parkland dedication is separate from Parks Systems Development Charges (SDCs); and

Whereas, that section also provides that the amount of the fees-in-lieu of land dedication (in dollars per acre) shall be set by City Council Resolution based on relevant economic indices and the typical market value of developed property (finished lots) in Sandy net of related development costs; and

Whereas, the City Council engaged FCS Group, Inc. to review the 2022 assessor data to determine a more recent cost per acre based on the cost of undeveloped, platted land; and

Whereas, the City currently uses \$241,000 as its estimate for the cost of an acre of land in its fees-in-lieu calculation, and the FCS Group methodology revealed the average price per acre to be \$869,242; and

Whereas, the methodology developed by FCS Group provides the detailed calculations of updated fees-in-lieu of parkland dedication; and

Whereas, said methodology was adopted by the Council by Resolution 2022-21; and

Whereas, the Sandy City Council desires to revise existing fees-in-lieu of parkland dedication accordingly.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy

Section 1. This Resolution amends the Master Fee Schedule, dated July 1, 2022, section D. Payment in Lieu of Park Land Dedication, as shown in Exhibit A, attached hereto and incorporated herein by reference.

This Resolution shall be effective on Sept. 6, 2022 and the revised fee in lieu charges shall be imposed on applications submitted beginning on Sept. 7, 2022.

This resolution is adopted by the City Council of the City of Sandy and approved by the Mayor this 6th day of September, 2022.

#2022-22

This resolution is adopted by the Common Council of the City of Sandy and approved by the Mayor this 06 day of September 2022

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

#2022-22

Exhibit A

D. Payment in Lieu of Park Land Dedication

- a. Payment in Lieu of Park Land Dedication, Not Deferred ~~\$241,000.00 per acre~~
 \$869,242.00 per acre,
- b. Payment in Lieu of Park Land Dedication, Deferred* ~~\$265,000.00 per acre~~
 \$869,242.00 per acre + 10% *administration fee on the amount of the remaining portion owed*



NO. 2022-23

A RESOLUTION ADOPTING AN INCREASE TO PARKS SYSTEM DEVELOPMENT CHARGES

Whereas, Section 15.28.050 of the Sandy Municipal Code requires that methodologies used to establish systems development charges be approved by a Resolution adopted by the Council; and

Whereas, the City Council engaged FCS Group, Inc. to review the 2022 City of Sandy Parks and Trails Master Plan and develop a methodology to calculate and collect Systems Development Charges to fund the improvements it describes; and

Whereas, said methodology was adopted by the Council by Resolution 2022-21; and

Whereas, the Sandy City Council desires to implement the adopted methodology to revise existing Parks systems development charges.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy

Section 1. The amounts of the Parks system development charges are hereby revised as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. This Resolution amends the Master Fee Schedule, dated July 1, 2022, effective January 1, 2023, on pg. 8, section (C.) Park as follows:

1. To remove the subcategories (ii, iii, iv) in (a.) Single Family, (b.) Multi-Family, and (b.) Congregate Multi-Family;
2. To remove (b.) Congregate Multi-Family; and
3. To add (c.) Mobile Home
4. To change the amount of each fee to be as reflected for January 1, 2023 in Exhibit A, attached hereto and incorporated herein by this reference.

This Resolution shall be effective on Sept. 6, 2022 and the revised system development charges shall be imposed on building permit applications submitted beginning on January 1, 2023.

This resolution is adopted by the City Council of the City of Sandy and approved by the Mayor this 6th day of September, 2022.

This resolution is adopted by the Common Council of the City of Sandy and approved by the Mayor this 06 day of September 2022

#2022-23

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

#2022-23



City of Sandy
39250 Pioneer Blvd.,
Sandy, OR 97055

OPTION A

**5-Year Phase-In
Start at \$7,453 increase to \$20,000 FOR SFR
Proportionately for Multi-Family (MF) and Mobile Multi-Family
Effective Date: Jan. 1, 2023**

Fiscal Year	Implementation Date	Single-Family	Multi-Family	Mobile Home
2022	Existing	\$3,717.00	\$2,495.00	\$2,495.00
2023	1/1/2023	\$7,453.00	\$5,525.94	\$6,003.07
2024	7/1/2023	\$10,589.75	\$7,851.64	\$8,529.58
2025	7/1/2024	\$13,726.50	\$10,177.35	\$11,056.10
2026	7/1/2025	\$16,863.25	\$12,503.06	\$13,582.62
2027	7/1/2026	\$20,000.00	\$14,828.76	\$16,109.13



City of Sandy
39250 Pioneer Blvd.,
Sandy, OR 97055

OPTION B

11-Year Phase-In
Start at \$8,000 increase to \$23,000 SFR
Proportionately for Multi-Family (MF) and Mobile Multi-Family
Effective Date: Jan. 1, 2023

Fiscal Year	Implementation Date	Single-Family	Multi-Family	Mobile Home
2022	Existing	\$3,717.00	\$2,495.00	\$2,495.00
2023	1/1/2023	\$8,000.00	\$5,931.50	\$6,443.65
2024	7/1/2023	\$9,500.00	\$7,043.66	\$7,651.84
2025	7/1/2024	\$11,000.00	\$8,155.82	\$8,860.02
2026	7/1/2025	\$12,500.00	\$9,267.98	\$10,068.21
2027	7/1/2026	\$14,000.00	\$10,380.13	\$11,276.39
2028	7/1/2027	\$15,500.00	\$11,492.29	\$12,484.58
2029	7/1/2028	\$17,000.00	\$12,604.45	\$13,692.76
2030	7/1/2029	\$18,500.00	\$13,716.60	\$14,900.95
2031	7/1/2030	\$20,000.00	\$14,828.76	\$16,109.13
2032	7/1/2031	\$21,500.00	\$15,940.92	\$17,317.32
2033	7/1/2032	\$23,000.00	\$17,053.08	\$18,525.50



City of Sandy
39250 Pioneer Blvd.,
Sandy, OR 97055

OPTION C

11-Year Phase-In
Start at \$8,000 increase to \$25,000 SFR
Proportionately for Multi-Family (MF) and Mobile Multi-Family
Effective Date: Jan. 1, 2023

Fiscal Year	Implementation Date	Single-Family	Multi-Family	Mobile Home
2022	Existing	\$3,717.00	\$2,495.00	\$2,495.00
2023	1/1/2023	\$8,000.00	\$5,931.50	\$6,443.65
2024	7/1/2023	\$9,700.00	\$7,191.95	\$7,812.93
2025	7/1/2024	\$11,400.00	\$8,452.39	\$9,182.21
2026	7/1/2025	\$13,100.00	\$9,712.84	\$10,551.48
2027	7/1/2026	\$14,800.00	\$10,973.28	\$11,920.76
2028	7/1/2027	\$16,500.00	\$12,233.73	\$13,290.03
2029	7/1/2028	\$18,200.00	\$13,494.17	\$14,659.31
2030	7/1/2029	\$19,900.00	\$14,754.62	\$16,028.59
2031	7/1/2030	\$21,600.00	\$16,015.06	\$17,397.86
2032	7/1/2031	\$23,300.00	\$17,275.51	\$18,767.14
2033	7/1/2032	\$25,000.00	\$18,535.95	\$20,136.41



City of Sandy
39250 Pioneer Blvd.,
Sandy, OR 97055

OPTION D

11-Year Phase-In
Start at \$8,897.09 increase to \$25,000
Proportionately for Multi-Family (MF) and Mobile Multi-Family
Effective Date: Jan. 1, 2023

Fiscal Year	Implementation Date	Single-Family	Multi-Family	Mobile Home
2022	Existing	\$3,717.00	\$2,495.00	\$2,495.00
2023	1/1/2023	\$8,897.09	\$6,596.64	\$7,166.22
2024	7/1/2023	\$10,507.38	\$7,790.57	\$8,463.24
2025	7/1/2024	\$12,117.67	\$8,984.50	\$9,760.26
2026	7/1/2025	\$13,727.96	\$10,178.43	\$11,057.28
2027	7/1/2026	\$15,338.25	\$11,372.37	\$12,354.30
2028	7/1/2027	\$16,948.55	\$12,566.30	\$13,651.32
2029	7/1/2028	\$18,558.84	\$13,760.23	\$14,948.34
2030	7/1/2029	\$20,169.13	\$14,954.16	\$16,245.36
2031	7/1/2030	\$21,779.42	\$16,148.09	\$17,542.38
2032	7/1/2031	\$23,389.71	\$17,342.02	\$18,839.40
2033	7/1/2032	\$25,000.00	\$18,535.95	\$20,136.41



Home Builders Association
of Metropolitan Portland

August 25th, 2022

Mayor Pulliam and City Council
City of Sandy
39250 Pioneer Blvd.
Sandy, OR 97055

Mayor Pulliam and City Councilors:

My name is Preston and I serve as the Director of Government Affairs at the Home Builders Association of Metro Portland. HBA represents 1,200 members and tens of thousands of men and women who work in the residential building and remodeling industries throughout the Portland region.

We are dedicated to maximizing housing choice for all who reside in our region and supporting industry professionals by shaping an environment in which they can effectively meet the diversified needs of all communities. Our industry has delivered strong economic and community impact in Sandy—in the past five years alone, residential builders have generated over \$125 million of value and over 600 new homes in the City of Sandy, about half of which were single family residences.

I am writing to express our concern over the current proposal being considered by council to raise the City of Sandy's Parks System Development Charges. HBA recognizes SDCs and Fees In-Lieu as a valuable means to pay for necessary infrastructure capacity and upgrades to accommodate for increased demand on public facilities. At the same time, fee increases directly add to the cost of housing and are eventually passed onto the consumer. Considering our vastly undersupplied housing stock—roughly 60,000 units short in the Portland Region—governments should do all they can to encourage new home construction.

Traditionally, there have been two key indicators cities use to determine SDCs: impact from population growth and inflation. Unfortunately, the level of increases being recommended by the Parks and Trails Advisory Board (PTAB) and presented to council have virtually no connection with Sandy's future population demands or inflation. The proposal is to immediately double current fees and then add an annual flat fee of \$3,141 in each subsequent year for 5 years until the total fee reaches \$20,000. ***This represents a five-fold increase, or 438% jump by 2026—an entirely disproportionate figure considering that during this time, Sandy's population will grow by just 11%.***

The nature of this proposed fee increase does not follow any reasonable predictor of population growth. From 2010 to 2020, Sandy grew 2.5% annually, gaining a total of 3,042 residents. Based on census data and the FCS Group's calculations, the city is expected to gain an additional 6,488 new residents totaling 19,100 by 2035. This suggests that the growth rate of the previous decade will continue into the next, averaging between 2% to 3% year-over-year. Additionally, Sandy is using data from the ENR Construction Cost Index (CCI) to inform fee adjustments and future fee schedules. The CCI gauges annual price jumps in the construction industry including labor and materials. In the past decade the

index has stayed consistently in the low single digits, only recently jumping to between 5% and 8% as supply chains and labor shortages have resulted in higher industry costs. Considering this, the proposed fee increase is inconsistent with any realistic impact that new users or rising costs will have on a system.

Following the rationale presented to council in the August 1st Staff Report and the July 7th FCS Report, SDC fee increases should follow hard data, and not simple comparisons of other cities. Yet, this very staff report states that these discussions were “centered around how Sandy’s Parks SDC rates are low compared to surrounding areas that assess SDC fees.” However, other jurisdictions may have higher fees due to a variety of reasons including higher land costs, staffing needs, range of properties/capital resources, existing infrastructure, previous bond measures, or other related needs.

This being said, we do agree that, given the roughly 6 years without an increase, the city’s growth-related Parks needs have been adversely impacted. Therefore, we support immediately raising the SDC and in-lieu of fee to accommodate for the practical increases that have not been adopted since 2016. According to the same staff report: “If the Parks SDC’s had realized a very conservative estimated annual increase of 4% based on the ENR Construction Cost Index, today’s Parks SDC would be approximately \$4,703.” **We would support immediately raising the Parks fee to the new threshold of \$4,703, from which additional schedules/indices should follow.**

Suggested Schedule based on population growth and Construction Cost Index:

Year	SDC Rate	Increase
Current	\$3,717	-
2023	\$4,703*	+ 26%

**Adjusting for the previous 6 years without an increase.*

We suggest immediately increasing the fee to \$4,703 to accommodate for needed growth capacity. Then, we recommend working with department staff, community groups, home builders, and other stakeholders to arrive at a more collaborative and sensible 5-year schedule that will ensure capacity is increased with a more accountable, data-centered approach. Doing so will enable builders to better plan for rate hikes while helping Sandy plan for and meet its future housing needs.

From an affordability standpoint, the drastic jump in fees being considered would exceed all indicators of rationale growth, while also negatively impacting new home construction and hindering housing affordability. Cost increases and higher home prices disproportionately impact working families, first-time homebuyers, and people of color. We strongly encourage council to balance growth-related parks needs with Sandy’s ability to accommodate for new households.

Thank you for your consideration,



Preston Korst
Director of Public Policy and Government Affairs
Home Builders Association of Metro Portland
Email: prestonk@hbapdx.org | Phone: 503-684-1880



Staff Report

Meeting Date: September 6, 2022
From Andi Howell, Transit Director
Grant Agreement and Memorandum of Understanding with Oregon
SUBJECT: Department of Transportation

DECISION TO BE MADE:

Whether to authorize the City Manager to sign the 5339 Grant Agreement with the Oregon Department of Transportation (ODOT) to:

- Fund planning services, including Architectural and Engineering, for expansion of administrative and maintenance space at the Sandy Operations Center
- Fund purchase of one electric 35' low floor heavy duty transit vehicle

PURPOSE / OBJECTIVE:

- To develop a shovel-ready plan for future expansion at the Sandy Operations Center
- To procure one electric 35' low floor, heavy duty transit vehicle.

BACKGROUND / CONTEXT:

In pursuit of [2021 - 2023 City Council Goal #1 \(Plan and Provide Sustainable Infrastructure; Implement the Transit Master Plan \(TMP 2020\)\)](#), Sandy Transit applied and was awarded a 5339 Federal Grant through Oregon Department of Transportation (ODOT) to design a shovel ready plan for a future expansion at the Sandy Operations Center and to fund procurement of one electric 35' low floor, heavy duty transit vehicle.

The planning process for future expansions at the Operations Center will be an inclusive process involving the City Council and all Departments that envision operating out of the Operations Center. Sandy Transit will use the "City of Sandy: Public Works and Transit Operations Facility Plan (2006)" and the "Sandy Facilities Report (2020)" to guide the planning process.

The TMP identifies several future capital investments including the need for expansion of administrative and maintenance space at the Sandy Operations Center and the procurement of alternative fuel vehicles.

KEY CONSIDERATIONS / ANALYSIS:

To support the transition to electric vehicles, Sandy Transit applied and was accepted into the PGE Fleet Partner Program for the planning and construction of electric vehicle charging infrastructure. This turnkey solution for fleet electrification includes the planning and technical services, site design, construction, electric vehicle service

equipment rebates and incentives toward electric vehicle infrastructure. The Fleet Partner Program cost incentives have the potential to cover 90% of the cost of infrastructure.

Additionally, Sandy has been invited by ODOT to participate in the Net-Zero Pilot Project. This project does not require financial participation; Sandy should anticipate contributing up to 45 hours of time to the project over the course of one year. Six transit agencies were chosen to participate. Below is a summary of the anticipated benefits to participating:

- Introductory emissions inventory workshop with other participating agencies
- A comprehensive GHG emissions inventory (this task requires the most input from the participating agency to identify and collect the complete and accurate data the consultant requests)
- A "Net-Zero Lab" to strategize and develop agency-specific emission reduction strategies
- A GHG emissions reduction plan (including development of reduction targets)
- Assistance to develop and apply standards for tracing emissions reductions

Consultants may also provide through a contingency task:

- A GHG dashboard tool for tracking emissions
- A fleet decarbonization/transition plan template

Sandy Transit has partnered with Proterra, a leader in the design and manufacture of zero-emission electric transit vehicles and EV technology solutions with the goal to procure the Proterra ZX5 electric transit bus for the SAM Gresham route. As part of the new Bipartisan Infrastructure Law, the Low and No Emission program (5339 Federal Grant Program) recently awarded funding for 1,800 electric vehicles nationwide. Sandy was successful during the grant award opportunity to receive funding for 2 of those 1,800 vehicles.

RECOMMENDATION:

Authorize the City Manager to enter into the 5339 grant agreement.

BUDGETARY IMPACT:

- Planning Costs: \$39,697 in local match (\$158,789 in grant awards) Sandy Transit has additional STIF funds set aside for this planning process to use as match.
- Vehicle Purchase: \$142,500 in match (\$807,500 in grant awards).

SUGGESTED MOTION LANGUAGE:

"I move to authorize the City Manager to sign the 5339 grant agreement for both the planning process and the purchase of one 35' electric vehicle."

LIST OF ATTACHMENTS/EXHIBITS:

- 5339 Grant Agreement

- Memorandum of Understanding with Oregon Department of Transportation
- City of Sandy: Public Works and Transit Operations Facility Plan (2006)
- Sandy Facilities Assessment Report (2020)

PUBLIC TRANSPORTATION DIVISION
OREGON DEPARTMENT OF TRANSPORTATION

This Agreement is made and entered into by and between the **State of Oregon**, acting by and through its Department of Transportation, Public Transportation Division, hereinafter referred to as "State," and **City of Sandy**, hereinafter referred to as "Recipient," and collectively referred to as the "Parties."

AGREEMENT

1. **Effective Date.** This Agreement shall become effective on the later of **July 1, 2022** or the date when this Agreement is fully executed and approved as required by applicable law. Unless otherwise terminated or extended, Grant Funds under this Agreement shall be available for Project Costs incurred on or before **June 30, 2026** (the "Expiration Date"). No Grant Funds are available for any expenditures after the Expiration Date. State's obligation to disburse Grant Funds under this Agreement shall end as provided in Section 10 of this Agreement.
2. **Agreement Documents.** This Agreement consists of this document and the following documents, all of which are attached hereto and incorporated herein by reference:

Exhibit A: Project Description and Budget

Exhibit B: Financial Information

Exhibit C: Subagreement Insurance Requirements and Recipient Insurance Requirements

Exhibit D: Summary of Federal Requirements, incorporating by reference Annual List of Certifications and Assurances for Federal Transit Administration Grants and Cooperative Agreements ("Certifications and Assurances") and Federal Transit Administration Master Agreement

Exhibit E: Information required by 2 CFR 200.332(a), may be accessed at <https://www.oregon.gov/odot/RPTD/Pages/index.aspx>, Oregon Public Transit Information System (OPTIS), as the information becomes available

In the event of a conflict between two or more of the documents comprising this Agreement, the language in the document with the highest precedence shall control. The precedence of each of the documents comprising this Agreement is as follows, listed from highest precedence to lowest precedence: Exhibit D; Exhibit E; this Agreement without Exhibits; Exhibit A; Exhibit B; Exhibit C.

3. **Project Cost; Grant Funds; Match.** The total project cost is estimated at **\$1,148,486.00**. In accordance with the terms and conditions of this Agreement, State shall provide Recipient an amount not to exceed **\$966,289.00** (the "Grant Funds") for eligible costs described in Section 6.a. hereof. Recipient shall provide matching funds for all Project Costs as described in Exhibit A. Recipient will be responsible for all Project Costs not covered by the Grant Funds.
4. **Project.** The Grant Funds shall be used solely for the project described in Exhibit A (the "Project") and shall not be used for any other purpose. No Grant Funds will be disbursed for any changes to the Project unless such changes are approved by State by amendment pursuant to Section 11.a hereof.
5. **Progress Reports.** Recipient shall submit quarterly progress reports to State no later than 45 days after the close of each quarterly reporting period. Reporting periods are July through September, October through December, January through March, and April through June. Reports must be in a format acceptable to State and must be entered into the Oregon Public Transit Information System (OPTIS), which may be accessed at <https://www.oregon.gov/odot/RPTD/Pages/index.aspx>. If Recipient is unable to access OPTIS, reports must be sent to ODOTPTDReporting@odot.state.or.us. Reports shall include a statement of revenues and expenditures for each quarter, including documentation of local match contributions and expenditures. State reserves the right to request such additional information as may be

necessary to comply with federal or state reporting requirements.

6. Disbursement and Recovery of Grant Funds.

- a. **Disbursement Generally.** State shall reimburse eligible costs incurred in carrying out the Project, up to the Grant Funds amount provided in Section 3. Reimbursements shall be made by State within 30 days of State's approval of a request for reimbursement from Recipient using a format that is acceptable to State. Requests for reimbursement must be entered into OPTIS or sent to ODOTPTDReporting@odot.state.or.us. Eligible costs are the reasonable and necessary costs incurred by Recipient, or under a subagreement described in Section 9 of this Agreement, in performance of the Project and that are not excluded from reimbursement by State, either by this Agreement or by exclusion as a result of financial review or audit.
- b. **Conditions Precedent to Disbursement.** State's obligation to disburse Grant Funds to Recipient is subject to satisfaction, with respect to each disbursement, of each of the following conditions precedent:
 - i. State has received funding, appropriations, limitations, allotments or other expenditure authority sufficient to allow State, in the exercise of its reasonable administrative discretion, to make the disbursement.
 - ii. Recipient is in compliance with the terms of this Agreement including, without limitation, Exhibit D and the requirements incorporated by reference in Exhibit D.
 - iii. Recipient's representations and warranties set forth in Section 7 hereof are true and correct on the date of disbursement with the same effect as though made on the date of disbursement.
 - iv. Recipient has provided to State a request for reimbursement using a format that is acceptable to and approved by State. Recipient must submit its final request for reimbursement following completion of the Project and no later than 60 days after the Expiration Date. Failure to submit the final request for reimbursement within 60 days after the Expiration Date could result in non-payment.
- c. **Recovery of Grant Funds.**
 - i. **Recovery of Misexpended Funds or Nonexpended Funds.** Any Grant Funds disbursed to Recipient under this Agreement that are either (i) disbursed but unexpended as of the Expiration Date ("Unexpended Funds") or (ii) expended in violation or contravention of one or more of the provisions of this Agreement ("Misexpended Funds") must be returned to State. Recipient shall return all Misexpended Funds to State no later than 15 days after State's written demand. Recipient shall return all Unexpended Funds to State within 15 days after the earlier of expiration or termination of this Agreement.
 - ii. **Recovery of Funds upon Termination.** If this Agreement is terminated under either Section 10(a)(i) or Section 10(a)(v) below, Recipient shall return to State all funds disbursed to Recipient within 15 days after State's written demand for the same.

7. Representations and Warranties of Recipient. Recipient represents and warrants to State as follows:

- a. **Organization and Authority.** Recipient is duly organized and validly existing under the laws of the State of Oregon and is eligible to receive the Grant Funds. Recipient has full power, authority, and legal right to make this Agreement and to incur and perform its obligations hereunder, and the making and performance by Recipient of this Agreement (1) have been duly authorized by all necessary action of Recipient and (2) do not and will not violate any provision of any applicable law, rule, regulation, or order of any court, regulatory commission, board, or other administrative agency or any provision of Recipient's Articles of Incorporation or Bylaws, if applicable, (3) do not and will not result in the breach of, or constitute a default or require any consent under any other agreement or instrument to which Recipient is a party or by which Recipient or any of its properties may be bound or affected. No authorization, consent, license, approval of, filing or registration with or notification to any governmental body or regulatory or supervisory authority is required for the execution, delivery or performance by Recipient

of this Agreement.

- b. **Binding Obligation.** This Agreement has been duly executed and delivered by Recipient and constitutes a legal, valid and binding obligation of Recipient, enforceable in accordance with its terms subject to the laws of bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors' rights generally.
- c. **No Solicitation.** Recipient's officers, employees, and agents shall neither solicit nor accept gratuities, favors, or any item of monetary value from contractors, potential contractors, or parties to subagreements, except as permitted by applicable law. No member or delegate to the Congress of the United States or State of Oregon employee shall be admitted to any share or part of this Agreement or any benefit arising therefrom.
- d. **No Debarment.** Neither Recipient nor its principals is presently debarred, suspended, or voluntarily excluded from this federally-assisted transaction, or proposed for debarment, declared ineligible or voluntarily excluded from participating in this Agreement by any state or federal agency. Recipient agrees to notify State immediately if it is debarred, suspended or otherwise excluded from this federally-assisted transaction for any reason or if circumstances change that may affect this status, including without limitation upon any relevant indictments or convictions of crimes.

The warranties set in this section are in addition to, and not in lieu of, any other warranties set forth in this Agreement or implied by law.

8. Records Maintenance and Access; Audit.

- a. **Records, Access to Records and Facilities.** Recipient shall make and retain proper and complete books of record and account and maintain all fiscal records related to this Agreement and the Project in accordance with all applicable generally accepted accounting principles, generally accepted governmental auditing standards and state minimum standards for audits of municipal corporations. Recipient shall require that each of its subrecipients and subcontractors complies with these requirements. State, the Secretary of State of the State of Oregon (Secretary), the United States Department of Transportation (USDOT), the Federal Transit Administration (FTA) and their duly authorized representatives shall have access to the books, documents, papers and records of Recipient that are directly related to this Agreement, the funds provided hereunder, or the Project for the purpose of making audits and examinations. In addition, State, the Secretary, USDOT, FTA and their duly authorized representatives may make and retain excerpts, copies, and transcriptions of the foregoing books, documents, papers, and records. Recipient shall permit authorized representatives of State, the Secretary, USDOT and FTA to perform site reviews of the Project, and to inspect all vehicles, real property, facilities and equipment purchased by Recipient as part of the Project, and any transportation services rendered by Recipient.
- b. **Retention of Records.** Recipient shall retain and keep accessible all books, documents, papers, and records that are directly related to this Agreement, including, without limitation, records relating to capital assets funded by this Agreement, the Grant Funds or the Project for a minimum of six (6) years, or such longer period as may be required by other provisions of this Agreement or applicable law, following the Expiration Date. If there are unresolved audit questions at the end of the six-year period, Recipient shall retain the records until the questions are resolved.
- c. **Expenditure Records.** Recipient shall document the expenditure of all Grant Funds disbursed by State under this Agreement. Recipient shall create and maintain all expenditure records in accordance with generally accepted accounting principles and in sufficient detail to permit State to verify how the Grant Funds were expended.
- d. **Audit Requirements.**
 - i. Recipients receiving federal funds in excess of \$750,000 are subject to audit conducted in accordance with the provisions of 2 CFR part 200, subpart F. Recipient, if subject to this requirement, shall at Recipient's own expense submit to State, Public Transportation Division, 555 13th Street NE, Suite 3, Salem, Oregon, 97301-4179 or to ODOTPTDReporting@odot.state.or.us, a copy of, or electronic link to, its annual audit subject to this requirement covering the funds expended under this Agreement and shall submit or cause to be submitted, the annual audit

of any subrecipient(s), contractor(s), or subcontractor(s) of Recipient responsible for the financial management of funds received under this Agreement.

- ii. Recipient shall indemnify, save, protect and hold harmless State from the cost of any audits or special investigations performed by the Secretary with respect to the funds expended under this Agreement. Recipient acknowledges and agrees that any audit costs incurred by Recipient as a result of allegations of fraud, waste or abuse are ineligible for reimbursement under this or any other agreement between Recipient and State.

This Section 8 shall survive any expiration or termination of this Agreement.

9. Recipient Subagreements and Procurements

- a. **Subagreements.** Recipient may enter into agreements with sub-recipients, contractors or subcontractors (collectively, "subagreements") for performance of the Project.
 - i. All subagreements must be in writing executed by Recipient and must incorporate and pass through all of the applicable requirements of this Agreement to the other party or parties to the subagreement(s). Use of a subagreement does not relieve Recipient of its responsibilities under this Agreement.
 - ii. Recipient shall require all of its contractors performing work under this Agreement to name State as a third-party beneficiary of Recipient's subagreement with the contractor and to name State as an additional or "dual" obligee on contractors' payment and performance bonds.
 - iii. Recipient shall provide State with a copy of any signed subagreement, as well as any other purchasing or contracting documentation, upon request by State. This paragraph 9.a.iii. shall survive expiration or termination of this Agreement.
 - iv. Recipient must report to State any material breach of a term or condition of a subagreement within ten (10) days of Recipient discovering the breach.
- b. Recipient shall review the *Best Practices Procurement Manual*, a technical assistance manual prepared by the FTA, available on the FTA website: www.fta.dot.gov/grants/13054_6037.html
- c. **Subagreement indemnity; insurance**
 - i. ***Recipient's subagreement(s) shall require the other party to such subagreements(s) that is not a unit of local government as defined in ORS 190.003, if any, to indemnify, defend, save and hold harmless State and its officers, employees and agents from and against any and all claims, actions, liabilities, damages, losses, or expenses, including attorneys' fees, arising from a tort, as now or hereafter defined in ORS 30.260, caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the other party to Recipient's subagreement or any of such party's officers, agents, employees or subcontractors ("Claims"). It is the specific intention of the Parties that the State shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the State, be indemnified by the other party to Recipient's subagreement(s) from and against any and all Claims.***
 - ii. Any such indemnification shall also provide that neither Recipient's subrecipient(s), contractor(s) nor subcontractor(s) (collectively "Subrecipients"), nor any attorney engaged by Recipient's Subrecipient(s), shall defend any claim in the name of the State or any agency of the State of Oregon, nor purport to act as legal representative of the State of Oregon or any of its agencies, without the prior written consent of the Oregon Attorney General. The State may, at any time at its election, assume its own defense and settlement in the event that it determines that Recipient's Subrecipient is prohibited from defending State or that Recipient's Subrecipient is not adequately defending State's interests, or that an important governmental principle is at issue or that it is in the best interests of State to do so. State reserves all rights to

pursue claims it may have against Recipient's Subrecipient if State elects to assume its own defense.

- iii. Recipient shall require the other party, or parties, to each of its subagreements that are not units of local government as defined in ORS 190.003 to obtain and maintain insurance requirements provided in Exhibit C to this Agreement. Recipient may specify insurance requirements of its contractor(s) above the minimum insurance requirements specified in Exhibit C. Recipient shall verify its contractor(s) meet the insurance requirements in Exhibit C.
- d. **Procurements.** Recipient shall make purchases of any equipment, materials, or services for the Project under procedures that comply with Oregon law, as applicable, including all applicable provisions of the Oregon Public Contracting Code and rules, and in conformance to FTA Circular 4220.1F, Third Party Contracting Requirements including:
 - i. All applicable clauses required by federal statute, executive orders and their implementing regulations are included in each competitive procurement;
 - ii. All procurement transactions are conducted in a manner providing full and open competition;
 - iii. Procurements exclude the use of statutorily or administratively imposed in-state or geographic preference in the evaluation of bids or proposals (with exception of locally controlled licensing requirements);
 - iv. Construction, architectural and engineering procurements are based on Brooks Act procedures unless the procurement is subject to ORS 279C.100 to 279C.125.
- e. **Additional requirements**
 - i. Recipient shall comply with 49 CFR sections 37.77(c) and 37.105 regarding "Certification of Equivalent Service" when purchasing vehicles under this Agreement. If non-accessible vehicles, as defined by the Americans with Disabilities Act, are being purchased for use by a public entity in demand responsive service for the general public, Recipient will certify to State at the time of applying for a project that, when viewed in its entirety, the demand responsive service offered to persons with disabilities, including persons who use wheelchairs, meets the standard of equivalent service.
 - ii. Recipient shall comply with 49 CFR 663 regarding pre-award and post-delivery reviews. Every Recipient purchasing rolling stock or facilities under this Agreement must certify to State that a pre-award and post-delivery review has been conducted in accordance with ODOT requirements. This review ensures compliance to bid specifications including, but not limited to, FTA requirements, State requirements, and Federal Motor Carrier Safety Standards, as applicable to the type of project. Each Recipient's certification must include assurance that required documents have been received from manufacturers or vendors of products, or from both, and that Recipient possesses such documents. Acceptable certification forms are available from State. Recipient must provide certification forms to State when reimbursement is requested for vehicles. For facilities projects, Recipient must provide pre-award certifications to State at time of first payment, and post-delivery certifications upon completion of the post-delivery review, and in no event later than with Recipient's request for final payment.
 - iii. Recipient shall comply with 49 CFR 604 in the provision of any charter service provided with vehicles, facilities, or equipment acquired with FTA assistance under this Agreement.
 - iv. Recipient shall submit an annual vehicle inspection report to State for any vehicle purchased under this Agreement. Vehicle inspections shall be conducted by a vehicle maintenance technician certified by a nationally recognized organization in the field of vehicle service and maintenance. Reports covering required areas of inspection shall be submitted on forms provided by State.
 - v. All drivers of vehicles purchased with FTA funds under this Agreement must complete a standard defensive driving course before operating an FTA-funded vehicle, and are advised to complete a standard defensive driving course before

operating a State-funded vehicle.

- vi. Recipient shall maintain all vehicles, equipment, and facilities purchased under this Agreement in good condition per manufacturer's recommendations. Recipients are required to develop preventive maintenance plans for all rolling stock and facilities and to provide the plans to State upon request.
 - vii. Recipient shall be the owner of the property for facility construction projects and of vehicles purchased under this Agreement. Such ownership shall be recorded on real property deeds for facility construction projects and on vehicle titles. If Recipient contracts the operation of vehicles to a third party, then the third party may be shown as the owner or lessee with Recipient listed as the second security interest holder or lessor. In all cases, Oregon Department of Transportation, Public Transportation Division shall be shown as the first security interest holder on vehicle titles. If Recipient fails to show Oregon Department of Transportation, Public Transportation Division as the first security interest holder, Recipient shall pay any expenses to re-submit the necessary documents to Oregon Department of Transportation, Driver and Motor Vehicle Services (DMV). If a vehicle is damaged or destroyed at any time when Recipient fails to show Oregon Department of Transportation, Public Transportation Division, as the first security interest holder, Recipient shall be liable to State for any damage in an amount in the same manner as if Oregon Department of Transportation, Public Transportation Division, were shown as the first security interest holder.
 - viii. Recipient shall bear the cost of insuring assets purchased under this Agreement.
 - ix. Recipient shall file a restrictive covenant with the property deed for all construction projects and purchases of real estate, with the exception of passenger shelters, amenities, and right-of-way infrastructure improvements. The restrictive covenant will limit the use of the building and property to the stated purpose specified in the statement of work associated with this Agreement.
 - x. Recipient shall complete all purchases, including installation, and all construction of capital assets funded under this Agreement prior to the Expiration Date of this Agreement. If local circumstances prevent purchase, installation, or construction by the specified date, Recipient will notify State in writing of the circumstances regarding the delay. Such notification must be received at least forty-five (45) days prior to the expiration of the Agreement. Agreement amendment for time will be considered in extenuating circumstances.
- f. **Conflict of Interest.** Recipient's public officials shall comply with Oregon's government ethics laws, ORS 244.010 et seq., as those laws may be subsequently amended.

10. Termination

- a. **Termination by State.** State may terminate this Agreement effective upon delivery of written notice of termination to Recipient, or at such later date as may be established by State in such written notice, if:
 - i. Recipient fails to perform the Project within the time specified herein or any extension thereof or commencement, continuation or timely completion of the Project by Recipient is, for any reason, rendered improbable, impossible, or illegal; or
 - ii. State fails to receive funding, appropriations, limitations or other expenditure authority sufficient to allow State, in the exercise of its reasonable administrative discretion, to continue to make payments for performance of this Agreement; or
 - iii. Federal or state laws, rules, regulations or guidelines are modified or interpreted in such a way that the Project is no longer allowable or no longer eligible for funding under this Agreement; or
 - iv. The Project would not produce results commensurate with the further expenditure of funds; or
 - v. Recipient takes any action pertaining to this Agreement without the approval of State and which under the provisions of this Agreement would have required the

approval of State.

- b. **Termination by Recipient.** Recipient may terminate this Agreement effective upon delivery of written notice of termination to State, or at such later date as may be established by Recipient in such written notice, if:
 - i. The requisite local funding to continue the Project becomes unavailable to Recipient; or
 - ii. Federal or state laws, rules, regulations or guidelines are modified or interpreted in such a way that the Project is no longer allowable or no longer eligible for funding under this Agreement.
- c. **Termination by Either Party.** Either Party may terminate this Agreement upon at least ten days' notice to the other Party and failure of the other Party to cure within the period provided in the notice, if the other Party fails to comply with any of the terms of this Agreement.

11. General Provisions

- a. **Amendments.** This Agreement may be amended or extended only by a written instrument signed by both Parties and approved as required by applicable law.
- b. **Contribution.**
 - i. If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against State or Recipient with respect to which the other Party may have liability, the notified Party must promptly notify the other Party in writing of the Third Party Claim and deliver to the other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Each Party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by a Party of the notice and copies required in this paragraph and meaningful opportunity for the Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to that Party's liability with respect to the Third Party Claim.
 - ii. Except as otherwise provided in Paragraph 11.c below, with respect to a Third Party Claim for which State is jointly liable with Recipient (or would be if joined in the Third Party Claim), State shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Recipient in such proportion as is appropriate to reflect the relative fault of the State on the one hand and of the Recipient on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of State on the one hand and of Recipient on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. State's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if State had sole liability in the proceeding.
 - iii. Except as otherwise provided in Paragraph 11.c below, with respect to a Third Party Claim for which Recipient is jointly liable with State (or would be if joined in the Third Party Claim), Recipient shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by State in such proportion as is appropriate to reflect the relative fault of Recipient on the one hand and of State on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Recipient on the one hand and of State on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines

or settlement amounts. Recipient's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if it had sole liability in the proceeding.

c. Indemnification.

- i. Subject to any limitations imposed by State law and the Oregon Constitution, Recipient agrees to the following contract-related indemnification for all projects authorized under this Agreement:
- ii. Where Recipient contracts for services or performs project management for a project, Recipient shall accept all responsibility, defend lawsuits, indemnify, and hold State harmless, for all contract-related claims and suits. This includes but is not limited to all contract claims or suits brought by any contractor, whether arising out of the contractor's work, Recipient's supervision of any individual project or contract, or Recipient's failure to comply with the terms of this Agreement.

Sections 11.b and 11.c shall survive termination of this Agreement.

- d. **Insurance.** Recipient shall meet the insurance requirements within Exhibit C.
- e. **Dispute Resolution.** The Parties shall attempt in good faith to resolve any dispute arising out of this Agreement. In addition, the Parties may agree to utilize a jointly selected mediator or arbitrator (for non-binding arbitration) to resolve the dispute short of litigation.
- f. **Responsibility for Grant Funds.** Any recipient of Grant Funds, pursuant to this Agreement with State, shall assume sole liability for that recipient's breach of the conditions of this Agreement, and shall, upon recipient's breach of conditions that requires State to return funds to the FTA, hold harmless and indemnify State for an amount equal to the funds received under this Agreement; or if legal limitations apply to the indemnification ability of the recipient of Grant Funds, the indemnification amount shall be the maximum amount of funds available for expenditure, including any available contingency funds or other available non-appropriated funds, up to the amount received under this Agreement.
- g. **Duplicate Payment.** Recipient is not entitled to compensation or any other form of duplicate, overlapping or multiple payments for the same work performed under this Agreement from any agency of the State of Oregon or the United States of America or any other party, organization or individual.
- h. **No Third Party Beneficiaries.** State and Recipient are the only Parties to this Agreement and are the only Parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly or indirectly, to a third person unless such a third person is individually identified by name herein and expressly described as an intended beneficiary of the terms of this Agreement.

Recipient acknowledges and agrees that the Federal Government, absent express written consent by the Federal Government, is not a party to this Agreement and shall not be subject to any obligations or liabilities to the Recipient, contractor or any other party (whether or not a party to the Agreement) pertaining to any matter resulting from the this Agreement.

- i. **Notices.** Except as otherwise expressly provided in this Agreement, any communications between the Parties hereto or notices to be given hereunder shall be given in writing by personal delivery, facsimile, email, or mailing the same, postage prepaid, to Recipient Contact or State Contact at the address or number set forth on the signature page of this Agreement, or to such other addresses or numbers as either Party may hereafter indicate pursuant to this subsection. Any communication or notice personally delivered shall be deemed to be given when actually delivered. Any communication or notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine, and to be effective against State, such facsimile transmission must be confirmed by telephone notice to State Contact. Any communication by email shall be deemed to be given when the

recipient of the email acknowledges receipt of the email. Any communication or notice mailed shall be deemed to be given when received.

- j. **Governing Law, Consent to Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") between State (or any other agency or department of the State of Oregon) and Recipient that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Marion County in the State of Oregon. In no event shall this section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. EACH PARTY HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF SUCH COURT, WAIVES ANY OBJECTION TO VENUE, AND WAIVES ANY CLAIM THAT SUCH FORUM IS AN INCONVENIENT FORUM.
- k. **Compliance with Law.** Recipient shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the Agreement or to the implementation of the Project, as applicable to Recipient, including without limitation as described in Exhibit D. Without limiting the generality of the foregoing, Recipient expressly agrees to comply with (i) Title VI of Civil Rights Act of 1964; (ii) Title V and Section 504 of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659A.142; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.
- l. **Independent Contractor.** Recipient shall perform the Project as an independent contractor and not as an agent or employee of State. Recipient has no right or authority to incur or create any obligation for or legally bind State in any way. State cannot and will not control the means or manner by which Recipient performs the Project, except as specifically set forth in this Agreement. Recipient is responsible for determining the appropriate means and manner of performing the Project. Recipient acknowledges and agrees that Recipient is not an "officer", "employee", or "agent" of State, as those terms are used in ORS 30.265, and shall not make representations to third parties to the contrary.
- m. **Severability.** If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.
- n. **Counterparts.** This Agreement may be executed in two or more counterparts (by facsimile or otherwise), each of which is an original and all of which together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.
- o. **Integration and Waiver.** This Agreement, including all Exhibits, constitutes the entire agreement between the Parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. The delay or failure of either Party to enforce any provision of this Agreement shall not constitute a waiver by that Party of that or any other provision. Recipient, by the signature below of its authorized representative, hereby acknowledges that it has read this Agreement, understands it, and agrees to be bound by its terms and conditions.
- p. **Survival.** The following provisions survive termination of this Agreement: Sections 6.c., 8 and 11.

City of Sandy/State of Oregon
Agreement No. 35329

The Parties, by execution of this Agreement, hereby acknowledge that each Party has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

The Oregon Transportation Commission on October 20, 2010, approved Delegation Order Number OTC-01, which authorizes the Director of the Oregon Department of Transportation to administer programs related to public transit.

On March 1, 2012, the Director approved Delegation Order Number DIR-04, which delegates the authority to approve this Agreement to the Public Transportation Division Administrator.

SIGNATURE PAGE TO FOLLOW

City of Sandy/State of Oregon
Agreement No. 35329

City of Sandy, by and through its

By _____
(Legally designated representative)

Name _____
(printed)

Date _____

By _____

Name _____
(printed)

Date _____

APPROVED AS TO LEGAL SUFFICIENCY

(If required in local process)

By _____
Recipient's Legal Counsel

Date _____

Recipient Contact:

Andi Howell
16610 Champion Way
Sandy, OR 97055
1 (503) 4890925
ahowell@ci.sandy.or.us

State Contact:

Valerie Egon
555 13th Street NE
Salem, OR 97301-4179
1 (971) 301-0909
Valerie.Egon@odot.oregon.gov

Signed Agreement Return Address: ODOTPTDReporting@odot.state.or.us

State of Oregon, by and through its
Department of Transportation

By _____
Karyn Criswell
Public Transportation Division Administrator

Date _____

APPROVAL RECOMMENDED

By _____ Valerie Egon

Date _____ 07/01/2022

APPROVED AS TO LEGAL SUFFICIENCY

(For funding over \$150,000)

By _____
Assistant Attorney General

Name _____ Sam Zeigler by email
(printed)

Date _____ 07/15/2022

EXHIBIT A
Project Description and Budget

Project Description/Statement of Work

Project Title: 5339 City of Sandy Facility 35329				
<i>Planning Services, including Architectural and Engineering, would create a shovel ready project for expansion of administrative and maintenance space at the Sandy Operations Center, supporting multiple rural transit services.</i>				
P-21-1822-01 Item #1: Admin Building				
	Total	Grant Amount	Local Match	Match Type(s)
	\$198,486.00	\$158,789.00	\$39,697.00	Local
Sub Total	\$198,486.00	\$158,789.00	\$39,697.00	
Project Title: 5339 City of Sandy 35329				
<i>Purchase of one electric 35' low floor class A heavy duty transit vehicle.</i>				
P-21-1876-01 Item #1: Bus STD 35ft				
	Total	Grant Amount	Local Match	Match Type(s)
	\$950,000.00	\$807,500.00	\$142,500.00	State Funds
Sub Total	\$950,000.00	\$807,500.00	\$142,500.00	
Grand Total	\$1,148,486.00	\$966,289.00	\$182,197.00	

1. PROJECT DESCRIPTION

This Agreement provides funding to support the planning for the expansion of the Sandy Operations Center and the replacement of one vehicle with an electric class A transit vehicle.

Planning

Fund the architecture, design and engineering of two structures at the Sandy Operations Center: 1) an administrative space for in-house driver training, and 2) a maintenance bay. Both the administrative space and the maintenance bay will support stability of future maintenance costs, driver training for new alternative fuel vehicles, and the ability to maintain service in case of unexpected emergencies. The maintenance bay is planned to include an emergency source and response equipment. This expansion project will support multiple rural transit services.

Eligible expenses are: associated services for architecture, design, planning, civil engineering, structural engineering, and mechanical, plumbing and electrical engineering.

The project does not anticipate any ground-disturbing activities. Both the administrative and maintenance space were included in the environmental work and Documented Categorical Exclusion (DCE) that occurred for the completion of the Sandy Operations Center in 2009.

Vehicle Replacement

Purchase 1 transit vehicle as follows: useful life - 12 years or 500,000 miles; approximate length - #35 feet; estimated number of seats - 30; estimated number of ADA securement stations - 2; fuel type - Electric.

Purchase includes all equipment and supplies necessary to put the vehicle into service.

The following vehicle has been approved for replacement in this Agreement:

2017/Gillig/Low Floor; 15GGB2710H1186916

2. PROJECT DELIVERABLES, SCHEDULE and USE

Planning

Planning Services, including Architectural and Engineering, will create a Project Plan for the expansion of administrative and maintenance space at the Sandy Operations Center. Plan will have mechanical, plumbing and electrical engineering. Recipient will submit the Project Plan prior to final payment.

*Expected project start date: July 1, 2022.
Expected project completion date: June 30, 2024.*

Vehicle Replacement

*Expected order date: November 30, 2022.
Expected delivery date: April 30, 2024.*

For vehicles procured using State Price Agreement contracts managed by the Oregon Department of Administrative Services, all vehicle orders will be reviewed and approved by State prior to submission to selected vendor. State is responsible for submitting vehicle orders to selected vendor. If Recipient does not purchase from the State Price Agreement contracts managed by the Oregon Department of Administrative Services, Requests for Proposals to procure the vehicles must be reviewed by State prior to solicitation for bids. All vehicle orders will be reviewed by State prior to submission to the selected vendor.

This Agreement provides funding to purchase passenger transportation vehicles to be used to provide public transportation service. Public transportation service is defined as service to the general public or special populations such as seniors and individuals with disabilities. Recipient may use the vehicles to coordinate public and human service transportation services with other agencies. Recipient will not lease the vehicles to another agency without the permission of State.

State will retain title to the vehicles as primary security interest holder as long as the vehicles remain in public transportation service. Recipient must request permission from State to release title for disposal when planning to sell or transfer a vehicle which has exceeded the minimum useful standard for age or mileage, and must notify State when actual disposal has been completed. Recipient must request permission from State in advance to transfer or otherwise dispose of a vehicle prior to its meeting federal useful life standards. Recipient must request permission from State to release title for changes.

Recipient will create and maintain a vehicle maintenance plan that utilizes the original equipment manufacturer (OEM) maintenance requirements for each vehicle and meets FTA transit asset management requirements in 49 CFR 625. Recipient will follow the plan to ensure each vehicle is maintained in a state of good repair. Recipient will provide State a copy of the maintenance plan upon request.

3. PROJECT ACCOUNTING and MATCHING FUNDING

Planning

The service provider may use capital items funded under USDOT- or State-source agreements when performing services rendered through a contract or sub-agreement funded by this Agreement. Depreciation of capital items funded under USDOT- or State-source grants is not an eligible expense.

Eligible matching fund sources for this Agreement include Statewide Transportation Improvement Formula Fund, Special Transportation Formula Fund, local funds, service contract revenue, advertisement income, other earned income, cash donations, and other verifiable in-kind contributions that are integral to the project budget. Recipient may not use passenger fares as match. Administration and facility contributions are documented by percentage of contribution directly attributed to the project.

Recipient will subtract income from fares, tickets, and passes whether pre-paid or post-paid, from the gross operating expenses of the service. The required local match share will be subtracted from the project expenses to determine the Agreement share of the project expense. Generally accepted accounting principles and Recipient's accounting system determine those costs that are to be accounted for as gross operating expenses.

Receipt of federal funds for construction projects requires that labor must be paid at the prevailing wage as prescribed by the Davis-Bacon Act.

Vehicle Replacement

Eligible expenses that may be charged to this Agreement include grant administration, the cost of the procurement process, delivery charges and post-delivery inspections. Aftermarket equipment, graphics and other items directly associated with these vehicles and required to put the vehicles into service are eligible. Purchase of an extended warranty is an eligible expense; however, the eligible warranty shall not exceed the defined useful life of the vehicles. Licensing and other post-delivery expenses are not eligible for reimbursement.

Recipient will provide matching funding from non-federal source(s). Sources of funding that may be used as matching funding for this Agreement include Special Transportation Formula Funds, local funds, service contract revenue, advertisement income, other earned income, cash donations, and other verifiable in-kind contributions that are integral to the project budget. Recipient may not use passenger fares as matching funding.

Recipient will subtract income from fares, tickets, and passes whether pre-paid or post-paid, from the gross operating expenses of the service. Under this Agreement, State will bear the sum remaining after the amount of Recipient's required share of local matching funds is subtracted from the total project expenses. Recipient may not count the same costs twice if they have multiple agreements for which these costs may be eligible.

4. REPORTING and INVOICING REQUIREMENTS

Planning

Recipient will request reimbursement for covered expenses incurred during each period as prescribed by State. Copies of invoices must be submitted for all vendor charges. In-house charges must be documented showing time specifically associated with the project. In addition, Recipient must provide a cover letter or summary of the work performed pursuant to this Agreement in each Agency Periodic Report. Before and after photographs of the project are encouraged to memorialize the achievement of deliverables and may be submitted with the final report.

Recipient will report as prescribed by State on assets purchased or constructed under this Agreement as long as they remain in use for public transportation service.

Expenses incurred will not be reimbursed if the project's scope is changed or altered without the necessary pre-approval and amendment by State.

Vehicles

Recipient will provide reporting information as prescribed by State on the vehicles purchased under this Agreement as long as the vehicles remain in public transportation service. Recipient will submit a request for reimbursement in a format provided by State. Reimbursement requests must include the following: a cover letter and copies of all invoices associated with expenses identified for reimbursement. Pre-award and post-delivery certification forms documenting compliance to Altoona bus testing, Federal Motor Vehicle Safety Standards, Buy America, and Disadvantaged Business Enterprise requirements.

City of Sandy/State of Oregon
Agreement No. 35329

EXHIBIT B
FINANCIAL INFORMATION

The information below will assist auditors to prepare a report in compliance with the requirements of 2 CFR part 200, subpart F.

This Agreement is financed by the funding source indicated below:

Federal Program	Federal Funding Agency	CFDA Number	Total Federal Funding
5100.1	U.S. Department of Transportation Federal Transit Administration 915 Second Avenue, Suite 3142 Seattle, WA 98174	20.526 (5339)	\$966,289.00

Administered By
Public Transportation Division 555 13th Street NE Salem, OR 97301-4179

EXHIBIT C

Insurance Requirements

Subagreement Insurance Requirements

GENERAL.

Recipient shall require in its first tier subagreements with entities that are not units of local government as defined in ORS 190.003, if any, to: i) obtain insurance specified under TYPES AND AMOUNTS and meeting the requirements under ADDITIONAL INSURED, "TAIL" COVERAGE, NOTICE OF CANCELLATION OR CHANGE, and CERTIFICATES OF INSURANCE before performance under the subagreement commences, and ii) maintain the insurance in full force throughout the duration of the subagreement. The insurance must be provided by insurance companies or entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon and that are acceptable to State. Recipient shall not authorize work to begin under subagreements until the insurance is in full force. Thereafter, Recipient shall monitor continued compliance with the insurance requirements on an annual or more frequent basis. Recipient shall incorporate appropriate provisions in the subagreement permitting it to enforce compliance with the insurance requirements and shall take all reasonable steps to enforce such compliance. In no event shall Recipient permit work under a subagreement when Recipient is aware that the contractor is not in compliance with the insurance requirements. As used in this section, "first tier" means a subagreement in which the Recipient is a Party.

TYPES AND AMOUNTS.

WORKERS COMPENSATION.

All employers, including Contractor, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide **Workers' Compensation Insurance** coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). The coverage shall include Employer's Liability Insurance with limits not less than \$500,000 each accident. **Contractor shall require compliance with these requirements in each of its subcontractor contracts.**

COMMERCIAL GENERAL LIABILITY.

Commercial General Liability Insurance shall be issued on an occurrence basis covering bodily injury and property damage and shall include personal and advertising injury liability, products and completed operations, and contractual liability coverage. When work to be performed includes operations or activity within 50 feet of any railroad property, bridge, trestle, track, roadbed, tunnel, underpass or crossing, the Contractor shall provide the Contractual Liability - Railroads CG 24 17 endorsement, or equivalent, on the Commercial General Liability policy. Amounts below are a minimum requirement as determined by State:

Coverage shall be written on an occurrence basis in an amount of not less than **\$1,000,000** per occurrence.

Annual aggregate limit shall not be less than **\$2,000,000**.

AUTOMOBILE LIABILITY.

Automobile Liability Insurance covering Contractor's business-related automobile use covering all owned, non-owned, or hired vehicles for bodily injury and property. Amount below is a minimum requirement as determined by State:

Coverage shall be written with a combined single limit of not less than **\$1,000,000**.

This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability).

EXCESS/UMBRELLA LIABILITY.

A combination of primary and Excess/Umbrella Liability Insurance may be used to meet the required limits of insurance.

ADDITIONAL INSURED.

The liability insurance coverages, except Professional Liability or Workers' Compensation/Employer's Liability, if included, must include the "**State of Oregon, the Oregon Transportation Commission and the Department of Transportation, and their respective officers, members, agents and employees**" as an **endorsed** Additional Insured but only with respect to the contractor's activities to be performed under the Subagreement. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

Additional Insured Endorsements on the Commercial General Liability shall be written on ISO Form CG 20 10 07 04, or equivalent, with respect to liability arising out of ongoing operations and ISO Form CG 20 37 07 04, or equivalent, with respect to liability arising out of completed operations. Additional Insured Endorsements shall be submitted with the Certificate(s) of Insurance and must be acceptable to the Recipient.

"TAIL" COVERAGE.

If any of the required insurance policies is on a "claims made" basis, such as professional liability insurance or pollution liability insurance, the contractor shall maintain either "tail" coverage or continuous "claims made" liability coverage, provided the effective date of the continuous "claims made" coverage is on or before the effective date of the Subagreement, for a minimum of twenty-four (24) months following the later of : (i) the contractor's completion and Recipient's acceptance of all Services required under the Subagreement or, (ii) the expiration of all warranty periods provided under the Subagreement. Notwithstanding the foregoing twenty-four (24) month requirement, if the contractor elects to maintain "tail" coverage and if the maximum time period "tail" coverage reasonably available in the marketplace is less than the twenty-four (24) month period described above, then the contractor may request and State may grant approval of the maximum "tail " coverage period reasonably available in the marketplace. If State approval is granted, the contractor shall maintain "tail" coverage for the maximum time period that "tail" coverage is reasonably available in the marketplace.

NOTICE OF CANCELLATION OR CHANGE.

The contractor or its insurer must provide thirty (30) days' written notice to Recipient before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s). **The Recipient shall immediately notify State of any change in insurance coverage.**

CERTIFICATE(S) OF INSURANCE.

Recipient shall obtain from the contractor a certificate(s) of insurance for all required insurance before the contractor performs under the Subcontract. The certificate(s) or an attached endorsement must specify: i) all entities and individuals who are endorsed on the policy as Additional Insured and ii) for insurance on a "claims made" basis, the extended reporting period applicable to "tail" or continuous "claims made" coverage.

Recipient Insurance Requirements

GENERAL.

Recipient shall: i) obtain at the Recipient's expense the insurance specified under TYPES AND AMOUNTS and meeting the requirements under ADDITIONAL INSURED, "TAIL" COVERAGE, NOTICE OF CANCELLATION OR CHANGE, and CERTIFICATES OF INSURANCE before performance under this Agreement commences, and ii) maintain the insurance in full force and at its own expense throughout the duration of this Agreement. Recipient shall obtain the following insurance from insurance companies or entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon and that are acceptable to State. Coverage shall be primary and non-contributory with any other insurance and self-insurance with the exception of Professional Liability and Workers' Compensation. Recipient shall pay for all deductibles, self-insurance retention and self-insurance, if any.

INSURANCE REQUIREMENT REVIEW.

Recipient agrees to periodic review of insurance requirements by State under this Agreement and to provide updated requirements as mutually agreed upon by Recipient and State.

TYPES AND AMOUNTS.

WORKERS COMPENSATION.

All employers, including Recipient, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide **Workers' Compensation Insurance** coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). The coverage shall include Employers liability insurance with coverage limits of not less than \$500,000 must be included.

COMMERCIAL GENERAL LIABILITY.

Commercial General Liability Insurance shall be issued on an occurrence basis covering bodily injury, death, and property damage and shall include personal and advertising injury liability, products and completed operations and contractual liability coverage. When work to be performed includes operations or activity within 50 feet of any railroad property, bridge, trestle, track, roadbed, tunnel, underpass or crossing, the Contractor shall provide the Contractual Liability - Railroads CG 24 17 endorsement, or equivalent, on the Commercial General Liability policy. Commercial General Liability Insurance shall not be less than the following amounts as determined by State:

Coverage shall be written on an occurrence basis in an amount of not less than **\$1,000,000** per occurrence.

Annual aggregate limit shall not be less than **\$2,000,000**.

AUTOMOBILE LIABILITY.

Automobile Liability Insurance covering business-related automobile use on all owned, non-owned or hired vehicles for bodily injury and property. Automobile Liability Insurance shall not be less than the following amount as determined by State:

Coverage shall be written with a combined single limit of not less than **\$1,000,000**.

This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability).

EXCESS/UMBRELLA LIABILITY.

A combination of primary and Excess/Umbrella Liability Insurance may be used to meet the required limits of insurance.

ADDITIONAL INSURED.

The liability insurance coverages, except Professional Liability or Workers' Compensation/Employer's Liability, if included, must include the **"State of Oregon, the Oregon Transportation Commission and the Department of Transportation, and their respective officers, members, agents and employees"** as an **endorsed** Additional Insured but only with respect to the Recipient's activities to be performed under this Agreement. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

Additional Insured Endorsements on the Commercial General Liability shall be written on ISO Form CG 20 10 07 04, or equivalent, with respect to liability arising out of ongoing operations and ISO Form CG 20 37 07 04, or equivalent, with respect to liability arising out of completed operations. Additional Insured Endorsements shall be submitted with the Certificate(s) of Insurance and must be acceptable to the Recipient.

"TAIL" COVERAGE.

If any of the required insurance policies is on a "claims made" basis, such as professional liability insurance, Recipient shall maintain either "tail" coverage or continuous "claims made" liability

coverage, provided the effective date of the continuous "claims made" coverage is on or before the effective date of this Agreement, for a minimum of 24 months following the later of: (i) Recipient's completion and State's acceptance of all Services required under this Agreement or, (ii) the expiration of all warranty periods provided under this Agreement. Notwithstanding the foregoing 24-month requirement, if Recipient elects to maintain "tail" coverage and if the maximum time period "tail" coverage reasonably available in the marketplace is less than the 24-month period described above, then Recipient may request and State may grant approval of the maximum "tail" coverage period reasonably available in the marketplace. If State approval is granted, Recipient shall maintain "tail" coverage for the maximum time period that "tail" coverage is reasonably available in the marketplace.

NOTICE OF CANCELLATION OR CHANGE.

Recipient or its insurer must provide 30 days' written notice to State before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

CERTIFICATE(S) OF INSURANCE.

State shall obtain from Recipient a certificate(s) of insurance for all required insurance before the effective date of this Agreement. The certificate(s) or an attached endorsement must specify: i) all entities and individuals who are endorsed on the policy as Additional Insured and ii) for insurance on a "claims made" basis, the extended reporting period applicable to "tail" or continuous "claims made" coverage.

STATE ACCEPTANCE.

All insurance providers are subject to State acceptance. If requested by State, Recipient shall provide complete copies of insurance policies, endorsements, self-insurance documents and related insurance documents to State's representatives responsible for verification of the insurance coverages required under this **Exhibit C**.

EXHIBIT D

**Summary of Federal Requirements and Incorporating by Reference
Annual List of Certifications and Assurances for FTA Grants and
Cooperative Agreements ("Certifications and Assurances") and Federal
Transit Administration Master Agreement ("Master Agreement")**

Recipient and Recipient's subrecipient(s), contractor(s), or subcontractor(s), at any tier, if any, must comply with all applicable federal requirements contained in the Certifications and Assurances available at www.transit.dot.gov. The Certifications and Assurances, including as they may be changed during the term of this Agreement, are by this reference incorporated herein.

Recipient further agrees to comply with all applicable requirements included in the Master Agreement that is signed and attested to by State. This Master Agreement is incorporated by reference and made part of this Agreement. Said Master Agreement is available upon request from State by calling (503) 986-3300, or at www.transit.dot.gov. Without limiting the foregoing, the following is a summary of some requirements applicable to transactions covered by this Agreement and the funds described in Exhibit A:

1. Recipient shall comply with Title VI of the Civil Rights Act of 1964 (78 State 252, 42 U.S.C. § 2000d) and the regulations of the United States Department of Transportation (49 CFR 21, Subtitle A). Recipient shall exclude no person on the grounds of race, religion, color, sex, age, national origin, or disability from the benefits of aid received under this Agreement. Recipient will report to State on at least an annual basis the following information: any active lawsuits or complaints, including dates, summary of allegation, status of lawsuit or complaint including whether the Parties entered into a consent decree.
2. Recipient shall comply with FTA regulations in Title 49 CFR 27 Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance which implements the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act of 1990, 49 CFR 37, and 49 CFR 38.
3. Recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. Recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of USDOT-assisted contracts. Recipient's DBE program, if applicable, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to State of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).
4. Recipient must include the following language in each subagreement Recipient signs with a subcontractor or subrecipient:

The contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this Agreement. The contractor, subrecipient, or subcontractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of USDOT-assisted contracts. Failure by the contractor, subrecipient, or subcontractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as Recipient deems appropriate.
5. Recipient and contractors receiving in excess of \$100,000 in federal funds, other than Indian tribes, must certify to State that they have not and will not use federal funds to pay for influencing or attempting to influence an officer or employee of any federal department or Agency, a member of Congress, or an employee of a member of Congress in connection with obtaining any federal grant, cooperative agreement or any other federal award. If non-federal

funds have been used to support lobbying activities in connection with the Project, Recipient shall complete Standard Form LLL, Disclosure Form to Report Lobbying and submit the form to State at the end of each calendar quarter in which there occurs an event that requires disclosure. Restrictions on lobbying do not apply to influencing policy decisions. Examples of prohibited activities include seeking support for a particular application or bid and seeking a congressional earmark.

MEMORANDUM OF UNDERSTANDING
Project Name: Net Zero Consultation Pilot Project

This Memorandum of Understanding (MOU) is made and entered into by and between the State of Oregon, by and through its Department of Transportation, hereinafter referred to as "State;" and the City of Sandy, hereinafter referred to as "Transit Agency," both herein referred to individually or collectively as the "Party" or "Parties".

RECITALS

1. By the authority granted in Oregon Revised Statute (ORS) 190.110 and 283.110, state agencies may enter into agreements with units of local government or other state agencies for the performance of any or all functions and activities that a Party to the agreement, its officers, or agents have the authority to perform.
2. State has hired Jacobs Engineering Group Inc. (Consultant) to provide assistance to public transportation agencies within the State of Oregon to reduce the Greenhouse Gas (GHG) emissions of their entire operations, as well as to develop resources for general guidance on emissions reduction and fleet electrification. This effort is referred to as the Net Zero Consultation Pilot Project (the "Project").
3. Transit Agency is a public transportation provider in Oregon and desires to participate in the Project. Transit Agency acknowledges that participation in the Project may include, but is not limited to, the following activities and services:
 - a. An inventory of the emissions resulting from Transit Agency's transit operational profile, including fleet emissions, building energy use, employee travel and other factors.
 - b. Creation of a GHG emissions reduction plan or proposal, developed in collaboration with Transit Agency, that outlines the best ways for Transit Agency to reduce emissions.
 - c. Assistance for Transit Agency to apply standards for tracking emissions reductions.
 - d. Advice and support for Transit Agency to develop feasible emissions reductions targets.

NOW THEREFORE, the Parties agree to the following:

TERMS AND CONDITIONS

1. It is the intent of State and Transit Agency to document in this MOU, the coordinated efforts regarding the Project.
2. Transit Agency agrees to:
 - a. Collaborate with State and Consultant as necessary to identify parameters for inventory and reduction assistance Services. The Project is anticipated to

08-24-11

State/Agency
Memorandum of Understanding Agreement No.

THE PARTIES, by execution of this MOU, hereby acknowledge that their signing representatives have read this MOU, understand it, and agree to its terms and conditions.

by and through its elected officials
By Andi Howell
Date 8/29/2022

APPROVAL RECOMMENDED

By _____
Date _____

Agency Contact:

Name/Title Andi Howell
Address 16610 Champion Way
Sandy, OR 97055
Phone 503-489-0925
Email ahowell@ci.sandy.or.us

State Contact:

Patrick DePriest
Public Transportation Program
Coordinator
555 13th St NE
Salem, OR 97301
503-986-3312
Patrick.DePriest@odot.oregon.gov

STATE OF OREGON, by and through its
Department of Transportation

By _____
Date _____

APPROVAL RECOMMENDED

By _____
Date _____



**CITY OF SANDY
ELECTRONIC DOCUMENT ARCHIVING
COVER SHEET**

FOLDER STRUCTURE

PUBLIC WORKS (department)

OPERATIONS CENTER

DOCUMENT NAME: MASTER PLAN

DATE RANGE:

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> 2006-2010 | <input type="checkbox"/> 1980-1985 |
| <input type="checkbox"/> 2000-2005 | <input type="checkbox"/> 1975-1980 |
| <input type="checkbox"/> 1995-2000 | <input type="checkbox"/> 1970-1975 |
| <input type="checkbox"/> 1990-1995 | <input type="checkbox"/> Before 1975 |
| <input type="checkbox"/> 1985-1990 | |

SCANNED

9/27/10

RETENTION:

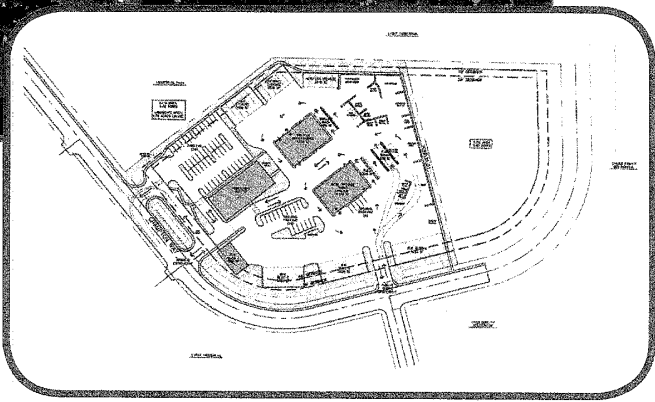
- | | |
|---|------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> 10 years |
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 20 years |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> Permanent |
| <input checked="" type="checkbox"/> 5 years | |

DISPOSITION OF DOCUMENT AFTER SCANNING:

- Return to Department _____
- Store at _____
- Recycle

City of Sandy

Public Works & Transit Field Operations Facility Master Plan

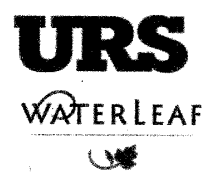


August 2006

Prepared for



Prepared by





City of Sandy Public Works & Transit
Field Operations Facility
Master Plan

August 2006

Prepared by URS Corporation, WaterLeaf Architects,
GreenWorks PC, and KJM Associates

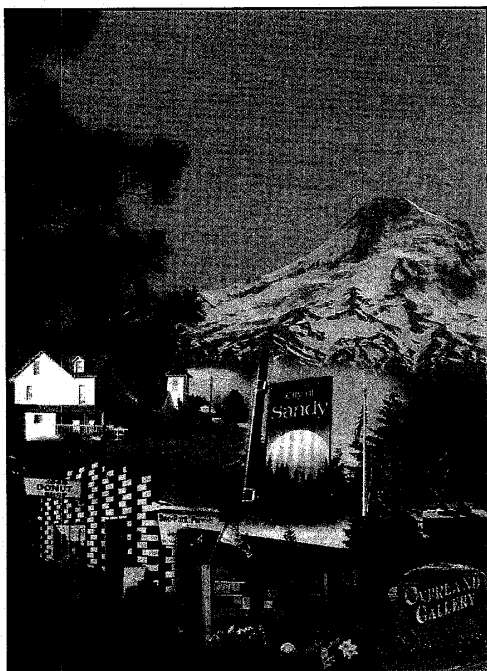
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III.	Design Criteria.....	5
IV.	Space Needs Summaries.....	7
V.	Site Development Plans.....	11
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VIII.	Project Delivery Options	25

Appendixes

- A. Detailed Space Needs Program
- B. Master Plan Cost Estimate Detail

I. Introduction



The City of Sandy is located on the eastern edge of the Portland Metropolitan area. Like most cities in the region, the City manages and operates its own Public Works department. The City's Public Works performs its own repairs and improvements to public facilities located within the City. In addition to the traditional public works functions and unlike most cities in the region, the City also provides its own public transit service. Transit service in the City is owned, operated and managed by a city agency. The Transit Agency, Sandy Area Metro (SAM), operates and maintains its own bus fleet and provides local demand service as well as connections to other regional transit systems

The entire Portland Metropolitan area has been experiencing, and will continue to experience significant population growth. Consistent with this regional population trend, the City of Sandy will share in the projected regional growth. In tandem with this growth, the City understands that it will also experience significant increased demand on the public services that it provides. Currently the City's population is 6,600 residents. Based on regional long-range plans, the City's population is expected to grow to between 9,000 and 10,000 residents by 2025.

As expected, growth in population has lead to increased demand on public services. This is particularly true for the city's transit service, which has, and will continue to experience significant growth in ridership. At the present time both Public Works and Transit functions are located in either rented space or in facilities that are not conducive for efficient operations and provide no opportunities to accommodate needed growth. Currently, the City's transit system buses are stored in leased space in an industrial park and the administrative staff operates out of small offices located in the Sandy Senior

Center. The City's Public Works operations are currently located in a small facility in an area zoned for residential development.

Consistent with a public facilities goal defined in the Sandy City Council's 2005-07 Goal Statement to provide efficient public operations and in response to the demands of population growth, the City has under taken a master planning process. The result of this process will be the development of a plan that provides for 20-years growth to accommodate Transit and Public Works.

The master planning process is intended to develop a combined Public Works and Transit Operations and Maintenance facility. The goals of this process are to:

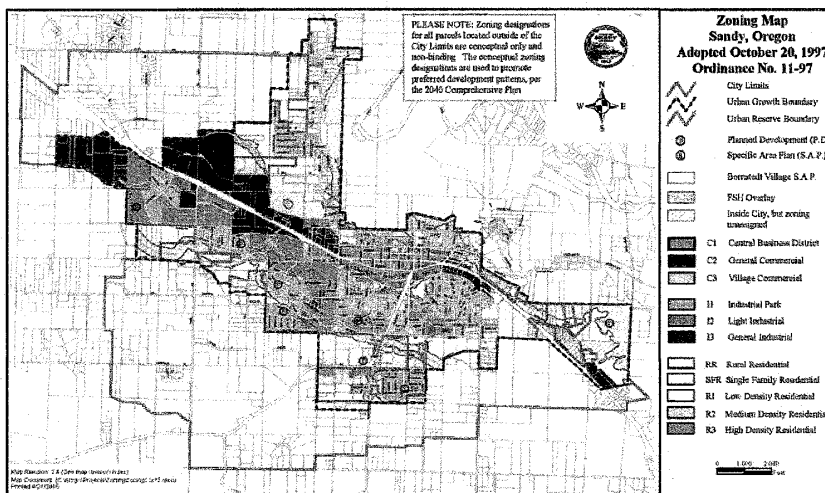
- Provide room for future growth
- Attain operating efficiencies
- Construct an attractive, energy efficient, and innovative public facility that employs examples of "green" building techniques and provides long-term cost savings.

II. Programming Information/Master Plan Development Process

The City has developed a Master Plan that provides a vision and strategy for the ultimate build-out of 5.72 acres of an eight-acre parcel recently acquired by the City of Sandy.



This parcel is located on western edge of the city in an area zoned for Industrial Park development. The size of the parcel, which is substantially larger than the planned facility, allowed for greater flexibility in planning. The City anticipates selling the acreage in excess of that which is required for the facility.



On May 25, 2006, the City, along with its consultant team, began a process of developing this master plan. The plan was developed through the use of questionnaires, individual interviews, and iterative group meetings that were intended to synthesize quantitative information into a qualitative vision that culminated in a conceptual site plan.

Systematic and specific activities that were undertaken to accomplish the task included:

- Review of a Detailed List of Activities and Uses, developed by City staff
- Review of contracted services and city provided services
- Examination of existing and potential staffing needs
- Examination of existing and potential vehicle maintenance needs
- Examination of existing and potential storage needs
- Identification of the optimal site for the facility within the larger parcel
- Formulation and analysis of potential site development alternatives
- Design of a 20-year Site Development Plan
- Definition of priorities and phased development opportunities
- Design of a Phase I Development Plan based upon estimated development costs and available local and grant funding sources

See Part IV for Program Space Needs Summaries.

III. Design Criteria

The City of Sandy envisions a facility in a “style compatible with a mountain community.” Specific definition of the building style and details will take place following adoption of the Master Plan.

In addition to the requirements outlined in the City of Sandy’s Development Code, the following criteria were established in discussions with City staff and utilized by the consultant team in the development of the Master Plan:

- Minimize impacts to adjacent properties
- Minimize impervious surfaces.
- Minimize yard maneuvers (esp. backing) and limit noise impacts to adjacent properties
- Staff parking may be shared with public parking
- Park and Ride and Transit may share the same side entrance
- Storm-water Facility design shall be per the City of Portland Storm-water Management Manual (adopted by City of Sandy)
- Setbacks may be used for storm-water treatment facilities; Storm-water treatment facility may be a part of the landscape design.

Other specific criteria relating to shared spaces and adjacencies were discussed in a design charrette held with City staff and to which the City invited neighboring property owners and/or their representatives.

IV. Space Needs Summaries

Information included in this section was developed through a series of information gathering meetings. These meetings were intend to quantify space needs, test project assumptions and where possible, seeking operational efficiencies.

See Appendix A for Detailed Space Needs Program

City of Sandy Public Works Transit Operations Complex

SPACE NEEDS PROGRAM SUMMARY

Sandy, Oregon

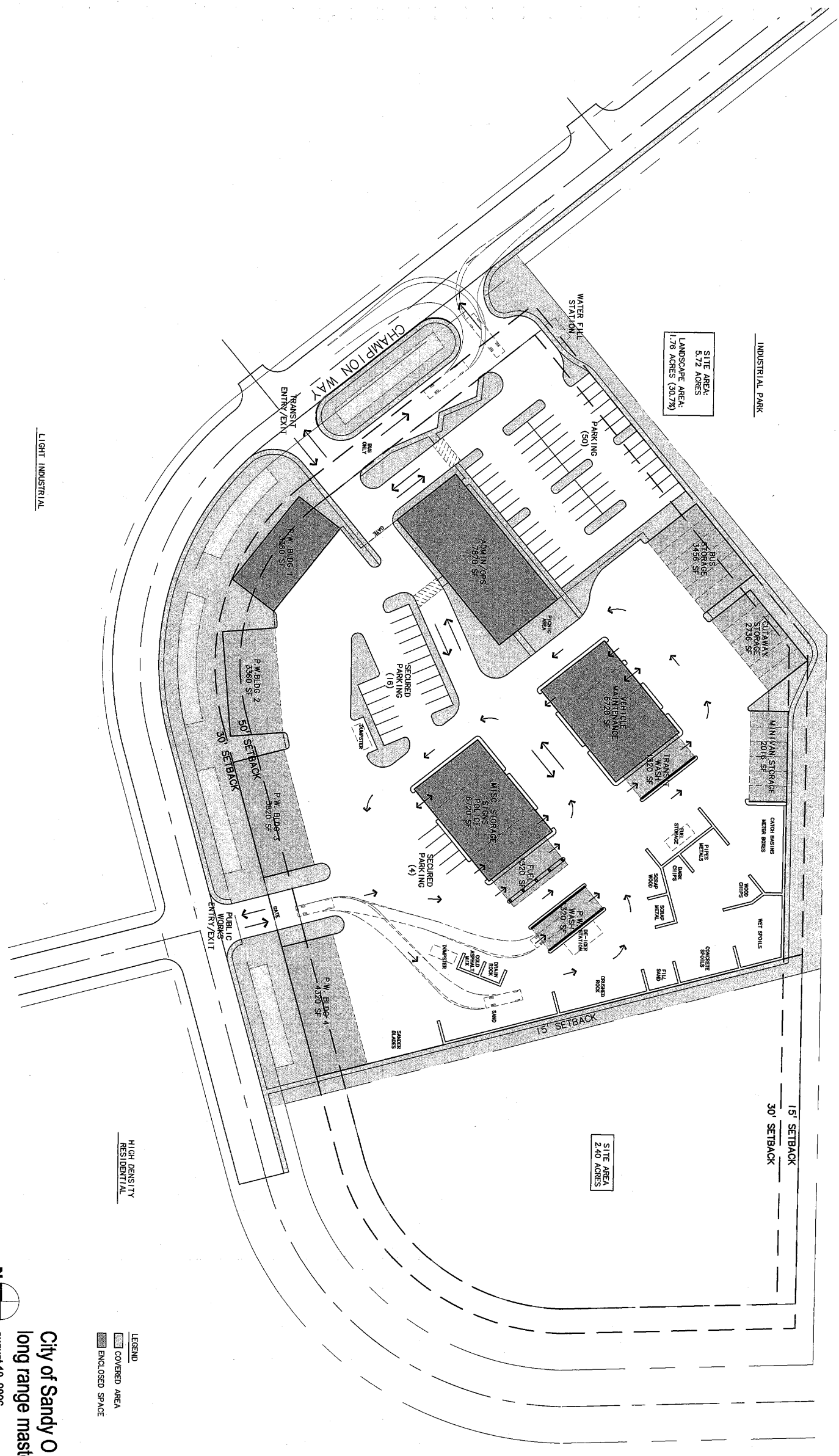
Building Space Summary	Sq. Ft.	
TRANSIT		
Total Transit Office Areas	3,175	
Total Transit Vehicle Maintenance Areas	5,046	
Total Transit Covered Area for Vehicles	8,208	
		TOTAL TRANSIT COVERED AREA
		16,429
SHARED		
Facility Shared Use Spaces	2,725	
		TOTAL COVERED COMMON AREA
		2,725
PUBLIC WORKS		
Total Public Works Office Areas	1,969	
Total Covered Area for Public Works Vehicle Storage	9,032	
Total Enclosed Area for Public Works & Police	8,250	
		TOTAL PUBLIC WORKS & POLICE AREA
		19,251
Subtotal Programmed Building Elements		
Access, Infrastructure, Utilities, Circulation at 100%	38,405	
	38,405	
		TOTAL BUILDING AREA
		76,810
Facility Site Elements Space Summary		
Fuel & Wash		7,304
Public Works Storage Yard Areas		105,768
Vehicle Parking (without landscaped areas)		32,292
Subtotal Programmed Site Elements		222,174
	Subtotal Site Areas	222,174
	Landscape Area at 20%	44,435
	TOTAL FACILITY AREA	266,609
	ESTIMATED ACREAGE REQUIRED*	6.1

***NOTE:**
 Estimated acreage does not include:
 Square footages of required site setbacks
 Provisions for growth beyond initial projections
 Provisions for storm water detention or bio-swales (some landscaped areas may be used for this

V. Site Development Plans

The site development plans included in this section were produced by WaterLeaf Architects in collaboration with URS and KJM. These plans are based on information provided by the City of Sandy and developed through an iterative process with City staff.

Following a review of the estimated cost of the full master plan development, the City elected to phase construction of the facility. The Phase I Development Plan, included in this section, diagrams that portion of the facility to be constructed in the near term and allows for completion of the master plan development in the future.



LIGHT INDUSTRIAL

LIGHT INDUSTRIAL

HIGH DENSITY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

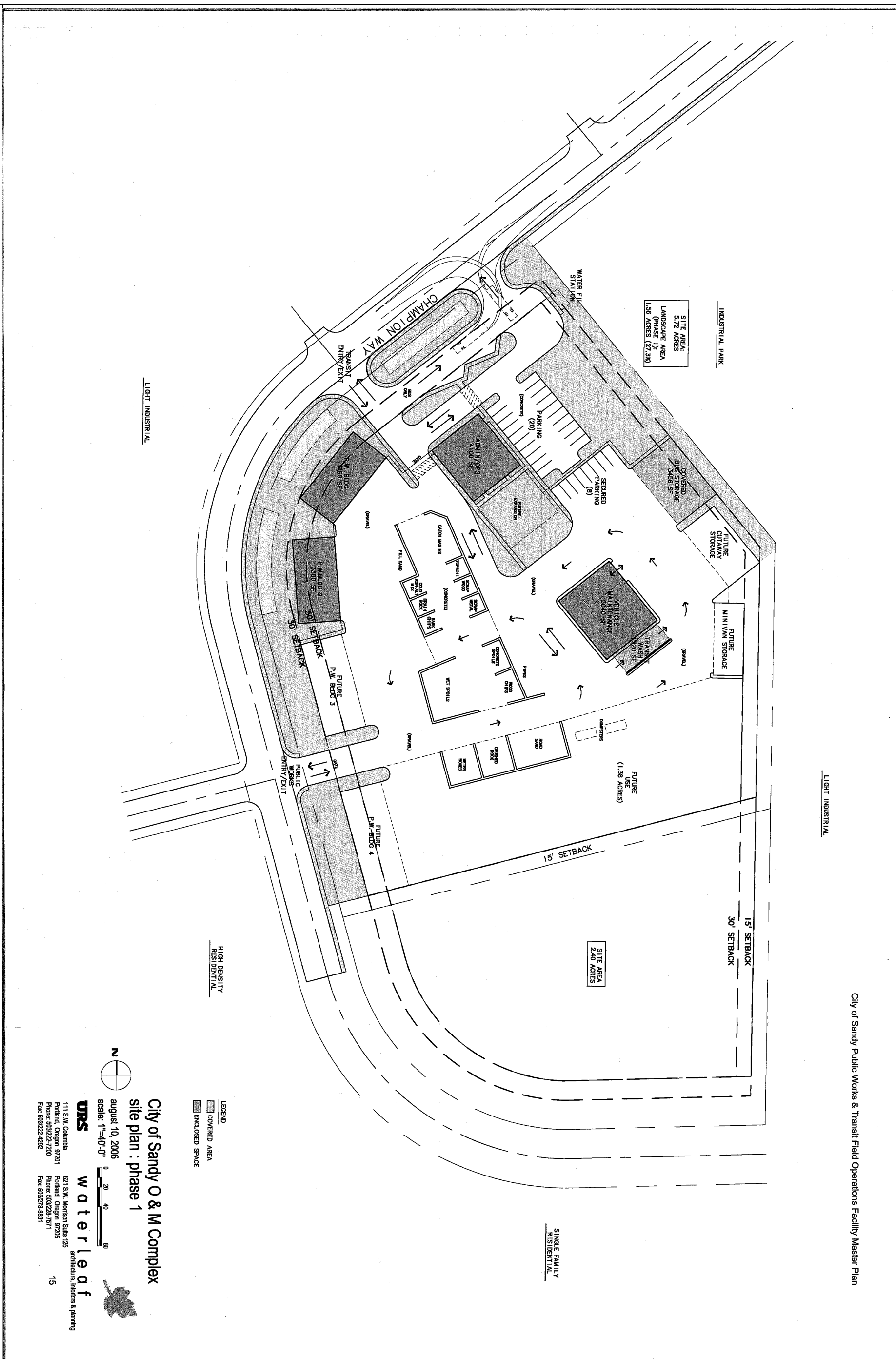


City of Sandy O & M Complex
 long range master site plan
 august 10, 2006
 scale: 1"=40'-0"

URS
 111 S.W. Columbia
 Portland, Oregon 97201
 Phone: 503/222-7200
 Fax: 503/222-4292

waterleaf
 621 S.W. Morrison Sile 125
 Portland, Oregon 97205
 Phone: 503/228-7571
 Fax: 503/273-8991

architecture, interior & planning



VI. Preliminary Cost Estimate Summaries

The cost estimates prepared for the Sandy Public Works/Transit Operations Facility are based on current market prices and do not include an estimate of soft costs, such as A/E fees and permit costs. The estimators used professional judgment to assemble this information, consisting of quantity surveys, pricing from their database and vendors (considered reliable) to render an opinion of probable construction costs.

The Master Plan estimate summary is based on the Site Plan dated July 10, 2006, included in Appendix B, and assumes a 12-month construction duration. The Phase I estimate is based on the Phase I Site Plan dated August 10, 2006, included in Section V. Both estimates assume a competitive bidding process and a Spring 2007 construction start.

See Appendix B for Master Plan Cost Estimate Detail



KJM and Associates

111 SW Columbia Street
 Suite 830
 Portland, Oregon 97201
 Phone: (503) 225-1120
 Fax: (503) 224-3226
 Estimated by: Dave & Wes
 email: dnoonan@kjmassoc.com

City of Sandy O & M Complex

Sandy, Oregon
 Conceptual Estimate
 July 19, 2006

Estimate Summary

Direct Cost

Transit Facilities	\$3,472,049
Public Works Facilities	\$3,294,430
Total Direct Cost	\$6,766,479

GC Markups

Scope Contingency	20%	\$1,353,296
General Conditions	12%	\$974,373
Overhead	6%	\$545,649
Profit	10%	\$963,980
1% for the Arts	0.00%	\$0

Total GC Markups	68.9%	\$4,661,383
-------------------------	--------------	--------------------

Cost with GC Markups

Total Construction Cost	\$11,428,000
--------------------------------	---------------------

Land Purchase	\$700,000
----------------------	------------------

	<u>SF</u>	<u>Cost w/ Mark-up</u>	<u>\$/SF</u>
Admin/Ops Building	6820	\$1,409,036	\$206.60
Vehicle Maintenance	6720	\$803,890	\$119.63
Large Covered Vehicle Storage	6905	\$261,683	\$37.90



KJM and Associates

111 SW Columbia Street
 Suite 830
 Portland, Oregon 97201
 Phone: (503) 225-1120
 Fax: (503) 224-3226
 Estimated by: Dave & Wes
 email: dnoonan@kjmassoc.com

**City of Sandy O & M Complex
 Phase 1 Rev 1**

Sandy, Oregon
 Conceptual Estimate
 August 10, 2006

Estimate Summary

Direct Cost

Sitework (other than Park and Ride)	\$578,710
Transit Park and Ride	\$279,787
Admin/Ops (PW/Transit)	\$477,064
Vehicle Maintenance (PW/Transit)	\$612,509
PW Bldg 1&2	\$245,528
Bus Storage	\$172,538
Transit Wash Station	\$112,327

Total Direct Cost \$2,478,463

GC Markups

Scope Contingency	20%	\$495,693
General Conditions	12%	\$356,899
Overhead	6%	\$199,863
Profit	10%	\$353,092
1% for the Arts Escalation (18 months to mid point of construction)	0.00%	\$0
	7.77%	\$301,850

Direct x 20%
 Direct + Scope Con. X 12%
 Direct + Scope Con.+ GC X 6%
 Direct + Scope Con.+ GC + Overhead X 10%
 Direct + Scope Con.+ GC + Overhead + Profit X 7.77%

Total GC Markups 68.9% \$1,707,397

Total Construction Cost with GC Markups \$4,186,000

	<u>SF</u>	<u>Cost w/ Mark-up</u>	<u>\$/SF</u>
Sitework (other than Park and Ride)		\$977,379	
Transit Park and Ride		\$472,530	
Admin/Ops (PW/Transit)	4,100	\$805,710	\$196.51
Vehicle Maintenance (PW/Transit)	5,040	\$1,034,462	\$205.25
PW Bldg 1&2	6,720	\$414,671	\$61.71
Bus & Cutaway Storage Slabs	3,456	\$291,398	\$84.32
Transit Wash Station	1,320	\$189,708	\$143.72

VII. Phase I Elements

The City entered into the Master Planning project with the understanding that cost of the 20-year Master Plan Development would exceed the funds currently available for design and construction of the project. Therefore, it was necessary to develop a Phase I Development Plan, based upon estimated available development costs (\$2-\$3m) and available local and grant funding sources

The first Phase of the Master Plan, which will anticipate the infrastructure requirements of the 20-year plan and not preclude its completion, will contain the following:

- A 5,000 s.f. Administration Building
(Sited to allow for a 3,000 s.f. future expansion)
- An 8,000 s.f. shared Maintenance Building with Vehicle Wash Facility
- Construction of a separate Maintenance Building for Public Works to be deferred
- Gravel-surfaced Yard Area
- Installation of conduit, piping and/or sleeving required for installation of future utilities

VIII. Project Delivery Options

OVERVIEW

The City has requested general information on established methods for project design, procurement and construction. This section is intended to provide an overview of three most commonly accepted methods of project delivery. All three methods are generally acceptable to the State of Oregon and the Federal Transit Administration.

However, it is important to note that due to the unique nature of the City of Sandy project that intermingles local, state and federal funding, special reporting and payment processes would need to be established prior to commencement of the project. These processes would have to establish methods acceptable to the grant funding agencies including separate cost tracking related to the transit portions of the project. This special circumstance will require additional upfront consideration on the part of the City and discussions with the funding agencies prior to the selection of appropriate project delivery method

The most common methods of project delivery are:

- **Design/Bid/Build (D/B/B)**, which is traditionally a low bid procurement process and is the most commonly utilized construction contracting method.
- The **Design/Build (D/B)** contracting method is a negotiated procurement process, much like a Request for Proposal (RFP), and has become a relatively common procurement method.
- A far less frequently utilized contracting method is **Construction Manager/General Contractor**, more commonly referred to as **CM/GC**. Similar in many aspects to a D/B contract, CM/GC is a non-traditional negotiated procurement method.

DESIGN/BID/BUILD

D/B/B Description

As previously noted, this is the most common project delivery method. The City enters into a contract with a designer/design team of architects and/or engineers who prepare drawings, specifications and a final cost estimate. The City then uses this information in a competitive bidding process for construction services.

D/B/B Selection Processes

The City issues the contract documents, prepared under the separate design contract, for bidding. Contractor bids are submitted to the City, and the low bidder, barring any legal reasons to reject the low bid, is awarded a construction contract.

D/B/B Advantages

- Well understood and commonly utilized contracting method by most public agencies
- In a Competitive bidding environment this process works well
- The City gains access to current construction market conditions information via competitive bid pricing information
- No special advanced planning required; common/well-known contract language
- No legal obstacles to implementation
- No special public hearing requirements
- Contracting method is familiar to insurance carriers and bond sureties

D/B/B Disadvantages

- Design & Construction are managed by a separate entities
 - Designer and Builder may have divergent objectives
- Designers primarily concerned with aesthetics, function, & quality
- Builders primarily concerned with budget & schedule
- The City must focus on coordination between designer & builder as well as scope/needs definition
- The City warrants to the contractor that documents are complete & free from error
- Design & Construction Periods are consecutive, not concurrent
- Materials & Equipment procurement begins following construction contract award
- The City or their assigned agent must coordinate & arbitrate between separate design & construction contracts
- Construction costs not guaranteed
 - Change orders are common
 - The City must budget for design & construction contingencies
- Decision to proceed with project must be made based on conceptual design cost estimates, impossible to estimate with 100% accuracy

DESIGN/BUILD

D/B Description

Design/Build is a project delivery method in which a single entity enters into a single contract with the City to provide final architectural and engineering services as well as construction services. This contract is based upon master-planning, programmatic requirements and conceptual design work that has been previously developed. The firm that has performed this work is precluded from submitting qualifications to participate in this process.

D/B Selection Processes

There are a variety of Design/Build selection processes, several of which, including *Direct Selection*, are typically not allowed under government rules and regulations. Three other processes, which are generally allowed for use by public agencies, are described below.

- Negotiated Selection
 - Proposers are prequalified or interviewed
- Selection criteria may include items such as reputation, technical & managerial expertise, past performance, plus other factors such as preliminary design solutions, fees, personnel, scheduling, etc.
 - Most commonly used on private sector projects; however, some state and federal agencies have begun to adopt this method
- Cost/Design Competitions
 - Proposers are shortlisted on qualifications basis
 - Shortlisted proposers then submit qualitative proposal and firm price
 - The City would establish an evaluation system for qualitative and performance features and for price
 - Technical proposals and price are submitted simultaneously in separate packages
 - The City reviews technical proposals, then price packages
 - Selection is based on the stated selection criteria
- Cost Competitions
 - Specific design concept issued as part of the criteria package
 - Selected firm's role is more that of detailer than conceptualize
 - Often, proposals are solicited from pre-qualified teams only
 - Proposals are evaluated; any proposals not meeting base criteria are rejected
 - Award of contract is made to the low bidder among the proposers meeting base criteria

D/B Advantages

- Design & Construction is managed by a single entity
- Designer-Builder is motivated to deliver a successful project by fulfilling multiple parallel objectives including aesthetics, function, quality, budget & schedule
- The City is able to focus on scope/needs definition, rather than coordination between designer & builder
- Designer-Builder warrants to the City that documents are complete & free from error (in design/bid/build, the City warrants this to the contractor)

- Potential Cost Savings
 - Designer & Builder work as a team, evaluate alternative methods and materials frequently, accurately & efficiently
 - Continuous Value Engineering (VE) & Constructability reviews
- Potential Time Savings
 - Design & Construction overlapped; bidding periods and redesign eliminated
 - Materials & Equipment procurement and Construction work can begin before design is completed
- Potential for Reduction of City's project-related administrative burden
 - The City is not required to coordinate & arbitrate between separate design & construction contracts, and may focus on timely decision making
- Early Knowledge of Firm Costs
 - Guaranteed construction costs defined earlier than in other methods
 - Decision to proceed with the project may be made before substantial design expenditures and with clear knowledge of the final project cost
- Improved Risk Management
 - Change orders due to "errors & omissions" virtually eliminated, but are dependent on the quality of the bid documents, and would more likely be City-directed changes
 - Cost, schedule & quality clearly defined
 - Responsibilities and risks appropriately balanced

D/B Disadvantages

- Requires considerable up-front work in the establishment of the evaluation process, careful planning and professional execution
- RFP preparation may be fairly intensive for those inexperienced with the process
 - Not necessarily suited if you do not have in-house personnel with expertise in preparation and administration of D/B RFP's
 - May require an additional contract with an A/E firm to help establish and administer the process
 - Project quality may be impacted, if the City does not have qualified staff available to monitor Contractor's performance
 - May be challenging to prepare a design criteria (or program requirements) package
 - Pre-qualifying Contractors is recommended
- Requires more restrictive contract language, audits & inspections and, occasionally, more legal consultation
- Design Liability Insurance and/or Performance and Payment Bonds may be more difficult to obtain
- Some insurance carriers and bond sureties may not be familiar with D/B and may be hesitant to provide coverage
- The City has less control over the project than with a D/B/B procurement

Construction Manager /General Contractor (CM/GC)

CM/GC Description

As the name implies, a CM/GC Contractor, is responsible for the entire construction package, serving as both construction manager and general contractor. With this process the City contracts only with the CM/GC Contractor; the CM/GC Contractor is responsible for soliciting bids from and executing contracts with all the subcontractors required to perform the work.

The CM/GC Contractor, selected during the design process, works directly with the Project Design Team, providing value engineering (VE) services as well as periodic constructability reviews. Although a CM/GC Contractor is not responsible for design decisions, their involvement during the design process may result in significant cost savings to the City.

Before awarding CM/GC or other non-traditional construction contracts, it is necessary for the City to demonstrate the rationale for procuring work through non-low bid methods. Under Oregon law, a public hearing must be held and an exemption from competitive bidding is allowed if the public agency finds (a) the contract award would be unbiased and not encourage favoritism and (b) that substantial cost savings are likely.

CM/GC Selection Process

CM/GC Contractor selection is typically based on criteria, as opposed to pricing. These criteria may include items such as the contractor's prior CM/GC experience, general work performance, project management & technical expertise, construction safety record, a proposed quality control plan, a proposed community involvement/outreach plan, a workforce outreach plan and a maximum percentage fee (based on total construction cost). The construction price is negotiated once final design is complete and the contractor and the City agree on a Guaranteed Maximum Price (GMP) for the contract package.

If the City and CM/GC contractor cannot agree on a GMP, the City may seek alternative bids. This provides the City with some leverage in the contract negotiation process. A public agency or entity, experienced in construction, with available resources, preferably internal, to thoroughly check contractor cost proposals will be best equipped to negotiate a CM/GC contract and be confident that the negotiated terms are fair and reasonable.

CM/GC is best suited for:

- High-profile, large-scale projects involving multiple partners (public agencies, business entities, a general public with high expectations)
- In situations where contractor input during design is valuable; and
- In situations where the City may want to retain control through final design and during construction.

CM/GC Advantages

- Potential Project Cost Savings
 - Designer & Builder work as a team, evaluate alternative methods and materials frequently, accurately & efficiently
 - Continuous Value Engineering (VE) & Constructability reviews
 - Competitive bidding of subcontractor work elements (by CM/GC contractor)
 - The City retains control of pricing through the development and approval of contracting plans that identify self-performed and subcontracted work items

- Work items are allocated to the most capable, most available firms
- City maintains greater control of overall project costs, work schedule, quality, safety management, and impacts to the community
- Improved Risk Management
 - City obtains greater certainty of the final project costs
- Most quantities and work elements are negotiated as lump sum costs
- Only significant changes in design or scope affect change in pricing
 - Change orders due to “errors & omissions” virtually eliminated
- Change orders are allowed under a CM/GC contract but are expected to be fewer and on average, typically cost less, and would more likely be City-directed changes
 - Schedule & quality clearly defined
 - Responsibilities and risks appropriately balanced
- Promotes Teamwork and City/Contractor Cooperation
 - Improved work quality
- Contractor selection is based on factors other than just price
- Contractor has increased responsibility for quality control

CM/GC Disadvantages

- Some legal obstacles to implementation of CM/GC may exist, but this delivery method is legal in Oregon and in the past has been acceptable to the Federal Transit Administration
- Generally not as well understood as other contracting methods, therefore, less frequently used
- The City has less leverage over the contractor when pricing construction activities
 - Once a CMGC is selected, competition ends
 - The City may not have sufficient knowledge of, or access to, current construction market conditions information which would typically be revealed in a competitive bidding process

ACKNOWLEDEMENTS

The study was funded by state and federal grants and the City of Sandy. URS Corporation, WaterLeaf Architects, GreenWorks PC, and KJM Associates undertook the technical work.

Scott Lazenby, Sandy City Manager, provided overall project coordination with assistance from Julie Stephens, Sandy Transit Manager and Mike Walker, Sandy Public Works Director.

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APPENDIX A

Detailed Space Needs Program

City of Sandy - Public Works / Transit Operations Complex

SPACE NEEDS PROGRAM

Sandy, Oregon

Area Description Width Length Sq.Ft. Remarks

Transit Administration Offices

Area Description	Staff	Width	Length	Sq.Ft.	Remarks
Transit Manager	1	15 x 15		225	PvtOff: Desk, Cred., Conf Table, 4GstChr, 2 Shelf, 2 Files
Admin. Assist	1	8 x 10		80	OpnOff: Des, Cred, 1 GstChr,
Reception	1	12 x 15		180	Opn Off: Desk, Cred, Shelf Unit, Storage Cab, 2 GstChrs
Tax Collections	1	10 x 15		150	Pvt Off: Desk, Cred., 2 GstChrs, 2Shelf, 2 Files
Files Storage	0	10 x 10		100	Secure Room, Lockable Dwr Files, Counter and Chair
Work Room	0	10 x 15		150	Adjacent to file storage; Copier, Fax, Counter, Cabinets, Files, Binder, Recycle, Waste
General Fund Archive Storage		10 x 20		200	
Public Restroom	0				Use Staff Restroom, if possible.

Transit Operations Offices

Area Description	Staff	Width	Length	Sq.Ft.	Remarks
OP's Supervisor/Manager	1	10 x 15		150	Pvt Off: Desk, Cred., 2 GstChrs, 2 Shelf, 2 Files
Dispatcher (2)	2	15 x 15		225	SemiPvt: 2 Chairs, Counter, Radio Chgr, Bins, Files, Shelf
Training/Field Obs./Supervisor	1	10 x 15		150	Pvt Off: Desk, Cred., 2 Gst ChrsDwr File, Shelf Unit
Maintenance Technician	1	10 x 15		150	Pvt Off: Desk, Cred., Shelf Unit, Dwr File, Cabinet
Operators Day Room/Lunchroom	20	20 x 24		480	Tables, Refrig, Micro, DW, Coffee
Lost and Found Storage	0	10 x 15		150	Secured, Open Shelf Units
Records Storage	0	10 x 15		150	Drawer Files, lockable, work counter and Chair
Subtotal				2,540	
Circulation, Jan., SMEP at 25%				635	

Total Transit Office Areas

				3,175	
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City of Sandy - Public Works / Transit Operations Complex

SPACE NEEDS PROGRAM

Sandy, Oregon

Remarks

Width Length Sq.Ft.

Transit Vehicle Maintenance Areas

Area Description	Qty	Width	Length	Sq.Ft.	Remarks
Maintenance Bays	1	24 x 65		1,560	Drive Through, 2 Positions-2 per lane, with 4' wide eqt.stor./Bay Portable Hoist
Light Duty Bay		24 x 45		1,080	12,000 Pound Capacity Floor Mounted Hoist - Public Works
Tire and Tire Chain Storage		10 x 12		120	Large Tires on Floor, smaller on racks
Tire Work Area		12 x 16		192	Coats Mounting/De-mounting Machine, Supplies, Shelf Unit, Cage
Electrical Repair Shop		10 x 10		100	Electrical Repair Bench, Open Shelf Unit and Drwr Unit
Battery Storage/Chrg		8 x 10		80	Space for One Pallet, Charging Table, Prible Charger
Parts Receiving		12 x 12		144	Shelving, Recycling Bin, Waste Bin, Work Counter
Parts Storage		20 x 20		400	Modular Drawer Units, Shelving
Tool Storage		12 x 12		144	Open Shelving
Waste Storage		12 x 12		144	Recycle Bins, Shelving, Spill Containment Bins
Lube Room		12 x 12		144	Drum Storage, Drum mounted pumps, EO, ATF1, ATF2, GO, EC.
Compressor Room		10 x 12		120	Acoustical Isolation
Unisex Restrooms	2	8 x 10		160	
Janitor/Building Supplies				100	With mop sink
Subtotal				4,388	
Circulation, SMEP at 15%				658	
Total Transit Vehicle Maintenance Areas				5,046	

Transit Covered Storage

Area Description	Qty	Width	Length	Sq.Ft.	Remarks
Minivans - 20' long - 6 total	6	12 x 28		2,016	Covered, block htrs., Drive-in, Back-out, 10' clear height, interior cleaning
Cut Aways - 30' Long - 6 total	6	12 x 38		2,736	Covered, block htrs., Drive-in, Back-out, 12' clear height, interior cleaning.
Transit Buses - 40' Long - 6 total	6	12 x 48		3,456	Covered, block htrs., Drive-in, Back-out, 14' clear height, interior cleaning
Total Covered Area for Transit Vehicles				8,208	
Total Transit Covered Area				16,429	

City of Sandy - Public Works / Transit Operations Complex

SPACE NEEDS PROGRAM
Sandy, Oregon

Area Description Width Length Sq.Ft. Remarks

Facility Shared Use Spaces

Area Description	Staff	Width	Length	Sq.Ft.	Remarks
Men's Restroom				140	
Women's Restroom				140	
Unisex Locker Room	50			300	15" wide full height lockers
Private Showers / Dressing Area	0			300	
Janitor/Building Supplies				100	With mop sink
Fitness Room		15	x 20	300	Treadmill, Exercise, Free Weights, Restroom Access
Training Classroom	30	30	x 30	900	Shared with public works
Subtotal				2,180	
Circulation, SMEP at 25%				545	
Total Shared Use Spaces				2,725	

Public Works Operations Office Areas

Area Description	Staff	Width	Length	Sq.Ft.	Remarks
Crew Leader Office	1	10	x 15	150	Pvt Off: Desk, Cred., 2 G Chrs, 2 Shelf, 2 Files
Future Dispatch/Reception	1	10	x 10	100	Pvt Off: Desk, Cred, Shelf and File, Wall Map
Crew Lunch/Break	15	20	x 40	800	Tables, Refrig, Micr, Coffee
Mud Room	0	15	x 15	225	Drying Hooks, Drain, Boot Rack, Bench
PW Staff - Shared Office		10	x 10	100	Desk and work station
Parks Office	1	10	x 10	100	
Secured Office Storage		10	x 10	100	
Subtotal				1,575	
Circulation, Jan., SMEP at 25%				394	
Total Public Works Office Areas				1,969	

City of Sandy - Public Works / Transit Operations Complex

SPACE NEEDS PROGRAM
Sandy, Oregon

Area Description	Width	Length	Sq.Ft.	Remarks
Public Works Storage Buildings Areas				
Vehicle Storage (w/o Maneuvering Space)				
Fleet Trucks	12 x 31		1,860	Fully enclosed, block heaters, drive-in, back-out, 10' clear hgt.
Dump Trucks (Inc.future 10CY sander/Plow)	12 x 40		960	Fully enclosed, block heaters, drive-in, back-out, 12' clear hgt.
Sanders	12 x 20		720	12' clear hgt.
Snow Plow Blades	12 x 12		288	12' clear hgt.
Dump Trucks	12 x 40		960	Covered, block heaters, drive-in, back-out, 12' clear hgt.
Grader	12 x 33		396	Covered, block heaters, drive-in, back-out, 12' clear hgt.
Backhoe	12 x 33		792	Covered, block heaters, drive-in, back-out, 14' clear hgt.
Trailers	12 x 37		1,776	Covered, 10' clear hgt.
Compressor	10 x 20		200	Covered, 8' clear hgt.
Asphalt Roller	10 x 12		120	Covered, 12' clear hgt.
Vector Truck (Future)	12 x 40		480	Covered, drive-in, back-out, 14' clear hgt.
Chipper and truck	12 x 40		480	Covered, 10' clear hgt.
Total Covered Area for PW Vehicle Storage			9,032	
Public Works/ Police Enclosed Buildings				
Enclosed PW Storage Space				
Hazardous Materials			300	
Public Works Equipment			3,000	
Public Works Repair Shop			0	Shared with Transit
Sign Fabrication and Storage			400	
Utilities Storage			700	
Water			400	
Sewer			4,800	
Subtotal PW Enclosed Storage			900	Fully enclosed, heated, and ventilated.
PW Fabrication Space	20 x 45			
Police				
Police Storage			1,560	
Impound Vehicle / Evidence Processing Space	12 x 20		240	With eyewash station, sink & toilet
Subtotal Police			1,800	
Subtotal PW/Police Enclosed Circulation, SMEP at 10 %			7,500	
Total Enclosed Area for Public Works & Police			8,250	

City of Sandy - Public Works / Transit Operations Complex

SPACE NEEDS PROGRAM

Sandy, Oregon

Remarks

Width Length Sq.Ft.

Public Works Yard Storage Space

Area Description	Qty	Width	Length	Sq.Ft.	Remarks
Outdoor Bins					6' High Utility Vault "Ecology Block" System
Crushed Rock				1,350	Storage Height Average = 4 ft.
Road Sand				2,025	200 Cu Yds (access for semi tractor/trailer dump)
Fill Sand				338	50 CuYds
Topsoil				135	20 CuYd
Drain Rock				100	10 CuYd
Barkchips				100	10 CuYd
Cold Asphalt Mix (covered)				60	10 CuYd
Scrap Metal				100	
Scrap Wood				100	
				4,308	
Parts Storage					
Meter Boxes, Sign Posts, Small Pipes		65 x 30		1,950	
Catch Basin Storage		20 x 30		600	
Misc. Storage	2	30 x 30		900	
				3,450	

City of Sandy - Public Works / Transit Operations Complex

SPACE NEEDS PROGRAM
Sandy, Oregon

Area Description	Width	Length	Sq.Ft.	Remarks
Street Sweeper	29 x 42	1,218	20 cy, roll off box, 10' Clear on 3 sides; 20' Clear in the front	
Spills Storage				6' high Utility Vault "Ecology Block" System Storage Height Average = 4 ft.)
Weil/Mud			3,375	500 CuYd
Asphalt, Concrete			675	100 CuYd
Pipes			675	100 CuYd
Wood Chips (Compostable)			675	100 CuYd
			5,400	
Special Projects Storage Area			1,000	
Facilities Waste Management				
3 CY Dumpster	20 x 20		400	Includes staging area
Cardboard Recycling 1.5 cy	10 x 20		200	
			600	
De-icer Storage and Fill Station				
4000 Gallon Tank and containment	11 x 28		308	
Vehicle Fill Station			200	
			508	
			26,442	
Subtotal				
Circulation at 300 %			79,326	
Total Storage Yard Space			105,768	

City of Sandy - Public Works / Transit Operations Complex

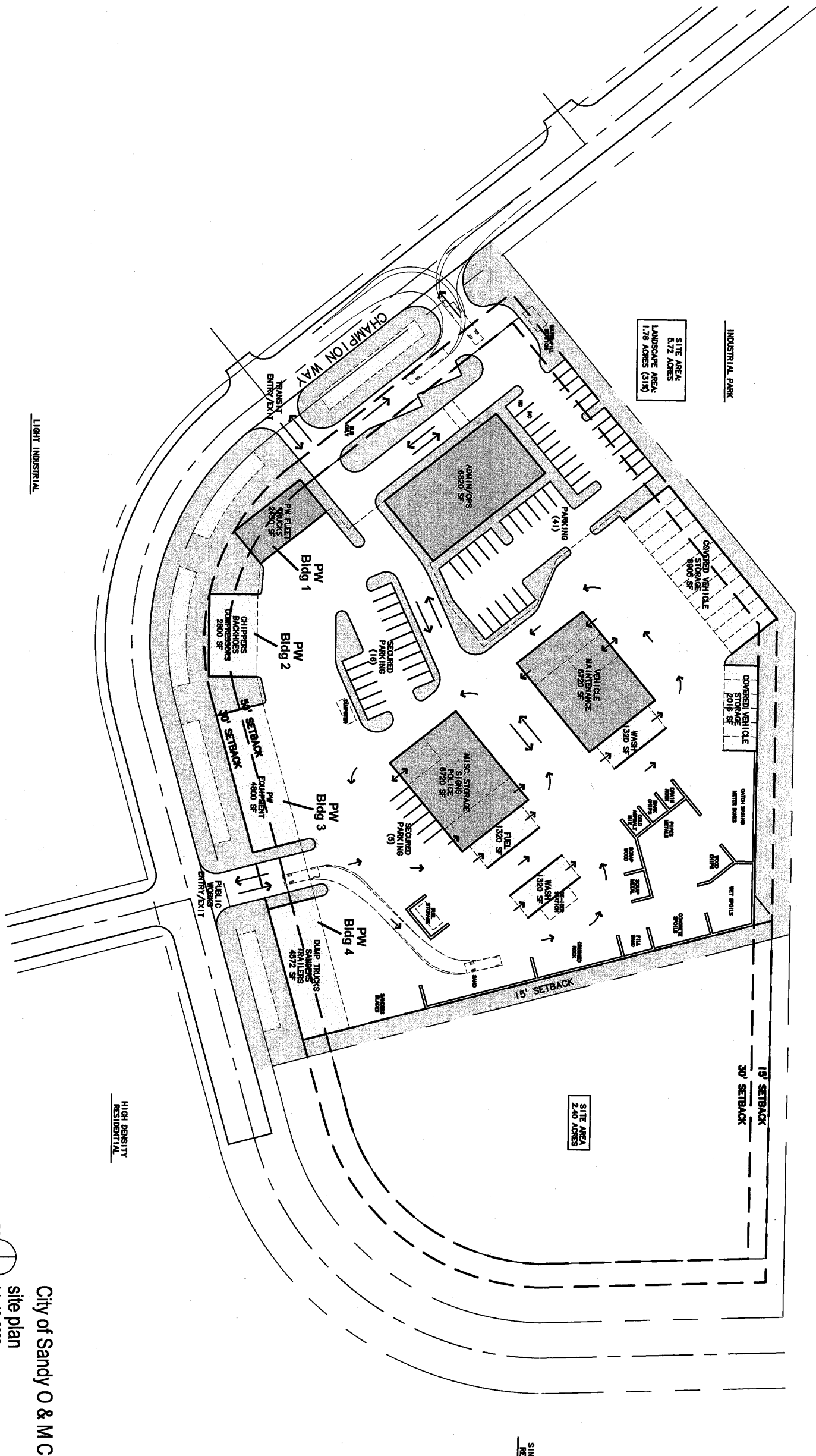
SPACE NEEDS PROGRAM

Sandy, Oregon

Area Description	Width	Length	Sq.Ft.	Remarks
Vehicle Fueling & Wash Pads				
Transit Fueling				
Fueling Tank	14 x 38		532	Accommodation for above-grade 10,000 Gallon capacity tank for bio-diesel
Transit Wash				
Drive-Through or Gantry	24 x 55		1,320	
Water Reclamation System	12 x 20		240	
			2,092	
Public Works Wash				
High Pressure Wash Bay	24 x 55		1,320	Mud/ Debris Collection/Separation
Water Reclamation System	12 x 20		240	
			1,560	
Public Service				
Water Fill Station	12 x 35			Staging area to accommodate tandem axle truck
			3,652	
			3,652	
			7,304	
Total Fuel & Wash				
Parking Requirements				
	Qty			
Unsecured Staff Parking - Transit	14	9 x 18	2,268	Shared
Unsecured Staff Parking - Public Works	10	9 x 18	1,620	Shared
Secured Staff Parking - Transit	10	9 x 18	1,620	
Secured Staff Parking - Public Works	5	9 x 18	810	
Secured Police Vehicle Parking	8	9 x 18	1,296	
Parks Vehicle Parking				
Visitor Parking - Transit	4	9 x 18	648	
Visitor Parking - Public Works	2	9 x 18	324	
Park and Ride Parking (including accessible spaces)	40	9 x 18	6,480	
Park and Ride Bus Bays	2	12 x 45	1,080	
			16,146	
			16,146	
			32,292	
Total Parking (without landscaped areas)				

APPENDIX B

**Site Plan dated July 10, 2006
Master Plan Cost Estimate Detail**



SITE AREA:
5.72 ACRES
LANDSCAPE AREA:
1.78 ACRES (31%)

SITE AREA:
2.40 ACRES



City of Sandy O & M Complex
 site plan
 July 10, 2006
 Scale: 1"=40'-0"

URS
 111 S.W. Columbia
 Portland, Oregon 97201
 Phone: 503/222-7200
 Fax: 503/222-4282

waterleaf
 621 S.W. Morrison Suite 125
 Portland, Oregon 97205
 Phone: 503/228-7571
 Fax: 503/273-8891

architecture, interiors & planning

URS / Waterleaf ~ Conceptual Design Estimate

KJMJM and Associates
 111 SW Columbia Street, Suite 830
 Portland, OR 97201
 Phone: 503-225-1120 Fax: 503-224-3226

Primary Project City: 0 SF
 Estimate UMImperial

This report includes Labor related Taxes & Insurance. Indirect Costs are not included.

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Area Public Works										
Phase 02 Erosion Control										
Undefined Items in Structures										
	Division 31 31 Earthwork									
	Erosion Control	590.00	LNFT				3.00		3.00	1,770
	Total Division 31 31 Earthwork						\$1,770			\$1,770
	Total Undefined Items in Structures						\$1,770			\$1,770
	Total Phase 02 Erosion Control						\$1,770			\$1,770
Phase 03 Common Excavation										
Undefined Items in Structures										
	Division 31 31 Earthwork									
	Excav-load Strippings	4,811.50	BCY	2.76		5.12			7.88	37,915
	Excav-load Subsurface Soil	10,963.00	BCY	4.37		4.60			8.97	98,287
	Haul Excavation Export 10 mile RT	19,877.00	LCY	3.91		8.20			12.11	240,710
	Total Division 31 31 Earthwork			\$138,856		\$238,056				\$376,912
	Total Undefined Items in Structures			\$138,856		\$238,056				\$376,912
	Total Phase 03 Common Excavation			\$138,856		\$238,056				\$376,912
Phase 04 Concrete Curb										
Undefined Items in Structures										
	Division 32 Exterior Improvements									
	Extruded Concrete Curb	577.50	LNFT	2.63	3.00	1.87			7.50	4,331
	4000 psi concrete	42.44	CUYD	14.71	91.00				105.71	4,487
	Wood curb form	1,528.00	LNFT	4.15	3.45				7.60	11,613

7/19/2006

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CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 04 Concrete Curb										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Curb finish	3,056.00	SQFT	0.71					0.71	2,173
	Protect and cure vertical curb surfaces	4,584.00	SQFT	0.16	0.01				0.17	783
	Protect and cure horizontal curb surfaces	764.00	SQFT	0.13	0.01				0.14	106
	Curb reinforcing	1.72	TONS	1,103.55	810.00				1,913.55	3,288
	1/2" expansion joint	38.20	SQFT	1.50	1.15				2.65	101
	Total Division 32 32 Exterior Improvements			\$13,432	\$12,371	\$1,080				\$26,883
	Total Undefined Items in Structures			\$13,432	\$12,371	\$1,080				\$26,883
	Total Phase 04 Concrete Curb			\$13,432	\$12,371	\$1,080				\$26,883
Phase 05 Crushed Rock (6" deep)										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Sub base fill @ Concrete Paving	6,107.50	SQYD	0.27	5.40	0.53			6.20	37,867
	Sub base fill @ Driveway	300.00	SQYD	0.27	5.40	0.53			6.20	1,860
	Sub base fill @ Porous Paving	1,300.00	SQYD	0.27	5.40	0.53			6.20	8,060
	Total Division 32 32 Exterior Improvements			\$2,081	\$41,621	\$4,085				\$47,787
	Total Undefined Items in Structures			\$2,081	\$41,621	\$4,085				\$47,787
	Total Phase 05 Crushed Rock (6" deep)			\$2,081	\$41,621	\$4,085				\$47,787
Phase 06 4000 psi Concrete Paving (6" thick)										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	4000 psi Concrete Paving (6" depth)	54,518.50	SQFT	0.33	7.56	0.32	6.90		8.21	447,597
	Porous Pavement	11,700.00	SQFT						6.90	80,730
	Total Division 32 32 Exterior Improvements			\$17,991	\$412,160	\$17,446	\$80,730			\$528,327
	Total Undefined Items in Structures			\$17,991	\$412,160	\$17,446	\$80,730			\$528,327
	Total Phase 06 4000 psi Concrete Paving (6" thick)			\$17,991	\$412,160	\$17,446	\$80,730			\$528,327
Phase 07 Parking Lot Striping										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 07 Parking Lot Striping										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Parking Handicap Symbol	1.00	STALL	12.70	27.50				40.20	40
	Parking line striping	30.00	STALL	3.03	3.43	0.88			7.34	220
	Total Division 32 32 Exterior Improvements			\$104	\$130	\$26				\$260
	Total Undefined Items in Structures			\$104	\$130	\$26				\$260
	Total Phase 07 Parking Lot Striping			\$104	\$130	\$26				\$260
Phase 08 4" Concrete Sidewalk/ Walkways										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	4" Concrete Sidewalk	217.50	SQFT	2.53	2.27				4.80	1,044
	Total Division 32 32 Exterior Improvements			\$550	\$494					\$1,044
	Total Undefined Items in Structures			\$550	\$494					\$1,044
	Total Phase 08 4" Concrete Sidewalk/ Walkways			\$550	\$494					\$1,044
Phase 09 6" Concrete Driveway w/MWF										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	4000 psi Concrete Driveway (6" depth)	2,700.00	SQFT	0.33	7.56	0.32			8.21	22,167
	Total Division 32 32 Exterior Improvements			\$891	\$20,412	\$864				\$22,167
	Total Undefined Items in Structures			\$891	\$20,412	\$864				\$22,167
	Total Phase 09 6" Concrete Driveway w/MWF			\$891	\$20,412	\$864				\$22,167
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 03 03 Concrete										
	Fine grade floor by hand	6,720.00	SQFT	0.25					0.25	1,676
	Crushed stone slab fill	82.96	CUYD	11.22	27.50				38.72	3,213
	Mach excav continuous footing	100.74	CUYD	4.95		0.38			5.33	537
	Fine grade continuous footing	676.00	SQFT	0.33					0.33	223
	Hand backfill footing with machine feed assist	67.32	CUYD	11.03		3.15			14.18	955
	Excess continuous footing soil	33.42	CUYD	0.20					0.20	7

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equipmt (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 03 Concrete										
	Continuous footing edge forms	676.00	SQFT	1.76	1.17				2.93	1,979
	Wall form 0' to 2' high	1,360.00	SQFT	1.58	1.25				2.84	3,861
	Wall form hardware (includes wall ties)	680.00	SQFT		0.04				0.04	28
	Form releasing agent	1,360.00	SQFT	0.15	0.01				0.16	215
	Form releasing agent	676.00	SQFT	0.15	0.01				0.16	107
	Wall rebar	0.94	TONS	490.47	1,200.00				1,690.47	1,595
	Continuous footing rebar	0.81	TONS	472.95	1,200.00				1,672.95	1,355
	6x6 W1.4/W1.4 mesh	73.92	SQS	13.74	100.00				113.74	8,408
	Concrete in continuous footing		****							
	4000 psi direct	25.04	CUYD	6.98	96.00				102.98	2,578
	Concrete in slab on grade		****							
	4000 psi direct	124.44	CUYD	6.98	96.00				102.98	12,816
	Concrete in walls		****							
	4000 psi direct	16.87	CUYD	9.31	96.00				105.31	1,777
	* Continuous footing length *	338.00	LNFT							
	* SOG area *	6,720.00	SQFT							
	* Concrete wall area *	680.00	SQFT		2.84				2.84	353
	Add for concrete plasticizer admixture	124.44	CUYD							
	Finish footing concrete top surface	676.00	Sqft	0.05					0.05	37
	Rub concrete walls	680.00	SQFT	0.49					0.49	336
	Point and patch	680.00	SQFT	0.08	0.01				0.08	55
	Trowel w/ applied hardener	6,720.00	SQFT	0.23	0.01				0.24	1,617
	Protect and cure vertical surfaces	1,360.00	SQFT	0.08	0.01				0.09	121
	Protect and cure vertical surfaces	676.00	SQFT	0.08	0.01				0.09	60
	Protect and cure horizontal surfaces	6,720.00	SQFT	0.08	0.01				0.08	558
	Protect and cure horizontal surfaces	676.00	SQFT	0.08	0.01				0.08	56
	Protect and cure horizontal surfaces	227.80	SQFT	0.08	0.01				0.08	19
	1" foundation insulation	680.00	SQFT	0.47	0.16				0.63	430
	6 mil plastic subgrade paper	73.92	SQS	4.30	1.64				5.93	439
	Total Division 03 Concrete			\$14,121	\$31,041	\$250				\$45,412
Division 05 05 Metals										

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 05 05 Metals										
	6" aluminum gutter	210.00	LNFT	1.33	1.10				2.43	510
	Ridge vent	96.00	LNFT	0.77	0.83				1.60	153
	Total Division 05 05 Metals			\$352	\$311					\$663
Division 06 06 Wood, Plastics, and Composites										
	Nails and rough hardware	72.12	LBS		0.44				0.44	31
	Nails and rough hardware	154.88	LBS		0.44				0.44	67
	Ramset shot	500.00	EACH	0.23	0.15				0.38	190
	Anchor bolt	84.50	EACH	0.64	0.18				0.82	69
	Truss 6 /12 pitch 64' 0"	49.00	EACH	49.23	52.95				102.18	5,007
	2x6xRL blocking wolmanized	338.00	BDF	0.45	0.30				0.75	253
	2x4x12 stud	7,008.98	BDF	0.22	0.20				0.43	2,991
	2x6x12 stud	576.00	BDF	0.22	0.20				0.43	246
	2x4xRL plate	2,034.30	BDF	0.38	0.20				0.58	1,184
	2x6xRL plate	100.00	BDF	0.28	0.20				0.48	48
	2x6xRL plate wolmanized	1,014.00	BDF	0.28	0.30				0.58	587
	2x4xRL blocking	666.00	BDF	0.60	0.20				0.81	536
	2x6x12 stud wolmanized	3,654.00	BDF	0.20	0.20				0.40	1,475
	* Wood stud partition length *	1,338.00	LNFT							
	* Wood roof area *	5,760.00	SQFT							
	* Wood stud partitions *	1,338.00	Lrft							
	5/8" CDX plywood @ roof	6,868.99	SQFT	0.24	0.40				0.63	4,354
	7/16" OSB sheathing	4,056.00	SQFT	0.15	0.25				0.40	1,608
	7-1/4" LVL header	287.00	LNFT	0.49	1.23				1.72	493
	9-1/2" LVL header	276.00	LNFT	0.53	1.38				1.91	526
	Interior wood sill	100.00	LNFT	1.31	0.69				2.00	200
	2x4x12 stud, untreated	877.00	EACH							
	2x6x12 stud, wolmanized	352.50	EACH							
	2x4x12' plate, untreated	250.00	EACH							
	2x6x12' plate, wolmanized	84.50	EACH							
	2x4x1000 blocking untreated	1.00	EACH							
	2x6x338 blocking wolmanized	1.00	EACH							
	7-1/4" LVL 5-3" header	56.00	EACH							

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 06 06 Wood, Plastics, and Composites										
	9-1/2" LVL 5-3" header	8.00	EACH							
	7-1/4" LVL 3-3" header	20.00	EACH							
	9-1/2" LVL 8-3" header	40.00	EACH							
	2x4x5-0" sill, untreated	10.00	EACH							
	2x6x5-0" sill, wolmanized	20.00	EACH							
	Total Division 06 06 Wood, Plastics, and Composites			\$9,293	\$10,574					\$19,867
Division 07 07 Thermal and Moisture Protection										
	12" batt insulation	6,868.99	SQFT							
	4" batt insulation	12,000.00	SQFT	0.22	0.12		0.40		0.40	2,748
	6" batt insulation	4,056.00	SQFT	0.31	0.18				0.34	4,133
	Fiberglass shingles	68.69	SQS	24.66	40.11				64.77	1,997
	30 lb felt 216 sqft roll	31.80	ROLL	21.21	4.99				26.20	833
	Roofing nails	72.12	LBS		0.51				0.51	37
	Total Division 07 07 Thermal and Moisture Protection			\$6,328	\$5,120		\$2,748			\$14,196
Division 08 08 Openings										
	* No. of metal doors *	28.00	EACH							
	* Glass items *	22.00	Each							
	18 gauge hollow metal		****							
	3070 Frame	28.00	EACH	53.01	48.00				101.01	2,828
	HM frame	2.00	EACH	31.41	30.72				62.13	124
	HM door	2.00	EACH	24.23	76.80				101.03	202
	Pair aluminum glass door	2.00	EACH	106.02	541.60				647.62	1,295
	Exterior storefront	360.00	SQFT				18.00		18.00	6,480
	Operable window	400.00	SQFT				10.00		10.00	4,000
	Custom window	360.00	SQFT				12.00		12.00	4,320
	Finish hardware allowance	2.00	OPNG		128.00				128.00	256
	4 1/2"x4 1/2" full mortise hinge	84.00	Each	14.88	7.20				7.20	605
	Keyed cylindrical lockset	28.00	Each	4.24	38.00				52.88	1,481
	Wall bumper doorstop	28.00	Each	22.32	2.70				6.94	194
	Surface mounted closer	28.00	Each	44.64	46.40				68.72	1,924
	Weatherstripping / single door	28.00	Each						44.64	1,250
	Total Division 08 08 Openings			\$4,218	\$5,942		\$14,800			\$24,960

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 09 Finishes										
	** Total finish area ** (walls/floors/ceilings)	13,640.00	Sqft							
	** Total finish area ** (walls/floors/ceilings)	32,112.00	Sqft							
	Hanging rods @ act	1,874.17	LNFT	0.10	0.01				0.10	194
	Int-loc grid system main T	1,622.42	LNFT	0.10	0.10				0.20	324
	Int-loc grid 2x4 cross T	3,327.42	LNFT	0.10	0.08				0.17	575
	Int-loc grid wall angle	330.33	LNFT	0.17	0.05				0.22	73
	* Gypsum board and plaster area *	28,056.00	SQFT							
	5/8" firecode gypsum board	28,056.00	SQFT	0.25	0.10				0.35	9,957
	Drywall screws	28,056.00	SQFT		0.01				0.01	216
	Drywall tape and joint cement	28,056.00	SQFT	0.26	0.01				0.26	7,415
	Ceramic tile base	300.00	LNFT	2.62	0.54				3.15	946
	Ceramic tile floor	900.00	SQFT	3.11	0.77				3.88	3,492
	Ceramic tile wall	2,400.00	SQFT	2.17	0.69				2.86	6,864
	* Ceiling finish area *	6,820.00	SQFT							
	* Ceiling finish area *	900.00	SQFT							
	24x24x3/16 acoustic board tile	6,820.00	SQFT	0.63	0.18				0.82	5,562
	* Floor Finish Area *	900.00	SQFT							
	* Floor Finish Area *	6,820.00	SQFT							
	Marble threshold	28.00	EACH	12.11	7.68				19.79	554
	4" rubber base	1,338.00	LNFT	0.85	0.11				0.96	1,282
	Carpet and pad allowance	757.78	SQYD				7.74		7.74	5,865
	* Wall Finish Area *	32,112.00	SQFT							
	* Paint and coating area *	1,260.00	Sqft							
	* Paint and coating area *	32,112.00	Sqft							
	Paint interior door	56.00	SIDE	11.13	1.54				12.66	709
	Paint plaster/drywall 3 coats	321.12	SQS	20.72	5.63				26.35	8,462
	Paint ceiling	9.00	SQS	24.03	5.63				29.67	267
	Total Division 09 Finishes			\$37,136	\$9,757		\$5,865		8.00	\$52,758
Division 11 Equipment										
	Equipment Allowance	6,720.00	SF				8.00		8.00	53,760
	Total Division 11 Equipment						\$53,760			\$53,760

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 21 21 Fire Suppression										
	* Fire protection area *	6,820.00	Sqft							
	50 hp electric fire and jockey pump	1.00	EACH	1,007.20	5,120.00		0.40		6,127.20	6,127.20
	Full wet sprinkler system	6,820.00	SQFT						0.40	2,728
	Total Division 21 21 Fire Suppression			\$1,007	\$5,120		\$2,728			\$8,855
Division 22 22 Plumbing										
	Water closet	2.00	EACH	59.02	101.89				160.90	322
	WATER CLOSET-HANDICAP	2.00	EACH	59.02	115.20				174.22	348
	Urinal	2.00	EACH	72.63	148.48				221.11	442
	SHOWER ENCLOSURE	4.00	EACH	113.59	249.34				362.94	1,452
	Shower trim out (head and knobs)	4.00	EACH	22.68	44.03				66.72	267
	Janitor's sink	1.00	EACH	80.36	205.82				286.19	286
	ELEC.DRINKG FTN-HANDICAP	2.00	EACH	80.36	274.43				354.79	710
	* No. of plumbing fixtures *	17.00	Each							
	WTR.HTR,LT.COMM,GAS,100GAL	1.00	EACH	182.02	360.35				542.37	542
	* No. of water heaters *	1.00	Each							
	Total Division 22 22 Plumbing			\$1,350	\$3,020					\$4,369
Division 23 23 Heating, Ventilating, and Air Conditioning										
	HVAC	6,820.00	SF				18.00		18.00	122,760
	Total Division 23 23 Heating, Ventilating, and Air Conditioning						\$122,760			\$122,760
Division 26 26 Electrical										
	Electrical Allowance	6,820.00	SF				7.80		7.80	53,196
	Total Division 26 26 Electrical						\$53,196			\$53,196
Division 27 27 Communications										
	Low Voltage	2,450.00	SF				2.60		2.60	6,370
	Total Division 27 27 Communications						\$6,370			\$6,370
Total Structures Admin/ Operations										
				\$73,805	\$70,884	\$250				\$407,165
Structures PW Fleet Trucks										
Division 03 03 Concrete										
	Fire grade floor by hand	2,450.00	SQFT	0.62					0.62	1,528
	Crushed stone slab fill	45.37	CUYD	28.06	27.50				55.56	2,521

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Fleet Trucks										
Division 03 03 Concrete										
	Mach excav continuous footing	62.81	CUYD	12.37		0.95			13.32	837
	Fine grade continuous footing	420.00	SQFT	0.83					0.83	347
	Hand backfill footing with machine feed assist	42.05	CUYD	27.58		7.87			35.45	1,491
	Excess continuous footing soil	20.77	CUYD	0.49					0.49	10
	Continuous footing edge forms	420.00	SQFT	4.40	2.92				7.32	3,074
	Wall form 0' to 2' high	840.00	SQFT	3.96	3.14				7.10	5,962
	Wall form hardware (includes wall ties)	420.00	SQFT		0.10				0.10	43
	Form releasing agent	420.00	SQFT	0.37	0.02				0.39	166
	Form releasing agent	840.00	SQFT	0.37	0.02				0.39	332
	SOG rebar	1.78	TONS	1,203.87	1,200.00				2,403.87	4,270
	Wall rebar	0.58	TONS	1,226.16	1,200.00				2,426.16	1,415
	Continuous footing rebar	0.50	TONS	1,182.37	1,200.00				2,382.37	1,199
	Concrete in continuous footing		****							
	4000 psi direct	15.56	CUYD	17.46	96.00				113.46	1,765
	Concrete in slab on grade		****							
	4000 psi direct	45.37	CUYD	17.46	96.00				113.46	5,148
	Concrete in walls		****							
	4000 psi direct	10.42	CUYD	23.28	96.00				119.28	1,243
	* Continuous footing length *	210.00	LNFT							
	* SOG area *	2,450.00	SQFT							
	* Concrete wall area *	420.00	SQFT							
	Add for concrete plasticizer admixture	45.37	CUYD		7.10				7.10	322
	Finish footing concrete top surface	420.00	Sqft	0.14					0.14	57
	Rub concrete walls	420.00	SQFT	1.24					1.24	519
	Point and patch	420.00	SQFT	0.19	0.01				0.20	85
	Trowel w/ applied hardener	2,450.00	SQFT	0.57	0.01				0.58	1,426
	Protect and cure vertical surfaces	840.00	SQFT	0.20	0.02				0.22	187
	Protect and cure vertical surfaces	420.00	SQFT	0.20	0.02				0.22	94
	Protect and cure horizontal surfaces	2,450.00	SQFT	0.19	0.02				0.21	509
	Protect and cure horizontal surfaces	420.00	SQFT	0.19	0.02				0.21	87
	Protect and cure horizontal surfaces	140.70	SQFT	0.19	0.02				0.21	29

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Fleet Trucks										
Division 03 03 Concrete										
	1" foundation insulation	420.00	SQFT	1.17	0.41				1.58	665
	6 mil plastic subgrade paper	26.95	SQS	10.74	4.09				14.83	400
	Total Division 03 03 Concrete			\$19,148	\$16,190	\$391				\$35,729
Division 10 10 Specialties										
	Clearspan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' eave height	4.00	Each	1,371.07					1,371.07	5,484
	Clearspan endwall frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' eave height	2.00	Each	1,517.97					1,517.97	3,036
	X-bracing (cable/rod)	4.00	Bays	447.40					447.40	1,790
	Purlins 12" 16ga	614.80	Lnft	3.32					3.32	2,041
	Eave struts 12" and trim	140.00	Lnft	15.74					15.74	2,204
	Rake angles 12" and trim	78.26	Lnft	16.67					16.67	1,304
	Girts 12" 12ga	840.00	Lnft	5.99					5.99	5,029
	Base angle	210.00	Lnft	68.55					68.55	14,396
	4" vinyl backed insulation	2,253.13	Sqft	0.39					0.39	890
	6" vinyl backed insulation	2,739.18	Sqft	0.39					0.39	1,082
	Standing seam metal roof 24ga	2,739.18	Sqft	1.86					1.86	5,094
	Overhead door opening	4.00	Each	369.59					369.59	1,478
	Total Division 10 10 Specialties			\$43,828						\$43,828
Division 21 21 Fire Suppression										
	* Fire protection area *	2,450.00	Sqft				4.00		4.00	9,800
	Full wet sprinkler system	2,450.00	SQFT				\$9,800			\$9,800
	Total Division 21 21 Fire Suppression						\$9,800			\$9,800
Total Structures PW Fleet Trucks										
Structures Chippers, Backhoes, and Compressors										
Division 03 03 Concrete										
	Fine grade floor by hand	2,800.00	SQFT	0.62					0.62	1,746
	Crushed stone slab fill	51.85	CUYD	28.06	27.50				55.56	2,881
	Total Division 03 03 Concrete									

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Chippers, Backhoes, and Compressors										
Division:03 Concrete										
	Mach excav continuous footing	65.78	CUYD	12.37		0.95			13.32	876
	Fine grade continuous footing	440.00	SQFT	0.83					0.83	363
	Hand backfill footing with machine feed assist	44.02	CUYD	27.58		7.87			35.45	1,561
	Excess continuous footing soil	21.76	CUYD	0.49					0.49	11
	Continuous footing edge forms	440.00	SQFT	4.40	2.92				7.32	3,220
	Wall form 0' to 2' high	880.00	SQFT	3.96	3.14				7.10	6,246
	Wall form hardware (includes wall ties)	440.00	SQFT		0.10				0.10	45
	Form releasing agent	440.00	SQFT	0.37	0.02				0.39	174
	Form releasing agent	880.00	SQFT	0.37	0.02				0.39	348
	SOG rebar	2.03	TONS	1,203.87	1,200.00				2,403.87	4,871
	Wall rebar	0.61	TONS	1,226.16	1,200.00				2,426.16	1,482
	Continuous footing rebar	0.53	TONS	1,182.37	1,200.00				2,382.37	1,256
	Concrete in continuous footing		****							
	4000 psi direct	16.30	CUYD	17.46	96.00				113.46	1,849
	Concrete in slab on grade		****							
	4000 psi direct	51.85	CUYD	17.46	96.00				113.46	5,883
	Concrete in walls		****							
	4000 psi direct	10.92	CUYD	23.28	96.00				119.28	1,302
	* Continuous footing length *	220.00	LNFT							
	* SOG area *	2,800.00	SQFT							
	* Concrete wall area *	440.00	SQFT		7.10				7.10	368
	Add for concrete plasticizer admixture	51.85	CUYD							
	Finish footing concrete top surface	440.00	Sqft	0.14					0.14	60
	Rub concrete walls	440.00	SQFT	1.24					1.24	544
	Point and patch	440.00	SQFT	0.19					0.20	89
	Trowel w/ applied hardener	2,800.00	SQFT	0.57	0.01				0.58	1,629
	Protect and cure vertical surfaces	880.00	SQFT	0.20	0.02				0.22	196
	Protect and cure vertical surfaces	440.00	SQFT	0.20	0.02				0.22	98
	Protect and cure horizontal surfaces	440.00	SQFT	0.19	0.02				0.21	91
	Protect and cure horizontal surfaces	2,800.00	SQFT	0.19	0.02				0.21	582

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Chippers, Backhoes, and Compressors										
Division 03 Concrete										
	Protect and cure horizontal surfaces	147.40	SQFT	0.19	0.02				0.21	31
	1" foundation insulation	440.00	SQFT	1.17	0.41				1.58	696
	6 mil plastic subgrade paper	30.80	SQS	10.74	4.09				14.83	457
	Total Division 03 Concrete			\$20,805	\$17,742	\$409				\$38,956
Division 10 Specialties										
	Clearspan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	35' to 50' span, 10' to 20' eave height	4.00	Each	2,048.80					2,048.80	8,195
	Clearspan endwall frames		****							
	Single sloped with tapered columns (RF)		****							
	35' to 50' span, 10' to 20' eave height	2.00	Each	2,237.01					2,237.01	4,474
	X-bracing (cable/rod)	4.00	Bays	447.40					447.40	1,790
	Purlins 12" 16ga	712.62	Lnft	3.32					3.32	2,366
	Eave struts 12" and trim	140.00	Lnft	15.74					15.74	2,204
	Rake angles 12" and trim	89.44	Lnft	16.67					16.67	1,491
	Girts 12" 12ga	880.00	Lnft	5.99					5.99	5,268
	Base angle	220.00	Lnft	68.55					68.55	15,082
	3" vinyl backed insulation	3,130.50	Sqft	0.39					0.39	1,236
	Standing seam metal roof 24ga	3,130.50	Sqft	1.86					1.86	5,821
	Framed opening	5.00	Each	132.82					132.82	664
	Total Division 10 Specialties			\$48,591	\$17,742	\$409				\$67,547
Total Structures Chippers, Backhoes, and Compressors										
Structures PW Equipment										
Division 03 Concrete										
	Fine grade floor by hand	4,800.00	SQFT	0.62					0.62	2,993
	Crushed stone slab fill	88.89	CUYD	28.06	27.50				55.56	4,939
	Mach excav continuous footing	95.41	CUYD	12.37		0.95			13.32	1,271
	Fine grade continuous footing	640.00	SQFT	0.83					0.83	528

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Equipment										
Division 03 03 Concrete										
	Hand backfill footing with machine feed assist	63.76	CUYD	27.58		7.87			35.45	2,260
	Excess continuous footing soil	31.64	CUYD	0.49					0.49	16
	Continuous footing edge forms	640.00	SQFT	4.40	2.92				7.32	4,684
	Wall form 0' to 2' high	1,280.00	SQFT	3.96	3.14				7.10	9,085
	Wall form hardware (includes wall ties)	640.00	SQFT		0.10				0.10	66
	Form releasing agent	1,280.00	SQFT	0.37	0.02				0.39	505
	Form releasing agent	640.00	SQFT	0.37	0.02				0.39	253
	SOG rebar	3.46	TONS	1,203.87	1,200.00				2,403.87	8,326
	Wall rebar	0.89	TONS	1,226.16	1,200.00				2,426.16	2,155
	Continuous footing rebar	0.77	TONS	1,182.37	1,200.00				2,382.37	1,827
	Concrete in continuous footing		****							
	4000 psi direct	23.70	CUYD	17.46	96.00				113.46	2,689
	Concrete in slab on grade		****							
	4000 psi direct	88.89	CUYD	17.46	96.00				113.46	10,085
	Concrete in walls		****							
	4000 psi direct	15.88	CUYD	23.28	96.00				119.28	1,894
	* Continuous footing length *	320.00	LNFT							
	* SOG area *	4,800.00	SQFT							
	* Concrete wall area *	640.00	SQFT		7.10				7.10	631
	Add for concrete plasticizer admixture	88.89	CUYD							
	Finish footing concrete top surface	640.00	Sqft	0.14					0.14	87
	Rub concrete walls	640.00	SQFT	1.24					1.24	792
	Point and patch	640.00	SQFT	0.19	0.01				0.20	130
	Trowel w/ applied hardener	4,800.00	SQFT	0.57	0.01				0.58	2,793
	Protect and cure vertical surfaces	1,280.00	SQFT	0.20	0.02				0.22	285
	Protect and cure vertical surfaces	640.00	SQFT	0.20	0.02				0.22	143
	Protect and cure horizontal surfaces	4,800.00	SQFT	0.19	0.02				0.21	997
	Protect and cure horizontal surfaces	640.00	SQFT	0.19	0.02				0.21	133
	Protect and cure horizontal surfaces	214.40	SQFT	0.19	0.02				0.21	45
	1" foundation insulation	640.00	SQFT	1.17	0.41				1.58	1,013
	6 mil plastic subgrade paper	52.80	SOS	10.74	4.09				14.83	783

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Equipment										
Total Division 03 Concrete										
Division 10 10 Specialties										
	Clearspan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	35' to 50' span, 10' to 20' eave height	7.57	Each	2,048.80					2,048.80	15,512
	Clearspan endwall frames		****							
	Single sloped with tapered columns (RF)		****							
	35' to 50' span, 10' to 20' eave height	2.00	Each	2,237.01					2,237.01	4,474
	X-bracing (cable/rod)	4.00	Bays	447.40					447.40	1,790
	Purlins 12" 16ga	1,221.64	Lnft	3.32					3.32	4,057
	Eave struts 12" and trim	240.00	Lnft	15.74					15.74	3,778
	Rake angles 12" and trim	89.44	Lnft	16.67					16.67	1,491
	Girts 12" 12ga	1,280.00	Lnft	5.99					5.99	7,663
	Base angle	320.00	Lnft	68.55					68.55	21,937
	3" vinyl backed insulation	5,366.56	Sqft	0.39					0.39	2,119
	Standing seam metal roof 24ga	5,366.56	Sqft	1.86					1.86	9,980
	Framed opening	5.00	Each	132.82					132.82	664
	Total Division 10 10 Specialties			\$73,464						\$73,464
	Total Structures PW Equipment			\$106,040	\$28,239	\$593				\$134,872
Structures Dump Trucks, Sanders and Trailers										
Division 03 03 Concrete										
	Fine grade floor by hand	4,600.00	SQFT	0.62					0.62	2,869
	Crushed stone slab fill	85.19	CUYD	28.06	27.50				55.56	4,733
	Mach excav continuous footing	92.44	CUYD	12.37		0.95			13.32	1,231
	Fine grade continuous footing	620.00	SQFT	0.83					0.83	512
	Hand backfill footing with machine feed assist	61.79	CUYD	27.58		7.87			35.45	2,190
	Excess continuous footing soil	30.66	CUYD	0.49					0.49	15
	Continuous footing edge forms	620.00	SQFT	4.40	2.92				7.32	4,537
	Wall form 0' to 2' high	1,280.00	SQFT	3.96	3.14				7.10	9,085

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CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Dump Trucks, Sanders and Trailers										
Division 03 Concrete										
	Wall form hardware (includes wall ties)	640.00	SQFT		0.10				0.10	66
	Form releasing agent	620.00	SQFT	0.37	0.02				0.39	245
	Form releasing agent	1,280.00	SQFT	0.37	0.02				0.39	505
	SOG rebar	3.32	TONS	1,203.87	1,200.00				2,403.87	7,980
	Wall rebar	0.89	TONS	1,226.16	1,200.00				2,426.16	2,155
	Continuous footing rebar	0.74	TONS	1,182.37	1,200.00				2,382.37	1,770
	Concrete in continuous footing		****							
	4000 psi direct	22.96	CUYD	17.46	96.00				113.46	2,605
	Concrete in slab on grade		****							
	4000 psi direct	85.19	CUYD	17.46	96.00				113.46	9,665
	Concrete in walls		****							
	4000 psi direct	15.88	CUYD	23.28	96.00				119.28	1,894
	* Continuous footing length *	310.00	LNFT							
	* SOG area *	4,600.00	SQFT							
	* Concrete wall area *	640.00	SQFT							
	Add for concrete plasticizer admixture	85.19	CUYD		7.10				7.10	605
	Finish footing concrete top surface	620.00	Sqft	0.14					0.14	84
	Rub concrete walls	640.00	SQFT	1.24					1.24	792
	Point and patch	640.00	SQFT	0.19	0.01				0.20	130
	Trowel w/ applied hardener	4,600.00	SQFT	0.57	0.01				0.58	2,677
	Protect and cure vertical surfaces	620.00	SQFT	0.20	0.02				0.22	138
	Protect and cure vertical surfaces	1,280.00	SQFT	0.20	0.02				0.22	285
	Protect and cure horizontal surfaces	214.40	SQFT	0.19	0.02				0.21	45
	Protect and cure horizontal surfaces	4,600.00	SQFT	0.19	0.02				0.21	955
	Protect and cure horizontal surfaces	620.00	SQFT	0.19	0.02				0.21	129
	1" foundation insulation	640.00	SQFT	1.17	0.41				1.58	1,013
	6 mil plastic subgrade paper	50.60	SQS	10.74	4.09				14.83	751
	Total Division 03 Concrete			\$31,679	\$27,408					\$59,661
	Division 10 Specialties									
	Clearspan interior frames		****							

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Dump Trucks, Sanders and Trailers										
Division 10 10 Specialties										
	Single sloped with tapered columns (RF)	7.21	Each	2,048.80					2,048.80	14,781
	35' to 50' span, 10' to 20' eave height									
	Clearspan endwall frames		****							
	Single sloped with tapered columns (RF)	2.00	Each	2,237.01					2,237.01	4,474
	35' to 50' span, 10' to 20' eave height									
	X-bracing (cable/rod)	4.00	Bays	447.40					447.40	1,790
	Purlins 12" 16ga	1,170.74	Lnft	3.32					3.32	3,888
	Eave struts 12" and trim	230.00	Lnft	15.74					15.74	3,621
	Rake angles 12" and trim	89.44	Lnft	16.67					16.67	1,491
	Girts 12" 12ga	1,240.00	Lnft	5.99					5.99	7,423
	Base angle	310.00	Lnft	68.55					68.55	21,252
	3" vinyl backed insulation	5,142.96	Sqft	0.39					0.39	2,031
	Standing seam metal roof 24ga	5,142.96	Sqft	1.86					1.86	9,564
	Framed opening	5.00	Each	132.82					132.82	664
	Total Division 10 10 Specialties			\$70,977	\$27,408	\$574				\$70,977
	Total Structures Dump Trucks, Sanders and Trailers			\$102,656						\$130,638
Structures Misc. Storage, Signs and Police										
Division 03 03 Concrete										
	Fine grade floor by hand	6,720.00	SQFT	0.62					0.62	4,191
	Crushed stone slab fill	124.44	CUYD	28.06	27.50				55.56	6,914
	Mach excav continuous footing	98.96	CUYD	12.37		0.95			13.32	1,318
	Fine grade continuous footing	664.00	SQFT	0.83					0.83	548
	Hand backfill footing with machine feed assist	66.13	CUYD	27.58		7.87			35.45	2,344
	Excess continuous footing soil	32.83	CUYD	0.49					0.49	16
	Continuous footing edge forms	664.00	SQFT	4.40	2.92				7.32	4,859
	Wall form 0' to 2' high	1,328.00	SQFT	3.96	3.14				7.10	9,426
	Wall form hardware (includes wall ties)	664.00	SQFT		0.10				0.10	68

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Adm. Bldg - Ext. & Int. Fixtures										
Structures Misc. Storage, Signs and Police										
Division 03 Concrete										
	Form releasing agent	664.00	SQFT	0.37	0.02				0.39	262
	Form releasing agent	1,328.00	SQFT	0.37	0.02				0.39	524
	SOG rebar	4.83	TONS	1,203.87	1,200.00				2,403.87	11,607
	Wall rebar	0.92	TONS	1,226.16	1,200.00				2,426.16	2,236
	Continuous footing rebar	0.80	TONS	1,182.37	1,200.00				2,382.37	1,895
	Concrete in continuous footing		****							
	4000 psi direct	24.59	CUYD	17.46	96.00				113.46	2,790
	Concrete in slab on grade		****							
	4000 psi direct	124.44	CUYD	17.46	96.00				113.46	14,119
	Concrete in walls		****							
	4000 psi direct	16.48	CUYD	23.28	96.00				119.28	1,965
	* Continuous footing length *		CUYD							
	* SOG area *	332.00	LNFT							
	* Concrete wall area *	6,720.00	SQFT							
	Add for concrete plasticizer admixture	664.00	SQFT		7.10				7.10	884
		124.44	CUYD							
	Finish footing concrete top surface	664.00	Sqft	0.14					0.14	90
	Rub concrete walls	664.00	SQFT	1.24					1.24	821
	Point and patch	664.00	SQFT	0.19	0.01				0.20	134
	Trowel w/ applied hardener	6,720.00	SQFT	0.57	0.01				0.58	3,910
	Protect and cure vertical surfaces	1,328.00	SQFT	0.20	0.02				0.22	296
	Protect and cure vertical surfaces	664.00	SQFT	0.20	0.02				0.22	148
	Protect and cure horizontal surfaces	664.00	SQFT	0.19	0.02				0.21	138
	Protect and cure horizontal surfaces	6,720.00	SQFT	0.19	0.02				0.21	1,396
	Protect and cure horizontal surfaces	222.44	SQFT	0.19	0.02				0.21	46
	Tiltup panels		****							
	Structural concrete		****							
	4000 psi direct	49.78	CUYD	19.95	96.00				115.95	5,772
	Finishes		****							
	Trowel	2,016.00	SQFT	0.89					0.89	1,792
	Broom	2,016.00	SQFT	0.71					0.71	1,427
	Exposed aggregate finish	2,016.00	SQFT	1.84					1.84	3,700
	Special aggregate	10.08	TONS		29.11				29.11	293

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Misc. Storage, Signs and Police										
Division 03 03 Concrete										
	Paint panels, paint type A	2,016.00	SQFT	0.30	0.32				0.62	1,251
	Grout panels at footing	105.00	LNFT	1.96	1.31				3.27	343
	Seal between panels	72.00	LNFT	1.46	0.97				2.43	175
	Edge forms		****							
	2x8	510.00	LNFT	5.31	0.59				5.90	3,010
	Chamfer strips	249.00	LNFT	1.20	0.23				1.43	357
	Clean casting slab surface	930.75	SQFT	0.18					0.18	163
	Apply curing compound	2,016.00	SQFT	0.27					0.27	552
	Curing compound	10.08	GALS		12.74				12.74	128
	Bond breaker	2,356.00	SQFT	0.27	0.72				0.99	2,333
	Tilt up rebar	4.19	TONS	1,324.26	1,200.00				2,524.26	10,571
	* No. of tiltup panels *	3.00	EACH							
	No. of 24"x 35" panels	3.00	EACH	1.17	0.41				1.58	1,051
	1" foundation insulation	664.00	SQFT	10.74	4.09				14.83	1,097
	6 mil plastic subgrade paper	73.92	SQS							
	Total Division 03 03 Concrete			\$58,106	\$48,245	\$615				\$106,965
Division 05 05 Metals										
	Structural Steel Framing	235.00	CWT	52.28	102.80	4.92			160.00	37,600
	Steel joist	190.00	CWT	53.67	45.24				98.91	18,792
	2" metal deck	6,720.00	SQFT	0.82	2.47				3.29	22,123
	Total Division 05 05 Metals			\$28,006	\$49,353	\$1,156				\$78,515
Division 08 08 Openings										
	* No. of metal doors *	16.00	EACH							
	Hollow metal doors		****							
	1-3/4" 20 gauge		****							
	3070 Door	16.00	EACH	53.01	172.78				225.79	3,613
	18 gauge hollow metal		****							
	3070 Frame	16.00	EACH	132.52	993.80				1,126.32	18,021
	Finish hardware allowance	16.00	Opng		250.00				250.00	4,000
	4 1/2"x4 1/2" full mortise hinge	48.00	Each		18.00				18.00	864
	Keyed cylindrical lockset	16.00	Each	37.20	65.00				102.20	1,635
	Standard kickplate	16.00	Each	22.56	12.00				34.56	553

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Misc. Storage, Signs and Police										
Division 08 08 Openings										
	Wall bumper doorstop	16.00	Each	10.60	6.75				17.35	278
	Surface mounted closer	16.00	Each	55.80	116.00				171.80	2,749
	Aluminum threshold / single door	16.00	Each	28.27					28.27	452
	Weatherstripping / single door	16.00	Each	111.60					111.60	1,786
	* Paint and coating area *	720.00	Sqft							
	Paint interior door	32.00	SIDE	27.82	3.84				31.66	1,013
	Total Division 08 08 Openings			\$8,115	\$26,848					\$34,963
Division 09 09 Finishes										
	4" batt insulation	8,400.00	SQFT	0.56	0.24				0.80	6,756
	** Total finish area ** (walls/floors/ceilings)	16,800.00	Sqft							
	4" 20ga metal stud	6,320.00	LNFT	0.93	0.19				1.12	7,102
	4" 20ga metal track	840.00	LNFT	1.59	0.17				1.76	1,477
	* Gypsum board and plaster area *	16,800.00	SQFT							
	5/8" gypsum board	16,800.00	SQFT	0.63	0.23				0.86	14,477
	Drywall screws	16,800.00	SQFT	0.65	0.02				0.02	323
	Drywall tape and joint cement	16,800.00	SQFT		0.01				0.66	11,101
	* Drywall partition length *	420.00	Lnft							
	* Drywall partition length *	420.00	LNFT							
	* Wall Finish Area *	16,800.00	SQFT							
	* Paint and coating area *	16,800.00	Sqft							
	Paint plaster/drywall 3 coats	168.00	SQS	51.80	14.08				65.88	11,068
	4" 20ga metal stud 20' 0"	316.00	PCS							
	4" 20ga metal track 10' long	84.00	PCS							
	Total Division 09 09 Finishes			\$42,142	\$10,160					\$52,303
Division 10 10 Specialties										
	Titlop panels		****							
	Structural concrete		****							
	4000 psi direct	103.70	CUYD	19.95	96.00				115.95	12,025
	Finishes		****							
	Trowel	4,200.00	SQFT	0.89					0.89	3,734
	Broom	4,200.00	SQFT	0.71					0.71	2,972

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Misc. Storage, Signs and Police										
Division 10 10 Specialties										
	Exposed aggregate finish	4,200.00	SQFT	1.84					1.84	7,709
	Special aggregate	21.00	TONS		29.11				29.11	611
	Paint panels, paint type A	4,200.00	SQFT	0.30	0.32				0.62	2,606
	Grout panels at footing	175.00	LNFT	1.96	1.31				3.27	572
	Seal between panels	120.00	LNFT	1.46	0.97				2.43	292
	Edge forms		****							
	2x8	590.00	LNFT	5.31	0.59				5.90	3,482
	Chamfer strips	415.00	LNFT	1.20	0.23				1.43	595
	Clean casting slab surface	930.75	SQFT	0.18					0.18	163
	Apply curing compound	4,200.00	SQFT	0.27					0.27	1,149
	Curing compound	21.00	GALS		12.74				12.74	267
	Bond breaker	4,593.33	SQFT	0.27	0.72				0.99	4,549
	Tilt up rebar	8.72	TONS	1,324.26	1,200.00				2,524.26	22,024
	* No. of tiltup panels *	5.00	EACH							
	No. of 24'x 35' panels	5.00	EACH							
	40lb felt	67.20	SQS	12.95	11.20				24.15	1,623
	3" EPS (expanded polystyrene)	6,720.00	SQFT	0.53	0.52				1.05	7,045
	* Roof area *	6,720.00	Sqft							
	** Membrane roof area **	67.20	SQS							
	4 ply tar and gravel roofing	67.20	SQS	104.43	128.49				232.92	15,652
	5" galvanized downspout	240.00	LNFT	3.15	1.61				4.76	1,143
	6" galvanized gutter	200.00	LNFT	3.84	1.91				5.75	1,150
	Roof hatch	18.00	SQFT	52.84	21.20				74.04	1,333
	* No. of metal doors *	6.00	EACH							
	16 gauge hollow metal		****							
	3070 Frame	6.00	EACH	132.52	162.71				295.23	1,771
	Galvanized (hot dipped) steel doors		****							
	X-heavy duty 16ga full flush 1 1/4"		****							
	3070 Core:Stiffener /Primed	6.00	Each	53.01	250.15				303.16	1,819
	Finish hardware allowance	6.00	Opng		250.00				250.00	1,500
	4 1/2"x4 1/2" full mortise hinge	18.00	Each		18.00				18.00	324
	Keyed mortise lockset	6.00	Each	39.27	162.00				201.27	1,208

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Misc. Storage, Signs and Police										
Division 10 10 Specialties										
	Standard kickplate	6.00	Each	22.56	12.00				34.56	207
	Wall bumper doorstop	6.00	Each	10.60	6.75				17.35	104
	Surface mounted closer	6.00	Each	55.80	116.00				171.80	1,031
	Mortise lock exit device	6.00	Each	66.26	380.00				446.26	2,678
	Aluminum threshold / single door	6.00	Each	28.27					28.27	170
	Weatherstripping / single door	6.00	Each	111.60					111.60	670
	* Paint and coating area *	270.00	Sqft							
	Paint interior door	12.00	SIDE	27.82	3.84				31.66	380
	Total Division 10 10 Specialties			\$53,390	\$49,168					\$102,558
Division 11 11 Equipment										
	Equipment Wash	1.00	Each				115,000.00		115,000.00	115,000
	Vehicle Lift	1.00	Each				45,000.00		45,000.00	45,000
	Total Division 11 11 Equipment						\$160,000			\$160,000
Division 21 21 Fire Suppression										
	* Fire protection area *	6,720.00	Sqft							
	50 hp electric fire and jockey pump	1.00	EACH	2,518.00	12,800.00		1.00		15,318.00	15,318
	Full wet sprinkler system	6,720.00	SQFT						1.00	6,720
	Total Division 21 21 Fire Suppression			\$2,518	\$12,800		\$6,720			\$22,038
Division 23 23 Heating, Ventilating, and Air Conditioning										
	HVAC	6,820.00	SF				16.00		16.00	109,120
	Total Division 23 23 Heating, Ventilating, and Air Conditioning				\$196,574		\$275,840			\$666,462
Total Structures Misc. Storage, Signs and Police										
Structures Vehicle Maintenance										
Division 03 03 Concrete										
	Mach excav continuous footing	98.96	CUYD	12.37					13.32	1,318
	Fine grade continuous footing	664.00	SQFT	0.83					0.83	548
	Hand backfill footing with machine feed assist	66.13	CUYD	27.58					35.45	2,344
	Excess continuous footing soil	32.83	CUYD	0.49					0.49	16
	Continuous footing edge forms	664.00	SQFT	4.40	2.92				7.32	4,859

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Vehicle Maintenance										
Division 03 03 Concrete										
	Form releasing agent	664.00	SQFT	0.37	0.02				0.39	262
	Continuous footing rebar	0.80	TONS	1,182.37	1,200.00				2,382.37	1,895
	Concrete in continuous footing		****							
	4000 psi direct	24.59	CUYD	17.46	96.00				113.46	2,790
	* Continuous footing length *	332.00	LNFT							
	Finish footing concrete top surface	664.00	Sqft	0.14					0.14	90
	Protect and cure vertical surfaces	664.00	SQFT	0.20	0.02				0.22	148
	Protect and cure horizontal surfaces	664.00	SQFT	0.19	0.02				0.21	138
	Total Division 03 03 Concrete			\$8,499	\$5,297	\$615				\$14,410
Division 05 05 Metals										
	Structural Steel Framing	245.00	CWT	52.28	102.80	4.92			160.00	39,200
	Total Division 05 05 Metals			\$12,808	\$25,187	\$1,205				\$39,200
Division 21 21 Fire Suppression										
	* Fire protection area *	6,720.00	Sqft							
	50 hp electric fire and jockey pump	1.00	EACH	2,518.00	12,800.00		1.00		15,318.00	15,318
	Full wet sprinkler system	6,720.00	SQFT				\$6,720		1.00	6,720
	Total Division 21 21 Fire Suppression			\$2,518	\$12,800		\$6,720			\$22,038
Division 23 23 Heating, Ventilating, and Air Conditioning										
	HVAC	6,820.00	SF				16.00		16.00	109,120
	Total Division 23 23 Heating, Ventilating, and Air Conditioning				\$43,284	\$1,820	\$115,840			\$184,768
Total Structures Vehicle Maintenance										
Structures PW Wash Station										
Division 03 03 Concrete										
	Fine grade floor by hand	1,320.00	SQFT	0.62					0.62	823
	Crushed stone slab fill	24.44	CUYD	28.06	27.50				55.56	1,358
	Mach excav continuous footing	47.41	CUYD	12.37		0.95			13.32	631
	Fine grade continuous footing	316.00	SQFT	0.83					0.83	261
	Hand backfill footing with machine feed assist	31.78	CUYD	27.58		7.87			35.45	1,127
	Excess continuous footing soil	15.62	CUYD	0.49					0.49	8

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Wash Station										
Division 03 Concrete										
	Continuous footing edge forms	316.00	SQFT	4.40	2.92				7.32	2,313
	Wall form 0' to 2' high	632.00	SQFT	3.96	3.14				7.10	4,486
	Wall form hardware (includes wall ties)	316.00	SQFT		0.10				0.10	32
	Form releasing agent	316.00	SQFT	0.37	0.02				0.39	125
	Form releasing agent	632.00	SQFT	0.37	0.02				0.39	250
	SOG rebar	0.96	TONS	1,203.87	1,200.00				2,403.87	2,320
	Wall rebar	0.44	TONS	1,226.16	1,200.00				2,426.16	1,065
	Continuous footing rebar	0.38	TONS	1,182.37	1,200.00				2,382.37	902
	Concrete in continuous footing		****							
	4000 psi direct	11.70	CUYD	17.46	96.00				113.46	1,328
	Concrete in slab on grade		****							
	4000 psi direct	24.44	CUYD	17.46	96.00				113.46	2,773
	Concrete in walls		****							
	4000 psi direct	7.84	CUYD	23.28	96.00				119.28	935
	* Continuous footing length *	158.00	LNFT							
	* SOG area *	1,320.00	SQFT							
	* Concrete wall area *	316.00	SQFT		7.10				7.10	174
	Add for concrete plasticizer admixture	24.44	CUYD							
	Finish footing concrete top surface	316.00	Sqft	0.14					0.14	43
	Rub concrete walls	316.00	SQFT	1.24					1.24	391
	Machine trowel finish	1,320.00	SQFT	0.57					0.57	751
	Point and patch	316.00	SQFT	0.19					0.20	64
	Protect and cure vertical surfaces	632.00	SQFT	0.20					0.22	141
	Protect and cure vertical surfaces	316.00	SQFT	0.20					0.22	70
	Protect and cure horizontal surfaces	316.00	SQFT	0.19					0.21	66
	Protect and cure horizontal surfaces	1,320.00	SQFT	0.19					0.21	274
	Protect and cure horizontal surfaces	105.86	SQFT	0.19					0.21	22
	Protect and cure horizontal surfaces	316.00	SQFT	1.17					1.58	500
	1" foundation insulation	14.52	SQS	10.74	4.09				14.83	215
	6 mil plastic subgrade paper									
	Total Division 03 Concrete			\$12,739	\$10,413	\$295				\$23,448
Division 10 Specialties										

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Wash Station										
Division 10 Specialties										
	Clearespan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' to 20' eave height	3.00	Each	1,759.97					1,759.97	5,280
	Clearespan endwall frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' to 20' eave height	2.00	Each	1,808.65					1,808.65	3,617
	Purlins 12" 16ga	-60.00	Lnft	3.32					3.32	-199
	Eave struts 12" and trim	120.00	Lnft	15.74					15.74	1,889
	Rake angles 12" and trim	53.67	Lnft	16.67					16.67	894
	Base angle	168.00	Lnft	68.55					68.55	11,517
	3" vinyl backed insulation	1,609.97	Sqft	0.39					0.39	636
	Standing seam metal roof 24ga	1,609.97	Sqft	1.86					1.86	2,994
	Total Division 10 Specialties			\$26,628						\$26,628
	Total Structures PW Wash Station			\$39,367	\$10,413	\$295				\$50,076
	Total Phase 10 Admin. Bldg - Ext. & Int. Fixtures			\$670,343	\$410,734	\$6,103	\$663,707			\$1,750,886
Phase 12 6' Perimeter Fencing										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Chainlink fence	252.50	LNFT				12.50		12.50	3,156
	6' Decorative Fence	178.00	LNFT				42.00		42.00	7,476
	Total Division 32 32 Exterior Improvements						\$10,632			\$10,632
	Total Undefined Items in Structures						\$10,632			\$10,632
	Total Phase 12 6' Perimeter Fencing						\$10,632			\$10,632
Phase 13 Access Gates										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Access Gates (30 ft)	1.00	EACH				21,000.00		21,000.00	21,000

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 13 Access Gates										
Undefined Items in Structures										
Total Division 32 32 Exterior Improvements										
Total Undefined Items in Structures										
Total Phase 13 Access Gates										
Phase 14 Misc. On-Site Arrangements										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	59' high Fiberglass Flagpole	1.00	EACH	1,050.00	6,900.00				7,950.00	7,950
	Water Fill Station	0.50	LS	4,172.00	3,903.00	800.00			8,875.00	4,438
Total Division 32 32 Exterior Improvements										
Total Undefined Items in Structures										
Total Phase 14 Misc. On-Site Arrangements										
Phase 16 Power, Phone, Cable and Gas										
Undefined Items in Structures										
Division 33 33 Utilities										
	Site utilities allowance	0.50	LS					20,000.00	20,000.00	10,000
Total Division 33 33 Utilities										
Total Undefined Items in Structures										
Total Phase 16 Power, Phone, Cable and Gas										
Phase 17 Parking Lights										
Undefined Items in Structures										
Division 21 21 Fire Suppression										
	Wiring and Related	750.00	LNFT	0.80	2.00				2.80	2,100
	1" PVC conduit	750.00	LNFT	2.02	0.47				2.50	1,873
Total Division 21 21 Fire Suppression										
Division 26 26 Electrical										
	Parking Lighting	5.00	EACH	1,125.00	1,825.00				2,950.00	14,750
Total Division 26 26 Electrical										
Division 31 31 Earthwork										
	Excavate/Backfill Trench	750.00	LNFT	\$5,625	\$9,125					\$14,750
Total Division 31 31 Earthwork										
				1.33		0.45			1.78	1,335
				\$998		\$338				\$1,335

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
	Phase 17 Parking Lights									
	Undefined Items in Structures									
	Total Undefined Items in Structures			\$8,740	\$10,980	\$338				\$20,058
	Total Phase 17 Parking Lights			\$8,740	\$10,980	\$338				\$20,058
	Phase 19 10" Storm Sewer Piping									
	Undefined Items in Structures									
	Division 33 33 Utilities									
	10" PVC Storm Piping w/Rock BF	310.00	LNFT	13.26	30.25	6.75			50.26	15,581
	8" PVC Storm Piping w/Rock BF	497.50	LNFT	13.26	28.15	6.75			48.16	23,960
	Storm Piping Trench Dewatering	0.50	LS	4,000.00		500.00			4,500.00	2,250
	Trench Safety System	0.50	LS			1,935.00			1,935.00	968
	Total Division 33 33 Utilities			\$12,707	\$23,382	\$6,668			\$42,758	\$42,758
	Total Undefined Items in Structures			\$12,707	\$23,382	\$6,668			\$42,758	\$42,758
	Total Phase 19 10" Storm Sewer Piping			\$12,707	\$23,382	\$6,668			\$42,758	\$42,758
	Phase 21 Flow Control Manhole									
	Undefined Items in Structures									
	Division 33 33 Utilities									
	Flow Control Manhole	0.50	EACH	1,230.00	1,935.00	235.00			3,400.00	1,700
	Total Division 33 33 Utilities			\$615	\$968	\$118			\$1,700	\$1,700
	Total Undefined Items in Structures			\$615	\$968	\$118			\$1,700	\$1,700
	Total Phase 21 Flow Control Manhole			\$615	\$968	\$118			\$1,700	\$1,700
	Phase 22 48" Storm Manhole									
	Undefined Items in Structures									
	Division 33 33 Utilities									
	Storm 4' Diameter precast manhole	2.00	EACH	1,050.00	1,650.00	200.00			2,900.00	5,800
	Total Division 33 33 Utilities			\$2,100	\$3,300	\$400			\$5,800	\$5,800
	Total Undefined Items in Structures			\$2,100	\$3,300	\$400			\$5,800	\$5,800
	Total Phase 22 48" Storm Manhole			\$2,100	\$3,300	\$400			\$5,800	\$5,800
	Phase 23 Water Quality Facility									
	Undefined Items in Structures									
	Division 32 32 Exterior Improvements									

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 23 Water Quality Facility										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Grading and Plantings	3,562.50	SQFT				6.50		6.50	23,156
Total Division 32 32 Exterior Improvements							\$23,156			\$23,156
Division 33 33 Utilities										
	12" Piping	190.00	LNFT	13.26	30.25	6.75				9,549
	Catch Basins	1.00	EACH	565.00	685.00				1,250.00	1,250
Total Division 33 33 Utilities										
Total Undefined Items in Structures										
Total Phase 23 Water Quality Facility										\$10,799
Phase 24 Lynch Type Catch Basins										
Undefined Items in Structures										
Division 33 33 Utilities										
	24" x 36" Hwy Duty Lynch type CB	4.00	EACH	565.00	685.00				1,250.00	5,000
Total Division 33 33 Utilities										\$5,000
Total Undefined Items in Structures										
Total Phase 24 Lynch Type Catch Basins										\$5,000
Phase 25 Landscaping/ Irrigation										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Landscaping/ Irrigation	31,437.50	SQFT				5.00		5.00	157,188
Total Division 32 32 Exterior Improvements							\$157,188			\$157,188
Total Undefined Items in Structures										
Total Phase 25 Landscaping/ Irrigation										\$157,188
Phase 26 Water Service										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	8" Water Service Main	320.00	LNFT	4.32	15.20	2.25			21.77	6,966
	Water Service	1.50	EACH	478.37	262.55				740.92	1,111
Total Division 32 32 Exterior Improvements										\$8,078
Total Undefined Items in Structures										\$8,078

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Total Phase 26 Water Service										
Phase 27 Sanitary Service										
Undefined Items in Structures										
Division 33 33 Utilities										
	8" Sanitary Piping w/Rock BF	637.50	LNFT	13.26	28.15	6.75			48.16	30,702
	Sanitary Clean-out	1.50	EACH	300.00	225.00	75.00			600.00	900
	Sanitary Piping Trench Dewatering	0.50	LS	4,000.00		500.00			4,500.00	2,250
	Sanitary 4' Diameter precast manhole	1.50	EACH	1,050.00	1,650.00	200.00			2,900.00	4,350
	Sanitary Sewer Bldg Service Testing and TV	1.50	EACH	478.37	262.55				740.92	1,111
	Trench Safety System	0.50	LS			1,935.00	2,500.00		2,500.00	1,250
		0.50	LS						1,935.00	968
	Total Division 33 33 Utilities			\$13,196	\$21,152	\$5,933	\$1,250			\$41,531
Total Undefined Items in Structures										
Total Phase 27 Sanitary Service										
Phase 31 Gravel Perimeter Walkway										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	6"-depth, 6' Perimeter Gravel Walk	3,250.00	SQFT				0.75		0.75	2,438
	Total Division 32 32 Exterior Improvements						\$2,438			\$2,438
Total Undefined Items in Structures										
Total Phase 31 Gravel Perimeter Walkway										
Phase 32 Barbeque/ Picnic Area										
Undefined Items in Structures										
Division 10 10 Specialties										
	Barbeque/ Picnic Area	0.50	ALLO				10,000.00		10,000.00	5,000
	Total Division 10 10 Specialties						\$5,000			\$5,000
Total Undefined Items in Structures										
Total Phase 32 Barbeque/ Picnic Area										
Phase 33 Ecology Block Retaining Wall										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Ecology Block Retaining Wall	2,715.00	SQFT				32.50		32.50	88,238
Total Phase 33 Ecology Block Retaining Wall										
Total Undefined Items in Structures										
Total Phase 31 Gravel Perimeter Walkway										
Total Phase 32 Barbeque/ Picnic Area										
Total Phase 33 Ecology Block Retaining Wall										

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 33 Ecology Block Retaining Wall										
Undefined Items in Structures										
Total Division 32 32 Exterior Improvements										
Total Undefined Items in Structures										
Total Phase 33 Ecology Block Retaining Wall										
Phase 34 Oil/ Water Separator										
Undefined Items in Structures										
Division 10 10 Specialties										
	11 cps Oil/ Water Separator	0.50	EACH	10,160.00	25,670.00	3,957.00			39,787.00	19,894
Total Division 10 10 Specialties										
Total Undefined Items in Structures										
Total Phase 34 Oil/ Water Separator										
Phase 35 Fire Hydrant System										
Undefined Items in Structures										
Division 21 21 Fire Suppression										
	Excavate pipe trench w/backhoe	69.44	CUYD	11.83		0.65			12.48	867
	Backfill trench w/crushed stone	69.43	CUYD	10.89	27.50	16.52			54.91	3,812
	Double Check Valve	0.50	EACH	175.00	1,050.00				1,225.00	613
	Gate Valve	1.00	EACH	202.00	219.00	79.00			500.00	500
	Sleeve to Tap Main	0.50	EACH	200.00	1,025.00	79.00			1,304.00	652
	Utility Vault 6' x 10'	0.50	EACH	2,100.00	4,950.00	400.00			7,450.00	3,725
	Fire Hydrant System Components	1.50	EACH	860.00	3,274.20	200.00			4,334.20	6,501
	4" PVC class 150 pipe	300.00	LNFT	5.04	2.51				7.54	2,263
	CJ WIRE THHN-THWN-6 AWG	1,702.00	LNFT	0.42	1.04				1.46	2,476
	1" PVC conduit	425.00	LNFT	2.02	0.47				2.50	1,061
	FS BOX W/COVER	1.50	EACH	20.75	8.05				28.80	43
	Solenoid Device	0.50	EACH	150.00	300.00				450.00	225
Total Division 21 21 Fire Suppression										
Total Undefined Items in Structures										
Total Phase 35 Fire Hydrant System										
Phase 36 Cistern / Water Storage										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
				\$7,490	\$13,438	\$1,811				\$22,739
				\$7,490	\$13,438	\$1,811				\$22,739
				\$7,490	\$13,438	\$1,811				\$22,739

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
	Phase 36 Cistern / Water Storage									
	Undefined Items in Structures									
	Division 32 Exterior Improvements									
	Cistern / Water Storage Allowance	0.50	ALLO							30,000
	Total Division 32 Exterior Improvements									<u>\$30,000</u>
	Total Undefined Items in Structures									<u>\$30,000</u>
	Total Phase 36 Cistern / Water Storage									<u>\$30,000</u>
	Total Area Public Works			\$804,756	\$1,007,258	\$287,308	\$1,085,108	\$10,000		<u>\$3,294,430</u>
	Area Transit									
	Phase 02 Erosion Control									
	Undefined Items in Structures									
	Division 31 Earthwork									
	Erosion Control	590.00	LNFT				3.00		3.00	1,770
	Total Division 31 Earthwork									<u>\$1,770</u>
	Total Undefined Items in Structures									<u>\$1,770</u>
	Total Phase 02 Erosion Control									<u>\$1,770</u>
	Phase 03 Common Excavation									
	Undefined Items in Structures									
	Division 31 Earthwork									
	Excav-load Strippings	4,811.50	BCY	2.76		5.12			7.88	37,915
	Excav-load Subsurface Soil	10,963.00	BCY	4.37		4.60			8.97	98,287
	Haul Excavation Export 10 mile RT	19,877.00	LCY	3.91		8.20			12.11	240,710
	Total Division 31 Earthwork			\$138,856		\$238,056				<u>\$376,912</u>
	Total Undefined Items in Structures			\$138,856		\$238,056				<u>\$376,912</u>
	Total Phase 03 Common Excavation			\$138,856		\$238,056				<u>\$376,912</u>
	Phase 04 Concrete Curb									
	Undefined Items in Structures									
	Division 32 Exterior Improvements									
	Extruded Concrete Curb	577.50	LNFT	2.63	3.00	1.87			7.50	4,331
	4000 psi concrete	42.44	CUYD	14.71	91.00				105.71	4,487
	Wood curb form	1,528.00	LNFT	4.15	3.45				7.60	11,613

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 04 Concrete Curb										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Curb finish	3,056.00	SQFT	0.71					0.71	2,173
	Protect and cure vertical curb surfaces	4,584.00	SQFT	0.16	0.01				0.17	783
	Protect and cure horizontal curb surfaces	764.00	SQFT	0.13	0.01				0.14	106
	Curb reinforcing	1.72	TONS	1,103.55	810.00				1,913.55	3,288
	1/2" expansion joint	38.20	SQFT	1.50	1.15				2.65	101
	Total Division 32 32 Exterior Improvements			\$13,432	\$12,371	\$1,080				\$26,883
	Total Undefined Items in Structures			\$13,432	\$12,371	\$1,080				\$26,883
	Total Phase 04 Concrete Curb			\$13,432	\$12,371	\$1,080				\$26,883
Phase 05 Crushed Rock (6" deep)										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Sub base fill @ Concrete Paving	6,107.50	SQYD	0.27	5.40	0.53			6.20	37,867
	Sub base fill @ Driveway	856.00	SQYD	0.27	5.40	0.53			6.20	5,307
	Sub base fill @ Porous Paving	1,300.00	SQYD	0.27	5.40	0.53			6.20	8,060
	Total Division 32 32 Exterior Improvements			\$2,231	\$44,623	\$4,380				\$51,234
	Total Undefined Items in Structures			\$2,231	\$44,623	\$4,380				\$51,234
	Total Phase 05 Crushed Rock (6" deep)			\$2,231	\$44,623	\$4,380				\$51,234
Phase 06 4000 psi Concrete Paving (6" thick)										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	4000 psi Concrete Paving (6" depth) Porous Pavement	54,518.50	SQFT	0.33	7.56	0.32	6.90		8.21	447,597
	Total Division 32 32 Exterior Improvements			\$17,991	\$412,160	\$17,446	\$80,730		6.90	\$528,327
	Total Undefined Items in Structures			\$17,991	\$412,160	\$17,446	\$80,730			\$528,327
	Total Phase 06 4000 psi Concrete Paving (6" thick)			\$17,991	\$412,160	\$17,446	\$80,730			\$528,327
Phase 07 Parking Lot Striping										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 07 Parking Lot Striping										
Undefined Items in Structures										
	Division 32 32 Exterior Improvements									
	Parking Handicap Symbol	1.00	STALL	12.70	27.50				40.20	40
	Parking line striping	30.00	STALL	3.03	3.43	0.88			7.34	220
	Total Division 32 32 Exterior Improvements			\$104	\$130	\$26				\$260
	Total Undefined Items in Structures			\$104	\$130	\$26				\$260
	Total Phase 07 Parking Lot Striping			\$104	\$130	\$26				\$260
Phase 08 4" Concrete Sidewalk/ Walkways										
Undefined Items in Structures										
	Division 32 32 Exterior Improvements									
	4" Concrete Sidewalk	217.50	SQFT	2.53	2.27				4.80	1,044
	Total Division 32 32 Exterior Improvements			\$550	\$494					\$1,044
	Total Undefined Items in Structures			\$550	\$494					\$1,044
	Total Phase 08 4" Concrete Sidewalk/ Walkways			\$550	\$494					\$1,044
Phase 09 6" Concrete Driveway w/WWF										
Undefined Items in Structures										
	Division 32 32 Exterior Improvements									
	4000 psi Concrete Driveway (6" depth)	7,700.00	SQFT	0.33	7.56	0.32			8.21	63,217
	Total Division 32 32 Exterior Improvements			\$2,541	\$58,212	\$2,464				\$63,217
	Total Undefined Items in Structures			\$2,541	\$58,212	\$2,464				\$63,217
	Total Phase 09 6" Concrete Driveway w/WWF			\$2,541	\$58,212	\$2,464				\$63,217
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
	Division 03 03 Concrete									
	Fine grade floor by hand	6,720.00	SQFT	0.37					0.37	2,515
	Crushed stone slab fill	82.96	CUYD	16.84	27.50				44.34	3,678
	Mach excav continuous footing	100.74	CUYD	7.42		0.57			7.99	805
	Fine grade continuous footing	676.00	SQFT	0.50					0.50	335
	Hand backfill footing with machine feed assist	67.32	CUYD	16.55		4.72			21.27	1,432
	Excess continuous footing soil	33.42	CUYD	0.29					0.29	10

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 03 Concrete										
	Continuous footing edge forms	676.00	SQFT	2.64	1.75				4.39	2,968
	Wall form 0' to 2' high	1,360.00	SQFT	2.38	1.88				4.26	5,792
	Wall form hardware (includes wall ties)	680.00	SQFT		0.06				0.06	42
	Form releasing agent	676.00	SQFT	0.22	0.01				0.24	160
	Form releasing agent	1,360.00	SQFT	0.22	0.01				0.24	322
	Wall rebar	0.94	TONS	735.70	1,200.00				1,935.70	1,827
	Continuous footing rebar	0.81	TONS	709.42	1,200.00				1,909.42	1,547
	6x6 W1.4/W1.4 mesh	73.92	SQS	20.62	100.00				120.62	8,916
	Concrete in continuous footing		****							
	4000 psi direct	25.04	CUYD	10.48	96.00				106.48	2,666
	Concrete in slab on grade		****							
	4000 psi direct	124.44	CUYD	10.48	96.00				106.48	13,250
	Concrete in walls		****							
	4000 psi direct	16.87	CUYD	13.97	96.00				109.97	1,856
	* Continuous footing length *	338.00	LNFT							
	* SOG area *	6,720.00	SQFT							
	* Concrete wall area *	680.00	SQFT							
	Add for concrete plasticizer admixture	124.44	CUYD		7.10				7.10	884
	Finish footing concrete top surface	676.00	Sqft	0.08					0.08	55
	Rub concrete walls	680.00	SQFT	0.74					0.74	505
	Point and patch	680.00	SQFT	0.11					0.12	83
	Trowel w/ applied hardener	6,720.00	SQFT	0.34	0.01				0.35	2,346
	Protect and cure vertical surfaces	676.00	SQFT	0.12	0.01				0.13	90
	Protect and cure vertical surfaces	1,360.00	SQFT	0.12	0.01				0.13	182
	Protect and cure horizontal surfaces	227.80	SQFT	0.11	0.01				0.12	28
	Protect and cure horizontal surfaces	676.00	SQFT	0.11	0.01				0.12	84
	Protect and cure horizontal surfaces	6,720.00	SQFT	0.11	0.01				0.12	837
	1" foundation insulation	680.00	SQFT	0.70	0.25				0.95	646
	6 mil plastic subgrade paper	73.92	SQS	6.45	2.45				8.90	658
	Total Division 03 Concrete			\$21,181	\$32,961	\$375				\$54,517
Division 05.05 Metals										

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 05 05 Metals										
	6" aluminum gutter	210.00	LNFT	1.99	1.65				3.64	765
	Ridge vent	96.00	LNFT	1.15	1.24				2.39	230
	Total Division 05 05 Metals			\$529	\$466					\$995
Division 06 06 Wood, Plastics, and Composites										
	Nails and rough hardware	154.88	LBS		0.65				0.65	101
	Nails and rough hardware	72.12	LBS		0.65				0.65	47
	Ramsset shot	500.00	EACH	0.34	0.23				0.57	285
	Anchor bolt	84.50	EACH	0.96	0.27				1.23	104
	Truss 6 /12 pitch 64' 0"	49.00	EACH	73.85	79.43				153.28	7,511
	2x6xRL blocking wolmanized	338.00	BDF	0.67	0.45				1.12	379
	2x4x12 stud	7,008.98	BDF	0.34	0.30				0.64	4,487
	2x6x12 stud	576.00	BDF	0.34	0.30				0.64	369
	2x4xRL plate	2,034.30	BDF	0.57	0.30				0.87	1,776
	2x6xRL plate	100.00	BDF	0.42	0.30				0.73	73
	2x6xRL plate wolmanized	1,014.00	BDF	0.42	0.45				0.87	881
	2x4xRL blocking	666.00	BDF	0.90	0.30				1.21	804
	2x6x12 stud wolmanized	3,654.00	BDF	0.30	0.30				0.61	2,212
	* Wood stud partition length *	1,338.00	LNFT							
	* Wood roof area *	5,760.00	SQFT							
	* Wood stud partitions *	1,338.00	Lnft							
	5/8" CDX plywood @ roof	6,868.99	SQFT	0.24	0.40				0.63	4,358
	7/16" OSB sheathing	4,056.00	SQFT	0.15	0.25				0.40	1,609
	7-1/4" LVL header	287.00	LNFT	0.73	1.84				2.58	739
	9-1/2" LVL header	276.00	LNFT	0.79	2.07				2.86	789
	Interior wood sill	100.00	LNFT	1.97	1.04				3.01	301
	2x4x12 stud, untreated	877.00	EACH							
	2x6x12 stud, wolmanized	352.50	EACH							
	2x4x12' plate, untreated	250.00	EACH							
	2x6x12' plate, wolmanized	84.50	EACH							
	2x4x1000 blocking untreated	1.00	EACH							
	2x6x338 blocking wolmanized	1.00	EACH							
	7-1/4" LVL 5-3" header	56.00	EACH							

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 06 06 Wood, Plastics, and Composites										
	9-1/2" LVL 5-3" header	8.00	EACH							
	7-1/4" LVL 3-3" header	20.00	EACH							
	9-1/2" LVL 8-3" header	40.00	EACH							
	2x4x5-0" sill, untreated	10.00	EACH							
	2x6x5-0" sill, wolmanized	20.00	EACH							
	Total Division 06 06 Wood, Plastics, and Composites			\$12,826	\$13,998					\$26,824
Division 07 07 Thermal and Moisture Protection										
	12" batt insulation	6,868.99	SQFT				0.60		0.60	4,121
	4" batt insulation	12,000.00	SQFT	0.34	0.18				0.52	6,200
	6" batt insulation	4,056.00	SQFT	0.47	0.27				0.74	2,995
	Fiberglass shingles	68.69	SQS	36.99	60.16				97.15	6,673
	30 lb felt 216 sqft roll	31.80	ROLL	31.81	7.49				39.30	1,250
	Roofing nails	72.12	LBS		0.76				0.76	55
	Total Division 07 07 Thermal and Moisture Protection			\$9,493	\$7,680		\$4,121			\$21,295
Division 08 08 Openings										
	* No. of metal doors *	28.00	EACH							
	* Glass items *	22.00	Each							
	18 gauge hollow metal	****								
	3070 Frame	28.00	EACH	79.51	72.00				151.51	4,242
	HM frame	2.00	EACH	47.12	46.08				93.20	186
	HM door	2.00	EACH	36.35	115.20				151.55	303
	Pair aluminum glass door	2.00	EACH	159.03	812.40				971.43	1,943
	Exterior storefront	360.00	SQFT				27.00		27.00	9,720
	Operable window	400.00	SQFT				15.00		15.00	6,000
	Custom window	360.00	SQFT				18.00		18.00	6,480
	Finish hardware allowance	2.00	OPNG		192.00				192.00	384
	4 1/2"x4 1/2" full mortise hinge	84.00	Each		10.80				10.80	907
	Keyed cylindrical lockset	28.00	Each	22.32	57.00				79.32	2,221
	Wall bumper doorstop	28.00	Each	6.36	4.05				10.41	292
	Surface mounted closer	28.00	Each	33.48	69.60				103.08	2,886
	Weatherstripping / single door	28.00	Each	66.96					66.96	1,875
	Total Division 08 08 Openings			\$6,327	\$8,913		\$22,200			\$37,439

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 09 Finishes										
	** Total finish area ** (walls/floors/ceilings)	13,640.00	Sqft							
	** Total finish area ** (walls/floors/ceilings)	32,112.00	Sqft							
	Hanging rods @ act	1,874.17	LNFT	0.15	0.01				0.16	291
	Int-loc grid system main T	1,622.42	LNFT	0.15	0.15				0.30	486
	Int-loc grid 2x4 cross T	3,327.42	LNFT	0.15	0.11				0.26	862
	Int-loc grid wall angle	330.33	LNFT	0.25	0.08				0.33	109
	* Gypsum board and plaster area *	28,056.00	SQFT	0.38	0.15				0.53	14,937
	5/8" firecode gypsum board	28,056.00	SQFT		0.01				0.01	323
	Drywall screws	28,056.00	SQFT	0.39	0.01				0.40	11,124
	Drywall tape and joint cement	28,056.00	SQFT	3.93	0.81				4.73	1,420
	Ceramic tile base	900.00	LNFT	4.67	1.15				5.82	5,238
	Ceramic tile floor	2,400.00	SQFT	3.25	1.04				4.29	10,296
	Ceramic tile wall	6,820.00	SQFT							
	* Ceiling finish area *	900.00	SQFT	0.95	0.28				1.22	8,344
	* Ceiling finish area *	6,820.00	SQFT							
	24x24x3/16 acoustic board tile	900.00	SQFT							
	* Floor Finish Area *	6,820.00	SQFT							
	* Floor Finish Area *	900.00	SQFT							
	Marble threshold	28.00	EACH	18.16	11.52				29.68	831
	4" rubber base	1,338.00	LNFT	1.27	0.17				1.44	1,923
	Carpet and pad allowance	757.78	SQYD				11.61		11.61	8,798
	* Wall Finish Area *	32,112.00	SQFT							
	* Paint and coating area *	32,112.00	Sqft							
	* Paint and coating area *	1,260.00	Sqft							
	Paint interior door	56.00	SIDE	16.69	2.30				18.99	1,064
	Paint plaster/drywall 3 coats	321.12	SQS	31.08	8.45				39.53	12,693
	Paint ceiling	9.00	SQS	36.05	8.45				44.50	400
	Total Division 09 Finishes			\$55,706	\$14,635		\$8,798		12.00	\$79,139
Division 11 Equipment										
	Equipment Allowance	6,720.00	SF				12.00		12.00	80,640
	Total Division 11 Equipment						\$80,640			\$80,640

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Admin/ Operations										
Division 21 21 Fire Suppression										
	* Fire protection area *	6,820.00	Sqft							
	50 hp electric fire and jockey pump	1.00	EACH	1,510.80	7,680.00				9,190.80	9,191
	Full wet sprinkler system	6,820.00	SQFT				0.60		0.60	4,092
	Total Division 21 21 Fire Suppression			\$1,511	\$7,680		\$4,092			\$13,283
Division 22 22 Plumbing										
	Water closet	2.00	EACH	88.52	152.83				241.36	483
	WATER CLOSET-HANDICAP	2.00	EACH	88.52	172.80				261.32	523
	Urinal	2.00	EACH	108.95	222.72				331.67	663
	SHOWER ENCLOSURE	4.00	EACH	170.39	374.02				544.41	2,178
	Shower trim out (head and knobs)	4.00	EACH	34.03	66.05				100.08	400
	Janitor's sink	1.00	EACH	120.54	308.74				429.28	429
	ELEC.DRINK'G FTN-HANDICAP	2.00	EACH	120.54	411.65				532.19	1,064
	* No. of plumbing fixtures *	17.00	Each							
	WTR-HTR,LT.COMM,GAS,100GAL	1.00	EACH	273.04	540.52				813.55	814
	* No. of water heaters *	1.00	Each							
	Total Division 22 22 Plumbing			\$2,024	\$4,530					\$6,554
Division 26 26 Electrical										
	Electrical Allowance	6,820.00	SF							
	Total Division 26 26 Electrical						11.70		11.70	79,794
Division 27 27 Communications										
	Low Voltage	6,820.00	SF							
	Total Division 27 27 Communications						3.90		3.90	26,598
Total Structures Admin/ Operations										
Structures PW Fleet Trucks										
Division 26 26 Electrical										
	Electrical Allowance	2,450.00	SF							
	Total Division 26 26 Electrical						11.70		11.70	28,665
Division 27 27 Communications										
	Low Voltage	6,820.00	SF							
	Total Division 27 27 Communications						3.90		3.90	26,598
	Total Structures Admin/ Operations			\$109,596	\$90,863	\$375	\$226,243			\$427,078

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
	Phase 10 Admin. Bldg - Ext. & Int. Fixtures									
	Total Structures PW Fleet Trucks									
	Structures Chippers, Backhoes, and Compressors									
	Division 26 26 Electrical									
	Electrical Allowance	2,800.00	SF				2.50		2.50	7,000
	Total Division 26 26 Electrical						\$7,000			\$7,000
	Division 27 27 Communications									
	Low Voltage	2,800.00	SF				0.50		0.50	1,400
	Total Division 27 27 Communications						\$1,400			\$1,400
	Total Structures Chippers, Backhoes, and Compressors									
	Structures PW Equipment									
	Division 26 26 Electrical									
	Electrical Allowance	4,800.00	SF				2.50		2.50	12,000
	Total Division 26 26 Electrical						\$12,000			\$12,000
	Division 27 27 Communications									
	Low Voltage	4,800.00	SF				0.50		0.50	2,400
	Total Division 27 27 Communications						\$2,400			\$2,400
	Total Structures PW Equipment									
	Structures Dump Trucks, Sanders and Trailers									
	Division 26 26 Electrical									
	Electrical Allowance	4,572.00	SF				2.50		2.50	11,430
	Total Division 26 26 Electrical						\$11,430			\$11,430
	Division 27 27 Communications									
	Low Voltage	4,572.00	SF				0.50		0.50	2,286
	Total Division 27 27 Communications						\$2,286			\$2,286
	Total Structures Dump Trucks, Sanders and Trailers									
	Structures Misc. Storage, Signs and Police									
	Division 26 26 Electrical									
	Electrical Allowance	6,720.00	SF				15.00		15.00	100,800
	Total Division 26 26 Electrical						\$100,800			\$100,800
	Division 27 27 Communications									
	Low Voltage	6,720.00	SF				2.00		2.00	13,440

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Misc. Storage, Signs and Police										
Total Division 27 27 Communications										
Total Structures Misc. Storage, Signs and Police										
Structures Vehicle Maintenance										
Division 03 03 Concrete										
	Fine grade floor by hand	6,720.00	SQFT	0.62					0.62	4,191
	Crushed stone slab fill	124.44	CUYD	28.06	27.50				55.56	6,914
	Wall form 0' to 2' high	1,328.00	SQFT	3.96	3.14				7.10	9,426
	Wall form hardware (includes wall ties)	664.00	SQFT		0.10				0.10	68
	Form releasing agent	1,328.00	SQFT	0.37	0.02				0.39	524
	SOG rebar	4.83	TONS	1,203.87	1,200.00				2,403.87	11,607
	Wall rebar	0.92	TONS	1,226.16	1,200.00				2,426.16	2,236
	Concrete in slab on grade									
	4000 psi direct	124.44	CUYD	17.46	96.00				113.46	14,119
	Concrete in walls									
	4000 psi direct	16.48	CUYD	23.28	96.00				119.28	1,965
	* SOG area *	6,720.00	SQFT				\$13,440			\$13,440
	* Concrete wall area *	664.00	SQFT				\$114,240			\$114,240
	Add for concrete plasticizer admixture	124.44	CUYD		7.10				7.10	884
	Rub concrete walls	664.00	SQFT	1.24					1.24	821
	Point and patch	664.00	SQFT	0.19	0.01				0.20	134
	Trowel w/ applied hardener	6,720.00	SQFT	0.57	0.01				0.58	3,910
	Protect and cure vertical surfaces	1,328.00	SQFT	0.20	0.02				0.22	296
	Protect and cure horizontal surfaces	222.44	SQFT	0.19	0.02				0.21	46
	Protect and cure horizontal surfaces	6,720.00	SQFT	0.19	0.02				0.21	1,396
	1" foundation insulation	664.00	SQFT	1.17	0.41				1.58	1,051
	6 mil plastic subgrade paper	73.92	SQS	10.74	4.09				14.83	1,097
	Total Division 03 03 Concrete			\$30,863	\$29,823					\$60,686
Division 05 05 Metals										
	Steel joist	190.00	CWT	53.67	45.24				98.91	18,792
	2" metal deck	6,720.00	SQFT	0.82	2.47				3.29	22,123
	Total Division 05 05 Metals			\$15,721	\$25,194					\$40,915

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Vehicle Maintenance										
Division 08 08 Openings										
	* No. of metal doors *	20.00	EACH							4,516
	Hollow metal doors		****							
	1-3/4" 20 gauge		****							
	3070 Door	20.00	EACH	53.01	172.78				225.79	
	18 gauge hollow metal		****							
	3070 Frame	20.00	EACH	132.52	993.80				1,126.32	22,526
	Finish hardware allowance	20.00	Opng		250.00				250.00	5,000
	4 1/2"x4 1/2" full mortise hinge	60.00	Each		18.00				18.00	1,080
	Keyed cylindrical lockset	20.00	Each	37.20	65.00				102.20	2,044
	Standard kickplate	20.00	Each	22.56	12.00				34.56	691
	Wall bumper doortop	20.00	Each	10.60	6.75				17.35	347
	Surface mounted closer	20.00	Each	55.80	116.00				171.80	3,436
	Aluminum threshold / single door	20.00	Each	28.27					28.27	565
	Weatherstripping / single door	20.00	Each	111.60					111.60	2,232
	* Paint and coating area *	900.00	Sqft							
	Paint interior door	40.00	SIDE	27.82	3.84				31.66	1,266
	Total Division 08 08 Openings			\$10,144	\$33,560					\$43,704
Division 09 09 Finishes										
	4" batt insulation	10,400.00	SQFT	0.56	0.24				0.80	8,365
	** Total finish area **	20,800.00	Sqft							
	(walls/floors/ceilings)									
	4" 20ga metal stud	7,820.00	LNFT	0.93	0.19				1.12	8,787
	4" 20ga metal track	1,040.00	LNFT	1.59	0.17				1.76	1,828
	* Gypsum board and plaster area *	20,800.00	SQFT							
	5/8" gypsum board	20,800.00	SQFT	0.63	0.23				0.86	17,923
	Drywall screws	20,800.00	SQFT	0.65	0.02				0.02	399
	Drywall tape and joint cement	20,800.00	SQFT		0.01				0.66	13,745
	* Drywall partition length *	520.00	Lnft							
	* Drywall partition length *	520.00	LNFT							
	* Wall Finish Area *	20,800.00	SQFT							
	* Paint and coating area *	20,800.00	Sqft							
	Paint plaster/drywall 3 coats	208.00	SQS	51.80	14.08				65.88	13,703

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Adm. Bldg - Ext. & Int. Fixtures										
Structures Vehicle Maintenance										
Division 09 09 Finishes										
4"	20ga metal stud 20' 0"	391.00	PCS							
4"	20ga metal track 10' long	104.00	PCS							
Total Division 09 09 Finishes				\$52,172	\$12,578					\$64,750
Division 10 10 Specialties										
	Tiltup panels		****							
	Structural concrete		****							
	4000 psi direct	153.48	CUYD	19.95	96.00				115.95	17,797
	Finishes		****							
	Trowel	6,216.00	SQFT	0.89					0.89	5,527
	Broom	6,216.00	SQFT	0.71					0.71	4,399
	Exposed aggregate finish	6,216.00	SQFT	1.84					1.84	11,409
	Special aggregate	31.08	TONS		29.11				29.11	905
	Paint panels, paint type A	6,216.00	SQFT	0.30	0.32				0.62	3,856
	Grout panels at footing	280.00	LNFT	1.96	1.31				3.27	915
	Seal between panels	192.00	LNFT	1.46	0.97				2.43	467
	Edge forms		****							
	2x8	1,100.00	LNFT	5.31	0.59				5.90	6,492
	Chamfer strips	664.00	LNFT	1.20	0.23				1.43	952
	Clean casting slab surface	1,861.50	SQFT	0.18					0.18	327
	Apply curing compound	6,216.00	SQFT	0.27					0.27	1,701
	Curing compound	31.08	GALS		12.74				12.74	396
	Bond breaker	6,949.33	SQFT	0.27	0.72				0.99	6,883
	Tilt up rebar	12.91	TONS	1,324.26	1,200.00				2,524.26	32,595
	* No. of tiltup panels *	8.00	EACH							
	No. of 24'x 35' panels	8.00	EACH							
	40lb felt	67.20	SQS	12.95	11.20				24.15	1,623
	3" EPS (expanded polystyrene)	6,720.00	SQFT	0.53	0.52				1.05	7,045
	* Roof area *	6,720.00	Sqft							
	** Membrane roof area **	67.20	SQS							
	4 ply tar and gravel roofing	67.20	SQS	104.43	128.49				232.92	15,652
	5" galvanized downspout	240.00	LNFT	3.15	1.61				4.76	1,143
	6" galvanized gutter	200.00	LNFT	3.84	1.91				5.75	1,150

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Vehicle Maintenance										
Division 10 10 Specialties										
	Roof hatch	18.00	SQFT	52.84	21.20				74.04	1,333
	* No. of metal doors *	6.00	EACH							
	16 gauge hollow metal	****	****							
	3070 Frame	6.00	EACH	132.52	62.71				195.23	1,171
	Galvanized (hot dipped) steel doors	****	****							
	X-heavy duty 16ga full flush 1 3/4"	****	****							
	3070 Core:Stiffener /Primed	6.00	Each	53.01	250.15				303.16	1,819
	Finish hardware allowance	6.00	Opng		250.00				250.00	1,500
	4 1/2"x4 1/2" full mortise hinge	18.00	Each		18.00				18.00	324
	Keyed mortise lockset	6.00	Each	39.27	162.00				201.27	1,208
	Standard kickplate	6.00	Each	22.56	12.00				34.56	207
	Wall bumper doorstop	6.00	Each	10.60	6.75				17.35	104
	Surface mounted closer	6.00	Each	55.80	116.00				171.80	1,031
	Mortise lock exit device	6.00	Each	66.26	380.00				446.26	2,678
	Aluminum threshold / single door	6.00	Each	28.27					28.27	170
	Weatherstripping / single door	6.00	Each	111.60					111.60	670
	* Paint and coating area *	270.00	Sqft							
	Paint interior door	12.00	SIDE	27.82	3.84				31.66	380
	Total Division 10 10 Specialties			\$72,134	\$61,693					\$133,827
Division 11 11 Equipment										
	Equipment Wash	1.00	Each				115,000.00		115,000.00	115,000
	Bridge Crane 7.5 Ton	1.00	Each				46,000.00		46,000.00	46,000
	Total Division 11 11 Equipment						\$161,000			\$161,000
Division 26 26 Electrical										
	Electrical Allowance	6,720.00	SF				15.00		15.00	100,800
	Total Division 26 26 Electrical						\$100,800			\$100,800
Division 27 27 Communications										
	Low Voltage	6,720.00	SF				2.00		2.00	13,440
	Total Division 27 27 Communications						\$13,440			\$13,440
	Total Structures Vehicle Maintenance			\$181,033	\$162,848		\$275,240			\$619,122
	Structures PW Wash Station									

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equipt (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures PW Wash Station										
	Division 26 26 Electrical	1,320.00	SF				15.00		15.00	19,800
	Electrical Allowance						\$19,800			\$19,800
	Total Division 26 26 Electrical						\$19,800			\$19,800
Total Structures PW Wash Station										
Structures Transit Wash Station										
	Division 03 03 Concrete									
	Fine grade floor by hand	1,320.00	SQFT	0.62					0.62	823
	Crushed stone slab fill	24.44	CUYD	28.06	27.50				55.56	1,358
	Mach excav continuous footing	94.81	CUYD	12.37		0.95			13.32	1,263
	Fine grade continuous footing	632.00	SQFT	0.83					0.83	522
	Hand backfill footing with machine feed assist	63.57	CUYD	27.58		7.87			35.45	2,253
	Excess continuous footing soil	31.25	CUYD	0.49					0.49	15
	Continuous footing edge forms	632.00	SQFT	4.40	2.92				7.32	4,625
	Wall form 0' to 2' high	632.00	SQFT	3.96	3.14				7.10	4,486
	Wall form hardware (includes wall ties)	316.00	SQFT		0.10				0.10	32
	Form releasing agent	632.00	SQFT	0.37	0.02				0.39	250
	Form releasing agent	632.00	SQFT	0.37	0.02				0.39	250
	SOG rebar	0.96	TONS	1,203.87	1,200.00				2,403.87	2,320
	Wall rebar	0.44	TONS	1,226.16	1,200.00				2,426.16	1,065
	Continuous footing rebar	0.76	TONS	1,182.37	1,200.00				2,382.37	1,804
	Concrete in continuous footing									
	4000 psi direct	23.41	CUYD	17.46	96.00				113.46	2,656
	Concrete in slab on grade									
	4000 psi direct	24.44	CUYD	17.46	96.00				113.46	2,773
	Concrete in walls									
	4000 psi direct	7.84	CUYD	23.28	96.00				119.28	935
	* Continuous footing length *	316.00	LNFT							
	* SOG area *	1,320.00	SQFT							
	* Concrete wall area *	316.00	SQFT							
	Add for concrete plasticizer admixture	24.44	CUYD		7.10				7.10	174
	Finish footing concrete top surface	632.00	Sqft	0.14					0.14	86

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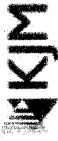
Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Transit Wash Station										
Division 03 03 Concrete										
	Rub concrete walls	316.00	SQFT	1.24					1.24	391
	Machine trowel finish	1,320.00	SQFT	0.57					0.57	751
	Point and patch	316.00	SQFT	0.19	0.01				0.20	64
	Protect and cure vertical surfaces	632.00	SQFT	0.20	0.02				0.22	141
	Protect and cure vertical surfaces	632.00	SQFT	0.20	0.02				0.22	141
	Protect and cure horizontal surfaces	105.86	SQFT	0.19	0.02				0.21	22
	Protect and cure horizontal surfaces	632.00	SQFT	0.19	0.02				0.21	131
	Protect and cure horizontal surfaces	1,320.00	SQFT	0.19	0.02				0.21	274
	1" foundation insulation	316.00	SQFT	1.17	0.41				1.58	500
	6 mil plastic subgrade paper	14.52	SQS	10.74	4.09				14.83	215
	Total Division 03 03 Concrete			\$16,796	\$12,934	\$590				\$30,321
Division 10 10 Specialties										
	Clearspan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' to 20' eave height	3.00	Each	1,759.97					1,759.97	5,280
	Clearspan endwall frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' to 20' eave height	2.00	Each	1,808.65					1,808.65	3,617
	Purlins 12" 16ga	-60.00	Lnft	3.32					3.32	-199
	Eave struts 12" and trim	120.00	Lnft	15.74					15.74	1,889
	Rake angles 12" and trim	53.67	Lnft	16.67					16.67	894
	Base angle	168.00	Lnft	68.55					68.55	11,517
	3" vinyl backed insulation	1,609.97	Sqft	0.39					0.39	636
	Standing seam metal roof 24ga	1,609.97	Sqft	1.86					1.86	2,994
	Total Division 10 10 Specialties			\$26,628						\$26,628
Division 26 26 Electrical										
	Electrical Allowance	1,320.00	SF				15.00		15.00	19,800
	Total Division 26 26 Electrical						\$19,800			\$19,800

CITY OF SANDY O & M COMPLEX



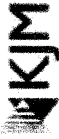
Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Total Structures Transit Wash Station										
Structures Fuel and Fuel Storage										
Division 03 03 Concrete										
	Fine grade floor by hand	1,320.00	SQFT							\$76,749
	Crushed stone slab fill	24.44	CUYD	0.62					0.62	823
	Wall form 0' to 2' high	632.00	SQFT	28.06	27.50				55.56	1,358
	Wall form hardware (includes wall ties)	316.00	SQFT	3.96	3.14				7.10	4,486
	Form releasing agent	632.00	SQFT	0.37	0.02				0.39	250
	SOG rebar	0.96	TONS	1,203.87	1,200.00				2,403.87	2,320
	Wall rebar	0.44	TONS	1,226.16	1,200.00				2,426.16	1,065
	Concrete in slab on grade		****							
	4000 psi direct	24.44	CUYD	17.46	96.00				113.46	2,773
	Concrete in walls		****							
	4000 psi direct	7.84	CUYD	23.28	96.00				119.28	935
	* SOG area *	1,320.00	SQFT							
	* Concrete wall area *	316.00	SQFT							
	Add for concrete plasticizer admixture	24.44	CUYD		7.10				7.10	174
	Rub concrete walls	316.00	SQFT	1.24					1.24	391
	Machine trowel finish	1,320.00	SQFT	0.57					0.57	751
	Point and patch	316.00	SQFT	0.19	0.01				0.20	64
	Protect and cure vertical surfaces	632.00	SQFT	0.20	0.02				0.22	141
	Protect and cure horizontal surfaces	105.86	SQFT	0.19	0.02				0.21	22
	Protect and cure horizontal surfaces	1,320.00	SQFT	0.19	0.02				0.21	274
	1" foundation insulation	316.00	SQFT	1.17	0.41				1.58	500
	6 mil plastic subgrade paper	14.52	SQS	10.74	4.09				14.83	215
	Total Division 03 03 Concrete			\$8,682	\$7,892				14.83	\$16,575
Division 10 Specialties										
	Clearspan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' to 20' eave height	3.00	Each	1,759.97					1,759.97	5,280
	Clearspan endwall frames		****							

CITY OF SANDY O & M COMPLEX



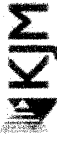
Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Fuel and Fuel Storage										
Division 10 10 Specialties										
	Single sloped with tapered columns (RF)		****							
	20' to 35' span, 10' to 20' eave height	2.00	Each	1,808.65					1,808.65	3,617
	Purlins 12" 16ga	-60.00	Lnft	3.32					3.32	-199
	Eave struts 12" and trim	120.00	Lnft	15.74					15.74	1,889
	Rake angles 12" and trim	67.08	Lnft	16.67					16.67	1,118
	Base angle	180.00	Lnft	68.55					68.55	12,340
	3" vinyl backed insulation	2,012.46	Sqft	0.39					0.39	795
	Standing seam metal roof 24ga	2,012.46	Sqft	1.86					1.86	3,742
	Total Division 10 10 Specialties			\$28,582					95,000.00	\$28,582
Division 11 11 Equipment										
	Fueling Equipment	1.00	Each				95,000.00		95,000.00	95,000
	Total Division 11 11 Equipment						\$95,000		\$95,000	\$95,000
Division 26 26 Electrical										
	Electrical Allowance	1,320.00	SF				15.00		15.00	19,800
	Total Division 26 26 Electrical						\$19,800		\$19,800	\$19,800
Total Structures Fuel and Fuel Storage										
Structures Large Covered Vehicle Storage										
Division 03 03 Concrete										
	Fine grade floor by hand	6,960.00	SQFT	0.62					0.62	4,340
	Crushed stone slab fill	128.89	CUYD	28.06	27.50				55.56	7,161
	Mach excav continuous footing	114.96	CUYD	12.37		0.95			13.32	1,531
	Fine grade continuous footing	772.00	SQFT	0.83					0.83	637
	Hand backfill footing with machine feed assist	76.79	CUYD	27.58		7.87			35.45	2,722
	Excess continuous footing soil	38.17	CUYD	0.49					0.49	19
	Continuous footing edge forms	772.00	SQFT	4.40	2.92				7.32	5,650
	Wall form 0' to 2' high	1,544.00	SQFT	3.96	3.14				7.10	10,959
	Wall form hardware (includes wall ties)	772.00	SQFT		0.10				0.10	79
	Form releasing agent	772.00	SQFT	0.37	0.02				0.39	305

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Large Covered Vehicle Storage										
Division 03 03 Concrete										
	Form releasing agent	1,544.00	SQFT	0.37	0.02				0.39	610
	SOG rebar	5.01	TONS	1,203.87	1,200.00				2,403.87	12,039
	Wall rebar	1.07	TONS	1,226.16	1,200.00				2,426.16	2,599
	Continuous footing rebar	0.93	TONS	1,182.37	1,200.00				2,382.37	2,204
	Concrete in continuous footing		****							
	4000 psi direct	28.59	CUYD	17.46	96.00				113.46	3,244
	Concrete in slab on grade		****							
	4000 psi direct	128.89	CUYD	17.46	96.00				113.46	14,624
	Concrete in walls		****							
	4000 psi direct	19.16	CUYD	23.28	96.00				119.28	2,285
	* Continuous footing length *	386.00	LNFT							
	* SOG area *	6,960.00	SQFT							
	* Concrete wall area *	772.00	SQFT		7.10				7.10	915
	Add for concrete plasticizer admixture	128.89	CUYD							
	Finish footing concrete top surface	772.00	Sqft	0.14					0.14	105
	Rub concrete walls	772.00	SQFT	1.24					1.24	955
	Point and patch	772.00	SQFT	0.19	0.01				0.20	156
	Trowel w/ applied hardener	6,960.00	SQFT	0.57	0.01				0.58	4,050
	Protect and cure vertical surfaces	1,544.00	SQFT	0.20	0.02				0.22	344
	Protect and cure vertical surfaces	772.00	SQFT	0.20	0.02				0.22	172
	Protect and cure horizontal surfaces	772.00	SQFT	0.19	0.02				0.21	160
	Protect and cure horizontal surfaces	6,960.00	SQFT	0.19	0.02				0.21	1,446
	Protect and cure horizontal surfaces	258.62	SQFT	0.19	0.02				0.21	54
	1" foundation insulation	772.00	SQFT	1.17	0.41				1.58	1,222
	6 mil plastic subgrade paper	76.56	SGS	10.74	4.09				14.83	1,136
	Total Division 03 03 Concrete			\$43,031	\$37,978	\$714				\$81,723
Division 10 Specialties										
	Clearspan interior frames		****							
	Single sloped with tapered columns (RF)		****							
	35' to 50' span, 10' to 20' eave height	8.67	Each	2,048.80					2,048.80	17,756

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Large Covered Vehicle Storage										
Division 10 10 Specialties										
	Clearspan endwall frames	****								
	Single sloped with tapered columns (RF)	****								
	35' to 50' span, 10' to 20' eave height	2.00	Each	2,237.01					2,237.01	4,474
	X-bracing (cable/rod)	6.00	Bays	447.40					447.40	2,684
	Purlins 12" 16ga	1,800.38	Lnft	3.32					3.32	5,978
	Eave struts 12" and trim	290.00	Lnft	15.74					15.74	4,565
	Rake angles 12" and trim	107.33	Lnft	16.67					16.67	1,789
	Girts 12" 16ga	4,632.00	Lnft	5.15					5.15	23,864
	Base angle	386.00	Lnft	68.55					68.55	26,462
	24ga architectural steel panel	5,678.00	Sqft	1.02					1.02	5,794
	3" vinyl backed insulation	7,781.52	Sqft	0.39					0.39	3,073
	Standing seam metal roof 24ga	7,781.52	Sqft	1.86					1.86	14,471
	Total Division 10 10 Specialties			\$110,910						\$110,910
Division 26 26 Electrical										
	Electrical Allowance	6,905.00	SF				9.00		9.00	62,145
	Total Division 26 26 Electrical						\$62,145			\$62,145
Division 27 27 Communications										
	Low Voltage	6,905.00	SF				1.00		1.00	6,905
	Total Division 27 27 Communications						\$6,905			\$6,905
Total Structures Large Covered Vehicle Storage										
Structures Small Covered Vehicle Storage										
Division 03 03 Concrete										
	Fine grade floor by hand	2,016.00	SQFT	0.62					0.62	1,257
	Crushed stone slab fill	37.33	CUYD	28.06	27.50				55.56	2,074
	Mach excav continuous footing	59.85	CUYD	12.37		0.95			13.32	797
	Fine grade continuous footing	400.00	SQFT	0.83					0.83	330
	Hand backfill footing with machine feed assist	40.07	CUYD	27.58		7.87			35.45	1,421
	Excess continuous footing soil	19.78	CUYD	0.49					0.49	10
	Continuous footing edge forms	400.00	SQFT	4.40	2.92				7.32	2,927

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Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admn. Bldg - Ext. & Int. Fixtures										
Structures Small Covered Vehicle Storage										
Division 03.03 Concrete										
	Wall form 0' to 2' high	800.00	SQFT	3.96	3.14				7.10	5,678
	Wall form hardware (includes wall ties)	400.00	SQFT		0.10				0.10	41
	Form releasing agent	400.00	SQFT	0.37	0.02				0.39	158
	Form releasing agent	800.00	SQFT	0.37	0.02				0.39	316
	SOG rebar	1.47	TONS	1,203.87	1,200.00				2,403.87	3,525
	Wall rebar	0.56	TONS	1,226.16	1,200.00				2,426.16	1,348
	Continuous footing rebar	0.48	TONS	1,182.37	1,200.00				2,382.37	1,142
	Concrete in continuous footing		****							
	4000 psi direct	14.81	CUYD	17.46	96.00				113.46	1,681
	Concrete in slab on grade		****							
	4000 psi direct	37.33	CUYD	17.46	96.00				113.46	4,236
	Concrete in walls		****							
	4000 psi direct	9.93	CUYD	23.28	96.00				119.28	1,184
	* Continuous footing length *	200.00	LNFT							
	* SOG area *	2,016.00	SQFT							
	* Concrete wall area *	400.00	SQFT							
	Add for concrete plasticizer admixture	37.33	CUYD		7.10				7.10	265
	Finish footing concrete top surface	400.00	Sqft	0.14					0.14	54
	Rub concrete walls	400.00	SQFT	1.24					1.24	495
	Point and patch	400.00	SQFT	0.19	0.01				0.20	81
	Trowel w/ applied hardener	2,016.00	SQFT	0.57	0.01				0.58	1,173
	Protect and cure vertical surfaces	800.00	SQFT	0.20	0.02				0.22	178
	Protect and cure vertical surfaces	400.00	SQFT	0.20	0.02				0.22	89
	Protect and cure horizontal surfaces	400.00	SQFT	0.19	0.02				0.21	83
	Protect and cure horizontal surfaces	2,016.00	SQFT	0.19	0.02				0.21	419
	Protect and cure horizontal surfaces	134.00	SQFT	0.19	0.02				0.21	28
	1" foundation insulation	400.00	SQFT	1.17	0.41				1.58	633
	6 mil plastic subgrade paper	22.18	SQS	10.74	4.09				14.83	329
	Total Division 03.03 Concrete			\$17,223	\$14,357					\$31,952
Division 10. Specialties										
	Clearspan interior frames		****							

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 10 Admin. Bldg - Ext. & Int. Fixtures										
Structures Small Covered Vehicle Storage										
Division 10 10 Specialties										
	Single sloped with tapered columns (RF)	3.80	Each	1,759.97					1,759.97	6,688
	20' to 35' span, 10' to 20' eave height		Each							
	Clearspan endwall frames		****							
	Single sloped with tapered columns (RF)	2.00	Each	1,808.65					1,808.65	3,617
	20' to 35' span, 10' to 20' eave height		Each							
	X-bracing (cable/rod)	6.00	Bays	447.40					447.40	2,684
	Purlins 12" 16ga	491.49	Lnft	3.32					3.32	1,632
	Eave struts 12" and trim	144.00	Lnft	15.74					15.74	2,267
	Rake angles 12" and trim	62.61	Lnft	16.67					16.67	1,044
	Girts 12" 16ga	2,400.00	Lnft	5.15					5.15	12,365
	Base angle	200.00	Lnft	68.55					68.55	13,711
	24ga architectural steel panel	2,484.00	Sqft	1.02					1.02	2,535
	3" vinyl backed insulation	2,253.96	Sqft	0.39					0.39	890
	Standing seam metal roof 24ga	2,253.96	Sqft	1.86					1.86	4,191
	Total Division 10 10 Specialties			\$51,624						\$51,624
Division 26 26 Electrical										
	Electrical Allowance	2,010.00	SF				9.00		9.00	18,090
	Total Division 26 26 Electrical						\$18,090			\$18,090
Division 27 27 Communications										
	Low Voltage	2,010.00	SF				1.00		1.00	2,010
	Total Division 27 27 Communications						\$2,010			\$2,010
Total Structures Small Covered Vehicle Storage										
	Total Phase 10 Admin. Bldg - Ext. & Int. Fixtures			\$68,847	\$14,357	\$372	\$20,100			\$103,676
	Phase 12 6' Perimeter Fencing			\$594,107	\$326,873	\$2,052	\$951,052			\$1,874,084
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Chainlink fence	252.50	LNFT				12.50		12.50	3,156
	6' Decorative Fence	178.00	LNFT				42.00		42.00	7,476

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
	Phase 12 6' Perimeter Fencing									
	Undefined Items in Structures									
	Division 32 32 Exterior Improvements						\$10,632			\$10,632
	Total Division 32 32 Exterior Improvements						\$10,632			\$10,632
	Total Undefined Items in Structures						\$10,632			\$10,632
	Total Phase 12 6' Perimeter Fencing						\$10,632			\$10,632
	Phase 13 Access Gates									
	Undefined Items in Structures									
	Division 32 32 Exterior Improvements						21,000.00		21,000.00	21,000
	Access Gates (30 ft)	1.00	EACH				\$21,000			\$21,000
	Total Division 32 32 Exterior Improvements						\$21,000			\$21,000
	Total Undefined Items in Structures						\$21,000			\$21,000
	Total Phase 13 Access Gates						\$21,000			\$21,000
	Phase 14 Misc. On-Site Arrangements									
	Undefined Items in Structures									
	Division 32 32 Exterior Improvements									
	59' high Fiberglass Flagpole	1.00	EACH	1,050.00	6,900.00					7,950
	Water Fill Station	0.50	LS	4,172.00	3,903.00	800.00				4,438
	Total Division 32 32 Exterior Improvements			\$3,136	\$8,852	\$400				\$12,388
	Total Undefined Items in Structures			\$3,136	\$8,852	\$400				\$12,388
	Total Phase 14 Misc. On-Site Arrangements			\$3,136	\$8,852	\$400				\$12,388
	Phase 15 Bus Shelter									
	Undefined Items in Structures									
	Division 13 13 Special Construction									
	Bus Shelter	2.00	EACH	1,337.00	3,625.00					9,924
	Total Division 13 13 Special Construction			\$2,674	\$7,250					\$9,924
	Total Undefined Items in Structures			\$2,674	\$7,250					\$9,924
	Total Phase 15 Bus Shelter			\$2,674	\$7,250					\$9,924
	Phase 16 Power, Phone, Cable and Gas									
	Undefined Items in Structures									
	Division 33 33 Utilities									

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 16 Power, Phone, Cable and Gas										
Undefined Items in Structures										
	Division 33 33 Utilities	0.50	LS						20,000.00	10,000
	Site utilities allowance							\$10,000		\$10,000
	Total Division 33 33 Utilities							\$10,000		\$10,000
Total Undefined Items in Structures										
Total Phase 16 Power, Phone, Cable and Gas										
Phase 17 Parking Lights										
Undefined Items in Structures										
	Division 21 21 Fire Suppression	750.00	LNFT	0.80	2.00				2.80	2,100
	Wiring and Related	750.00	LNFT	2.02	0.47				2.50	1,873
	1" PVC conduit			\$2,117	\$1,855					\$3,973
	Total Division 21 21 Fire Suppression			1,125.00	1,825.00				2,950.00	14,750
	Parking Lighting	5.00	EACH	\$5,625	\$9,125					\$14,750
Total Division 26 26 Electrical										
Division 31 31 Earthwork										
	Excavate/Backfill Trench	750.00	LNFT	1.33		0.45			1.78	1,335
	Total Division 31 31 Earthwork			\$998		\$338				\$1,335
Total Undefined Items in Structures										
Total Phase 17 Parking Lights										
Phase 19 10" Storm Sewer Piping										
Undefined Items in Structures										
	Division 33 33 Utilities	310.00	LNFT	13.26	30.25	6.75			50.26	15,581
	10" PVC Storm Piping w/Rock BF	497.50	LNFT	13.26	28.15	6.75			48.16	23,960
	8" PVC Storm Piping w/Rock BF	0.50	LS	4,000.00		500.00			4,500.00	2,250
	Storm Piping Trench Dewatering					1,935.00			1,935.00	968
	Trench Safety System	0.50	LS							\$42,758
	Total Division 33 33 Utilities			\$12,707	\$23,382	\$6,668				\$42,758
Total Undefined Items in Structures										
Total Phase 19 10" Storm Sewer Piping										
Phase 21 Flow Control Manhole										
				\$12,707	\$23,382	\$6,668				\$42,758
				\$12,707	\$23,382	\$6,668				\$42,758

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equipmt (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
	Phase 21 Flow Control Manhole									
	Undefined Items in Structures									
	Division 33 33 Utilities									
	Flow Control Manhole	0.50	EACH	1,230.00	1,935.00	235.00			3,400.00	1,700
	Total Division 33 33 Utilities			\$615	\$968	\$118				\$1,700
	Total Undefined Items in Structures			\$615	\$968	\$118				\$1,700
	Total Phase 21 Flow Control Manhole			\$615	\$968	\$118				\$1,700
	Phase 22 48" Storm Manhole									
	Undefined Items in Structures									
	Division 33 33 Utilities									
	Storm 4' Diameter precast manhole	2.00	EACH	1,050.00	1,650.00	200.00			2,900.00	5,800
	Total Division 33 33 Utilities			\$2,100	\$3,300	\$400				\$5,800
	Total Undefined Items in Structures			\$2,100	\$3,300	\$400				\$5,800
	Total Phase 22 48" Storm Manhole			\$2,100	\$3,300	\$400				\$5,800
	Phase 23 Water Quality Facility									
	Undefined Items in Structures									
	Division 32 32 Exterior Improvements									
	Grading and Plantings	3,562.50	SQFT				6.50		6.50	23,156
	Total Division 32 32 Exterior Improvements						\$23,156			\$23,156
	Division 33 33 Utilities									
	12" Piping	190.00	LNFT	13.26	30.25	6.75			50.26	9,549
	Catch Basins	1.00	EACH	565.00	685.00				1,250.00	1,250
	Total Division 33 33 Utilities			\$3,084	\$6,433	\$1,283				\$10,799
	Total Undefined Items in Structures			\$3,084	\$6,433	\$1,283	\$23,156			\$33,956
	Total Phase 23 Water Quality Facility			\$3,084	\$6,433	\$1,283	\$23,156			\$33,956
	Phase 24 Lynch Type Catch Basins									
	Undefined Items in Structures									
	Division 33 33 Utilities									
	24" x 36" Hvy Duty Lynch type CB	4.00	EACH	565.00	685.00				1,250.00	5,000
	Total Division 33 33 Utilities			\$2,260	\$2,740					\$5,000
	Total Undefined Items in Structures			\$2,260	\$2,740					\$5,000
	Total Phase 24 Lynch Type Catch Basins			\$2,260	\$2,740					\$5,000

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 25 Landscaping/ Irrigation										
Undefined Items in Structures										
	Division 32 32 Exterior Improvements	31,437.50	SQFT				5.00		5.00	157,188
	Landscaping/ Irrigation						\$157,188			\$157,188
	Total Division 32 32 Exterior Improvements						\$157,188			\$157,188
	Total Undefined Items in Structures						\$157,188			\$157,188
Total Phase 25 Landscaping/ Irrigation										
Phase 26 Water Service										
Undefined Items in Structures										
	Division 32 32 Exterior Improvements	320.00	LNFT	4.32	15.20	2.25			21.77	6,966
	8" Water Service Main	1.50	EACH	478.37	262.55				740.92	1,111
	Water Service			\$2,100	\$5,258	\$720				\$8,078
	Total Division 32 32 Exterior Improvements			\$2,100	\$5,258	\$720				\$8,078
	Total Undefined Items in Structures			\$2,100	\$5,258	\$720				\$8,078
Total Phase 26 Water Service										
Phase 27 Sanitary Service										
Undefined Items in Structures										
	Division 33 33 Utilities	637.50	LNFT	13.26	28.15	6.75			48.16	30,702
	8" Sanitary Piping w/Rock BF	1.50	EACH	300.00	225.00	75.00			600.00	900
	Sanitary Clean-out	0.50	LS	4,000.00		500.00			4,500.00	2,250
	Sanitary Piping Trench Dewatering	1.50	EACH	1,050.00	1,650.00	200.00			2,900.00	4,350
	Sanitary 4' Diameter precast manhole	1.50	EACH	478.37	262.55				740.92	1,111
	Sanitary Sewer Bldg Service	0.50	LS			1,935.00			2,500.00	1,250
	Testing and TV	0.50	LS				2,500.00		1,935.00	968
	Trench Safety System			\$13,196	\$21,152	\$5,933	\$1,250			\$41,531
	Total Division 33 33 Utilities			\$13,196	\$21,152	\$5,933	\$1,250			\$41,531
	Total Undefined Items in Structures			\$13,196	\$21,152	\$5,933	\$1,250			\$41,531
Total Phase 27 Sanitary Service										
Phase 31 Gravel Perimeter Walkway										
Undefined Items in Structures										
	Division 32 32 Exterior Improvements	3,250.00	SQFT				0.75		0.75	2,438
	6"-depth, 6' Perimeter Gravel Walk									

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equipmt (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
	Phase 31 Gravel Perimeter Walkway									
	Undefined Items in Structures									
	Total Division 32 32 Exterior Improvements						\$2,438			\$2,438
	Total Undefined Items in Structures						\$2,438			\$2,438
	Total Phase 31 Gravel Perimeter Walkway						\$2,438			\$2,438
	Phase 32 Barbeque/ Picnic Area									
	Undefined Items in Structures									
	Division 10 10 Specialties									
	Barbeque/ Picnic Area	0.50	ALLO				10,000.00		10,000.00	5,000
	Total Division 10 10 Specialties						\$5,000			\$5,000
	Total Undefined Items in Structures						\$5,000			\$5,000
	Total Phase 32 Barbeque/ Picnic Area						\$5,000			\$5,000
	Phase 33 Ecology Block Retaining Wall									
	Undefined Items in Structures									
	Division 32 32 Exterior Improvements									
	Ecology Block Retaining Wall	2,715.00	SQFT				32.50		32.50	88,238
	Total Division 32 32 Exterior Improvements						\$88,238			\$88,238
	Total Undefined Items in Structures						\$88,238			\$88,238
	Total Phase 33 Ecology Block Retaining Wall						\$88,238			\$88,238
	Phase 34 Oil/ Water Separator									
	Undefined Items in Structures									
	Division 10 10 Specialties									
	11 cips Oil/ Water Separator	0.50	EACH	10,160.00	25,670.00	3,957.00			39,787.00	19,894
	Total Division 10 10 Specialties			\$5,080	\$12,835	\$1,979				\$19,894
	Total Undefined Items in Structures			\$5,080	\$12,835	\$1,979				\$19,894
	Total Phase 34 Oil/ Water Separator			\$5,080	\$12,835	\$1,979				\$19,894
	Phase 35 Fire Hydrant System									
	Undefined Items in Structures									
	Division 21 21 Fire Suppression									
	Excavate pipe trench w/backhoe	69.44	CUYD	11.83		0.65			12.48	867
	Backfill trench w/crushed stone	69.43	CUYD	10.89	27.50	16.52			54.91	3,812

CITY OF SANDY O & M COMPLEX



Item Code	Description	Quantity	U of M	Labor (\$)	Material (\$)	Equip (\$)	Sub (\$)	Other (\$)	U of M Total (\$)	Item Total (\$)
Phase 35 Fire Hydrant System										
Undefined Items in Structures										
Division 21 21 Fire Suppression										
	Double Check Valve	0.50	EACH	175.00	1,050.00				1,225.00	613
	Gate Valve	1.00	EACH	202.00	219.00	79.00			500.00	500
	Sleeve to Tap Main	0.50	EACH	200.00	1,025.00	79.00			1,304.00	652
	Utility Vault 6' x 10'	0.50	EACH	2,100.00	4,950.00	400.00			7,450.00	3,725
	Fire Hydrant System Components	1.50	EACH	860.00	3,274.20	200.00			4,334.20	6,501
	4" PVC class 150 pipe	300.00	LNFT	5.04	2.51				7.54	2,263
	CU WIRE THHN-THWN- 6 AWG	1,702.00	LNFT	0.42	1.04				1.46	2,476
	1" PVC conduit	425.00	LNFT	2.02	0.47				2.50	1,061
	FS BOX W/COVER	1.50	EACH	20.75	8.05				28.80	43
	Solenoid Device	0.50	EACH	150.00	300.00				450.00	225
	Total Division 21 21 Fire Suppression			\$7,490	\$13,438	\$1,811				\$22,739
	Total Undefined Items in Structures			\$7,490	\$13,438	\$1,811				\$22,739
	Total Phase 35 Fire Hydrant System			\$7,490	\$13,438	\$1,811				\$22,739
Phase 36 Cistern / Water Storage										
Undefined Items in Structures										
Division 32 32 Exterior Improvements										
	Cistern / Water Storage Allowance	0.50	ALLO				60,000.00		60,000.00	30,000
	Total Division 32 32 Exterior Improvements						\$30,000			\$30,000
	Total Undefined Items in Structures						\$30,000			\$30,000
	Total Phase 36 Cistern / Water Storage						\$30,000			\$30,000
	Total Area Transit			\$832,995	\$971,449	\$285,152	\$1,372,453	\$10,000		\$3,472,049
ESTIMATE TOTALS				\$1,737,751	\$1,978,707	\$572,460	\$2,457,561	\$20,000		\$6,766,478



Soderstrom Architects

Facilities Assessment Report
City of Sandy Facilities
Sandy, Oregon



1200 NW Naito Parkway Suite Number 410 | Portland, OR 97209 | sdra.com

April 6, 2020

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EXECUTIVE SUMMARY

Introduction to City of Sandy Facilities

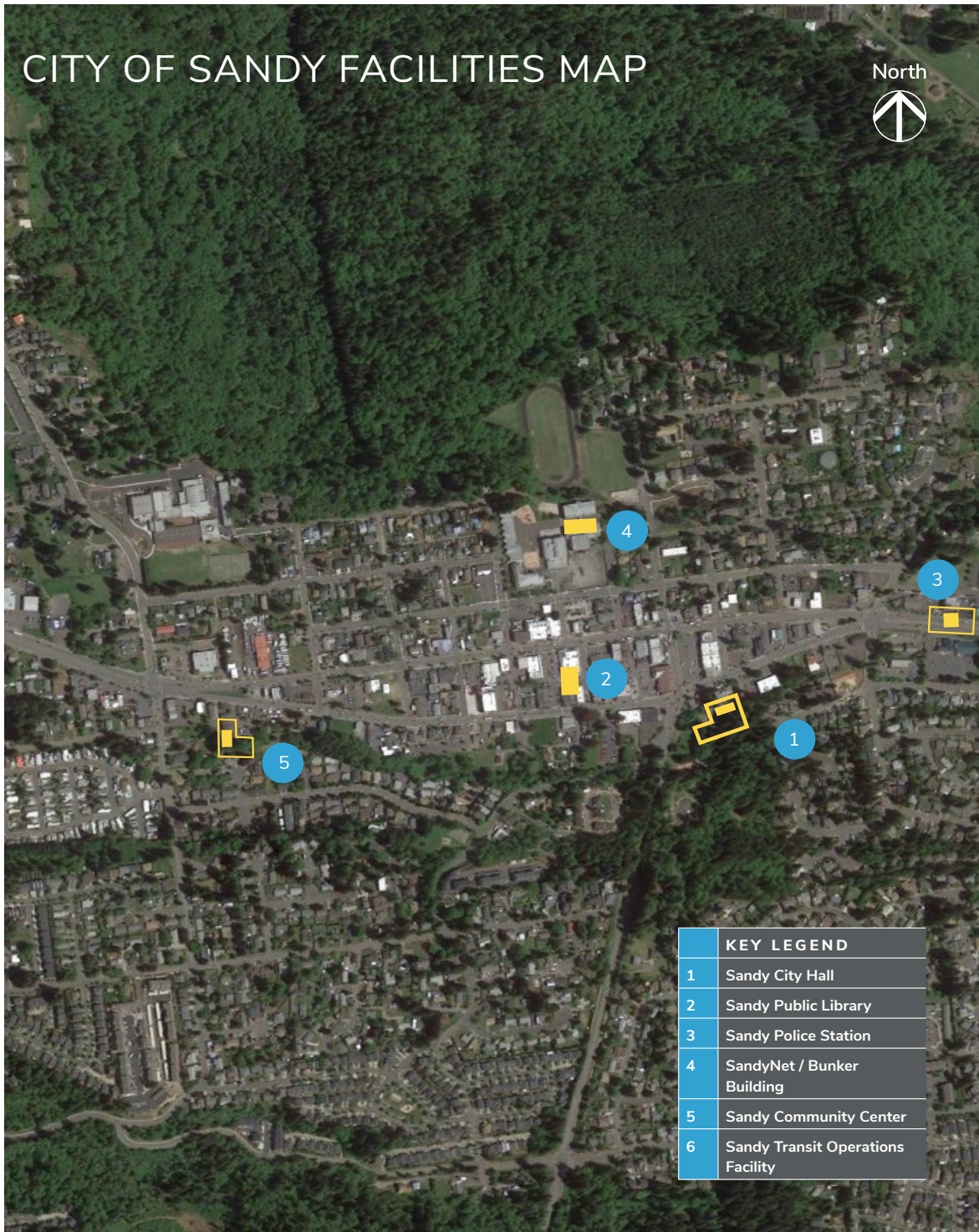
The City of Sandy has hired McKinstry in collaboration with Soderstrom Architects to provide an analysis of its existing building stock, including Sandy City Hall, Sandy Public Library, Sandy Community Center, Sandy Police Department, Sandy Transit Operations and Public Works Facilities, and “The Bunker Building” — also currently known as SandyNet headquarters.

The purpose of this study is to determine:

- The current condition of each building, its major architectural components, its major mechanical and operating systems, as well as a life-cycle replacement and maintenance schedule with cost analysis for each system.
- Major building deficiencies including areas of critical damage and non-code-compliant conditions.
- The anticipated growth and spatial planning needs of each department, and to identify areas of optimization and areas of opportunity between departments in order to meet their future growth needs.
- Current assignable square footage compared to anticipated future needs and to identify opportunities for accommodating current needs and future growth.



CITY OF SANDY FACILITIES MAP



KEY LEGEND	
1	Sandy City Hall
2	Sandy Public Library
3	Sandy Police Station
4	SandyNet / Bunker Building
5	Sandy Community Center
6	Sandy Transit Operations Facility

CITY OF SANDY FACILITIES MAP



KEY LEGEND	
1	Sandy City Hall
2	Sandy Public Library
3	Sandy Police Station
4	SandyNet / Bunker Building
5	Sandy Community Center
6	Sandy Transit Operations Facility



EXISTING FACILITIES OVERVIEW / ASSESSMENT



PIONEER BLVD

SANDY
CITY HALL

SANDY CITY HALL

39250 Pioneer Blvd, Sandy, OR 97055

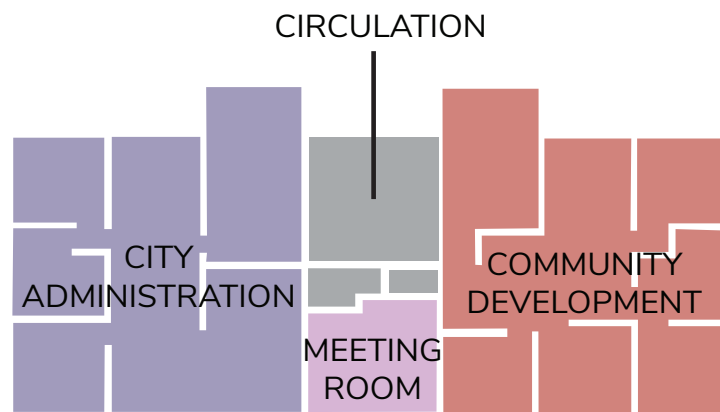
Year Built: 1969

Approximate Gross Area: 7,600 sf

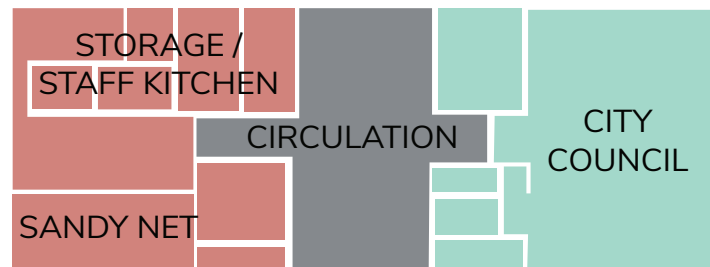
Approximate Footprint Area: 3,800 sf

Construction Type: Type VB (wood construction - non-fire-rated)

Sprinklers: Non-Sprinklered



UPPER FLOOR



LOWER FLOOR

EXISTING FACILITY OVERVIEW

SANDY CITY HALL

BUILDING SYSTEMS ASSESSMENTS

ROOF:

Low slope roof areas: Built-up bituminous roofing system with mineral cap sheet. Last re-roof date is unknown. The roof membrane is in fair to good condition; however, the low slope roofs over the entry vestibules have had significant leaking problems and need to be replaced. Sheet metal flashing is in good condition. Expected remaining service life of 5 to 8 years (replacement between 2025 and 2028). Required maintenance includes cleaning the roof and overflow drains routinely and removing organic deposits and other debris.

Mansards and other sloped roof areas: Standing seam metal roof. Last re-roof date is unknown. Roof system has recently been painted and is in good condition. Expected remaining service life is 20 years (replacement approximately 2040). Required maintenance includes possible repainting to prevent corrosion, as well as maintaining clean gutters and downspouts.

EXTERIOR SIDING:

The exterior cladding is a combination of wood shingle, wood lap siding, natural stone masonry, and poured-in-place concrete. Wood and concrete surfaces have recently been repainted. Siding on the south facade was replaced in 2019. Natural stone is clean and well maintained. No immediate issues were observed. All materials are in good condition.

All painted surfaces will need to be repainted on a periodic schedule of 10 years. Provided repairs are made when needed and paint integrity of wood surfaces maintained, the expected remaining service life is 20 to 30 years (replacement between 2040 and 2050).

Maintenance requirements include cleaning on a 5-year cycle, repainting on a 10-year cycle, and sealant replacement on a 10-year cycle.



Main entry on Pioneer Blvd.



Exterior siding on south facade



Low operable window in west facade is a potential safety hazard

SANDY CITY HALL

WINDOWS:

Windows are a combination of aluminum frames with single pane glass and vinyl frames with thermal glass units. All windows are in good condition overall. No water infiltration was noted or reported. Windows on the south side of the building have been recently replaced with new vinyl windows and are anticipated to be on the same life cycle as the original aluminum windows.

The life expectancy of both the new and the original windows is 25 to 30 years. Replacement of the new vinyl windows should be anticipated in 2050.

The original windows do not meet current energy code and should be scheduled for replacement as soon as budgets allow. In addition, there are instances of low to the floor operable windows that do not meet the fire / life / safety code and are a potential liability to the City of Sandy. There is also reasonable assumption that glazing in older doors, adjacent vision panels, openings within 18" of floor level and adjacent egress paths are not glazed with code-required safety glazing. This is also a liability to the City.

While the south facing windows are in good condition, their orientation presents the problem of an overabundance of light, glare, and heat gain during summer months. This is currently mitigated with blinds, which means visibility to the outdoors is reduced, energy efficiency is not achieved since light is still required via electrical lighting, and heat gain through windows is not reduced.

Options for thermal and light transmittance performance of south-facing glazing:

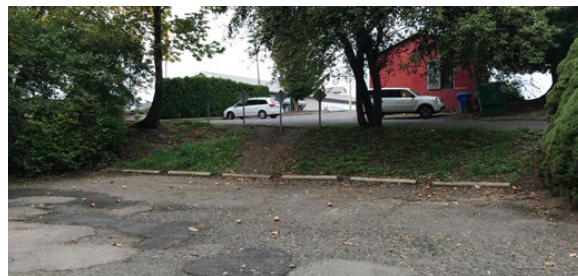
- Plant tall deciduous trees in front of the south facade to shade the windows in summer and allow light to filter through in winter.
- Add shading devices that would block direct solar radiation and potentially bounce light to the ceiling where it would light the space more evenly and further back into the building.
- Replace glass with a higher performance thermal unit or add window film to reduce visible light transmittance and solar heat gain.



South Facade



Main parking lot on south side of building.



Lower parking lot at west of building in disrepair.



SANDY CITY HALL

The aluminum storefront windows in the front of the building are in good condition and glazed with thermal glass units. The estimated service lifespan is 20 to 30 years if well maintained. Replacement is anticipated in 2040 to 2050.

Typical window maintenance includes washing yearly, and replacing or maintaining sealant every 10 years.

SITE:

In general the site is in good condition. Landscaping has been well maintained, and concrete in the entry area was replaced within the last few years. A new stairway at the west side of the building was also incorporated within the last several years. The main parking lot is in good condition with a few minor cracks. The lower parking lot to the west, however, is in poor condition and needs to be repaved if this area is needed or used for parking.

Handicap accessibility and security are the main issues with the site at City Hall. Currently the main entry and reception areas are accessed primarily from Pioneer Boulevard where accessible parking is not available. This means people with accessibility requirements need to use the back parking lot and enter through the back where there is no staffed control point or visual monitoring; therefore, if assistance was required, they are likely to be unattended.

SECURITY:

City Hall is currently lacking systems for security and access control. This is an issue particularly on the lower floor where there is no access control, monitoring or visual observation. This floor is open to the public with an on-grade entry to the back of the building. It is frequently used by the public for restrooms and water filling and is commonly occupied by visitors but not by staff. The potential for loss of or damage of property or risk to visitors in this area should be considered and could be mitigated through several different means.

Access control to the storage areas, staff areas, SandyNet and Council Chambers in the lower level will consolidate the public and the main circulation areas. Addition of a staffed reception desk at the lower entry would provide screening and oversight but comes at the expense of an additional full-time employee.



The wooden handrail is not in compliance with current code for handrail height, or width of the grip.



Restroom stalls in lower level do not meet ADA width requirements.



Potentially challenging ADA circulation in this area.

SANDY CITY HALL

Adding door access control with remote latch release, cameras with monitors in staffed areas, and an intercom system or audio alert provides another approach which allows monitoring from main level reception desks or other staffed areas.

The administrative offices and planning department offices have staffed entry points for visitor screening. Adding additional access control at main department entry doors would provide additional security by limiting access to staff and pre-screened or accompanied visitors.

The building does not currently have an alarm system. Depending on the level of security desired, this could be added to prevent break-ins or provide alerts after hours or during times of minimal staffing.

ADA COMPLIANCE:

The building's entries and general circulation comply with ADA regulations. Door pull forces were not measured, but regular testing and adjustment should be part of a periodic maintenance program.

At the top of the wheelchair lift, a person in a wheelchair would most likely have to do a number of complicated maneuvers in order to gain entry to one of the lobbies, since the doors open inward on approach.



ADA ramp slope is too steep and does not conform to current code.



Single-height drinking fountain in lower hallway needs to be dual-height to meet ADA criteria.

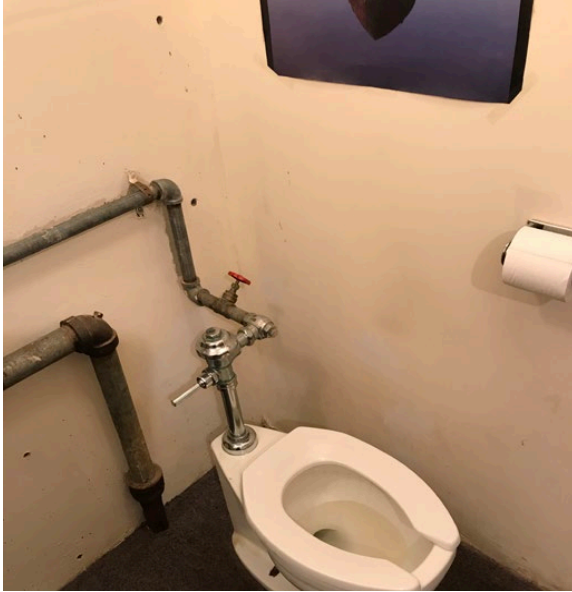


Breakroom is also used for storage of files / documents.



Storage boxes piled up on floor of hallway. Loose folders on open shelving indicate better storage system / area is needed.

SANDY CITY HALL



Non-ADA compliant staff restroom.



Stacked boxes indicate the need for better storage area / system.

The current wooden handrail at the main stair does not meet code regulation for handrail height (needs to be 34" to 38" tall), and the rail itself is wider than allowed by the code. This stair also requires a 42" tall guardrail with maximum opening size of 4." In order to reduce potential liabilities, it is recommended that the guardrail and handrail be replaced to meet current building codes.

Lower level restrooms are not ADA compliant. Neither restroom provides a stall with adequate maneuvering area for a wheelchair. The drinking fountain in the lower hallway is also not in compliance with ADA. A dual-height fountain is needed to meet the requirements.

The ramp at the entry to the Council Chambers room appears to be too steep to meet current ADA code. It is recommended that the ramp be re-profiled or sign added indicating that it is not compliant.

The main level restroom is in conformance with ADA guidelines.

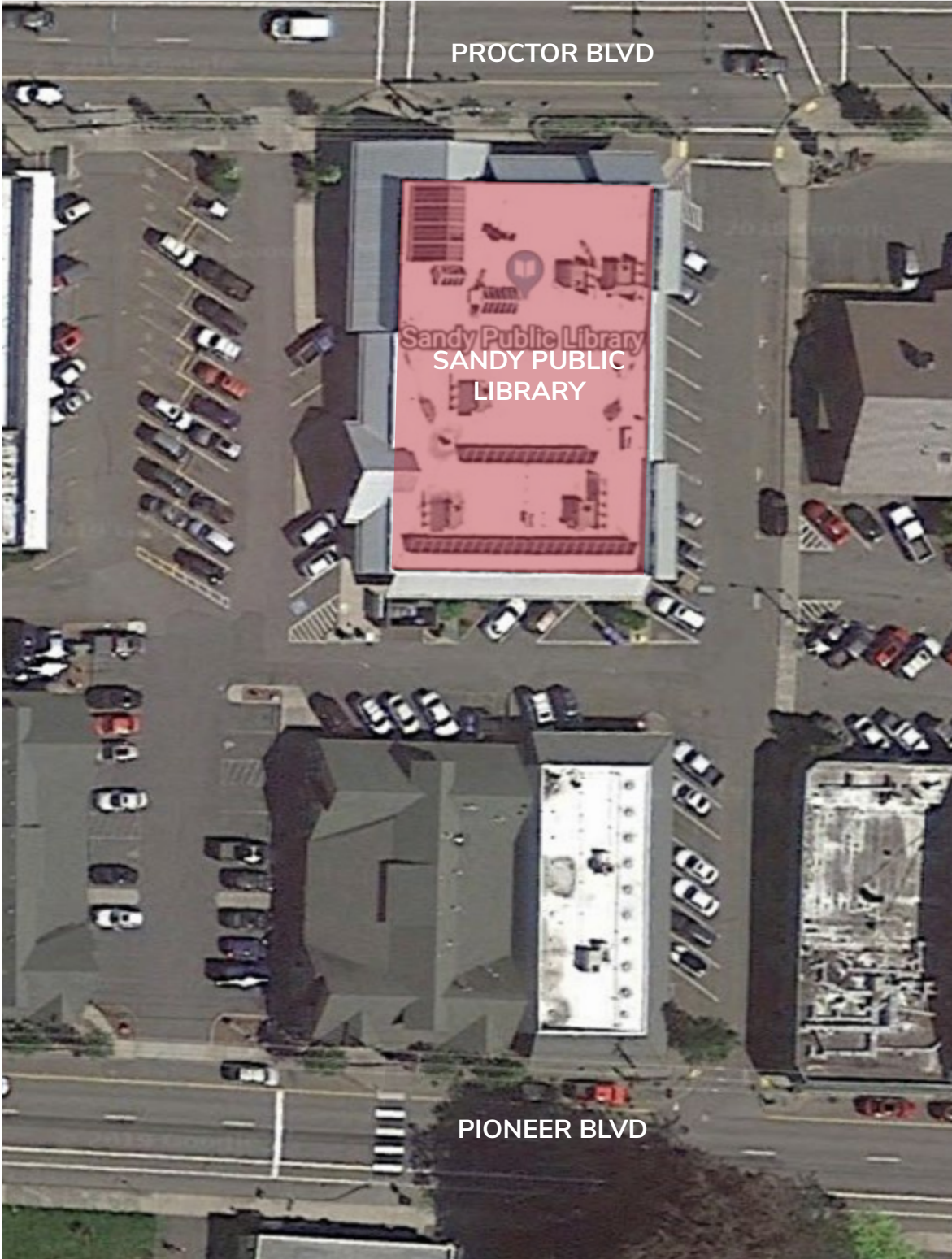
OTHER NOTED ISSUES:

In staff discussions, it was remarked that a shower would be desirable in the lower level restroom — currently located in the former holding cell area. The concrete holding cells can be removed; structural modifications would likely be required. This would create space for additional restrooms, staff amenities, and storage area, and an opportunity to consolidate space in the northwest corner of the lower level.

The former holding cells and the adjacent hallway are currently being used to store records from the planning department. These areas indicate the need for a better, more accessible and organized storage area. Removal of the holding cells would create an opportunity for consolidation of storage.

SEISMIC LOAD CAPACITY:

Evaluation of seismic and lateral load capacity was not part of this study. It is recommended that prior to any significant renovations or additions, this evaluation be performed to establish the extent of required work to bring the building's structure to current regulation requirements.



SANDY PUBLIC LIBRARY

38980 Proctor Blvd, Sandy, OR 97055

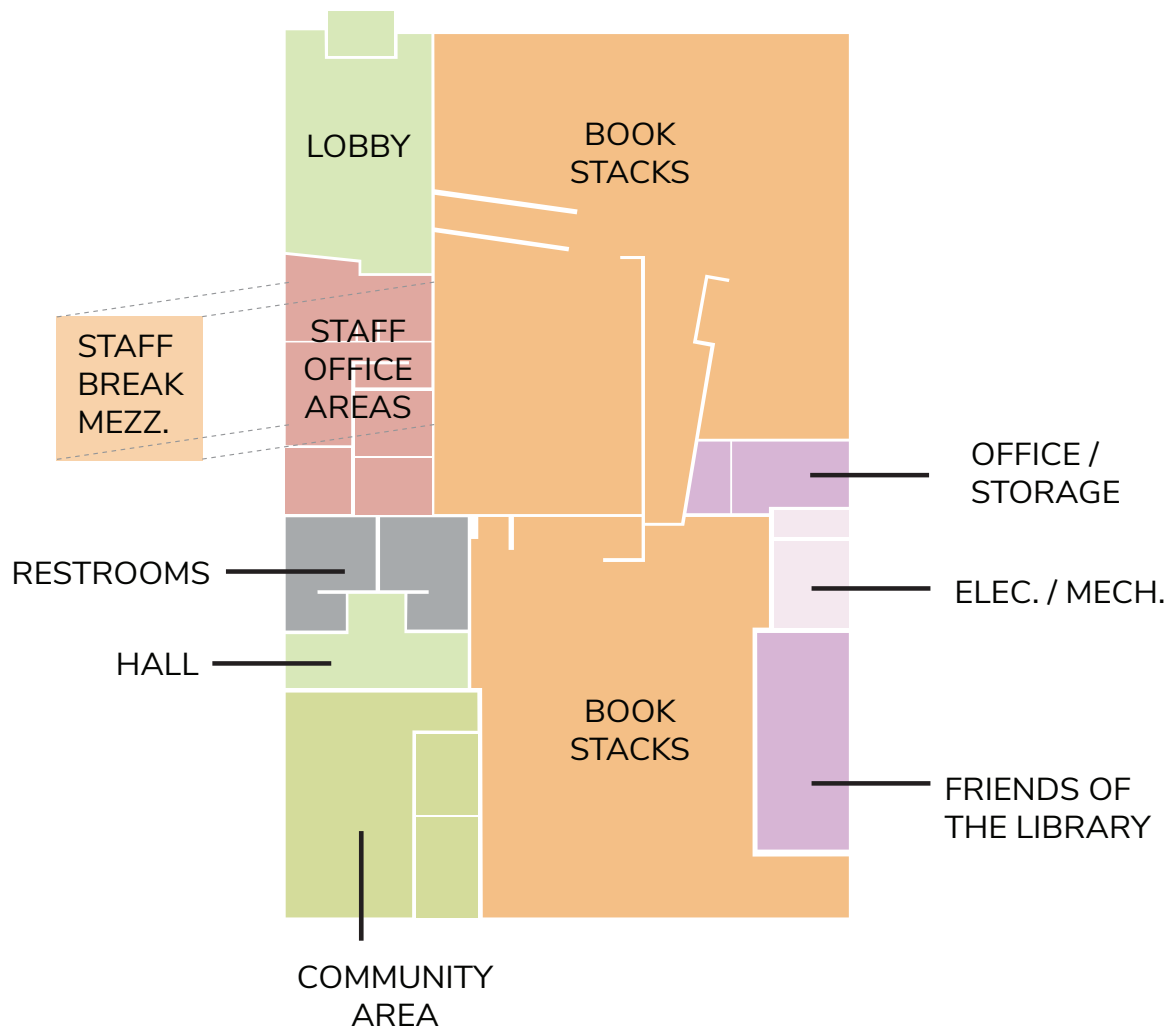
Year Built: 2012

Approximate Gross Area: 11,300 sf

Approximate Footprint Area: 11,050 sf

Construction Type: Type VB (wood construction - non-fire-rated)

Sprinklers: Non-Sprinkled



EXISTING FACILITY OVERVIEW

SANDY PUBLIC LIBRARY

BUILDING SYSTEMS ASSESSMENTS

ROOF:

The low slope roof areas have a single-ply roof system that appears to be TPO or PVC, which was installed during the new construction of the Library in 2012. It is in good condition, with no signs or reports of leakage. Its estimated lifespan is 20 years from the date of installment, giving it an approximate replacement date of 2032. No major issues were noted.

The mansards and sloped roof areas around the perimeter of the building are a standing seam metal roof system installed new during the 2012 construction. All standing seam roof areas are in excellent condition. The anticipated service life is 50 years under normal conditions, giving it an estimated replacement date of 2062.

Recommended maintenance would be yearly cleaning of roof drains and gutters, repair and replacement of any damaged or failing flashing, replacement of any exposed sealant joints every 10 years, and installation of walk pads at all locations noted to have regular foot travel for maintenance of roof drains and roof top equipment.

EXTERIOR SIDING:

The exterior siding is a combination of stone masonry at the base of the building with stucco siding above, and wood accent panels in a few select areas, such as the entry. These systems are in good condition. Both the masonry and stucco are anticipated to have a lifespan of around 40 years. Maintenance and repair over their lifespan will be required as the local climate freeze / thaw patterns are likely to promote some cracking over time. Overall these systems are not likely to require a high amount of maintenance if they have been properly detailed and constructed. Estimated replacement will be 35 to 40 years for stucco (2055 to 2060).



Wood elements at the Library entrance are likely to need refinishing and maintenance more often than other exterior elements.



Mezzanine Break Room area is inaccessible to disabled staff.

SANDY PUBLIC LIBRARY

The masonry should be cleaned at a minimum of every 10 years to remove any biological growth and surface contamination. It will likely need to be repointed at the time of stucco replacement.

Wood exterior siding, wood columns and structural elements on the exterior will also need regular maintenance. The wood accent siding and exposed wood structure should be resealed every 10 years. Some light checking on wood columns has already been observed.

Structural bolts and plates on the heavy timber elements will need to be examined and tightened over time, especially if they are directly exposed to the elements. Exposed metal plates and fasteners need to be monitored for corrosion. If corrosion occurs, they should be cleaned and repainted.

WINDOWS:

The windows are of various types, mainly aluminum-clad wood and aluminum storefront. They are all in good condition. They are glazed with thermal glass units and should have a lifespan of approximately 30 plus years. The wood storefront at the main entry will likely need refinishing at a maximum of every 10 years. Some light water staining has already been observed in this area.

SITE:

The Library is situated in a central area of the city, surrounded by parking and other commercial buildings. The parking lot is relatively small for the needs of the Library and sees heavy use. High traffic combined with weather cycles and stud tires, which are in use by many drivers during winter months, are likely to create a need for repaving on frequent cycles. The current paving is in fair condition, but the parking lot will probably need repaving within 10 years.

ADA COMPLIANCE:

Both interior and exterior circulation and all staff and public areas appear to be ADA compliant. The one exception is access to the mezzanine level staff lounge which is only accessible via stairs. There is not a "staff only" equivalent on the main level.



Parking at the Library is in high demand. Spaces are often used by neighboring commercial businesses.



Main lobby entrance of the Sandy Public Library.



BUNKER BUILDING / SANDY NET

38955 Pleasant St, Sandy, OR 97055

Year Built: Unknown

Approximate Gross Area: 25,500 sf

Approximate Footprint Area: 12,750 sf

Construction Type: Assumed to be Type I or II. Concrete columns, floors, roof deck, and walls. Floor and Roof structure were observed as poured in place one-way concrete slab and beams

Sprinklers: Not sprinklered

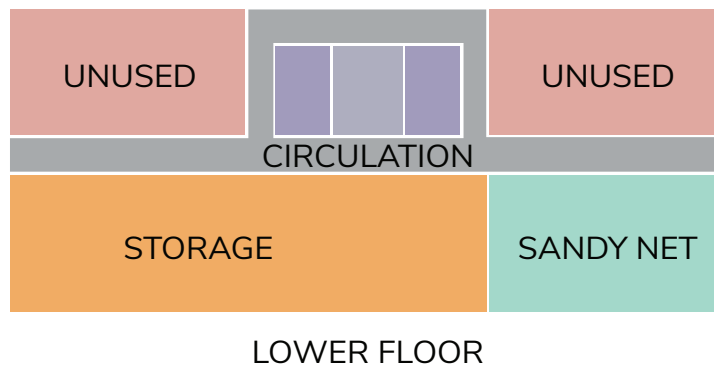
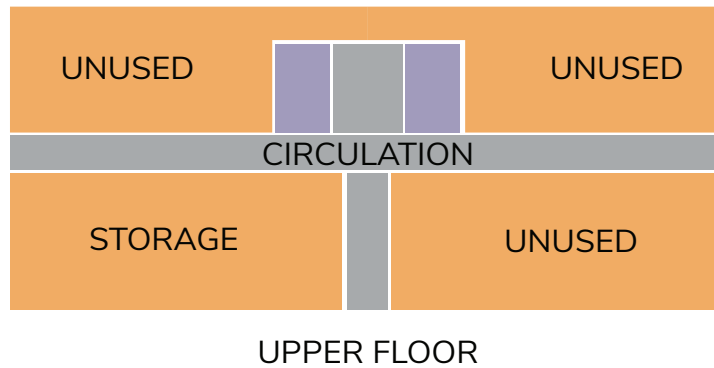
SandyNet: 1,950 sf

Storage / Other: 17,000 sf

Circulation: 5,000 sf

Restrooms: 1,250 sf

Parking spaces: 16 (approximate)



EXISTING FACILITY OVERVIEW

BUNKER BUILDING / SANDYNET

BUILDING SYSTEMS ASSESSMENTS

ROOF:

The roof of the Bunker Building is a built-up bituminous roof with mineral cap sheet. The exact date of last replacement is unknown. Roof is in good condition and properly drained. There is evidence of slight ponding in valleys and drain sumps currently need to be cleaned. The flashing at the parapet appears to be new relative to the building's age, implying a recent re-roof. Water leaks have been observed in the occupied area where SandyNet operates. The leaks, however, may be from other areas not directly related to the roof. Further assessment is needed in determining the source.

With proper maintenance, including leak repairs and yearly drain cleaning, it is reasonable to anticipate a minimum of 10 years remaining service life. It is recommended that the final function of the building and associated modifications are assessed prior to developing a maintenance and replacement schedule.

EXTERIOR WALLS:

The exterior wall at the Bunker Building is composed of 3-score split face concrete masonry units and exposed concrete structure. While the integrity of the product as an exterior siding material finish remains good, there is staining, efflorescence, minor areas of graffiti, and surface and corner damage which need repair. It is recommended that all surfaces be cleaned and sealed. In addition, there are likely areas which are allowing water to penetrate into the wall and would need to be repointed and sealed where needed.

Maintenance should include washing and sealing every 10 years. Mortar repointing may be required every 20 plus years.



WINDOWS AND DOORS:

All windows are aluminum frames with single pane glass with some indication of water infiltrations. Although still functional, they show signs of significant wear and are at the end of service life. It is recommended that all windows and doors be replaced with new systems meeting current energy code requirements. While they are still operational, many of their frames show significant wear and failing seals.

At the current building use level, window replacement is not a necessity and can be deferred until the building is remodeled, its future use is determined, and a plan for interior remodel and systems upgrades are also in place. Upgrading the building should be a whole-building approach, as opposed to upgrading various pieces at different times.



BUNKER BUILDING / SANDYNET

SITE:

The site of this building is perhaps its greatest asset. While the site is in need of maintenance, its size and proximity to the center of Sandy and to the park and outdoor areas make it a valuable property with high potential for development.

ADA COMPLIANCE:

The Bunker Building currently does not meet any ADA standards, and is largely inaccessible to people with limited mobility. The lower floor, for example, can only be accessed by stairs. It would need a ramp at the exterior of the building or lower level accessible parking, a functioning elevator, and ADA compliant restrooms inside the building in order to meet the basic accessibility standards. Further analysis is dependent upon the vision for the building's future use.

Installing an elevator at the location of an existing floor penetration or on the exterior of the building would be the most economical solutions. Creating a new penetration through the floor system may be possible but would require further evaluation.

Rest rooms would need to be reconfigured to meet accessibility requirements. Relocation of plumbing fixtures will require coring holes or sawcutting floors but is achievable.

OTHER CONSIDERATIONS:

The building itself, however, has good structure, and would be well suited to be repurposed for many different applications.

Its location and associated City-owned property make it a good opportunity to become part of larger city development and park network. This building and site could be utilized to consolidate a number of potential uses in one location.

Given the structural system type, modifications such as cutting holes in exterior walls for new windows and entries, and holes in floors for elevators, HVAC, and other purposes, is limited to less than 10% of the area. Steel strong backs, steel frames, shotcrete for wall reinforcement and other reinforcement may be required to maintain structural integrity and/or meet code requirements.

One aspect of the building's current condition that needs to be considered is that finishes and cavities have likely developed mold and mildew as a result of the non-occupied portions not being properly conditioned. Abatement and associated material replacement should be anticipated.

SEISMIC LOAD CAPACITY:

The building was not evaluated for seismic and lateral load capacity. It is recommended that prior to any significant renovations or additions, this evaluation be performed. The extent of required work to bring the building's structure to current regulation should be accounted for in design and budgeting.





SANDY COMMUNITY CENTER

38348 Pioneer Blvd, Sandy, OR 97055

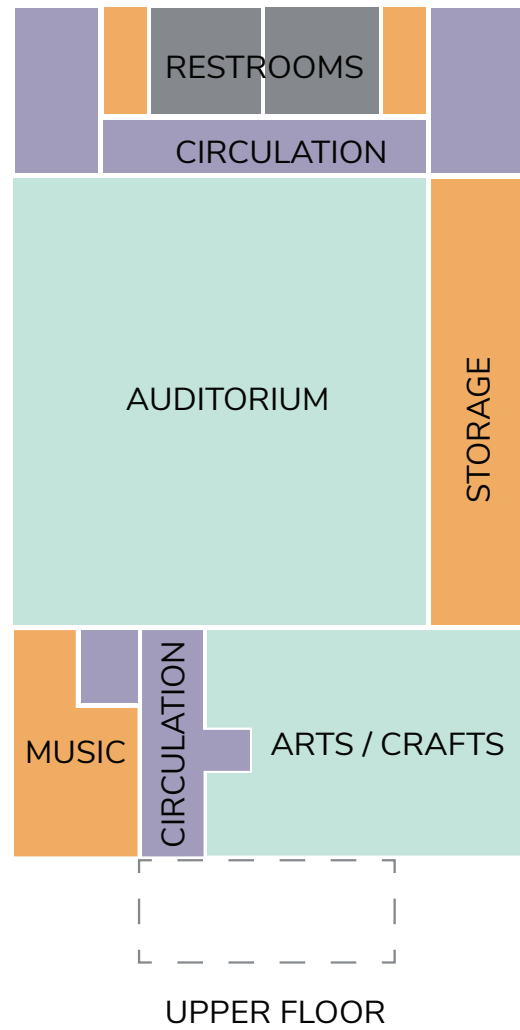
Year Built: Unknown (1950s + later addition)

Approximate Area: 9,000 sf

Approximate Footprint: 4,500 sf

Construction Type: Type VB (wood construction - non-fire-rated)

Sprinklers: Non-Sprinklered



EXISTING FACILITY OVERVIEW

SANDY COMMUNITY CENTER BUILDING SYSTEMS ASSESSMENT

ROOF:

The Community Center's roof is an asphalt shingle roof, and appears to be in mid-life and in good condition. Its estimated time span for replacement is 8 to 10 years. Replacement should be anticipated in 2028 to 2030.

Maintenance should include cleaning gutters and downspouts once a year and washing when biological life becomes visible.

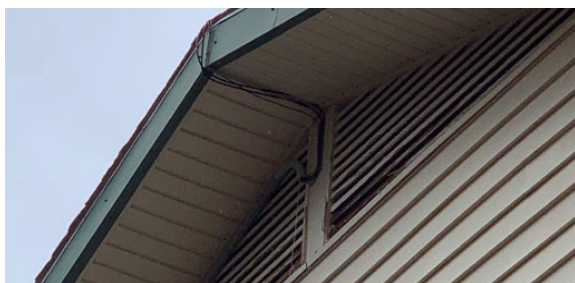
The outside structural columns supporting the roof over the drive-through dropoff area are in immediate need of repair or replacement due to rot at the base, and there is no redundancy in the structure.

EXTERIOR SIDING:

The exterior siding and exterior soffits are of vinyl lap siding. While the materials themselves can last a long time, they are not structural and can be impacted by UV deterioration, deflection, and unsupported spans. There are some small areas in disrepair due to sagging of the material, and there is damaged fastening, such as at the soffit in the front porch area.



Vinyl soffit in disrepair at front porch.



A vented area of the upper exterior wall appears damaged.



The main columns holding up the drive-through dropoff canopy are deteriorating and should be replaced or removed in the near future.

An upper portion of the south exterior wall under the rake appears to be an original wooden vent, parts of which seem to be rotting or damaged. It would be advisable to have the inside attic area checked for water damage and mold as it appears to be open to air infiltration and birds. Any associated interior damage needs to be repaired and the louver replaced with a new screened louver.

WINDOWS:

The windows are original aluminum frames glazed with single pane glass. Minor damage was noted on several windows, including some water damage and some impact damage to areas of trim, but overall no major damage was noted.



This operable window adjacent to a seating area in the Auditorium, 2 floors above grade, presents some safety concern amongst staff.

SANDY COMMUNITY CENTER

The window in the stair landing is required to be tempered safety glass in order to be code compliant and presents a falling hazard as people descend the stair. We could not confirm if this window is glazed with safety glass.

One of the windows in the Auditorium was noted as a potential hazard as it is fully operable, sits along a benchtop, and could be dangerous for children sitting or playing near it as it is open to the driveway one floor below.

SITE:

The building site features a large landscaped setback area in the front of the building and a 35 space parking lot (5 ADA spots) in the back. The paving in the parking area is relatively new, with a few large cracks, and some damaged curb areas. Repaving for this lot would be anticipated in about 5 to 10 years (2025 to 2030).

Other noted site issues were a non-code compliant handrail at the ADA parking directly in front of the drive-through awning, and a non-compliant ADA slope at the west portion of the drive-through ramp.

ADA COMPLIANCE:

As noted above, the parking area has a few ADA compliance issues with respect to the handrail, and drive-through ramp slope.

On the interior, there are a number of non-compliance issues. The drinking fountain in the dining hall needs to be a dual-height fountain instead of the existing single-height fountain. One of the designated fire exits in this space leads to a stairway without wheelchair access or area of rescue.

None of the restrooms meet ADA requirements. Stall dimensions and maneuvering spaces within the room and at fixtures were not sufficient. Without expanding the size of the rooms, fixtures will need to be removed to create required space.

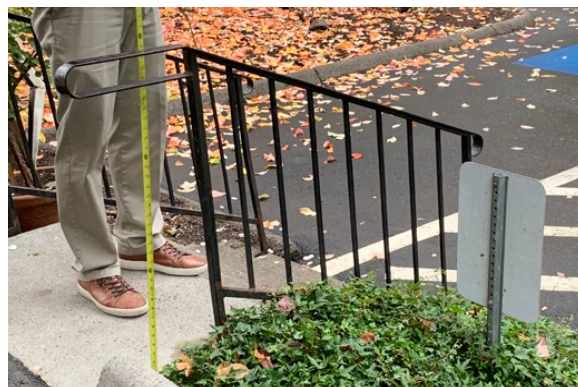
The recessed doorway to the men's restroom in the dining area does not provide the required 18" clearance adjacent to the pull side of the door, or the required 12" clearance adjacent to the push side of the door. The upstairs restroom entrance doors reside in a hall with a less than 48" width, and toilet stalls do not accommodate wheelchair access.



The main stairway at the Community Center does not provide a code compliant guardrail, and the window at the landing needs to be tempered safety glass in order to meet code as well.



The drive-through dropoff entry is in need of structural repair or removal.



The handrail at the drive-through area is too low and not in compliance with code.

SANDY COMMUNITY CENTER

SECURITY:

While there were no major security issues in the facility itself, it was noted that service vehicles for community services do not have a secure parking area, and as such have been stored off-site at the Public Works and Transit Operations Facility, creating a heavier burden there. These topics are addressed further in the future planning assessment portion of this report.



Equipment and flooring in the Community Center kitchen are in need of an upgrade.



Linoleum flooring in the kitchen is beyond its life cycle and should be replaced.



SANDY POLICE DEPARTMENT

39850 Pleasant St, Sandy, OR 97055

Year Built: 2012

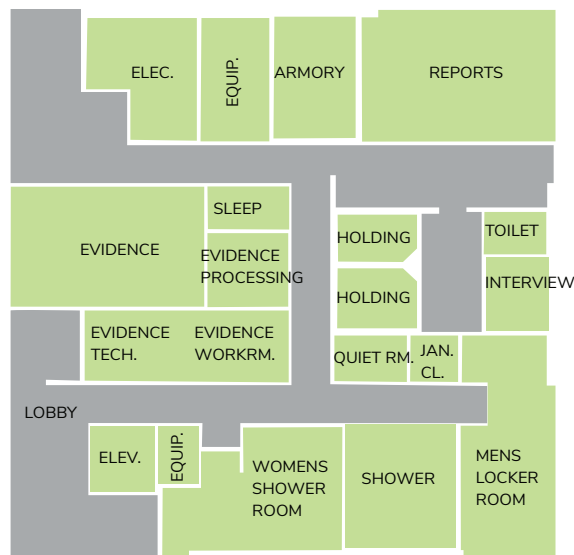
Approximate Area: 8,180 sf

Construction Type: Type VB (wood construction - non-fire-rated)

Sprinklers: Fully Sprinklered



UPPER FLOOR



LOWER FLOOR

EXISTING FACILITY OVERVIEW

SANDY POLICE DEPARTMENT

BUILDING SYSTEMS ASSESSMENT

ROOF:

The low slope roof area at the Police Station is a built-up bituminous roof system with a mineral cap sheet. It is in good condition. It is estimated to need replacement in 20 years from present time (re-roof in 2040). No leaks or damage were observed. Maintenance should include cleaning roof drains once a year, repair flashing as needed, replacing exposed sealant every 10 years, and provide walk pad in areas of significant foot travel.

Mansards and sloped roof areas are standing seam roofing and flashing. The roofing in these areas are in good condition with an anticipated remaining service life of 50 years, with replacement in 2070. Maintenance should include cleaning gutters once a year, repairing damaged flashing as it occurs, and cleaning every 5 to 10 years to remove biological growth and surface contaminants.

EXTERIOR SIDING:

The exterior siding at Sandy Police Department is fiber cement lap siding and is likely to last 40 to 50 years if maintained and painted every 10 to 15 years. Based on observation, repainting should be scheduled in the next year in order to extend the life of the siding.



Damaged concrete driveway at secure parking entry area.



Built-up roof at Sandy Police Department.

The expected replacement is between 2060 and 2070. Maintenance should include replacement of any chipped boards and trim when damage occurs and repainting every 10 to 15 years.

The stone base is in excellent condition with an anticipated service life of over 50 years. Maintenance should include cleaning and sealing every 10 years.

WINDOWS:

Windows are aluminum clad wood glazed with thermal units. They are in excellent condition and likely to have a remaining service life of 30 plus years with replacement in 2050. Maintenance should include washing once a year to remove surface contaminants and replacing any exposed sealant every 10 years.

SITE:

Only minor areas of damage were noticed around the building. The keypad at the secured parking entry has some damage at the concrete base.

SANDY POLICE DEPARTMENT

ADA COMPLIANCE:

The building as a whole meets current ADA standards. The one exception is areas under stairs on both levels. The stairs should be provided with a cane detection guardrail or barrier surrounding any of the areas under the stairs less than 80" high and greater than 27" above finish floor. Currently these areas are blocked with temporary furnishings and bicycles.

SECURITY:

No security issues were observed or reported.



Cane detection rail should be added at under-stair locations for ADA compliance.





CITY OF SANDY PUBLIC WORKS AND TRANSIT OPERATIONS FACILITY

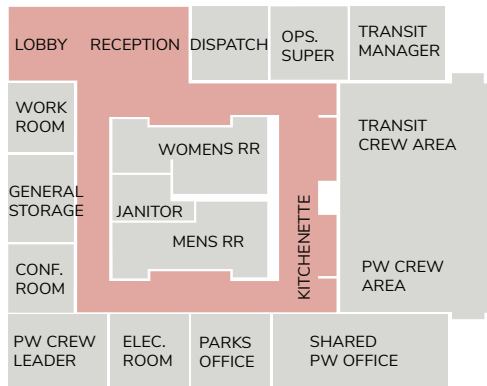
16610 Champion Way, Sandy, OR 97055

Year Built: 2007

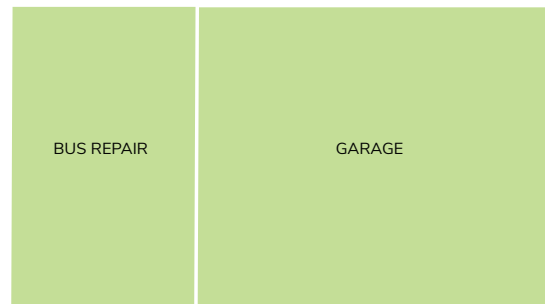
Approximate Total Building Area: 19,196 sf

Construction Type: Type IIB (non combustible construction - non-fire-rated)

Sprinklers: Not Sprinklered



TRANSIT OPERATIONS



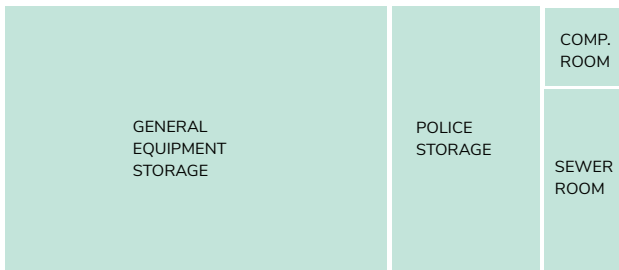
TRANSIT BUILDING #1



PW BUILDING #2



WASH STATION



PW BUILDING #3

EXISTING FACILITY OVERVIEW

CITY OF SANDY PUBLIC WORKS AND TRANSIT OPERATIONS FACILITY

BUILDING SYSTEMS ASSESSMENT

ROOF:

The roofs at the Public Works and Transit Operations Facilities are all standing seam metal roofing. The roofing material appears to be in good condition; however, a number of gutters are leaking and in need of repair. The rake and fascia flashing around the roof are attached with exposed metal fasteners, which is less than ideal for the longevity of these systems. Areas of damaged gutter should be replaced or repaired within the next few years if possible.

EXTERIOR SIDING:

The exterior siding is primarily fiber cement lap siding, or fiber cement panels with battens and exposed concrete walls at the base. All exterior siding appears to be in good condition overall but needs to be repainted as soon as possible in order to maintain the integrity of the materials. The building has not been repainted since its original build date. If maintained and painted regularly, the siding should last another 40 to 50 years.

WINDOWS:

With the exception of two clerestory windows which have failed, windows are in excellent condition and likely to last 30 years or more before replacement will need to be considered. The windows in question should be replaced as soon as possible.

SITE:

The site has a number of issues that will need to be addressed in the coming years. The public parking lot in front of the building was originally paved with a pervious pavement product which has since become clogged and impervious, leading to an area of the lot which is regularly flooded and not sloped to a drain.

The trellis in front of the entry to the main reception area is covered in moss or lichen and does not appear to be easily maintainable. Likely it will need to be removed or replaced within the next 10 years. Other noted issues around the site were minor areas of curb damage around the bus wash station.



Several areas of gutter, such as this one, are in need of repair. Mechanical fasteners should not be used.



Wooden trellis is becoming covered in moss / lichen. It will likely need replacement / removal within the next 10 years.

CITY OF SANDY PUBLIC WORKS AND TRANSIT OPERATIONS FACILITY

ADA COMPLIANCE:

No issues were observed with regard to ADA compliance.

SECURITY:

There are several notable security issues at the Transit Operations Facility. The hardware at the pedestrian gate near the public parking lot is non-operable, causing the gate to be chained closed for security. Once the hardware is replaced or repaired, a wire mesh would need to be welded to an area around the hardware in order to prevent people from reaching through to open the gate.

It was noted at both the Police Department and the Transit Operations Facility that the remote receiver for the secured vehicle gate has had some issues with reception, and therefore the receiving antenna has had to be moved to an unconventional location closer to the keypad.

Another issue discussed was that since the parking lot is used for Park and Ride services, there are members of the public who use the restrooms in the Admin building. This presents potential security risk as there is no separation between the restrooms and the private / staff areas of the Admin building. The men's room in particular is located out of sightline from the front reception area, making it more difficult to monitor.

OTHER NOTED ISSUES:

Most of the buildings are in good condition, and are only in need of regular maintenance such as painting and cleaning, curb repairs, and gutter repairs. An area of an overhead door jamb at Public Works Building #3 appeared damaged from vehicle impact; however, because the damage is non-structural, it is not critical to the normal functioning of the building.



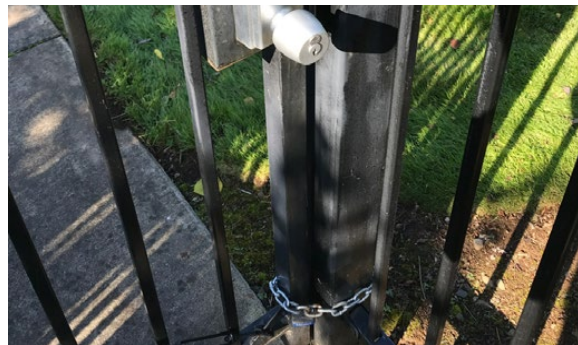
Damaged jamb at Public Works Building #3.



Damaged curbs around the bus wash station.



The formerly pervious paving in the front parking area now collects water and is not drained, creating flooded areas.



Gate entrance is chained due to people being able to reach through gate and open from inside.



PROGRAMMING
ASSESSMENT AND
SPACE PLANNING

PROGRAMMING ASSESSMENT & SPACE PLANNING

PROGRAM ASSESSMENT METHOD

The program at each existing building has been divided up in order to show how the building is currently programmed (Current Program), how it would be programmed to meet current needs (With Current Needs), and how the program is anticipated to change in a 10-year period.

The City of Sandy has adopted a projected annual growth rate of approximately 2.8%. If this rate is then projected over a 10-year period, the projected increase in population would be close to 28%. Using this as the basis for growth rate, we have estimated areas of the current program and increased those areas accordingly. Some areas of the program would not see an increase, as their functions would remain similar despite growth in other areas of the program.

Office and workstation areas are compared to industry standard office and workstation layouts using the following assumptions based on industry standards:

Typical Office Area: 120 sf

Typical Workstation Area - 36 sf (6'x6') (Minimum)

Typical Workstation Area (including circulation and supporting spaces) - 125sf - 175sf per person

Typical sf per FTE - 102sf - 211sf per person

*** Based on usable square footage (Net Area)**

In addition to a total net area given for each program, a grossing factor for each building program is given. The grossing factor includes all wall areas and circulation areas. In the "Current Program" column, the grossing factor is based on the actual building. This can be compared to the "Industrial Standard" grossing factor, which is a standard for typical office buildings. While it may appear that the grossing factor for some buildings, such as City Hall, is large compared to the industrial standard, it must also be taken into account that the civic nature of the building warrants large public circulation areas which would not be present in a typical office building.

The "With Current Needs" and "10-year Projection" show a grossing factor of 20% for comparison.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL

BUILDING AREA:

Existing Total Area: 7,110 sf gross
 Estimated Circulation Area (includes lobby areas):
 2,046 sf
 Percentage of circulation to total: 28%

CURRENT STAFFING:

Development Services staff FTE: 7.33
 City Administration staff FTE: 6
 Public Works staff FTE: 2

Development Services work areas: 4 offices, 6 workstations
 City Administration work areas: 4 offices, 3 workstations

ANTICIPATED GROWTH:

Current need

Development Services staff: +2.5 FTE (9.83 total)
 City Management staff: +2 FTE (8 total)
 Public Works staff: +0 FTE (2 total)

10-Year Projection

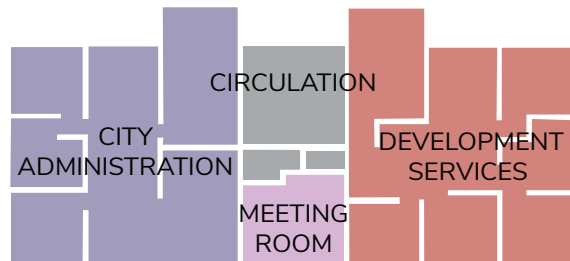
Development Services staff: 12.5 FTE total
 City Management staff: 10 FTE total
 Public Works staff: 3 FTE total

NEEDS ASSESSMENT

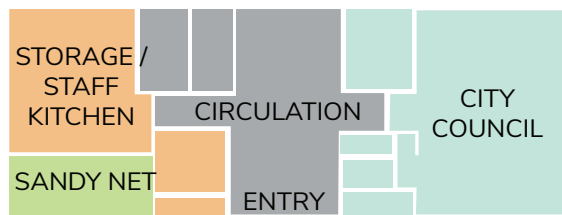
Sandy City Hall currently houses the City's Administrative, Planning and Development departments, SandyNet's fiber optics hub, and City Council Room. The building has been remodeled several times since its original construction and is struggling to meet the needs of the current occupants.

Of primary concern is insufficient storage space, the need for additional workstation areas, a lack of well-defined staff amenity areas, a need for more conference / meeting spaces, and better security.

In addition, the building has a number of non-code-compliant areas including the two lower restrooms, stair handrails / guardrails, and the slope of the ramp from the circulation area into the courtroom.



UPPER FLOOR



LOWER FLOOR

MAJOR DEFICIENCIES

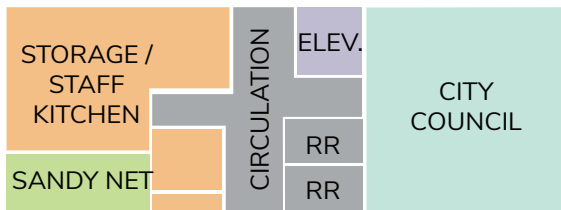
- Insufficient area for storage.
- Multiple large Lobby / Reception areas.
- Limited access control to private areas needed for security.
- Poorly defined circulation paths.
- Lack of well-defined staff amenity areas such as breakrooms or areas, and breakout or private rooms.
- Insufficient area for required number of workstations and work areas.
- SandyNet Systems located in SW corner of building limits better utilization of space.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL

DESIGN STRATEGIES / OPTIONS

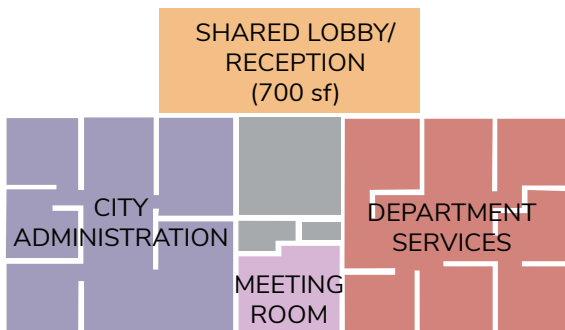
1) Modify Existing Circulation

Recapturing some of the area on the lower floor would be one of the simplest ways to restructure City Hall. The storage areas between the courtroom and the circulation area could be remodeled to enlarge the courtroom and re-configure the circulation area with a new elevator, new ADA compliant restrooms, and a new ADA compliant stairway. Probable cost: Structural Remodel - \$300/sf to \$500/sf (based on 3,000 sf renovation, \$900,000 to \$1,500,000).



2) Modify Building Entrances

The building currently has two lobbies. An option would be to reconfigure these areas into one combined lobby and reception area, freeing up the existing lobbies to be used for new office area. Probable cost: \$400/sf to \$500/sf (\$300,000 to \$400,000).



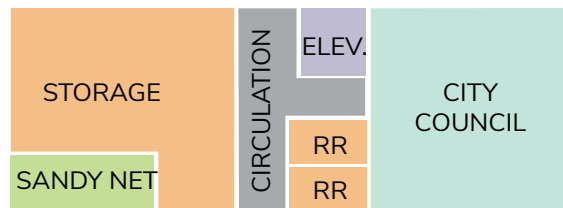
3) Building Addition Opportunities

The current site presents the potential for expansion towards the east portion of the site and north towards the street. A sample plan is provided in the following pages in Remodel Option B (1,838 sf added). The site could potentially support up to 3,200 sf of addition to the current building. Probable cost: Addition \$400/sf - \$600/sf (\$800,000 to \$1,100,000 for Option B. Total cost range dependent on size of addition).



4) Reconfiguration of Existing Layout

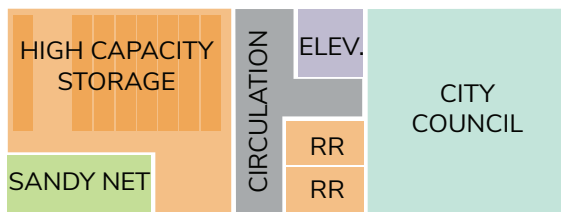
Another option would be to keep the current footprint while reconfiguring the plan. This option would most likely require structural changes with removal of the holding cells, lower floor restrooms, and central circulation elements, but would allow the lower floor to be consolidated into a more efficient storage area for city records, freeing up space for other functions on the upper floor. A sample plan is provided below (Remodel Option A). Probable cost: Remodel - \$300/sf to \$500/sf (\$960,000 to \$1,600,000).



PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL

5) High Capacity Storage System

Similar to the option given above, another option that should be considered would be the use of a high capacity storage system within a consolidated basement area as shown in the previous design option. This could relieve some of the pressure on storage needs in upper floor areas and maximize the storage capability within the building (additional \$20,000 to \$100,000).



6) Relocation Opportunities

Given the scope of work required to modify the existing City Hall building, relocating City Hall to the Bunker Building site is an option that potentially solves many problems at the same time. The existing City Hall could remain in place and house SandyNet's consolidated operations with its fiber optics network.

Because the Bunker Building is already in need of major work, and because of its location and size, moving City Hall to this site would allow the city to create a new City Hall either in the existing Bunker Building or in a new building on the same site. This option would allow the most flexibility since the current site is limited in its capacity for expansion, and because the existing building presents a number of challenges in reconfiguring, and limitations in opportunities for new space to grow over time.

Probable cost: Relocation \$400/sf to \$500/sf.

Location: Sandy City Hall				Department: City Administration					
		Current Program		With Current Needs			10-Year Projection (28% Growth)		
		Current FTE		Current FTE Needs			Projected FTE		
		6		8			10		
Room / Space	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)
Lobby	292	1	292	290	1	290	290	1	290
Reception	109	1	109	110	1	110	137	1	137
Offices	varies	3	450	150	3	450	150	4	600
Copy / Print	140	1	140	140	1	140	175	1	175
Workstations	92.5	2	185	64	5	320	64	6	384
Break Out	0	0	0	80	1	80	100	1	100
Conference (1)	251	1	251	200	1	200	250	1	250
Total Net Area		1,427		Total Net Area		1,590	Total Net Area		1,936
Grossing Factor		16.6 %		Grossing Factor		20 %	Grossing Factor		20 %
Department Area		1,710		Department Area		1,908	Department Area		2,324
Industrial Standard		20 %							

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL

Location: Sandy City Hall				Department: Development Services							
Current Program			With Current Needs			10-Year Projection (28% Growth)					
Current FTE			7.33	Current FTE Needs			9.83	Projected FTE		12.5	
Room / Space	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)		
Lobby	256	1	256	256	1	256	256	1	256		
Reception	155	1	155	185	1	185	232	1	232		
Offices	146	4	584	120	5	600	120	7	840		
Workstations	50	2	100	64	5	320	64	8	512		
Open Office / Multi Use	315	1	315	315	1	315	394	1	394		
Total Net Area			1,410	Total Net Area			1,676	Total Net Area			2,234
Grossing Factor			2.8 %	Grossing Factor			20 %	Grossing Factor			20 %
Department Area			1,449	Department Area			2,012	Department Area			2,681
Industrial Standard			20 %								
Location: Sandy City Hall				Department: SandyNet							
Server Room	232	1	232	232	1	232	290	1	290		
Location: Sandy City Hall				Department: Storage / Staff Amenities							
Storage closet	113	1	113	113	1	113	113	1	113		
Staff Break / Storage	221	1	221	221	1	221	221	1	221		
Holding Cells / Open Storage	311	1	311	311	1	311	311	1	311		
Mechanical	47	1	47	47	1	47	47	1	47		
Total Net Area			692	Total Net Area			692	Total Net Area			692
Department Area (1.2 Grossing Factor)			795	Department Area (1.2 Grossing Factor)			795	Department Area (1.2 Grossing Factor)			795
Location: Sandy City Hall				Department: City Council							
Council Chambers	842	1	842	1,342	1	1,342	1,678	1	1,678		
Storage Closet	varies	2	276	varies	1	276	276	1	276		
Mechanical	48	1	48	48	1	48	48	1	48		
Total Net Area			1,166	Total Net Area			1,666	Total Net Area			2,002
Department Area (5% Grossing Factor)			1,221	Department Area (5% Grossing Factor)			1,221	Department Area (5% Grossing Factor)			2,102

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL

Location: Sandy City Hall				Department: Circulation/Restrooms/Mech.					
Lower Restrooms	106	2	212	125	2	250	125	3	375
Public Circulation	1,074	-	1,074	1,074	1	1,074	1,074	1	1,074
Upper Restroom	53	1	53	53	1	53	53	1	53
Mechanical	17	1	17	17	1	17	25	1	25
	Total Net Area		1,356	Total Net Area		1,394	Total Net Area		1,527
	Department Area (5% Grossing Factor)		1,429	Department Area (5% Grossing Factor)		1,429	Department Area (5% Grossing Factor)		1,603

Building Summary - Sandy City Hall						
	Current Program		With Current Needs		10-Year Projection (28% Growth)	
	Current FTE: 16		Current FTE Needs: 20		Projected FTE: 26	
City Administration	1,427 sf		1,590 sf		1,936 sf	
Development Services	1,410 sf		1,676 sf		2,234 sf	
City Council	1,166 sf		1,666 sf		2,002 sf	
SandyNet	232 sf		232 sf		290 sf	
Storage and Staff Amenities	692 sf		692 sf		692 sf	
Restrooms / Mechanical*	282 sf		320 sf		453 sf	
	Total Net Area	5,162	Total Net Area	6,129	Total Net Area	7,560
	Grossing Factor	32%	Grossing Factor	20%	Grossing Factor	20%
	Building Area	7,600	Building Area	7,355	Building Area	9,072

*circulation included in final grossing factor

BUILDING SUMMARY

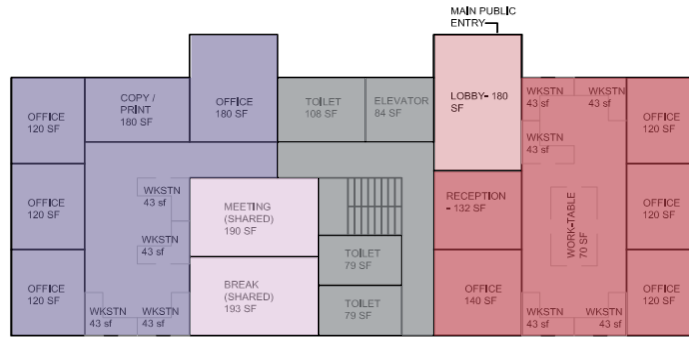
In the building summary above, the circulation area has been removed from the listed areas as it is included in the grossing factor for the total building area in order to give an accurate representation of total grossing factor for the building as a whole.

The current building area for the City Administration department is approximately 1,427 net square feet. An additional 100 sf is the amount of area needed to fulfill the current space needs for this department. The 10-year projected need for the City Administration would require an additional 445 square feet.

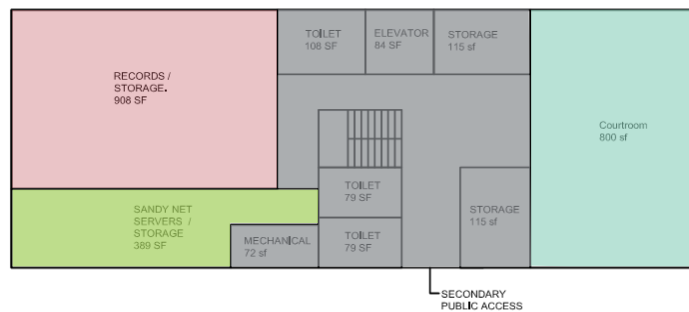
The Community Development department area is approximately 1,410 sf. It currently needs an additional 266 sf to meet the need for additional workstation area. The projected need in 10 years would add 445 sf to the current area.

If all the departments, storage and staff amenities space needs grow proportionally with the community, the building area as a whole will be deficient in area by 1,318 sf.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL



SANDY CITY HALL OPTION A - UPPER LEVEL



SANDY CITY HALL OPTION A - LOWER LEVEL

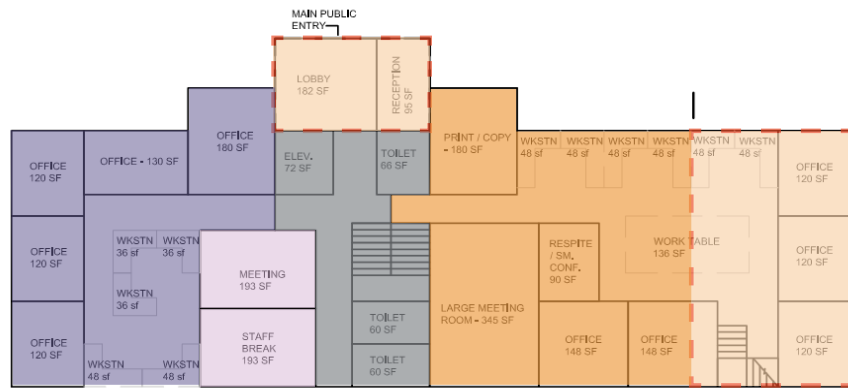
SANDY CITY HALL REMODEL OPTION A (REMODEL IN EXISTING FOOTPRINT)

In this scenario, Sandy City Hall would stay in its current building and keep the same footprint and exterior walls, while making some significant changes to the interior circulation and restructuring parts of the building. The former holding cells, main stair and lower floor restrooms would be removed to allow for a larger unified storage / records area and new ADA compliant stairs and restrooms. An elevator would also be installed for easier access for ADA users, and for moving records and equipment between floors. The overall circulation would be reduced significantly, and the two separate lobby areas would be combined into one, allowing room to add an office and breakroom.

In this case, the Courtroom would maintain its current footprint. Alternative options could be to create a breakroom area in the storage area near the Courtroom while doubling the capacity of the upstairs meeting / conference area.

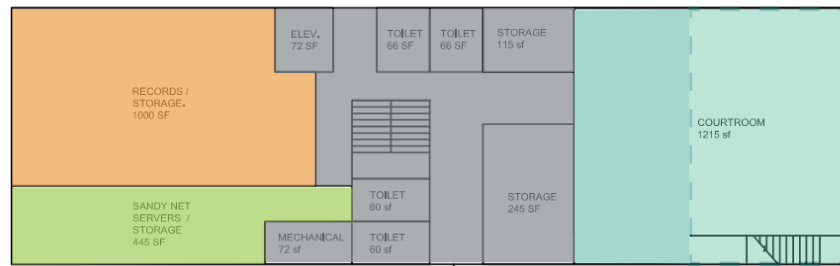
This plan would require major structural upgrades, but could accomplish the basic spatial / organizational objectives of City Admin and Planning staff needs while bringing the building up to current code compliance.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY CITY HALL



**SANDY CITY HALL OPTION B
UPPER LEVEL**

Upper Level
Area Increase - 1,058 sf



**SANDY CITY HALL OPTION B
LOWER LEVEL**

Lower Level
Area Increase - 780 sf

SANDY CITY HALL REMODEL OPTION B (REMODEL + EXPANSION)

In this scenario, Sandy City Hall would expand to capture areas of the existing site in the front and to the east side of the building. Similar to option A, this plan would involve significant structural and infrastructure changes to the lower level in order to remove the former holding cells, and non-ADA compliant restrooms and stairs. This would allow for one large open storage area for records, and allow for the recapturing of circulation space.

The main advantages of this option are additional storage space, significant enlargement of the Courtroom, a breakroom, and multiple meeting / conference areas, as well as additional office and workroom space for future growth. As in the previous example, the two separate lobby areas would be combined into one lobby / reception area, and the expansion would add an elevator and a number of new ADA compliant toilets. One room could also be used for small one-on-one meetings or as a respite room.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY PUBLIC LIBRARY

BUILDING AREA:

Existing Total Area: 11,500 sf gross
 Estimated Circulation Area: ~1800 sf
 Percentage of Circulation to Total: ~16%

CURRENT STAFFING / STATISTICS:

Library Dept. staff FTE: 13
 Library Volunteers & PTE: 10 +
 Annual Visitors: 165,000
 Service Area: 26,000 people
 Work areas: 3 offices, 6 workstations

ANTICIPATED GROWTH:

Current need
 Staff: +2 FTE

10-Year Projection
 Staff: 16 FTE

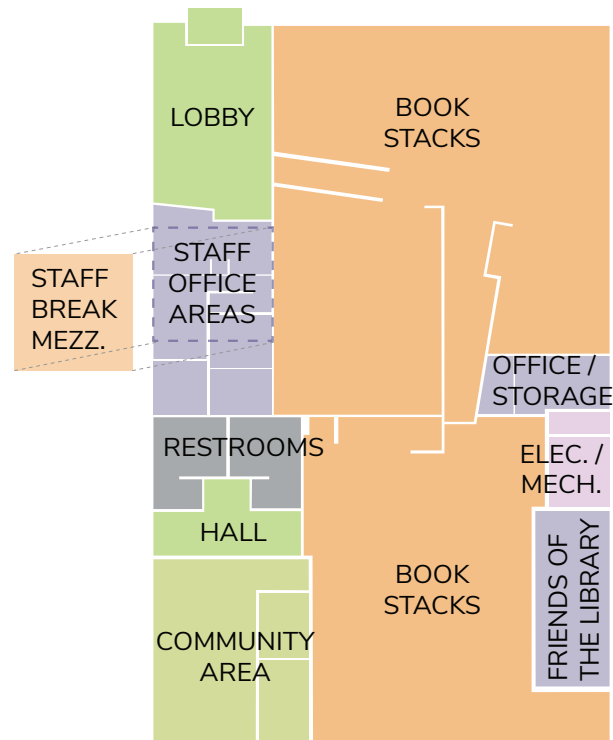
NEEDS ASSESSMENT

The Sandy Public Library is a well-utilized community resource that is both a full-service library and a host for community activities and programs. The building was recently renovated for the current program but does not fulfill the operational needs of the staff. Staff workstations and work areas are inadequate for the current number of FTE, and the community space is insufficient in size for some of the programs and events hosted at the facility.

The building is located in a dense commercial development area in the heart of downtown Sandy. Its parking lot is limited in size and shares site circulation through the parking area and around the building with adjacent buildings. Limited parking and vehicular congestion create issues for visitors and staff.

BUILDING DEFICIENCIES / NEEDS

- Not enough workstation area / office space -- 2 additional offices needed.
- Needs larger capacity meeting / event areas that can accommodate 300 people.
- Need more storage for community programs, arts/crafts. Much of the library storage is currently at the Bunker Building. Anticipated need is 5,000 sf.



- Circulation not wide enough in some areas.
- Off-street parking is not adequate. Location creates conflict / competition with neighboring commercial facilities (currently about 40 spaces).

PROGRAM ANALYSIS

The Sandy Public Library has a demonstrable shortfall in several key areas of its program, namely office space, workstation areas, and community event space. The anticipated need for growth in these areas, in addition to the fact that much of the library's current storage is provided off-site at the Bunker Building, make it clear that the Library has a significant need for expansion and will most likely need to almost double its area within 10 years. Due to the location and limitations of the current site, the options for meeting these needs would require either a major vertical addition, replacement in-place, or relocation to a larger facility in order to meet the 10-year projected program.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY PUBLIC LIBRARY

SANDY PUBLIC LIBRARY									
	Current Program			With Current Needs			10-Year Projection (28% Growth)		
	Current FTE		5	Current FTE Needs		7	Projected FTE		9
Room / Space	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)
Lobby / Checkout	970	1	970	970	1	970	970	1	970
Staff Offices / Workstations	varies	2	415	120	7	840	120	9	1,080
Processing	178	1	178	178	1	178	225	1	225
Private Study	100	1	100	100	1	100	100	2	200
Restrooms	240	2	480	240	2	480	240	3	720
Data / Comm	62	1	62	62	1	62	80	1	80
Dedicated Storage	125	1	125	varies	varies	2,500	3,125	1	3,125
Book Stacks	5,700	1	5,700	5,700	1	5,700	7,125	1	7,125
Mechanical	140	1	140	140	1	140	175	1	175
Electrical	45	1	45	45	1	45	56	1	56
Friends of the Library	455	1	455	455	1	455	570	1	570
Staff Break / Kitchen	365	1	365	365	1 (W/ ADA)	365	400	1	400
Community Kitchen	125	1	125	125	1	125	250	1	250
Community Event Space	750	1	750	2,000	1	2,000	2,500	1	2,500
Conference / Meeting	-	0	0	240	2	480	240	2.5	600
	Total Net Area		9,910	Total Net Area		14,440	Total Net Area		18,076
	Grossing Factor		16%	Grossing Factor		20%	Grossing Factor		20%
	Total Area		11,500	Department Area		17,328	Department Area		21,692
Parking	33 (stalls)			+20 (needed)		53 stalls			67 stalls

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY PUBLIC LIBRARY

DESIGN STRATEGIES / OPTIONS

1) Vertical Expansion

The site does not have available area for horizontal expansion without significant impact to parking and site circulation. A second floor could be added to a portion or all of the building footprint. This would require major modifications and partial replacement of the building structure. The renovation could be phased or limited to a portion of the existing building in order to maintain partial operation during renovation, or services could be temporarily relocated off site. The extent of the disruption would depend on the size of the addition.

An alternate to a full second floor addition would be the addition of a mezzanine within the existing building envelope. The floor to roof deck height does not fully support such an addition, limiting the mezzanine area, mechanical services and the practical use of the space.

Both vertical options would require new stairs and elevator and would be best utilized for expansion or relocation of administrative support space. Relocation of these functions would free up approximately 590 sf of ground floor space for expansion of the Library or public event program.

Probable cost: Probable cost of these options varies greatly depending on approach and scope. It should be anticipated that a likely cost range would be \$400/sf to \$550/sf (\$2,40,000 to \$3,200,00).

2) Relocation

Due to location and building type, the property could be sold or leased for commercial activities. It could also be repurposed for other city functions such as community development, city management, city council and courts services. The new location could be a new building or repurposing of an existing building or portion of an existing building such as the Bunker Building.

Probable cost: Relocation - \$150/sf to \$250/sf (\$3,300,000 to \$5,500,000), depending on scope of program and modifications required for interior improvements. New Building - \$375/sf to \$500/sf (\$8,200,000 to \$10,900,000) excluding new property acquisition.

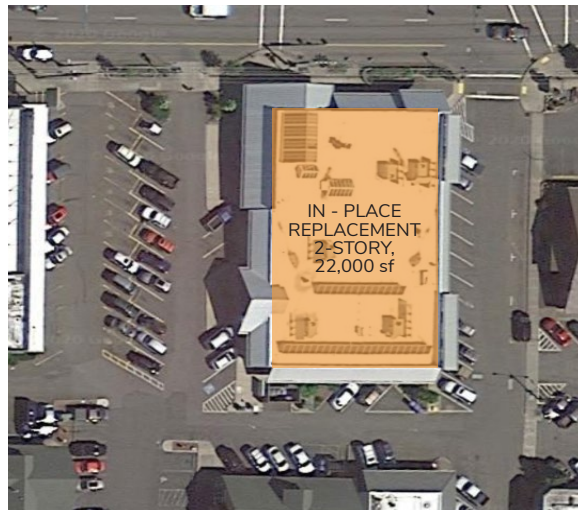
3) Replacement in place

Exiting services could be suspended or temporarily relocated for a full in place replacement of the building. The replacement could have up to 3 floors with additional parking added below the building, either on grade and/or below grade.

Probable cost: \$400/sf to \$500/sf (\$8,700,000 to \$10,900,000).



An option to build a vertical addition could allow a portion of the Library to remain operational during construction.



A full replacement of the Library in place would allow the Library to meet its 10-year program while maintaining the current location.

PROGRAMMING ASSESSMENT & SPACE PLANNING - BUNKER BUILDING / SANDYNET

BUILDING AREA

SandyNet: 1,950 sf
 Storage / Other: 17,000 sf
 Circulation: 5,000 sf
 Restrooms: 1,250 sf
 Parking spaces: 16 (approximate)

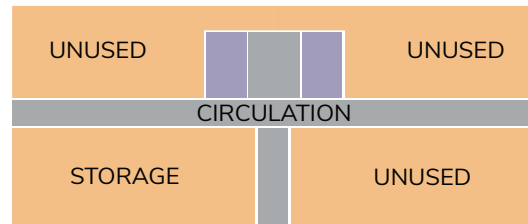
Existing Total Area: 25,500 sf gross
 Estimated Circulation Area: 5,000 sf
 Percentage of circulation to total: 20%

NEEDS ASSESSMENT

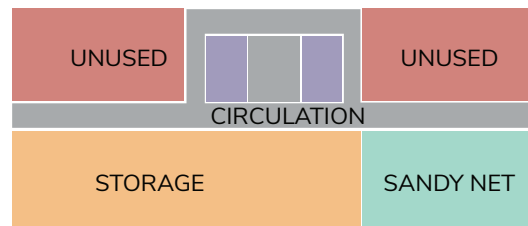
The Bunker Building and associated property was acquired by the City of Sandy from the Sandy School District. It is a predominantly concrete building that can be upgraded to meet current structural and accessibility requirements. With thoughtful modifications, the building could be repurposed into a warm and welcoming public asset that can house multiple public functions (such as library, community recreation, events and services), administrative services (such as community development and management), and multiple other functions.

The building is currently underutilized with over 50% of the floor area vacant, and the remainder used for SandyNet operations and City-related storage. Renovation and modifications will be required to repurpose the building for public access. These modifications would require some seismic upgrades; modification to site circulation and parking; reconfiguration of vertical circulation and restrooms in order to meet current codes and accessibility requirements; finish upgrades; and abatement of asbestos and potentially mold.

The building and associated property are located near downtown Sandy and have many amenities, such as ample room for new buildings and parking, athletic fields, connections to local trail system, and adjacency to city aquatic center and new high school.



UPPER FLOOR



LOWER FLOOR

BUILDING DEFICIENCIES / NEEDS

- The building is mostly unconditioned and in a state of deterioration. All windows, interior finishes, plumbing, electrical, and HVAC components are anticipated to need replacement in the event of future occupation.
- The exterior envelope needs cleaning and some repair, but is in good condition overall and should last another 50 to 100 years if maintained.
- The building's one-way concrete structure and its simple organization and layout make it a very flexible building for adaptive reuse.
- The building is not ADA compliant and would require installation of an elevator for any future occupancy in addition to ADA upgrades throughout.
- This building may have asbestos components and should be inspected before any future demolition is conducted.
- The main assets of this building, aside from it being a heavy concrete structure, are its site and location relative to downtown Sandy, making it an ideal location for a number of potential uses, such as a new City Hall, Community Center, or a combination of different uses on one site.

PROGRAMMING ASSESSMENT & SPACE PLANNING - BUNKER BUILDING / SANDYNET

DESIGN STRATEGIES / OPTIONS

1) Continued repurposing and utilization of the building for non-public city functions such as storage and SandyNet operations (\$200/sf to \$460/sf, \$5,100,000 to \$10,200,000).

2) Sell property or portions of it to generate revenue for other city functions or property development. Property trade or swap mechanisms may be available for trading property with other private or public entities in order to acquire property better suited for City needs.

3) Replace building with new building, designed to accommodate selected program fitted for other city functions. The building could also be demolished and the existing property redeveloped for outdoor park/recreation uses and associated parking requirements.

Probable cost: \$375 to \$500/sf. Cost is dependent on many related factors and extent of site development (\$11,000,000 to \$15,000,000 based on 30,000 sf building)

4) Renovate building and site to accommodate existing and new city functions. Recommended programs would include Parks and Recreation, Community Center, Library, and large meeting needs such and Municipal Court and Council.

Probable cost: \$200 to \$400/sf. Cost is dependent on many factors including program and extent of site improvements (\$5,100,000 to \$10,200,000).

5) As an expansion of option 4, further development of site could include functions such as new City Hall; expanded parking and Park and Ride capacity for mountain and outlying community transit service; and expansion of parks, outdoor sports facilities, and other community outdoor amenities. Development can be phased to accommodate need and revenue constraints.

Probable cost: Dependent on extent and scope of development (\$10,000,000+).

COMBINED FACILITIES EXAMPLE:
CITY HALL, COMMUNITY CENTER & LIBRARY



PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY COMMUNITY CENTER

BUILDING AREA:

Existing Total Area: 9,000 sf gross
 Estimated Circulation Area: 1,000 sf
 Percentage of circulation to total: 11%

CURRENT STAFFING:

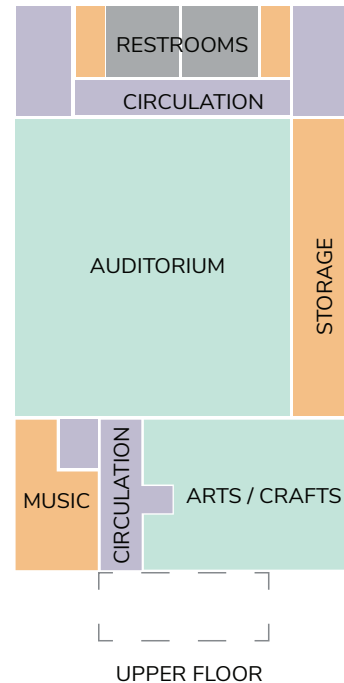
Community Center staff FTE: 5
 Community Center Part Time staff: 8
 Volunteer Staff: Varies

NEEDS ASSESSMENT

The Community Center has multiple accessibility issues and is not adequately sized for the programs and population served. Because of the construction type, it is possible to renovate and reconfigure to address some of these issues, but without building footprint expansion, the building will be limited in its ability to serve its current administrative and program requirements and will not be able serve future needs as the community grows.

BUILDING DEFICIENCIES / NEEDS

- Additional office space needed.
- No private staff areas away from public areas. Offices are immediately adjacent to public areas causing frequent interruption and lack of privacy.
- Need conference / meeting rooms.
- No on-site outdoor recreation areas.
- Event space is only able to be used when staff are present. (Cannot currently be rented out without staff supervision due to security issues).
- No breakroom for staff.
- Bathrooms and stairs not in compliance with current code / ADA guidelines.
- No secure parking.
- Inadequate storage space.
- Low visibility to street.
- Many areas of the interior are in need of repairs and upgrades, such as the community kitchen.



PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY COMMUNITY CENTER

PROGRAM ANALYSIS

The current Community Center has a gross net area of approximately 8,750 sf. The required floor area with all program differences accounted for is approximately 12,150 sf, which is an additional 3,400 sf of floor area required to meet current needs. The 10-year growth projection based on adjusted program floor area is approximately 15,000 sf which is an additional 6,350 sf more than the current building size.

Sandy Community Center									
	Current Program			With Current Needs			10-Year Projection (28% Growth)		
	Current FTE		5	Current FTE Needs		8	Projected FTE		10
Room / Space	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)
Auditorium	1935	1	1,935	1935	1	1,935	2,420	1	2,420
Restrooms	117.5	4	470	150	4	600	150	5	750
Dedicated Storage	900	varies (1)	900	1900	varies (1)	1,900	2,375	varies (1)	2,375
Game Room	860	1	860	860	1	860	1,075	1	1075
Community Dining Area	1660	1	1,660	1660	1	1,660	2,075	1	2,075
Community Kitchen	385	1	385	585	1	585	700	1	700
Offices / Shared Workspace	118.5	4	475	120	8	960	120	10	1,200
Reception	100	1	100	120	1	120	120	1	120
Music	200	1	200	200	1	200	250	1	250
Arts / Crafts	745	1	745	745	1	745	900	1	900
Staff Break	-	0	0	200	1	200	250	1	250
Conference	-	0	0	180	2	360	varies	3	450
	Total Net Area		7,730	Total Net Area		10,125	Total Net Area		12,565
	Grossing Factor		11.45%	Grossing Factor		20 %	Grossing Factor		20%
	Department Area		8,615	Department Area		12,150	Department Area		15,078
	Industrial Standard		20 %						

* Secure Parking Area for Community Center buses / vans should also be factored into future building program needs.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY COMMUNITY CENTER

DESIGN STRATEGIES / OPTIONS

1) Renovate existing building to address current accessibility and accessibility issues.

Probable cost range: Cost range will vary greatly depending on extent of renovation. It is worth noting that renovations can be phased to spread economic and political impacts over a period time.

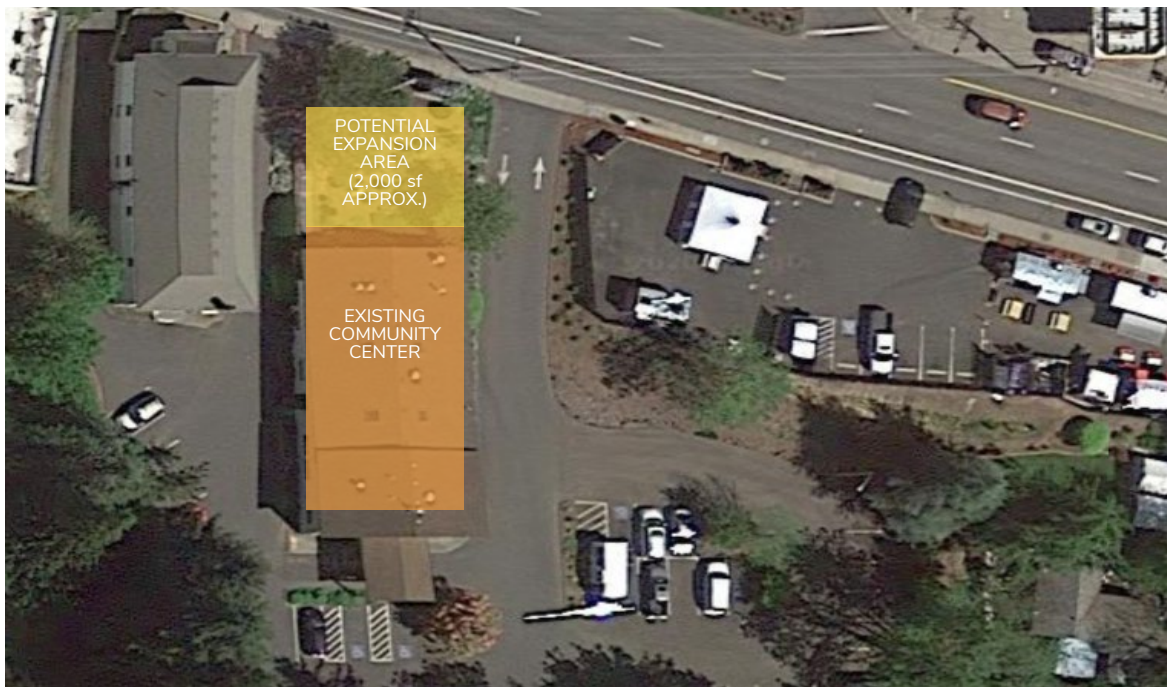
Probable Project Cost: A comprehensive project cost might vary from \$50/sf to as high as \$250/sf, depending on scope of modifications.

2) Relocate the Community Center staff and programs to another location better suited and sized for the program provided and repurpose the building for another City function, or sell the property for private commercial use or development. Options for alternate city functions would be: Community Development Departments (Economic, Planning and Building Departments) or SandyNet administration.

Probable cost range for moving to an existing building could range from \$50 to over \$150 per sf depending on modification requirements of new locations. This would not include new property purchase costs, lease costs, or moving costs.

3) The site is large enough to allow for a moderate expansion or a possible multi-story replacement to be constructed. Both options could allow the current program to remain in operation with proper planning. The viability of expansion or replacement is impacted by reduction in parking and limitations with site circulation due to steep site topography.

Probable Project Cost:
Addition and new construction: \$375/sf to \$450/sf



An example of Option 3, the Community Center could create a new expansion to the North, creating greater visibility from the street.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY POLICE DEPARTMENT

BUILDING AREA:

Existing Total Area: 8,560 sf gross
 Estimated Circulation Area: 2,142 sf
 Percentage of circulation to total: 25%

CURRENT STAFFING:

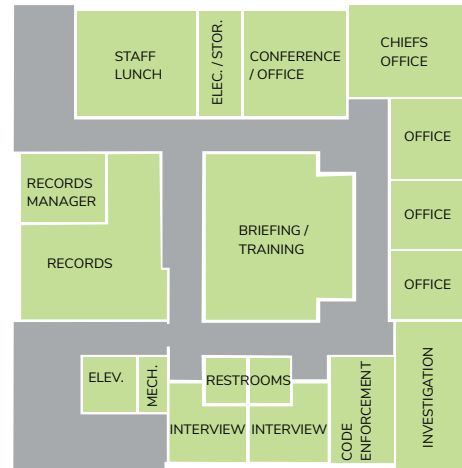
Police Dept. staff FTE: Not Determined
 Anticipated growth in 5 years: +4 FTE

NEEDS ASSESSMENT

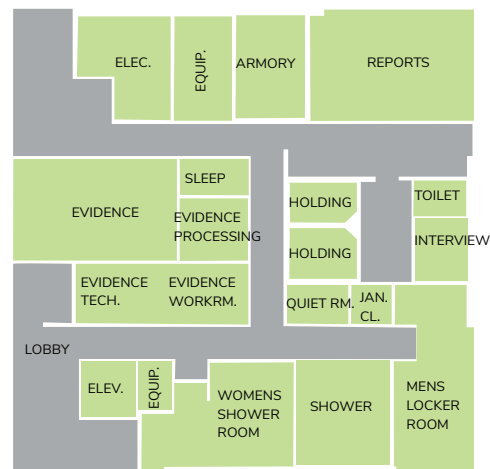
The Police Station was constructed in 2012 and per interviews is meeting the requirements of the department. As the community grows and law enforcement needs and requirements change, there may be a need for expansion of services resulting in increased FTE and program space. The City and Police Department have been viewing the adjacent property, currently occupied by a dental office, as a potential option for expansion.

BUILDING DEFICIENCIES / NEEDS

- Secure storage area is off-site at Transportation and Public Works.
- Briefing and training area is considered at capacity and in need of enlargement.
- Secured parking is limited and needs additional area.
- Reports area is at capacity.
- Police Department hopes to acquire land adjacent to premises as available in future for additional parking, storage and expansion.



UPPER FLOOR



LOWER FLOOR

Sandy Police Department

Room / Space	Current Program			With Current Needs			10-Year Projection (28% Growth)		
	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)
Public Lobby	452	1	452	452	1	452	452	1	452
Staff Lunch	245	1	245	245	1	245	300	1	300
Storage (on-site)	119	1	119	119	1	119	150	1	150
Offices	varies	5	763	varies	5	763	120	8	960
Investigation	238	1	238	238	1	238	290	1	290
Code Enforcement	148	1	148	148	1	148	185	1	185
Interview	247	1	247	247	1	247	250	1	250
Restrooms	varies	3	96	varies	3	96	40	4	160
Sleep	50	1	50	50	1	50	50	2	100
Elevator	110	1	110	110	1	110	110	1	110
Elevator Mech	32	1	32	32	1	32	32	1	32
Mech	24	1	24	24	1	24	24	1	24
Electrical	160	1	160	160	1	160	200	1	200
Records	260	1	260	260	1	260	325	1	325
Records Manager	108	1	108	108	1	108	120	1	120
Records Files	68	1	68	68	1	68	85	1	85
Briefing / Training	414	1	414	914	1	914	1,142	1	1,142
Armory	137	1	137	137	1	137	172	1	172
Equipment Storage	118	1	118	118	1	118	150	1	150
Reports	358	1	358	478	1	478	600	1	600
Evidence	304	1	304	304	1	304	380	1	380
Evidence Processing	85	1	85	85	1	85	105	1	105
Evidence Tech	84	1	84	84	1	84	105	1	105
Evidence Workroom	114	1	114	114	1	114	140	1	140
Womens Lockers	242	1	242	242	1	242	302	1	302
Mens Lockers	478	1	478	478	1	478	600	1	600
Janitor Closet	32	1	32	32	1	32	40	1	40
Holding Cells	60	2	120	60	2	120	60	3	180
Quiet Room	48	1	48	48	1	48	50	1	50
Storage Lockers	82	1	82	82	1	82	100	1	100
Shop	-	-	0	500	1	500	500	1	500
	Total Net Area		5,736	Total Net Area		6,856	Total Net Area		8,309
	Grossing Factor		29.8%	Grossing Factor		20 %	Grossing Factor		20%
	Department Area		7,445	Department Area		8,227	Department Area		9,971
	Industrial Standard		20 %						

* Secure Offsite Storage - see Transit Operations and Public Works space planning / programming assessment

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY POLICE DEPARTMENT

PROGRAM ANALYSIS

The current Police Station has a gross net area of approximately 8,200 sf. Per interviews, the building is currently serving the needs of the department, with some noted exceptions. The Police Department anticipates the need for additional area in their training / briefing room to accommodate larger groups. The "Reports" area is also in need of more area. Additionally, the Police Department would like to acquire area for a shop. These items have been added to the current needs area of the program.

One area of the Police Department's program that is not represented in the current program is the off-site storage area which is now at the Transit and Public Works site in one of the Public Works Buildings. This area is currently reducing part of the storage capacity for other Public Works storage needs.

As part of the Public Works and Transit Operations master plan, the Police Department off-site storage area was scheduled to have its own separate building in the future. This building would likely reduce the pressure on Public Works' storage, and provide an opportunity to create a shop area (although not on-site) for the Police Department. More information on this building is given in the Public Works and Transit Operations Programming Assessment in this report.

DESIGN STRATEGIES / OPTIONS

1) Purchase the property to the east of the current station, expand parking, and construct an annex building serving the existing Police Station or repurpose the existing building to the north for police use.

Probable Project Cost: New Building \$350/sf to \$450/sf (\$626,850 - \$805,950) depending on program requirements, building size and number of stories. If repurposing the existing building, probable cost would be \$50/sf to \$150/sf (\$89,550 to \$268,650) depending on required modifications. These probable costs do not include property acquisition.

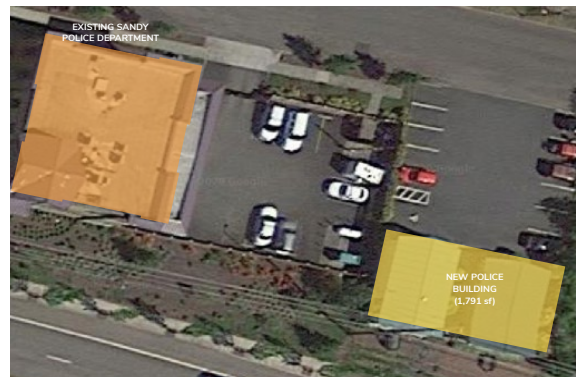
2) Build an addition in the location of the existing secure parking yard. This addition would include

secure ground floor parking and exterior storage to the equivalent of the current parking yard.

Probable Project Cost: \$400/sf to \$450/sf (\$716,400 - \$805,950) - Based on Area Deficiencies
(\$ 3,988,400 - \$4,486,950) - Based on 10-year Total Program

3) Build a satellite station strategically located to better serve remote locations of the community and jurisdiction. Location would depend on future growth patterns and service requirements.

Probable cost: \$350/sf to \$450/sf depending on program requirements, building size, number of stories, and site development requirements. These probable cost do not include property acquisition.



An example of design Option 1, the adjacent property to the east is acquired for expansion with a separate new building.



An example of design Option 2, the existing building is expanded to the east with covered parking on the ground floor.

PROGRAMMING ASSESSMENT & SPACE PLANNING - SANDY PUBLIC WORKS & TRANSIT

BUILDING AREA:

Existing Total Building Area: 19,196 sf gross

CURRENT STAFFING:

Current Public Works: FTE: 10.2, +2 seasonal temp.

Current Transit Ops FTE: 22.8 + 3 PTE

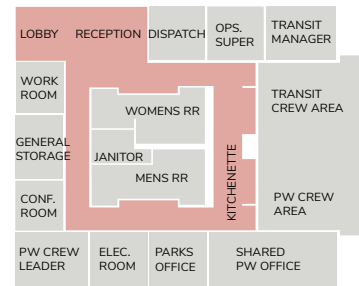
ANTICIPATED GROWTH:

Anticipated Public Works growth in 5 years: +2 FTE

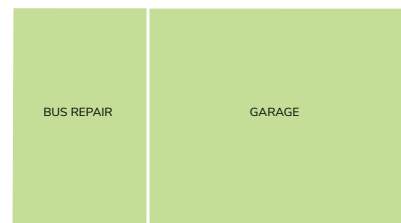
Anticipated Transit Ops growth in 5 years + 4 FTE

BUILDING DEFICIENCIES / NEEDS

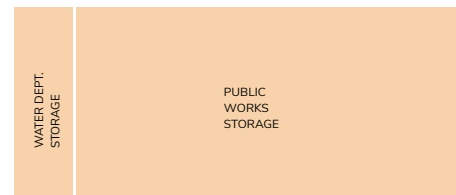
- Former conference / meeting room has been repurposed as an office for Transit. Meeting space reduced.
- Additional public and private restrooms needed to accommodate heavy peak-time occupancy during morning check-in, and for public Park and Ride accommodation for Mt. Hood service. Public restroom areas need separation from private / secure areas. Alternatively, Park and Ride Service for Mt. Hood Buses could be relocated to an area downtown to reduce parking and restroom demand.
- 1 additional office needed for Transit Operations.
- 1 additional office needed for Public Works.
- Large classroom / training / conference area needed for up to 40 people.
- Covered area for wet spoils — estimated need of 2500 sf.
- Additional 6 bays of covered bus storage.
- Additional covered equipment storage areas.
- Separate breakroom areas needed for both Public Works and Transit Operations.
- Public Works needs a separate mudroom area with washer, dryer, lockers, and changing room.
- Public Works needs a work area with several workstation areas for field staff.



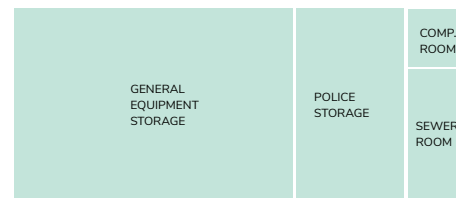
ADMIN. / OPERATIONS BUILDING



TRANSIT BUILDING #1



PW BUILDING #2



PW BUILDING #3



WASH STATION

SANDY PUBLIC WORKS AND TRANSIT OPERATIONS FACILITY - ADMIN BUILDING									
	Current Program			With Current Needs			10-Year Projection (25% Growth)		
	Current FTE		5	FTE Needs		7	Projected FTE		9
Room / Space	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)	Area (sf)	Quantity	Total Area (sf)
Lobby	162	1	162	162	1	162	162	1	162
Reception	122	1	122	122	1	122	122	1	122
Transit Offices	varies	4	528	varies	6	828	120	8	960
Transit Crew Area	412	1	412	412	1	412	515	1	515
PW Crew Area	412	1	412	412	1	412	515	1	515
Public Works Office	288	1	288	288	1	288	360	1	360
Parks Office	130	1	130	130	1	130	130	1	130
Electrical	130	1	130	130	1	130	162	1	162
PW Crew Leader	160	1	160	160	1	160	160	1	160
Kitchenette	75	1	75	75	1	75	-	-	-
Conference	135	1	135	135	1	135	169	1	169
Work Room	104	1	104	150	1	150	188	1	188
Janitor	72	1	72	72	1	72	72	1	72
Womens RR	225	1	225	475	1	475	590	1	590
Mens RR	214	1	214	464	1	464	580	1	580
Storage	67	1	67	67	1	67	85	1	85
Lockers	32	1	32	32	1	32	50	1	50
Transit Ops Break RM	-	-	-	240	1	240	300	1	300
Public Works Break RM	-	-	-	240	1	240	300	1	300
Public Works Mudroom / Lockers	-	-	-	500	1	500	625	1	625
Multipurpose Classroom	-	-	-	1200	1	1,200	1500	1	1500
Training / Classroom Office	-	-	-	120	1	120	150	1	150
Public Works W/D + Drying Room	-	-	-	300	1	300	375	1	375
	Total Net Area		3,268	Total Net Area		6,714	Total Net Area		8,070
	Grossing Factor		24.4 %	Grossing Factor		20 %	Grossing Factor		20 %
	Department Area		4,065	Department Area		8,057	Department Area		9,684
	Industrial Standard		20 %						

**SANDY PUBLIC WORKS AND TRANSIT
OPERATIONS FACILITY
TRANSIT BUILDING #1**

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Bus Maintenance / Repair	1,380 sf		1,380 sf
Covered Bus Parking	2,740 sf		2,740 sf
Addition to Transit #1 (Bus Barn)	3,845 sf		3,845 sf
Addition to Transit #1 (Van Barn)	2,133 sf		2,133 sf
Future Bus Storage	0		3,845 sf
Future Bus Maintenance Bays (1) w/ mech. pit (1) standard	0		2,760 sf
Total sf:	10,098 sf (net)		16,703 sf (net)

PUBLIC WORKS BUILDING #2

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Water Dept. Storage	550 sf		550 sf
Public Works Storage	3,610 sf		3,610 sf
Total sf:	4,160 sf (net)		4,160 sf (net)

PUBLIC WORKS BUILDING #3

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Grader	570 sf		570 sf
Gen. Equipment Storage	1,015 sf		1,015 sf
Parks Storage	1,015 sf		1,015 sf
Police Storage	1,000 sf		1,000 sf
Sewer Room	335 sf		335 sf
Toilet	40 sf		40 sf
Compressor Room	160 sf		160 sf
Total sf:	4,135 sf (net)		4,135 sf (net)

TRANSIT WASH

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Transit Wash Station	1,386 sf		1,386 sf
Total sf:			1,386 sf

(FUTURE) PUBLIC WORKS BUILDING #1

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Equipment Storage	0 sf		2,816 sf
Total sf:	0 sf		2,816 sf

(FUTURE) PUBLIC WORKS BUILDING #4

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Equipment Storage	0 sf		4,320 sf
Total sf:	0 sf		4,320 sf

(FUTURE) COVERED WET SPOILS AREA

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Covered Wet Spoils Area	0 sf		2,500 sf
Total sf:	0 sf		2,500 sf

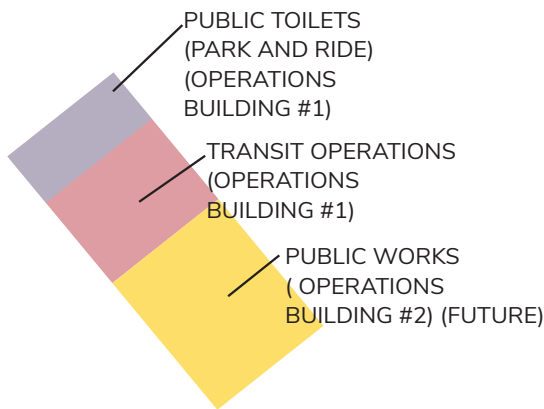
(FUTURE) MISC. STORAGE, SIGNS, POLICE STORAGE, AND FUEL STATION AREA

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Misc storage	0 sf		6,240 sf
Fueling Station	0 sf		1,320 sf
Total sf:	0 sf		7,560 sf

(FUTURE) VEHICLE MAINTENANCE / BUS STORAGE

FUNCTION	CURRENT PROGRAM	CURRENT NEED	10-YEAR PROGRAM
Future Bus Storage	0 sf		3,845 sf
Future Bus Maintenance Bays (1) w/ mech. pit (1) standard	0 sf		2,760 sf
Total sf:	0 sf		6,605 sf

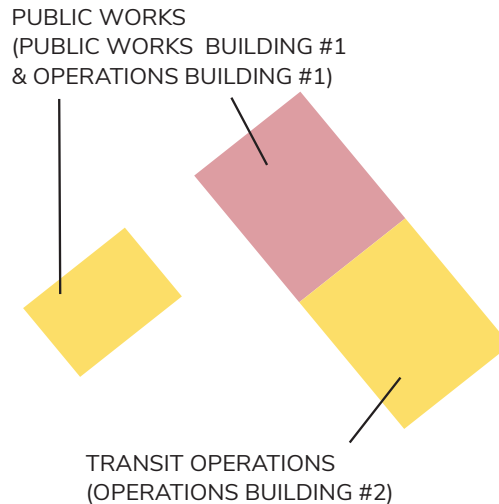




FUTURE TRANSIT / PUBLIC WORKS ORGANIZATION OPTION A

Option A Scenario:

With the construction of a new facility (Operations Building #2), Public Works would move into the new building and Transit Operations would expand its program into the existing building with some remodeling to the existing facilities to accommodate the new program. Changes to the existing building would include additional public restrooms near the front entry of the building to accommodate Park and Ride visitors, and to separate public functions from secure areas. Showers in existing restrooms could be converted to additional toilets to accommodate the high volume during morning and evening check-in / check-out times. The program for the new Public Works building (Operations Building #2), would house a large classroom / training space which would be shared by both departments as needed, whereas the other functions of the building would be primarily for Public Works, including office areas, mudroom, showers, lockers, toilets, laundry room, breakroom, and workspace areas.



FUTURE TRANSIT / PUBLIC WORKS ORGANIZATION OPTION B

Option B Scenario:

Park and Ride services for Transit would be relocated to an area in or near downtown which would relieve the pressure on parking and public restroom use in the Transit Operations and Public Works facility. As parking is currently already seeing full capacity regularly with Park and Ride, this option would help alleviate the need for more parking for current and future staff.

A new building (Operations Building #2), would house Transit Operations' current program with expanded offices, breakroom, toilets, and a shared classroom / training area.

This would allow Public Works Admin to expand in the existing Operations #1 building with little remodeling. Public Works building #1 (future) would provide space to accommodate a mudroom, with laundry facilities for the field staff.