HAPPY VALLEY, OR
EST. 1965

HAPPY VALLEY PUBLIC WORKS COMPLEX MASTER PLAN

DATE: 05.02.25

PREPARED BY:

Scott
Edwards
Architecture

CONTENTS

Scott
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Architecture

PROJECT TEAM

Happy Valley Public Works:
Chris Randall - Public Works Director
Ben Bryant - Assistant City Manager

Scott Edwards Architecture:
Brandon Dole - Project Manager
Eddie Rivas - Project Architect

3J Consulting:
Brian Feeney - Principal Engineer
Brian O'Rourke - Project Manager

EXECUTIVE SUMMARY

A. Introduction

This feasibility study evaluates the proposed site for relocating the Happy Valley Public Works Department.

B. Goals

The primary goal is intended to evaluate and test fit the Public Works on the industrial site located at SE Armstrong Cir and State Hwy 212 and assist in understanding the regulatory requirements for the potential development of the property. And to provide guidance of a sustainable approach to a new modern facility that focuses on energy conservation and alternate energy options.

C. City Requirements

SEA has done preliminary research to understand any zoning challenges the site might face. The Industrial Campus development standards will govern and these can be found in the Zoning section of this document.

SEA worked closely with the Public Works group and civil engineering consultant, meeting at regular intervals of one or two weeks. Together the team worked through the program confirmation and site layouts. SEA presented 3 site layout options to city council for review as shown on the following pages.

Options 2 ~~and 3~~ were the preferred options which placed the Public Works site in a north-south orientation ~~in option 2 and west-east orientation in option 3. Both options offer two access points and site circulation with no turnaround~~.

D. Civil Engineering Review

Happy Valley follows the Water Environment Services (WES) Stormwater Standards for Clackamas County. The site proposes more than 5,000 sf of new/replaced impervious surface area and therefore is required to meet the standards for all newly proposed and replaced impervious surface areas within the project boundary.

Water Quality Performance Standard:
Treat 80% of the average annual runoff volume, to the maximum extent practicable with the goal of 80% total suspended solids (TSS) removal.

The project proposes to have each individual lot handle their own stormwater on-site at the time of development. A 5,600 sf rain garden with a depth of 16" is proposed to mitigate runoff from the proposed public road only. The rain garden was sized assuming near zero infiltration due to the Group C soils present on the site.

Water, storm and sewer main extensions will be required to provide services for the proposed site. The extension will start along SE Armstrong Court, at the eastern end of the Sunrise Water Authority development, continue west to the proposed public road, and extend north through the proposed north-south public road. The extensions will be approximately 1,500 ft each.

A proposed north-south public road is proposed to access the site and will include 3/4-street improvements, including a separated sidewalk along the east side, following City of Happy Valley design standards.

Approximately 0.25 ac of contaminated soils were identified on the SE portion of the site. Special handling and disposal of contaminated soils will likely be required due to elevated levels of lead and benzo(a)pyrene.

An approximately 0.08 ac wetland was identified on the SW corner of the site. The wetland is subject to the permit requirements of the state Removal-Fill Law. under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

E. Results of Analysis

The building programs summarized on pages 12-15 of this report can be accommodated on this site and sufficiently allow for growth as planned. This includes the following features:

1. Separate and clearly identified areas for staff and visitor parking as programmed.
2. 2-story pre-engineered metal office building accommodating all office and facility type functions shared between departments on each floor with proper security separation between PW & Public areas as needed for functional requirements.
3. Public works site facilities for materials and equipment included.
4. Vehicle maintenance facilities and storage for vehicles on site.
5. Wash down areas for Public Works equipment and vehicles.

The preferred site plan options illustrate these proposed layout and vehicle flow patterns.

Further study could be considered for the following:

1. Geotechnical investigations.
2. Civil storm water accommodations.
3. More detailed layouts of site and building planning.
4. Detailed layouts of warehouse and maintenance facilities.

EXISTING CONDITIONS

ADMINISTRATION BUILDING - 1,100SF
- Offices - director's w/printer, two workstation room w/ printer, admin w/ eight workstations, storage cabinet, standing only hallway meeting areas
- Restroom off hallway
- Kitchenette w/ sink, dish washer, microwave, cabinetry, refrigerator, coffee maker
- Locker room (approx. 15 units) w/ city server, clothes rack

- Visitor parking front of bldg. Three spaces
- Bbq area in back of bldg.

MATERIAL STORAGE YARD - 900 SF

DECANT / DRYING AREA - 1,300 SF
- Space to allow time for water/fluids to leach out of dirt/ gravel prior to further disposal options

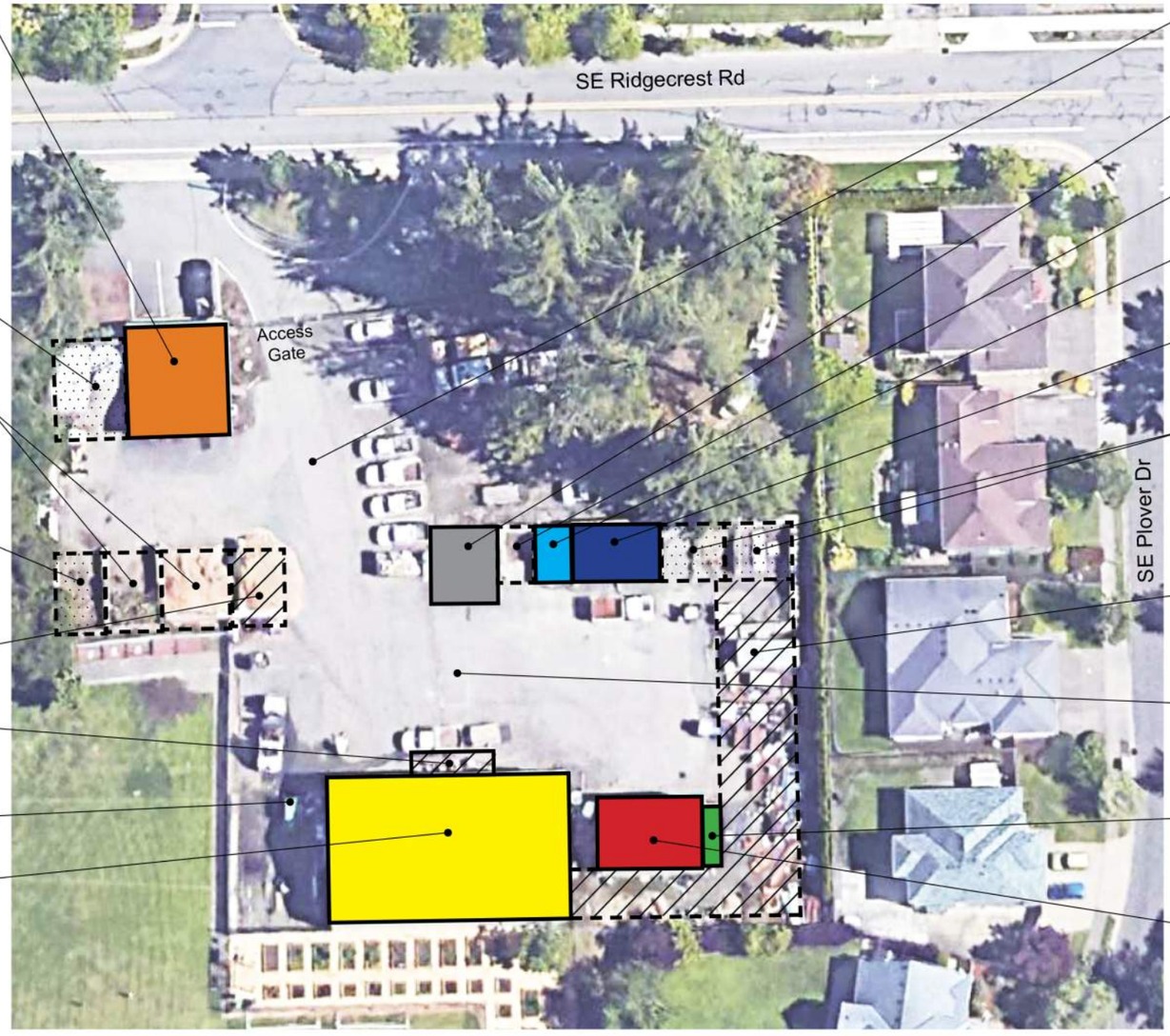
MATERIAL STORAGE YARD - 500 SF

EQUIPMENT STORAGE YARD - 400 SF
- Loader/truck equipment - plows

EQUIPMENT STORAGE YARD - 150 SF
- Road signage equipment, pellets, wheelbarrow

POWER GENERATOR
- Lot size approx 1,700 SF

STORAGE BUILDING - 4,200 SF
- Two vehicle bays, one oversized
- Shelves/racks along perimeter for tools, equipment & materials
- Loft area w/ additional shelves for storage
- Lockers & workbench
- Enclosed area for larger field equipment



EMPLOYEE PARKING & CIRCULATION
- 8 standard parking spaces, some tandem spaces
- Lot size approx. 5,000 SF, includes maneuvering room

FUELING AREA
- Dual gasoline & diesel tank - 650 SF pad

MATERIAL STORAGE YARD - 250 SF

MAG. CHLORIDE TANK - 250 SF

COVERED MATERIAL STORAGE - 600 SF

MATERIAL STORAGE YARD - 900 SF
- 2 bays

EQUIPMENT STORAGE YARD - 4,500 SF
- Various equipment, forklifts, spreaders

WORK VEHICLE & EQUIPMENT CIRCULATION
- Lot size approx. 10,000 SF, includes maneuvering room
- Trailer staging area
- 2 larger parking spaces near generator

COVERED OPEN AIR STORAGE - 120 SF
- Bulk fluids, tires

FLEET MAINTENANCE BUILDING - 900SF
- Two vehicle work bays w/ lift
- Tool boxes, shelves/racks for parts & material storage along perimeter
- Clothes rack

Existing Public Works Facility

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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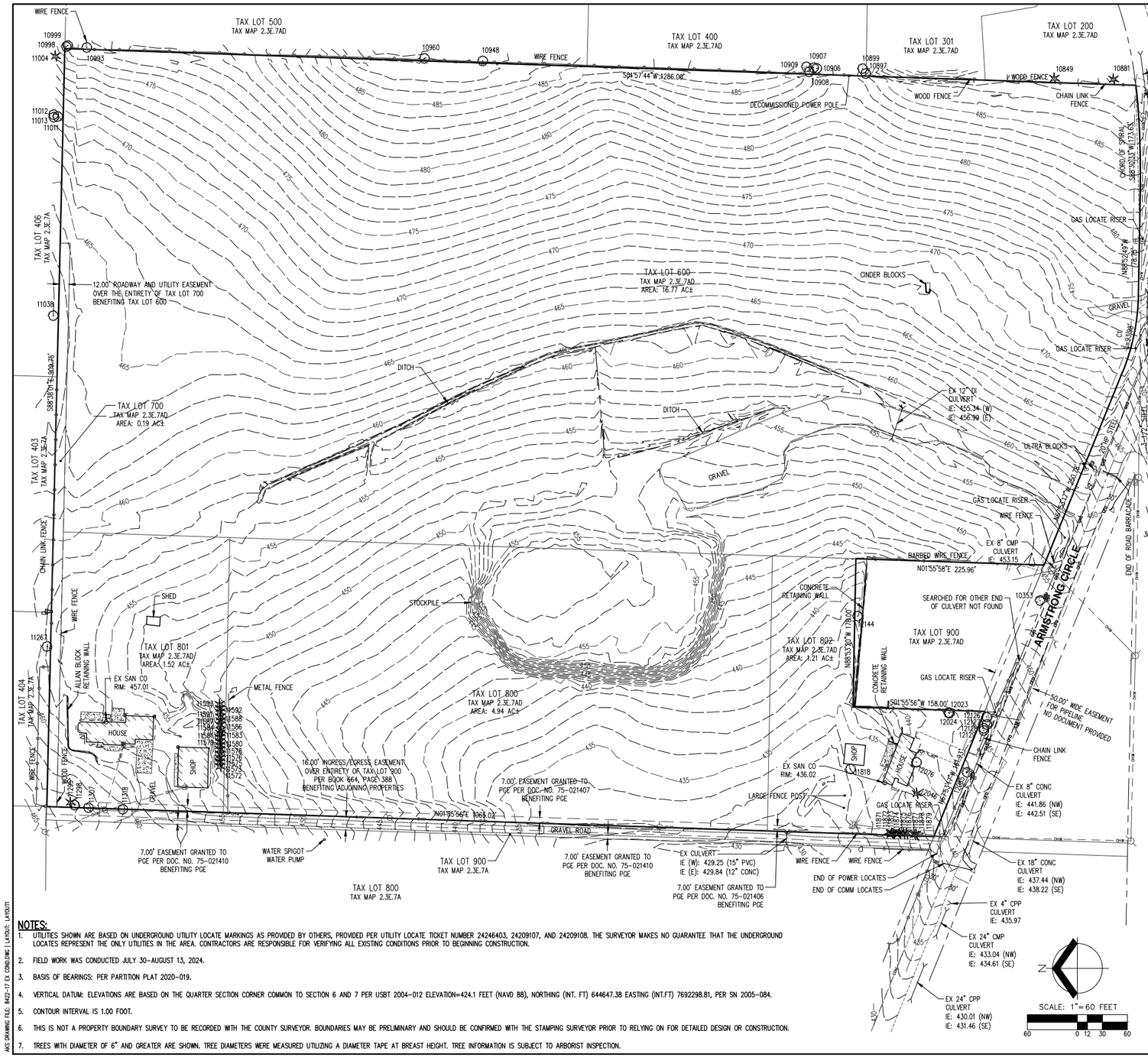

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	256.52'	20°59'32"	93.98'	N78°23'03"W 93.46'

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10353	DECIDUOUS	6,9,10
10849	CONIFEROUS	32
10881	CONIFEROUS	10
10897	DECIDUOUS	38
10899	DECIDUOUS	8
10906	DECIDUOUS	7,8,8
10907	DECIDUOUS	7,8,8
10908	DECIDUOUS	7
10909	DECIDUOUS	7,8
10948	DECIDUOUS	24
10960	DECIDUOUS	6,6,7
10993	DECIDUOUS	6
10998	DECIDUOUS	7
10999	DECIDUOUS	7
11004	CONIFEROUS	14
11011	DECIDUOUS	8
11012	DECIDUOUS	8
11013	DECIDUOUS	8
11038	DECIDUOUS	8,10
11267	DECIDUOUS	30
11295	CONIFEROUS	25
11298	DECIDUOUS	24
11307	DECIDUOUS	22,24
11318	DECIDUOUS	11,12
11572	CONIFEROUS	17
11573	CONIFEROUS	13
11575	CONIFEROUS	12
11576	CONIFEROUS	14
11578	CONIFEROUS	15
11579	CONIFEROUS	14

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11580	CONIFEROUS	11
11581	CONIFEROUS	15
11583	CONIFEROUS	13
11584	CONIFEROUS	11
11586	CONIFEROUS	9
11587	CONIFEROUS	9
11588	CONIFEROUS	10
11591	CONIFEROUS	12
11592	CONIFEROUS	11
11593	CONIFEROUS	10
11818	DECIDUOUS	7,11
11871	CONIFEROUS	6,6,7
11872	CONIFEROUS	6
11873	CONIFEROUS	6,6
11874	CONIFEROUS	6
11875	CONIFEROUS	6,7
11876	CONIFEROUS	6,7
11877	CONIFEROUS	6
11878	CONIFEROUS	7
11879	CONIFEROUS	6,6,8
12023	DECIDUOUS	8
12024	DECIDUOUS	6,6
12046	CONIFEROUS	22
12076	DECIDUOUS	9,9,9,10
12085	DECIDUOUS	6,6
12126	DECIDUOUS	7,8,8
12127	DECIDUOUS	6,11
12128	DECIDUOUS	6,6,7
12129	DECIDUOUS	6,6,7
12144	DECIDUOUS	6,6

LEGEND

EXISTING		EXISTING	
DECIDUOUS TREE	⊙	STORM DOWN SPOUT	⊗
CONIFEROUS TREE	✶	GUY WIRE ANCHOR	←
WATER METER	▭	UTILITY POLE	-○-
WATER VALVE	⋈	POWER JUNCTION BOX	[A]
SANITARY SEWER CLEAN OUT	○	COMMUNICATIONS VAULT	[C]
MAILBOX	MB	COMMUNICATIONS JUNCTION BOX	△

EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	PWR
OVERHEAD WIRE	OHW
COMMUNICATIONS LINE	COM
FIBER OPTIC LINE	OFO
GAS LINE	GAS

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 24246403, 24209107, AND 24209108. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED JULY 30–AUGUST 13, 2024.
3. BASIS OF BEARINGS: PER PARTITION PLAT 2020-019.
4. VERTICAL DATUM: ELEVATIONS ARE BASED ON THE QUARTER SECTION CORNER COMMON TO SECTION 6 AND 7 PER USBT 2004-012 ELEVATION=424.1 FEET (NAVD 88), NORTHING (INT. FT) 644647.38 EASTING (INT.FT) 7692298.81, PER SN 2005-084.
5. CONTOUR INTERVAL IS 1.00 FOOT.
6. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION.

AKS DRAWING FILE: 8422-17 EX CONDS.DWG | LAYOUT: LAYOUT1

AKS ENGINEERING & FORESTRY, LLC
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TUALATIN, OR 97062
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ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

17981 SE HWY 212

OREGON
CLACKAMAS COUNTY, TAX MAP 2.3E.7AD

HAPPY VALLEY
TAX LOTS 600,800,801, AND 802

EXISTING CONDITIONS PLAN

DESIGNED BY:
DRAWN BY: KB
MANAGED BY: MTB
CHECKED BY: MTB
DATE: 09/25/2024

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/24

REVISIONS

JOB NUMBER
8422-17

SHEET
01

Existing Conditions

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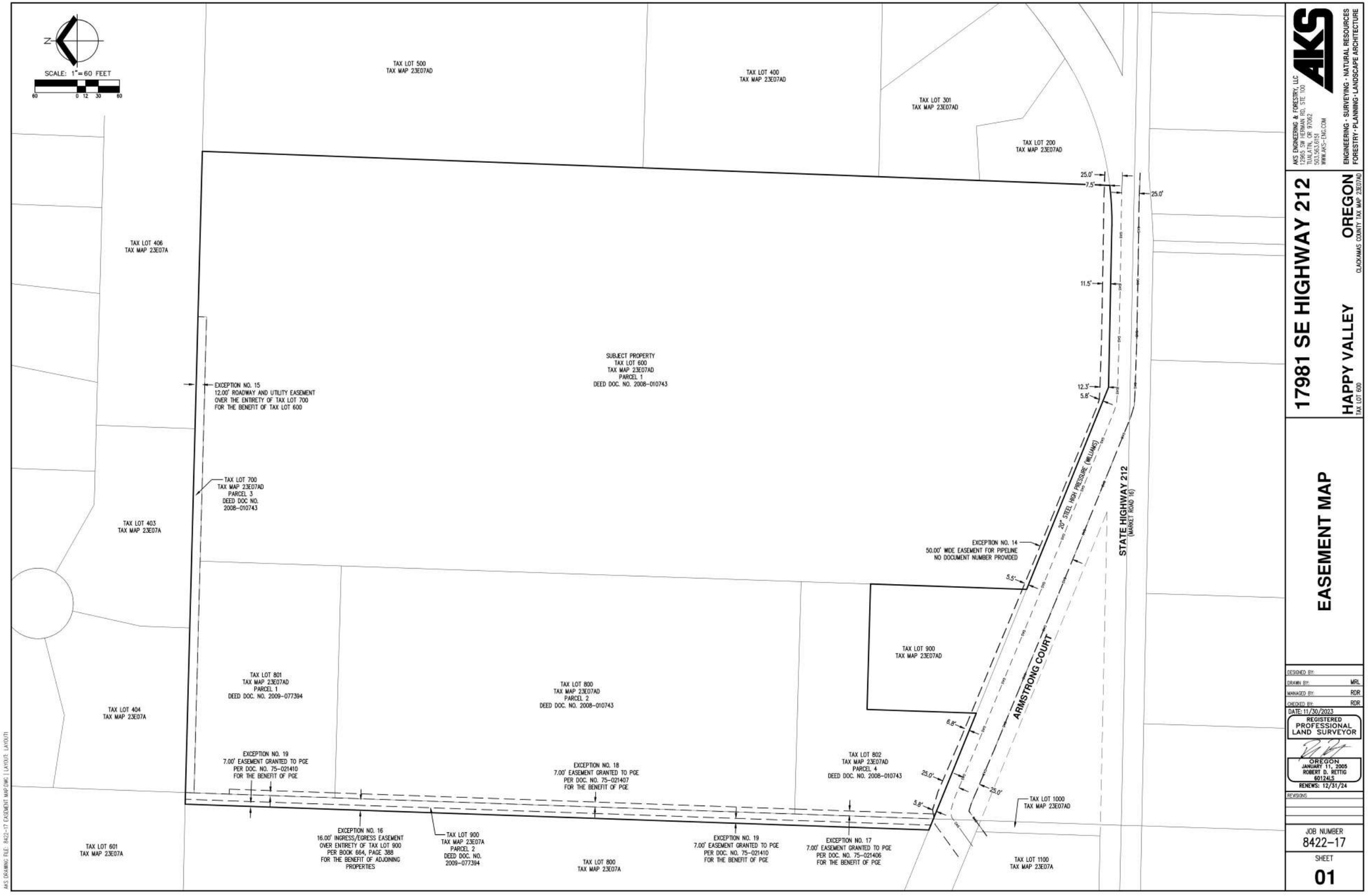

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17981 SE HIGHWAY 212

HAPPY VALLEY OREGON
TAX LOT 600 CLACKAMAS COUNTY TAX MAP 23E07AD

EASEMENT MAP

DESIGNED BY:
DRAWN BY: MRL
MANAGED BY: RDR
CHECKED BY: RDR
DATE: 11/30/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 11, 2005
ROBERT D. BETTIG
60124LS
RENEWS: 12/31/24

REVISIONS

JOB NUMBER
8422-17

SHEET
01

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Easement Map

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Site Context

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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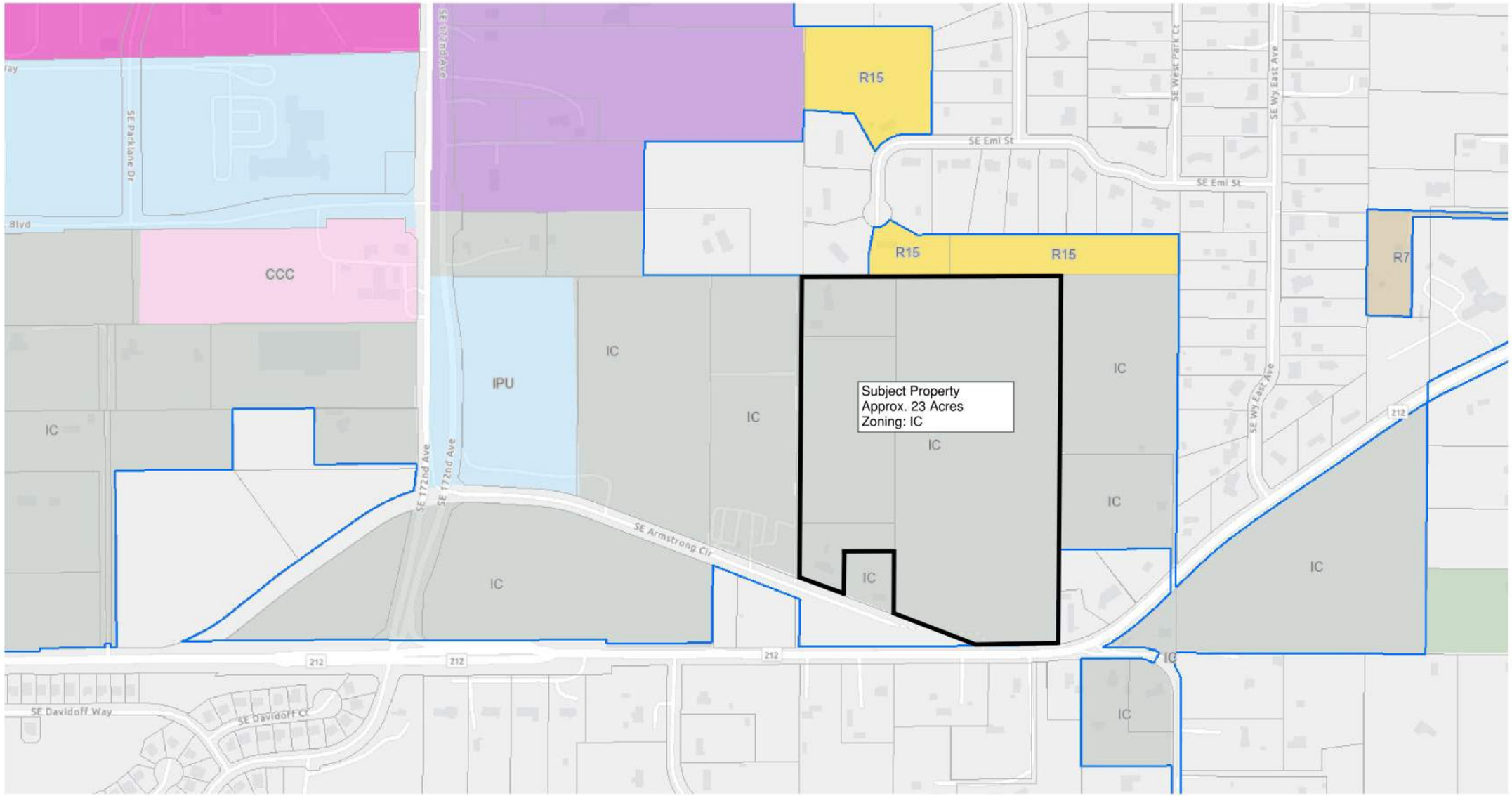

Zoning Map

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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16.25.010 Industrial districts.

E. Development Standards. The development standards in Table 16.25.010-2 apply to all uses, structures, buildings, and development within the EC and IC Districts.

Table 16.25.010-2 Development Standards for EC and IC Districts

Standard	EC	IC
Residential density (maximum)	NA	NA
Lot size (minimum)	None	None[1]
Lot width (minimum)	None	None
Lot depth (minimum)	None	None
Lot coverage, including all impervious surfaces (maximum)	85%	75%
Open space (minimum)	15%	15%
Landscaping (minimum)	The requirements of Chapter 16.42 apply, including the screening provisions of Section 16.42.060(G). In addition, the approval authority may require landscaping, fences, walls or other buffering that exceed the landscaping standards when it finds that more or different buffering is necessary to mitigate adverse noise, light, glare, and/or aesthetic impacts to adjacent properties	
Building setbacks (minimum): Front	10 ft.	10 ft.
Rear (abutting a nonresidential district) Rear (abutting a residential district) Side	10 ft. 20 ft. 0 ft./10 ft.[2]	20 ft. 20 ft./**50 ft.**[3] 0 ft./20 ft./**50 ft.**[2,3]
Building setbacks (maximum): Front Rear	 None None	 None None
Side	None	None
Building height (maximum)	45 ft.	45 ft.

NOTES:

[1] Lots or parcels larger than fifty (50) acres may be divided into smaller lots and parcels pursuant to a master plan approved by the City so long as the resulting division yields at least one lot or parcel of at least fifty (50) acres in size.

[2] The minimum required side and rear building setbacks shall be increased by one-half foot for each foot by which building height exceeds twenty (20) feet. Zero lot lines area allowed along interior side lot lines where both parcels are within the EC or IC zones subject to approval by the building official and Clackamas fire district.

[3] The minimum setback for buildings and outdoor storage or activities within the Rock Creek Employment Center is 50 ft. when abutting a residential zone. Within the 50 foot setback, parking and maneuvering of noncommercial vehicles may be allowed up to 20 feet from the property line.

16.25.010 Industrial districts.

F. Rock Creek Employment Center Subdistrict.

1. The boundaries of the Rock Creek Employment Center Subdistrict are shown on Figure 16.25.010-1.
2. Subarea A—Trip Limitation Requirement. The standards in this subsection apply to all development proposed within Subarea A identified on Figure 16.25.010-1.
   a. The cumulative total p.m. peak hour trips for the subarea shall not exceed two hundred seventeen (217) trips except as permitted by subsection (F)(3).
   b. Development applications within the subarea shall include a trip generation estimate demonstrating that proposed development will not cause the subarea to exceed two hundred seventeen (217) total cumulative p.m. peak hour trips.
   c. The trip limitation of two hundred seventeen (217) p.m. peak hour trips may be exceeded if an applicant can demonstrate that there are funded transportation projects in the area to accommodate the additional trips or if a subsequent traffic analysis shows that additional traffic will not have a significant effect on the transportation system.
3. Subarea B—Distribution Center and Warehouses. Distribution centers and warehouses are permitted as primary uses within the area identified as Subarea B on Figure 16.25.010-1 and are exempted from the provisions of Chapter 16.65 (Master Planned Developments) provided:
   a. At least eight percent but not more than forty (40) percent of the gross floor area square footage of the distribution center or warehouse facility is executive and/or administrative offices related to the operation of the distribution center or warehouse; or,
   b. The distribution center or warehouse is intended and designed to accommodate at least one employee per two thousand (2,000) square feet of gross floor area.

4. Development in the Industrial Campus (IC) District abutting a residential zone shall comply with the following within the setback along the adjoining property lines:

a. Installation of a minimum twelve (12) foot tall fully sight-obscured masonry wall.

b. Landscaping on the either side of the wall including:

- **i. A row of coniferous trees a minimum of six (6) feet in height planted on average thirty (30) feet on center; and**
- **ii. An evergreen hedge screen of forty-two (42) inches high or shrubs a minimum of two (2) feet in height spaced no more than four (4) feet apart on average; and**
- **iii. Ground cover plants, which includes grasses covering all landscaping areas. Mulch (as a ground cover) shall only be allowed underneath plants at full growth and within two feet of the base of a tree.**

c. The emission of air pollutants or odorous gasses and changes in temperature detectable by the human senses without the aid of instruments on adjacent residential property is prohibited. No maneuvering or parking of commercial vehicles is permitted within the minimum setback, except for the driveway access.

Figure 16.25.010-1 Rock Creek Employment Center Subdistrict

SPACE PROGRAMMING

HAPPY VALLEY PUBLIC WORKS & PARKS OPERATION FACILITY

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED OFFICE	OPEN OFFICE	SHARED OFFICE	NOTES	EMPLOYEE
Public Works Department - Administration Offices														
Administration														
Public Works Director/City Engineer	1	•		12	x	16	192	192	100				*Existing: large u-shape workstation, computer, printer, (2) chairs*	Chris Randall
Public Works Assistant	1	•		10	x	12	120	120	140				*Existing: (3) workstations, office server, shelves, map boards, large printer, drawing bins, chair storage, tv*	Sheri Bartholomew
Public Works Personnel	1	•		10	x	12	120	120						
Public Works Personnel	1	•		10	x	12	120	120						
Subtotal	**4**							**552**	240					
Public Works Department - Streets & Facilities Offices														
Future Division														
Supervisor	1	•		10	x	12	120	120						
Utility Workers	5		•	5	x	5	25	125						
Crew Room	1		•	15	x	15	225	225						
Future Division														
Supervisor	1	•		10	x	12	120	120						
Utility Workers	5		•	5	x	5	25	125						
Crew Room	1		•	15	x	15	225	225						
Streets Division									160				*Existing: 8 workstations, computers, phones, storage cabinet*	
Supervisor	1	•		10	x	12	120	120						
Street Sweeper	1		•	5	x	5	25	25						Jose Herrera
Utility Workers	6		•	5	x	5	25	150						Gregg, Daniel, Shayne, Marco, Karee, Jack
Crew Room	1		•	15	x	15	225	225						
Facilities Maintenance Division														
Facilities Maintenance Technician	1		•	10	x	12	120	120						Joe Rickard
Utility Workers	1		•	5	x	5	25	25						
Subtotal	**9**							**665**						
Public Works Department - Parks Maintenance														
Parks Maintenance														
Supervisor	1	•		10	x	12	120	120						Chris Sliwka
Maintenance Staff	9		•	5	x	5	25	225						
Seasonal Maintenance	8		•	-	x	-	-	-						
Crew Room	1		•	15	x	15	225	225						
Facilities														
Staff	1		•	5	x	5	25	25						-
Subtotal	**1**							**595**	**1100 SF**				*Existing: 3 office areas, kitchenette, locker room, restroom, storage, circulation*	
Total Employess (FT & Seasonal)	**14**							**1,337**						

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Office Support Spaces

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED OFFICE	OPEN OFFICE	SHARED OFFICE	NOTES	EMPLOYEE
Entry Vestibule	1	•		10	x	10	100	100						
Lobby / Waiting Area	1	•		20	x	15	300	300						
Reception Counter	1	•		10	x	15	150	150						
Conference Room (small)	2	•		16	x	19	300	600	30		•		**4 - 6 people** *Existing: hallway standing room only w/ white board*	
Conference Room (medium)	1	•		16	x	25	400	400						
Conference Room (large)	1	•		20	x	30	600	600					15 - 25 people	
Copy/Workroom	2	•		10	x	10	100	200						
Lunch Room/Break Room, Kitchenette	1	•		30	x	50	1,500	1,500	120				*Existing* ***kitchenette:*** *sink, dishwasher, trash bin, fridge, 9' counter w/ uppers/lowers, coffee mkr, micro, no seating*	
Mud Room w/ Wash-down Area	2	•		10	x	15	150	300						
Laundry Room	1	•		10	x	10	100	100						
Dry Room	1	•		10	x	16	160	160						
Locker Area	1	•		30	x	40	1,200	1,200	70				*Existing: 16 sm lockers, 1 lg locker unit, minimal aisle clearance, city server, clothes rack, storage above lockers*	
Lav Area	1	•		15	x	20	300	300						
Water Closets	6	•		9	x	10	90	540						
Unisex Restroom - Private	3	•		9	x	10	90	270						
Unisex Restroom - Public	1	•		9	x	10	90	90	70				*Off hallway*	
Shower Rooms	4	•		15	x	10	150	600						
Changing Rooms	4	•		15	x	10	150	600						
Storage: Office Supply	3	•		6	x	8	48	144						
Storage: Files	1	•		10	x	10	100	100						
Storage: Conference Room	2	•		2	x	10	20	40						
General Storage	1	•		10	x	10	100	100	50				*Existing: storage locker, other*	
Emergency Sleeping Rooms (Storage)	4	•		8	x	10	80	320						
Emergency Management Office	1	•		10	x	10	100	100						
Storage: Emergency Management	1	•		20	x	15	300	300						
Storage: Archive (finance storage)	4	•		12	x	25	300	1,200						
Storage: Record Drawing Library, Plotter	1	•		10	x	16	160	160						
Janitor Closet	2	•		10	x	10	100	200						
SCADA / Radio Closet	1	•		8	x	10	80	80						
Covered Patio	1		•	10	x	20	200	200						
Server Room / Telecom Closet	1	•		10	x	15	150	150					**verify ventilation requirments w/ owner**	
Office Support Spaces Subtotal								**11,104**					*(included in office subtotal above - 1,100SF)*	

Warehouse & Shop Spaces

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED	OPEN	SHARED	NOTES	EMPLOYEE
Fleet Service Heavy Equipment Mechanic	1	•		10	x	10	100	100						Mike Dale
Mechanic Service Area	2		•	10	x	10	100	200					**wet clothing area, work station only**	
Fleet Service Counter	1		•	15	x	15	225	225					**delivery storage area**	
Fleet Vehicle Repair Bays, Carport	1	•		60	x	80	4,800	4,800	700				*Existing: x2 repair bays w/ in-place lift, pull-in only, misc part/tool storage along walls, metal shelf units along wall, tool carts, white board, misc shop equipment, coat rack*	
Fleet Storage: Small-Med. Vehicle Equip. Parts	1	•		12	x	20	240	240	100				*Existing: small part drawers/shelves, open shelf parts, boxed parts*	
Fleet Storage: Large Vehicle Equipment Parts	1	•		20	x	20	400	400						
Fleet Storage: Fleet Waste Chemical	1	•		10	x	10	100	100					**include conveyance systems to service bays**	

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Fleet Storage: Fleet Chemical	1	•		10	x	10	100	100	120	•			*Existing: Outdoor covered area for chem storage/waste drums*
Fleet Storage: Fleet Tools	1		•	15	x	15	225	225	100				*Existing: misc tools stored in carts, tools hung on walls,*
Fleet Storage: Fabrication Area	1		•	15	x	15	225	225					
Fleet Storage: Fabrication Area	1		•	6	x	9	54	54					
Unisex Restroom	1	•		12	x	10	120	120					
Sign Shop	1	•		20	x	20	400	400					
Vehicle Staging Area	1		•	12	x	20	240	240					
Paint Shop	1	•		20	x	20	400	400					**provide ventilation**
Wood Shop	1	•		20	x	20	400	400					**provide ventilation**
Machine & Welding Shop	1	•		20	x	20	400	400					**provide ventilation**
Server Room / Telecom Closet	1	•		8	x	10	80	80					**verify ventilation requirments w/ owner**
Storage: Park Tools	1		•	20	x	50	1,000	1,000					
Storage: Parks Equipment & Materials	1		•	20	x	50	1,000	1,000	3,600				*Existing: x2 bays (1 sm, 1 lg), open shelf storage along walls, loft space for additional open, 7 lockers , work table, wall mounted equipment*
Storage:	1	•		10	x	20	200	200					
Storage: Streets & Drainage	1		•	20	x	50	1,000	1,000					
Storage: Future Division	1		•	20	x	50	1,000	1,000					
Storage:	1		•	20	x	50	1,000	1,000					
Storage:	1		•	20	x	50	1,000	1,000					**includes pipe storage and cutting station**
Storage:	1		•	20	x	50	1,000	1,000					
Storage:	1		•	20	x	50	1,000	1,000					
Storage:	1		•	-	x	-	-	-					
Storage: Miscellaneous	1		•	20	x	50	1,000	1,000					
Storage: Paint	1	•		10	x	10	100	100					**include paint cleaning area**
Storage: Decorations	1		•	10	x	20	200	200					
Storage: Property	1		•	-	x	-	-	-					
Vehicle Storage: Large Equipment	3		•	25	x	50	1,250	3,750					
Vehicle Storage: Enclosed - Heated/AC	4	•		16	x	50	800	3,200	600				*Existing: riding equipment stored along perimeter*
Subtotal								**25,159**					

PROJECT TOTALS			
AREAS	QTY	Markup	NSF
Office Area Subtotals			13,658
Circulation / Building Infrastructure		25%	3,415
Future Expansion		10%	1,366
Total Office Area			**18,438**
Warehouse Shop Subtotals			25,159
Circulation / Building Infrastructure		15%	3,774
Future Expansion		10%	2,516
Total Warehouse & Shop Area			**31,449**
TOTAL PROJECT AREA			**49,887**

Yard Spaces

SPACE	QTY	COVERED	UNCOVERED	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED	OPEN	SHARED	NOTES	EMPLOYEE
Covered Work Vehicle Parking	1	•		12	x	30	360	360						
Uncovered Work Vehicle Parking	1		•	12	x	30	360	360	2,100				*Existing: approx. 13 parking spaces for work trucks/equip*	
Parks Department Storage	-		•						800		•		*Existing: behind fleet maintenance bldg*	
Covered Material Storage: Sanding Rock?	1	•		30	x	30	900	900	600				*Existing: 2 Bays*	

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Covered Material Storage: Cold Mix	1	•		20	x	25	500	500					
Material Storage Yard #1: -	1		•	20	x	25	500	500	900		•		*Existing: 1 Bay, next to admin bldg.*
Material Storage Yard #2: -	1		•	20	x	25	500	500	500		•		*Existing: 1 Bay, next to decant area*
Material Storage Yard #3: -	1		•	20	x	25	500	500	250		•		*Existing: 1 Bay, b/t fueling area & chloride tank*
Material Storage Yard #4: -	1		•	20	x	25	500	500	900		•		*Existing: 2 Bays, next to covered material storage*
Material Storage: Dirt & Debris	1		•	20	x	25	500	500					
Material Storage: Catch Basin Waste Material	1		•	20	x	25	500	500					
Sand Bagging Area	1		•	20	x	25	500	500					
Equipment Storage	1		•	100	x	50	5,000	5,000	4,200		•		*Existing: uncovered area outdoors, various equipment, forklifts, spreaders, road signage equipment, pellets, wheelbarrow, plows*
Power Generator	1		•	15	x	20	300	300	1,700		•		*Existing: includes sw corner of lot adj to storage bldg*
Fueling Station	1	•		20	x	20	400	400	650		•		*Existing: uncovered area outdoors, adj to material storage yard #3*
Wash Bays w/ Water Fill Station	2	•		25	x	35	875	1,750			•		
Disposal Area	2		•	20	x	50	1,000	2,000					
Decant Area	1	•		36	x	26	936	936	1,300		•		*Existing: uncovered area outdoors, adj to material storage yard #2*
Deicer Tank	1		•	20	x	20	400	400					
Parks Material Yard	1		•	30	x	35	1,050	1,050					
Street Dept. Material Yard	1		•	30	x	35	1,050	1,050					
Environmental Services Material Yard	1		•	30	x	35	1,050	1,050					

AREAS	QTY	Markup	NSF
Yard Space Subtotals			19,556
Circulation / Building Infrastructure		25%	4,889
Future Expansion		10%	1,956
Total Yard Area			**26,401**

Parking Areas

SPACE	QTY	COVERED	UNCOVERED	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED	OPEN	SHARED	NOTES	EMPLOYEE
Staff Parking				-	x	-	-	-						
Off-Site Parking				-	x	-	-	-						
Water Parking				-	x	-	-	-						
PW Work Vehicle Parking (all departments)	13			-	x	-	-	-					*Existing: (8) striped staff/crew spaces in lot near access gate w/(3) tandem spaces, (2) truck spaces near storage bldg.*	
Parks Parking				-	x	-	-	-						
Proprty / Management				-	x	-	-	-						
Non-profit Partners Parking				9	x	20	180	-						
PW Visitor Parking	3			-	x	-	-	-					*Existing: 3 spaces, front of admin*	
Parking Total (per zoning)				9	x	20	180	-						
Parking Total	**16**													

Employee Count

DEPARTMENT	FULL TIME	SEASONAL	FUTURE
Leadership & Admin (PW)	2	0	2
Ops Crew, Facilities & Parks Maintenance (PW)	10	0	0
Fleet Mechanic (PW)	1	0	0
Subtotals	**13**	**0**	**2**
STAFF TOTALS	**15**		

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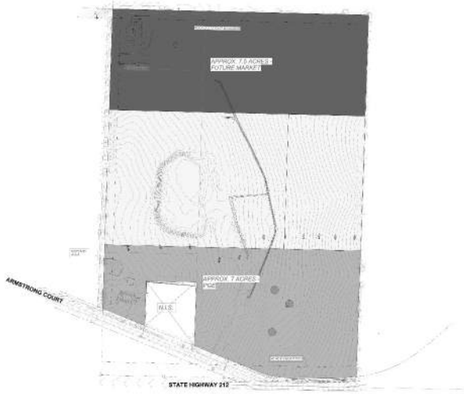
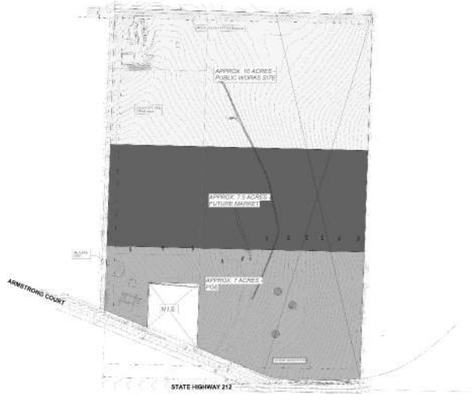
PROCESS DIAGRAMS

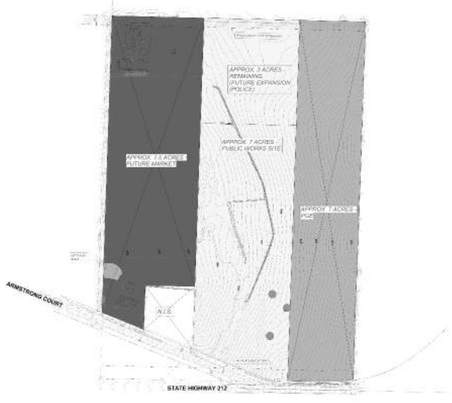
*PUBLIC WORKS - MIDDLE PARCEL (EAST-WEST SITE ORIENTATION)



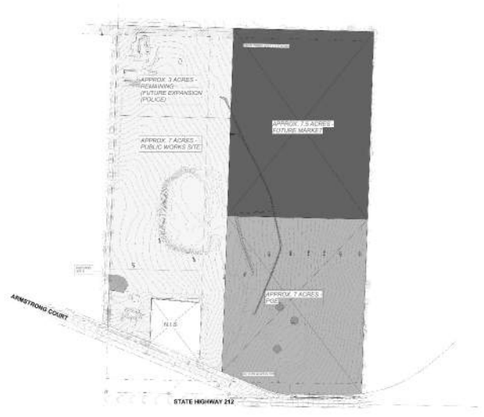
*PUBLIC WORKS - NORTH PARCEL (EAST-WEST SITE ORIENTATION)



PUBLIC WORKS - MIDDLE PARCEL (NORTH-SOUTH SITE ORIENTATION)



*PUBLIC WORKS - WEST PARCEL (NORTH-SOUTH SITE ORIENTATION)



PUBLIC WORKS - EAST PARCEL (NORTH-SOUTH SITE ORIENTATION)

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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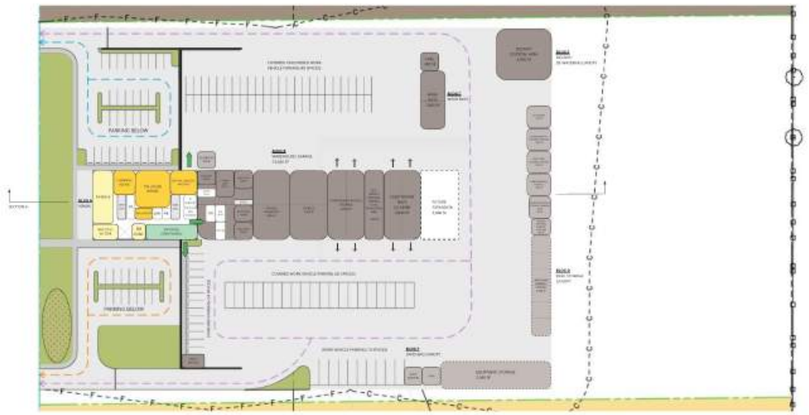
LEVEL 1 PLAN DIAGRAM

Pros:

- East-west lot orientation allows for a north-south public road to be constructed that provides access to all lots from Armstrong Court now, while also allowing access to all lots in future conditions when Rock Creek Blvd extension is constructed.
- Public utilities can be located within the public road to service each lot without utility easements.
- Placing Building B elevation at Building A second floor elevation utilizes the existing topography well to help balance earthwork cut/fill.
- Provides stormwater facility area to account for proposed public north-south road improvements.
- Two access points provide circulation with no turnaround.
- Easy access from Building A to Building B.
- Offers separate and clearly identified areas for staff and visitor parking.
- Site layout offers flexibility to maximize ventilation/ solar efficiency.

Cons:

- The market space being furthest from OR 212 and Armstrong Court may be less desirable/marketable for businesses. It would be less visible, in the near term, from OR 212 with the PGE facility and PW building to the south.
- Existing soil stockpile located within PW lot. Removing or relocating stockpile would need to be addressed with city construction.



LEVEL 2 PLAN DIAGRAM

WAREHOUSE/ GARAGE - MEZZANINE LEVEL

Concept 1 Plan Diagram

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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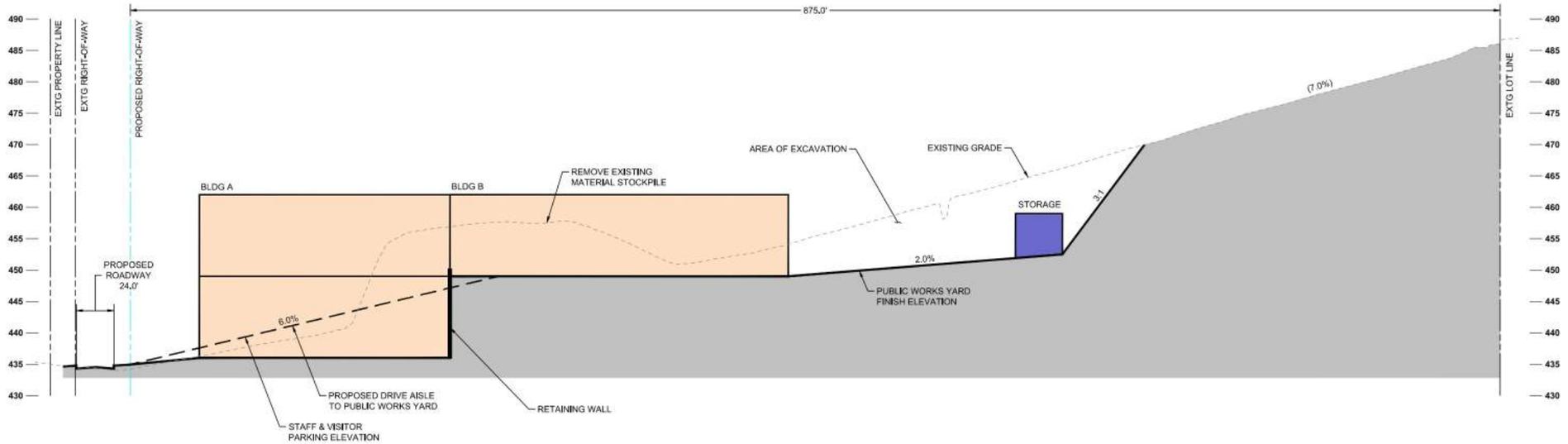

SECTION A

Concept 1 Section

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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CONCEPT 2

BLDG A (2-STORY):
FIRST STORY - ~7,200 SF W/O PARKING SF
SECOND STORY - 80' W X 140' L = 11,200 SF
TOTAL AREA = 18,400 SF

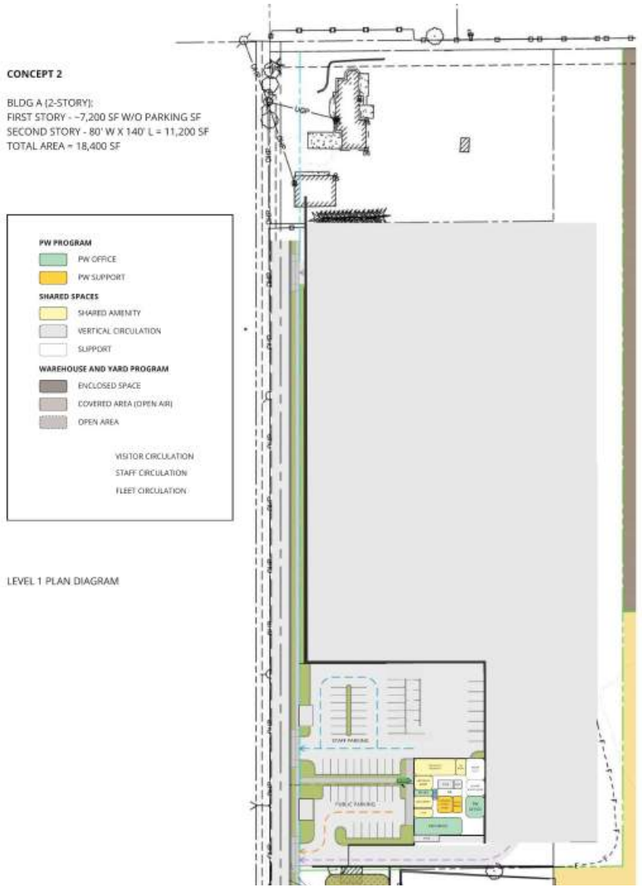
PW PROGRAM
- PW OFFICE
- PW SUPPORT

SHARED SPACES
- SHARED AMENITY
- VERTICAL CIRCULATION
- SUPPORT

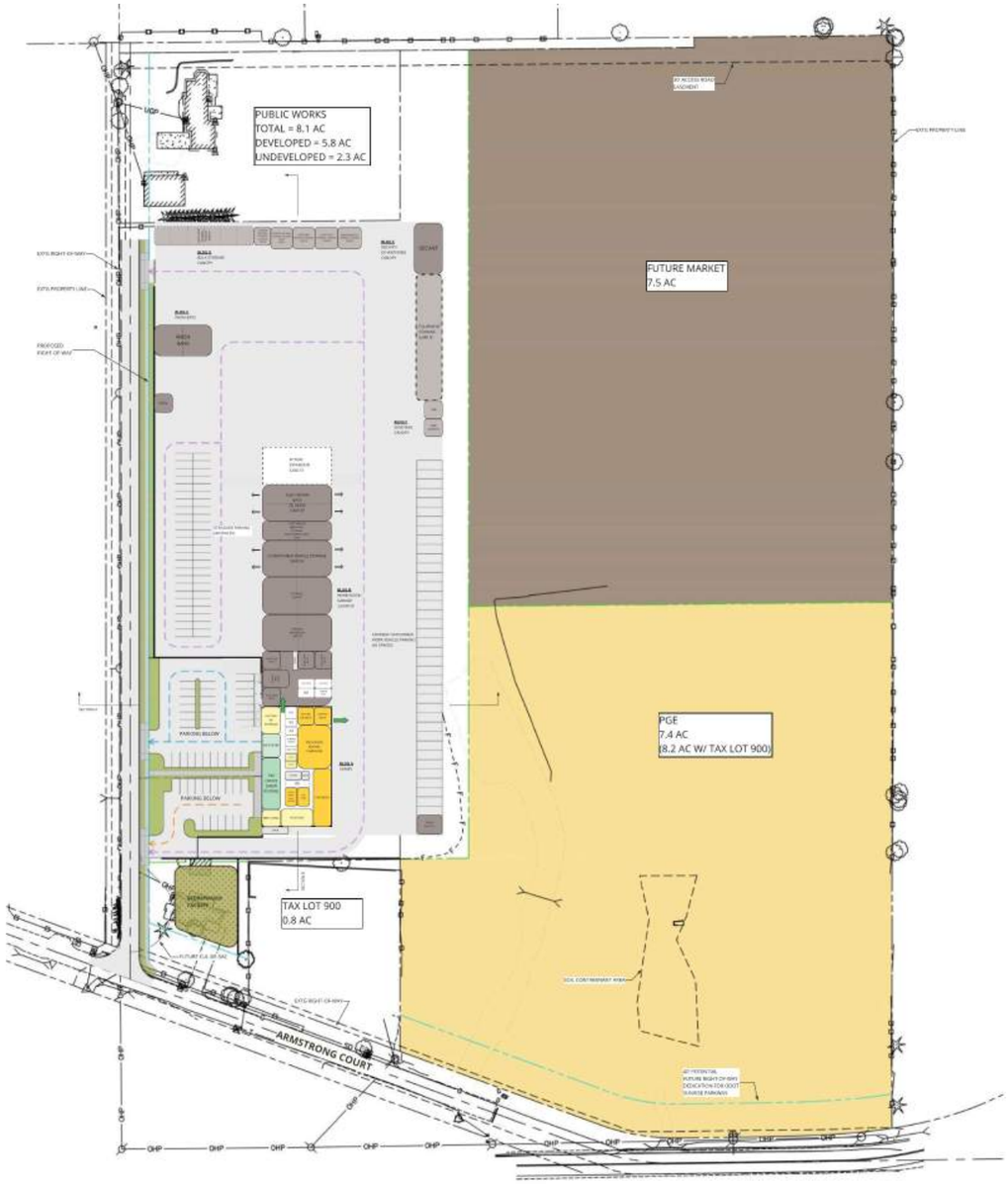
WAREHOUSE AND YARD PROGRAM
- ENCLOSED SPACE
- COVERED AREA (OPEN AIR)
- OPEN AREA

VISITOR CIRCULATION
STAFF CIRCULATION
FLEET CIRCULATION

LEVEL 1 PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM

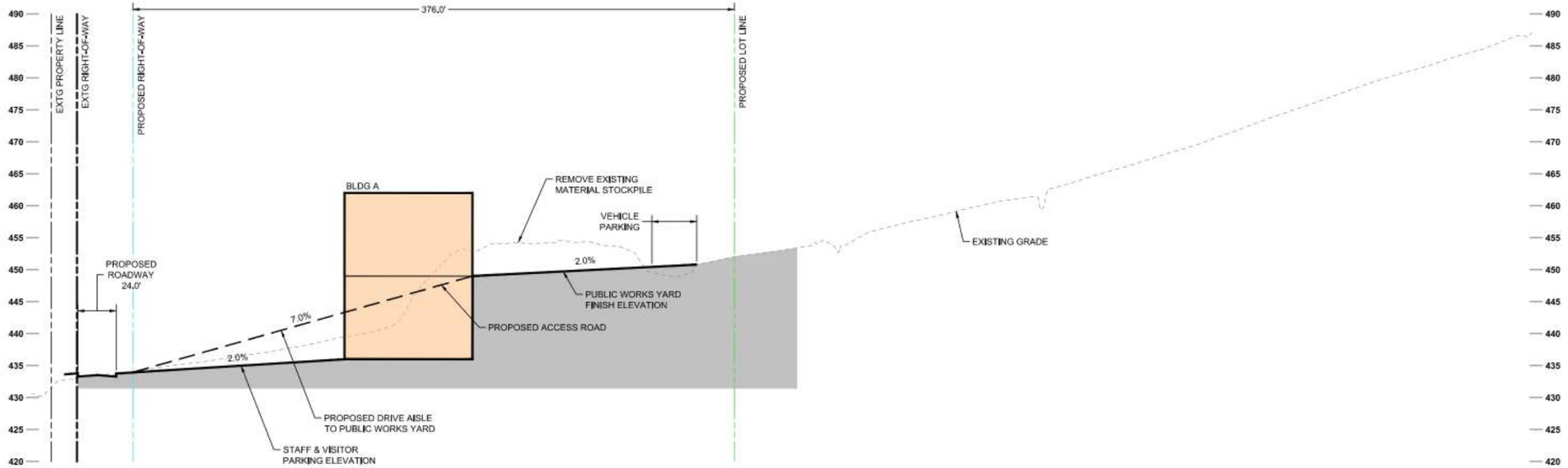


MEZZANINE LEVEL

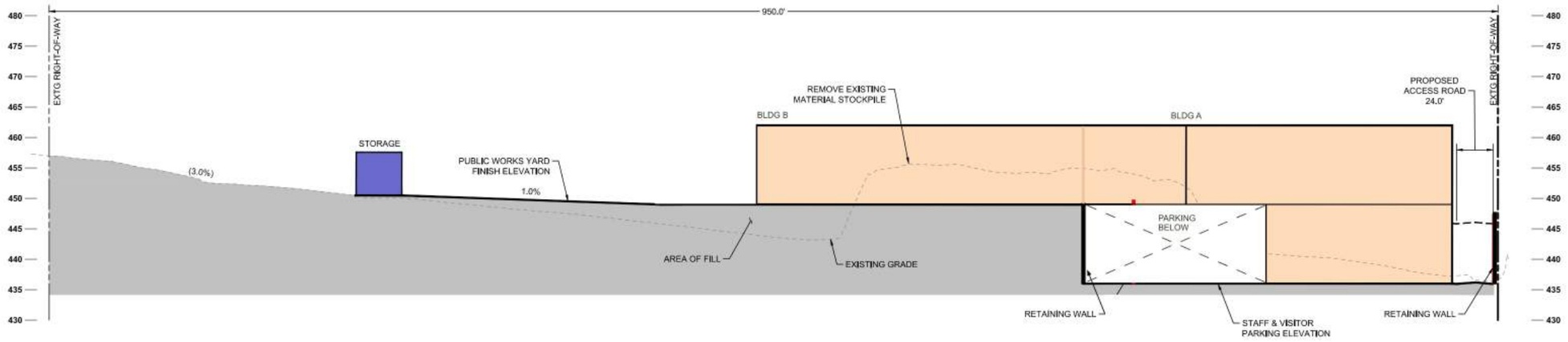
Pros:
- Provides stormwater facility area for proposed public north-south road improvements.
- Two access points provide circulation with no turnaround.
- Largest acreage for future market parcel.
- Building A and B orientations work best with existing grades.
- Easy access between Building A and B.
- North-south orientation promotes better natural ventilation.
- Offers building layout flexbility.

Cons:
- Future market is less visible and accessible from public road. Requires a separate access road to reach the future market area. Current layout shows a shared road with Public Works lot/traffic.
- Utility easement required for utilities to PGE and future market assuming new utilities to be routed in proposed public road.
- Wall needed south of Building A and access road due to grades.
- Existing soil stockpile located within Public Works lot. Removing or relocating stockpile would need to be addressed with city construction.
- Requires ~10' wall on south side of development to match grades at tax lot 900.
- Smallest Public Works parcel out of the options.
- Staff and visitor parking located next to each other.

Concept 2 Plan Diagram



SECTION A



SECTION B

Concept 2 Section

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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CONCEPT 3

BLDG A (2-STORY):
FIRST STORY - 80' W X 140' L = 11,200 SF
SECOND STORY - 80' W X 100' L = 8,000 SF
TOTAL AREA = 19,200 SF

PW PROGRAM
- PW OFFICE
- PW SUPPORT

SHARED SPACES
- SHARED AMENITY
- VERTICAL CIRCULATION
- SUPPORT

WAREHOUSE AND YARD PROGRAM
- ENCLOSED SPACE
- COVERED AREA (OPEN AIR)
- OPEN AREA

VISITOR CIRCULATION
STAFF CIRCULATION
FLEET CIRCULATION

LEVEL 1 PLAN DIAGRAM

LEVEL 2 PLAN DIAGRAM

WAREHOUSE/ GARAGE - MEZZANINE LEVEL

Pros:
- East-west lot orientation allows for a north-south public road to be constructed that provides access to all lots from Armstrong Court now, while also allowing access to all lots in future conditions when Rock Creek Blvd extension is constructed.
- Public utilities can be located within the public road to service each lot without utility easements.
- Provides stormwater facility area for proposed public north-south road improvements.
- Two access points provide circulation with no turnaround.
- Public Works parcel is not adjacent to PGE parcel.
- Flattest site. Proposed Buildings are not retaining earth. No proposed retaining walls.
- Public Works lot is closest to future Rock Creek Blvd extension if that becomes main access to the site.
- Existing soil stockpile located outside of Public Works lot. City would not need to address with PW construction.
- Visitor parking is separated from staff/yard traffic. Located in front of building entry.
- Admin and warehouse buildings have clear identities with minimal travel distance between them.

Cons:
- City would need to build the public road and utilities in full from Armstrong Court to the north.
- This currently proposed Public Works layout minimizes the future market area compared to other options.
- Potential increased neighbor concern about PW construction due to proximity with adjacent residential properties to the north.
- City would need to finalize demolition of house and removal of trees at northwest corner of site.

Concept 3 Plan Diagram

Happy Valley Public Works
SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089
Project #24116 05.02.2025

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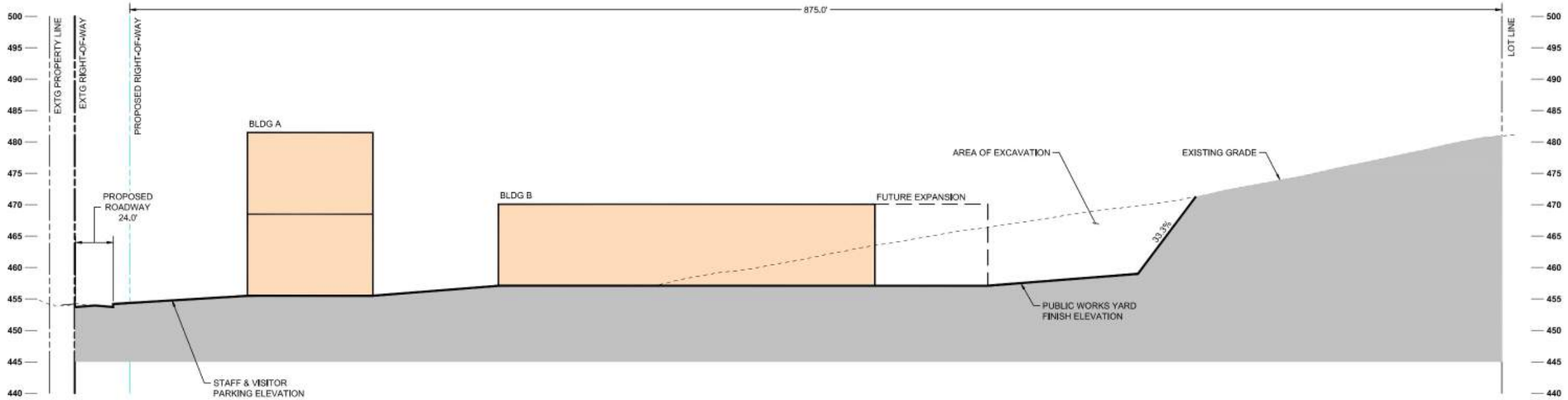

SECTION A

Concept 3 Section

Happy Valley Public Works

SE Armstrong Cir and State Hwy 212, Happy Valley, OR 97089

Project #24116 05.02.2025

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PRELIMINARY PROJECT BUDGET

Concept 1 with PEMB (Pre-Engineered Metal Building) Construction Type

Construction Hard Costs

Area Description		Low	High
Building A – Admin Building (PEMB)	19,200 sf x $250/325 =	$4,800,000	$6,240,000
Building B – Warehouse/Garage (PEMB)	23,040 sf x $250/325 =	$5,760,000	$7,488,000
Building C – Vehicle Wash Bay:		$370,000	$370,000
Building D – Bulk Storage Canopy:		$415,000	$415,000
Building E – Decant/ De-watering Canopy:		$227,000	$227,000
Building F – Sand Bag Canopy:		$190,000	$190,000
Site Development Costs:	265,716 sf x $18 / $33 =	$4,782,888	$8,768,628
Off-site Improvements:		$450,000	$450,000
Construction Cost Sub-Total:		**$16,994,888**	**$24,148,628**
Estimating Construction Contingency at 10%:		$1,699,489	$2,414,863
Total Estimated Construction Costs, January 2025:		**$18,694,377**	**$26,563,491**
VE Options (none at this time)		-	-
Escalation- Assumed construction start March 2026 ±12 months at 4% / annually =		$747,775	$1,062,540
Construction Cost with Escalation:		**$19,442,152**	**$27,626,031**

Construction Soft Costs

General Requirements:	3.5%	$680,475	$966,911
General Conditions:	3.5%	$680,475	$966,911
Office Overhead and Profit:	3.5%	$680,475	$966,911
Bonds/Insurance/various taxes:		$800,000	$800,000
Soft Costs Sub-Total:		**$2,841,425**	**$3,700,733**
Total Anticipated Construction Costs:		**$22,283,577**	**$31,326,764**

Soft Costs

Permitting Fees (Land Use, Building, Engineering, SDC's):	$500,000	$500,000
Architectural/Engineering Fee at 10% of Total Construction Cost:	$2,228,358	$3,132,676
Reimbursable expenses (printing, bidding, travel, etc.):	$30,000	$30,000
City Project Management Fee:	$500,000	$500,000
Traffic Impact Analysis:	$15,000	$15,000
Special Inspections (third party during construction):	$50,000	$50,000
Utility Locates and Video Scoping:	$5,000	$5,000
FF&E:	$700,000	$700,000
Legal:	$30,000	$30,000
Insurance:	$50,000	$50,000
Estimating Contingency at 5% of soft costs:	$205,418	$250,634
Total Estimated Soft Costs:	**$4,313,776**	**$5,263,310**
Total Estimated Project Cost:	**$26,597,353**	**$36,590,074**

Concept 2 with PEMB (Pre-Engineered Metal Building) Construction Type

Construction Hard Costs

Area Description		Low	High
Building A – Admin Building (PEMB)	18,400 sf x $250/325 =	$4,600,000	$5,980,000
Building B – Warehouse/Garage (PEMB)	23,040 sf x $250/325 =	$5,760,000	$7,488,000
Building C – Vehicle Wash Bay:		$370,000	$370,000
Building D – Bulk Storage Canopy:		$415,000	$415,000
Building E – Decant/ De-watering Canopy:		$227,000	$227,000
Building F – Sand Bag Canopy:		$190,000	$190,000
Site Development Costs:	252,648 sf x $18 / $33 =	$4,547,664	$8,337,384
Off-site Improvements:		$450,000	$450,000
Construction Cost Sub-Total:		**$16,559,664**	**$23,457,384**
Estimating Construction Contingency at 10%:		$1,655,966	$2,345,738
Total Estimated Construction Costs, January 2025:		**$18,215,630**	**$25,803,122**
VE Options (none at this time)		-	-
Escalation- Assumed construction start March 2026 ±12 months at 4% / annually =		$728,625	$1,032,125
Construction Cost with Escalation:		**$18,944,255**	**$26,835,247**

Construction Soft Costs

General Requirements:	3.5%	$663,049	$939,234
General Conditions:	3.5%	$663,049	$939,234
Office Overhead and Profit:	3.5%	$663,049	$939,234
Bonds/Insurance/various taxes:		$800,000	$800,000
Soft Costs Sub-Total:		**$2,789,147**	**$3,617,702**
Total Anticipated Construction Costs:		**$21,733,402**	**$30,452,949**

Soft Costs

Permitting Fees (Land Use, Building, Engineering, SDC's):	$500,000	$500,000
Architectural/Engineering Fee at 10% of Construction Cost:	$2,173,340	$3,045,295
Reimbursable expenses (printing, bidding, travel, etc.):	$30,000	$30,000
City Project Management Fee:	$500,000	$500,000
Traffic Impact Analysis:	$15,000	$15,000
Special Inspections (third party during construction):	$50,000	$50,000
Utility Locates and Video Scoping:	$5,000	$5,000
FF&E:	$700,000	$700,000
Legal:	$30,000	$30,000
Insurance:	$50,000	$50,000
Estimating Contingency at 5% of soft costs:	$202,667	$246,265
Total Estimated Soft Costs:	**$4,256,007**	**$5,171,560**
Total Estimated Project Cost:	**$25,989,409**	**$35,624,509**

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Concept 3 with PEMB (Pre-Engineered Metal Building) Construction Type

Construction Hard Costs

Area Description		Low	High
Building A – Admin Building (PEMB)	19,200 sf x $250/325 =	$4,800,000	$6,240,000
Building B – Warehouse/Garage (PEMB)	23,040 sf x $250/325 =	$5,760,000	$7,488,000
Building C – Vehicle Wash Bay:		$370,000	$370,000
Building D – Bulk Storage Canopy:		$415,000	$415,000
Building E – Decant/ De-watering Canopy:		$227,000	$227,000
Building F – Sand Bag Canopy:		$190,000	$190,000
Site Development Costs:	300,564 sf x $18 / $33 =	$5,410,152	$9,918,612
Off-site Improvements:		$450,000	$450,000
Construction Cost Sub-Total:		**$17,662,152**	**$25,298,612**
Estimating Construction Contingency at 10%:		$1,762,215	$2,529,861
Total Estimated Construction Costs, January 2025:		**$19,424,367**	**$27,828,473**
VE Options (none at this time)		-	-
Escalation- Assumed construction start March 2026			
±12 months at 4% / annually =		$776,975	$1,113,139
Construction Cost with Escalation:		**$20,201,342**	**$28,941,612**

Construction Soft Costs

General Requirements:	3.5%	$707,047	$1,012,956
General Conditions:	3.5%	$707,047	$1,012,956
Office Overhead and Profit:	3.5%	$707,047	$1,012,956
Bonds/Insurance/various taxes:		$800,000	$800,000
Soft Costs Sub-Total:		**$2,921,141**	**$3,838,868**
Total Anticipated Construction Costs:		**$23,122,483**	**$32,780,480**

Soft Costs

Permitting Fees (Land Use, Building, Engineering, SDC's):	$500,000	$500,000
Architectural/Engineering Fee at 10% of Total Construction Cost:	$2,312,248	$3,278,048
Reimbursable expenses (printing, bidding, travel, etc.):	$30,000	$30,000
City Project Management Fee:	$500,000	$500,000
Traffic Impact Analysis:	$15,000	$15,000
Special Inspections (third party during construction):	$50,000	$50,000
Utility Locates and Video Scoping:	$5,000	$5,000
FF&E:	$700,000	$700,000
Legal:	$30,000	$30,000
Insurance:	$50,000	$50,000
Estimating Contingency at 5% of soft costs:	$209,612	$257,902
Total Estimated Soft Costs:	**$4,401,860**	**$5,415,950**
Total Estimated Project Cost:	**$27,524,343**	**$38,196,430**

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APPENDIX

1 Land Survey

2 Rock Creek Blvd Extension

3 Wetlands

4 Soil Contaminant Area

5 Space Programming (including Police)

6 Project Budget (including Police)

7 Previously Completed Reports

- Natural Resource Assessment Report
- Phase II Environmental Site Assessment

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Edwards
Architecture

LAND SURVEY

SN2006-387

CLACKAMAS COUNTY SURVEYOR
DATE RECEIVED: 10-26-05
DATE ACCEPTED/FILED: 10-26-06
SURVEY NUMBER: SN2006-387

PREPARED FOR:
DEBBIE BENSON

RECORD OF SURVEY

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 3 EAST, W.M.
CITY OF DAMASCUS, CLACKAMAS COUNTY, OREGON

JANUARY 20, 2006

REFERENCE SURVEYS LEGEND:

- ###.## – DENOTES MEASURED DISTANCE
- (###.##)(#) – DENOTES RECORD DISTANCE PER REFERENCE NUMBER (BELOW)
- (1) – DENOTES RECORD INFORMATION PER "BARCELONA KNOLL" 2065
- (2) – DENOTES RECORD INFORMATION PER "BEL AIR ACRES" 1332
- (3) – DENOTES RECORD INFORMATION PER SN 5722
- (4) – DENOTES RECORD INFORMATION PER SN 5813
- (5) – DENOTES RECORD INFORMATION PER "WY EAST ACRES" 1238
- (6) – DENOTES RECORD INFORMATION PER SN 22118
- (7) – DENOTES RECORD INFORMATION PER DEED 72-00084
- (8) – DENOTES RECORD INFORMATION PER DEED 78-42016
- (9) – DENOTES RECORD INFORMATION PER DSHD DRAWING NO. 7B-27-3
- (10) – DENOTES RECORD INFORMATION PER MAP OF MARKET ROAD NO. 16
- – ROCK CREEK BRIDGE TO MT. HOOD LOOP

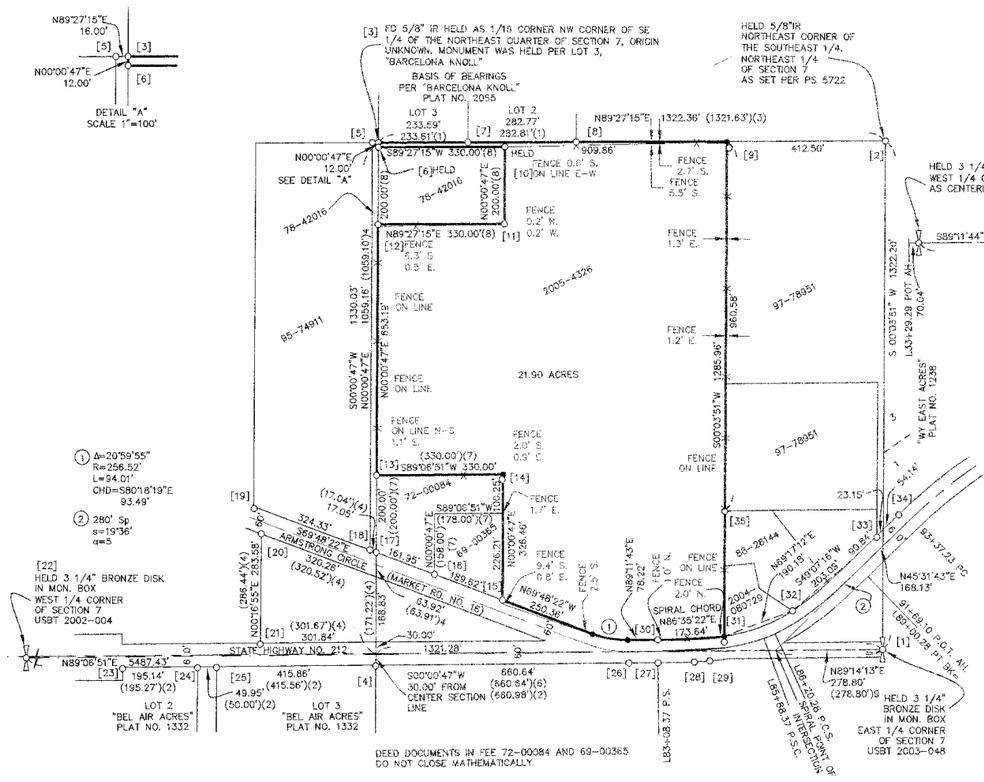
BASIS OF BEARINGS:
THE BEARING OF N89°27'15"E IS THE BASIS OF BEARING FOR THIS SURVEY, ALONG THE SOUTH LINE OF THE PLAT OF "BARCELONA KNOLL", AS SHOWN HEREON.

NORTH

SCALE 1" = 200'

LEGEND:

- ⊕ – DENOTES QUARTER SECTION CORNER, AS NOTED
- ● – DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC."
- O – DENOTES FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED.
- [#] – SEE SURVEY MONUMENT TABLE
- YPC – DENOTES YELLOW PLASTIC CAP
- ALC – DENOTES WITH ALUMINUM CAP
- S.F. – DENOTES SQUARE FEET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS.
- FD – DENOTES FOUND
- IR – DENOTES IRON ROD
- IP – DENOTES IRON PIPE
- FENCE – DENOTES FARM WIRE FENCE 4'-5' HIGH
- STA. – DENOTES STATIONING OF OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-27-3



DEED DOCUMENTS IN FEE 72-00084 AND 69-00365 DO NOT CLOSE MATHEMATICALLY.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2005-004326, CLACKAMAS COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, STATE OF OREGON, FOR SUBDIVISION PURPOSES. THE BOUNDARY LINES ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

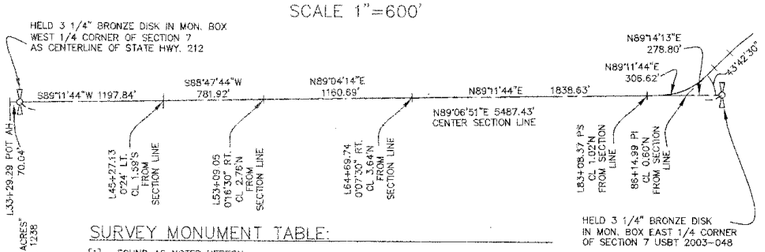
THE SOUTH LINE OF "BARCELONA KNOLL," WAS HELD AS THE BASIS OF BEARINGS. THE NORTH LINE WAS ESTABLISHED BY HOLDING A FOUND 5/8" IRON ROD AT SOUTHWEST CORNER OF SAID "BARCELONA KNOLL" AND A FOUND 5/8" IRON ROD AT THE 1/16 CORNER PER SURVEY NUMBER 5722, ALONG THE EAST LINE OF SAID SECTION 7 AS NOTED HEREON.

THE EAST LINE WAS ESTABLISHED BY HOLDING DEED 25 RODS PARALLEL TO THE EAST LINE OF SAID SECTION 7, 412.50 FEET MEASURED ALONG THE NORTH LINE OF SAID 1/16 LINE. THE NORTHEAST CORNER WAS ESTABLISHED BY INTERSECTING SAID 1/16 LINE AND SAID EAST LINE. THE SOUTHEAST CORNER WAS ESTABLISHED BY INTERSECTING THE ESTABLISHED NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 212 AND SAID ESTABLISHED EAST LINE.

THE SOUTH LINES WERE ESTABLISHED AS THE NORTH RIGHT-OF-WAY LINES OF ARMSTRONG CIRCLE AND STATE HIGHWAY 212. STATE HIGHWAY 212 CENTERLINE WAS ESTABLISHED BY HOLDING RECORD DISTANCE OF 278.80 FEET BETWEEN THE POINT OF INTERSECTION AT STATION 86+14.99 AND THE EAST QUARTER CORNER OF SAID SECTION 7 AND RECORD ANGLE OF 43°42'30" AT SAID POINT OF INTERSECTION BETWEEN TANGENT CENTERLINE OF STATE HIGHHWAY STATION L89+00.28 AND SAID EAST QUARTER CORNER OF SECTION 7. THE EAST QUARTER CORNER WAS HELD AS THE BASE POINT TYING TO SAID POINT OF INTERSECTION ADJUSTING THE RECORD STATE CENTERLINE TO INTERSECT WITH THE WEST QUARTER CORNER OF SAID SECTION 7. STATE HIGHWAY 212 WAS ESTABLISHED PER DRAWING NO. 7B-27-3. SEE DETAIL OF STATE HIGHWAY 212 HEREON. FOUND MONUMENTS NUMBERED [27] AND [30] MATCHED STATE RECORD INFORMATION ON THE RIGHT-OF-WAY LINES AT STATION L83+08.37 P.S. AND WAS HELD. FOUND MONUMENTS NUMBERED [26], [28], [29] AND [32] WERE HELD AS NOTED HEREON. THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 212 INTERSECTED WITH THE RIGHT-OF-WAY OF ARMSTRONG CIRCLE. THE NORTH RIGHT-OF-WAY LINE OF ARMSTRONG CIRCLE WAS ESTABLISHED BY HOLDING SURVEY MONUMENT NUMBERS [15], [16], [17] AND [18]. THE ALIGNMENT OF ARMSTRONG CIRCLE WAS BASED ON "MARKET ROAD NO. 16" MAP.

THE WEST LINES WERE ESTABLISHED BY HOLDING SURVEY MONUMENT NUMBERS [3] AND [4] AS RECORDED IN PLATS "BARCELONA KNOLL" AND "BEL AIR ACRES" RESPECTIVELY. THE BOUNDARY LINES OF THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 78-42016, WAS ESTABLISHED PER FOUND MONUMENTS NUMBERED [6], [10], [11], AND [12]. THE BOUNDARY LINES OF THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 72-00084, WAS ESTABLISHED AS CALLED PER SAID DEED BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MARKET ROAD NO. 16; THENCE NORTHERLY ALONG THE 1/16 SECTION LINE 200.00 FEET; THENCE EASTERLY PARALLEL TO THE 1/4 SECTION LINE 330.00 FEET; THENCE SOUTHERLY PARALLEL TO SAID 1/16 LINE TO THE NORTH RIGHT OF WAY LINE.

DETAIL OF STATE HIGHWAY 212 PER DRAWING NO. 7B-27-3
SCALE 1"=600'



SURVEY MONUMENT TABLE:

- [1] FOUND AS NOTED HEREON.
- [2] FOUND AS NOTED HEREON.
- [3] FOUND AS NOTED HEREON.
- [4] FOUND 5/8"IR IN 2"IP HELD AS E-W 1/16 LINE, S00°00'47"W, 1.92' PER THE PLAT OF "BEL AIR ACRES" 1332
- [5] FOUND 5/8"IR S89°27'15"W, 16.00' FROM 1/16 CORNER UNKNOWN ORIGIN
- [6] FOUND 5/8"IR HELD PER SN 19504
- [7] FOUND 5/8"IR HELD PER THE PLAT OF "BARCELONA KNOLL" 2065
- [8] FOUND 5/8"IR HELD PER THE PLAT OF "BARCELONA KNOLL" 2065
- [9] FOUND 3/4"IP S21°24'53"E, 2.18' UNKNOWN ORIGIN
- [10] FOUND 5/8"IR W/YPC "PENSE LS 460" HELD PER SN 19504
- [11] FOUND 5/8"IR W/YPC "PENSE LS 460" N79°01'21"W, 0.22' PER SN 19504
- [12] FOUND 5/8"IR W/YPC "PENSE LS 460" S00°00'47"W, 0.61' PER SN 19504
- [13] FOUND 5/8"IR S89°06'51"W, 0.30' PER SN 20726
- [14] FOUND 5/8"IR S14°54'21"W, 1.98' PER SN 20726
- [15] FOUND 5/8"IR W/YPC "PENSE LS 460" N69°48'22"W, 0.43' PER SN 20726
- [16] FOUND 5/8"IR W/YPC "PENSE LS 460" HELD PER SN 20726
- [17] FOUND 5/8"IR W/YPC "PENSE LS 460" N69°48'22"W, 0.25' PER SN 19504
- [18] FOUND 5/8"IR W/YPC "PENSE LS 460" N69°48'22"W, 0.39' PER SN 19504
- [19] FOUND 3/4"IP S09°02'45"E, 5.14' UNKNOWN ORIGIN
- [20] FOUND 5/8"IR N00°16'55"E, 0.42' UNKNOWN ORIGIN
- [21] FOUND 5/8"IR S00°16'55"W, 2.61' PER SN 5813
- [22] FOUND AS NOTED HEREON.
- [23] FOUND 5/8"IR S04°48'17"E, 2.69' PER "BEL AIR ACRES" 1332
- [24] FOUND 5/8"IR S04°48'17"E, 2.47' PER "BEL AIR ACRES" 1332
- [25] FOUND 5/8"IR S04°48'17"W, 2.44' PER "BEL AIR ACRES" 1332
- [26] FOUND 5/8"IR W/YPC "LOVE 747" HELD UNKNOWN ORIGIN STA. 82+32.72 RT. 30.00'
- [27] FOUND 5/8"IR HELD UNKNOWN ORIGIN STA. 83+08.37 PS RT. 30.00'
- [28] FOUND 5/8"IR W/YPC "LOVE 747" HELD PER SN 22118 STA. 84+02.38 RT. 30.00'
- [29] FOUND 5/8"IR W/YPC "LOVE 747" HELD PER SN 22118 STA. 84+41.22 RT. 30.00'
- [30] FOUND 5/8"IR HELD UNKNOWN ORIGIN STA. 83+08.37 PS LT. 30.00'
- [31] FOUND 5/8"IR S04°37'47"E 7.68' (8.82' SN 5256)
- [32] FOUND 1"IP HELD PER SN 5256 STA. 86+91.10 LT. 30.00'
- [33] FOUND 1"IP S00°03'51"W, 3.77' PER SN 5256
- [34] FOUND 5/8"IR N63°48'42"E 1.81' PER "WY EAST ACRES" 1238
- [35] FOUND 3/4"IP N89°56'03"W, 0.35' PER SN 5256

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOV. 16, 1984
MICHAEL D. FRANK
52804
RENEWAL DATE 12-31-07

SHEET 1 OF 1

BSN5347 RLC 06-20-2006

W R G
DESIGN INC.
5415 SW WESTGATE DR., PORTLAND, OREGON 97221
☎ (503) 419-2500 FAX: (503) 419-2600
PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

Scott Edwards Architecture

PS-2072A

(B)

1/16 Cor. — Fd 5/8 I.R. — Fd 5/8 I.R. .05E

Fd 5/8 I.R.

+ 12.00

Fd 1/2 I.P. Pense Cap P.S. 19,504

16.02

1059.06

N0-02-30 E 653.14

CLACK. CO. SURVEYOR
RECEIVED
SEP 09 1985
DEPUTY
FILED

P.S. 66

SCALE 1"=50'
Brg P.S. 19,504

Ref material
Deeds
P.S. 66
19,504

Set yellow plastic caps marked PENSE PLS #60.

Set 5/8x30" I.R. Pense Cap

N 89-27-15 E 330.00

Set 5/8x30" I.R. Pense Cap

+2.2

N0-02-30 E

N0-02-30 E 200.00

(802)
Fee 17-7205 1-4-72
Fee 85-27118 8-8-85

Set 5/8x30" I.R. Pense Cap

S0-02-30 W 97.46

S 89-27-15 W 178.00

+2.7

Fee 69-365 1-9-69
Fee 85-27117 8-8-85

Set 5/8x30" I.R. Pense Cap

S0-02-30 W 159.87

(900)

S0-02-30 W 227.00

60'

ARMSTRONG CIRCLE - (MARKET RD. 16

Fd 3/4 I.P. Pense Cap

17.15'

Fd 1/2 I.P. Pense Cap

161.90

S 69-48-30 E

Set 5/8x30" I.R. Pense Cap

189.59

Set 5/8x30" I.R. Pense Cap UP 2.

+2.1

11'

60'

Aug. 17, 1985

Narrative: Began survey July 26. The deeds showed 9.29' overlap of Tax Lot 900 onto Tax Lot 802; leaving a 9.29' gap on the E. side Tax lot 900. Quit Claim Deeds were given and the problem cleared up in deeds recorded 8-8-85. Completed field work Aug. 17, 1985
Crew: C. Pense
K. Emrick
D. Reynolds.

REGISTERED PROFESSIONAL LAND SURVEYOR
Clair Ernest Pense
OREGON
Oct 24, 1958
CLAIR E. PENSE
#60

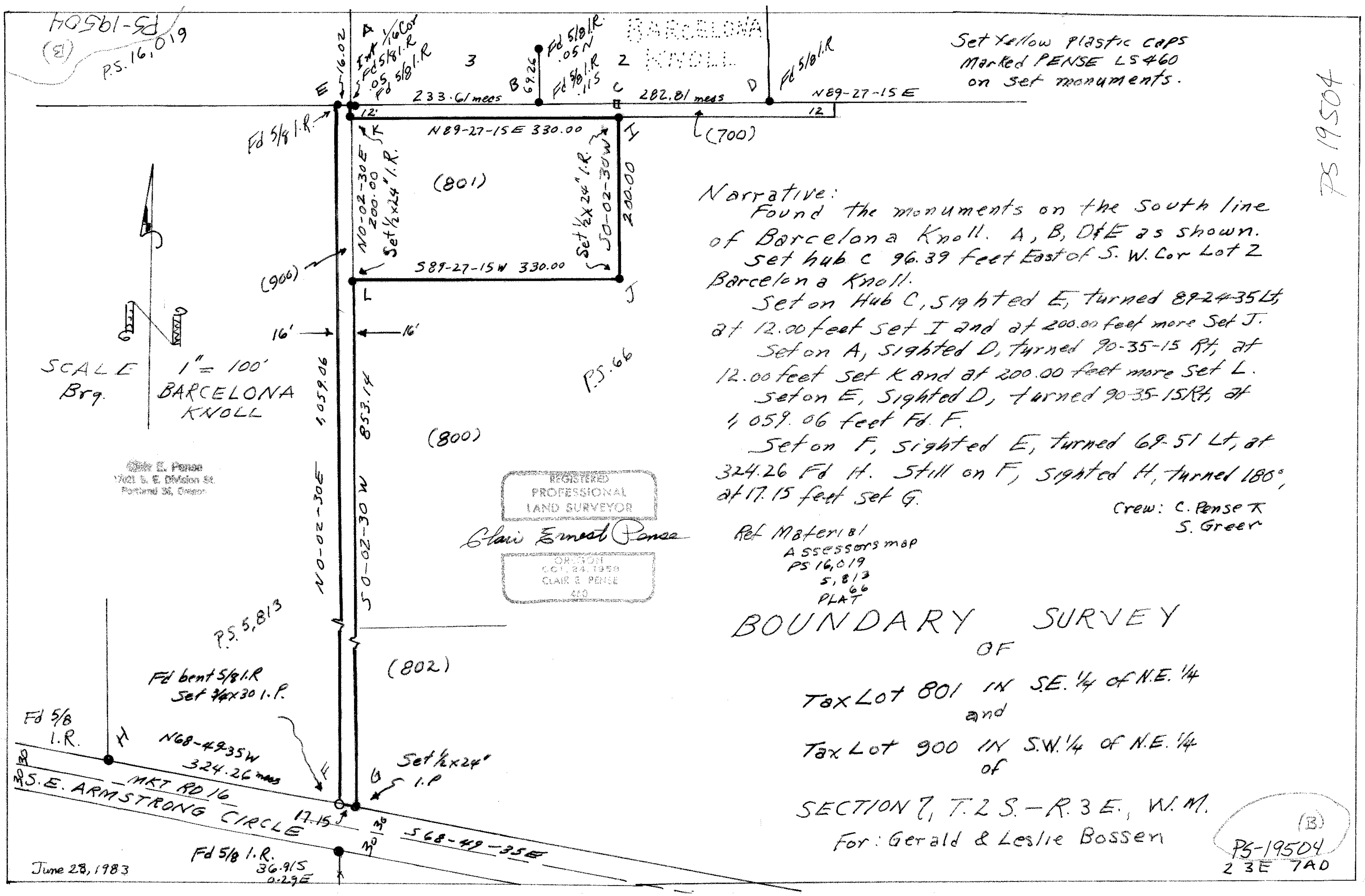
MR. CLAIR E. PENSE, P. L. S.
1021 S. E. DIV. ST.
PORTLAND, OR 97202
PH. 761-6279

BOUNDARY SURVEY

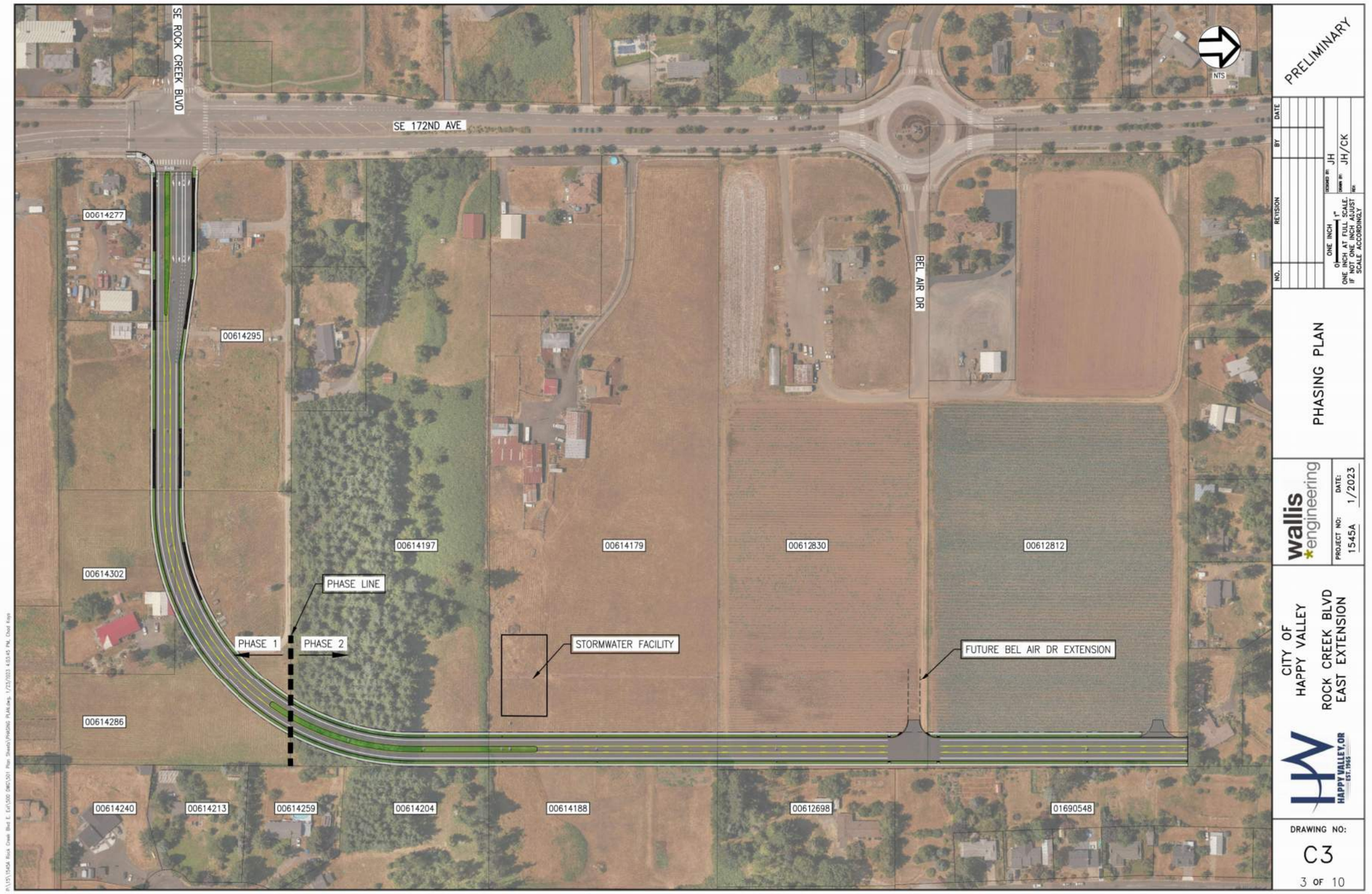
IN S.E. 1/4 of N.E. 1/4
SECTION 7, T. 2 S. — R. 3 E., W.M.

Tax Lot 802
For John Davis et ux
and
Tax Lot 900
For William TenEyck, et ux.

CLACK. CO.


PS-19504
P.S. 16,019
BARCELONA KNOLL
Set Yellow plastic caps Marked PENSE LS460 on set monuments.
PS 19504
Fd 5/8 I.R.
233.61 meas
282.81 meas
N89-27-15E
(700)
N89-27-15E 330.00
(801)
N0-02-30E 200.00
Set 1/2x24" I.R.
S0-02-30W 200.00
Set 1/2x24" I.R.
S89-27-15W 330.00
(900)
16'
SCALE 1" = 100'
Brg. BARCELONA KNOLL
1,059.06
853.14
N0-02-30E
S0-02-30W
P.S. 66
(800)
Narrative:
Found the monuments on the South line of Barcelona Knoll. A, B, D & E as shown.
Set hub C 96.39 feet East of S. W. Cor Lot 2 Barcelona Knoll.
Set on Hub C, sighted E, turned ~~89-24-35~~ Lt, at 12.00 feet set I and at 200.00 feet more Set J.
Set on A, sighted D, turned 90-35-15 Rt, at 12.00 feet Set K and at 200.00 feet more Set L.
Set on E, Sighted D, turned 90-35-15 Rt, at 1,059.06 feet Fd. F.
Set on F, sighted E, turned 69-51 Lt, at 324.26 Fd H. Still on F, sighted H, turned 180°, at 17.15 feet set G.
Crew: C. Pense & S. Greer
REGISTERED PROFESSIONAL LAND SURVEYOR
Clair Ernest Pense
OREGON OCT. 24, 1958 CLAIR E. PENSE 460
Ref Material
Assessors map
PS 16,019
5,813
PLAT 66
P.S. 5,813
(802)
BOUNDARY SURVEY OF
Tax Lot 801 IN SE 1/4 of N.E. 1/4 and
Tax Lot 900 IN S.W. 1/4 of N.E. 1/4 of
SECTION 7, T.2 S.-R.3 E., W.M.
For: Gerald & Leslie Bossen
Fd bent 5/8 I.R.
Set 3/4x30 I.P.
Fd 5/8 I.R.
N68-49-35W
324.26 meas
MKT RD 16
S.E. ARMSTRONG CIRCLE
17.15
Set 1/2x24" I.P.
S68-49-35E
Fd 5/8 I.R.
36.915
0.29E
June 28, 1983
PS-19504
2 3E 7AD

ROCK CREEK BLVD EXTENSION



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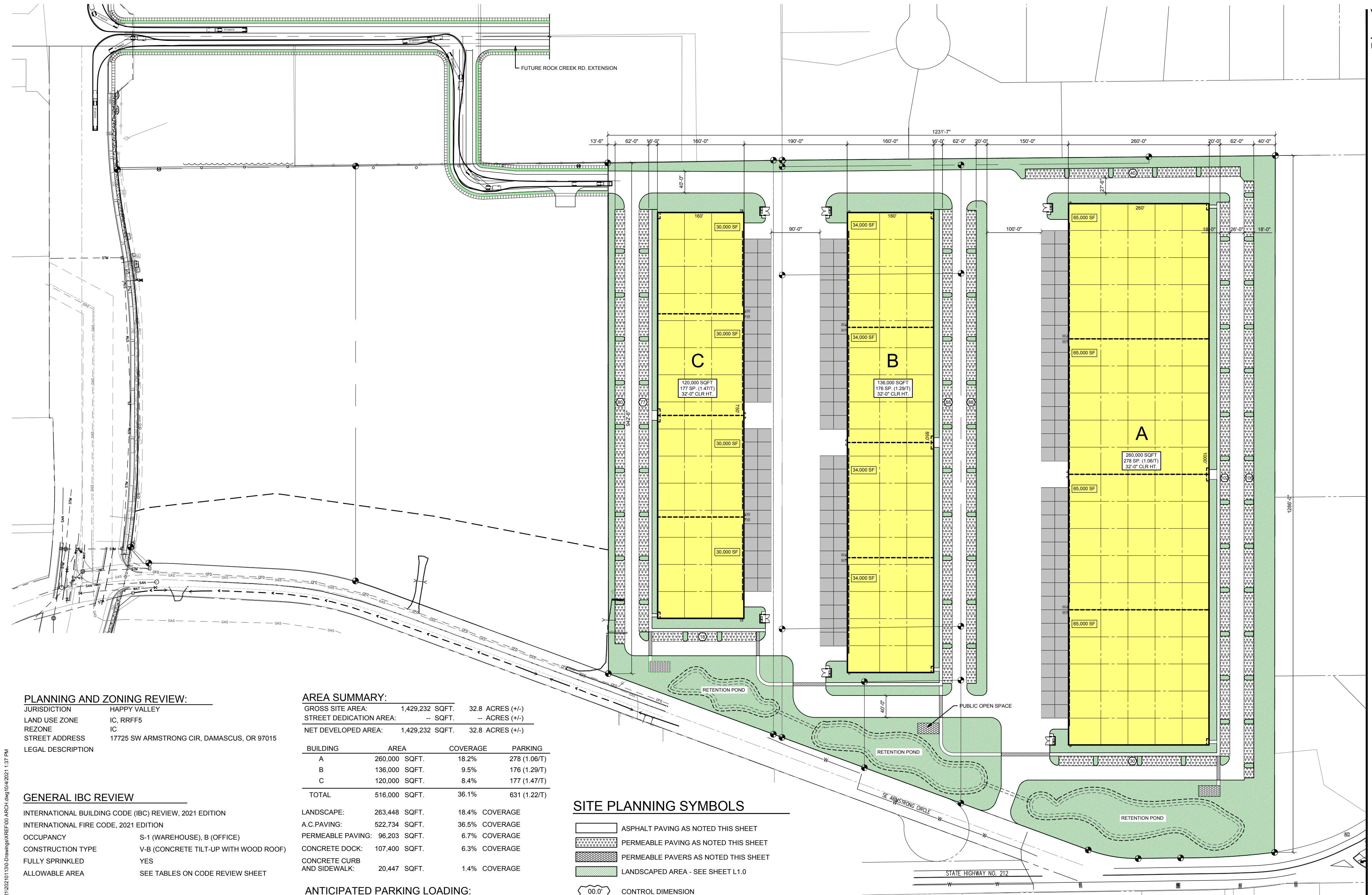

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ENGINEERING + DESIGN

3933 S Kelly Avenue
Portland, Oregon 97239
503.222.4453
VLMK.COM

PROJECT NAME
LEAHY HAPPY VALLEY

17725 SE ARMSTRONG CIR.
DAMASCUS, OR 97015

REVISIONS

DATE	DESCRIPTION

PLANNING AND ZONING REVIEW:

JURISDICTION	HAPPY VALLEY
LAND USE ZONE	IC, RRFF5
REZONE	IC
STREET ADDRESS	17725 SW ARMSTRONG CIR, DAMASCUS, OR 97015
LEGAL DESCRIPTION	

GENERAL IBC REVIEW

INTERNATIONAL BUILDING CODE (IBC) REVIEW, 2021 EDITION
INTERNATIONAL FIRE CODE, 2021 EDITION

OCCUPANCY	S-1 (WAREHOUSE), B (OFFICE)
CONSTRUCTION TYPE	V-B (CONCRETE TILT-UP WITH WOOD ROOF)
FULLY SPRINKLED	YES
ALLOWABLE AREA	SEE TABLES ON CODE REVIEW SHEET

AREA SUMMARY:

GROSS SITE AREA:	1,429,232	SQFT.	32.8	ACRES (+/-)
STREET DEDICATION AREA:	--	SQFT.	--	ACRES (+/-)
NET DEVELOPED AREA:	1,429,232	SQFT.	32.8	ACRES (+/-)

BUILDING	AREA		COVERAGE	PARKING
A	260,000	SQFT.	18.2%	278 (1.06/T)
B	136,000	SQFT.	9.5%	176 (1.29/T)
C	120,000	SQFT.	8.4%	177 (1.47/T)
TOTAL	516,000	SQFT.	36.1%	631 (1.22/T)

LANDSCAPE:	263,448	SQFT.	18.4%	COVERAGE
A.C.PAVING:	522,734	SQFT.	36.5%	COVERAGE
PERMEABLE PAVING:	96,203	SQFT.	6.7%	COVERAGE
CONCRETE DOCK:	107,400	SQFT.	6.3%	COVERAGE
CONCRETE CURB AND SIDEWALK:	20,447	SQFT.	1.4%	COVERAGE

ANTICIPATED PARKING LOADING:

USE	AREA		COVERAGE	PARKING
WAREHOUSE PARKING:	412,800	SQFT.	80%	207 (0.5/1000)
MANUFACTURING PARKING:	51,600	SQFT.	10%	83 (1.6/1000)
OFFICE/RETAIL PARKING:	51,600	SQFT.	10%	140 (2.7/1000)
TOTAL REQUIRED				430 SPACES
TOTAL PROVIDED	516,000	SQFT.	100%	631 SPACES

SITE PLANNING SYMBOLS

ASPHALT PAVING AS NOTED THIS SHEET
PERMEABLE PAVING AS NOTED THIS SHEET
PERMEABLE PAVERS AS NOTED THIS SHEET
LANDSCAPED AREA - SEE SHEET L1.0
00.0' CONTROL DIMENSION
GARB. GARBAGE ENCLOSURE - SEE SITE DETAIL SHEET
DISABLED PARKING STALL. 9.0' STALL W/ 6.0' STRIPED SIDE ACCESS. PROVIDE CODE APPROVED SIGN AT EACH STALL SEE STANDARD DETAIL AT SITE DETAIL SHEET.
VAN DISABLED VAN PARKING STALL. 9.0' STALL W/ 8.0' STRIPED SIDE ACCESS. PROVIDE CODE APPROVED SIGN AT EACH STALL SEE STANDARD DETAIL AT SITE DETAIL SHEET.

SITE PLAN

1" = 80.0'

80 0 80 160 240

GENERAL NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

DATE OCT., 2021	
SCALE AS NOTED	PROJ. NO. 20210113
DRAWN JAB	CHECKED XXX

ARCHITECTURAL SITE PLAN

G1.0

NOT FOR CONSTRUCTION

\\srv06\vlmk-projects\Acad2021\20210113\0-Drawings\XREF\00 ARCH.dwg10/4/2021 1:37 PM

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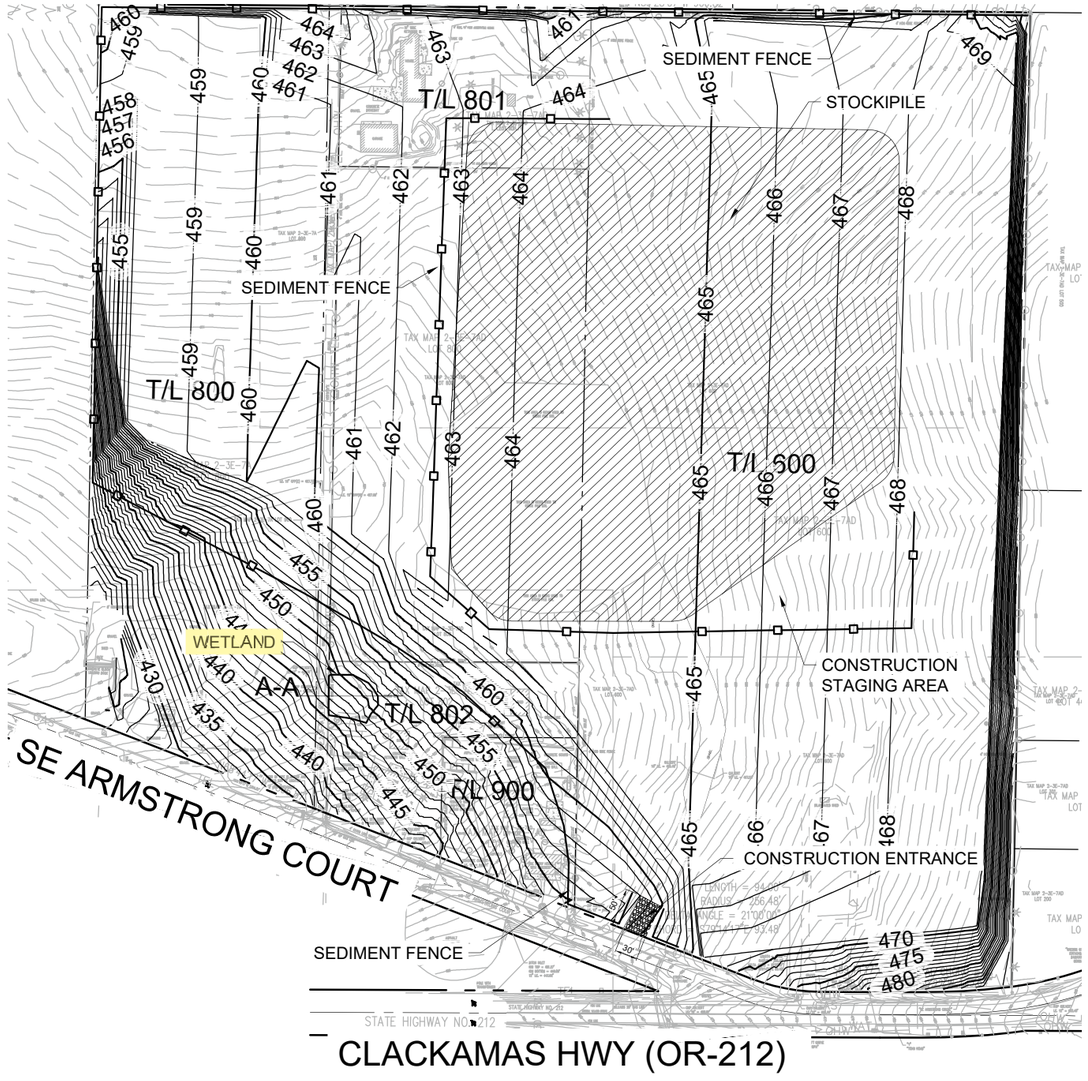
SE 162nd Avenue/SE 172nd Avenue Split-Diamond Interchange Option

WETLANDS



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SEDIMENT FENCE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA

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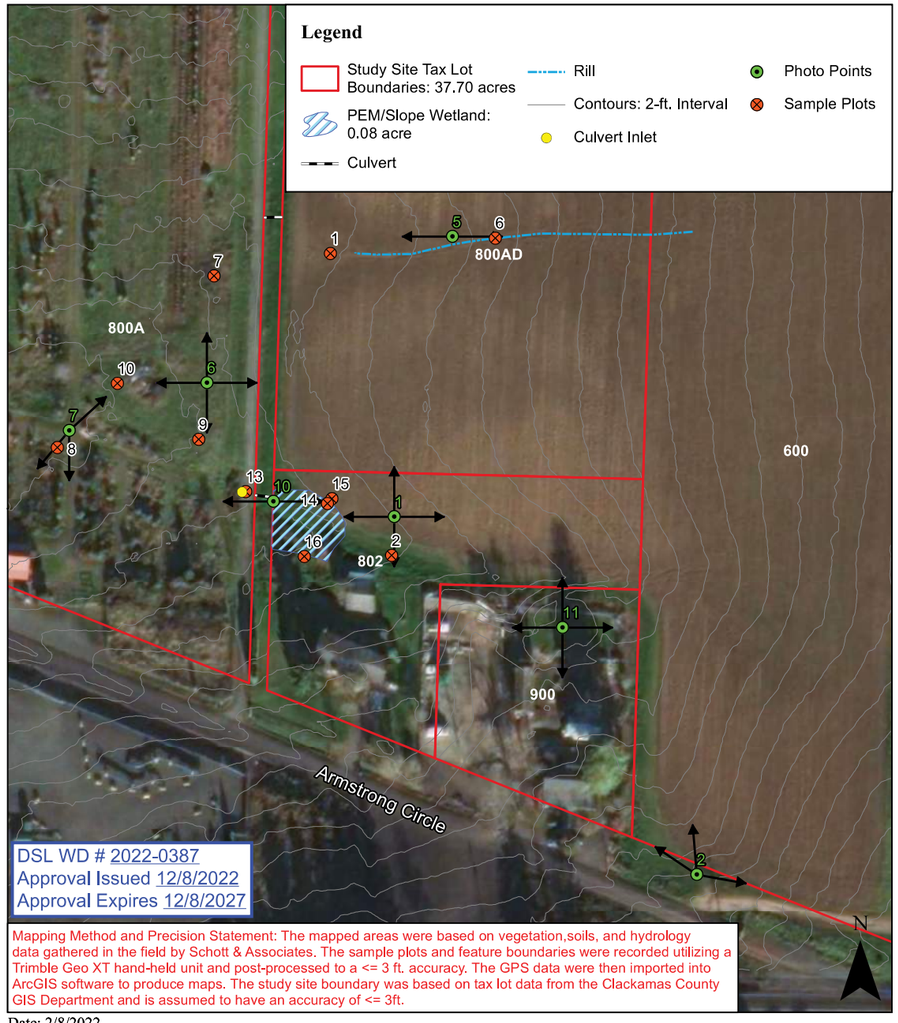
MACKENZIE.

LEAHY PROPERTY–ARMSTRONG CIRCLE

15 0 7.5 15 30 60
(IN FEET)
1 inch= 30 ft.

EXHIBIT 'C'

DATE: 03/01/2023
JOB NUMBER: 2210487.00



Mapping Method and Precision Statement: The mapped areas were based on vegetation,soils, and hydrology data gathered in the field by Schott & Associates. The sample plots and feature boundaries were recorded utilizing a Trimble Geo XT hand-held unit and post-processed to a <= 3 ft. accuracy. The GPS data were then imported into ArcGIS software to produce maps. The study site boundary was based on tax lot data from the Clackamas County GIS Department and is assumed to have an accuracy of <= 3ft.

Date: 2/8/2022

Data Source: ESRI, 2022; Clackamas County GIS Dept, 2022; DOGAMI, 2014

Figure 6b. Wetland Delineation Map - Detail

SCHOTT & ASSOCIATES, Inc.

9th Street Project Site: S&A # 2942

0 50 100 200 Feet

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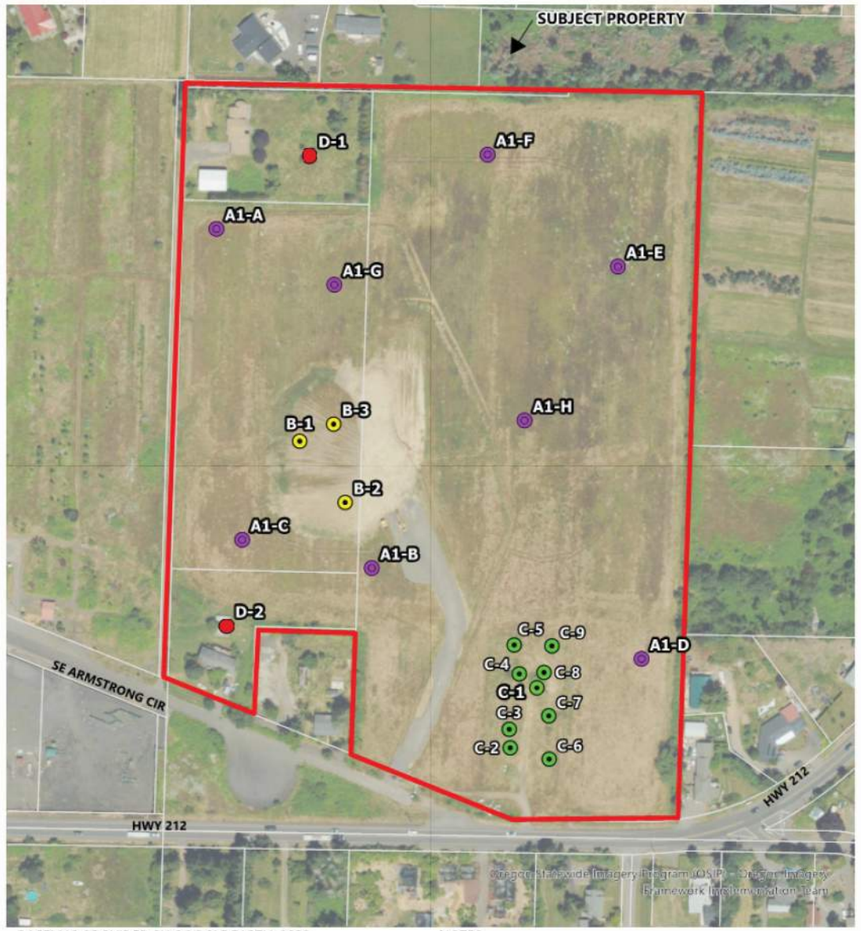
SOIL CONTAMINANT AREA



BASEMAP PROVIDED BY GOOGLE EARTH, 2020

Hand Auger Locations

- A- Area Samples
- B- Area Samples
- C- Area Samples
- D-Area Samples

NOTES:

1. FIGURE INTENDED FOR ELECTRONIC COLOR DISPLAY.

N

0 200 400 Feet

GRI CITY OF HAPPY VALLEY
ARMSTRONG CIRCLE PHASE II ESA

SITE PLAN

MAR. 2024 JOB NO. 6795-D FIG. 2

GRI

The Area C borings were completed in the area of an old structure in the southeast corner of the site where there used to be buildings. In several places, about 3 inches of gravel was encountered at the ground surface, and brown SILT with some subangular to rounded gravel was encountered below the gravel.

Boring D-1 was on the northwest part of the site, on a residential property. The hole was dug in a shed right next to a few old oil drums. The material was brown, Clayey SILT to Silty CLAY with trace fine-grained sand, and water was present at approximately 2.75 feet below the ground surface. Boring D-2 was dug in a shed on the southwest property on the site. There was oil staining observed on parts of the gravel floor near a few old lawn mowers. The upper foot of the hole was silty GRAVEL with some fine- to coarse-grained sand. Below that, the material was brown Silty CLAY to Clayey SILT with trace fine-grained sand. Water was present at 2 feet below the ground surface.

4 SOIL ANALYTICAL RESULTS

Based on the field screening, observations of petroleum sheen, odor, or discoloration were not identified in the samples. Soil samples selected for chemical analysis were composited in the field and analyzed for petroleum hydrocarbons, metals, PAHs, pesticides, and herbicides. The analytical laboratory report is provided in Appendix A. Chemical concentrations in soil are summarized in the text and tables below.

Chemical data collected for this evaluation were compared with DEQ RBCs and CFSLs. The concentrations of detected contaminants are compared to current DEQ RBCs as a preliminary screening approach to identify potential human health risks for reasonably anticipated future land-use activities at the site. Occupational RBC levels have been presented to align with current zoning and anticipated future uses for the property. The applicable RBC exposure pathways include soil ingestion, inhalation, and dermal contact under the occupational exposure scenario.

Petroleum. Petroleum hydrocarbons in the form of oil were detected above the method detection limit in the C- designated samples. Oil was detected at borings C-3, C-5, and C-8 at concentrations of 86.5, 137, and 66.6 milligrams per kilogram (mg/kg), respectively. Diesel was not detected in the samples. Table 4-1 presents a summary of the sample results from the NWTP-Dx analysis.

4-1: PETROLEUM DETECTED IN SOIL (mg/kg)

Analyte	Diesel	Oil
B-1	ND	ND
C-1	ND	ND
C-2	ND	ND
C-3	ND	86.5
C-4	ND	ND
C-5	ND	137
C-6	ND	ND
C-7	ND	ND
C-8	ND	66.6
C-9	ND	ND
D1-A	ND	ND
D1-B	ND	ND
D2-A	ND	ND
D2-B	ND	ND
CFSL	1,100	1,100
RBC	14,000	14,000

Bold = Detected analyte

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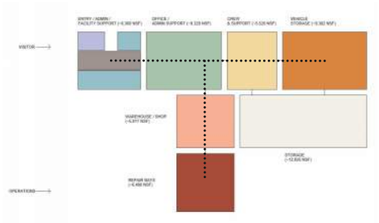
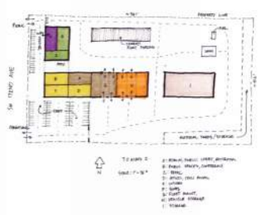
EARLY PROCESS DIAGRAMS

INITIAL ADJACENCY DIAGRAM



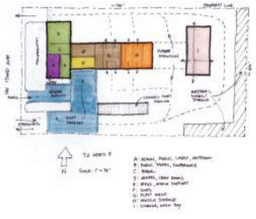
INITIAL CONCEPT SKETCHES

CONCEPT A



CONCEPT B

CONCEPT E

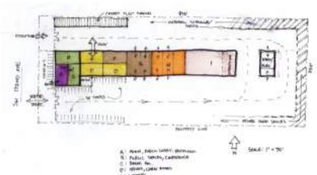


REVISED SITE FOOTPRINT A

REVISED SITE FOOTPRINT B

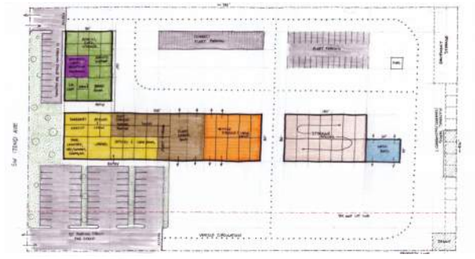
UPDATE TO NEW DEVELOPMENT SITE

CONCEPT C

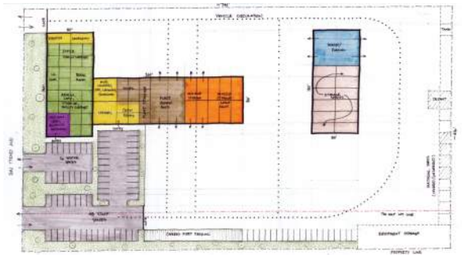


CONCEPT D

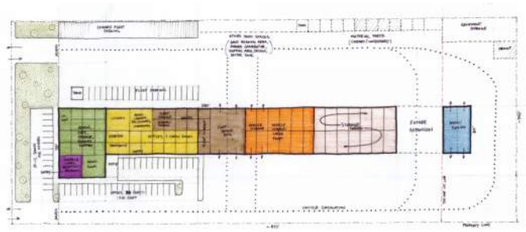
MASTER PLAN - CONCEPT A



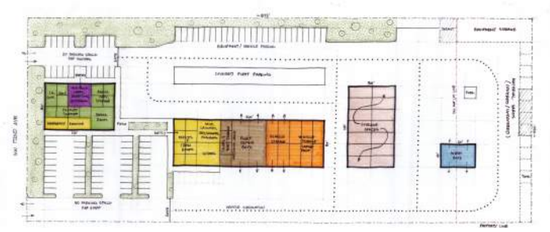
HAPPY VALLEY PUBLIC WORKS
MASTER PLAN - CONCEPT B



HAPPY VALLEY PUBLIC WORKS
MASTER PLAN - CONCEPT C



HAPPY VALLEY PUBLIC WORKS
MASTER PLAN - CONCEPT D



UPPER LEVEL - CONCEPT A

UPPER LEVEL - CONCEPT B

UPPER LEVEL - CONCEPT C

UPPER LEVEL - CONCEPT D

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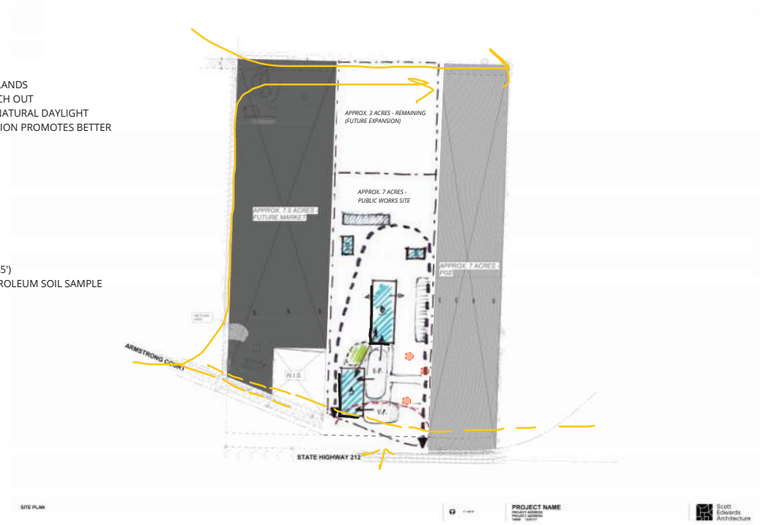
PUBLIC WORKS - MIDDLE

PROS:
- DOES NOT INCLUDE WETLANDS
- DOES NOT INCLUDE NOTCH OUT
- BEST ORIENTATION FOR NATURAL DAYLIGHT
- NORTH-SOUTH ORIENTATION PROMOTES BETTER NATURAL VENTILATION

CONS:
- BIG GRADE DROP (475'-445')
- INCLUDES DETECTED PETROLEUM SOIL SAMPLE LOCATIONS



PUBLIC WORKS - WEST

PROS:
- WIDEST PW SITE OPTION
- OFFERS LAYOUT FLEXIBILITY
- CLOSEST TO ROCK CREEK RD EXTENSION
- DOES NOT INCLUDE DETECTED PETROLEUM SOIL SAMPLE LOCATIONS
- NORTH-SOUTH ORIENTATION PROMOTES BETTER NATURAL VENTILATION

CONS:
- INCLUDES WETLAND AREA
- INCLUDES NOTCH OUT
- 25' GRADE DROP (460'-435')

PUBLIC WORKS - EAST

PROS:
- REGULAR SHAPED SITE
- STRAIGHT FORWARD NORTH/SOUTH SITE ACCESS
- EASY OPPORTUNITY FOR SITE TO INCLUDE EXPANSION TO THE NORTH (POLICE)
- ON HIGHEST GRADE OF SITE = MORE VISIBILITY
- SOUTH FACING OFFICE BLDG CAN CONTRIBUTE TO PASSIVE SOLAR HEATING

CONS:
- 25' GRADE DROP (485'-460')
- 40' ROW DEDICATION THRU-SITE
- NARROW SITE OFFERS LESS FLEXIBILITY
- LOCATED FURTHEST FROM ROCK CREEK RD EXTENSION
- LARGE TREE BUFFER @NORTH OF PROPERTY LINE
- INCLUDES DETECTED PETROLEUM SOIL SAMPLE LOCATIONS

PUBLIC WORKS - MIDDLE (EAST-WEST)

PROS:
- -

CONS:
- -

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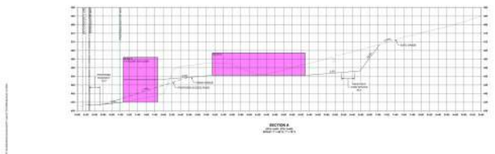
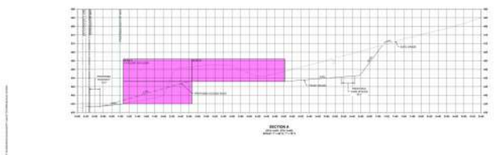
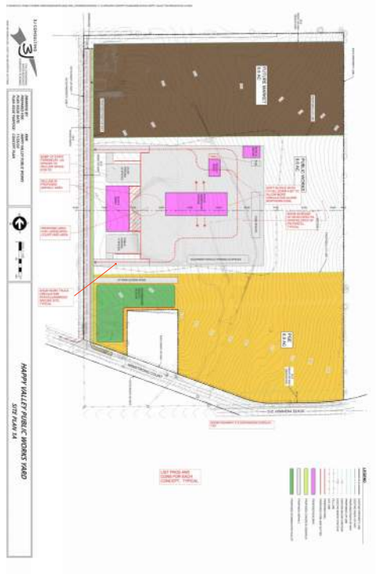
SITE LAYOUTS - CIVIL CONCEPT 1A

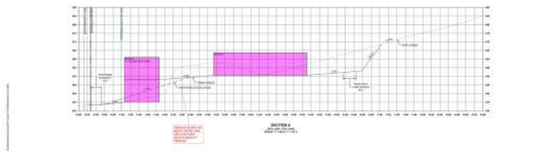


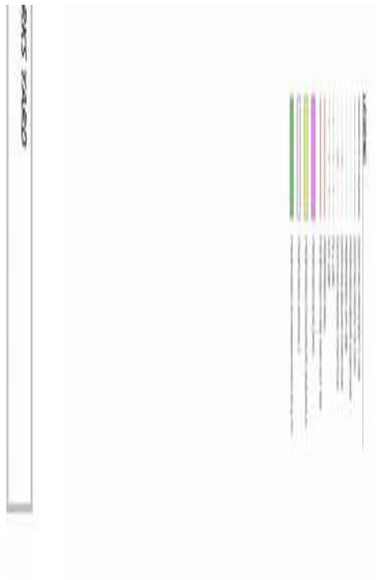
SITE LAYOUTS - CIVIL CONCEPT 1B

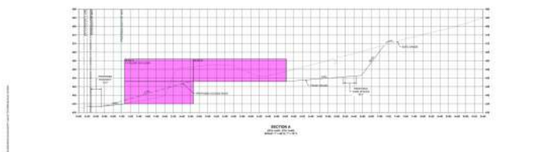


CIVIL CONCEPTS - SEA COMMENTS

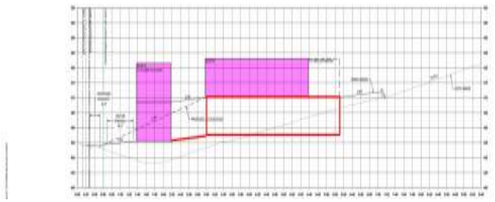




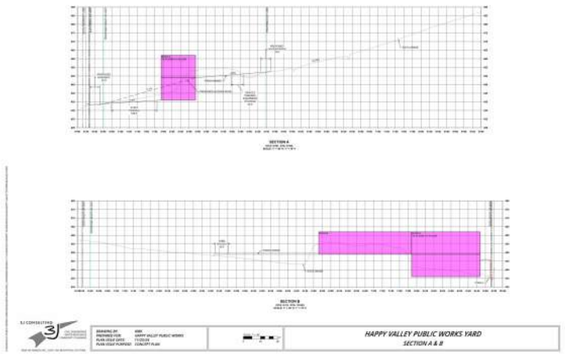


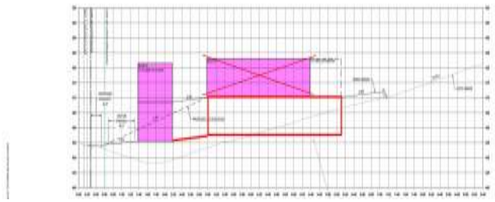


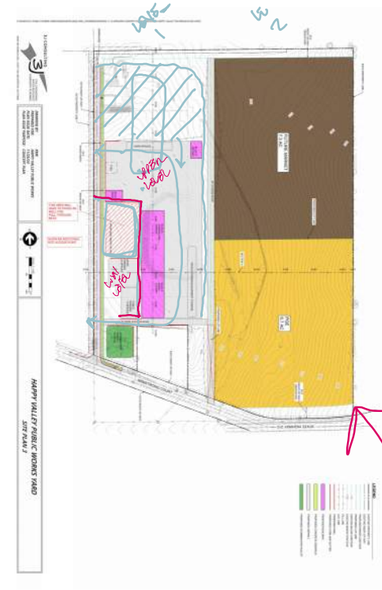
SITE LAYOUTS - CIVIL CONCEPT 2

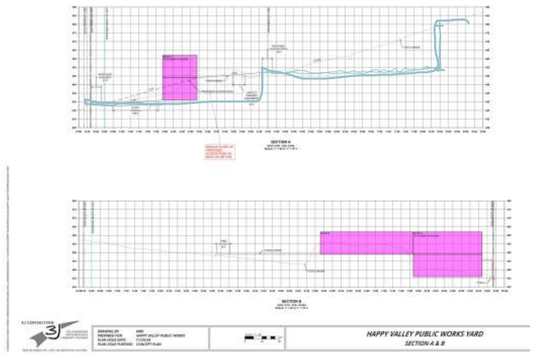


SITE LAYOUTS - CIVIL CONCEPT 3









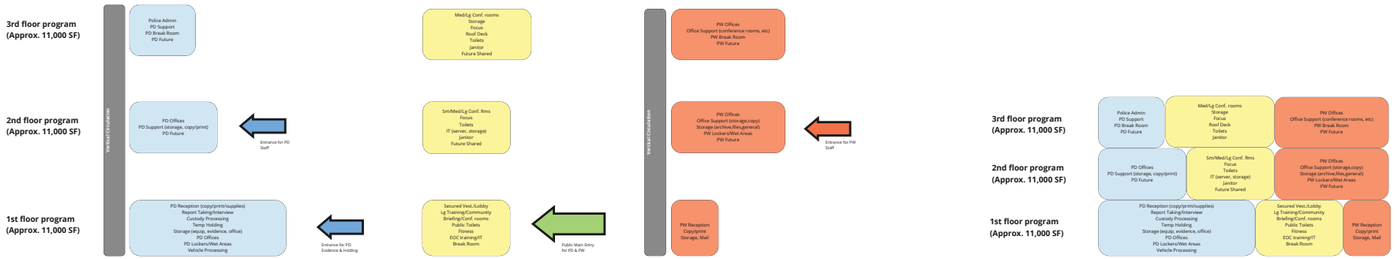
OPTION #5
AS A TWO
BUILD SOLUTION

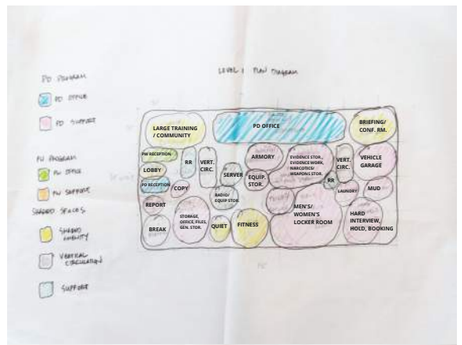
Total Office Area:
Approx. 33,000 SF

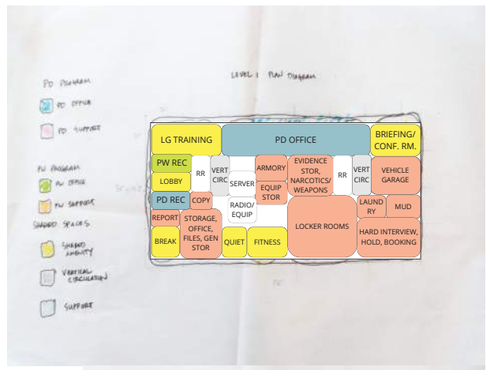
PD

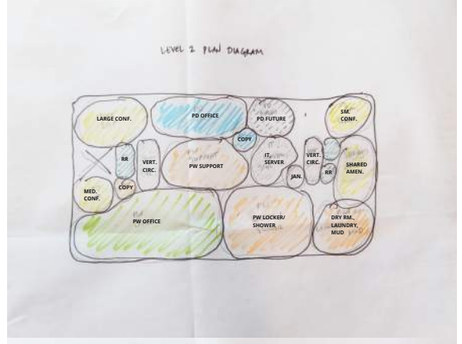
SHARED

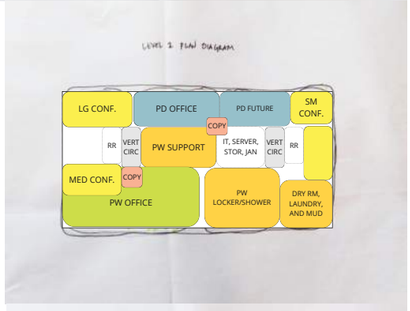
PW

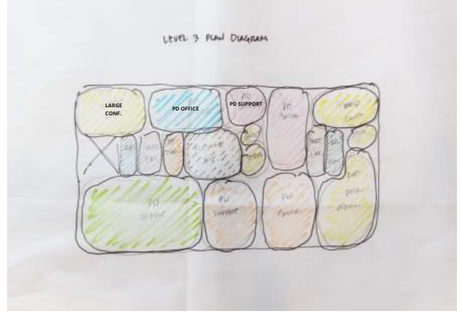


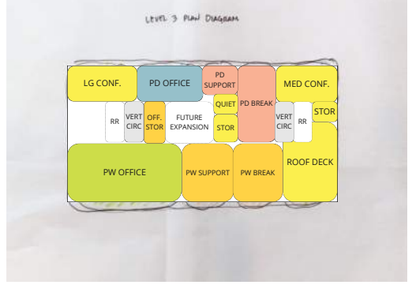












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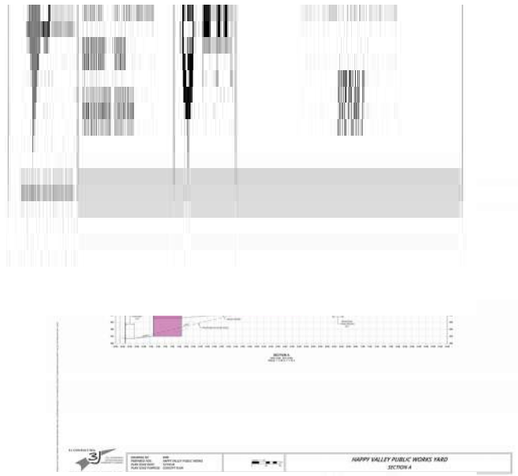
CONCEPT 1

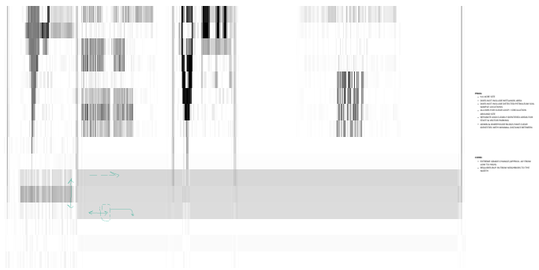


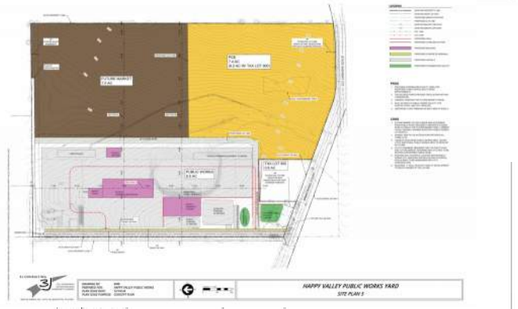
Chris's preference...

CONCEPT 2

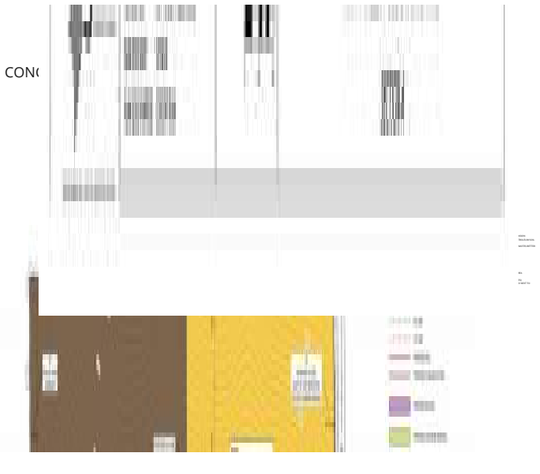
Mayor preference...

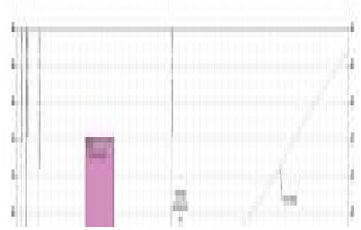
CONCEPT 3



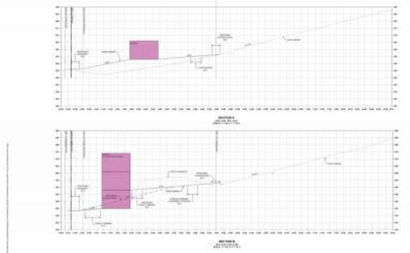


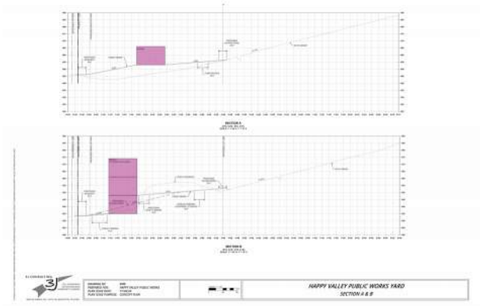
CONCEPT 4

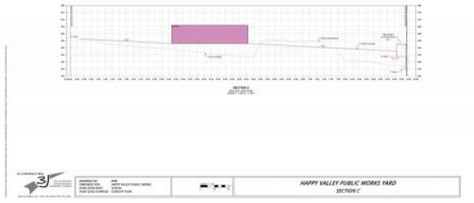




CONCEPT 5







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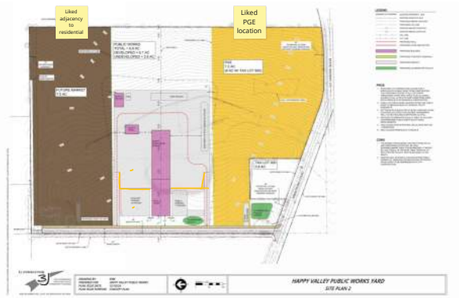
FAVORED CONCEPTS

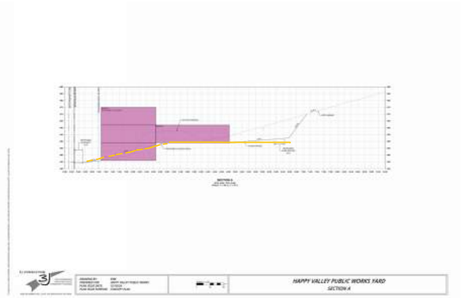
CONCEPT 2

Liked adjacency to residential

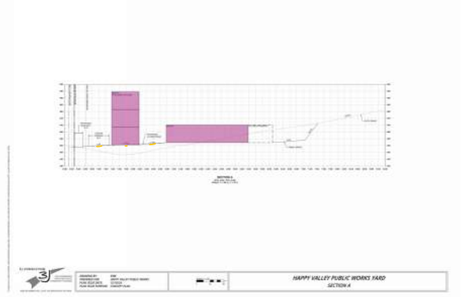
Liked PGE location

Mayor preference...



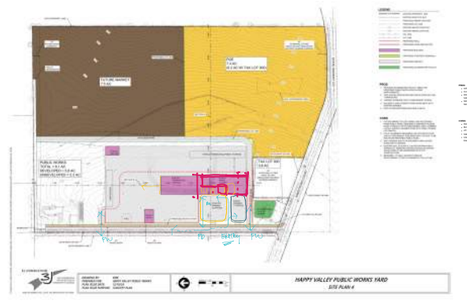


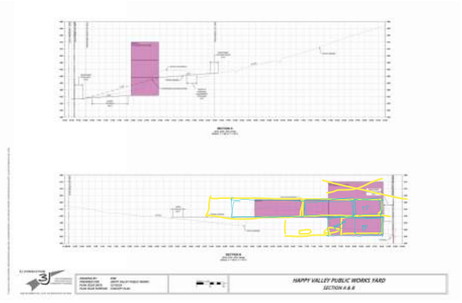
CONCEPT 3



CONCEPT 4

Chris's preference...





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SPACE PROGRAMMING (INCLUDING POLICE)

HAPPY VALLEY POLICE, PUBLIC WORKS, & PARKS OPERATION FACILITY

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED OFFICE	OPEN OFFICE	SHARED OFFICE	NOTES	EMPLOYEE
Happy Valley Police Department														
Administration & Records														
PD Admin	1		•	10	x	12	120	120			•		*Existing: 2 open workstations*	
Code Enforcement Officer (Future FTE)	1	•		10	x	10	100	100					*Future Position*	
Chief of Police	1	•		10	x	12	120	120	120	•			*Existing: enclosed office upstairs*	Capt. Rich Sheldon
Community Service Officer	1		•	10	x	12	120	120			•		*Existing CSO position*	Kimberly Peterson
Police Operations														
Sergeant Detective	1	•		10	x	10	100	100	-	•				
Detectives	1	•		20	x	20	400	400	-	•			*This will give enough room for 2-3 detectives to share office*	Robert Strand
Patrol Sergeants	4	•		10	x	10	100	400					*(2) 200 sf enclosed shared offices*	Brett Ethington,Alex Stidham
Patrol Officers	12		•	10	x	10	100	1,200	700		•		*Existing: - (6) open workstations on first floor, couch, two monitors, camera system, table w/ chairs, (2) open workstations upstairs*	Tyler Simpkins,Matthew Bigoni,Shawn Choe,Alex Mazhnikov,Daniel Moyer,Brenden McKoy,Tyler Van Wormer,Sam Tharp,David McCarthy,Cole Kinman,Kristopher Swalko,David Sloboda
Patrol Officers (Future FTE)	3		•	10	x	10	100	300					*Future patrol officer positions*	
Public Safety Subtotal	**25**	4 Future FTE						**2,860**	820					
Office Support Spaces (Public Safety)														
ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED OFFICE	OPEN OFFICE	SHARED OFFICE	NOTES	EMPLOYEE
Entry Vestibule	1	•		10	x	10	100	100						
Lobby / Waiting Area	1	•		20	x	15	300	300	100		•		*Existing: 2 chairs, side table*	
Reception Counter/CSO office area	1	•		10	x	10	100	100	20		•		*Existing: 2 workstations, safety glass*	
Unisex Restroom - Public	1	•		9	x	10	90	90	160	•			*Existing: 1 unisex, 1 ladies*	
Report Taking Room	2	•		10	x	12	120	240						
Copy/Print/Mail Center/Workroom/Office Supply	1	•		12	x	20	240	240	60		•		*Existing: open mail area, copy/print machine*	
Confidential Records	1	•		8	x	8	64	64						
Lunch Room/Break Room, Kitchenette	1	•		12	x	16	192	192	80		•		*Existing: no sitting area, refrigerator, kitchen sink, counter, coffee, microwave, toaster*	
Interview Room	1	•		8	x	10	80	80						
Equipment Storage	1	•		10	x	20	200	200						
Physical Training Room	1	•		20	x	20	400	400	280		•		*Existing: open workout space upstairs (1 treadmill, 1 bench, 1 power rack, 1 rower, free weights, desk w/chair)*	

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Storage: Files	1	•		10	x	15	150	150						
General Storage	1	•		10	x	10	100	100	100	•			*Existing: storage room on first floor, supplies, large safe*	
Hard Interview / Intox Room	1	•		10	x	12	120	120						
Briefing / Conference Room	1		•	20	x	30	600	600	1,140			•	*Existing: open briefing room on upper level (1 table w/4 chairs, drawing board, shelving), separate 1,000sf annex bldg on lot*	
Bicycle Storage - Impound	1		•											
Quiet Room	1	•		8	x	10	80	80	100	•			*Existing: enclosed office room on first floor*	
Laundry Closet	1	•		10	x	10	100	100						
Mud Room Vestibule / Ready Room	1	•		8	x	14	112	112						
Unisex Toilet Room	1	•		8	x	10	80	80						
Unisex Toilet Room / Shower Room	3	•		9	x	10	90	270	120	•			*Existing: one unisex toilet / shower in basement*	
Men's Locker Room	1	•		20	x	26	520	520	400			•	*Existing: basement open air locker room (12 lockers)*	
Women's Locker Room	1	•		10	x	20	200	200						
Server Room / Telecom Closet	1	•		10	x	15	150	150	*20*			•	*Existing: server wall mounted rack (basement)*	
Office Support Spaces (PS HQ) Subtotal								**4,488**	2,580					

AREAS	QTY	Markup	NSF	
Office Area Subtotals			7,348	3,400
Circulation / Building Infrastructure		30%	2,204	
Future Expansion		10%	735	
Total Office Area			**10,287**	
Warehouse Shop Subtotals			-	
Circulation / Building Infrastructure		15%	-	
Future Expansion		10%	-	
Total Warehouse & Shop Area			**-**	
TOTAL PROJECT AREA			**10,287**	

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED OFFICE	OPEN OFFICE	SHARED OFFICE	NOTES	EMPLOYEE
Public Works Department - Administration Offices														
Administration														
Public Works Director/City Engineer	1	•		12	x	16	192	192	100				*Existing: large u-shape workstation, computer, printer, (2) chairs*	Chris Randall
Public Works Assistant	1	•		10	x	12	120	120	140				*Existing: (3) workstations, office server, shelves, map boards, large printer, drawing bins, chair storage, tv*	Sheri Bartholomew
Public Works Personnel	1	•		10	x	12	120	120						
Public Works Personnel	1	•		10	x	12	120	120						
Subtotal	**4**							**552**	240					
Public Works Department - Streets & Facilities Offices														
Future Division														
Supervisor	1	•		10	x	12	120	120						
Utility Workers	5		•	5	x	5	25	125						
Crew Room	1		•	15	x	15	225	225						
Future Division														
Supervisor	1	•		10	x	12	120	120						
Utility Workers	5		•	5	x	5	25	125						
Crew Room	1		•	15	x	15	225	225						
Streets Division									160				*Existing: 8 workstations, computers, phones, storage cabinet*	
Supervisor	1	•		10	x	12	120	120						
Street Sweeper	1		•	5	x	5	25	25						Jose Herrera
Utility Workers	6		•	5	x	5	25	150						Gregg, Daniel, Shayne, Marco, Karee, Jack

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Crew Room	1		•	15	x	15	225	225						
Facilities Maintenance Division														
Facilities Maintenance Technician	1		•	10	x	12	120	120						Joe Rickard
Utility Workers	1		•	5	x	5	25	25						
Subtotal	**9**							**665**						
Public Works Department - Parks Maintenance														
Parks Maintenance														
Supervisor	1	•		10	x	12	120	120						Chris Sliwka
Maintenance Staff	9		•	5	x	5	25	225						
Seasonal Maintenance	8		•	-	x	-	-	-						
Crew Room	1		•	15	x	15	225	225						
Facilities														
Staff	1		•	5	x	5	25	25						-
Subtotal	**1**							**595**	**1100 SF**				*Existing: 3 office areas, kitchenette, locker room, restroom, storage, circulation*	
Total Employess (FT & Seasonal)	**14**							**1,337**						

Office Support Spaces

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED OFFICE	OPEN OFFICE	SHARED OFFICE	NOTES	EMPLOYEE
Entry Vestibule	1	•		10	x	10	100	100						
Lobby / Waiting Area	1	•		20	x	15	300	300						
Reception Counter	1	•		10	x	15	150	150						
Conference Room (small)	2	•		16	x	19	300	600	30		•		**4 - 6 people** *Existing: hallway standing room only w/ white board*	
Conference Room (medium)	1	•		16	x	25	400	400						
Conference Room (large)	1	•		20	x	30	600	600					15 - 25 people	
Copy/Workroom	2	•		10	x	10	100	200						
Lunch Room/Break Room, Kitchenette	1	•		30	x	50	1,500	1,500	120				*Existing* ***kitchenette:*** *sink, dishwasher, trash bin, fridge, 9' counter w/ uppers/lowers, coffee mkr, micro, no seating*	
Mud Room w/ Wash-down Area	2	•		10	x	15	150	300						
Laundry Room	1	•		10	x	10	100	100						
Dry Room	1	•		10	x	16	160	160						
Locker Area	1	•		30	x	40	1,200	1,200	70				*Existing: 16 sm lockers, 1 lg locker unit, minimal aisle clearance, city server, clothes rack, storage above lockers*	
Lav Area	1	•		15	x	20	300	300						
Water Closets	6	•		9	x	10	90	540						
Unisex Restroom - Private	3	•		9	x	10	90	270						
Unisex Restroom - Public	1	•		9	x	10	90	90	70				*Off hallway*	
Shower Rooms	4	•		15	x	10	150	600						
Changing Rooms	4	•		15	x	10	150	600						
Storage: Office Supply	3	•		6	x	8	48	144						
Storage: Files	1	•		10	x	10	100	100						
Storage: Conference Room	2	•		2	x	10	20	40						
General Storage	1	•		10	x	10	100	100	50				*Existing: storage locker, other*	
Emergency Sleeping Rooms (Storage)	4	•		8	x	10	80	320						
Emergency Management Office	1	•		10	x	10	100	100						
Storage: Emergency Management	1	•		20	x	15	300	300						
Storage: Archive (finance storage)	4	•		12	x	25	300	1,200						
Storage: Record Drawing Library, Plotter	1	•		10	x	16	160	160						
Janitor Closet	2	•		10	x	10	100	200						

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SCADA / Radio Closet	1	•		8	x	10	80	80						
Covered Patio	1		•	10	x	20	200	200						
Server Room / Telecom Closet	1	•		10	x	15	150	150					**verify ventilation requirments w/ owner**	
Office Support Spaces Subtotal								**11,104**					*(included in office subtotal above - 1,100SF)*	

Warehouse & Shop Spaces

ROOM	QTY	ENCLOSED OFFICE	OPEN OFFICE	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED	OPEN	SHARED	NOTES	EMPLOYEE
Fleet Service Heavy Equipment Mechanic	1	•		10	x	10	100	100						Mike Dale
Mechanic Service Area	2		•	10	x	10	100	200					**wet clothing area, work station only**	
Fleet Service Counter	1		•	15	x	15	225	225					**delivery storage area**	
Fleet Vehicle Repair Bays, Carport	1	•		60	x	80	4,800	4,800	700				*Existing: x2 repair bays w/ in-place lift, pull-in only, misc part/tool storage along walls, metal shelf units along wall, tool carts, white board, misc shop equipment, coat rack*	
Fleet Storage: Small-Med. Vehicle Equip. Parts	1	•		12	x	20	240	240	100				*Existing: small part drawers/shelves, open shelf parts, boxed parts*	
Fleet Storage: Large Vehicle Equipment Parts	1	•		20	x	20	400	400						
Fleet Storage: Fleet Waste Chemical	1	•		10	x	10	100	100					**include conveyance systems to service bays**	
Fleet Storage: Fleet Chemical	1	•		10	x	10	100	100	120		•		*Existing: Outdoor covered area for chem storage/waste drums*	
Fleet Storage: Fleet Tools	1		•	15	x	15	225	225	100				*Existing: misc tools stored in carts, tools hung on walls,*	
Fleet Storage: Fabrication Area	1		•	15	x	15	225	225						
Fleet Storage: Fabrication Area	1		•	6	x	9	54	54						
Unisex Restroom	1	•		12	x	10	120	120						
Sign Shop	1	•		20	x	20	400	400						
Vehicle Staging Area	1		•	12	x	20	240	240						
Paint Shop	1	•		20	x	20	400	400					**provide ventilation**	
Wood Shop	1	•		20	x	20	400	400					**provide ventilation**	
Machine & Welding Shop	1	•		20	x	20	400	400					**provide ventilation**	
Server Room / Telecom Closet	1	•		8	x	10	80	80					**verify ventilation requirments w/ owner**	
Storage: Park Tools	1		•	20	x	50	1,000	1,000						
Storage: Parks Equipment & Materials	1		•	20	x	50	1,000	1,000	3,600				*Existing: x2 bays (1 sm, 1 lg), open shelf storage along walls, loft space for additional open, 7 lockers , work table, wall mounted equipment*	
Storage:	1	•		10	x	20	200	200						
Storage: Streets & Drainage	1		•	20	x	50	1,000	1,000						
Storage: Future Division	1		•	20	x	50	1,000	1,000						
Storage:	1		•	20	x	50	1,000	1,000						
Storage:	1		•	20	x	50	1,000	1,000					**includes pipe storage and cutting station**	
Storage:	1		•	20	x	50	1,000	1,000						
Storage:	1		•	20	x	50	1,000	1,000						
Storage:	1		•	-	x	-	-	-						
Storage: Miscellaneous	1		•	20	x	50	1,000	1,000						
Storage: Paint	1	•		10	x	10	100	100					**include paint cleaning area**	
Storage: Decorations	1		•	10	x	20	200	200						
Storage: Property	1		•	-	x	-	-	-						
Vehicle Storage: Large Equipment	3		•	25	x	50	1,250	3,750						
Vehicle Storage: Enclosed - Heated/AC	4	•		16	x	50	800	3,200	600				*Existing: riding equipment stored along perimeter*	
Subtotal								**25,159**						

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PROJECT TOTALS														
AREAS	QTY						Markup	NSF						
Office Area Subtotals								19,789						
Circulation / Building Infrastructure							25%	4,947						
Future Expansion							10%	1,979						
Total Office Area								**26,715**	**1,100**				*Existing: 3 office areas, kitchenette, locker room, restroom, storage, circulation*	
Warehouse Shop Subtotals								25,159						
Circulation / Building Infrastructure							15%	3,774						
Future Expansion							10%	2,516						
Total Warehouse & Shop Area								**31,449**						
TOTAL PROJECT AREA								**58,164**						

Yard Spaces

SPACE	QTY	COVERED	UNCOVERED	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED	OPEN	SHARED	NOTES	EMPLOYEE
Covered Work Vehicle Parking	1	•		12	x	30	360	360						
Uncovered Work Vehicle Parking	1		•	12	x	30	360	360	2,100				*Existing: approx. 13 parking spaces for work trucks/equip*	
Parks Department Storage	-		•						800		•		*Existing: behind fleet maintenance bldg*	
Covered Material Storage: Sanding Rock?	1	•		30	x	30	900	900	600				*Existing: 2 Bays*	
Covered Material Storage: Cold Mix	1	•		20	x	25	500	500						
Material Storage Yard #1: -	1		•	20	x	25	500	500	900		•		*Existing: 1 Bay, next to admin bldg.*	
Material Storage Yard #2: -	1		•	20	x	25	500	500	500		•		*Existing: 1 Bay, next to decant area*	
Material Storage Yard #3: -	1		•	20	x	25	500	500	250		•		*Existing: 1 Bay, b/t fueling area & chloride tank*	
Material Storage Yard #4: -	1		•	20	x	25	500	500	900		•		*Existing: 2 Bays, next to covered material storage*	
Material Storage: Dirt & Debris	1		•	20	x	25	500	500						
Material Storage: Catch Basin Waste Material	1		•	20	x	25	500	500						
Sand Bagging Area	1		•	20	x	25	500	500						
Equipment Storage	1		•	100	x	50	5,000	5,000	4,200		•		*Existing: uncovered area outdoors, various equipment, forklifts, spreaders, road signage equipment, pellets, wheelbarrow, plows*	
Power Generator	1		•	15	x	20	300	300	1,700		•		*Existing: includes sw corner of lot adj to storage bldg*	
Fueling Station	1	•		20	x	20	400	400	650		•		*Existing: uncovered area outdoors, adj to material storage yard #3*	
Wash Bays w/ Water Fill Station	2	•		25	x	35	875	1,750			•			
Disposal Area	2		•	20	x	50	1,000	2,000						
Decant Area	1	•		36	x	26	936	936	1,300		•		*Existing: uncovered area outdoors, adj to material storage yard #2*	
Deicer Tank	1		•	20	x	20	400	400						
Parks Material Yard	1		•	30	x	35	1,050	1,050						
Street Dept. Material Yard	1		•	30	x	35	1,050	1,050						
Environmental Services Material Yard	1		•	30	x	35	1,050	1,050						

AREAS	QTY	Markup	NSF
Yard Space Subtotals			19,556
Circulation / Building Infrastructure		25%	4,889
Future Expansion		10%	1,956
Total Yard Area			**26,401**

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Parking Areas

SPACE	QTY	COVERED	UNCOVERED	W	x	L	AREA	TOTAL AREA NSF	CURRENT SIZE	ENCLOSED	OPEN	SHARED	NOTES	EMPLOYEE
Staff Parking				-	x	-	-	-						
Off-Site Parking				-	x	-	-	-						
Water Parking				-	x	-	-	-						
PW Work Vehicle Parking (all departments)	13			-	x	-	-	-					*Existing: (8) striped staff/crew spaces in lot near access gate w/(3) tandem spaces, (2) truck spaces near storage bldg.*	
PD Parking	38			-	x	-	-	-					*Existing: (38) spaces in lot w/ ada spots*	
Parks Parking				-	x	-	-	-						
Proprty / Management				-	x	-	-	-						
Non-profit Partners Parking				9	x	20	180	-						
PW Visitor Parking	3			-	x	-	-	-					*Existing: 3 spaces, front of admin*	
PD Visitor Parking	8			-	x	-	-	-					*Existing: (8) spaces north of main entrance w/ ada spots*	
Parking Total (per zoning)				9	x	20	180	-						
Parking Total	**62**													

Employee Count

DEPARTMENT	FULL TIME	SEASONAL	FUTURE
Leadership & Admin (PW)	2	0	2
Ops Crew, Facilities & Parks Maintenance (PW)	10	0	0
Fleet Mechanic (PW)	1	0	0
Police Department	21	0	4
Subtotals	**34**	**0**	**6**
STAFF TOTALS	**40**		

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PRELIMINARY PROJECT BUDGET (INCLUDING POLICE)

Concept 1 with PEMB (Pre-Engineered Metal Building) Construction Type

Construction Hard Costs

Area Description		Low	High
Building A – Admin Building (PEMB)	33,600 sf x $250/325 =	$8,400,000	$10,920,000
Building B – Warehouse/Garage (PEMB)	23,040 sf x $250/325 =	$5,760,000	$7,488,000
Building C – Vehicle Wash Bay:		$370,000	$370,000
Building D – Bulk Storage Canopy:		$415,000	$415,000
Building E – Decant/ De-watering Canopy:		$227,000	$227,000
Building F – Sand Bag Canopy:		$190,000	$190,000
Site Development Costs:	274,428 sf x $18 / $33 =	$4,939,700	$9,056,120
Off-site Improvements:		$450,000	$450,000
Construction Cost Sub-Total:		**$20,751,700**	**$29,116,120**
Estimating Construction Contingency at 10%:		$2,075,170	$2,911,612
Total Estimated Construction Costs, January 2025:		**$22,826,870**	**$32,027,732**
VE Options (none at this time)		-	-
Escalation- Assumed construction start March 2026			
±12 months at 4% / annually =		$913,075	$1,281,109
Construction Cost with Escalation:		**$23,739,945**	**$33,308,841**

Construction Soft Costs

General Requirements:	3.5%	$830,898	$1,165,809
General Conditions:	3.5%	$830,898	$1,165,809
Office Overhead and Profit:	3.5%	$830,898	$1,165,809
Bonds/Insurance/various taxes:		$800,000	$800,000
Soft Costs Sub-Total:		**$3,292,694**	**$4,297,427**
Total Anticipated Construction Costs:		**$27,032,639**	**$37,606,268**

Soft Costs

Permitting Fees (Land Use, Building, Engineering, SDC's):	$500,000	$500,000
Architectural/Engineering Fee at 10% of Total Construction Cost:	$2,703,264	$3,760,627
Reimbursable expenses (printing, bidding, travel, etc.):	$30,000	$30,000
City Project Management Fee:	$500,000	$500,000
Traffic Impact Analysis:	$15,000	$15,000
Special Inspections (third party during construction):	$50,000	$50,000
Utility Locates and Video Scoping:	$5,000	$5,000
FF&E:	$700,000	$700,000
Legal:	$30,000	$30,000
Insurance:	$50,000	$50,000
Estimating Contingency at 5% of soft costs:	$229,163	$282,031
Total Estimated Soft Costs:	**$4,812,427**	**$5,922,658**
Total Estimated Project Cost:	**$31,845,066**	**$43,528,926**

Concept 2 with PEMB (Pre-Engineered Metal Building) Construction Type

Construction Hard Costs

Area Description		Low	High
Building A – Admin Building (PEMB)	29,600 sf x $250/325 =	$7,400,000	$9,620,000
Building B – Warehouse/Garage (PEMB)	23,040 sf x $250/325 =	$5,760,000	$7,488,000
Building C – Vehicle Wash Bay:		$370,000	$370,000
Building D – Bulk Storage Canopy:		$415,000	$415,000
Building E – Decant/ De-watering Canopy:		$227,000	$227,000
Building F – Sand Bag Canopy:		$190,000	$190,000
Site Development Costs:	274,428 sf x $18 / $33 =	$4,939,700	$9,056,120
Off-site Improvements:		$450,000	$450,000
Construction Cost Sub-Total:		**$19,751,700**	**$27,816,120**
Estimating Construction Contingency at 10%:		$1,975,170	$2,781,612
Total Estimated Construction Costs, January 2025:		**$21,726,870**	**$30,597,732**
VE Options (none at this time)		-	-
Escalation- Assumed construction start March 2026			
±12 months at 4% / annually =		$869,075	$1,223,909
Construction Cost with Escalation:		**$22,595,945**	**$31,821,641**

Construction Soft Costs

General Requirements:	3.5%	$790,858	$1,113,757
General Conditions:	3.5%	$790,858	$1,113,757
Office Overhead and Profit:	3.5%	$790,858	$1,113,757
Bonds/Insurance/various taxes:		$800,000	$800,000
Soft Costs Sub-Total:		**$3,172,574**	**$4,141,271**
Total Anticipated Construction Costs:		**$25,768,519**	**$35,962,912**

Soft Costs

Permitting Fees (Land Use, Building, Engineering, SDC's):	$500,000	$500,000
Architectural/Engineering Fee at 10% of Construction Cost:	$2,576,852	$3,596,291
Reimbursable expenses (printing, bidding, travel, etc.):	$30,000	$30,000
City Project Management Fee:	$500,000	$500,000
Traffic Impact Analysis:	$15,000	$15,000
Special Inspections (third party during construction):	$50,000	$50,000
Utility Locates and Video Scoping:	$5,000	$5,000
FF&E:	$700,000	$700,000
Legal:	$30,000	$30,000
Insurance:	$50,000	$50,000
Estimating Contingency at 5% of soft costs:	$222,843	$273,815
Total Estimated Soft Costs:	**$4,679,695**	**$5,750,106**
Total Estimated Project Cost:	**$30,448,214**	**$41,713,018**

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Concept 3 with PEMB (Pre-Engineered Metal Building) Construction Type

Construction Hard Costs

Area Description		Low	High
Building A – Admin Building (PEMB)	32,000 sf x $250/325 =	$8,000,000	$10,400,000
Building B – Warehouse/Garage (PEMB)	23,040 sf x $250/325 =	$5,760,000	$7,488,000
Building C – Vehicle Wash Bay:		$370,000	$370,000
Building D – Bulk Storage Canopy:		$415,000	$415,000
Building E – Decant/ De-watering Canopy:		$227,000	$227,000
Building F – Sand Bag Canopy:		$190,000	$190,000
Site Development Costs:	300,564 sf x $18 / $33 =	$5,410,152	$9,918,612
Off-site Improvements:		$450,000	$450,000
Construction Cost Sub-Total:		**$20,822,152**	**$29,458,612**
Estimating Construction Contingency at 10%:		$2,082,215	$2,945,861
Total Estimated Construction Costs, January 2025:		**$22,904,367**	**$32,404,473**
VE Options (none at this time)		-	-
Escalation- Assumed construction start March 2026			
±12 months at 4% / annually =		$916,175	$1,296,179
Construction Cost with Escalation:		**$23,820,542**	**$33,700,652**

Construction Soft Costs

General Requirements:	3.5%	$833,719	$1,179,523
General Conditions:	3.5%	$833,719	$1,179,523
Office Overhead and Profit:	3.5%	$833,719	$1,179,523
Bonds/Insurance/various taxes:		$800,000	$800,000
Soft Costs Sub-Total:		**$3,301,157**	**$4,338,569**
Total Anticipated Construction Costs:		**$27,121,699**	**$38,039,221**

Soft Costs

Permitting Fees (Land Use, Building, Engineering, SDC's):	$500,000	$500,000
Architectural/Engineering Fee at 10% of Construction Cost:	$2,712,170	$3,803,922
Reimbursable expenses (printing, bidding, travel, etc.):	$30,000	$30,000
City Project Management Fee:	$500,000	$500,000
Traffic Impact Analysis:	$15,000	$15,000
Special Inspections (third party during construction):	$50,000	$50,000
Utility Locates and Video Scoping:	$5,000	$5,000
FF&E:	$700,000	$700,000
Legal:	$30,000	$30,000
Insurance:	$50,000	$50,000
Estimating Contingency at 5% of soft costs:	$229,609	$284,196
Total Estimated Soft Costs:	**$4,821,779**	**$5,968,118**
Total Estimated Project Cost:	**$31,943,478**	**$44,007,339**

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