



CITY OF CRESTVIEW

OFFICE OF THE CITY CLERK

P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536

Phone # (850) 682 - 1560 Fax # (850) 682-8077

October 11, 2021

6:00 PM

Council Chambers

REGULAR COUNCIL MEETING

The Public is invited to view our meetings on the City of Crestview Live stream a at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page. You may submit questions on any agenda item in advance (by 3:00 PM the day of the meeting, please) to cityclerk@cityofcrestview.org.

1. Call to Order
2. Invocation, Pledge of Allegiance
 - 2.1. Pastor Josh Neel, Destiny Worship Center
3. Open Policy Making and Legislative Session
4. Approve Agenda
5. Presentations and Reports
 - 5.1. Presentation by Matrix on Facilities Study
6. Consent Agenda
 - 6.1. Library Interlocal Agreement
 - 6.2. Equipment Purchase for the Golf Course
7. Public Hearings / Ordinances on Second Reading
8. Ordinances on First Reading
 - 8.1. Ordinance 1836 - Chickens
 - 8.2. Ordinance 1832 Redstone Avenue Annexation
 - 8.3. Ordinance 1833 Redstone Avenue Comprehensive Plan
 - 8.4. Ordinance 1834 Redstone Avenue Rezoning

9. Resolutions

- 9.1. Resolution 2022-01 Abandonment of three sewer utility easements within the Crestview Commons Development.

10. Action Items

11. City Clerk Report

12. City Manager Report

12.1. City Clerk Candidate Discussion

12.2. City Manager Updates

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

Note: The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Item are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The Card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. If any person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation as provided for in the American With Disabilities Act to insure access to and participation in the meeting should contact the Office of the City Clerk at (850)682-1560 prior to the meeting to make appropriate arrangements.

Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Crista Shephard, Special Projects Manager
DATE: 10/7/2021
SUBJECT: Presentation by Matrix on Facilities Study

BACKGROUND:

At the February 8, 2021 City Council meeting, Matrix was selected to perform a Facilities Inventory and Operational Assessment Master Plan.

DISCUSSION:

Matrix inventoried and assessed 43 of the city's public facilities, with an additional focus on 10 key facilities. This assessment included an evaluation of performance, operability, and location. In that assessment, they identified two potential major relocations (Fire Station 1 and the Department of Public Services complex), two prospective construction efforts (Public Safety Facility and Fire Station 4), an alternative structural retrofitting of the Police Department, 14 critical repairs, 15 prioritized maintenance activities, and a host of projected maintenance pursuits to include in the long-term plan.

In addition to the facilities assessment, Matrix assessed the city's staffing strength and configuration. This assessment found that while staffing levels in the city's various service departments are currently sufficient, opportunities exist to enhance productivity and customer service that do not require additional personnel, such as reconfiguring work areas, relocating staff, improving communications across and within departments, and investing in internal and customer-facing information technology platforms.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

A portion of the major initiatives' cost can be funded through the sale of existing property where the DPS complex and Fire Station 1 are currently located. The 4.1-acre DPS complex parcel has an estimated value ranging from \$860,000 to \$1.9 million. The two adjacent parcels, home of Fire Station 1, total .9 acres and have an estimated value ranging from \$400,000 to \$700,000. In addition to selling existing property, there are several federal and state grant programs the City could pursue to cover a portion of these costs. It should be noted, however, that most of the programs require some percentage of matching funds, so it will be important for the City to generate additional revenue to support these initiatives over the next several fiscal years.

All other major repairs and prioritized maintenance can be planned and executed over the next several years using the "future costs" line item of the Capital Improvements Program (CIP) budget that is set aside at \$150,000 per year for the next five years. Importantly, \$150,000 annually should be adequate to fund a long-term preventative maintenance program that includes floor covering replacement, interior/exterior painting, roof replacement, etc., if planned and executed appropriately.

RECOMMENDED ACTION

Staff respectfully requests the City Council adopt the Facility Study and direct the City Manager to begin implementing it in future budget years.

Attachments

1. Crestview Facilities Master Plan (Final)



City of Crestview Facilities Inventory & Operational Assessment Master Plan



Facilities Inventory & Operational Assessment

Master Plan

Crestview, Florida

September 2021

Prepared for:



City of Crestview

198 North Wilson Street
Crestview, Florida 32536

Prepared by:



Matrix Design Group, Inc

320 Bayshore Drive, Suite B
Niceville, FL 32578

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Executive Summary

This Facilities Inventory & Operational Assessment Master Plan evaluates the existing conditions and staffing levels of the City of Crestview's public facilities and provides actionable capital improvement recommendations and costs analyses for addressing identified needs. The comprehensive assessment supports informed decision-making and sound capital investment to help position Crestview for anticipated population growth over the next 20 years. Working in tandem with the City's municipal planning documents, this report aims to preserve Crestview's unique history and character while ensuring vibrant economic growth and a high quality of life well into the future.

Matrix inventoried and assessed 43 of the City's public facilities, applying additional scrutiny to 10 key facilities from the perspective of performance, operability, and location. In that assessment, they identified two potential major relocations (Fire Station 1 and the Department of Public Services [DPS] complex), two prospective construction efforts (Public Safety Facility and Fire Station 4), an alternative structural retrofitting of the Police Department, 14 critical repairs, 15 prioritized maintenance activities, and a host of projected maintenance pursuits to include in the long-term plan.

43
facilities inspected
— identifying —

14
critical repairs
— and —

15
prioritized
maintenance
projects

In addition to facilities, Matrix assessed the City's staffing strength and configuration. This assessment concludes that staffing levels in the city's various services departments are currently sufficient. However, opportunities exist to enhance productivity and customer service that do not require additional personnel such as reconfiguring work areas,



relocating staff, improving communications across and within departments, and investing in internal and customer-facing information technology platforms. Additionally, if the city continues its efforts in historic preservation and smart growth, the City Development Services department should add a planning position, such as historic district planner or land development manager, to focus on specific development goals. The city also has capacity to expand and develop more public spaces and recreational amenities, which may require additional staff to manage and maintain in the future.

The total combined cost for all initiative-driven opportunities is estimated at \$38.2 million (less sales of public land), including all design, land acquisition, reconfiguration, and construction. A third of that total is dedicated to a new DPS complex at \$13.5 million including design and construction.

A portion of the major initiatives' cost can be funded through the sale of existing property where the DPS complex and Fire Station 1 are currently located. The 4.1-acre DPS complex parcel has an estimated value ranging from \$860,000 to \$1.9 million. The two adjacent parcels, home of Fire Station 1, total .9 acres and have an estimated value ranging from \$400,000 to \$700,000. In addition to selling existing property, there are several federal and state grant programs the City could pursue to cover a portion of these costs. It should be noted, however, that most of the programs require some percentage of

matching funds, so it will be important for the City to generate additional revenue to support these initiatives over the next several fiscal years.

All other major repairs and prioritized maintenance can be planned and executed over the next several years using the "future costs" line item of the Capital Improvements Program (CIP) budget that is set aside at \$150,000 per year for the next five years. Importantly, \$150,000 annually should be adequate to fund a long-term preventative maintenance program that includes floor covering replacement, interior/exterior painting, roof replacement, etc., if planned and executed appropriately.

In summary, the existing facilities are largely in the right location to support future growth and in generally good condition except for some old and poorly maintained HVAC equipment in need of replacement. Relocating the DPS complex to a more central and appropriately zoned location is cost prohibitive in the short term, but should be a long-term goal. Addressing public safety needs by increasing fire emergency response capabilities in the northwest portion of the City and reducing the Police Department's vulnerability to hurricanes should be prioritized over the next several years.

Methodology

The Matrix Team followed a proven and commonly practiced asset management methodology by first characterizing Crestview's existing assets from multiple, pre-defined perspectives, then identifying the necessary actions to achieve its goals, and finally, carving a practical, well-articulated path to meet critical objectives essential to realizing those ambitions.

To begin, the Matrix Team completed a comprehensive inventory and condition assessment of cited facilities in March 2021. The assessment of the buildings and their site components was performed using methods and procedures consistent with standard commercial and customary practices, as outlined in *ASTM Standard E2018-15 for Property Condition Assessments* (ASTM International 2018). As per this ASTM, determinations of building/site component conditions were based on walk-through site visits, which allowed the Team to visually inspect the overall condition of assets at specific points in time using non-invasive methods. Each major facility system was rated based on criteria defined in the Condition section below.

Matrix then analyzed asset location, often considered the most important element in successful service delivery, for 10 key public service and operational facilities. Existing facility locations, as well as

the proposed locations for new construction and/or relocation, were weighed against goals and standards set forth in the City of Crestview's Comprehensive Plan, Future Zoning Map, Proposed Land Use, and the Crestview Redevelopment Agency Master Plan.

To address the City's functional needs at a granular level, as they pertain to facility and asset management, Matrix developed uniquely tailored facility performance criteria to gauge levels of service. The resulting facility ratings were considered in tandem with surveys of current Crestview staff members to aid in identification and justification of capital improvement recommendations.

The Matrix Team then conducted a thorough staffing analysis, comparing the staffing strength and composition of key comparison cities such as Niceville and Fort Walton Beach, in addition to 11 other cities of similar size based on existing and projected populations in 10-20 years. These findings were coalesced with a full inventory of each city's major amenities and geographic footprint to identify recommendations for programmatic enhancements, staffing augmentation, or organizational realignment.

Facility Inventory and Operational Assessment Process



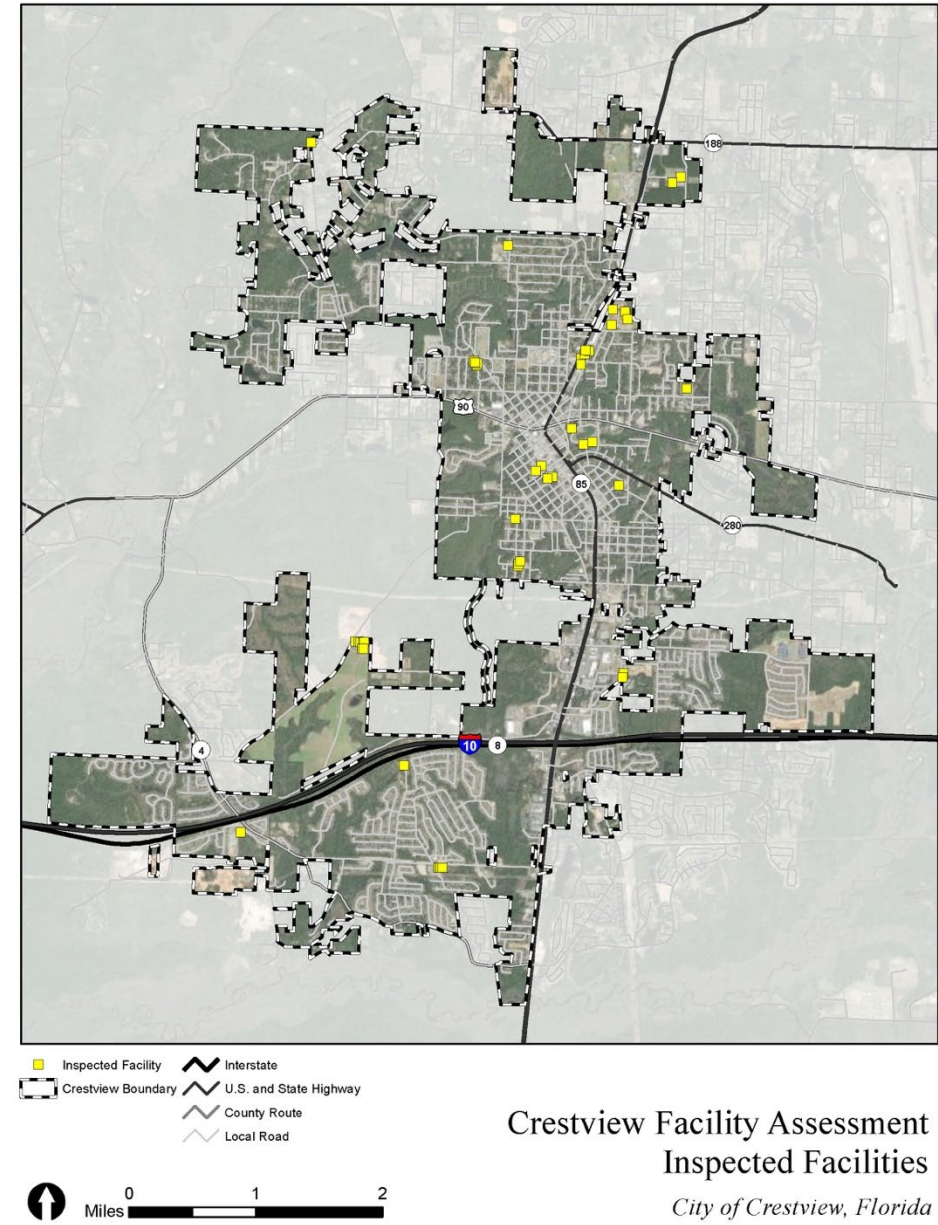
Armed with a comprehensive understanding of Crestview's assets and their condition, as captured by the aforementioned tasks, Matrix developed an unconstrained list of improvements needed to both sustain and enhance service capacity well into the future. Matrix prepared planning-level cost estimates for the purpose of budgeting, phasing, and cost-benefit analyses. Identified improvements were differentiated as new construction, critical repairs, prioritized maintenance, enhancements, ADA compliance, demolition, or projected maintenance.

Lastly, Matrix assessed Crestview's past and present facilities budgets to determine the feasibility of proposed actions within a specified timeframe. When feasible, Matrix identified potential external funding sources, possible ways of realigning the budget, or innovative ways of executing proposed actions if the financial capabilities assessment points to a gap in support.

Asset Visibility

Inventory

Matrix initially committed to inventory 44 facilities under the operational jurisdiction of the City of Crestview, two (2) of which later proved not to exist (offices at John McMahon Environmental Education Center and Allen Park). During the on-site survey, Matrix added the Spanish Trail Park Amphitheater (205 Stillwell Blvd.) to its assessment as a target of opportunity, as other facilities were being evaluated at the same location (restroom, Senior Center, and Pumphouse #10). In total, Matrix inventoried 43 facilities with approximately 180,000 square feet of developed facility space, not including the amphitheater. To ensure each facility performance criteria, and by extension our capital investment recommendations, were tailored appropriately, Matrix categorized each facility as administrative, operations, public services, industrial, support, or multi-use. Each building that was assessed, the facility with which it is associated, and its location are listed below by type.



Administrative

Facility	Location	Address
Administration Building	Department of Public Services Complex	715 N Ferdon Blvd.
Office	Department of Public Services Complex	715 N Ferdon Blvd.
City Hall	Downtown	198 N Wilson St.
Administration Building	Wastewater Treatment Complex	5101 Arena Rd.

Operations

Facility	Location	Address
Building & Facility Maintenance	Department of Public Services Complex	190 Long Rd.
Garage	Department of Public Services Complex	715 N Ferdon Blvd.
Storage Shed	Department of Public Services Complex	715 N Ferdon Blvd.
Emergency Medical Services	Southwest	2106 P.J. Adams Pkwy.
Fire Station 1	City Proper	321 W Woodruff Ave.
Fire Station 2	Southwest	2106 P.J. Adams Pkwy.
Fire Station 3	Southeast	585 Brookmeade Dr.
Chlorine Facility	Wastewater Treatment Complex	5101 Arena Rd.
Spray Field Chemicals Facility	Wastewater Treatment Complex	5101 Arena Rd.

Public Services

Location	Facility	Address
Allen Park	Fairview Center	895 McClelland St.
Allen Park	Restrooms	895 McClelland St.
Countryview Park	Restrooms	1090 Northview Pk.
Durrell Lee Park	Press Box	1898 E 1st Ave.
John McMahon Environmental Ed Center	Barn	130 Butler Cir.
John McMahon Environmental Ed Ctr	Cabin	130 Butler Cir.
John McMahon Environmental Ed Center	Education Center	130 Butler Cir.
City Proper	Bush House	198 S Wilson St.
Northeast	Community Center	1446 Commerce Dr.
Northeast	Library	1445 Commerce Dr.
City Proper	Sharing & Caring Building	298 MLK Jr Ave.
Spanish Trail Park	Amphitheater	205 Stillwell Blvd.
Spanish Trail Park	Restrooms	205 Stillwell Blvd.
Spanish Trail Park	Senior Center	205 Stillwell Blvd.
Twin Hills Park	Press Box	100 Hathaway St. S.
Twin Hills Park	Restrooms	100 Hathaway St. S.

Industrial

Facility	Location	Address
Belt Press Facility	Wastewater Treatment Complex	5101 Arena Rd.
Chlorine Pump Facility	Wastewater Treatment Complex	5101 Arena Rd.
Master Control Station 1	Wastewater Treatment Complex	5101 Arena Rd.
Master Control Station 2	Wastewater Treatment Complex	5101 Arena Rd.

Support

Facility	Location	Address
Pumphouse #3	City Proper	500 S McClelland St.
Pumphouse #4	City Proper	100 Short Ave.
Pumphouse #5	Bob Sikes Elementary School	1707 N Lloyd St.
Pumphouse #6	Fire Station 2	2106 P.J. Adams Pkwy.
Pumphouse #7	Fire Station 3	587 Brookmeade Dr.
Pumphouse #8	Antioch Elementary School	4710 Whitehurst Ln.
Pumphouse #9	Northwest	5780 W Old Bethel Rd.
Pumphouse #10	Spanish Trail Park	850 Industrial Dr.

Multi-use

Facility	Location	Address
Gymnasium	Twin Hills Park	100 Hathaway St. S.
Police Department	City Proper	201 Stillwell Blvd.

Floor Plans

The City cited a lack of available facility drawings (as-builts, issued-for-construction designs, etc.) for many of their primary facilities. The Matrix Team developed architectural plan views, with dimensions, for the facilities listed below. The drawings are provided in Appendix D.

- City Hall
- Building & Facility Maintenance
- Police Department
- Public Library
- Fire Station 1
- Fire Station 2
- Fire Station 3
- John McMahon Environmental Education Center
- John McMahon Environmental Cabin
- Fairview Center (Carver-Hill Museum)
- DPS Administration

Matrix also committed to providing a digital floor plan of the Community Center but discovered a complete set of hardcopy as-built drawings during the on-site assessment. Those drawings were digitized and provided to the City in a separate document.

Virtual Facility Tours

The Matrix Team leveraged the capabilities of an immersive 3D technology by Matterport to create interactive digital floor plans for use in future assessments. Links to each facility are below:

City Hall

<https://my.matterport.com/show/?m=aWDpGLXUQ3T>

DPS Administration

<https://my.matterport.com/show/?m=aU41DpNtx6M>

Fire Station 1

<https://my.matterport.com/show/?m=QxFuaphkB7z>

Fire Station 2

<https://my.matterport.com/show/?m=aKEufkdDSSu>

Fire Station 3

<https://my.matterport.com/show/?m=PNVtasEhVsk>

Police Department

<https://my.matterport.com/show/?m=wyX7tepCE8K>

John McMahon Environmental Education Center

<https://my.matterport.com/show/?m=B4RApDRRHji>

John McMahon Environmental Cabin

<https://my.matterport.com/show/?m=qMshawiyE4C>

Building & Facility Maintenance –

<https://my.matterport.com/show/?m=syq9ieJNdMa>

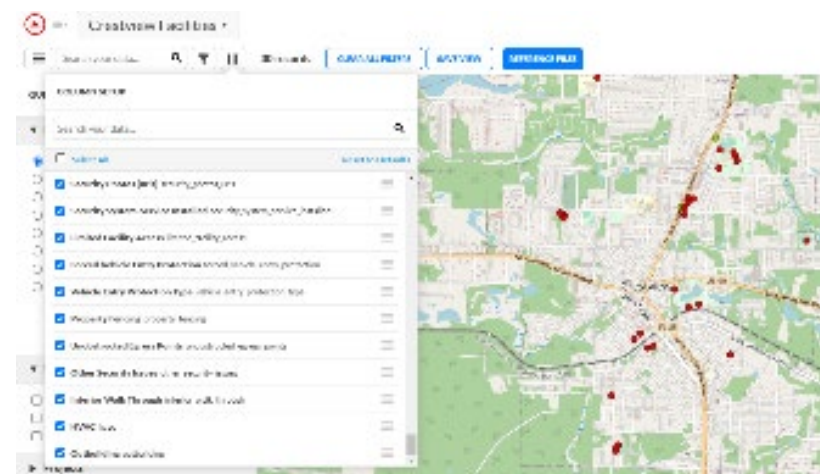
Fairview Center

<https://my.matterport.com/show/?m=dxJUawVGpWt>

Matterport – <https://matterport.com/>

Data Collection

To conduct a comprehensive inventory of Crestview's facility portfolio in a truncated timeframe, Matrix used the Fulcrum Application (<https://www.fulcrumapp.com>). Fulcrum is a multi-user, cloud-based, geo-tagged mobile data collection platform capable of capturing the most minute detail of each facility system and making the data accessible, exportable, and available for future use.



Matrix will provide a one-year, two-user subscription to the City of Crestview so it can view this native data, with the City responsible for future years if they wish to retain access. The database includes assessment notes and the remaining supporting photographic collection not captured via the virtual tours previously referenced.

Condition

The condition rating of each component, coupled with the age and type of asset, can be an invaluable guide in making asset management decision when overlaid on a degradation curve like remaining service life of the asset and whether a particular asset should be repaired or replaced.

Consequently, the condition of key building elements of each facility was assessed through visual inspection. Specifically, Matrix assessed the following major elements in accordance with *ASTM E1557-09 Standard Classification for Building Elements and Related Sitework—UNIFORMAT II* (ASTM International 2020).

Matrix added “Space-Use Efficiency” to the condition assessment at the City’s request. The associated rating can be impacted by insufficient size, poor configuration, and/or need of significant improvements in the alignment of space assignments.

A10	Foundation	D30	HVAC
B20	Exterior Enclosure	D40	Fire Protection
B30	Roofing	D50	Electrical
C10	Interior Construction	D64	Parking
C30	Interior Finishes	F12	Security
D20	Plumbing	ADA	

Matrix gave each major facility system a rating of GREEN, YELLOW, RED, or GRAY. A description of each of these categories follows.

 GREEN:

The asset meets all original performance specifications, and there are no significant signs of visible degradation. Asset is reasonably expected to stay in good condition throughout its expected lifetime with minimal planned preventative maintenance. No major capital improvement or investment is warranted within the next 5- to 10-year period.

 RED

The asset completely fails to meet its original performance specifications, or is nearing the end of its life expectancy, has repeatedly experienced outages or maintenance issues, and/or is in clear violation of code(s). Code requires this system (e.g. fire detection systems), but it was not visible during survey. Capital improvements will likely be warranted within the next 1- to 5-year period.

 YELLOW

The asset still meeting most of its original performance specifications, but is showing signs of visible degradation or reported failures are known. While still operational, the asset is not properly engineered to meet functional demands. Some system elements meet code compliance (e.g. are ADA compliant), but enhancements are still warranted. Capital improvements will likely be needed within next 5- to 10-year period.

 GRAY

The system or asset was not present in the facility assessed, and is either not critical or applicable to the facility's primary function. The component or system was not accessible to the Team while conducting the survey.

A complete report on each facility, with key findings, can be found in Appendix A. A summary of facility inventory conditions, at the time of the assessment, is presented in the following pages.

Facility Condition Rating

		Overall Condition	Space Use Efficiency	A10 Foundation	B20 Exterior Enclosure	B30 Roofing	C10 Interior Construction	C30 Interior Finishes	D20 Plumbing	D30 HVAC	D40 Fire Protection	D50 Electrical	D64 Parking	F12 Security	ADA
Critical Facility	City Hall	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Emergency Medical	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Fire Station 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Fire Station 2	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Fire Station 3	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Dept of Public Services Complex	Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Garage	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Storage Shed	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Building & Facility Maintenance	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Facility Condition Rating

		Overall Condition	Space Use Efficiency	A10 Foundation	B20 Exterior Enclosure	B30 Roofing	C10 Interior Construction	C30 Interior Finishes	D20 Plumbing	D30 HVAC	D40 Fire Protection	D50 Electrical	D64 Parking	F12 Security	ADA
Public Facilities	Library	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Community Center	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Bush House	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Sharing & Caring	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	John McMahon Ed. Center	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Cabin, John McMahon Ed. Center	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Barn, John McMahon Ed. Center	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Parks & Recreation	Gym, Twin Hills Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Amphitheater, Spanish Tr. Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Senior Center, Spanish Tr. Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Fairview Center, Allen Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Press Boxes	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Facility Condition Rating

		Overall Condition	Space Use Efficiency	A10 Foundation	B20 Exterior Enclosure	B30 Roofing	C10 Interior Construction	C30 Interior Finishes	D20 Plumbing	D30 HVAC	D40 Fire Protection	D50 Electrical	D64 Parking	F12 Security	ADA
Park Restrooms	Allen Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Countryview Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Spanish Trail Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Twin Hills Park	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Wastewater Treatment Plant	Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Master Control Stations	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Chlorine Pump	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Chlorine	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Belt Press	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Spray Field Chemicals	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Pumphouses	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Location

Purpose

The purpose of the facility location analysis is to assess key public facilities in the City of Crestview to determine if each facility's location is appropriate for its intended purpose and associated functional requirements and is consistent with citywide planning efforts and Comprehensive Plan. Facility locations were evaluated relative to the City's Comprehensive Plan and Land Development Code, as well as the Community Redevelopment Agency Master Plan. The 10 key facilities analyzed are listed below.

- DPS Administration Building
- DPS Building & Facility Maintenance
- DPS Garage
- Police Department
- City Hall
- Emergency Medical Services
- Fire Station 1
- Fire Station 2
- Fire Station 3
- Twin Hills Park Main Office and Gymnasium

Comprehensive Plan

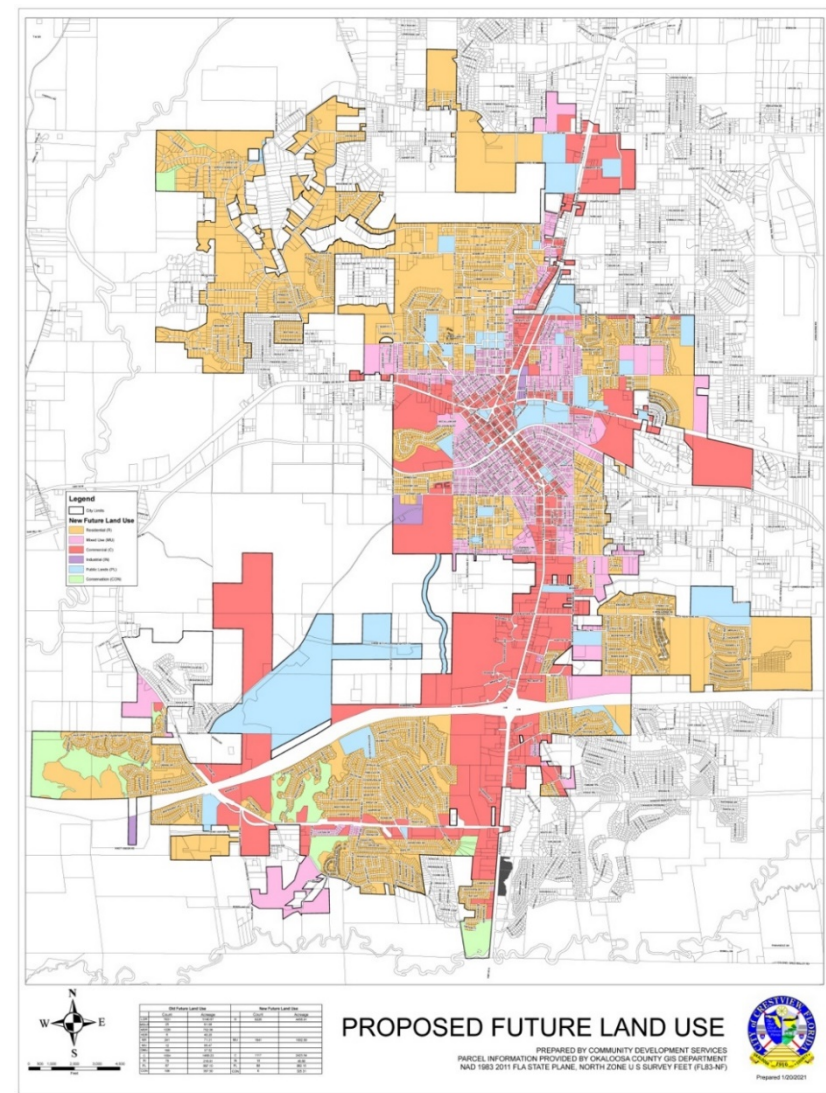
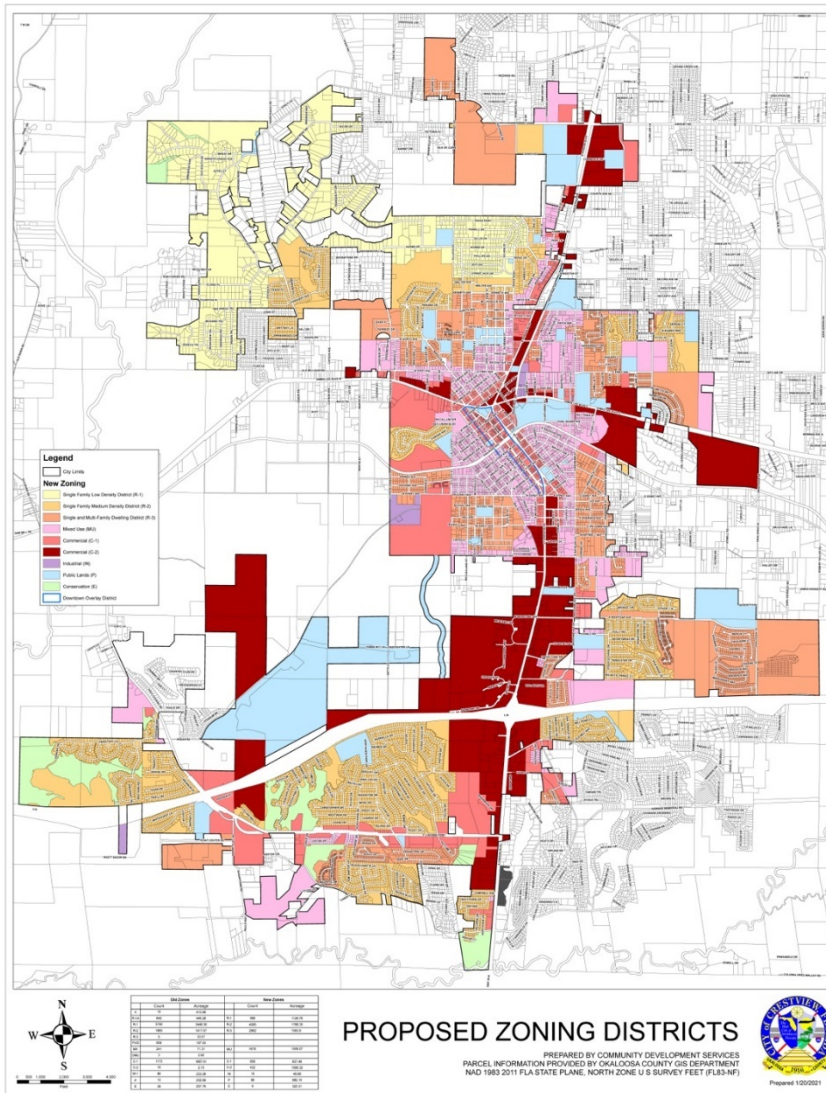
The City of Crestview's Comprehensive Plan provides guidance for growth and development in the community and includes individual elements for future land use, circulation, infrastructure, conservation, recreation and open space, and economic development. The Comprehensive Plan also includes concurrency provisions to ensure that the availability of facilities and services (i.e., potable water, sanitary sewer, solid waste, drainage, and recreation) needed to support development and the impacts of such are concurrent.

Per Section 6.03, all development, including public facilities, must be consistent with the guidance provided in the Comprehensive Plan and must, at a minimum, meet one of the concurrency provisions listed below.

- The necessary facilities and services are in place at the time a development permit is issued.
- The necessary facilities are under construction at the time a development permit is issued.
- The necessary facilities and services will be in place prior to the issuance of a certificate of occupancy.
- The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time a development permit is issued.
- The necessary facilities and services are guaranteed in an enforceable development agreement.
- The applicant has paid, or guaranteed payment of any impact fees properly imposed on projects impacting facilities to which impact fees apply (water, sewer, roadways, etc.).

In addition to the concurrency provisions, Policy 7.A.2.3 requires new development conform to the Future Land Use Map and future land use categories. There are six future land use categories.

- Residential
- Mixed-use
- Commercial
- Industrial
- Public Lands
- Conservation





The allowable locations of each land use type generally reflects the best use of land as envisioned by the community and are implemented through the LDC. Public facilities are considered Public Lands.

There are two (2) other policies in the Comprehensive Plan that pertain to the location of public facilities:

Policy 7.A.6.2. The City shall require the rehabilitation and reuse of governmental facilities, structures, and buildings as the preferred alternative to new construction.

Policy 7.A.6.4. Public facilities and services shall be located to minimize their costs, minimize their impacts on the natural environment, and maximize their efficiency.

Land Development Code

The Land Development Code (LDC) contains development regulations and standards that implement the land use and policy guidance in the Comprehensive Plan. The LDC establishes nine zoning districts that regulate where the six (6) types of future land uses identified in the Comprehensive Plan can be located:

- **Residential** districts are primarily restricted to single-family and multifamily residential development. There are three (3) residential zoning districts distinguished by allowable densities: Single-family Low-density District (R-1), Single-family Medium-density District (R-2), and Single- and Multi-Family Dwelling District (R-3).
- **Mixed-use** districts allow for both residential and small-scale commercial uses. There is one mixed-use zoning district in the City of Crestview: Mixed-use (MU).
- **Commercial** districts are support a variety of commercial uses, including retail stores, restaurants, professional offices, hotels, and other economic activities. There are two commercial zoning districts in the City of Crestview: Commercial Low-intensity District (C-1) and Commercial High-intensity District (C-2).
- **Industrial** districts allow for all types of manufacturing, repair shops, other industrial pursuits and uses that employ large number of people. There is one industrial zoning district in the City of Crestview: Industrial District (IN).
- **Public Land** districts allow for municipal, governmental, and other institutional uses, such as public facilities, schools, etc., as well as recreational amenities. There is one public land zoning district in the City of Crestview: Public Lands District (PL).
- **Conservation** districts are designated for preserved and protected open space, which may include wildlife habitats, water bodies, and wetlands, and may be utilized as passive recreational areas. There is one conservation zoning district in the City of Crestview: Conservation District (E).

In addition to the nine zoning districts, the City of Crestview has defined a Downtown Overlay District to provide flexibility in development requirements and support and encourage economic

development in the Downtown area. The Downtown Overlay District covers the properties on both sides of Main Street between W. Edney Avenue and U.S. Route 90 (U.S. 90), as well as properties on both sides of Wilson Street between U.S. 90 and Martin Luther King Jr. Avenue.

It should be noted that public facilities are a permitted use in all zoning districts, except for the Conservation District. However, some public facilities may be more compatible with certain uses than others. There are three general categories of public facilities.

- Community-oriented facilities that provide services to the public directly (e.g., community centers and gymnasiums)
- Administrative facilities that coordinate between the public and municipal operations (e.g., administrative offices)
- Operational facilities that support the operational functions of a municipality (e.g., storage sheds and maintenance yards).

The location assessment evaluated public facilities in terms of their compatibility with surrounding land uses.

Community Redevelopment Agency Master Plan

The Community Redevelopment Agency (CRA) Master Plan, last updated in 2017, provides planning guidance for revitalization efforts in the CRA district with the primary goal of restoring Downtown Crestview as a vibrant town center.

Key Observations

A summary of Matrix's key findings is below. The complete report on all facilities assessed are in Appendix B.

Facilities in a Suitable Location

Based on the criteria used in the facility location analysis, five (5) key facilities are already appropriately located:

- Fire Station 2
- Fire Station 3
- Emergency Medical Services
- Police Department
- Twin Hills Park Gymnasium

Noted Non-Compliance

Based on the City's policy and guidance at the time of the assessment, Matrix identified the following compliance issues.

- City Hall development is not in compliance with the impervious surface coverage requirements for Public Lands.
- City Hall currently sits on two parcels: one owned by the City (17-3N-23-2490-0007-0370) and another owned by "L & N RR CO PRORATED" (17-3N-23-2490-0007-0400), the latter of which is leased with the stipulation there are no permanent structures.
- Fire Station 1 is not in compliance with the impervious surface coverage requirements for mixed-use development.

Relocations & New Construction

Demand

Matrix considered City recommendations in tandem with insights from the condition assessment and location analysis to identify major capital investment needs and opportunities to both meet current needs and future demand in light of growth. The City's critical needs, in priority order, include:

- Relocating the Department of Public Services complex;
- Enhancing fire and emergency services response times to the northwest portion of the city;
- Addressing the lack of hurricane protection for the Police Department; and
- Addressing aging infrastructure in City Hall

Due to the significant need to address public service requirements first, as well as the substantial costs involved, the scoping, construction cost-estimating, and the identification of a new location for City Hall are not addressed in this Master Plan. However, due to the anticipated growth identified in the 10-20 year projections, the City should re-assess the feasibility of constructing a new City Hall after addressing the other priorities identified.

Methodology

While researching viable opportunities for the construction of new facilities (either to support new services or to relocate existing ones), Matrix conducted a comprehensive assessment of available lands starting with city-owned, then county-owned, then commercially vacant parcels, applying the criteria below.

- Service-specific functional requirements
- Sufficient land to accommodate anticipated growth of operations
- Future Land Use and zoning compliant
- Topography and associated need for cut/fill
- Existing enhancements that minimize the need for clearing
- Presence of potable water or wastewater distribution
- Wetland categorization

Unsuitable Locations

Matrix assessed the following locations in detail but determined in coordination with the City that they are unsuitable for any application that meet the needs identified. Each location had a mix of notable concerns that could impede future economic growth, are already subject to new development, are cost prohibitive to acquire, are too close to incompatible land uses, do not meet the functionally specific requirements of the proposed facility sufficiently, or are near to preferable alternatives.

Nearest Address	Lat/Long	Parcel ID
1000 Crosson Street	30°43'44.9"N 86°34'26.2"W	29-3N-23-0000-0025-0160
1058 Farmers Street	30°46'27.4"N 86°33'14.5"W	04-3N-23-1840-0016-0090
5170 S Ferdon Boulevard	30°42'39.6"N 86°34'20.8"W	32-3N-23-0000-0050-003C
5701 Old Bethel Rd	30°47'18.8"N 86°36'03.5"W	01-3N-24-0000-0001-0060
5780 Old Bethel Road	30°47'37.5"N 86°36'12.3"W	01-3N-24-0000-0001-1320
5842 Old Bethel Rd	30°47'52.8"N 86°35'41.0"W	36-4N-24-0000-0002-001C
585 Brookmeade Dr	30°44'04.1"N 86°33'34.3"W	28-3N-23-0000-0011-0000
6261 Old Bethel Rd	30°47'36.0"N 86°33'54.8"W	05-3N-23-0000-0001-0000
694 Sioux Circle	30°46'55.1"N 86°36'15.4"W	01-3N-24-0000-0001-0420
900 Southcrest Dr	30°43'28.0"N 86°33'56.7"W	29-3N-23-0000-0025-0250



DPS Complex Relocation

The DPS Administration Building is located in the Commercial Future Land Use category. Pursuant to Policy 7.A.3.4.f., this category includes a wide range of business

uses, such as retail, wholesale, communication facilities, offices, services, motel/hotel uses, and residential dwelling units that are clearly accessory or incidental to the principal non-residential use. Though not explicitly acknowledged in the Comprehensive Plan, the intent for areas designated commercial use are important to a community's economy in providing employment and tax revenue and facilitating the circulation of money. Moreover, they often serve many other important community functions, such as providing places for public gathering. Commercial areas function optimally when business uses are located within them, creating synergies and a nexus for commercial activity.

The Administrative Building, a municipal administration facility, is not listed as a use within the Commercial category. Uses which do not conform to the intent and purpose of the commercial land use category and associated zoning district erode the effectiveness of the district to achieve the important roles that commercial areas serve for a community. Consequently, the City should consider relocating the DPS complex to a location with compatible land use.

Suitable locations for this function must include at least three (3) acres, be accessible from major thoroughfares, and provide sufficient buffers from dense residential populations. It is also preferable the location already have potable water and wastewater distribution infrastructure nearby.

Preferred Alternative. The location of the City's wastewater treatment plant, namely adjacent to the eastern-most Rapid Infiltration Basin, is centrally located, contains a wide expanse of buildable area, is cleared of major vegetation, neighbors a new bypass under construction, is City-owned, and cannot be sold commercially or developed for non-municipal purposes. The only drawback of this location is the lack of existing water infrastructure.

Parcel ID: 30-3N-23-0000-0010-0000 / [L/L 30°44'04.0"N 86°35'13.5"W](#)

Second Alternative. The vacant lot at 535 Long Drive, while abutting residential lots on three sides, is sufficiently sized (4.7 acres) to create a necessary buffer. Additionally, it is already owned by the City and, like the preferred alternative, would not need to be acquired. If pursued, the City should consider implementing a strategic communication campaign with the tenants of the surrounding dwellings to ensure design and use patterns would be compatible with residential needs.

Parcel ID: 08-3N-23-0000-0015-0000 / [L/L 30°46'12.9"N 86°33'41.5"W](#)



Fire Emergency Services Response

Chapter 5 of the National Fire Protection Association's (NFPA) Codes and Standards, specifically *NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments* (2010), dictates that fire services meet or are below the following response times for their jurisdiction:

- **4-minutes (240-seconds):** Initial Arriving Company
- **8-minutes (480-seconds):** Full-alarm Assignment Capability

Figure 1 displays respective response capabilities with the existing services.

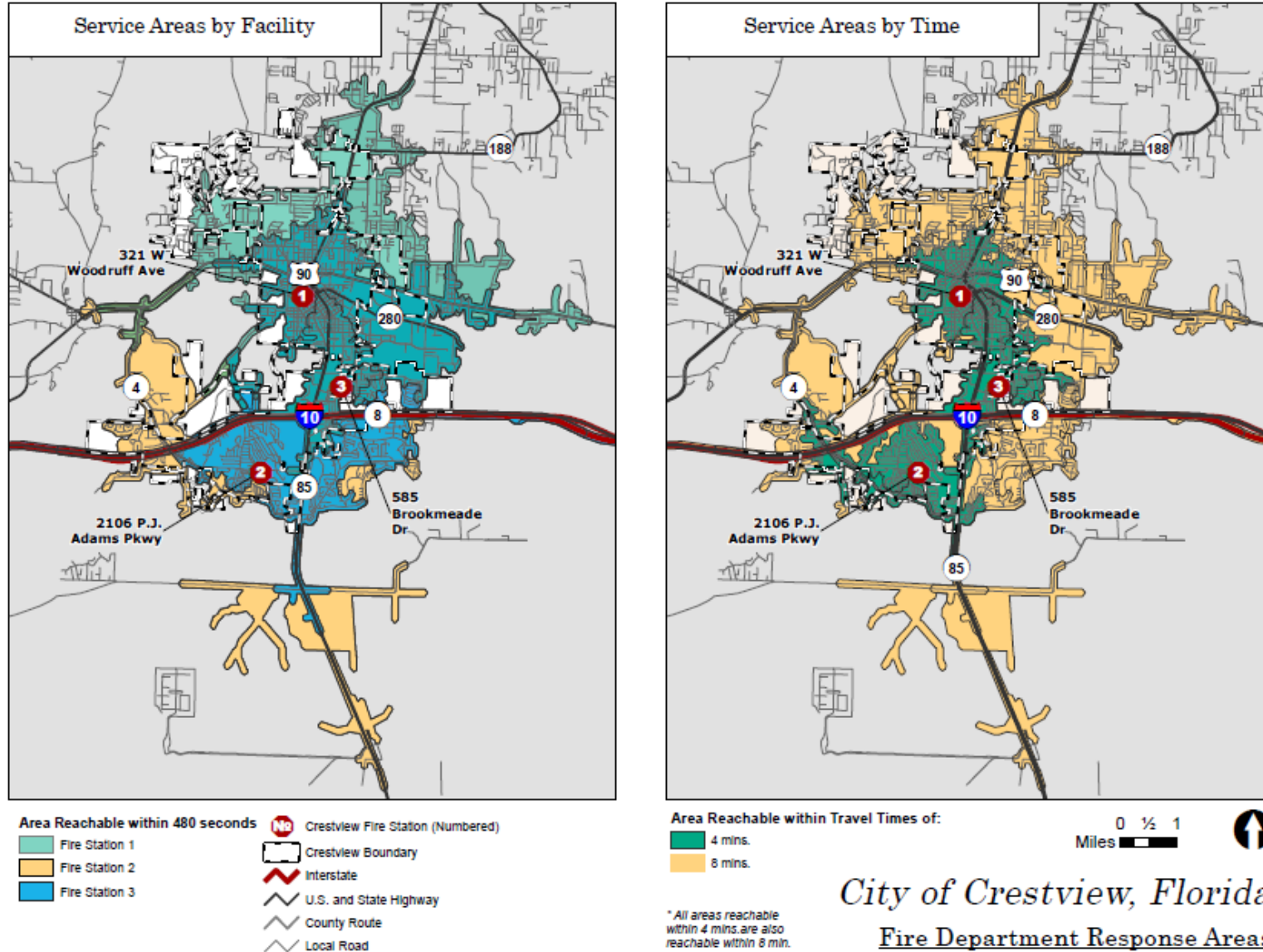


Figure 1. Existing Fire Response Times

Of note, virtually none of the residential areas to the northwest are close enough to fire services to be reachable within the initial 4-minute response time by. Some cannot even be reached within the requisite 8-minutes for full-alarm assignment capabilities. Response times are also prolonged by the fact that Fire Station 1 is responsible for initial responses yet currently covers the largest and most dense mixed-use area.

Figure 2 demonstrate just one hypothetical scenario with the city segmented into four quadrants (Northwest, Northeast, Southwest, and Southeast) to ensure ideal response times are achieved, specifically by relocating Fire Station 1 and constructing a new station (Fire Station 4). These locations are not recommendations but presented purely for conceptual and analytical purposes.

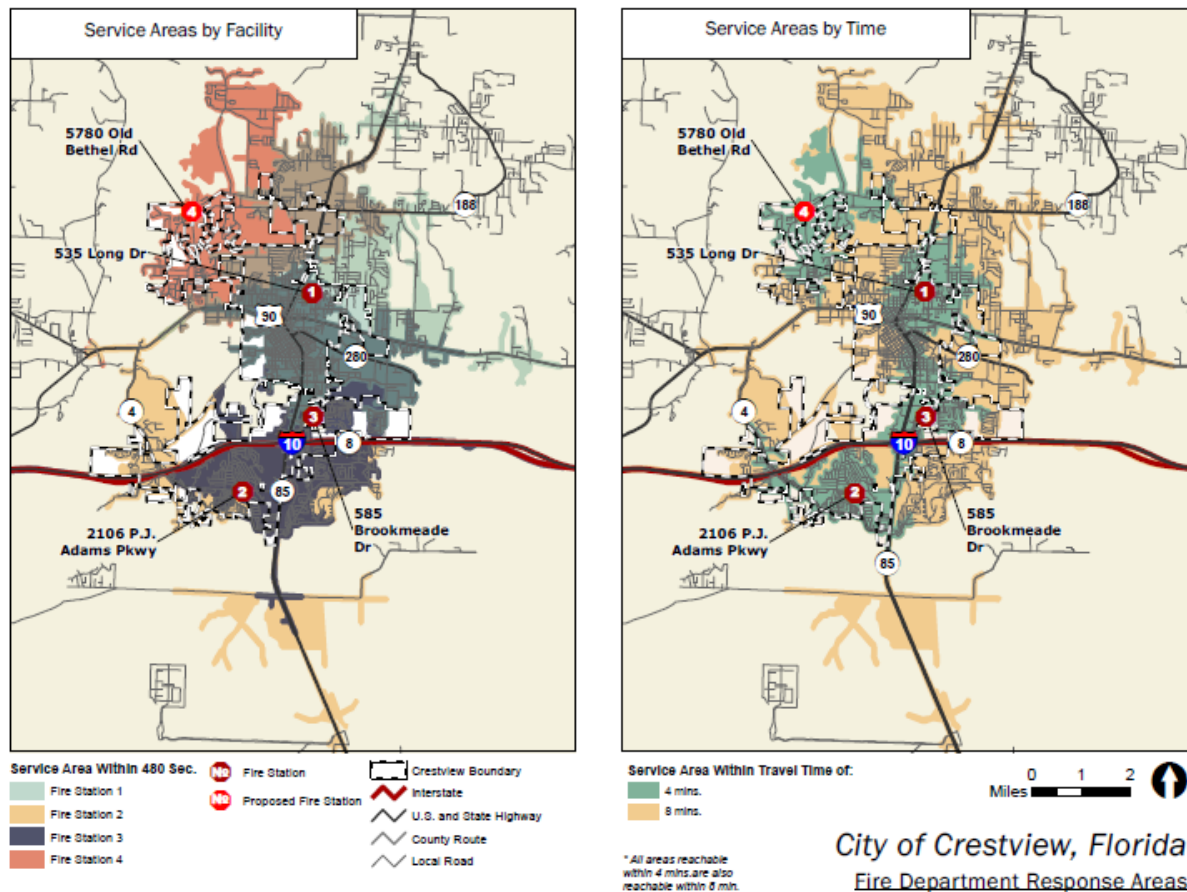


Figure 2. Conceptual Response Coverage

Suitable locations for a new fire station must include approximately one (1) acre, accommodate swift access to major thoroughfares, provide maximum coverage within appropriate response times for their assigned jurisdiction, and ensure safe vehicular egress. As a result of the response time analysis shown above, preferable locations would address the lack of service in the northwest portion of the city. Of note, the locations sited are preferable should the City choose not to consolidate police and fire services within a single facility, an option that is addressed in the next section.

Preferred Alternative. The 1.74-acre vacant lot adjacent to 6048 Old Bethel Rd., currently owned by Phil-Dirt Industries, is zoned for single- and multi-family residential uses. It is centrally located within the northwest portion of the city, has direct access to a major thoroughfare, clear visibility in both directions of traffic for vehicular egress, and existing water infrastructure. Moreover, based on discussions with the City, the owner has previously voiced a willingness to sell this plot.

Parcel ID: 31-4N-23-521A-000D-0040 / [L/L 30°47'54.6"N 86°34'44.8"W](#)

Second Alternative. South of the baseball fields at Spanish Trail Park offers just under an acre of cleared and leveled public land with water infrastructure and immediate access to Industrial Drive. A fire station at this location would extend the reach of emergency services approximately two miles north of Fire Station 1, enhancing response capabilities to the northwest portion of the city. While this location does not provide the same reach or relative coverage as the preferred alternative, it makes use of a available public land that is underutilized.

Parcel ID: 08-3N-23-0000-0001-0020 / [L/L 30°46'30.1"N 86°33'43.9"W](#)



Police Department

Aside from the need for secure parking, an upgraded sally port entrance, and optimized floorplans to improve workflow for detainee processing, the police department's single greatest vulnerability is the lack of a hurricane-rated superstructure. This creates a risk not only in terms of operational continuity, but also in the loss of sensitive evidence materials if the facility were to suffer severe wind and/or water damage. The only options for addressing this concern are to structurally retrofit the existing facility or to construct a new one. The cost-benefit analysis of these options is presented in the Capital Improvement Plan section below.

Due to budgetary considerations, Matrix assessed locations based on the assumption that this facility is constructed as a consolidated fire and police station (public safety facility), thus limiting the area of potential preferred locations to all sites north of HW90 (for reasons identified in the previous section). Consequently, in addition to the functionally specific requirements of a fire station, suitable locations for this must provide approximately two acres of buildable area. Preferable locations limit pedestrian and vehicular traffic to increase security for officers and accommodate the sensitive nature of detainee processing. Should the City choose to construct a new facility, two sites are ideal for the new station.

Preferred Alternative. The northwest quadrant of the parcel currently housing the Community Center and Public Library consists in 2.32 acres of developable public land. In addition to existing water infrastructure, it offers quick access to Old Bethel Road for additional reach into the northern part of the city, minimal through-traffic, and a significant buffer of undeveloped land both north and west. Of note, the City would need to coordinate amending the existing deed restriction that limits development of this site solely to a new City Hall.

Parcel ID: 04-3N-23-0000-0025-0020 / [L/L 30°47'29.2"N 86°33'16.7"W](#)

Second Alternative. The Spanish Trail Park is a viable second alternative. The lot immediately east of the existing Police Department (south of the Amphitheater) has 2.32 of open space and easy access to SR 85. While constructing a new station so close to the existing facility may appear unsound, it would be a sound fiscal decision, as it doesn't require land acquisition, it optimizes the use of existing, unused space, separates foot-traffic associated with residents using Warrior's Hall from emergency vehicle traffic, and provides an opportunity to repurpose the existing facility for other, community-based activities.

Parcel ID: 08-3N-23-0000-0001-002A / [L/L 30°46'24.1"N 86°33'38.4"W](#)

Performance, Operations, & Capacity

Quantifiably assessing the operability of facilities, particularly across a wide range of functions spanning administration, operations, and public services, is a highly nuanced enterprise that must rest on a foundation of clearly articulated goals and objectives. This is crucial to ensure the data analyzed, and consequently the conclusions extracted, provide sufficiently actionable information to inform decision makers.

The key performance indicators (KPIs) accepted by the City of Crestview for use in this analysis are aimed chiefly at identifying the following:

- If facilities are compliant with applicable life, health, and safety (LHS) guidelines;
- If major facility components are performing according to their specifications and if their remaining expected use life is sufficient;
- If facilities are operating at high efficiency in terms of known utility data; and
- If facilities are functionally optimized to meet the needs and interests of its occupants (day-to-day staff and customers).

Based on these fundamental criteria, the following variables were assessed, in order of priority. Matrix implemented the prioritization of this data, by weighting each individual element. Detailed scoring criteria and weights can be found in Appendix C.

- **Life, Health, and Safety.** Are there any clear findings of non-compliance specifically impacting LHS, such as missing or inoperable elements required by regulations such as NFPA?
- **Roofing.** When was the most recent year the roof was completely replaced or underwent a major repair? How many years of useful life remain?
- **Heating, Ventilation, and Air Conditioning.** What is the average age and condition of the major HVAC systems supporting the facility?
- **Occupant Density.** How many full-time personnel are directly assigned a workstation in the facility compared to the facility's administrative square footage?
- **Energy Intensity.** What is the facility's average annual energy demand (kWh) compared to its total gross square footage (GSF)?
- **Occupant Satisfaction.** Employee-reported satisfaction-rating of space/facility in which they work.
- **Plumbing Fixtures.** How many water closets, as defined by the International Building Code, are available to facility occupants? How does this availability compare to the number of personnel permanently assigned to the facility?
- **Parking.** What is the general condition of your facility's primary parking area?

Both the average annual maintenance expenditures and total work order backlog (per facility) were proposed for consideration, but ultimately excluded due to a lack of available data. Other variables that were considered but ruled out include, but are not limited to, water use intensity, equipment reliability, electrical capacity, space utilization, custodial costs, reported safety incidents, and routine operating costs.

Performance Summary

Of the 10 key facilities assessed, those listed below scored in the top 25th percentile overall, and thus constitute generally high-performing buildings.

- DPS Administration
- Community Center
- DPS Garage
- Twin Hills Park Gymnasium
- Wastewater Administration
- Fire Station 3

Four of the five remaining facilities, as listed below, have a 50-75% operational performance rating. City Hall was the only facility to score below 50%, namely due to its aging HVAC infrastructure, low occupant/restroom availability ratio, degraded parking, and low energy efficiency.

- Fire Station 1
- Building & Facility Maintenance
- Fire Station 2
- Police Department

A complete breakdown of scoring is as follows:

	Overall Score	LHS	Roofing	HVAC	Occupant Density	Energy Intensity	Occupant Satisfaction	Restroom Availability	Parking
WWTP Admin	88.5	8.5	10.5	19.5	12	11	10	10	7
Community Center	86	8.5	10.5	6.5	12	11	10	10	7
Gymnasium	86	8.5	21	19.5	12	11	8	10	7
Fire Station 3	85	17	10.5	19.5	6	6	5	7.5	3.5
DPS Admin	83.5	17	21	19.5	6	11	8	5	7
Bldg & Fac Mx	71	0	10.5	13	12	11	8	10	7
Fire Station 1	68.5	8.5	10.5	13	12	0	8	10	7
George H. Whitehurst	64.5	8.5	10.5	13	6	6	10	7.5	3.5
Fire Station 2	59.5	8.5	10.5	13	6	6	5	7.5	3.5
City Hall	47	8.5	10.5	6.5	0	6	8	5	3.5

Key Findings

Life, Health, and Safety

The only significant finding identified was the lack of a second path of egress for the personnel operating within, and adjacent to, the utility billing area of City Hall. Every other wing of the facility provides multiple exits. Due to the type of materials used in the construction of the superstructure of that part of the building, conversion of an existing exterior glass-panel to an egress-compliant, lockable window would be more cost effective than constructing a new entryway. Additionally, nearly all of the facilities assessed contained at least one "minor" non-compliant ADA element. The most common findings were in the restroom handicap stalls (no grab bars; stall entrance not wide enough [$<60"$]; toilet height outside of acceptable limits [$17"-19"$]; sink too high [$>34"$]). In a few cases, the facility did not have a handicap access ramp at the primary entryway or dedicated handicap parking. A separate pro forma database of ADA findings was provided to the City to accompany this Master Plan, ultimately aimed at prompting ADA compliance-oriented improvements into recurring facility repair operations.

Roofing

Matrix identified degradation of roofing systems, or reduced use life, in over 80% of the key facilities assessed. Regrettably, Matrix could not ascertain, nor could the City provide, detailed information regarding when facility roofs had been replaced or undergone major repair. However, the City did provide general timeframes based on roof repairs driven by hurricane damage (2008-2015). These ranges, for specified subsets of facilities, were used to identify repair requirements as well as project maintenance needs referenced in the capital improvements recommended below.

Heating, Ventilation, and Air Conditioning

The lowest performing HVAC plants in the facility portfolio were associated with the buildings listed below. Of note, “performance” is defined by a combination of existing conditions, configuration efficiency, and remaining useful life.

- | | |
|---------------------|-----------------------------------|
| ■ City Hall | ■ Fire Station 1 |
| ■ Community Center | ■ Fire Station 2 |
| ■ Police Department | ■ Building & Facility Maintenance |

This, along with all other under-performing critical facility components, are identified in the capital improvement plan recommendations for repair, replacement, and/or maintenance.

Occupant Density

Assessment of occupant density applied only to administrative spaces. Consequently, any non-administrative building among the 10 key facilities that are part of this assessment received the highest possible rating for this KPI variable to ensure fair comparison. Matrix calculated administrative square footage using all spaces necessary for effective administration, such as offices, hallways, functionally specific conference rooms, common areas (kitchens), bathrooms, and small storage spaces associated with offices. Examples of areas that were not part of the assessment include operational spaces (such as Emergency Dispatch), council chambers, large areas dedicated to storage (finished or unfinished), mechanical rooms, and public entryways (vestibules).

Standards pertinent to occupant density include ADA (Americans with Disabilities Act), OSHA (Occupational Safety and Health Administration), NFPA (National Fire Protection Association), and the IBC (International Building Code). Purely from a square footage perspective, all admin spaces assessed meet the minimum requirements of these standards (when/where applicable).

Furthermore, the U.S. has no federal code dictating an enforceable minimum standard for admin spaces for either public or private spaces, with a few exceptions. Firstly, *PBS-P100¹ Facilities Standards for the Public Buildings Service*, which only applies to GSA-managed facilities, outlines a 150-200 square-foot target (based on various tiers). 41 CFR 101-17.3,² *Space Standards, Criteria, and Guidelines*, which applies only to federally owned facilities, establishes minimum standards for various grades of supervisory and non-supervisory personnel ranging from 60-400 square feet. The State of Florida has standards for state-owned facilities related to minimum requirements for unique spaces such as educational buildings,³ licensing functions (61D-14.018⁴), and

¹ https://www.wbdg.org/FFC/GSA/P100_2018.pdf

² <https://www.govinfo.gov/app/details/CFR-2000-title41-vol2/CFR-2000-title41-vol2-part101-id363-subpart101-id433/context>

³ <https://www.fldoe.org/core/fileparse.php/7738/urlt/srefrule14.pdf>

⁴ <https://www.flrules.org/gateway/ruleno.asp?id=61D-14.018&Section=0>

residential uses, but not general administration. The Whole Building Design Guide (2019)(WBDG)⁵ provides a comprehensive look at overall administrative space design, as well as recommendations (not standards) for space allotments ranging from 80-225 square feet.

In summary, the three facilities with the largest administrative footprints (DPS Administration, Police Department, and City Hall) have occupant densities ranging approximately from 250-300 square-feet per person. These accommodations are acceptable and typical for both private and public administrative spaces. The operational survey, conducted in partnership with Crestview's staff, further validated general satisfaction with these findings, with 57 of 68 (84%) respondents claiming they are indifferent, satisfied, or very satisfied with the size of their current work area. However, through a detailed analysis of how space is used in City Hall, Matrix identified individual offices that are not suitable for their assigned function, either in size or configuration. Such space misalignments were sometimes based on the need to conduct private conversations, accommodate multiple visitors simultaneously, remain in close proximity to supporting staff, or a combination thereof. Options for enhancing operations of City Hall services through proposed office reassignment, are included at the end of this chapter under Recommendations. The City should consider developing its own standard for administrative space requirements for its staff.

Energy Intensity

Energy intensity is a measure of electrical demand per unit output or activity. In the case of facilities assessments, it is a useful datapoint to gauge the efficiency of electrical distribution systems and underlying elements, particularly if an organization is looking for capital improvement opportunities that pay dividends over time by way of realized cost savings from utilities. However, it is important to note that numerical findings must be carefully weighed against the function

of the facility, its overall utilization, and unique capabilities that exist contrary to its primary purpose. For example, City Hall may appear grossly inefficient when compared to its approximate administrative counterpart, the DPS Administrative building, but City Hall also contains Emergency Dispatch—an extremely energy demanding operation with unique communications and redundant power requirements. Energy Dispatch consumption is independently metered, which was accounted for in the data collection process.

Gulf Power, the primary energy service provider throughout Northwest Florida and for Crestview specifically, provided approximately six (6) years of facility-specific energy usage data, ranging from November 2015 through March 2021. This data covered nine out of 10 key facilities, missing only the WWTP Administration Building. Respective energy intensities, based on average monthly demand, are listed below.

Energy Intensity

Facility	Gross Square Footage	Monthly Demand (kWh)	Energy Intensity (kWh / GSF)
Fire Station 1	8,779	14,189	1.62
City Hall	10,679	13,665	1.28
Fire Station 3	7,576	7,708	1.02
Fire Station 2	3,931	3,917	1.00
Police Department	30,400	24,901	0.82
DPS Admin	10,500	5,826	0.55
Garage	7,300	3,679	0.50
Community Center	18,500	7,830	0.42
Twin Hills Gymnasium	25,000	9,427	0.38
Building & Facility Mx	7,700	1,893	0.25

⁵ <https://www.wbdg.org/space-types/office>

The most significant and definitive finding from this assessment is that Fire Station 1 is operating far less efficiently than its counterparts, further supporting the recommendation for relocation that issued from the location analysis. Assuming the new Fire Station 1 were designed to be approximately the same size as the existing facility and did not introduce any additional or unique power-intensive capabilities, the City could capture up to \$12,600 in annual utility savings due to increased efficiency.

Occupant Satisfaction

Occupant satisfaction is a notably subjective and qualitative metric. However, when survey questions about satisfaction are properly formulated, this KPI variable can serve as yet another important datapoint with which to assess facility performance and operability. To that end, Matrix formulated the questions in the survey such that they focused principally on the facility itself, namely the condition, size, and location of respective work areas. To maximize the value of this important engagement with City staff, Matrix included inquiries related to equipment condition, availability of work-enhancing technology, and open-ended probes for desired operational improvements to supply the City's key leaders with actionable information for future management decisions. As the latter does not directly impact asset management planning efforts, those findings/responses are not included in this Master Plan, but rather were provided to the City separately. All unique responses that are directly related to facility improvements, reconfiguration, or repairs, are captured in the CIP.

Plumbing Fixtures

Chapter 29 of the *2021 International Building Code* (International Building Code Council) dictates that business-related facilities must provide no less than one (1) water closet (W.C.) per 25 occupants for the first 50 personnel and at least one (1) additional W.C. per 50 occupants exceeding the initial 50 personnel. For the sake of simplicity and because common quality of life principals encourage owners to exceed the standard, not just meet it, Matrix used a ratio of $\geq 1:25$ W.C. to occupants as the acceptable baseline ratio, regardless of whether facility occupancy was in excess of 50 assigned personnel.

City Hall exceeded this standard, though barely, with a ratio of 1:24, not including visitors, customers, or transient staff members. However, the restroom adjacent to the Permit's Office was not operational at the time of the site survey, effectively reducing the number of restrooms to occupants.

The DPS Administrative building met this standard exactly (1:25 ratio), while all other facilities assessed exceed the standard.

Recommendations

City Hall

- **Relocate Permitting.** In response to the COVID-19 pandemic, the City relocated the permitting function that is part of the Codes and Compliance Section of Community Development Services Department to the primary entrance of City Hall. The purpose was to simultaneously create a “one-stop-shop” for residents and introduce additional health and safety measures for City staff by reconfiguring space in the lobby. Unfortunately, this configuration resulted in cramped accommodations for visitors, insufficient desk-space to fill out paperwork, conflicting acoustics that undermine communication, and an inability for permitting technicians to obtain the support they needed from supervisors without constant visits or phone calls. Permitting’s previous location, also within City Hall, sits unused. The City should consider moving this function back to its original location in conjunction with the exploration of various space reconfiguration initiatives discussed under Additional Considerations in the Capital Improvement Plan section.
- **Reassign Office Spaces.** As City Hall has undergone multiple expansions and renovations since its original construction, it’s evident that the current utilization of available space (i.e., which functions are assigned to which spaces) does not reflect an optimal utilization as defined by contemporary needs and standards. A few noted items of concern are supervisors lacking private offices to conduct sensitive conversations with subordinates, critical administrative functions that lack sufficient space to accommodate more than a single visitor, interdependent functions located in different wings of the facility, insufficient proximity to secure storage areas that are accessed regularly, underutilized but viable office areas, lack of dedicated workstations to accommodate staff growth, and acoustical intrusion between office, meeting, and gathering spaces. Several courses of action aimed at optimizing the configuration are articulated in Appendix F for the City’s consideration.



Police Department

- **Assess Emergency Management Plans.** The City's current emergency management plans identify conflicting locations for large public gatherings and/or continuity of operations for dispatch, police, and critical administrative functions. The City should perform a comprehensive assessment of these plans to ensure they can be feasibly executed under various scenarios and have supporting materials, equipment, and facilities to provide the services necessary when utilized in this alternative capacity.
- **Investigate Security and Access Concerns.** Due to the dual functionality of the building that the Police Department occupies (it shares space with Warrior's Hall), residents have frequented the space while carrying a concealed weapon. This presents a potential risk for the police department. As such, the City should investigate policies related to public access, enhanced security measures, and/or reconfiguration of the entryways to increase safety.
- **Pest Management.** Due to the substantial increase in the price quoted for the Panhandle Animal Welfare Society (PAWS) to continue its pest management services, the City should assess whether it can provide this service internally through existing facilities and staff or identify needs for expansion in either category.

Community Recreation and Enrichment Services

- **Relocate Primary Office.** The Events Coordinator, currently located at the Twin Hills Park gymnasium, would benefit from being relocated to either a more centralized location for patrons (City Hall) or one of the facilities that the City rents out for public use (Community Center, Warrior's Hall, etc.). This would improve the coordinator's visibility and alleviate some of the need for customers to schedule multiple visits in different locations (one at the prospective rental location and one at the gym).



Staffing Analysis

Background

Matrix conducted a staffing analysis for the City of Crestview by comparing its staffing levels and amenities with those of neighboring Fort Walton Beach and Niceville, in addition to 10 other cities of comparable size throughout the States of Florida, Georgia, Texas, and Alabama. Matrix targeted cities based on similar geographic footprints, current population numbers, and 10- to 20-year population projections. Matrix first compared the broader, full staff strength of the respective cities followed by a more macro department-by-department assessment. Below the department level, Matrix scrutinized sections or job-specific roles that provide critical administrative services to the community. This section provides a detailed synopsis of the findings, along with an outlook of future years and recommendations for potential expansion.

Summary

Due to a litany of variabilities — different rates of growth, disparities in departmental configurations, use of technology to replace/automate functions, utilization of service contracts in lieu of in-house capabilities, etc. — a city's population was not a correlative or causal factor of overall or departmental staff strength among the cities assessed, excepting police departments. The strongest connections of staff strength across cities were as follows:

- Admin: Staff Size and Implementation of IT Solutions
- CDS: Rate and Acceleration of Population Growth
- CRES : Number, Acreage, and Type of Recreational Amenities
- Finance : Annual Budget and Expenditures
- Fire : Acreage and Layout of City
- Police : Population and Layout of City

Based on these criteria, feedback from the City's staff, the unique operations of Crestview, the strategic growth recommendations of this Master Plan, and a position-by-position comparison to other cities, Matrix recommends the following actions to optimize management and execution of delivered services, realign roles and responsibilities of existing positions, and improve levels of service into the future.



Administrative Services.

- HR Technician. The City currently has only one dedicated Human Resources (HR) representative, who also serves as the Admin Director. Creating a separate HR Technician position will both free up time for the Director to focus his/her efforts on the managerial aspects of the position and to provide a redundant resource for a critical position within the staff.
- Project Manager. Consistent with a city government's charter, most resources, time, and capital, are invested directly in the community. However, maintaining success during growth requires a steadfast and continuous focus on inward-facing process improvements to enhance the City's operations. Creating a dedicated position to manage these projects and initiatives will free up additional time for existing staff members currently supporting these initiatives as an additional duty.
- Systems and IT Administrator. Public and private entities have long turned to digital resources to scale and optimize current capabilities in addition to creating new ones. The theme of inadequately resourced, misconfigured, or mismanaged IT platforms, whether customer-facing or internal, was consistent across staff engagements. A dedicated systems and IT administrator will augment the day-to-day management of existing platforms, the implementation of new ones, and their respective integration.



Community Development Services.

- Planners (Senior and Technician). Shepherding the strategic vision of the city, ensuring adherence to sound planning principals, and keeping abreast of on-going developments all require a robust and specialized staff. Adding additional planners will enhance capacity to meet increased demand, and a senior planner would provide the expertise needed to ensure zoning and land-use plans are appropriately updated and implemented to accurately inform decision makers.
- Building Inspector. With growth comes a steady influx of industrial, residential, and commercial development throughout a city. The existing building inspection staff should be augmented with another inspector to meet the demands associated with reviewing additional building permit requests and enforcing compliance with building codes, regulations, and ordinances.



Community Recreation and Enrichment Services.

- Laborer I and Equipment Operator. Grounds maintenance for outdoor public amenities is a year-round requirement for southern cities. Additions to Community Recreation and Enrichment Services' (CRES) maintenance staff will ensure these widely used community spaces are kept in pristine condition, while posturing the city for construction of additional spaces (parks, playgrounds, splashpads, etc.), and providing ample bandwidth to perform small enhancement projects with in-house resources in lieu of contracts.



Finance.

- Comptroller. Due to the stringent auditability requirements of public financial activities, ensuring sufficient oversight of budgets, accounts, and transactions is paramount. While Crestview's Financial Services Department has supervisors below the director level, none perform the explicit role of a deputy director. A comptroller's breadth of responsibilities covers all facets of financial activities and could easily fill this gap. Having this redundancy ensures sustained managerial oversight and quality assurance, even in the absence of the director.
- Purchasing Agent/Inventory Specialist. Scaling or implementing new services ultimately requires staffing augmentation, which is shortly followed by a sharp increase in logistical needs. While smaller staffs can generally operate sufficiently with each department managing their own purchasing, inventory, and distribution of equipment and materials, growth ultimately leaves this approach untenable over the long-term. A dedicated position to manage inventory and purchasing this will ensure proper accountability of all assets, hasten distribution, and save money through economies of scale and standardization.



Fire Department.

- Should the City decide to construct a new fire station, whether standalone or coupled with the Police Department, it should consider adding approximately two (2) lieutenant and eight (8) firefighter/EMT positions to its workforce. The actual type and number of positions (captains, station chiefs, lieutenants, fire fighters, etc.) will be highly dependent on how many crews are required and the composition of its shift schedule in accordance NFPA 1720.



Police Department.

- Police Officer (Traffic). Unlike the other departments, police staff, most notably in the Traffic and Patrol Divisions, often grow commensurate with a city's population. Crestview currently supports only two (2) traffic officers, which will quickly become insufficient based on the city's projected growth. An additional traffic officer is needed now, and the City should also consider supplementing their Patrol Division in the long-term.
- (2) Community Oriented Police Service [COPS] Officers. Cities throughout the nation (Dallas, Cincinnati, Kansas City, Dayton, San Diego, Houston, etc.⁶) have experimented with the balance of preventative versus reactive policing approaches and with how many resources to invest towards each approach. Crestview does not currently field a special unit dedicated to proactive community engagement. Hiring and deploying COPS Officers could have significant positive impacts for those areas of Crestview that suffer persistent crime.
- Dispatch/Communication Officer. Crestview currently supports a total of 15 communication officers, with each shift engaging two (2) police officers and one (1) fire representative on a Panama (12-hr) shift schedule. Adding another position would allow the Communication Center to regularly field four (4) representatives on the floor at all times — two (2) police and two (2) fire — ensuring redundancy for each critical response capability.

⁶ <https://www.policefoundation.org/projects-old/community-policing/>



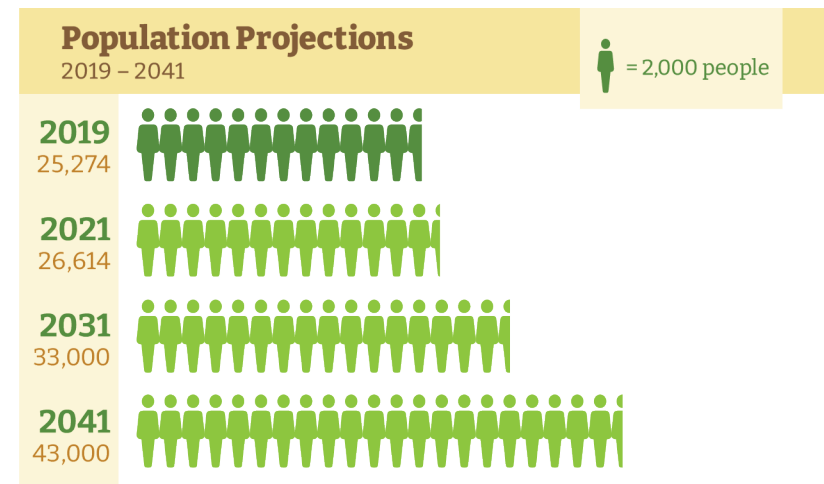
Reductions

While recommendations for new positions will predominantly require a careful look at the City's budget capacity for personnel expenditures, there are opportunities for downsizing that would allow resources to be used elsewhere to support growth.

- Utility Billing, Clerk III. Installing an automated utility payment kiosk at City Hall will decrease the amount of traffic within the facility and, in turn, decrease the need for clerks. More importantly, a kiosk provides an alternative for cash-based transactions in the event that City Hall public services are closed for health-related reasons (e.g. COVID-19 response) or phased renovation efforts.
- Payroll Specialist. With the creation of a new comptroller position, which could include responsibilities currently assigned payroll management, a payroll specialist becomes superfluous. As such, the position could be re-classified to create a new position with a commensurate salary (e.g. HR Technician).

Current Environment

Crestview, and the greater metropolitan area (Crestview—Fort Walton Beach—Destin), have enjoyed consistent population growth over the past 10 years, with the metropolitan area's average annual growth rate being 2.23% since 2011. Crestview itself experienced a slightly higher-than-average population growth of 2.58% in 2020, which put the city's estimated population in 2021 at around 26,614.⁷ Considering this positive growth trend, Matrix estimates that Crestview's population could be approximately 33,000 by 2031 and 43,000 by 2041.



Matrix analyzed several different City's service departments to determine the adequacy of Crestview's current staffing levels and organizational structure. Overall, Crestview and the cities under comparison have similarly organized their services into departments for police, city development services, finance and administrative functions, public services, and parks and recreation. The organizational structure and staffing levels in each department generally reflect the unique characteristics of each city's residents, industries, and

⁷ <https://worldpopulationreview.com/us-cities/crestview-fl-population>

amenities. Departments are also generally organized and staffed to support a city's comprehensive plan and development goals. The comparative analysis, coupled with feedback from the Crestview staff operational survey and follow-on interviews, indicate that Crestview's staffing size and configuration effectively support its current population within its 16.08-mile jurisdiction. However, feedback received indicates a need to reorganize or relocate staff in certain departments to improve internal communications, productivity, and customer service. A summary of the findings and detailed recommendations for each department, where appropriate, are captured below.

The following cities were analyzed to determine the adequacy of Crestview's current staffing:

- Niceville, FL
- Fort Walton Beach, FL
- Haines City, FL
- Sebastian, FL
- Rockledge, FL
- DeLand, FL
- Clermont, FL
- Winter Garden, FL
- Fairhope, AL
- Daphne, AL
- Woodstock, GA
- Newnan, GA
- Cibolo, TX



Police Department

The police departments in the comparison cities throughout Florida vary somewhat in their organizational structures but are generally organized to provide three functions: administration, operations, and support. The administrative divisions are generally comprised of department leadership, a professional standards supervisor, and a code enforcement officer. Operations

51

sworn officers
Police Department

divisions house the patrol, investigations, and K-9 units. The support divisions generally house communications, 911 dispatch, records, customer service, community relations, and school resource officers.

According to the Florida League of Cities, similarly sized and populated comparison cities, Haines City and Sebastian, have 57 and 43 sworn police officers, respectively. Crestview's neighboring cities, Fort Walton Beach and Niceville, have 47 and 32 sworn officers, respectively.⁸ The number of sworn officers in each department likely reflects each City's population count and how the officers are deployed and scheduled. While there may appear to be a correlation between the number of sworn officers and crime rates, little connection exists between staffing numbers and crime.

	Pop	Size	Police	
	2019 est.	Sq. Mi. Land	# Sworn Officers	Crime Rate/ 1000 ⁹
Crestview, FL	25,274	16.08	51 ¹⁰	30.15
Key Comparison Cities				
Ft Walton Beach, FL	22,521	7.65	47	24.11
Niceville, FL	15,972	13.51	32	14.09
Other Comparison Cities (Based on current population)				
Haines City, FL	26,009	18.85	57	20.67
Sebastian, FL	26,118	14.00	43	12.10

Analysis revealed that police department staffing is generally higher in similarly sized cities with greater populations. This was especially true for patrol and traffic units. For example, Niceville, Florida, employs 17

⁸ <http://citystats.flcities.com/>

⁹ <https://www.neighborhoodscout.com/>

¹⁰ [Crestview Police Department - Crestview, Florida \(police1.com\)](http://www.crestviewfl.com/police1.com)

patrol officers and three traffic officers to serve a population of about 16,000, whereas the City of Clermont has over 30 patrol officers and eight (8) traffic officers to serve its almost 39,000 citizens.

Several comparison cities also include special tactical units to address specific criminal and quality of life issues regardless of size. Similarly populated and sized cities Rockledge and Sebastian, Florida, subscribe to Community Oriented Policing and Community Outreach Partnership and Education practices and have dedicated staff that are focused on citizen outreach and promoting positive relationships. Larger comparison cities, such as Winter Garden and DeLand, Florida, have special units as well. Winter Garden has a community liaison unit that promotes safe neighborhoods and schools by working with citizens to enhance law awareness and develop cooperative crime prevention endeavors. DeLand's Special Enforcement Team (SET) is tasked with suppressing crime in areas with high call volumes and incidents by using a multi-pronged policing approach. Police officers serving on this team have specialized training to respond to high-risk situations. They also work to increase police visibility through various outreach and patrolling efforts.

Municipalities that are on "safest cities" lists often attribute this distinction to their quick police response times. While no federal regulation exists for 911 response times, most local agencies strive to answer calls within 20 seconds and respond to Priority 1 emergencies within 5-6 minutes. However, this timing is often more of a goal than a reality, considering that several major U.S. cities including Seattle, Denver, and Fort Worth exceed a nine minute average for their priority calls. However, police departments in other major cities, including San Francisco and Houston, consistently average between five (5) and six (6) minutes for their priority responses. This shows that population size does not have a major impact on police response times. However, data suggests that population growth rate likely contributes to slower

response times if a police department is not able to scale its resources at a pace that is proportional to growth rates.¹¹

Police departments across the U.S. and within Florida do not consistently track response data or make it publicly available. Matrix's research revealed that cities with excellent response times or that have made significant improvements have published this information and are willing to speak about it. For example, in 2019 the City of Lynn Haven, Florida, reported its average police response time as 1.6 minutes. The police chief attributed the speedy response time to the department's access to the county sheriff's software system. This system has Automatic Vehicle Localization (AVL) capabilities, which identifies the closest unit to the scene to ensure the quickest response.¹² Lynn Haven has a slightly smaller population and footprint than Crestview, with about 21,000 residents living in a little over 10 square miles of noncontiguous land. The much larger city of West Palm Beach with a population of about 109,000 reported an average response time of 4 minutes and 18 seconds in June 2019. This time was better than the Police Department's target of 5 minutes for priority calls. The department attributed its fast responses to bolstered staffing in its differentiated police reporting (DPR) unit, which enables residents to report some incidents that do not require an on-scene response.¹³ Finally, key comparison city Fort Walton Beach reported an average of 56 seconds for priority call responses in 2020, which was down from just over three minutes in 2019. The Police Chief attributed the significant improvement to the addition of eight officers in 2020 while at the same time the crime rate remained fairly flat.¹⁴

¹¹ <https://www.asecurelife.com/average-police-response-time/>

¹² <https://www.wjhg.com/content/news/Lynn-Haven-Police-response-time-7-to-9-minutes-fast-than-national-average-566325781.html>

¹³ <https://westpalmbeach.clearpointstrategy.com/avg-police-response/>

¹⁴ <https://www.nwfdailynews.com/story/news/local/2021/02/10/fort-walton-beach-police-department-lists-2020-accomplishments-2021-goals/4409447001/>



Community Development Services

Crestview, and the comparison cities, house building, permitting, inspection, code enforcement, and planning functions within their Community Development Services (CDS) Departments.

Organizational structure within these departments varies in two ways between each city. Some cities have organized these functions under three divisions for Building, Code Enforcement, and Planning while others have organized their CDS functions just between Building and Planning. While Crestview has its Code Enforcement and Permitting functions under the Code division, comparison cities with similar populations, including Fort Walton Beach and Sebastian, have placed their Permitting function under their Building divisions. Feedback from the Crestview Operational Survey suggest co-locating Building and Permitting staff for greater efficiencies, which is aligned with how some cities have organized these functions under a singular Building division.

Several comparison cities in Florida have an additional division and/or staff, within their CDS Departments, dedicated to managing development. For example, key comparison city Fort Walton Beach organized its Community Redevelopment Agency (CRA) under its CDS. Another city with a similar population, Haines City, also organized its CRA under its CDS. Higher populated cities include more specialized staff. For example—Rockledge has a CRA division, DeLand has a dedicated Land Development manager over the phone, and Winter Garden has a dedicated historic district urban planner in its planning section.

The number of full-time staff positions within Crestview's CDS is 13, which is slightly higher than the key comparison cities of Fort Walton Beach, which has 12 personnel, and Niceville with nine personnel. The



number of CDS staff in Crestview is consistent with other comparison cities with similar populations and geographical footprints, with Haines City and Sebastian having 12 and 11 positions, respectively. However, CDS's size and configuration is not driven by its current population size, but rather the rate and acceleration of the city's growth. In turn, these rates drive additional development efforts, increased building permit requests, and the like. As such, CDS should seek to increase the number of planners and building inspectors it employs to accommodate the increase in requirements.



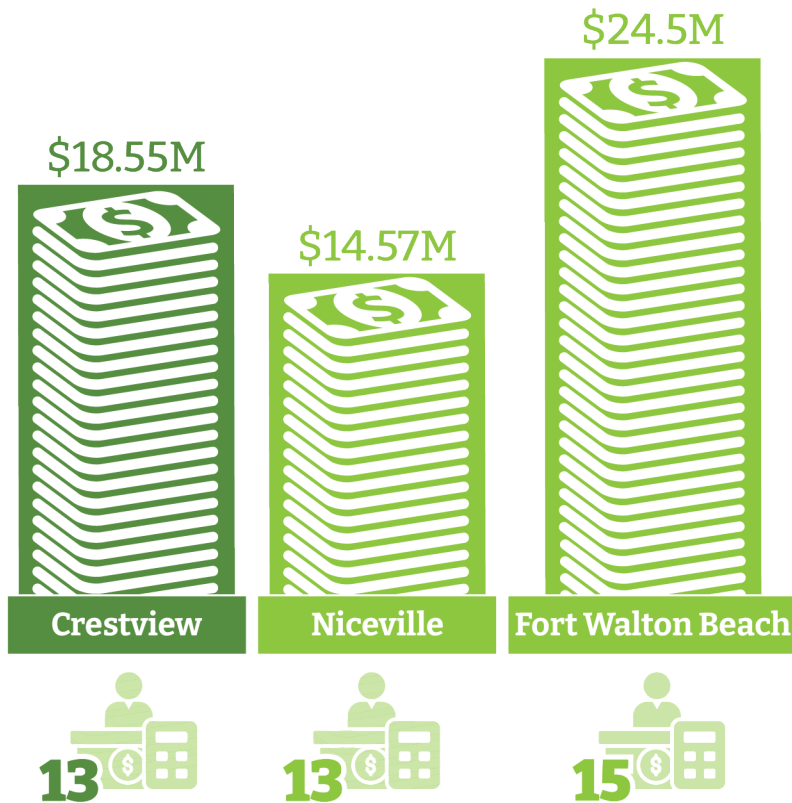
Finance & Administration

All the cities that were researched for this analysis have separate finance and administration departments with similar staffing levels regardless of population size. The administration departments house human resources and IT functions. Staffing in these departments average about eight (8) personnel for Florida cities with populations between approximately 16,000 residents (Niceville) and 46,000 residents (Winter Garden).

The finance departments in Crestview, Fort Walton Beach, and Niceville are similarly organized to provide separate accounting and utility billing functions. The staffing levels are similar, as well, with Crestview and Niceville having a total of 13 positions, each, and Fort Walton Beach having 15 positions in this department. Adding another layer of comparison, total annual governmental activity expenses demonstrates that the City may need to expand its finance staff soon by adding a dedicated comptroller and/or purchasing agent/inventory specialist if annual expenses continue to rise.



Expenses and Number of Finance Personnel 2019



Of note, larger comparison cities in Florida with populations between 34,000 and 46,000 (DeLand, Clermont, Winter Garden), have organized their utility billing functions under their public service departments.



Public Services

The greatest differences in organization and staffing among the analyzed cities occur across public service departments, despite those departments providing similar services to residents and businesses. Crestview and Fort Walton Beach and Niceville provide the same city-operated services for water, wastewater, stormwater, and sanitation under their public services or public works departments. Niceville also organized its parks and recreation functions under its Public Works Department; however, for the purposes of this analysis this function is discussed in a separate section.

49
full-time equivalent
employees
Public Services

Crestview and Niceville staff their respective departments similarly, where Crestview has 49 full-time equivalent employees (FTEs) and Niceville has 50 FTEs. While both cities have a similar number of divisions, the functions are organized somewhat differently. For example, Crestview has a separate stormwater division, whereas Niceville folds this function into its water and sewer division. Fort Walton Beach differs considerably in organization and number of staff, with 81 FTEs working in nine separate divisions. These differences are largely attributable to the larger infrastructure footprint that includes streets, water mains, storm sewers, and service connections that the city has to maintain. For example, Fort Walton Beach maintains over 93 miles of streets, whereas Niceville maintains 75 miles of streets.

Crestview Public Services (49 FTE)	Fort Walton Beach Public Works (81 FTE)	Niceville Public Works (50 FTE)
Streets	Streets	Streets
Utilities (Water & Sewer)	Utilities Administration	Water & Sewer
Stormwater	Water Distribution	Sanitation
Fleet	Water Operations	Repair & Maintenance
Engineering	Stormwater	
	Sewer	
	Sanitation	
	Fleet & Facilities	
	GIS/CAD	

While assessing the organizational structures and staffing levels of public service departments in comparable cities provides limited insight as to the operational effectiveness and efficiency of those departments, notable differences in end-strength provide a more meaningful data point regarding right-sizing staff to meet the growing demand of the city. Staffing across each section must expand commensurate with the increase in the demand for public services. Moreover, staff should be added alongside close assessments of the configuration of the different sections to ensure managers and supervisors are not overseeing a program too large to effectively manage.



Parks and Recreation

The departments commonly called parks and recreation departments differ in organizational structure in each of the cities analyzed. The difference is based, in part, on the type and number of amenities provided and how each city strives to achieve operational efficiencies. The Florida cities that were analyzed are divided in where they place their facilities and grounds maintenance functions for their parks, regardless of population size. Crestview and similarly sized and populated Haines City have facilities and grounds maintenance functions within their parks and recreation departments, whereas Fort Walton Beach, Niceville, Sebastian, and the more-populated Winter Garden have placed one or both of these functions in their public services departments. Specifically, key comparison city Fort

Walton Beach's facilities maintenance function in its Public Works Department and the grounds maintenance function for parks, rights-of-way, and cemeteries under its Recreation Services Department. Niceville placed its entire parks and recreation function under its Public Services Department.

41

full-time equivalent
employees
Parks & Recreation

The analyzed Florida cities organize their service-related parks and recreation staff according to facilities and/or programs. Common facility-based divisions include the library, community, senior, recreation, golf, parks, and museums. Common program-based divisions include recreation or leisure services, recreation programs, athletics, and special events. Crestview and the key comparison cities organize their parks and recreation functions as shown in the table following.

Crestview CRES (41 FTE)	FWB Recreation Services (71 FTE)	Niceville Parks & Rec (44 FTE)
Library	Athletics	Youth Center
Athletics	Rec Centers & Programs	Community Center
Special Events	Grounds Maintenance	Senior Center
Facility Mx	Library	Parks
	Museum	Library
	Golf Club Operations	

Additionally, the parks and recreation staffing levels in each city reflect the amount and type of facilities and amenities offered. Crestview has 41 FTEs working in this department compared to 71 FTEs in Fort Walton Beach and 44 FTEs in Niceville. However, both Fort Walton Beach and Niceville maintain more parks and a significantly larger total park acreage than Crestview. Fort Walton Beach offers 18 parks on a total of 206 acres and Niceville offers 27 parks on a total of 290 acres. Fort Walton Beach also maintains an additional 242.5 acres for two 18-hole municipal golf courses. Comparatively, Crestview maintains seven (7) parks on less than 100 acres. Furthermore, both Fort Walton Beach and Niceville have oceanfront parks that require special maintenance for beaches, boardwalks, and boat ramps.

Notwithstanding the golf courses and oceanfront parks, Crestview generally offers the same amenities as the key comparison cities, such as athletic fields, tennis courts, a skate park, fairgrounds, a library, and recreation and community centers. Amenities present in other cities that Crestview may consider offering include additional disc golf courses, pickleball courts, and aquatics. Niceville has a children's park that features a splash pad. Other similarly sized and populated comparison cities, such as Haines City and Sebastian, have aquatics amenities, as well. One of Haines City's parks offers a splash pad with a zero-depth entry pool and two additional pools. Findings are summarized below.

The City currently operates its public library with 12.5 FTEs (10 full-time and four (4) part-time; average 25 hours per week for the latter). Key comparison cities, Fort Walton Beach and Niceville, each have 8.4 and 13.6 FTEs, respectively, to support their library operations. Many libraries have decreased their collection size and expanded digital offerings in response to the COVID-19 pandemic. The City should consider conducting an independent assessment of the libraries programs, collection size, and annual circulation to ensure staffing is right-sized to provide sustained services to the community.

	Golf Club	Disc Golf Course	Auditorium	Base/ Softball Fields	Football Field	Soccer Field	Tennis Courts	Pickleball Courts	BMX/ Skatepark	Beach Volleyball Court	Aquatics	Boat Ramps	Fairgrounds	Library	Museum	Rec/ Community Center
Crestview			■	■		■	■		■	■			■	■	■	■
<i>Key Comparisons</i>																
Niceville		■	■	■	■	■	■		■	■	■	■	■	■		■
Fort Walton Beach	■	■	■	■		■	■	■	■	■		■	■	■	■	■

All cities, regardless of size, generally have program and event coordination staff housed at relevant facilities such as an athletic programs coordinator at the recreation center and a cultural arts program coordinator at the community center. Special events coordinators are generally located in the city's events center or located with the department director and administrative support staff.

MUNICIPAL PARKS					
	Acreage	Mini-park	Neighborhood Park	Community Park	18-hole Golf Course
Crestview	76.6		7		
Key Comparisons					
Niceville	289.6	4	5	18	
Ft Walton Beach	448.5	4	5	9	2



Fire Department

Matrix did not conduct a detailed staffing analysis of Crestview's or other city's fire emergency services, as these functions are dictated by the National Fire Protection Association's defined response times, which are in turn affected heavily by a city's size and configuration. Meeting these requirements should be appropriately addressed by the number and location of supporting fire stations (which are discussed in the location analysis and CIP recommendations). Only after the construction of a new fire station is decided should a detailed staffing analysis be conducted, notably after determining the number and type of crews assigned.

Should the City decide to construct a new fire station, whether standalone or coupled with the Police Department, it should consider adding approximately two (2) lieutenant firefighter and eight (8) firefighter/EMT positions to its workforce. The actual type and number of positions (captains, station chiefs, lieutenants, firefighters, etc.) will be highly dependent on how many crews are required and the composition of its shift schedule.

Planning

	POP (2019 est.)	SIZE (sq. mi. of land)	PUB SVS (FTE)	PARKS (FTE)	CDS (FTE)	FINANCE (FTE)	ADMIN (FTE)	TOTAL (FTE)
Crestview	25,274	16.08	49	41	13	13	6	122
<i>Key Comparisons</i>								
Niceville	15,972	13.51	50	44	9	13	0	116
Fort Walton Beach	22,521	7.65	81	71	12	15	8	187
<i>Comparable cities based on current population</i>								
Haines City	26,009	18.85	68	66	12	4	7	157
Sebastian	26,118	14.00	35	29	11	4	11	90
<i>Comparable cities based on future population or ~33,000 in 10 years</i>								
Rockledge	28,227	12.13	<i>Staffing numbers by division were not reported</i>					148
DeLand	34,851	18.9	168	39	29	9	11	256
<i>Comparable cities projected future population of ~43,000 in 20 years</i>								
Clermont	38,654	16.35	124	37	12	0*	0*	173
Winter Gardem	46,051	16.05	86	9	22	1	4	122

*Function counted as part of total General Government FTEs

Future Years Outlook

Crestview has experienced steady, positive growth since 1980.¹⁵ From 2010 to 2020 the city grew over 20%. Projecting this trend, the City can reasonably expect the population to increase to as much as 33,000 by 2031 and 43,000 by 2041, based on a positive annual increase of 2.58%. These projections are aligned with the anticipated growth in Okaloosa County and throughout the state over the next 50 years. The Forecasting and Trends Office of the Florida Department of Transportation (FDOT) projects the county population to increase by almost 20,000 between 2020 and 2030 and increase another 37,000 between 2030 and 2040.¹⁶

As part of the staffing analysis, Matrix researched Florida cities with similar geographic footprints that are currently supporting populations around 33,000 and 43,000 to assess a potential need for Crestview to

increase or reorganize staff in the future. Findings indicate that city services departments are generally structured the same regardless of population. Organizational differences, among all analyzed cities, were found in the placement of certain parks and recreation functions, specifically facilities maintenance and ground maintenance. One or both functions were found to be organized either within the Public Works Department or the Parks and Recreation Department. The cities also differed in where they placed GIS functions, which was either within Public Works or City Development Services. Cities also contrasted in how they organized their permitting function, which was either placed under the building division or the code enforcement division. The Cities of Niceville and DeLand are the only cities where permitting and code enforcement are organized under building divisions. Lastly, several cities have CRA divisions and other specialized staff within their CDS.

The total staffing levels in the city services departments, excluding the Fire Department and Police Department, varied with no definitive correlation to population size. For example, while Niceville employs 116 FTEs to serve a population of almost 16,000, the City of Sebastian employs 90 FTEs to serve a population of about 26,000, as reported in each City's 2019 annual report. Winter Garden, a city of about 46,000 (the largest city analyzed), employs 122 FTEs, which is less than Fort Walton Beach's staffing, which consists of 187 FTEs serving roughly 23,000 residents. The differences in staffing levels are attributed to multiple factors, including, but not limited to, the number of part-time and seasonal employees, the amount and type of contracted and automated services, and the amount and type of amenities each city offers. As Crestview continues to grow, and particularly as it implements new or enhanced levels of service, it will need to make

¹⁵ <https://www.census.gov/programs-surveys/decennial-census.html>

¹⁶ https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/demographic/2070popprojection111720.pdf?sfvrsn=4d9f8d94_2

case-by-case augmentations to its end-strength staffing based on the recurring feedback and findings from its respective service directors.

Recommendations for Potential Expansion

Findings from the comparative analysis and results from the Crestview operational survey suggest that staffing levels in the city services departments are currently sufficient. However, opportunities exist to enhance productivity and customer service that do not require additional personnel, such as reconfiguring work areas, relocating staff, improving communications across and within departments, and investing in internal and customer-facing information technology platforms.

In anticipation of continued growth, Crestview should consider increasing staffing numbers and/or consider reconfiguring certain areas in order to maintain and improve the current level of services provided to residents. Each department should continually evaluate the workloads and capabilities of its current staff to determine whether the recommended functions can be absorbed by the staff or if additional personnel are needed.



Police

A myriad of factors contributes to the size and organization of a police department. However, cities with higher populations generally require more police staff to meet citizens' needs compared to cities with lower populations. As Crestview looks forward to continued growth, its Police Department will need to grow and/or reorganize in order to provide a consistent level of service. Analyzing other cities provides some insight into the areas Crestview should pay particular attention to.

The Crestview Police Department should incrementally increase officers in the Traffic Division in anticipation of and to accommodate population growth. The Department should also consider increasing officers in the Patrol and Investigation Divisions, especially if police response times and crime rates are falling short of desired goals.

Adding a special tactical unit to address specific quality of life and crime issues would create synergies within the department and with the community, which would contribute to public safety and enhanced police response.

The Department should regularly compare its police response times and other goals with accumulated data to help inform its staffing decisions. The Department should also periodically seek feedback from the community through surveys, meetings, and other outreach channels to obtain feedback on how it can better serve residents.



Community Development Services

Crestview has a long-standing commitment to preserving its historic-period structures amid Downtown redevelopment. If the city continues these efforts in historic preservation and smart growth, the City's Community Development Services Department should add a planning position such as an historic district planner or land development manager focused on specific development goals. Larger comparison cities have a specialized planning function along with their regular planning functions. The department may also want to add a position that formally interfaces with the Community Redevelopment Agency (CRA) Board, such as a CRA Project Manager or CRA Coordinator. Similarly sized comparison cities have a dedicated CRA staff member within their development services departments who can facilitate synergy between the city and business or property owners, shepherd grants, and coordinate on special planning requirements.



Finance and Administration

The financial departments in all analyzed cities are similarly organized and staffed. While similarly populated comparison cities house their utility billing function within this department, comparison cities with larger populations house this function within their public services departments. As Crestview continues to grow, the City should consider

if moving its utility billing function to Public Services will create internal efficiencies and thereby improve customer service.

Crestview, along with some comparison cities, have a dedicated grants analyst or manager within their finance divisions. If Crestview anticipates receiving an increased number of state and federal grants, it should consider increasing capacity of this function, either as an additional responsibility for existing staff or an additional part- or full-time position in order to handle the increased compliance and reporting workload.

Crestview should also be mindful of the demands on its Information Technology staff if the city continues to adopt new technology platforms or updated versions of existing ones. While these systems will create efficiencies in other departments and for residents, the platforms will also require greater systems administrative support from the Information Technology section



Public Services

Public services are typically the largest municipal services departments and are responsible for the most varied work. Comparing staffing and organization in other municipalities does not provide much insight into how Crestview's Public Services Department should be optimally structured. Considering the feedback from the Crestview operational survey citing dissatisfaction with overall operations, communication, leadership and systems, the City should conduct a comprehensive study of the department itself. This study would reveal current shortcomings, provide specific recommendations for improvement, and offer a plan for accommodating population and infrastructure growth.

The City or Department, either on its own or through a study, can take steps to start addressing staff concerns. For example, the Department should engage with the boards, committees, and other departments connected to public services to improve communications, define

missions and clarify responsibilities. Other actions include ensuring the department itself has a current and clearly defined mission, responsibilities, and priorities. This will help prevent mission creep and any disconnect between the appearance of disorganization and actual effectiveness. Job descriptions and compensation throughout the department should also be reviewed and updated as needed. This will ensure that positions and compensation ranges are commensurate with responsibilities and may also reveal areas where staffing and capabilities may be falling short.

Public Services should continue to regularly review and update its various plans such as pavement management, capital improvements, vehicle and facility replacement, and work plans for each functional area. This will help ensure a strategic and proactive approach for the department and identify areas where staffing may not be sufficient for executing these plans. The department should also review its procurement procedures and contracts to identify potential opportunities for cost savings and operational efficiencies. Finally, Public Services should assess the adequacy of its technology platforms. Reviewing existing technology and how it is being used, along with the updated plans, procedures, and contracts, will inform the requirements for new technological solutions. Work order and time tracking systems are common areas that benefit from technology upgrades. Based on the lack of available information in this area, the City would likely benefit significantly from a technological shift.



Community and Enrichment Services

Crestview offers an array of municipal recreational facilities similar to all comparison cities. The City also has capacity to expand and develop more public spaces and recreational amenities that can be tailored to suit residents' needs. In the wake of the COVID-19 pandemic, communities are investing in more outdoor amenities such as parks and shared-use paths that support walking, bicycling, in-line skating and wheelchair use.

As Crestview develops more parks and recreation facilities, staffing levels should increase to support these expanded services, regardless of projected or realized population growth. The Department should also evaluate the adequacy and placement of its program and event coordinators in order to optimize efficiencies and customer service. Facilities that offer a full schedule of activities should have a coordinator on site if feasible. Staff that coordinate citywide and special events are best located at an events center or with department leadership at City Hall based on comparison city analysis.

Capital Improvement Plan

Methodology

Matrix combined the findings from its facilities condition assessments, location analysis, and projected maintenance activities to develop additions to the City's existing Capital Improvement Plan. The City currently publishes a publicly available CIP with five-year projections. However, the Public Services Department also internally manages a CIP out to FY 2030. This Master Plan identifies new investments for the City to incorporate into its existing strategy using the "Future Costs" line item of the appropriate budget (Utility or General). As such, it does not superfluously rearticulate known facility actions that the City, either through DPS or CRA, is already pursuing (wastewater treatment plant expansion, Bush House renovation, or infrastructure needs outside the scope of this assessment). After aptly scoping out the requirements and developing commensurate and conservative cost estimates, Matrix prioritized and categorized each action into seven (7) primary groups: new construction, critical repairs, prioritized maintenance, projected maintenance, demolition, enhancement opportunities, and ADA compliance. Of note, unique "initiative-driven" actions, which include new construction, enhancements, studies, designs, and land acquisition, are deliberately identified outside of the time-phased execution plan due to their significant costs, competing repair priorities, or a need for prior City Council approval.

New Construction

Matrix identified five (5) major construction opportunities that support the goals and vision of the City of Crestview's Comprehensive Plan. This includes constructing a new DPS complex, relocating Fire Station 1, building a new fire station (Fire Station 4), structurally retrofitting the Police Department facility, and constructing a public safety facility that consolidates a police and fire station. The justifications for these recommendations are included in the Location Analysis section of this document.

Cost-Benefit Analysis

There are four (4) viable courses of action to address the myriad of City requirements discussed throughout this Master Plan, each with their own lists of strengths, weaknesses, and costs. Aside from construction, estimated costs provided below incorporate requisite land acquisition, architectural and engineering designs, deferred savings, and potential revenue from sales of public land (for relocations).

Course of Action 1 (\$23.2M)

Relocate the DPS Complex and Construct Public Safety Facility. This option leverages the planning and budgeting efforts already undertaken to relocate DPS, addresses all concerns discussed here regarding the Police Department, and enhances fire emergency response to the northwest portion of the city, all while retaining capabilities and service levels in the city center. Moreover, it captures approximately \$430,000 in deferred savings for maintenance, renovation, and repair needs projected in the next 10 years for the Police Department (HVAC, roofing, parking, ADA-compliance, and interior finishes). This is offset by the roughly \$280,000 in near-term repairs and maintenance required by retaining Fire Station 1.

Course of Action 2 (\$20.0M)

Relocate DPS Complex, Construct Fire Station 4, and Structurally Retrofit existing Police Department Facility. This option maximizes the opportunity to extend the reach of fire emergency services into the heart of the northwest part of Crestview and ensures the Police Department is protected from natural disasters common to the region. However, it does not address some of the other significant challenges that the Police Department is facing like the need for secure parking, security concerns associated with sharing a facility with a community-targeted function (Warrior's Hall), and the inefficiency of their layout as it pertains to detainee processing. Additionally, while saving \$280,000 in projected costs for the existing Fire Station 1, \$430,000 in repairs to the existing Police Department building would remain a priority.

Course of Action 3 (\$19.7M)

Relocate DPS Complex, Relocate Fire Station 1, and Structural Retrofit existing Police Department. This option continues to prioritize the need to relocate DPS, both to ensure compliance with citywide planning efforts and to enhance economic development along SR 85. Additionally, while capturing \$280,000 in deferred cost savings for Fire Station 1, it leaves unaddressed the same challenges in regard to the Police Department's facility needs, including \$430,000 in repairs and maintenance.

Course of Action 4 (\$11.0M)

Construct Public Safety Facility. While being the cheapest option, this significantly deviates from planned and budgeted activities for relocating the DPS complex, instead opting to prioritize public safety, above all else, in the near term.

Status Quo (\$1.0M)

No major construction efforts or relocations. Pursue all projected maintenance, renovation, sustainment, and repair actions identified in updated Capital Improvement Plan. The cost cited reflects required work projected for Fire Station 1 and the Police Department, as well as a \$300,000 set-aside for additional repairs and enhancements to the existing DPS complex.

Actions Considered

■ Design DPS Complex	\$1,001,126
■ Construct DPS Complex	\$12,514,073
■ Sell Existing DPS Parcel	(\$1,347,429)
■ Purchase Land (Fire Station)	\$65,334
■ Design Fire Station 1	\$489,519
■ Construct Fire Station 1	\$4,895,185
■ Sell Existing Fire Station 1 Parcel	(\$589,756)
■ Design Fire Station 4	\$589,611
■ Construct Fire Station 4	\$3,930,742
■ Design Public Safety Facility	\$1,014,560
■ Construct Public Safety Facility	\$10,145,602
■ Design PEMB ¹⁷ Enclosure (PD)	\$85,384
■ Construct PEMB Enclosure	\$2,241,323
■ Fire Station 1 Projected Costs	\$281,640
■ Police Dept Projected Costs	\$427,243

¹⁷ Pre-engineered Metal Building

Critical Repairs

Critical repairs are classified as facility systems or components that have failed, are expected to fail in the near future based on their condition, are reaching the end of the manufacturer's specified life expectancy, or are missing and should have been installed during original construction. Matrix identified several unique repair initiatives that should be prioritized in Crestview's budget in the next five years. A prioritized list of those requirements is provided below.

City Hall

Replace HVAC Units #4 & #5

Unit #4 (5-ton air conditioner) and Unit #5 (7.5-ton heater) are in poor condition and have reached the end of their life expectancy.

Reseal Exterior Windows

Multiple exterior windows, most readily apparent adjacent to the building official's and inspectors' offices, have degraded enough to allow intrusion of rainwater and need to be resealed.

Fill & Seal Cracked Exterior Concrete Masonry Unit Wall

Cracking in the exterior wall of the facility is observable from multiple storage areas behind utility billing, some which appears to extend through the entire wall. This exposure will produce a risk of intrusion, as well as impact the building envelope's effectiveness at insulating temperature changes.

Fire Station 2

Repair Building Envelope

Facility occupants cited frequent intrusion of precipitation during rain events, specifically coming in from the 2nd floor entrance into the common area. This repair includes replacing the exterior door and frame, as well as extending, by way of replacement, the existing overhang.

Fire Station 1

These actions are identified as necessary for the existing facility based on the conditions identified during the on-site assessment. However, they are only to be pursued if the City opts not to relocate Fire Station 1. The costs of these pursuits are used in the cost-benefit analysis of that proposal.

Maintain Roof

Multiple areas show evidence of extensive leaking. This roof repair/replacement should proceed before repairs to the underlying ceiling elements.



Replace Ceiling & Insulation

Replace insulation and acoustic ceiling tiles damaged by leaking from degraded roof structure. This should only proceed after the roof is properly repaired to avoid damage to new tiles.

Replace Four (4) Heat Pumps

The heat pumps are 3-5 tons each, between 15-20 years in age, and in poor condition, although currently still operational.

Fire Station 3

Repair/Replace Ceiling

Although not directly related to roof leaking, sweating within the interstitial space between the ceiling and roof structure indicates poor circulation and/or ventilation. This project includes construction of additional ventilation for this space and the subsequent replacement of damaged insulation and acoustical ceiling tiles.

Police Department

Replace Five (5) HVAC Units

Four (4) 3-ton units and one (1) 10-ton unit are approximately 15 years of age and in poor condition. This includes Units 1B, 2A, 2B, 2C, and 2D. They're nearing the end of their life expectancy.

Building & Facility Maintenance

Replace Two (2) Mounted Space Heaters

Two (2) Reznor hanging heating units (75k btu EA) are not operational. This repair is only prudent if the City opts not to relocate this facility alongside the adjacent DPS complex.

Sharing & Caring Building

Replace One (1) HVAC Unit

One 4-ton heat pump is currently operational but in poor condition. Additionally, it is 14 years old, thus nearing the end of its life expectancy.

Fairview Center, Allen Park

Construct Roof Gutters

This facility does not currently have gutters installed at the perimeter of the roof, resulting in unwanted pooling in addition to accelerated soil erosion due to runoff. This project includes all components of a gutter system (collection, drop, outlet, downspout, and splash block).

Emergency Medical Services

Construct Exterior Drainage

The topography of the site at 2106 P.J. Adams Pkwy., specifically near the roadway, includes low points that results in pooling between Fire Station 3, Pumphouse #6, and the EMS facility. Due to the proximity and configuration of these facilities, extensive site development is ill-advised. This project includes the construction of two French drains to direct waterflow south to an impervious surface (parking lot).

Twin Hills Park

Install New HVAC Unit (Press Box)

The window-mounted air-conditioning unit is insufficient for the cooling requirements of the space while the concessionaire is in operation with the main customer window open. The project includes the construction of a dedicated cooling unit with capacity commensurate with the facility's cooling needs.

Replace Two (2) Metal Entry Doors (Restrooms)

The interior and exterior of these doors are damaged, stained, chipped, and scratched beyond repair. They should be replaced to improve the aesthetics of this public service area.

Prioritized Maintenance

Matrix identified specific preventative maintenance and sustainment activities that should be recurring in nature and that should be prioritized based on findings at the time of the on-site survey. Those recommendations are listed in the table below.

Activity	Facility	Location
Repaint Interior	Restrooms	Allen Park
Repaint Interior	Restrooms	Countryview Park
Maintain Roof	Building & Facility Maintenance	DPS Complex
Maintain Roof	Police Department	City Proper
Refinish Parking Lot	Police Department	City Proper
Restripe Parking Lot	Fire Station 3	Southeast
Maintain Roof	Community Center	Northeast
Maintain Floor Finish	City Hall	City Proper
Repaint Interior	Restrooms	Spanish Trail Park
Repaint Interior	Restrooms	Twin Hills Park
Repaint Exterior	Press Box	Twin Hills Park
Maintain Roof	Gymnasium	Twin Hills Park
Refinish Court Floor	Gymnasium	Twin Hills Park

Enhancement Opportunities

Reconfigure HVAC Plant, Community Center

\$572K

The as-built drawings for the Community Center indicate that the original mechanical configuration was designed in 2005 in a de-centralized manner utilizing eight (8) separate air handling units and supporting condensers. For a facility this size, particularly with high cooling needs due to vaulted ceilings and mass gathering areas, a centralized cooling solution would provide far better performance and improved efficiency. Additionally, cooling requirements for the eight (8) different facility sectors (administrative space, vestibule, bathrooms, stage, main hall, [2] meeting/breakout rooms, and kitchen) can be regulated via variable air volume (VAV) systems that control the amount of supply air that enters each zone. The Community Center is suitably located and should remain a staple asset for the City well into the next 20 years for both communal gathering and emergency operations, making the necessity for maintaining a high-performing HVAC plant instrumental due to Florida's climate.

Install Air Conditioning, Gymnasium

\$650K

Due to the hot climate, the City's indoor gymnasium at Twin Hills Park becomes uncomfortable for patrons from April through October. This installation would constitute a major quality of life improvement for the community.

Install Egress Window, City Hall (Storage)

\$8K

As identified in the Life, Health, and Safety section of this Master Plan, the personnel operating within and adjacent to the utility billing area of City Hall lack a secondary path for emergency egress. Every other wing of the facility provides multiple exits. Due to the type of materials used in the construction of that part of the building, conversion of an existing exterior glass panel to an egress-compliant, lockable window would be more cost effective than constructing a new entryway.

ADA Compliance

ADA non-compliance in industrial, operational, and older administrative facilities is a common occurrence across the United States, particularly as guidelines have been refined from the original set of regulations in 1991 to the most recent major revision in 2010 (Standards for Accessible Design¹⁸). Bringing these facilities into compliance often isn't considered until they undergo a complete renovation. The Department of Justice codified the requirements for existing public and/or commercial facilities in 28 C.F.R. Section 36.304. Matrix identified two key public facilities that should be retrofitted to meet ADA guidelines per that code.

¹⁸ *ADA Standards for Accessible Design*, United States Department of Justice, Civil Rights Division (2010)

Fairview Center

Replace Two (2) Non-Compliant ADA Sinks

Both the men and women's restroom have sinks installed above the maximum allowable height (34"). They should be re-installed at or below this height.

Twin Hills Park Gymnasium

Reconfigure ADA Ramp

The maximum allowable slope of any accessibility ramp is 1:12. The ramp at the main entrance for the gymnasium rises one foot over a six-foot span (1:6), exceeding this limit. The ramp must be reconfigured to meet ADA requirements.

Additional Requirements

As referenced under Facility Condition Assessment in the Life, Health, and Safety section of this Master Plan, there are elements of a number of existing facilities in the inventory that are noncompliant with ADA standards and efforts to address them should be integrated into recurring repair activities. One pervasive issue that was repeatedly observed during the survey was a lack of ADA-compliant doorknobs, which should be replaced with lever style handles. Matrix provided a full inventory of ADA findings to the City to accompany this Master Plan.

Demolition

Although not recommended, the City could consider conducting demolition/site-prep activities for the DPS complex to coincide with the relocation recommendation provided in the Facility Location Analysis of this document. However, due to its prime location, commercial sale attempts should remain competitive even if demolition responsibilities are deferred to the buyer. One caveat of note is that, based on findings during the inventory, environmental remediation may be required at the DPS complex prior to turnover due to the presence of spilt petroleum, oils, and lubricant (POL) materials adjacent to degraded or failing secondary containment measures.

Projected Maintenance

In accordance with the primary purpose of this Master Plan, Matrix identified a host of sustainment and preventative maintenance activities that should be considered in the 10-20 years outlook of its portfolio management efforts. These efforts include roof repairs/maintenance, repainting interior finishes and exterior enclosures, replacing back-up generators, and replacing floors. These activities can add significant longevity to facility operations in a sustainable and cost-effective manner. Moreover, they protect against the degradation of underlying systems as a result of water intrusion that can cause warping, leaking, mold, and rust, which could lead to costly and premature major repair requirements, as well as health and safety concerns. A prioritized and tabulated list of those requirements was provided separately to the City to accompany this Master Plan.

Security

Infrastructure resilience and security are paramount to ensuring the safety of communities. Failure or exploitation of certain key nodes, such as a water treatment plant, pumphouse, water tower, or service main can wreak quick and devastating harm. As a result, an approach that emphasizes the proactive mitigation of hazards and vulnerabilities is preferable to responsive or retroactive measures.

During the inventory, the Matrix Team discovered that conditions of the initial security envelopes of four pumphouses present a clear vulnerability for unauthorized access, although the pumphouse facilities themselves remained secure.

Pumphouse #3 (500 S McClelland St.) has overgrown vegetation covering and making ineffective the barbed wire on its south side. The security envelope of Pumphouse #4 (100 Short Ave.) abuts additional, un-barbed fencing, which could easily be used to scale the security fencing protecting the pumphouse area. Pumphouse #5 (near Bob Sikes Elementary School) is enclosed by a short, wooden fence that has no barbed wire and would be easy to scale. Moreover, soil erosion around the perimeter is sufficient for unauthorized access by a child. Pumphouse #9 (5780 W. Old Bethel Rd.) has a rip-rap drainage channel that flows through and beyond the security fencing. Access is possible underneath the fence at this channel in several locations. The City should consider introducing additional stone or rip-rap of sufficient weight to render by-hand relocation improbable and on both sides of the fence for the entire width of the channel. Engineering considerations must be taken to ensure the introduction of new material does not adversely impact channel performance.

Security-related observations at City Hall are addressed in the Additional Considerations section below.

Additional Considerations

Matrix identified additional opportunities for repair, maintenance, or operational enhancements requiring facility modifications that the City should pursue following additional investigations, studies, plans, designs, or actions.

- **Utility Billing, City Hall.** The City should consider preparing an updated design to reconfigure the utility billing area in such a manner that: provides an additional private office for a supervisor role, better utilizes the existing available space, expands the lobby for patrons, increases security with fully studded walls, repairs non-operational panic buttons, introduces an ADA-compliant receiving counter, creates opportunities for a new public bathroom (thus limiting traffic beyond the secure perimeter of the facility), and improves technicians' sit and reach accommodations as they exchange paperwork with customers.

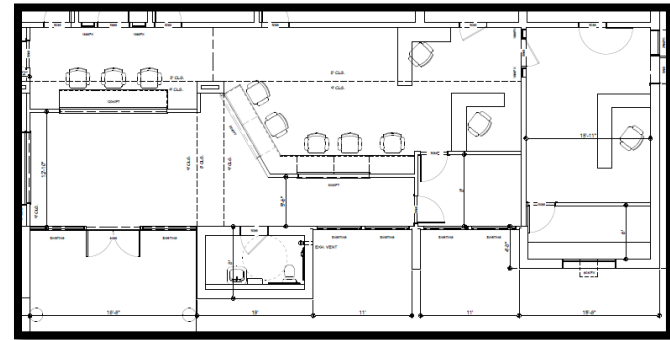


Figure 3. Utility Billing Reconfiguration Concept (2020)

- **Building Permitting & Inspections, City Hall.** If the City chooses to relocate the permitting function to its previous location adjacent to the code compliance office and inspector, then it should consider renovating, reconfiguring, and refurbishing that space to accommodate a customer waiting area, a dedicated forms-preparation counter with a public workstation, an interior security door to restrict unwanted access to the rest of the facility, minimal storage, and an ADA-compliant receiving counter.
- **Septic Smell, City Hall.** Multiple employees in City Hall cited regularly recurring septic smells within conference rooms, kitchens, and bathrooms. As a sewer main runs directly underneath the facility, and as known plumbing issues exist near the code compliance section (inoperable bathroom), additional investigation is necessary to determine the source of the escaping vapors for potential mitigation.
- **Electrical Short-Circuit Study, City Hall.** While the condition of electrical panels was acceptable at the time of the on-site assessment, multiple City Hall staff members reported circuits tripping regularly. The City should consider conducting a dedicated electrical short-circuit study to determine if this can be alleviated with a realignment of circuit assignments, or if a more costly panel upgrade is necessary.
- **HVAC, Emergency Dispatch.** Install a dedicated and adjustable thermostat with the requisite variable air volume systems in the City Hall dispatch center.
- **Remote Access, Council Chambers.** The current audio-visual equipment in the council chambers represent a temporary solution to a persisting demand to provide remote access for residents to participate in public proceedings. Crestview should consider an audio-visual upgrade with requisite electrical enhancements to accommodate this need.
- **Office Enhancement, City Hall.** The installation of a privacy door to the office space that is immediately adjacent to the dispatch function would separate the office from the public storage and printer areas and is recommended. This space was historically assigned to a GIS analyst but is slated to accommodate a new planner.
- **Facility Enhancements, Police Department.** The City should provide secure parking with an upgraded gate; renovate the sally port entrance; and optimize workflow to include detainee processing through full facility reconfiguration.
- **Vehicle Operations & Maintenance, DPS.** During the design of the new DPS complex, the City should consider designing the footprint and configuration of a new vehicle maintenance garage/bay as a result of potential changes to its vehicle fleet (owned versus leased versus rented).
- **Exterior Lighting, Public Safety.** The Police Department communicated multiple citizen complaints concerning insufficient exterior area lighting at various public recreational areas throughout the city. The City should consider conducting a comprehensive lighting study to ensure these and other areas have appropriate lighting, including the appropriate number, configuration, and illumination of lights to provide adequate safety.
- **Emergency Planning, Community Center.** If the City continues to use the Community Center as a primary location for large public gatherings during emergency weather events, then it should consider conducting a comprehensive assessment of the superstructure and all exterior penetrations (windows, entryways, roll-up doors, etc.) to identify needed retrofitting, replacement, and/or enhancement of elements to ensure the entire building envelope is rated appropriately. This should be conducted in conjunction with an assessment of the size of emergency generators, the expansion of kitchen operations,

and the enhancement of associated IT-infrastructure in the event City Hall and staff need to relocate to the Community Center to conduct normal day-to-day activities.

- **Electrical, Fire Station 2.** The staff assigned to Fire Station 2 communicated undefined problems with the electrical supply in the kitchen area. All electrical components were nevertheless operational during the initial condition assessment; the supporting electrical panels showed no signs of degradation; and none of the panels displayed short-circuits. However, the City should consider conducting additional investigations into the source of these issues if they persist.
- **Recreation, Community Center.** The grass lot directly in front of the Community Center and adjacent to the Library presents a viable opportunity for developing a public recreation area (park or playground space). This area is already targeted for communal use with the presence of the two aforementioned facilities. This feature would enhance the current use potential of this area.

- **Stadium Seating, Twin Hills Park.** The City should assess the condition of the stadium seating to determine if it should be improved through refinishing, resealing, and/or replacement components).
- **Digital Transactions, Twin Hills Gym.** Based on staff feedback, the City should investigate enhancement opportunities through potential space reconfigurations, public workstation procurement, and service-window modifications in the administrative section of the Twin Hills Gymnasium as a way to accommodate digital transactions and improve customer flow through that area.
- **Splash Pad, Twin Hills Park.** The City should construct a pavilion around Twin Hills Park Splash Pad to enhance user experience.

Time-phased Overlay of Expenditures

Balancing requirements and budget limitations is critical to determining the feasibility of necessary or recommended actions to maintain, sustain, and enhance the City's facilities portfolio. The following recommendations are based on a "Future Costs" CIP budget of \$150,000 for FY 2022, as shown in the City's current annual budget document, and a 5% investment increase every fiscal year thereafter. The current budget has a set-aside amount of \$150,000 through the next five years of its CIP, so the City still needs to account for this increase. A 5% increase ensures sustainment and improvement activities outpace inflation, thus maintains purchasing power for labor and materials. The City should carefully consider the pursuit of deferred items, in addition to the targeted initiative-driven actions identified for each fiscal year, as Crestview's priorities, objectives, alternative means of revenue, and budget permit.

Initiative-Driven

Description	Activity	Facility (Name)	Cost
Design New DPS Complex	Design	New DPS Complex	\$1,001,126
Construct/Relocate DPS Complex	Construction	New DPS Complex	\$12,514,073
Sell Existing DPS Parcel	Commercial Sale	DPS Complex	(\$1,347,429)
Design New Fire Station 1	Design	New Fire Station 1	\$489,519
Construct/Relocate Fire Station 1	Construction	New Fire Station 1	\$4,895,185
Sell Existing Fire Station 1 Parcel	Commercial Sale	Fire Station 1	(\$589,756)
Purchase Land (Fire Station)	Acquisition	New Fire Station 4	\$65,334
Design New Fire Station 4	Design	New Fire Station 4	\$589,611
Construct New Fire Station 4	Construction	New Fire Station 4	\$3,930,742
Design New Public Safety Building	Design	Consolidated PD & Fire	\$1,014,560
Construct Public Safety Building	Construction	Consolidated PD & Fire	\$10,145,602
Design PEMB Enclosure	Design	Police Department	\$85,384
Construct PEMB Enclosure	Construction	Police Department	\$2,241,323
Reconfigure HVAC Plant	Enhancement	Community Center	\$571,725
Install Air Conditioning	Enhancement	Gymnasium	\$650,351
Install Egress Window	Enhancement	City Hall	\$8,000
Enclosure/Bldg Envelope/Air Quality Study	Study	Fire Station 2	\$15,000
HVAC Study and Air Balance	Study	City Hall	\$8,000
Total			\$36,288,350

FY 2022

Description	Activity	Facility(Name)	Cost
Maintain Roof	Prioritized Mx ¹⁹	Building & Facility Mx	\$2,503
Replace Sink, Women's Restroom	Prioritized Mx	City Hall	\$600
Replace HVAC Units #4 & #5	Repair	City Hall	\$70,505
Reseal Exterior Windows	Repair	City Hall	\$6,000
Fill & Seal Cracked Exterior CMU	Repair	City Hall	\$2,500
Construct Roof Gutters	Repair	Fairview Center	\$3,525
Maintain Roof	Prioritized Mx	Fire Station 1	\$2,464
Repair Building Envelope	Repair	Fire Station 2	\$2,951
Repair/Replace Ceiling	Repair	Fire Station 3	\$48,787
Repaint Exterior	Prioritized Mx	Press Box	\$922
Install New HVAC Unit	Repair	Press Box	\$3,063
Repaint Interior	Prioritized Mx	Restrooms, Twin Hills	\$956
Replace (2) Metal Entry Doors	Repair	Restrooms, Twin Hills	\$4,080
Repaint Exterior	Projected Mx	Restrooms, Countryview	\$819
		Total	\$149,675

¹⁹ Maintenance

FY 2023

Description	Activity	Facility(Name)	Cost
Maintain Roof	Projected Mx	City Hall	\$2,997
Maintain Roof	Prioritized Mx	Community Center	\$5,191
Construct Exterior Drainage	Repair	EMS	\$32,443
Replace (2) Non-Compliant ADA Sinks	ADA	Fairview Center	\$4,819
Restripe Parking Lot	Prioritized Mx	Fire Station 3	\$2,696
Reconfigure Exterior ADA Ramp	ADA	Gymnasium	\$23,093
Maintain Roof	Prioritized Mx	Gymnasium	\$7,016
Maintain Roof	Projected Mx	Library	\$4,411
Install ADA-Compliant Bathroom Fixtures	ADA	Police Department	\$6,554
Maintain Roof	Prioritized Mx	Police Department	\$7,278
Repaint Exterior	Projected Mx	Restrooms, Twin Hills	\$1,024
Repaint Interior	Prioritized Mx	Restrooms, Spanish Trail	\$2,157
Repaint Exterior	Projected Mx	Restrooms, Spanish Trail	\$2,457
Repaint Interior	Prioritized Mx	Restrooms, Countryview	\$1,274
Repaint Interior	Prioritized Mx	Restrooms, Allen Park	\$9,954
Repaint Exterior	Projected Mx	Restrooms, Allen Park	\$2,048
Replace (1) HVAC Unit	Repair	Sharing & Caring	\$41,807
Total			\$157,219

FY 2024

Description	Activity	Facility(Name)	FY 2024
Replace (2) Mounted Space Heaters	Repair	Building & Facility Mx	\$14,508
Maintain Floor Finish	Prioritized Mx	City Hall	\$37,810
Repaint Interior	Projected Mx	City Hall	\$17,716
Refinish Basketball Court Flooring	Prioritized Mx	Gymnasium	\$57,538
Refinish Parking Lot	Prioritized Mx	Police Department	\$32,194
Total			\$159,766

FY 2025+

The following actions are not targeted for a specific fiscal year within the next 5-year CIP as the conditions assessed did not warrant prioritization. However, in long-term budget considerations the City must accurately predict and track known activities that demonstrate sound asset management principles to maximize the performance and use life of their facilities.

Description	Activity	Facility(Name)	Cost
Repaint Exterior	Projected Mx	Administration, WWTP	\$3,379
Repaint Interior	Projected Mx	Administration, WWTP	\$5,475
Repaint Exterior	Projected Mx	Belt Press Facility	\$1,536
Repaint Exterior	Projected Mx	Chlorine Facility	\$1,433
Repaint Exterior	Projected Mx	Chlorine Pump Facility	\$717
Refinish Parking Lot	Projected Mx	City Hall	\$64,117
Repaint Exterior	Projected Mx	Community Center	\$18,943
Repaint Interior	Projected Mx	Community Center	\$30,691
Maintain Floor Finish	Projected Mx	Community Center	\$156,340
Refinish Parking Lot	Projected Mx	Community Center	\$221,912
Replace Back-up Generator	Projected Mx	EMS	\$90,546
Repaint Exterior	Projected Mx	Fairview Center	\$3,276
Repaint Interior	Projected Mx	Fairview Center	\$5,307
Refinish Parking Lot	Projected Mx	Fairview Center	\$10,730
Repaint Interior	Projected Mx	Fire Station 1	\$14,564
Maintain Floor Finish	Projected Mx	Fire Station 1	\$38,132
Replace Ceiling & Insulation	Repair	Fire Station 1	\$56,533
Replace (4) Heat Pumps	Repair	Fire Station 1	\$169,947
Repaint Interior	Projected Mx	Fire Station 2	\$6,521

Refinish Parking Lot	Projected Mx	Fire Station 2	\$20,412
Repaint Interior	Projected Mx	Fire Station 3	\$9,954
Maintain Floor Finish	Projected Mx	Fire Station 3	\$36,247
Repaint Exterior	Projected Mx	Gymnasium	\$26,079
Repaint Interior	Projected Mx	Gymnasium	\$41,475
Repaint Exterior	Projected Mx	Library	\$16,397
Repaint Interior	Projected Mx	Library	\$26,078
Refinish Parking Lot	Projected Mx	Library	\$39,865
Maintain Floor Finish	Projected Mx	Library	\$85,557
Repaint Exterior	Projected Mx	Master Control Station 1, WWTP	\$26,079
Repaint Exterior	Projected Mx	Master Control Station 2, WWTP	\$2,086
Repaint Exterior	Projected Mx	Police Department	\$27,053
Repaint Interior	Projected Mx	Police Department	\$33,180
Maintain Floor Finish	Projected Mx	Police Department	\$89,876
Replace (5) HVAC Units	Repair	Police Department	\$231,108
Repaint Exterior	Projected Mx	Press Box, Durrell Lee	\$1,536
Repaint Exterior	Projected Mx	Pumphouse #10	\$2,048
Repaint Exterior	Projected Mx	Pumphouse #3	\$2,048
Repaint Exterior	Projected Mx	Pumphouse #4	\$2,048
Repaint Exterior	Projected Mx	Pumphouse #5	\$2,048
Repaint Exterior	Projected Mx	Pumphouse #6	\$2,048
Repaint Exterior	Projected Mx	Pumphouse #7	\$2,048
Repaint Exterior	Projected Mx	Pumphouse #9	\$2,048
Maintain Roof	Projected Mx	Senior Center	\$1,151
Repaint Exterior	Projected Mx	Senior Center	\$4,198
Repaint Interior	Projected Mx	Senior Center	\$6,802
Maintain Floor Finish	Projected Mx	Senior Center	\$22,885
Repaint Exterior	Projected Mx	Spray Field Chemicals	\$1,280
Total			\$1,663,733

Investment Strategy

Existing Budget

Crestview's audited 2019 financial statement reported that the City had an unassigned general fund balance of \$9.9 million at the end of that fiscal year. The City's 5-Year CIP, published in their most recent Budget Manual (2021), reported a consistent annual budget (FY21-FY25) of \$150,000 for undefined future costs directly supporting building and facility improvements. The existing tabulated requirements supported by that budget include 12 discrete activities, 11 of which are not priced, prioritized, or targeted for a specific fiscal year. Of note, \$2 million is set aside under the General and Administrative section, for a "New Public Services Building."

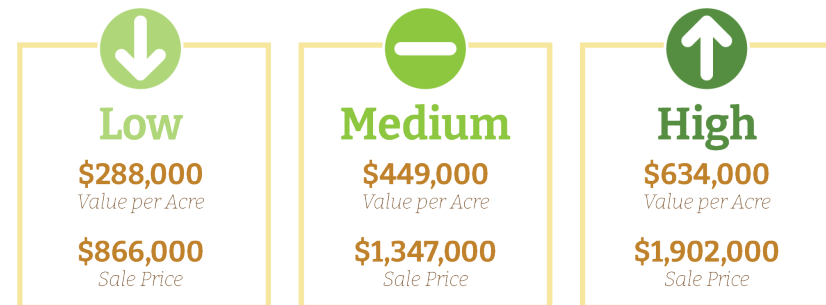
Sources of Funding

Sale of Existing Property

As articulated in the facility location analysis in this document, both the DPS complex and Fire Station 1 are currently situated on valuable parcels within a future commercial and mixed-use zoning district, respectively. Consequently, the City should consider selling these parcels to fund future capital investments or to recoup past expenses. Definitive evaluations of prospective commercial real estate sales are difficult, if not impossible, to predict. However, when properly weighing similar criteria (access to major thoroughfare, area density, future zoning districts, etc.), public assessments and recent sales can provide value ranges that are sufficiently accurate for budgeting purposes.

DPS Complex

With respect to location, size, and suitability, the nearest and most relevant market approximation for DPS complex valuation purposes is the Northview Mall (775 N. Ferdon Blvd.). This 4.1-acre property last sold in July 2017 for \$2.6 million (approximately \$634K/acre). This parcel was last assigned a Just Market Value of \$2.48 million in 2020. In contrast, the existing 3.0-acre DPS complex parcel was last assessed at \$866,000 (2020 Just Market Value) and would require an approximately \$707,000 investment to demolish existing improvements to support new construction (recommended to defer to the buyer). With these factors in mind, the City should consider the following possible sales' ranges:



Fire Station 1

Fire Station 1 currently sits on two adjacent parcels totaling 0.91-acres, which were last assigned a combined Just Market Value of \$635,000. This location requires a significantly lower investment in demolition (approximately \$102,000) to prepare it for new construction. It's location Downtown, with noted proximity to City Hall, should attract significant attention from investors.

As of this writing, a parcel of similar size, also with access to SR 85 and in a mixed-use zoning district, was on sale for \$550,000 (approximately \$821k/acre).²⁰ This same parcel was publicly assessed at a 2020 Just Market Value of \$243,750 for 0.71-acres. With these factors in mind, the City should consider the following sales ranges for budgeting purposes.



²⁰ <https://www.gulfcoastcmls.com/listing/30568085/00-S-Ferdon-Blvd-Crestview-FL-32536>

US Department of the Treasury

The U.S. Treasury established the Coronavirus State and Local Fiscal Recovery Funds formula grant program through the American Rescue Plan. This program provides direct aid to both state and cities to support the public health response, address negative economic impacts, and help the hardest hit communities and families. Local governments have been allocated \$130.2 billion.

The Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each jurisdiction to meet local needs, such as enabling governments to rebuild public sector capacity through capital investments in public facilities to meet pandemic operational needs. Public facilities such as fire stations and public works complexes can be eligible. Also, local governments can use funds to invest in water, sewer, and broadband infrastructure to improve access to clean drinking water and support wastewater services.

Starting May 10, 2020, eligible state, territorial, metropolitan city, county, and tribal governments may request Coronavirus State and Local Fiscal Recovery Funds through the Treasury's submission portal. More information can be found here: <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>.

Federal Emergency Management Agency (FEMA)



Assistance to Firefighters Grants (AFG)

Through the AFG programs, professional and volunteer fire departments and other eligible organizations can receive financial assistance to enhance a fire department's or a safety organization's ability to protect the health and safety of firefighters and the public. Specific grants include the following.

- Assistance to Firefighters Grants (AFG) help firefighters and other first responders obtain critically needed resources necessary for protecting the public and emergency personnel from fire and related hazards.
- Staffing for Adequate Fire and Emergency Response Grants (SAFER) fund fire departments and volunteer firefighter-oriented organizations directly to help them increase capacity in their communities.
- Fire Prevention and Safety Grants (FP&S) support projects that enhance the safety of the public and firefighters from fire and related hazards.

The FY21 application deadline closed May 14, 2021. However, these grants have been in place since 2001, so grant opportunities are likely to be available in the future. More information can be found here: <https://www.fema.gov/grants/preparedness/firefighters>.

Hazard Mitigation Assistance Grants

FEMA offers hazard mitigation assistance to eligible communities that need to demolish or retrofit properties to comply with new building codes to protect against or reduce the impact of future natural disasters. Current programs include those listed below.

- Flood Mitigation Assistance (FMA): Provides funds for planning and projects to reduce or eliminate risk of flood damage to buildings that are insured annually under the National Flood Insurance Program.
- Building Resilient Infrastructure and Communities (BRIC): Provides funds annually and supports states, local communities, tribes, and territories as they undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards.

More information can be found here:

<https://www.fema.gov/grants/mitigation>.

Department of Housing and Urban Development (HUD)

HUD provides financial assistance to improve blighted urban areas through the Community Development Block Grant (CDBG) program. These are annual grants for states, cities, and counties to develop viable urban communities by providing decent housing and suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons. These grants have provided some funding for fire protection needs in the way of facilities. More information can be found here:

<https://www.hudexchange.info/programs/cdbg/>.

Florida Department of Economic Opportunity (DEO)

Florida Small Cities Community Development Block Grant (CDBG)

The DEO offers the CDBG program, a competitive, state-level implementation of the federal CDBG. Eligible cities include those cities with fewer than 50,000 residents that have not accepted special entitlement status and have not opted to join an entitlement program. Examples of CDBG projects that have been funded are listed below.

- Water and sewer improvements
- Rehabilitation of substandard housing
- Street and sidewalk improvements
- Economic development activities that create jobs for low- and moderate-income people
- Downtown revitalization (facade Improvements, streetscaping, underground utilities)
- Park facilities and community centers
- Drainage/stormwater improvements

Crestview received a \$1.05 million economic development grant through this program in FY18. More information can be found here: <https://floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program>.

Community Planning Technical Assistance (CPTA) Grants

The DEO provides Community Planning Technical Assistance (CPTA) Grants to counties, municipalities, and regional planning councils to assist in creating innovative plans and development strategies that promote a diverse economy, vibrant rural and suburban areas, and meet statutory requirements for planning, while protecting environmentally sensitive areas. DEO encourages communities to apply for projects related to planning for disaster recovery and community resiliency, especially related to flooding and the effects of sea level rise and meeting the requirements in Chapter 163.3178(2)(f) of the Florida Statutes. Applicants are also encouraged to seek funding for innovative, creative, or unique approaches to planning and development and infrastructure in their community. Grant requests for funding are due in May of every year. More information can be found here: <https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/technical-assistance/community-planning-technical-assistance-grant>.



Florida Department of Environmental Protection (DEP)

Florida Recreation Development Assistance Program (FRDAP)

The Florida DEP offers the FRDAP, a competitive, reimbursement grant program that provides financial assistance to local government entities for the acquisition or development of land for public outdoor recreation. Crestview took advantage of this grant in 1998 to develop one of its parks. More information can be found here: <https://floridadep.gov/lands/land-and-recreation-grants/content/frdap-assistance>.

Recreational Trails Program (RTP)

The Florida DEP offers the RTP, a federally funded competitive grant that provides financial assistance to local governments and nonprofit environmental organizations for the development of recreational trails, trailheads, and trailside facilities. More information can be found here: <https://floridadep.gov/lands/land-and-recreation-grants/content/rtp-assistance>.

Land and Water Conservation Fund (LWCF)

The Florida DEP offers grants to local governments through the LWCF, a competitive federal program that provides financial assistance for the acquisition or development of land for public outdoor recreation. Eligible participants include all county governments, municipalities in Florida, and other legally constituted local governmental entities with the responsibility of providing outdoor recreational sites and facilities for the public. The maximum awarded is \$1 million and requires matching funds (50:50). More information can be found here: <https://floridadep.gov/lands/land-and-recreation-grants/content/lwcf-assistance>.

United States Environmental Protection Agency (EPA)



State Revolving Funds (SRF)

When pursuing capital improvement plans related to drinking water, wastewater, or stormwater facilities or infrastructure, the City should consider using the Drinking or Clean Water State Revolving Funds (DWSRF and CWSRF) supported federally by the EPA and managed at the state level. SRFs, which have existed over the last few decades for local governments to access low-cost financing on 20-year terms (up to 30 years for financially disadvantaged communities). Semi-annual repayments begin no later than one year after completion of construction so that local governments can use investment earnings as a means of repayment. Typical SRF rates are fixed upon execution and average less than half the market rate. Eligible SRF projects include drinking water distribution/treatment, wastewater collection/treatment, stormwater, and reuse. Historical rates on SRF loans are shown in the graph below. More information can be found here:

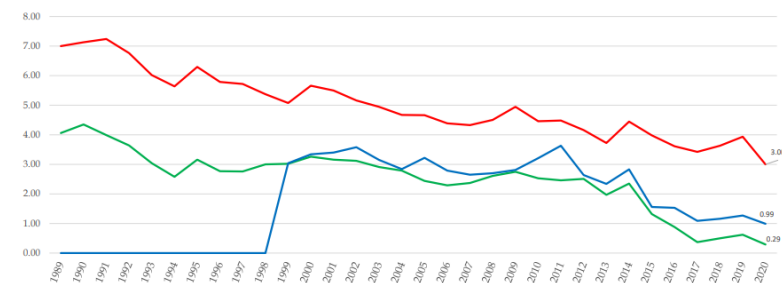
<https://floridadep.gov/wra/srf>

<https://www.epa.gov/dwsrf>



Market Rate Versus SRF

SRF Rate Comparison



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Appendices



Appendix **A**

Facilities Inventory & Condition Report

Crestview, Florida

September 2021

Prepared for:



City of Crestview

198 North Wilson Street
Crestview, Florida 32536

Prepared by:



Matrix Design Group

320 Bayshore Drive, Suite B
Niceville, FL 32578

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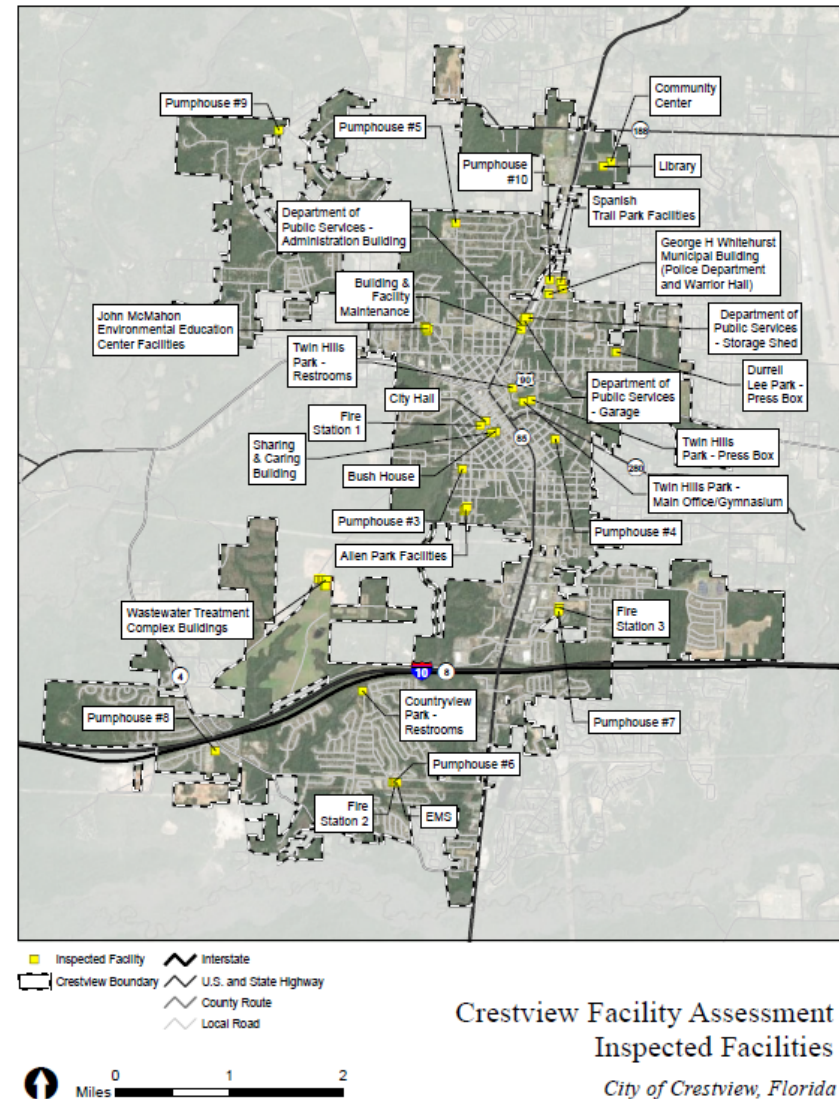
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Executive Summary

In accordance with the agreement held between the City of Crestview, dated February 8, 2021, and Matrix Design Group, Inc. (Matrix), this completed report provides a summary of the individual building condition assessments of pre-identified facilities. Delivered with this report is a complete inventory of the facilities and systems assessed.

In this report are the assessed condition of the major systems, aggregate condition rating, and key findings. The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practices as outlined in ASTM Standard E 2018-15 for Property Condition Assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walkthrough site visit, which captured the overall condition of the site at that specific point in time (8-12 March 2021) using purely non-invasive methods.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Matrix did not design or construct the buildings or related structures, and therefore will not be held responsible for the impact of any design or construction defects, whether described in this report or not. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.



Methodology

Each major facility system was given a rating of GREEN (Good), YELLOW (Fair), RED (Poor), or GRAY (Not Assessed). A description of each of these categories is as follows:

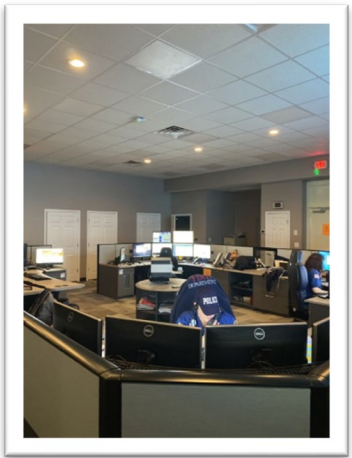
-  **GREEN:** Asset meets all original performance specifications. No significant signs of visible degradation. Asset is reasonably expected to stay in good condition throughout its life-expectancy with minimal planned preventative maintenance. No major capital improvement or investment is warranted within the next 5-10-year period.
-  **YELLOW:** Asset still meeting most of original performance specifications. Showing signs of visible degradation or reported failure. Asset, while still operational, is not properly engineered to meet requirements of supported space. Some system elements meet code compliance (e.g. ADA), but enhancements are still warranted. Capital improvements likely recommended within next 5-10-year period.
-  **RED:** Asset has either completely failed to meet original performance specifications, is nearing the end of its life-expectancy, was repeatedly reported for outages or maintenance issues, or has clear code violations. Code dictates the requirement for this system (e.g. Fire Detection), but it was not identified during survey. Capital improvements will likely be warranted within the next 1-5-year period.
-  **GRAY:** System or asset was not present in the facility assessed. Category either not critical or applicable to the facility's primary function. Component or system was not accessible to the survey team while conducting the site-survey.

Critical Facilities

City Hall

Key Findings:

Uneven flooring results in tripping hazards. HVAC imbalanced causing heating and cooling challenges. Leaking from exterior windows. Rust on sinks in women's restrooms. Septic smell in large conference room and break room. Significant cracking in CMU walls in storage area behind utility billing. Some interior finishes beginning to show wear from last (2016) renovation. HVAC Unit#4 (5-ton AC) & Unit #5 (7.5-ton heater) have reached life-expectancy. Minor cracking in parking lot asphalt. No forced vehicle entry protection. No ADA toilet stalls.

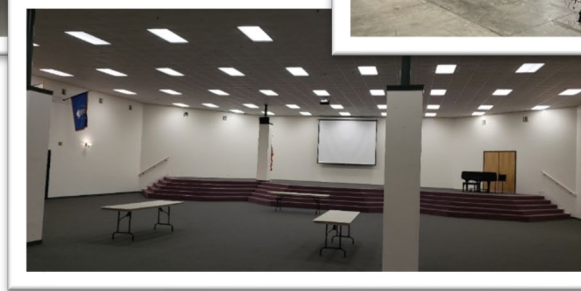
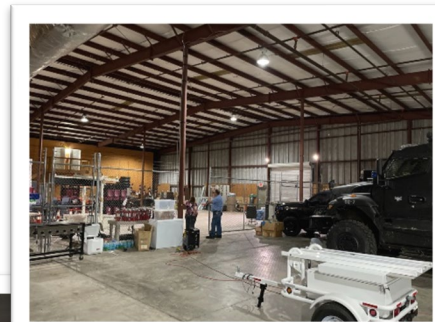
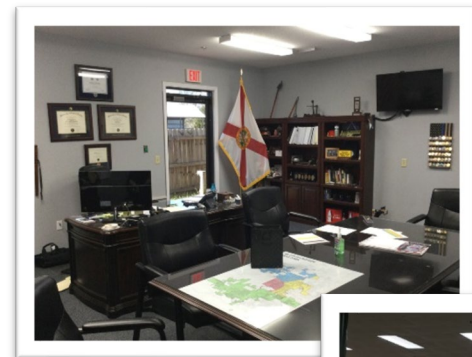


- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Police Department

Key Findings:

Minor roof leaks patched with sheet metal. Significant openings at exterior HVAC penetrations on north side. Facility not rated for Category-I hurricane. At the time of assessment, five HVAC units were within 10-15 years age and all in poor condition. Two units have since been replaced. Unpaved overflow lot with cracking in asphalt of main lot. PD Women's Locker room has ADA-size stall, but lacks ADA toilet, sink, or grab-bar.



- **Overall Condition**
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Emergency Medical Services

Key Findings:

Visible degradation of slab foundation, although not structurally debilitating. Ponding on west side requires drainage rework. Back-up generator is 23 years old and showing signs of significant rusting of interior elements. Interior elements are ADA compliant, but entryway does not have adequate space for wheelchair-bound personnel to open and enter.



Figure 2. Classroom



Figure 1. Training Area

- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Fire Station 1

Key Findings:

Washers for screws on metal siding replaced frequently due to corrosion. Frequent leaking from roof damaging insulation and ceiling tiles. Certain areas require flooring and ceiling repair, notably in the Bunkrooms. Three heat-pump systems within 15-20 years of age and in poor condition. No forced vehicle entry protection. No braille on elevator signage.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security

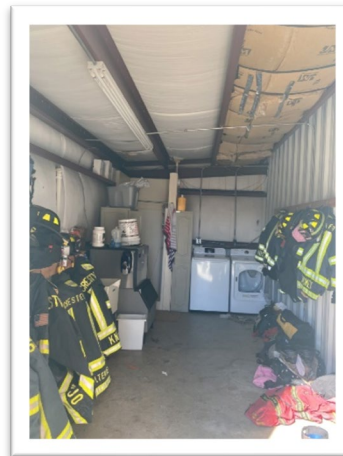
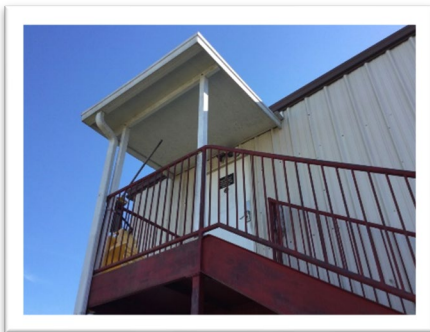


ADA

Fire Station 2

Key Findings:

Occupant cited air-quality concerns in main bunk area (upstairs). HVAC unit in that room frequently develops mold and must be cleaned. Cracking along concrete and asphalt parking areas. No forced vehicle entry protection. No dedicated ADA parking spaces.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Fire Station 3

Key Findings:

Stains, damage, and mold on ceiling tiles in six different areas due to sweating. Engine has insufficient clearance when exiting bay to pull completely out before entering roadway. Parking spot layout creates sharp turns creating challenges with flow. No forced vehicle entry protection.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Department of Public Services (DPS) Complex

Administration

Key Findings:

Steel siding of secure storage area showing clear impact damage at footing. Metal sheet roofing exhibiting discoloration and deterioration at certain overhand locations. Workspaces adjacent to warehouse area appear to be self-help additions and are insufficiently sized. No forced vehicle entry protection.



- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

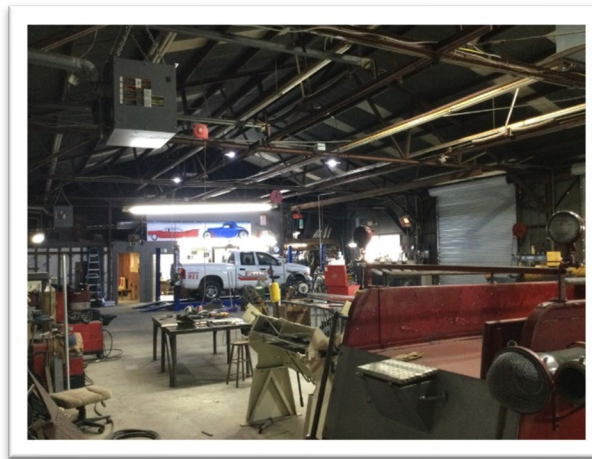
Garage

Key Findings:

Deteriorating sealant on single-pane glass windows. Evidence of roof leaks with metal sheet patch repairs. Miscellaneous finish improvements warranted on floors, walls, and ceilings. Plumbing fixtures are in working order, but the men's restroom has a single stall with no privacy. Ad hoc electrical configuration with multiple unused elements left abandoned in-place. Parking lot experiencing rutting, spalling, and cracking.



Figure 3. DPS Complex Garage



- **Overall Condition**
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

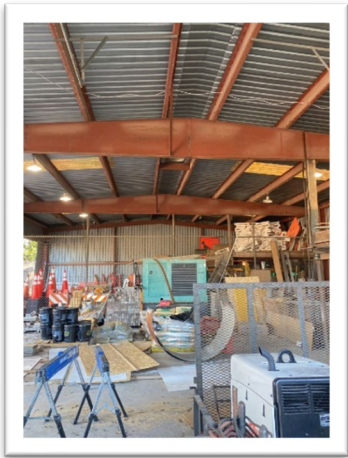
Storage Shed

Key Findings:

Metal siding deteriorating and roof shows sign of leaking with metal sheet patches.



Figure 4. DPS Complex Storage



- Overall Condition**
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Building & Facility Maintenance

Key Findings:

Leaking roof repaired at multiple locations except one area along eastern edge. Two space heaters non-operational. No fire detection or suppression elements identified. Mezzanine storage lacks fall protection into main bay. Facility does not meet any ADA compliance requirements.



Figure 5. Adjacent to DPS Complex



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Public Facilities

Library

Key Findings:

Interior of windows display settlement cracking and western-most window on the north face exhibits water damage. Panel P1, in main library open area, permanently blocked behind mounted poster and bookcase. No forced vehicle entry protection.



- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA



Community Center

Key Findings:

Occupant indicated roof leaks at the west main entrance where the two roofs come together, as well as on the stage where it joins the main building. Water damage on ceiling tiles at these locations confirm this. Ad hoc HVAC configuration with five units at 15 years of age and in poor condition. No forced vehicle entry protection. Men's ADA toilet stall less than minimum 5-foot width.



**Overall
Condition**



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Bush House

Key Findings:

Facility extensions are built on brick walls which are exhibiting most of the dilapidation event from the exterior. Wood siding showing signs of swelling and warping with evidence of paint failure. Majority of interior finishes in disrepair. Two HVAC units, 19- and 29-years in age respectively, are in poor condition. No fire detection or suppression elements identified. Ramps installed for entry but no ADA-compliant bathrooms.



Overall Condition

- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Sharing & Caring

Key Findings:

Minor cracking on concrete floor in rear storage area. HVAC unit is 14 years old and in poor condition. No fire detection or suppression elements identified.

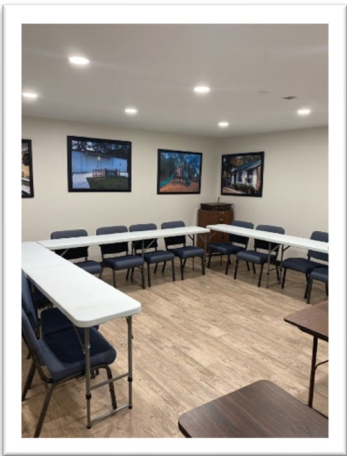
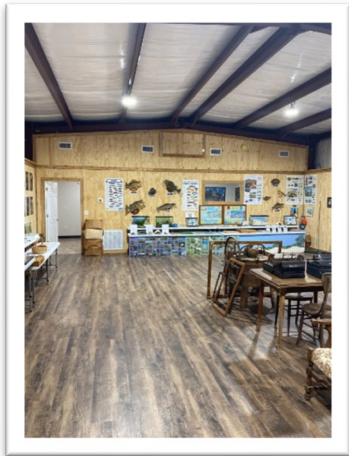


- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Education Center, John McMahon

Key Findings:

No significant findings.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Cabin, John McMahon

Key Findings:

Foundation is CU block perimeter footing with isolated brick footings. Windows are misaligned or rotted. Windows are stained and need replaced. Interior flooring and ceilings are stained, torn, or faded throughout. Bathroom fixtures are operational but stained. Recommend testing operability of air-conditioner in hot season. No fire detection or suppression elements identified. Parking for cabin is just a grass lot. Facility not ADA compliant.

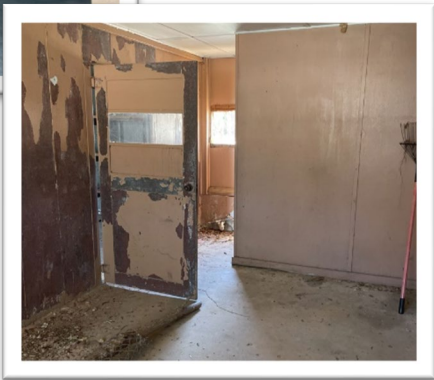
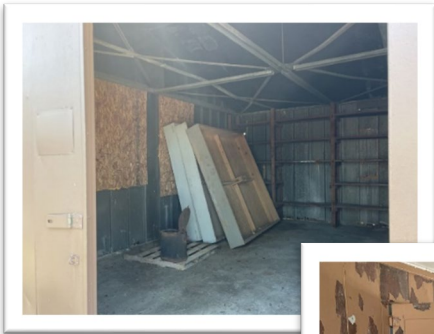


- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Barn, John McMahon

Key Findings:

Cracking on edge of foundation slab.
Large sliding barn door will not move.
Some windows missing or have broken glass.
Evidence of leaking and rusting on metal roof.
Significant damage to interior finishes and buildout.
No fire detection nor suppression elements identified.



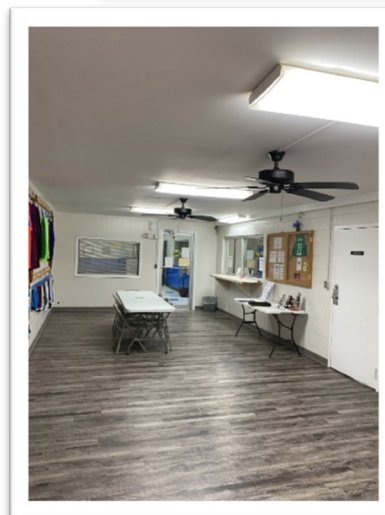
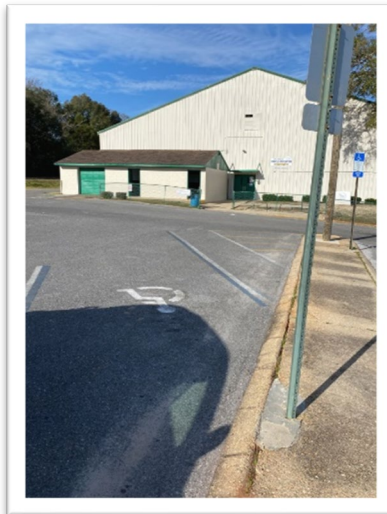
- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Parks & Recreation

Gymnasium, Twin Hills Park

Key Findings:

Occupant cited persistent roof leaks. Bubbling on main gymnasium floor finish throughout. No fire detection or suppression elements identified in admin or storage areas. No forced vehicle entry protection. Ramp to exterior restrooms is too steep and is missing railings.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Amphitheater, Spanish Trail Park

Key Findings:

Slab is exhibiting cracking throughout. Metal siding shows evidence of damage from wind. Metal sheet roof shows evidence of leaking.



Figure 7. Stage



Figure 6. Performer Waiting Area



Overall
Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Senior Center, Spanish Trail Park

Key Findings:

No significant findings.

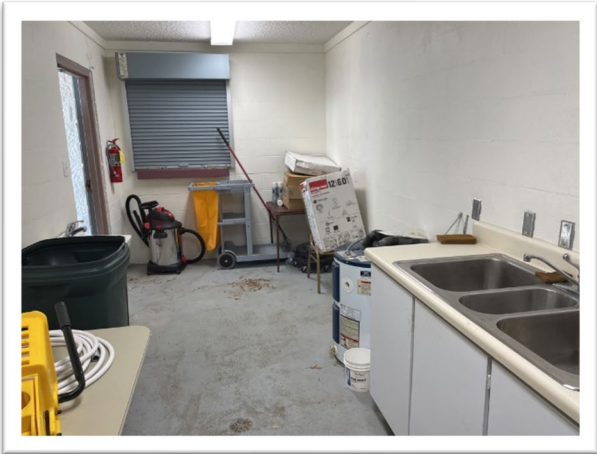


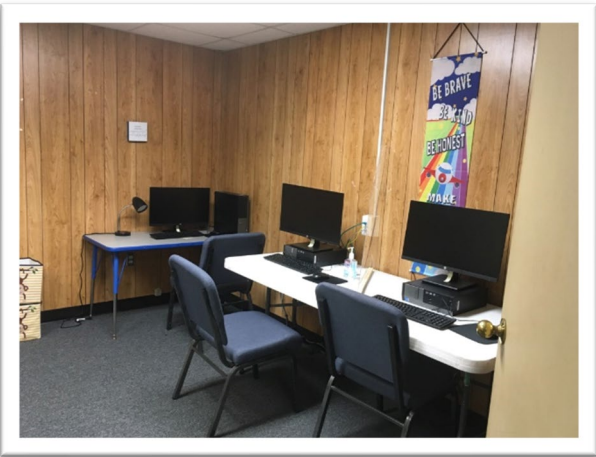
Figure 8. Concession Area.

- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Fairview Center, Allen Park

Key Findings:

Exterior enclosure in good condition, but facility lacks gutters resulting in expected erosion around the perimeter. Cracking throughout asphalt parking area. Top of sinks in ADA stalls, both men and women's, exceeds 34" maximum allowed for compliance.



- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Press Boxes

Key Findings:

Twin Hills Park Press Box has exterior damage and paint stripping throughout. Most interior finishes are stained, cracked, or stripping. Additionally, 1st floor concession air conditioner is insufficiently sized for space. Unable to access interior of Durrell Lee Park Press Box.



- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA



Figure 9. Twin Hills Park



Figure 10. Durrell Lee Park

Park Restrooms

Allen Park

Key Findings:

Interior chipped, scratched, or stained wall features.

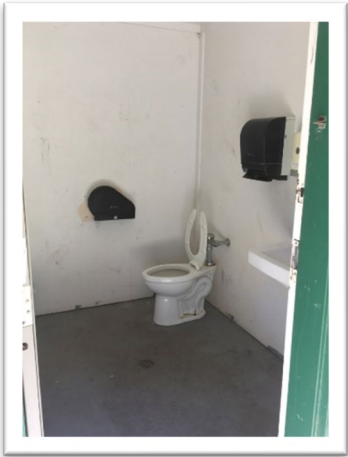


Figure 11. Concession Area



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Countryview Park

Key Findings:

Graffiti found in handicap stall. Paint chipping or fading on interior walls.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security

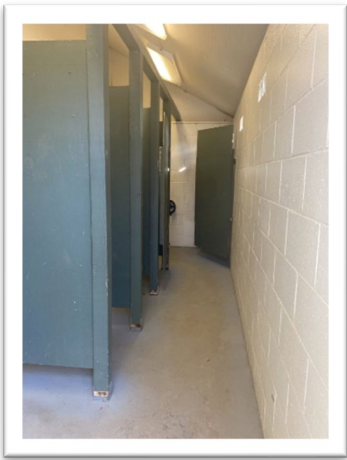
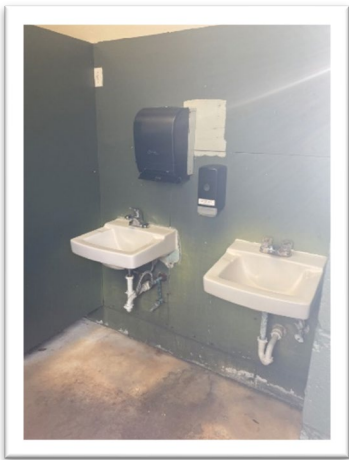


ADA

Spanish Trail Park

Key Findings:

Sheet metal roof exhibiting minor discoloration but no evidence of leaking. Minor paint chipping on interior stall walls and doors of both restrooms. Water damage to floorboards adjacent to sinks.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security

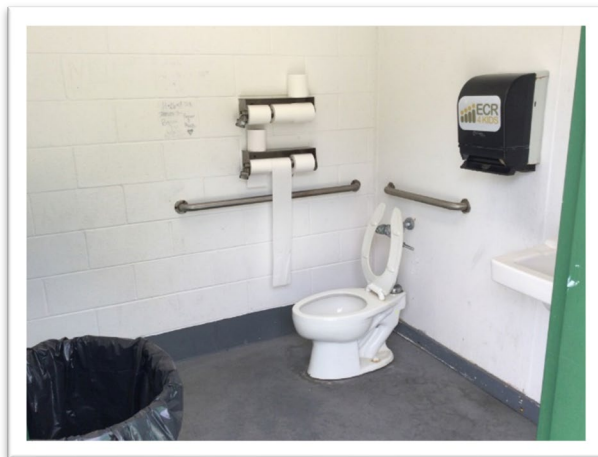


ADA

Twin Hills Park

Key Findings:

Entry doors (exterior) are significantly chipped, scratched, and stained. Interior walls are stained or contain graffiti. Floorboards exhibiting water damage throughout.



- **Overall Condition**
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Wastewater Treatment Plant

Administration

Key Findings:

Restroom not ADA compliant—stall less than 5-foot minimum width and toilet is below 17”.



- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Master Control Stations

Key Findings:

No significant findings.



Figure 13. MCS-1. Exterior.



Figure 12. MCS-1. Interior (2).



Figure 14. MCS-2. Exterior.



**Overall
Condition**



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Chlorine Pump Facility

Key Findings:

No significant findings.



Overall Condition



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



D64 Parking



F12 Security



ADA

Chlorine Facility

Key Findings:

No significant findings.



**Overall
Condition**



Space Use Efficiency



A10 Foundation



B20 Exterior Enclosure



B30 Roofing



C10 Interior Construction



C30 Interior Finishes



D20 Plumbing



D30 HVAC



D40 Fire Protection



D50 Electrical



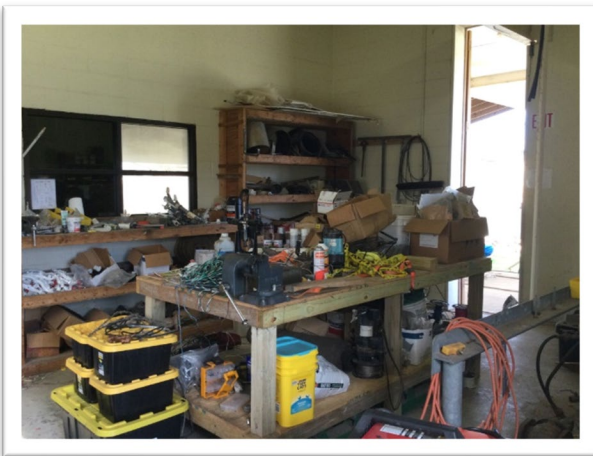
D64 Parking



F12 Security



ADA



Belt Press Facility

Key Findings:

Failed caulking near garage doors, but not exhibiting any structural defects.

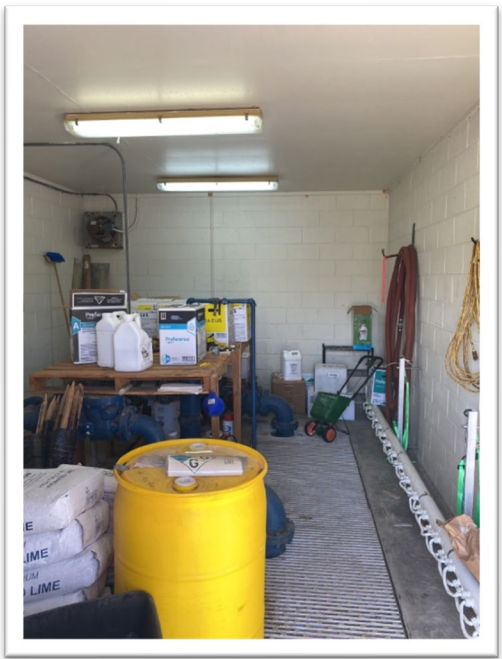


- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Spray Field Chemicals Facility

Key Findings:

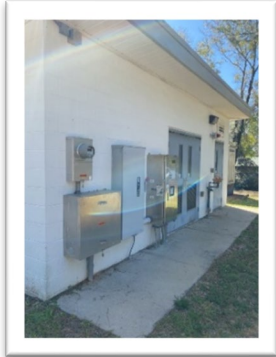
Metal door ventilation slats broken, but no structural defects detected.



- Overall Condition
- Space Use Efficiency
- A10 Foundation
- B20 Exterior Enclosure
- B30 Roofing
- C10 Interior Construction
- C30 Interior Finishes
- D20 Plumbing
- D30 HVAC
- D40 Fire Protection
- D50 Electrical
- D64 Parking
- F12 Security
- ADA

Pumphouses

Pumphouse #3



Location: City Proper

Key Findings:

Broken glass window. Overgrown vegetation compromises security envelope on south side perimeter.

Pumphouse #4



Location: City Proper

Key Findings:

Separate privacy fencing, immediately adjacent to Pumphouse-area perimeter, could easily be used to gain access over the barbed wire.

Pumphouse #5



Location: Bob Sikes Elementary School

Key Findings:

Fencing is short enough to scale easily, with no barbed-wire element like other pumphouses in the city. Additionally, grading around perimeter results in gaps large enough for a child to crawl underneath.

Pumphouse #6



Location: Fire Station 2

Key Findings:

No significant findings.

Pumphouse #7



Location: Fire Station 3

Key Findings:

No significant findings.

Pumphouse #9



Location: Northwest Water Tower

Key Findings:

Unauthorized personnel could gain access to area underneath security fence at riprap drainage channel.

Pumphouse #8

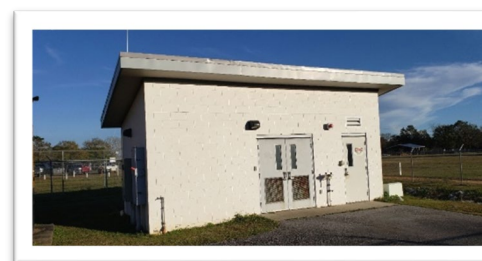


Location: Antioch Elementary School

Key Findings:

No significant findings.

Pumphouse #10



Location: Spanish Trail Park

Key Findings:

No significant findings.

Appendix **B**

Facilities Location Analysis

Crestview, Florida

September 2021

Prepared for:



City of Crestview

198 North Wilson Street
Crestview, Florida 32536

Prepared by:



Matrix Design Group

320 Bayshore Drive, Suite B
Niceville, FL 32578

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Methodology

Purpose

The purpose of the Facility Location Analysis is to assess key public facilities in the City of Crestview to determine if the location is appropriate for its intended purpose based on the functions in the facility in concert with citywide planning efforts and the Comprehensive Plan. There are 10 key facilities that are assessed in this Facility Location Analysis:

- DPS Administration Building
- DPS Building & Facility Maintenance
- DPS Garage
- Police Department
- City Hall
- Emergency Medical Services
- Fire Station 1
- Fire Station 2
- Fire Station 3
- Twin Hills Park Main Office & Gymnasium

The Facility Location Analysis evaluates the location of the 10 key facilities relative to:

- Citywide Planning efforts
- Comprehensive Plan
- Land Development Code
- Community Redevelopment Agency

Comprehensive Plan

The City of Crestview's Comprehensive Plan provides guidance for growth and development in the community, and includes individual elements for future land use, circulation, infrastructure, conservation, recreation and open space, and economic development. The Comprehensive Plan also includes concurrency provisions to ensure that facilities and services (i.e.,

potable water, sanitary sewer, solid waste, drainage, and recreation) needed to support development are available concurrent with the impacts of such development.

Per Section 6.03, all development activity, including public facilities, must be consistent with the guidance provided in the Comprehensive Plan and must, at minimum, meet one of the concurrency provisions listed below:

- The necessary facilities and services are in place at the time a development permit is issued.
- The necessary facilities are under construction at the time a permit is issued.
- The necessary facilities and services will be in place prior to the issuance of a certificate of occupancy.
- The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time that the development permit is issued.
- The necessary facilities and services are guaranteed in an enforceable development agreement; or
- The applicant has paid, or guaranteed payment of any impact fees properly imposed on projects impacting facilities to which impact fees apply (water, sewer, roadways, etc.).

In addition to the concurrency provisions, Comprehensive Plan Policy 7.A.2.3 requires new development to be in conformance with the Future Land Use Map and future land use categories. There are six future land use categories:

- Residential
- Mixed-use
- Commercial
- Industrial
- Public Lands
- Conservation

The location of these future land use categories generally reflects the highest and best use of land as envisioned by the community and are implemented in the LDC. Public facilities are intended to be located in the Public Lands future land use category.

Other policies pertaining to the location of public facilities outlined in the Comprehensive Plan include the following:

Policy 7.A.6.2. The City shall require the rehabilitation and reuse of governmental facilities, structures, and buildings as the preferred alternative to new construction

Policy 7.A.6.4. Public facilities and services shall be located to minimize their costs, minimize their impacts on the natural environment and maximize their efficiency

Land Development Code

The LDC contains development regulations and standards that implement the land use and policy guidance in the Comprehensive Plan. The LDC establishes nine zoning districts organized by the six Comprehensive Plan future land use categories that regulate land use for each property:

- **Residential** districts are intended for single-family and multifamily residential development. There are three residential zoning districts generally relating to the residential density in the City of Crestview – Single-Family Low-Density District (R-1), Single-Family Medium-

Density District (R-2), and Single- and Multi-Family Dwelling District (R-3).

- **Mixed-use** districts are intended to support both residential and small-scale commercial uses. There is one mixed-use zoning district in the City of Crestview – Mixed-Use (MU).
- **Commercial** districts are intended for a variety of commercial uses, including retail stores, restaurants, professional offices, hotels, and other commercial activities. There are two commercial zoning districts in the City of Crestview – Commercial Low-Intensity District (C-1) and Commercial High-Intensity District (C-2).
- **Industrial** districts are intended for all types of manufacturing, repair shops, and other high intensity employment and industrial uses. There is one industrial zoning district in the City of Crestview – Industrial District (IN).
- **Public Land** districts are intended for municipal, governmental, and other institutional uses, such as public facilities, schools, and other government buildings, as well as recreational amenities. There is one public land zoning district in the City of Crestview – Public Lands District (PL)
- **Conservation** districts are intended for preserved and protected open space, which may include wildlife habitats, water bodies, and wetlands, and may be utilized as passive recreational areas. There is one conservation zoning district in the City of Crestview – Conservation District (E)

In addition to the nine zoning districts, the City of Crestview contains a Downtown Overlay District to provide flexibility in development requirements and support and encourage economic development in the downtown area. The Downtown Overlay District covers the properties on both sides of Main Street between W Edney Avenue and U.S. Route 90 (U.S. 90), as well as properties on both sides of Wilson Street between U.S. 90 and Martin Luther King Jr. Avenue.

It should be noted that public facilities are a permitted use in all zoning districts, with the exception of the Conservation District. However, some public facilities may be more compatible with certain uses compared to others. There are three general categories for public facilities:

- Community-oriented facilities that provide direct services to the public (e.g., community center or gymnasium)
- Administrative facilities that coordinate between the public and municipal operations (e.g., administrative offices)
- Operational facilities that support the operational functions of a municipality (e.g., storage shed or maintenance yard).

The category of public facilities is considered in the location assessment with respect to compatibility with surrounding land uses.

CRA Master Plan

The Crestview Redevelopment Agency (CRA) Master Plan, last updated in 2017, provides planning guidance for revitalization efforts in the CRA district with the primary goal to restore Downtown Crestview as a vibrant town center.

Recommendations

Recommendations are provided for each of the 10 key facilities based on the findings in the Location Analysis. These recommendations include whether the facilities should be repurposed, disposed, and/or relocated in the best interest of the City based on the location analysis.

City Hall

General Location:	City Hall is located in Crestview's CRA District bounded by W Woodruff Avenue (north), N Wilson Street (east), the Florida Gulf & Atlantic Railroad (south), and N Spring Street (west)
Address:	198 N Wilson St
Category:	Administration
Facility Square Footage:	10,679 square feet
Site Acreage:	2 acres (note: the southern half of the site adjacent to the Florida Gulf & Atlantic Railroad is not owned by the City of Crestview)
Future Land Use Category:	Public Lands (north parcel) Commercial (south parcel)
Zoning District:	Public Land (P) Commercial Low-Intensity District (C-1) (south parcel) The eastern half of the site is within the Downtown Overlay District
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	No

Conformance with Comprehensive Plan

City Hall is split between two parcels – a northern parcel and southern parcel. The northern parcel is owned by the City of Crestview and contains municipal and administrative offices. This parcel is designated as Public Lands on the Future Land Use Map and pursuant to 7.A.3.4.i. This category is designated for passive or active recreation, schools, churches and places of worship, municipal functions, County, State or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments. City Hall is an essential municipal function for the City of Crestview, is consistent with the Public Lands Future Land Use Category.

Pursuant to Policy 7.A.3.4.i, the intensity of development in the Public Lands Future Land Use Category is 0.8 FAR and 70% impervious surface coverage. The total square footage of City Hall is 10,679 square feet, and the parcel area is 41,818 square feet. The FAR for the site is 0.3 (rounded), which is in compliance with the FAR requirements for the Public Lands category. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 24,737 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 35,416 square feet, or 85% of the parcel, making the development not in compliance with the impervious surface coverage requirements for the Public Lands category.

The southern parcel is not owned by the City of Crestview and predominately contains parking for City Hall employees, with the exception of a small portion of the City Hall structure. This parcel is within the Commercial Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.f. This category is designed for low-intensity commercial uses including restaurants, small-scale retail sales, service industries,

entertainment, light manufacture and repair, small professional offices, and hotels.

Though not explicitly acknowledged in the Comprehensive Plan, the intent for areas designated commercial use are important to a community's economy – providing employment and tax revenue, facilitating the circulation of money, and often serving many other important community functions, such as places for public gathering. Commercial areas function optimally when business uses are located within them, creating synergies and a nexus for commercial activity. Although City Hall contains municipal administrative offices related to those intended for commercial areas, it is not a tax-generating use.

Pursuant to Policy 7.A.3.4.f, the intensity of non-residential uses is governed by a FAR of 1.08 and an impervious surface coverage of 80%. The square footage of the small portion of City Hall that extends into this parcel is negligible. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 33,099 square feet of asphalt and concrete on the parcel. The total parcel area is 41,818 square feet, which calculates to an impervious surface coverage of 79%, which is in compliance with the impervious surface coverage requirements for the Commercial category.

Conformance with CRA District

City Hall is within the CRA District, creating a steady employment base that attracts employees and customers to Downtown Crestview. Although City Hall does not contribute to the tax base, its employees and customers patronize and support local business in the CRA District, which contributes to the CRA Master Plan's goal of creating a vibrant town center.

Conformance with Land Development Code

The northern parcel City Hall is situated on is a Public Lands (P) Zoning District. The maximum FAR for the Public Lands (P) Zoning District is 2.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Public Lands category is 0.8. According to Land Development Code Section 1.05.02.A – Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 0.8. As indicated under the Conformance with Comprehensive Plan section, the northern parcel is in compliance with the FAR requirements for the Public Lands (P) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Section 4.03.00.D.1 of the LDC, which describes the types of uses the Public Lands (P) Zoning District is intended for, includes municipal, governmental or otherwise institutional uses such as City, County, State or Federal buildings, parks, schools, other similar uses and allowed accessory uses. City Hall is a municipal use, which is consistent with the LDC.

The southern parcel that contains employee parking is zoned as a Commercial Low-Intensity (C-1) District. The maximum FAR for the Commercial Low-Intensity (C-1) Zoning District is 2.0. Although the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 1.08, the small portion of City Hall that extends into this parcel is negligible as mentioned in the Conformance with the Comprehensive Plan section.

Although public facilities are not listed in LDC Section 4.03.00.C.1 as a low-intensity commercial development type, LDC Table 4.06.00 – Permissible Uses in Each Zoning District, includes Essential Public / Municipal Services as a permitted use. However, based on the intent of commercial uses and discussion of the importance of commercial areas under the Conformance

with Comprehensive Plan section, the use is not ideally suited for its current location since it does not achieve the important roles that commercial areas serve for a community.

Additionally, the eastern half of the City Hall site, both the north and south parcels, is within the Downtown Overlay District. The Downtown Overlay District is established to preserve and promote Downtown Crestview by providing flexibility in location and design requirements that support and encourage economic development. The benefits provided by this overlay district are intended to attract private, revenue-generating development that contributes to the Downtown economy, which does not pertain to municipal uses. Thus, reduces the full effect of the Downtown Overlay District.

Additionally, the southern parcel under separate ownership is used by the city for City Hall parking through a use agreement with the Florida Gulf & Atlantic Railroad, and relocating City Hall would also address any potential future loss of use of this parcel for parking should the agreement change.

Conformance with Infrastructure Provisions

City Hall is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

City Hall is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

City Hall is appropriately located in Downtown Crestview. However, since City Hall is partly located on private land, the City may consider acquiring land elsewhere in or near Downtown Crestview to relocate City Hall when the need arises. Relocating City Hall outside, but in close proximity to, the Downtown Overlay District will help maximize the economic impact the overlay district provides, while maintaining the benefits City Hall generates in the downtown area.

Police Department

General Location:	The George H Whitehurst Municipal Building that contains the Police Department & Warrior Hall is located at the northeast quadrant of the Stillwell Boulevard and Industrial Drive intersection. This facility is adjacent to Spanish Trail Park
Address:	201 Stillwell Blvd
Category:	Multiple Use
Facility Square Footage:	30,400 square feet
Site Acreage:	3.4 acres
Future Land Use Category:	Public Lands
Zoning District:	Public Lands (P)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None

Conformance with Comprehensive Plan

The George H Whitehurst Municipal Building is located in the Public Lands Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.i. This category is designated for passive or active recreation, schools, churches and places of worship, municipal functions, County, State

or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments. The George H Whitehurst Municipal Building, which contains the Police Department and Warriors Hall, is consistent with the Public Lands Future Land Use Category.

Pursuant to Policy 7.A.3.4.i, the intensity of development in the Public Lands Future Land Use Category is 0.8 FAR and 70% impervious surface coverage. The total square footage of the George H Whitehurst Municipal Building is 30,400 square feet, and the site area is 148,104 square feet. The FAR for the site is 0.2 (rounded), which is in compliance with the FAR requirements for the Public Lands category. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 44,754 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 75,154 square feet, or 51% of the parcel, making the development compliant with the impervious surface coverage requirements for the Public Lands category.

Conformance with CRA District

The George H Whitehurst Municipal Building is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

The George H Whitehurst Municipal Building is located in the Public Lands (P) Zoning District. The maximum FAR for the Public Lands (P) Zoning District is 2.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 0.8. According to Land Development Code Section 1.05.02.A – Responsibility for Interpretation, in the event that any question arises concerning the application of regulations,

standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 0.8. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Public Lands (P) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Section 4.03.00.D.1 of the LDC, which describes the types of uses the Public Lands (P) Zoning District is intended for, includes municipal, governmental or otherwise institutional uses such as City, County, State or Federal buildings, parks, schools, other similar uses and allowed accessory uses. The George H Whitehurst Municipal Building is a municipal use, which is consistent with the LDC.

the facility and expand Spanish Trail Park or repurpose the building as a community-oriented facility, such as a gymnasium, which would provide a more compatible use in a city park.

Conformance with Infrastructure Provisions

The George H Whitehurst Municipal Building is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

The George H Whitehurst Municipal Building is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Per the Location Assessment, the George H Whitehurst Municipal Building is in a suitable location for its use. Long term, the City may consider relocating the Police Department and Warriors Hall when the need arises. Relocating the current uses in the George H Whitehurst Municipal Building elsewhere provides two opportunities for the City of Crestview. The City could remove

Emergency Medical Services

General Location:	The Emergency Medical Services facility is located on the same property as Fire Station 2 in the southeast quadrant of the P.J. Adams Parkway and Ashley Drive intersection
Address:	2106 P.J. Adams Pkwy
Category:	Operations
Facility Square Footage:	4,200 square feet
Site Acreage:	2.4 acres
Future Land Use Category:	Public Lands
Zoning District:	Public Land (P)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	There is a small wetland area that extends into the eastern edge of the parcel and southeast of the parking lot

Conformance with Comprehensive Plan

The Emergency Medical Services facility, owned by the City but leased to the County for their operational use, is located in the Public Lands Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.i.

This category is designated for passive or active recreation, schools, churches and places of worship, municipal functions, County, State or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments. As such, the Emergency Medical Services facility is consistent with the Public Lands Future Land Use Category.

Pursuant to Policy 7.A.3.4.i, the intensity of development in the Public Lands Future Land Use Category is 0.8 FAR and 70% impervious surface coverage. Though this location analysis focuses on the Emergency Medical Services facility, this parcel also contains Fire Station 2. The total square footage of all structures on the parcel is 8,131 square feet and the parcel area is 103,673 square feet. The FAR for the site is 0.1(rounded), which is in compliance with the FAR requirements for the Public Lands category. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 10,853 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 18,984 square feet, or 18% of the parcel, making the development compliant with the impervious surface coverage requirements for the Public Lands category.

Conformance with CRA District

The Emergency Medical Services facility is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

The Emergency Medical Services facility is located in the Public Lands (P) Zoning District. The maximum FAR for the Public Lands (P) Zoning District is 2.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 0.8. According to Land

Development Code Section 1.05.02.A – Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 0.8. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Public Lands (P) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Section 4.03.00.D.1 of the LDC, which describes the types of uses the Public Lands (P) Zoning District is intended for, includes municipal, governmental or otherwise institutional uses such as City, County, State or Federal buildings, parks, schools, other similar uses and allowed accessory uses. The Emergency Medical Services facility is a municipal use, which is consistent with the LDC.

Conformance with Infrastructure Provisions

The Emergency Medical Services facility is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

The Emergency Medical Services facility is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00. However, there is a small portion of a wetland that encroaches on the eastern edge of the parcel, southeast of the parking lot. This wetland is not expected to cause issues for the use of the Emergency Medical Services facility.

Recommendation

Per the Location Assessment, the Emergency Medical Services facility is located in a suitable location for its use. No action is recommended.

Fire Station 1

General Location:	Fire Station 1 is located in the southwest quadrant of the Woodruff Avenue and Spring Street intersection, adjacent to City Hall across Spring Street
Address:	321 W Woodruff Ave
Category:	Operations
Facility Square Footage:	8,779 square feet
Site Acreage:	0.9 acres
Future Land Use Category:	Mixed-Use
Zoning District:	Mixed-Use (MU)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None

Conformance with Comprehensive Plan

Fire Station 1 is located in the Mixed-Use Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.e. This category is designed for both residential and non-residential uses, such as, single- and multi-family units, neighborhood and general commercial and business uses, offices, restaurants, motels, hotels, clinics and medical facilities, churches

and places of worship, as well as light industrial uses when such uses do not create any adverse off-site impacts to other properties or to protected environmental resources. Though not explicitly acknowledged in the Comprehensive Plan, the intent for areas designated mixed use are important to a community's economy – providing both commercial and residential opportunities with the intention of reducing auto dependency and roadway congestion by collocating compatible uses and providing more development flexibility. Mixed-use areas function optimally when developed with both tax-generating, community-serving businesses and residential units within them, creating vibrant and walkable communities.

Fire Station 1, a municipal operational facility, is not listed as a use within the Mixed-Use category, which can detract from the vibrancy mixed-use areas seek to create.

Pursuant to Policy 7.A.3.4.e, the intensity of non-residential uses is governed by a FAR of 1.0 and an impervious surface coverage of 75%. The total square footage of the facility is 8,779 square feet and the site area is 40,511 square feet. The FAR for the parcel is 0.2 (rounded), well below the maximum FAR identified for the Mixed-Use category, making the development on the property compliant with the FAR requirements. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 36,040 square feet of asphalt and concrete on the site. The combined impervious area on the property (building base plus asphalt and concrete) totals 40,108 square feet, or 99% of the site, which is not in compliance with the impervious surface coverage requirements for the Mixed-Use category.

Conformance with CRA District

Fire Station 1 is not located in, but instead adjacent to the CRA District. Fire trucks often must utilize local streets in the CRA District, particularly Main Street, to access U.S. 90 and Ferdon Boulevard for emergencies outside of the CRA District. The frequent usage of these streets during emergencies

impacts the vibrancy of the CRA District. The City of Crestview Mobility Plan completed in 2021 recommended extending Spring Street and Hickory Avenue to intersect with U.S. 90, which would greatly reduce the need for fire trucks to utilize CRA District streets during emergencies.

Conformance with Land Development Code

Fire Station 1 is located in the Mixed-Use (MU) Zoning District. The maximum FAR for the Mixed-Use (MU) Zoning District is 2.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Mixed-Use category is 1.0. According to Land Development Code Section 1.05.02.A - Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 1.0. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Mixed-Use (MU) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Although public facilities are not listed in LDC Section 4.03.00.B.1 as a mixed-use development type, LDC Table 4.06.00 - Permissible Uses in Each Zoning District, includes Essential Public / Municipal Services as a permitted use. However, based on the intent of mixed-use area and discussion of the importance of commercial areas under the Conformance with Comprehensive Plan section, the use is not ideally suited for its current location since it does not achieve the important roles that mixed-use areas serve for a community.

Conformance with Infrastructure Provisions

Fire Station 1 is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

Fire Station 1 is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Due to the impact on the CRA District and non-conformance with the Comprehensive Plan and LDC, the City should consider seeking an alternative location for Fire Station 1 with better access to a major arterial road. The property can be repurposed for a mixed-use development in compliance with the Comprehensive Plan and LDC, and that will support economic activity in the CRA District.

Undeveloped city-owned properties north of U.S. 90 were identified as possible new locations for Fire Station 1. Only properties north of U.S. 90 were considered to provide more efficient separation from Fire Station 3 and enhance response times to the norther portion of the City. These sites were evaluated based on the same factors included in the above location assessment, including proximity to utilities, environmental constraints, and future land use and zoning designations.

The recommended location for Fire Station 1 is 535 Long Drive, which is a 4.8-acre city-owned property. This site is approximately one mile north east from the facility's current location and less than a mile from the CRA District, plus has quick access to SR 85 via Long Drive and U.S. 90 via Brackin Street. This location has the advantage of enhanced response times in the northeastern

portion of the City, while maintaining adequate response times within its current service area. Additional benefits of relocating Fire Station 1 to this property include the following:

- The site is within the Public Lands Future Land Use Category and Public Lands Zoning District, which are both appropriate designations for a public facility and eliminate the need for comprehensive plan amendment and rezoning
- The site is surrounded by low-density residential uses, which is compatible with a fire station
- The site is connected to city potable water and sanitary sewer infrastructure
- The site is within the FEMA designation of Flood Zone X
- The site is not constrained by wetlands

Fire Station 2

General Location:	Fire Station 2 is located on the same property as the Emergency Medical Services facility in the southeast quadrant of the P.J. Adams Parkway and Ashley Drive intersection
Address:	2106 P.J. Adams Pkwy
Category:	Operations
Facility Square Footage:	3,931 square feet
Site Acreage:	2.4 acres
Future Land Use Category:	Public Lands
Zoning District:	Public Land (P)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	There is a small wetland area that extends into the eastern edge of the parcel and south of the parking lot

Conformance with Comprehensive Plan

Fire Station 2 is located in the Public Lands Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.i. This category is designated for passive or active recreation, schools, churches and places of

worship, municipal functions, County, State or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments. As such, Fire Station 2 is consistent with the Public Lands Future Land Use Category.

Pursuant to Policy 7.A.3.4.i, the intensity of development in the Public Lands Future Land Use Category is 0.8 FAR and 70% impervious surface coverage. Though this location analysis focuses on Fire Station 2, this parcel also contains the Emergency Medical Services facility. The total square footage of all structures on the parcel is 8,131 square feet and the parcel area is 103,673 square feet. The FAR for the site is 0.1(rounded), which is in compliance with the FAR requirements for the Public Lands category. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 10,853 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 18,984 square feet, or 18% of the parcel, making the development compliant with the impervious surface coverage requirements for the Public Lands category.

Conformance with CRA District

Fire Station 2 is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

Fire Station 2 is located in the Public Lands (P) Zoning District. The maximum FAR for the Public Lands (P) Zoning District is 2.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 0.8. According to Land Development Code Section 1.05.02.A - Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community

Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 0.8. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Public Lands (P) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Section 4.03.00.D.1 of the LDC, which describes the types of uses the Public Lands (P) Zoning District is intended for, includes municipal, governmental or otherwise institutional uses such as City, County, State or Federal buildings, parks, schools, other similar uses and allowed accessory uses. Fire Station 2 is a municipal use, which is consistent with the LDC.

Conformance with Infrastructure Provisions

Fire Station 2 is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

Fire Station 2 is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00. However, there is a small portion of a wetland that encroaches on the eastern edge of the parcel, southeast of the parking lot. This wetland is not expected to cause issues for the use of Fire Station 2.

Recommendation

Per the Location Assessment, Fire Station 2 is located in a suitable location for its use. No action is recommended.

Fire Station 3

General Location:	Fire Station 3 is located in the southeast quadrant of the Brookmeade Drive and Covell Road intersection, adjacent to the North Okaloosa Medical Center across Brookmeade Drive
Address:	585 Brookmeade Dr
Category:	Operations
Facility Square Footage:	7,576 square feet
Site Acreage:	17.9 acres
Future Land Use Category:	Public Lands
Zoning District:	Public Land (P)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None

Conformance with Comprehensive Plan

Fire Station 3 is located in the Public Lands Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.i. This category is designated for passive or active recreation, schools, churches and places of worship, municipal functions, County, State or Federal functions, utility facilities, and other functions planned for property owned by Local, State or

Federal agencies or governments. As such, Fire Station 3 is consistent with the Public Lands Future Land Use Category.

Pursuant to Policy 7.A.3.4.i, the intensity of development in the Public Lands Future Land Use Category is 0.8 FAR and 70% impervious surface coverage. The total square footage of the building is 7,576 square feet and the parcel area is 780,595 square feet. The FAR for the site is less than 0.01, which is in compliance with the FAR requirements for the Public Lands category. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 22,139 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 29,715 square feet, or 4% of the parcel, making the development compliant with the impervious surface coverage requirements for the Public Lands category.

Conformance with CRA District

Fire Station 3 is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

Fire Station 3 is located in the Public Lands (P) Zoning District. The maximum FAR for the Public Lands (P) Zoning District is 2.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 0.8. According to Land Development Code Section 1.05.02.A – Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 0.8. As indicated under the Conformance with Comprehensive Plan section, the

property is in compliance with the FAR requirements for the Public Lands (P) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Section 4.03.00.D.1 of the LDC, which describes the types of uses the Public Lands (P) Zoning District is intended for, includes municipal, governmental or otherwise institutional uses such as City, County, State or Federal buildings, parks, schools, other similar uses and allowed accessory uses. Fire Station 3 is a municipal use, which is consistent with the LDC.

Conformance with Infrastructure Provisions

Fire Station 3 is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

Fire Station 3 is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Per the Location Assessment, Fire Station 3 only consumes a small portion of the site, which provides an opportunity to collocate other public facilities on site. Collocating facilities to this site will allow the City of Crestview to dispose properties and reduce operating expenses.

Department of Public Services: Administration Building

General Location:	The DPS Administration Building site is straddled between N Ferdon Boulevard and Industrial and north of Long Drive. The Administration Building is collocated on the same parcel with the Public Services Office, Garage, and Storage Shed
Address:	715 N Ferdon Blvd
Category:	Administration
Facility Square Footage:	10,500 square feet
Site Acreage:	3.0 acres
Future Land Use Category:	Commercial
Zoning District:	Commercial High-Intensity (C-2)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None

Conformance with Comprehensive Plan

The DPS Administration Building is located in the Commercial Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.f. This category is designed for a wide range of business uses including retail, wholesale, communication facilities, offices, services, motel/hotel uses, churches and places of worship and residential dwelling units that are clearly accessory or incidental to the principal non-residential use. Though not explicitly acknowledged in the Comprehensive Plan, the intent for areas designated commercial use are important to a community's economy – providing employment and tax revenue, facilitating the circulation of money, and often serving many other important community functions, such as places for public gathering. Commercial areas function optimally when business uses are located within them, creating synergies and a nexus for commercial activity.

The Administrative Building, a municipal administration facility, is not listed as a use within the Commercial category. Uses which do not conform to the intent and purpose of a Commercial category can erode the effectiveness of the area to achieve the important roles that commercial areas serve for a community.

Pursuant to Policy 7.A.3.4.f, the intensity of non-residential uses is governed by a Floor Area Ratio (FAR) of 1.08 and an impervious surface coverage of 80%. The city defines FAR as the total square footage of all structures (less mechanical areas) divided by the total lot (parcel) area. Though this location analysis focuses on the Administration Building, this parcel also contains other structures that are discussed in subsequent sections. The total square footage of all structures on the parcel is 21,900 square feet and the parcel area is 130,680 square feet. The FAR for the parcel is 0.2 (rounded), well below the maximum FAR identified for the Commercial category, making the development on the property compliant with the FAR requirements. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with

parking and outdoor storage. According to the property records, there is 61,216 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 82,870 square feet, or 63% of the parcel, making the development compliant with the impervious surface coverage requirements for the Commercial category.

Conformance with CRA District

The DPS Administration Building is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

The DPS Administration Building is located in the Commercial High-Intensity (C-2) Zoning District. Pursuant to LDC Section 4.03.00.C.2, high-intensity commercial developments include restaurants, large-scale retail sales and service industries, entertainment, light manufacture and repair, professional offices, hotels, gas stations, other similar uses and allowed accessory uses. The maximum FAR for the Commercial High-Intensity (C-2) Zoning District is 3.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 1.08. According to Land Development Code Section 1.05.02.A - Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 1.08. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Commercial High-Intensity (C-2) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Although public facilities are not listed in LDC Section 4.03.00.C.2 as a high-intensity commercial development type, LDC Table 4.06.00 - Permissible Uses in Each Zoning District, includes Essential Public / Municipal Services as a permitted use. However, based on the intent of high-intensity commercial uses and discussion of the importance of commercial areas under the Conformance with Comprehensive Plan section, the use is not ideally suited for its current location since it does not achieve the important roles that commercial areas serve for a community.

Conformance with Infrastructure Provisions

The DPS Administration Building is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

The DPS Administration Building is within the Federal Emergency Management Agency (FEMA) designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Consider relocating the DPS Administration Building to a location with compatible land use.

Department of Public Services: Garage

General Location:	The DPS Garage site is located between N Ferdon Boulevard and Industrial and north of Long Drive. The Garage is collocated on the same parcel with the DPS Administrative Building, Office, and Storage Shed
Address:	715 N Ferdon Blvd
Category:	Operations
Facility Square Footage:	7,300 square feet
Site Acreage:	3.0
Future Land Use Category:	Commercial
Zoning District:	Commercial High-Intensity (C-2)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None

Conformance with Comprehensive Plan

The DPS Garage is located in the Commercial Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.f. Though not

explicitly acknowledged in the Comprehensive Plan, the intent for areas designated commercial use are important to a community's economy – providing employment and tax revenue, facilitating the circulation of money, and often serving many other important community functions, such as places for public gathering. Commercial areas function optimally when business uses are located within them, creating synergies and a nexus for commercial activity.

The DPS Garage, a municipal operational facility, is not listed as a use within the Commercial category. Uses which do not conform to the intent and purpose of a Commercial category can erode the effectiveness of the area to achieve the important roles that commercial areas serve for a community.

Pursuant to Policy 7.A.3.4.f, the intensity of non-residential uses is governed by a FAR of 1.08 and an impervious surface coverage of 80%. Though this location analysis focuses on the DPS Garage, this parcel also contains other structures that are discussed in previous and subsequent sections. The total square footage of all structures on the parcel is 21,900 square feet and the parcel area is 130,680 square feet. The FAR for the parcel is 0.2 (rounded), well below the maximum FAR identified for the Commercial category, making the development on the property compliant with the FAR requirements. Impervious surface coverage for the property includes both buildings and all other impervious surfaces (i.e., asphalt and concrete) associated with parking and outdoor storage. According to the property records, there is 61,216 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (buildings plus asphalt and concrete) totals 82,870 square feet, or 63% of the parcel, making the development compliant with the impervious surface coverage requirements for the Commercial category.

Conformance with CRA District

The DPS Garage is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

The DPS Garage is located in the Commercial High-Intensity (C-2) Zoning District. The maximum FAR for the Commercial High-Intensity (C-2) Zoning District is 3.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 1.08. According to Land Development Code Section 1.05.02.A - Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 1.08. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Commercial High-Intensity (C-2) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Although public facilities are not listed in LDC Section 4.03.00.C.2 as a high-intensity commercial development type, LDC Table 4.06.00 - Permissible Uses in Each Zoning District, includes Essential Public / Municipal Services as a permitted use. However, based on the intent of high-intensity commercial uses and discussion of the importance of commercial areas under the Conformance with Comprehensive Plan section, the use is not ideally suited for its current location since it does not achieve the important roles that commercial areas serve for a community.

Conformance with Infrastructure Provisions

The DPS Garage is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

The DPS Garage is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Like the other public facilities located within or adjacent to the DPS complex, consider relocating this facility to an area with compatible land use.

Building & Facility Maintenance

General Location:	The DPS Building & Facility Maintenance site is located between N Ferdon Boulevard and Industrial and south of Long Drive. This property is directly south of the DPS facilities north of Long Drive (i.e., Administrative Building, Office, Garage, and Storage Shed)
Address:	190 Long St
Category:	Operations
Facility Square Footage:	7,700 square feet
Site Acreage:	0.6 acres
Future Land Use Category:	Commercial
Zoning District:	Commercial High-Intensity (C-2)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None

Conformance with Comprehensive Plan

Building & Facility Maintenance is located in the Commercial Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.f. Though not explicitly acknowledged in the Comprehensive Plan, the intent for areas designated commercial use are important to a community's economy – providing employment and tax revenue, facilitating the circulation of money, and often serving many other important community functions, such as places for public gathering. Commercial areas function optimally when business uses are located within them, creating synergies and a nexus for commercial activity.

Building & Facility Maintenance, a municipal operational facility, is not listed as a use within the Commercial category. Uses which do not conform to the intent and purpose of a Commercial category can erode the effectiveness of the area to achieve the important roles that commercial areas serve for a community.

Pursuant to Policy 7.A.3.4.f, the intensity of non-residential uses is governed by a FAR of 1.08 and an impervious surface coverage of 80%. The Building & Facility Maintenance facility has a total square footage of 7,700 square feet and the parcel area is 20,037 square feet. The FAR for the parcel is 0.4 (rounded), well below the maximum FAR identified for the Commercial category, making the development on the property compliant with the FAR requirements. Impervious surface coverage for the property includes both buildings and all asphalt associated with parking and facility. According to the property records, there is 2,040 square feet of asphalt and concrete on the parcel. The combined impervious area on the property (facility plus asphalt and concrete) totals 9,740 square feet, or 49% of the parcel, making the development compliant with the impervious surface coverage requirements for the Commercial category.

Conformance with CRA District

Building & Facility Maintenance is not located within the CRA District. Consequently, it does not impact, nor is it impacted by, the CRA District planning guidelines.

Conformance with Land Development Code

Building & Facility Maintenance is located in the Commercial High-Intensity (C-2) Zoning District. The maximum FAR for the Commercial High-Intensity (C-2) Zoning District is 3.0. It should be noted that the maximum FAR in the Comprehensive Plan for the corresponding Commercial category is 1.08. According to Land Development Code Section 1.05.02.A - Responsibility for Interpretation, in the event that any question arises concerning the application of regulations, standards, definitions, development criteria, or any other provision of the LDC, the Community Development Services Director shall be guided by the requirements of the Comprehensive Plan. Therefore, the maximum FAR for this parcel is 1.08. As indicated under the Conformance with Comprehensive Plan section, the property is in compliance with the FAR requirements for the Commercial High-Intensity (C-2) Zoning District regardless of the discrepancy between the FAR requirements in the Comprehensive Plan and LDC.

Although public facilities are not listed in LDC Section 4.03.00.C.2 as a high-intensity commercial development type, LDC Table 4.06.00 - Permissible Uses in Each Zoning District, includes Essential Public / Municipal Services as a permitted use. However, based on the intent of high-intensity commercial uses and discussion of the importance of commercial areas under the Conformance with Comprehensive Plan section, the use is not ideally suited for its current location since it does not achieve the important roles that commercial areas serve for a community.

Conformance with Infrastructure Provisions

Building & Facility Maintenance is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

Building & Facility Maintenance is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Like the other public facilities located within or adjacent to the DPS complex, consider relocating this facility to an area with compatible land use.

Although the operations of this facility are not directly under DPS purview, there are gained efficiencies for colocation, hence their current proximity. Simultaneous relocation, with the full contingent of facilities within the DPS complex, ensure these operational synergies are not lost.

Twin Hills Park Main Office & Gymnasium

General Location:	The Twin Hills Park Main Office & Gymnasium is located at the southern edge of the park along the Florida Gulf & Atlantic Railroad
Address:	100 Hathaway St South
Category:	Multiple
Facility Square Footage:	25,000 square feet
Site Acreage:	23.6 acres (includes Twin Hills Park)
Future Land Use Category:	Public Lands
Zoning District:	Public Land (P)
Potable Water:	Yes
Sewer:	Yes
FEMA Flood Zone:	Zone X
Wetlands:	None
Assessment:	The Twin Hills Park Main Office & Gymnasium facility is located in Twin Hills Park near other recreational amenities, making it an appropriate location for its use

Conformance with Comprehensive Plan

The Twin Hills Park Office & Gymnasium is located in the Public Lands Future Land Use Category on the Future Land Use Map and pursuant to Policy 7.A.3.4.i. This category is designated for passive or active recreation, schools, churches and places of worship, municipal functions, County, State or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments. The Twin Hills Park Office & Gymnasium, which is a municipal administrative facility and recreational facility, is consistent with the Public Lands Future Land Use Category.

Pursuant to Policy 7.A.3.4.i, the intensity of development in the Public Lands Future Land Use Category is 0.8 FAR and 70% impervious surface coverage. However, since the facility consumes only a small portion of the greater Twin Hills Park, a FAR and impervious surface coverage analysis is not necessary for this Location Assessment.

Conformance with CRA District

The Twin Hills Park Office & Gymnasium is located within the CRA District. Located within the greater Twin Hills Park, which provides a major asset to the CRA District, the Office & Gymnasium facility is in conformance with the vision and goals of the CRA District Master Plan.

Conformance with Land Development Code

As stated in the Conformance with Comprehensive Plan section, the Twin Hills Park Office & Gymnasium consumes only a small portion of the greater Twin Hills Park and, thus, does not necessitate a FAR analysis.

Section 4.03.00.D.1 of the LDC, which describes the types of uses the Public Lands (P) Zoning District is intended for, includes municipal, governmental or

otherwise institutional uses such as City, County, State or Federal buildings, parks, schools, other similar uses and allowed accessory uses. The Twin Hills Park Office & Gymnasium is a municipal administrative facility and recreational asset, which is consistent with the LDC.

Conformance with Infrastructure Provisions

The Twin Hills Park Office & Gymnasium is connected to city potable water and sanitary sewer infrastructure.

Conformance with Flood Zone

The Twin Hills Park Office & Gymnasium is within the FEMA designation of Flood Zone X, which is established for areas with minimal flood hazard and is not subject to the provisions of the Floodplain Management Article of Crestview in LDC Section 5.05.00.

Recommendation

Per the Location Assessment, Twin Hills Park Main Office & Gymnasium is located in a suitable location within the City for its use. However, in the long term and as the need arises, the City could seek to relocate the facility either elsewhere in Twin Hills Park as part of a future Twin Hills Park Master Plan. Additionally, relocation to Spanish Trail Park, by way of repurposing the George H. Whitehurst Municipal Building, is a feasible alternative (assuming the relocation of the police department), but not recommended as Twin Hills Park is the most ideal location being central to the community and connected to Downtown Crestview.

Appendix C



Facility Performance Metrics

Facilities Inventory & Operational Assessment

Crestview, Florida



Life, Health, and Safety

Measure(s): Are there any clear findings of non-compliance specifically impacting LHS, such as missing or inoperable elements required by regulations such as NFPA.

Metric: Each

Scoring:

10	• No findings
5	• Single finding
0	• Two or more findings

Weight: 1.7

Roofing

Measure(s): When was the most recent year the roof was completely replaced or underwent a major repair?

Metric: Year

Scoring: Years of useful life remaining (assuming 20-year life expectancy average).

Weight: 1.5

Heating, Ventilation, and Air Conditioning

Measure(s): What is the average age and condition of the major HVAC systems supporting the facility?

Metric: Average Years and Condition Ratings

Scoring: Years until first major capital investment is recommended

Weight: 1.3

Occupant Density

Measure(s): How many full-time personnel are directly assigned a workstation in the facility compared to the facility's administrative square footage.

Metric: Number of personnel assigned and administrative square footage.

Scoring:

- 10 • > 500 GSF/person
- 5 • > 300 GSF/person but < 500 GSF/person
- 0 • < 300 GSF/person

Weight: 1.2

Energy Use Intensity

Measure(s): What is your facility's annual consumption of electricity?

Metric: Average annual energy demand (kWh) for last seven years compared to GSF.

Scoring:

- 10 • < \$1.00/GSF
- 5 • < \$2.00/GSF but > \$1.00/GSF
- 0 • > \$2.00/GSF

Weight: 1.1

Occupant Satisfaction

Measure(s): Employee-reported satisfaction-rating of space/facility in which they work.

Metric: Results to be determined through survey.

Scoring:

- 10 • Very Satisfied
- 7.5 • Satisfied
- 5 • Neutral
- 2.5 • Unsatisfied
- 0 • Very Unsatisfied

Weight: 1.0

Plumbing Fixtures

Measure(s): Number of water closets, as defined by the International Building Code, available to facility occupants.

Metric: Number of water closets per number of facility occupants.

- Scoring:**
- > 1 Water Closet per...
 - 10 • 1 Permanent Occupant
 - 7.5 • 3 Permanent Occupants
 - 5 • 5 Permanent Occupants
 - 2.5 • 10 Permanent Occupants
 - 0 • 25 Permanent Occupants

Weight: 1.0

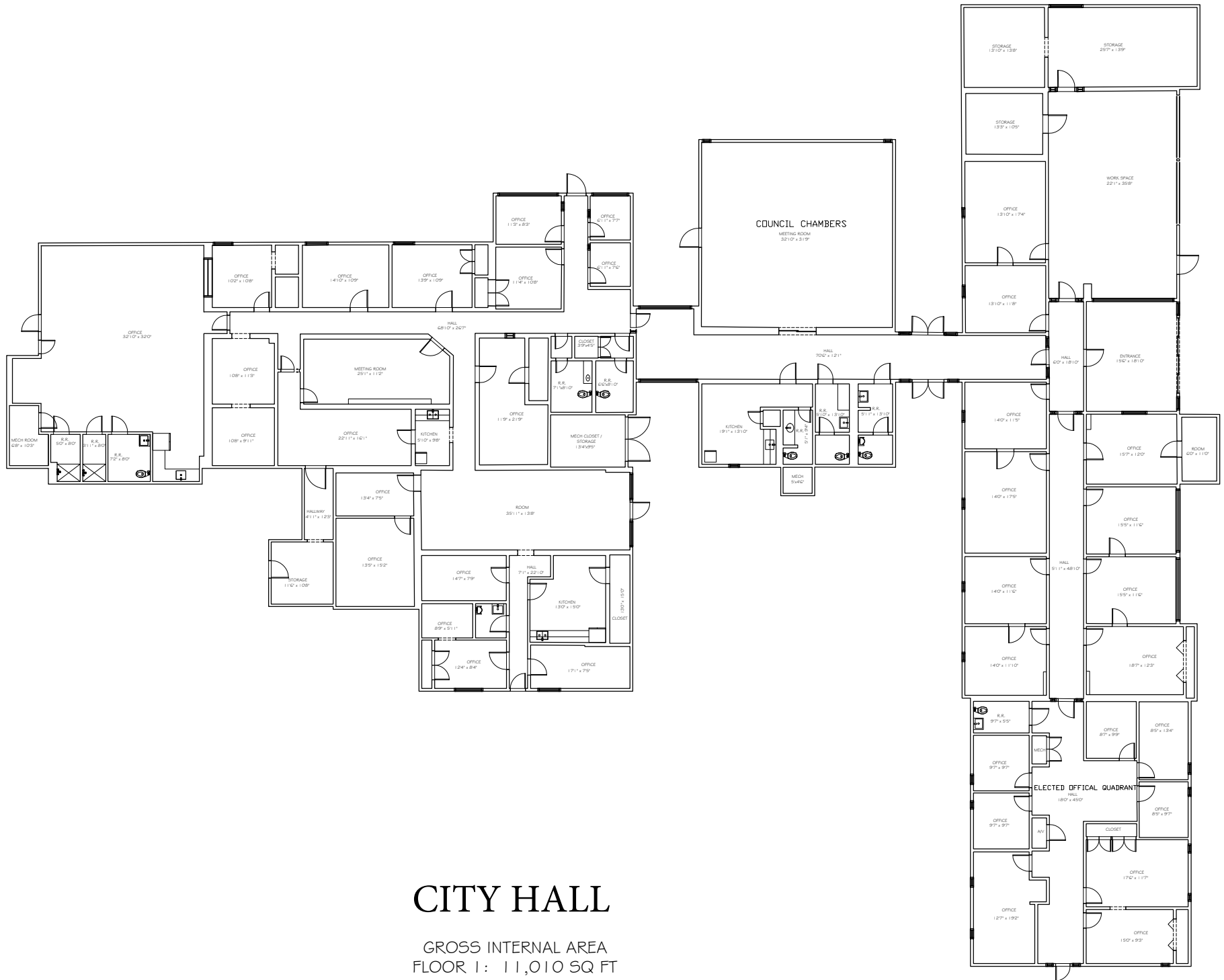
Parking

Measure(s): What is the general condition of your facility’s primary parking area?

Metric: Condition Rating

- Scoring:**
- 10 • Good
 - 5 • Fair
 - 0 • Poor

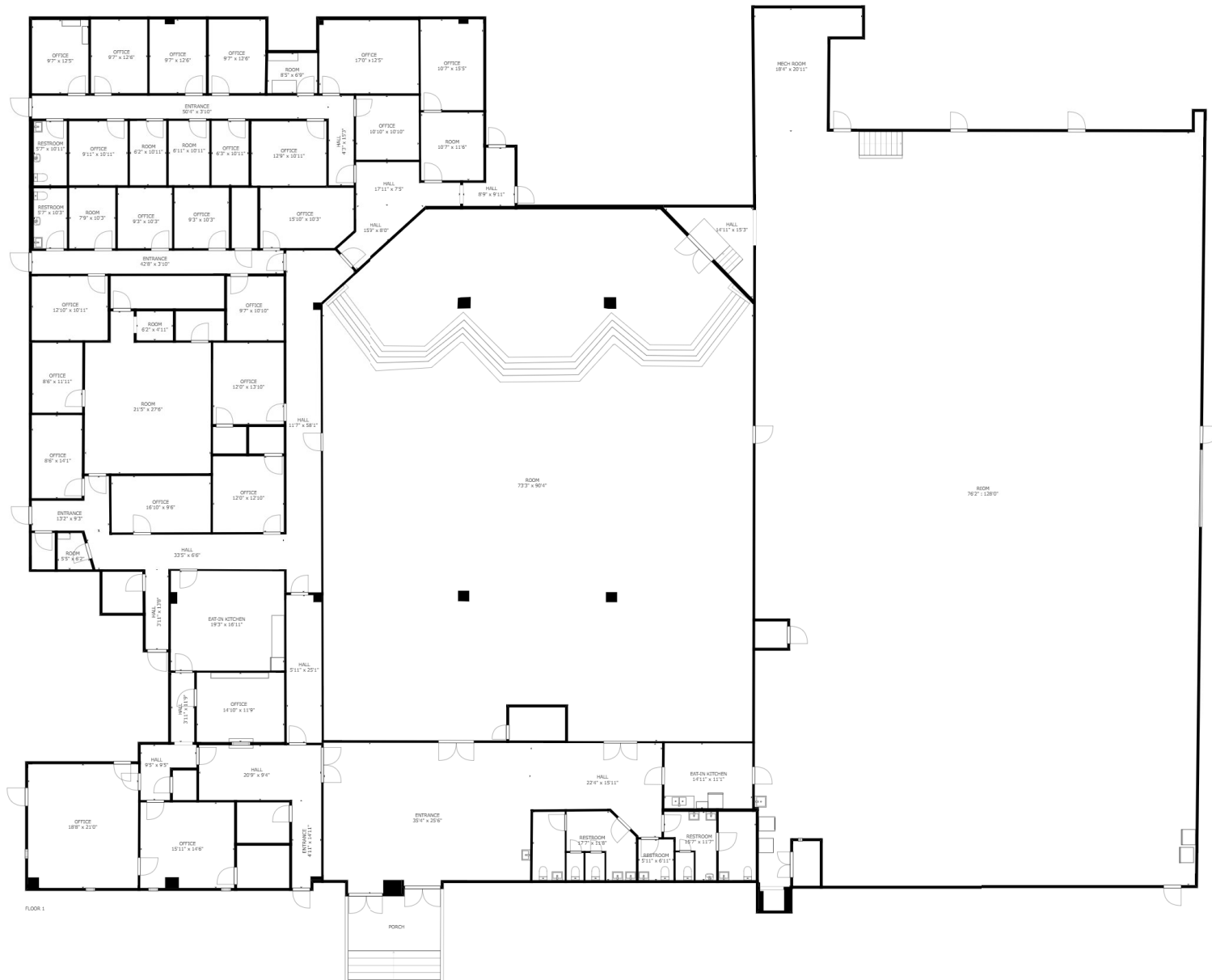
Appendix **D**



CITY HALL

GROSS INTERNAL AREA
FLOOR 1: 11,010 SQ FT
TOTAL: 11,010 SQ FT

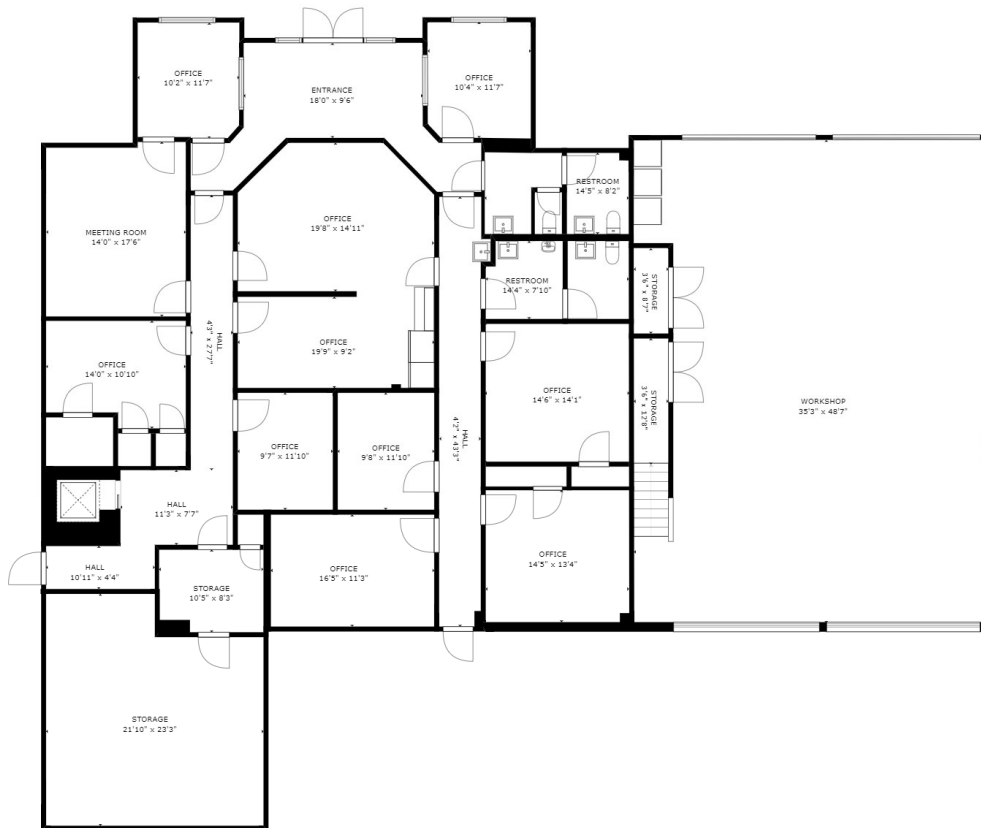
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



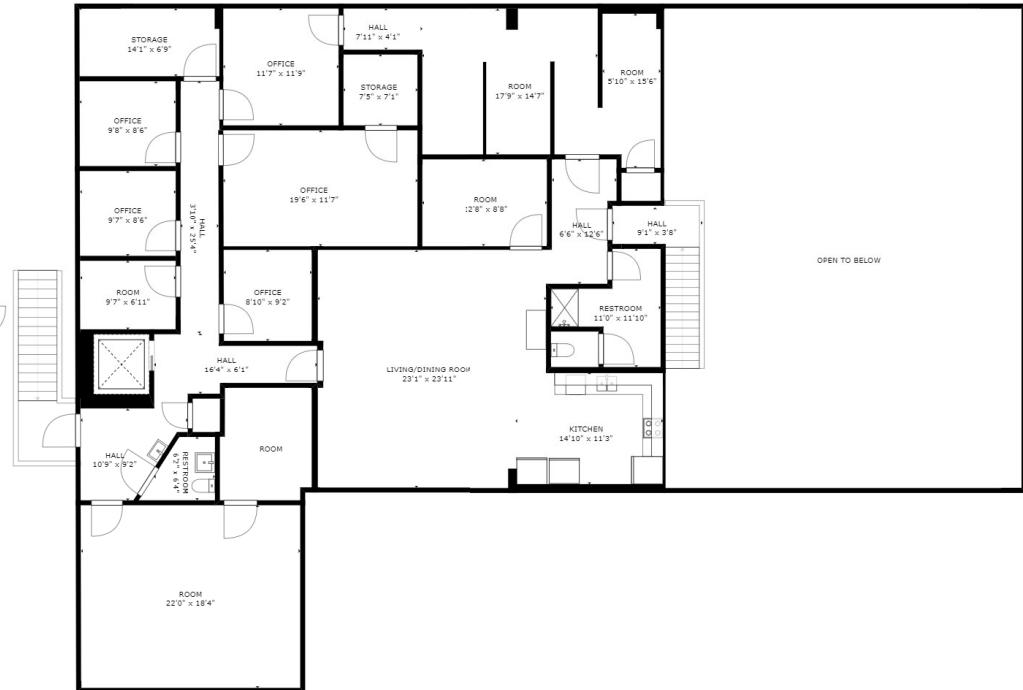
GEORGE H. WHITEHURST MUNICIPAL BUILDING

GROSS INTERNAL AREA
FLOOR 1: 25934 sq. ft
TOTAL: 25934 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

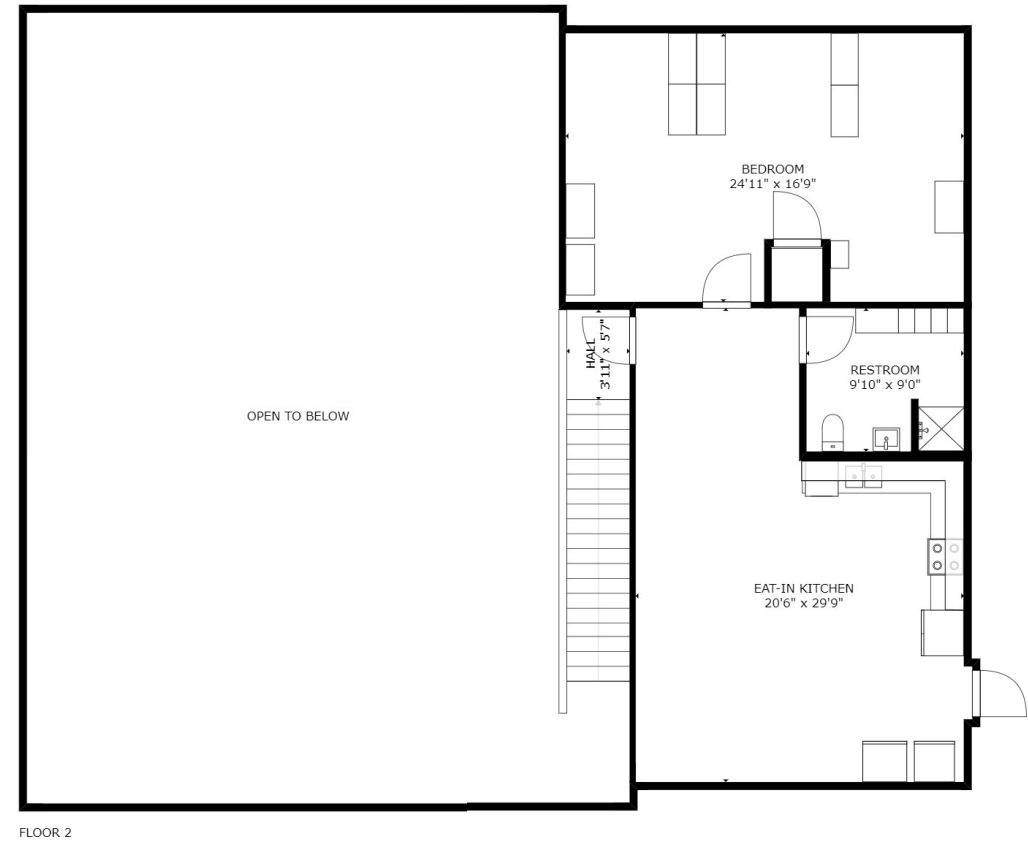
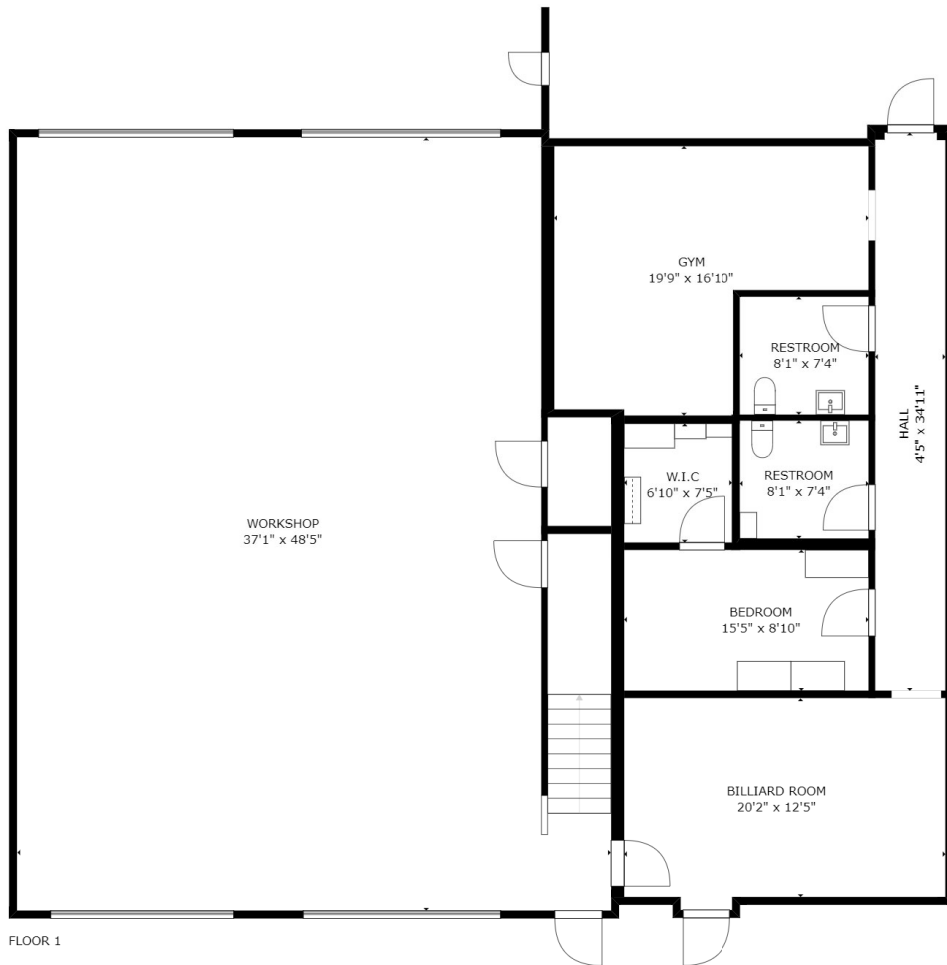


FLOOR 2

FIRE STATION 1

GROSS INTERNAL AREA
FLOOR 1: 5432 sq. ft, FLOOR 2: 3347 sq. ft
TOTAL: 8779 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FIRE STATION 2

GROSS INTERNAL AREA
FLOOR 1: 2789 sq. ft, FLOOR 2: 1142 sq. ft
TOTAL: 3931 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FIRE STATION 3

GROSS INTERNAL AREA
FLOOR 1: 7576 sq. ft
TOTAL: 7576 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



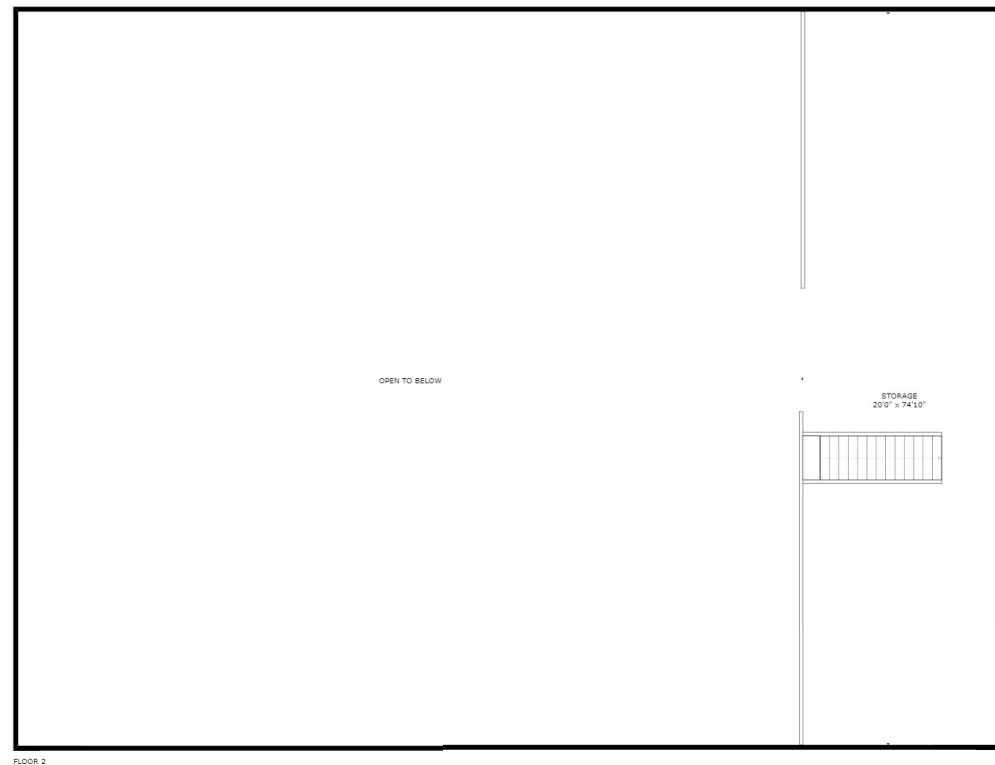
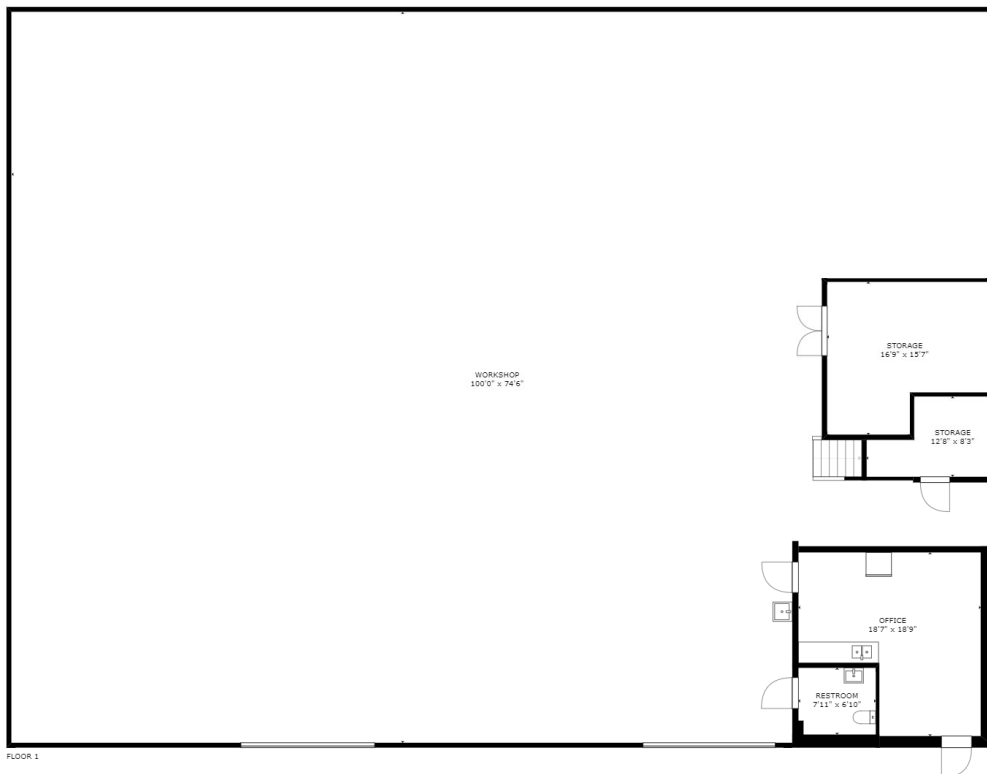
ADMINISTRATION DEPARTMENT OF PUBLIC SERVICES

GROSS INTERNAL AREA

FLOOR 1: 7086 sq. ft, FLOOR 2: 1817 sq. ft

TOTAL: 8903 sq. ft

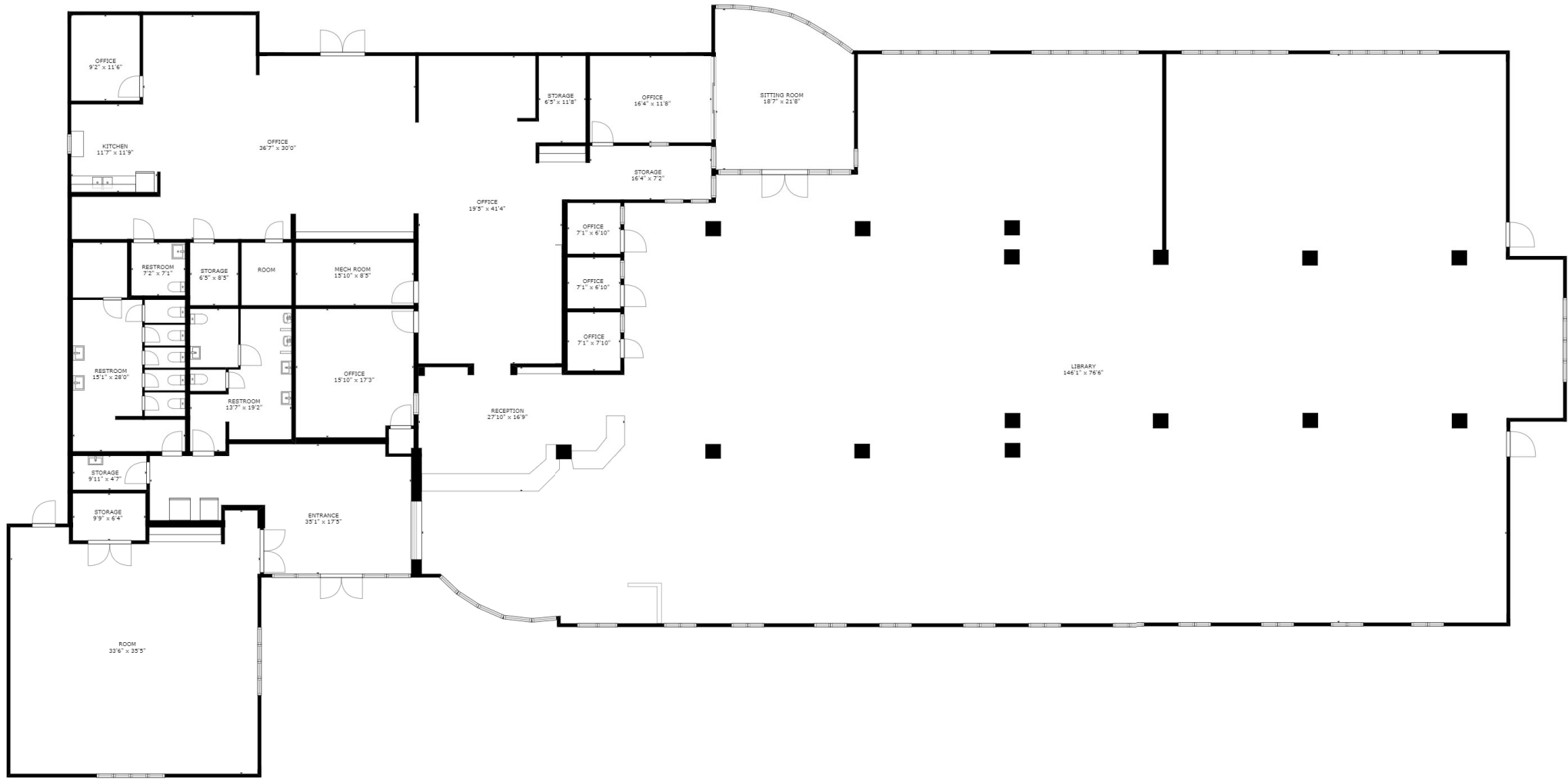
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



BUILDING AND FACILITY MAINTENANCE

GROSS INTERNAL AREA
FLOOR 1: 7420 sq. ft, FLOOR 2: 1498 sq. ft
TOTAL: 8918 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

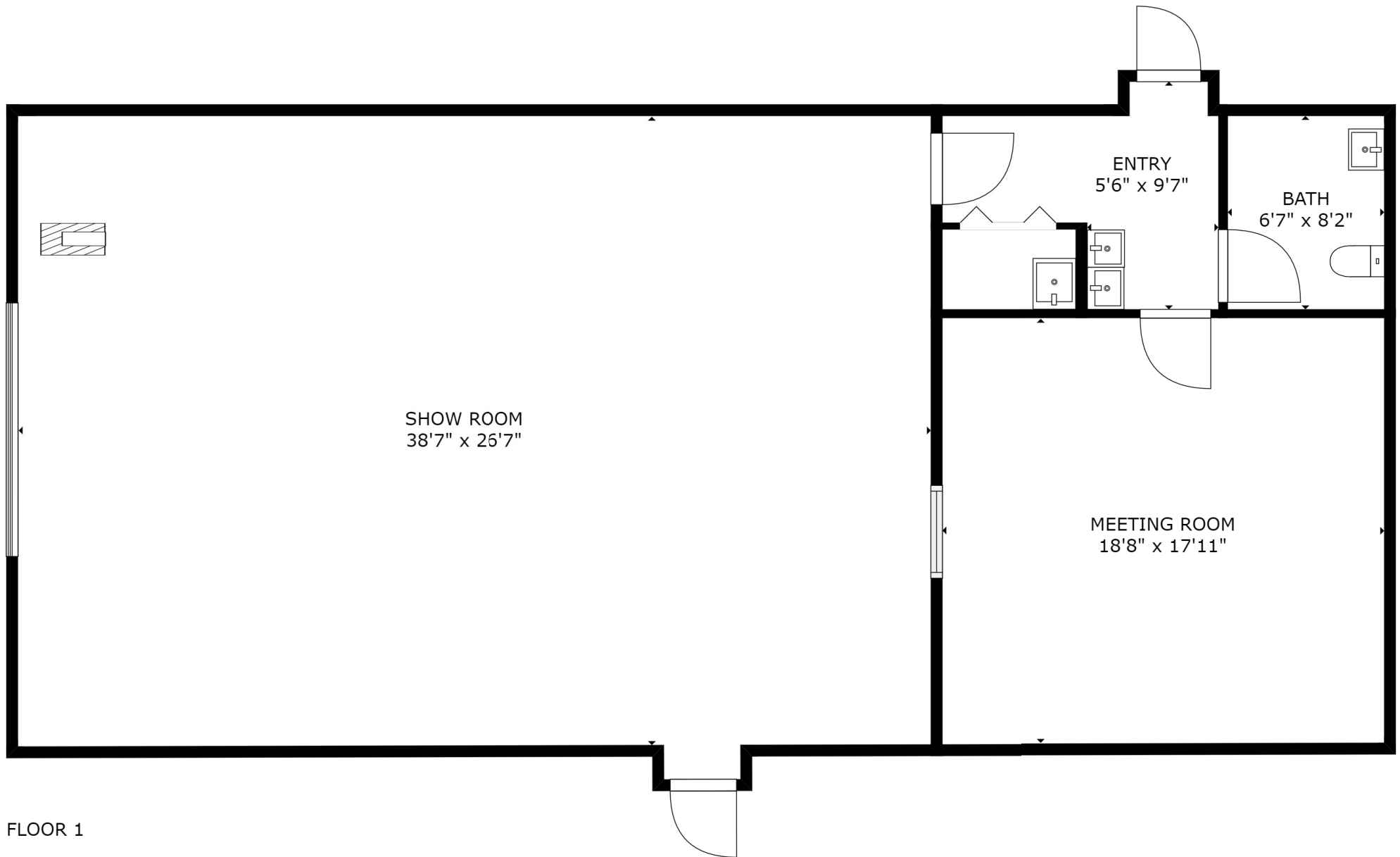


FLOOR 1

ROBERT L. F. SIKES PUBLIC LIBRARY

GROSS INTERNAL AREA
FLOOR 1: 15719 sq. ft
TOTAL: 15719 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

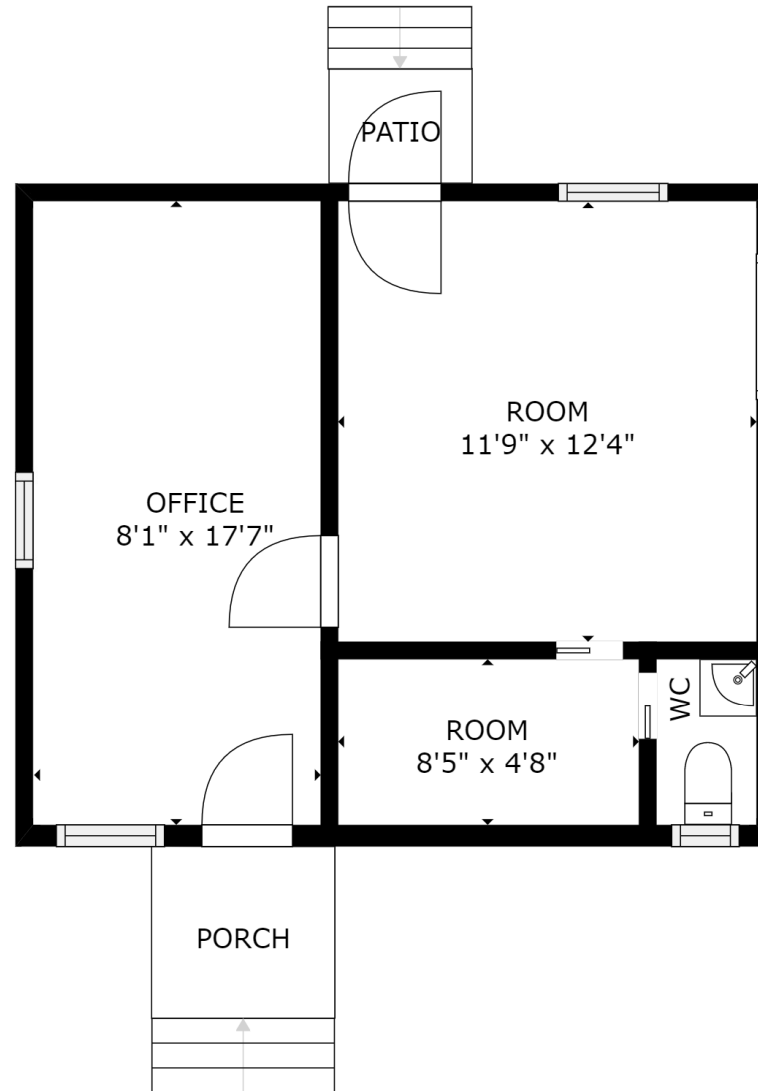


FLOOR 1

JOHN MCMAHON ENVIRONMENTAL
EDUCATION CENTER

GROSS INTERNAL AREA
FLOOR 1: 1547 sq. ft
TOTAL: 1547 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

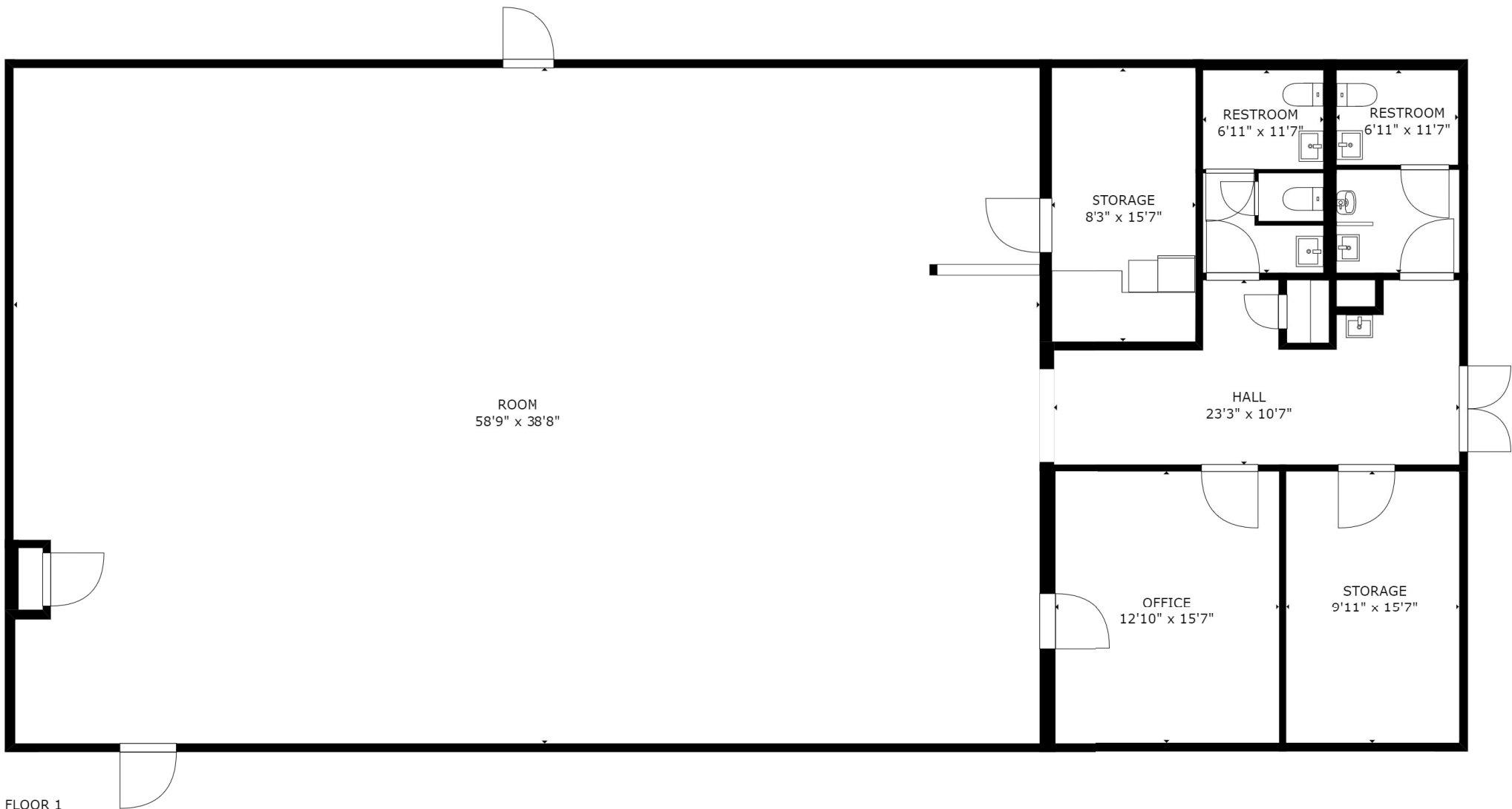


FLOOR 1

JOHN MCMAHON ENVIRONMENTAL CABIN

GROSS INTERNAL AREA
FLOOR 1: 357 sq. ft
TOTAL: 357 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FAIRVIEW CENTER

CARVER-HILL MUSEUM

GROSS INTERNAL AREA
FLOOR 1: 3199 sq. ft
TOTAL: 3199 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Appendix **E**

STAFFING ANALYSIS														
		POP	SIZE	DENSITY	PT	FTE	PUB SVS	FIRE DEPT	POLICE	PARKS	CDS	FINANCE	ADMIN	FIRE DEPT
		2019 est	sq mi land	pop/ land area	city employee	city employee	# Key staff	# Certified	# Staff	# Key staff	# Key staff	# Key staff	# Key staff	# Stations
Crestview	FL	25,274	16.08	1,571.77	UNK	UNK	49	UNK	<u>51</u>	41	13	13	6	3
Key Comparisons														
Niceville	FL	15,972	13.51	1,182.24	30*	<u>177**</u>	50	22	39	44	9	13	0	2
Ft Walton Beach	FL	22,521	7.65	2,943.92	49*	<u>306**</u>	81	44	75	71	12	15	8	2
Comparable cities based on <i>current</i> population														
Fairhope	AL	22,677	14.07	1,611.73	<u>>375</u>		65	<u>42</u>	<u>26</u>	8+	19+	1+	1+	4
Haines City	FL	26,009	18.85	1,379.79	55*	258*	1+	36*	57*	16+	13+	2+	6+	3
Sebastian	FL	26,118	14.00	1,865.57	42*	137*	8+	COUNTY	43*	5+	14+	4+	7+	2
Daphne	AL	26,869	18.16	1,479.57	<u>>290</u>		6+	<u>50</u>	<u>39</u>	10+	11+	7+	8+	4
Rockledge	FL	28,227	12.13	2,327.04	7*	234*	22+	37*	49*	1+	10+	4+	1+	3
Comparable cities based on projected <i>future</i> population of ~33,000 in 10 years based on 2.58% annual growth rate														
Cibolo	TX	31,281	20.91	1,495.98	UNK	UNK	5+	UNK	50	1+	12+	6+	3+	2
Woodstock	GA	33,039	12.43	2,658.00	<u>>200</u>		9+	<u>45</u>	<u>31</u>	6+	16+	6+	10+	2
DeLand	FL	34,851	18.9	1,843.97	26*	385*	27+	50*	<u>64</u>	5+	23+	3+	8+	3
Comparable cities based on projected <i>future</i> population of ~43,000 in 2.0 years based on 2.58% annual growth rate														
Clermont	FL	38,654	16.35	2,364.16	51*	404*	6+	81*	86*	2+	14+	9+	2+	4
Winter Garden	FL	46,051	16.05	2,869.22	43*	303*	12+	64*	90*	6+	5+	1+	5+	3
Newnan	GA	41,581	19.32	2,152.23	<u>>250</u>		4+	<u>61</u>	<u>61</u>	18+	9+	5+	4+	4

Legend

PT - Part-time

FTE - Full-time Equivalent

CDS - Community Development Services

+ Available staffing information denotes key positions/staff and may not include staff below department or section leadership

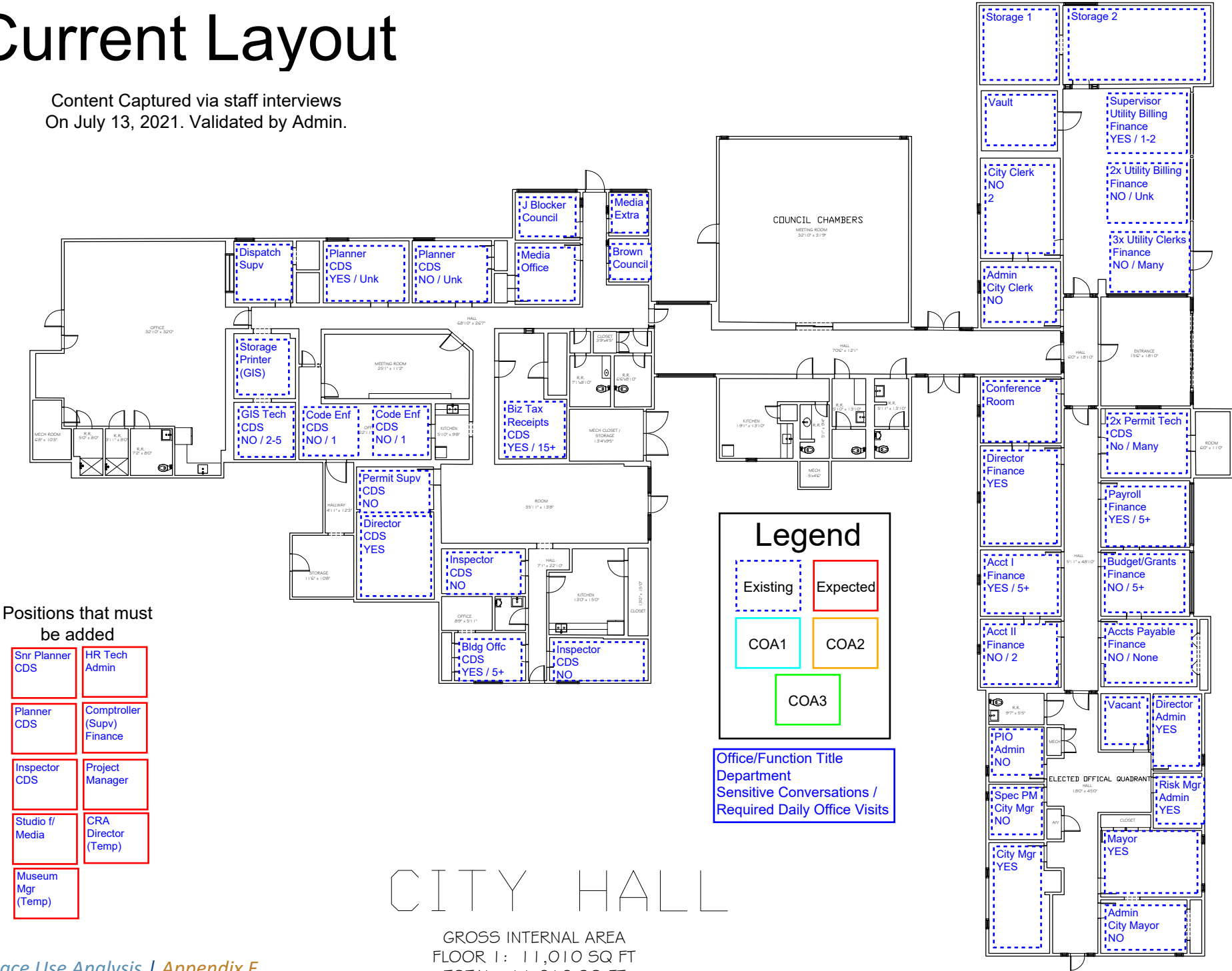
*2020 Data from Florida League of Cities "Peer City" list based on population range 25,000-50,000

**Data obtained from city financial report; FTE count in this chart does not include executive or other staff outside of the analyzed departments

Appendix **F**

Current Layout

Content Captured via staff interviews
On July 13, 2021. Validated by Admin.



CITY HALL

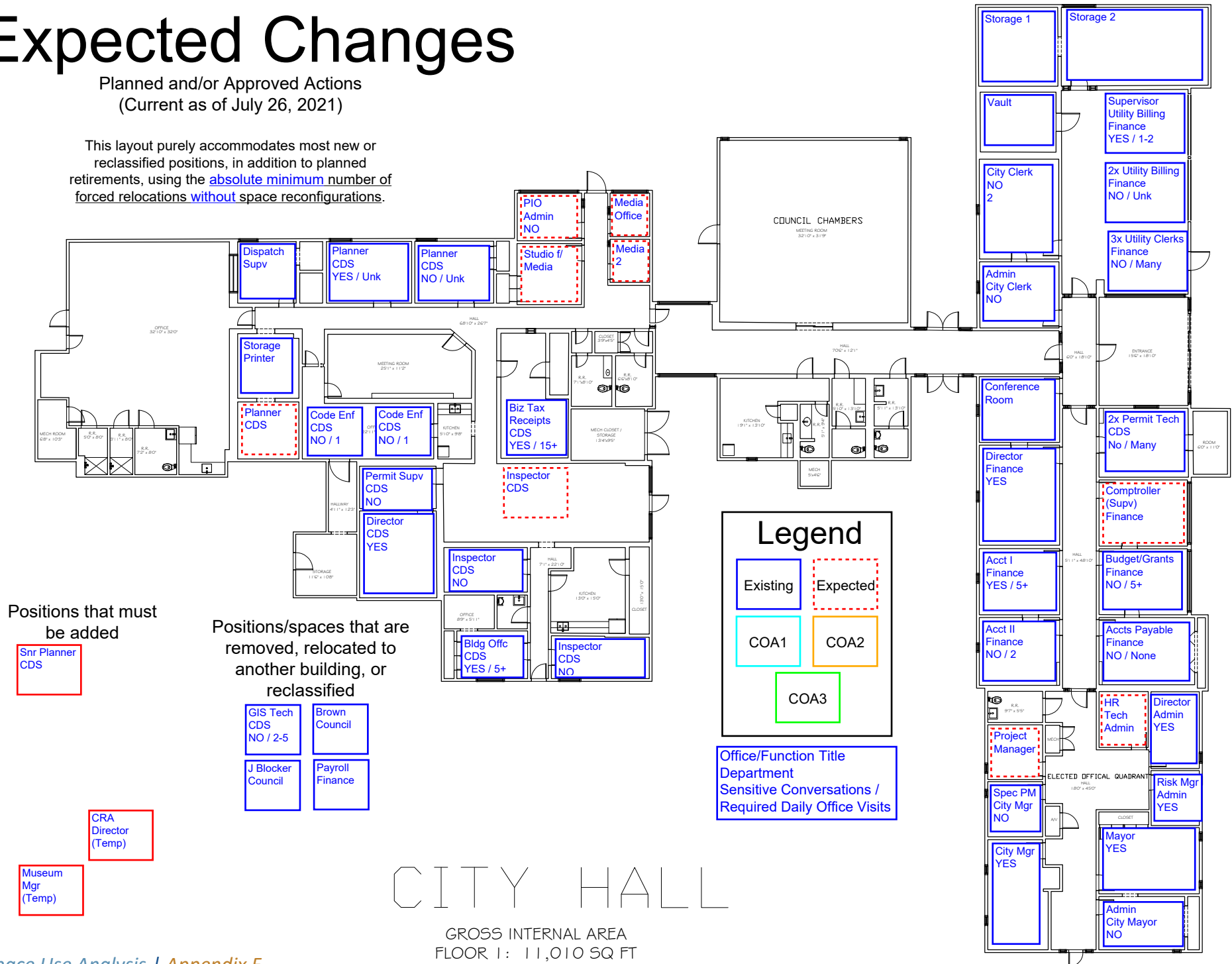
GROSS INTERNAL AREA
FLOOR 1: 11,010 SQ FT
TOTAL: 11,010 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Expected Changes

Planned and/or Approved Actions (Current as of July 26, 2021)

This layout purely accommodates most new or reclassified positions, in addition to planned retirements, using the absolute minimum number of forced relocations without space reconfigurations.



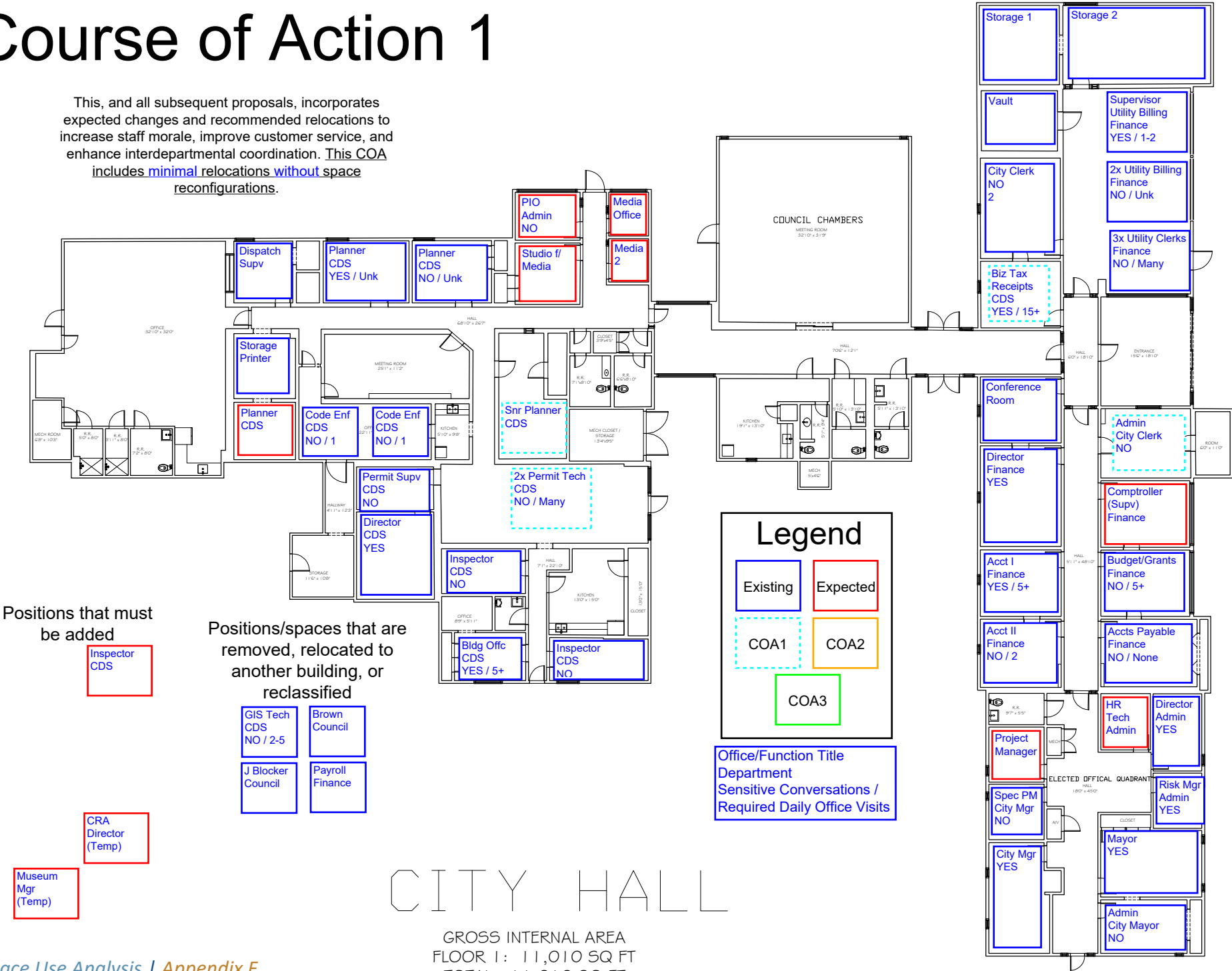
CITY HALL

GROSS INTERNAL AREA
FLOOR 1: 11,010 SQ FT
TOTAL: 11,010 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Course of Action 1

This, and all subsequent proposals, incorporates expected changes and recommended relocations to increase staff morale, improve customer service, and enhance interdepartmental coordination. This COA includes minimal relocations without space reconfigurations.



CITY HALL

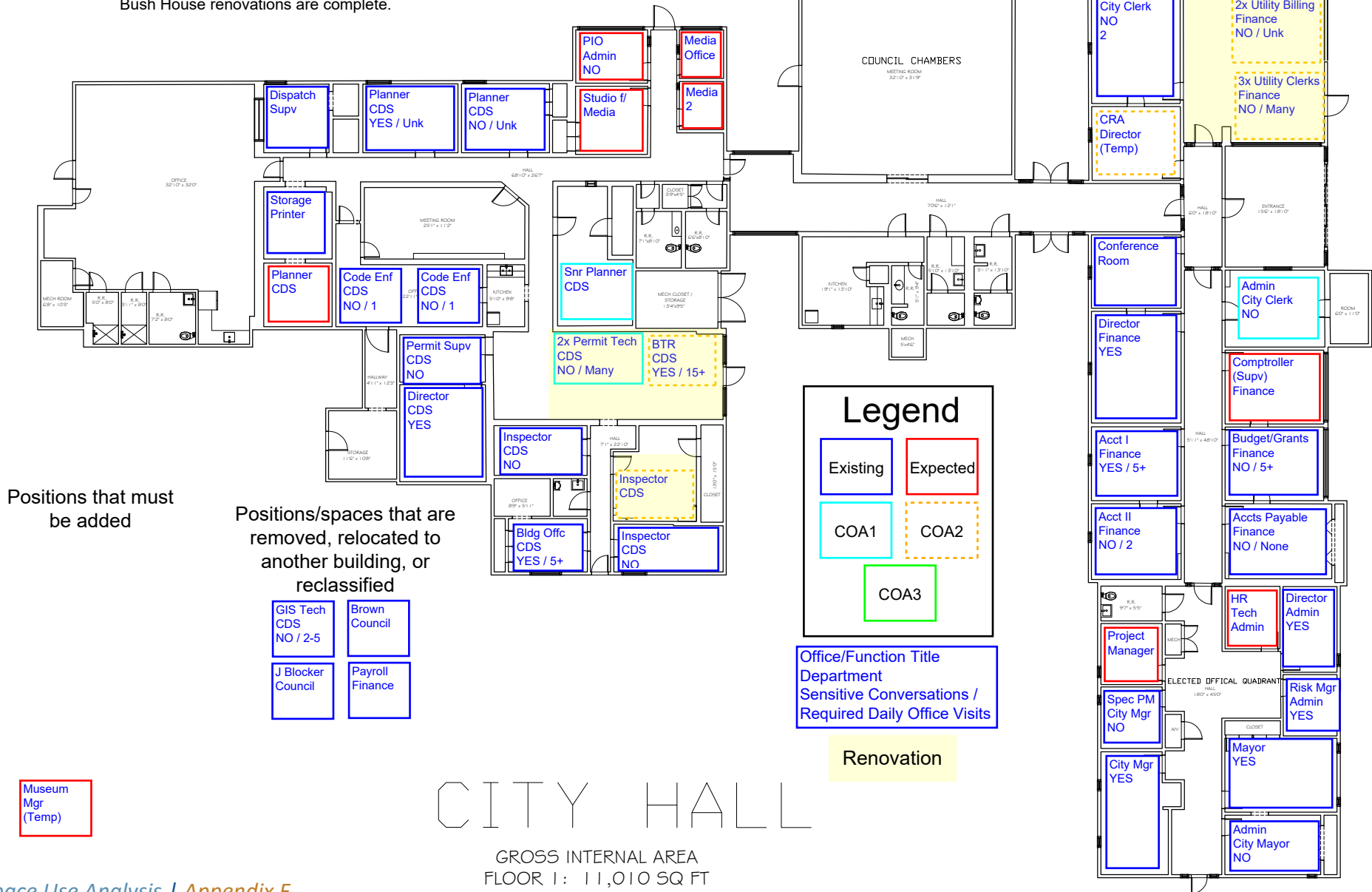
GROSS INTERNAL AREA
FLOOR 1: 11,010 SQ FT
TOTAL: 11,010 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Course of Action 2

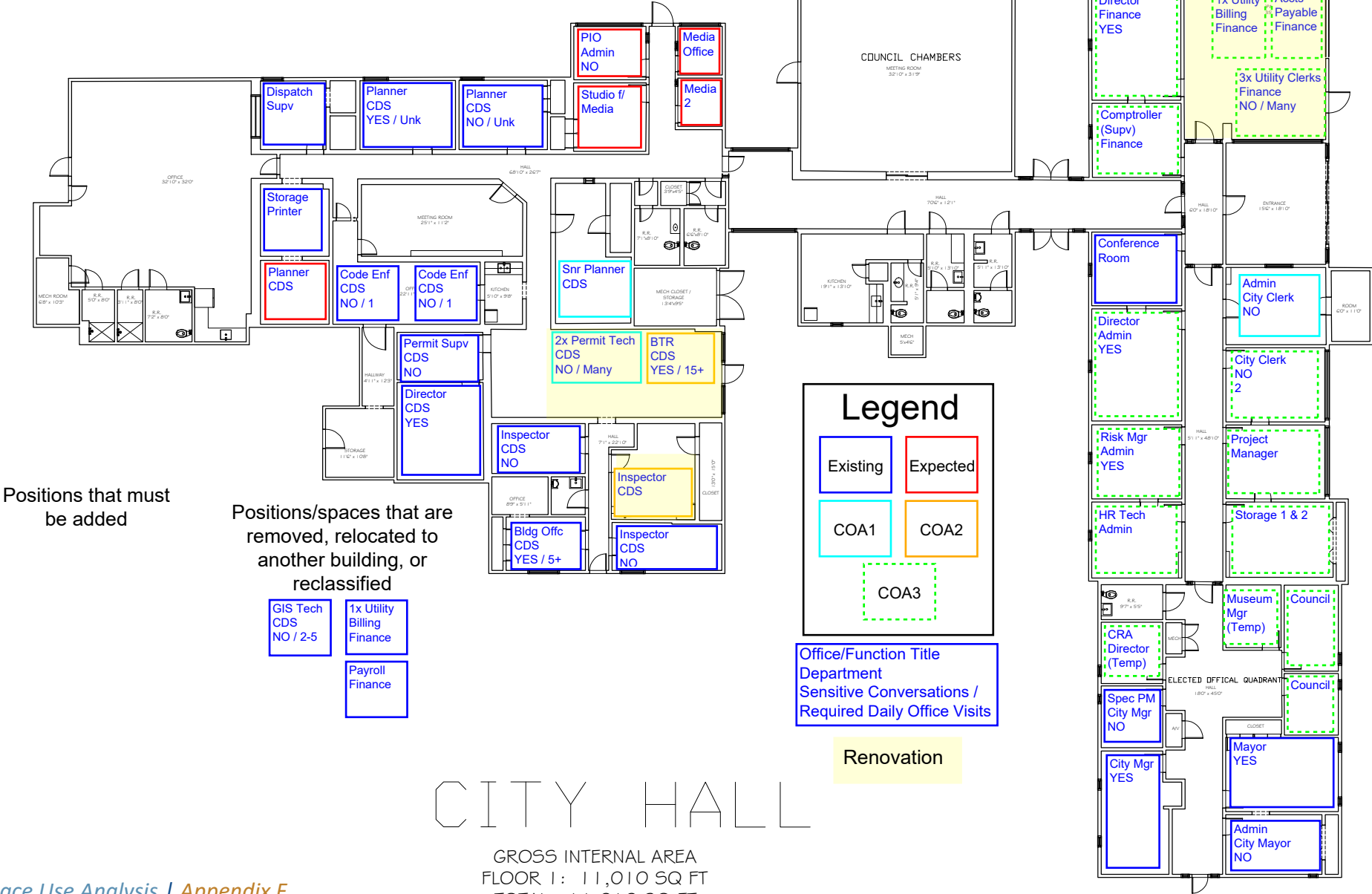
This COA includes moderate relocations with space reconfigurations.

Temporary assignments will be relocated after the Bush House renovations are complete.



Course of Action 3

This COA includes a maximum number of relocations with extensive space reconfigurations.



Appendix G

1. COMPONENT Commercial		CONSTRUCTION PROJECT DATA			2. DATE 26 May 2021	
3. INSTALLATION AND LOCATION Crestview, Florida		4. PROJECT TITLE CONSTRUCT [RELOCATE] DPS COMPLEX				
5. PROGRAM ELEMENT N/A	6. CATEGORY CODE N/A	7. PROJECT NUMBER N/A	8. PROJECT COST \$12,514,073			
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST	
Primary Facilities					\$9,360,981	
DPS Complex		SF	29,000.00	\$322.79	\$9,360,981	
Supporting Facilities					\$2,015,449	
Comparative Supporting Facilities		LS			\$2,015,449	
ESTIMATED CONTRACT COST					\$11,376,430	
CONTINGENCY 10 %					\$1,137,643	
SUBTOTAL					\$12,514,073	
TOTAL REQUEST					\$12,514,073	
10. Description of Proposed Construction						
Construct replacement of Department of Public Services Complex (715 N Ferdon Blvd) by way of replication, consolidation, and enhancement of existing operational requirements. DPS Complex is currently comprised of four major facilities (Administration Building, Garage [Fleet Vehicle Maintenance], Storage Shed, and additional Office space. This construction estimate also includes the relocation of Building and Facility Maintenance (currently located at 190 Long St). Includes site preparation, access road, utilities, and parking. This estimate applies to real property capital investments only (e.g. does not include costs of non-real property equipment procurement, design, demolition of previous site, or relocation).						

1. COMPONENT Commercial		CONSTRUCTION PROJECT DATA			2. DATE 26 May 2021	
3. INSTALLATION AND LOCATION Crestview, Florida			4. PROJECT TITLE CONSTRUCT [RELOCATE] FIRE STATION #1			
5. PROGRAM ELEMENT N/A		6. CATEGORY CODE N/A	7. PROJECT NUMBER N/A	8. PROJECT COST \$4,895,186		
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST	
Primary Facilities					\$3,319,317	
Fire Station #1		SF	8,779.00	\$378.10	\$3,319,317	
Supporting Facilities					\$1,130,852	
Comparative Supporting Facilities		LS			\$619,126	
Covered Storage		SF	2,400.00	\$213.22	\$511,726	
ESTIMATED CONTRACT COST					\$4,450,169	
CONTINGENCY 10 %					\$445,017	
SUBTOTAL					\$4,895,186	
TOTAL REQUEST					\$4,895,186	
10. Description of Proposed Construction						
Construct replacement for Fire Station #1 (321 W Woodruff Ave) by way of replication and enhancement of existing operational requirements. Fire Station #1's current configuration consists of approximately 8,779 SF of developed interior space (which includes two vehicle bays) in addition to a single exterior, secure, covered storage area. This estimate includes site preparation, access road, utilities, and parking. This estimate applies to real property capital investments only (e.g. does not include costs of non-real property equipment procurement, design, demolition of previous site, or relocation).						

1. COMPONENT Commercial		CONSTRUCTION PROJECT DATA			2. DATE 26 May 2021	
3. INSTALLATION AND LOCATION Crestview, Florida		4. PROJECT TITLE CONSTRUCT [NEW] FIRE STATION #4				
5. PROGRAM ELEMENT N/A	6. CATEGORY CODE N/A	7. PROJECT NUMBER N/A	8. PROJECT COST \$3,930,741			
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST	
Primary Facilities					\$3,010,503	
Fire Station #4		SF	8,000.00	\$376.31	\$3,010,503	
Supporting Facilities					\$562,898	
Comparative Supporting Facilities		LS			\$562,898	
ESTIMATED CONTRACT COST					\$3,573,401	
CONTINGENCY		10 %			\$357,340	
SUBTOTAL					\$3,930,741	
TOTAL REQUEST					\$3,930,741	
10. Description of Proposed Construction						
Construct a new Fire Station (#4). For the purpose of accurate construction cost estimation, the existing size, configuration, and operations of Fire Station #3 were used as a baseline to establish scoping requirements. Includes site preparation, access road, utilities, and parking. This estimate applies to real property capital investments only (e.g. does not include costs of non-real property equipment procurement, design, or land acquisition).						

1. COMPONENT Commercial		CONSTRUCTION PROJECT DATA			2. DATE 19 Jul 2021	
3. INSTALLATION AND LOCATION Crestview, Florida			4. PROJECT TITLE CONSTRUCT PEMB ENCLOSURE			
5. PROGRAM ELEMENT N/A		6. CATEGORY CODE N/A	7. PROJECT NUMBER N/A	8. PROJECT COST \$2,241,323		
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST	
Primary Facilities					\$1,778,593	
Enclosure		SF	12,449.00	\$142.87	\$1,778,593	
Supporting Facilities					\$356,000	
Comparative Supporting Facilities		LS			\$356,000	
ESTIMATED CONTRACT COST					\$2,134,593	
CONTINGENCY 5%					\$106,730	
SUBTOTAL					\$2,241,323	
TOTAL REQUEST					\$2,241,323	
10. Description of Proposed Construction						
Structurally retrofit existing Police Department facility (Whitehurst Municipal Building) by constructing Pre-Engineered Metal Building (PEMB) around existing superstructure. This estimate applies to real property capital investments only (e.g. does not include costs of non-real property equipment procurement, design, or land acquisition).						

1. COMPONENT Commercial		CONSTRUCTION PROJECT DATA			2. DATE 19 Jul 2021	
3. INSTALLATION AND LOCATION Crestview, Florida		4. PROJECT TITLE CONSTRUCT [NEW] PUBLIC SAFETY FACILITY				
5. PROGRAM ELEMENT N/A		6. CATEGORY CODE N/A	7. PROJECT NUMBER N/A	8. PROJECT COST \$10,145,602		
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST	
Primary Facilities					\$7,765,115	
Public Safety Facility		SF	20,000.00	\$388.26	\$7,765,115	
Supporting Facilities					\$1,458,160	
Comparative Supporting Facilities		LS			\$1,458,160	
ESTIMATED CONTRACT COST					\$9,223,275	
CONTINGENCY 10 %					\$922,327	
SUBTOTAL					\$10,145,602	
TOTAL REQUEST					\$10,145,602	
10. Description of Proposed Construction						
Construct consolidated Fire and Police Station. For the purpose of accurate construction cost estimation, the existing size, configuration, and operations of Fire Station #3 were used as a baseline to establish scoping requirements. This estimate accommodates an updated configuration and operations of the Police Station, in addition to a 20% increase in square footage to reflect increase in permanent staff assigned. Finally, this estimate includes relocation of Emergency Dispatch operations currently housed in City Hall. This estimate applies to real property capital investments only (e.g. does not include costs of non-real property equipment procurement, design, or land acquisition).						

Appendix **H**

Assembly Detail Report

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
PRIMARY FACILITIES									
DPS COMPLEX 29,000 SF Two-story Building									
A	SUBSTRUCTURE								
A10	FOUNDATIONS								
A1010	STANDARD FOUNDATIONS								
A101001	WALL FOUNDATIONS								
A1010010103	1'0" X 3'0" Strip Footing 3000 PSI	80.79	LF	\$76.32	\$3,194.59	\$2,891.13	\$80.10	\$0.00	\$6,165.81
A1010010105	0.46 m X 1.22 m(1'6" X 4'0") Strip Footing 20,684 kPa(3000 PSI)	188.52	LF	\$148.56	\$14,367.86	\$13,320.79	\$318.13	\$0.00	\$28,006.77
A101002	COLUMN FOUNDATIONS & PILE CAPS								
A1010020201	Spread Footing	23.61	CY	\$411.80	\$5,483.41	\$4,073.84	\$165.34	\$0.00	\$9,722.60
A1010020241	Spread Footing, Reinforcing Steel	0.70	TON	\$4,331.57	\$1,377.51	\$1,654.59	\$0.00	\$0.00	\$3,032.10
A1030	SLAB ON GRADE								
A103001	STANDARD SLAB ON GRADE								
A1030010101	101.6 mm(4") Standard Slab On Grade	14,526.00	SF	\$11.89	\$82,778.20	\$87,772.13	\$2,144.87	\$0.00	\$172,695.19
A103004	PITS AND BASES								
A1030040501	Elevator Pit 3.66 m X 3.66 m X 2.44 m(12' X 12' X 8') Deep Includes Slab/Walls	1.00	EA	\$27,605.19	\$7,761.46	\$19,158.39	\$685.34	\$0.00	\$27,605.19
A103005	FOUNDATION DRAINAGE								
A1030050601	Drainage	516.40	LF	\$39.22	\$9,812.76	\$9,777.85	\$664.47	\$0.00	\$20,255.07
Marked Up Cost					\$124,775.79	\$138,648.71	\$4,058.25	\$0.00	\$267,482.75

B	SHELL								
B10	SUPERSTRUCTURE								
B1010	FLOOR CONSTRUCTION								
B101001	STRUCTURAL FRAME								
B1010010122	Med Span, Lt Ld, Mtl Joist	11.72	TON	\$4,208.57	\$39,039.67	\$9,085.04	\$1,199.76	\$0.00	\$49,324.47
B1010010199	Seismic Modifications	29,000.00	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Program: CREST VIEW MASTER PLAN
Project: DPS COMPLEX
Project Num:

Assembly Detail Report

26 May 2021
10:41 AM

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B101003	FLOOR DECKS AND SLABS								
B1010030313	Floor Slab Of 38.1 mm(1-1/2") Steel Deck, 101.6 mm(4") Concrete Fill	14,474.00	SF	\$9.28	\$91,679.49	\$39,582.25	\$3,053.13	\$0.00	\$134,314.87
B1020	ROOF CONSTRUCTION								
B102001	STRUCTURAL FRAME								
B1020010127	Med Span, 31'-50', Steel Joist	13.92	TON	\$4,208.57	\$46,367.93	\$10,790.42	\$1,424.97	\$0.00	\$58,583.33
B102003	ROOF DECKS AND SLABS								
B1020030306	1-1/2" Galv. Metal Roof Deck, Open Type, F.P.	17,189.00	SF	\$6.55	\$71,174.94	\$40,291.71	\$1,087.75	\$0.00	\$112,554.40
Marked Up Cost					\$248,262.03	\$99,749.43	\$6,765.61	\$0.00	\$354,777.07
B20	EXTERIOR ENCLOSURE								
B2010	EXTERIOR WALLS								
B201001	EXTERIOR CLOSURE								
B2010010102	Brick Veneer Wall	16,183.00	SF	\$43.74	\$186,432.01	\$521,376.36	\$0.00	\$0.00	\$707,808.37
B2010010142	152.4 mm(6") Mtl. Stud Non-Load Bearing	16,183.00	SF	\$3.40	\$16,254.75	\$38,776.58	\$0.00	\$0.00	\$55,031.32
B201002	EXTERIOR WALL BACKUP CONSTRUCTION								
B2010020310	5/8" Gypsum Board/Installed/Taped & Finished	16,183.00	SF	\$3.16	\$13,269.18	\$37,933.61	\$0.00	\$0.00	\$51,202.79
B2010020311	Paint to Gypsum Board Walls Using Roller	16,183.00	SF	\$1.52	\$6,966.32	\$17,702.35	\$0.00	\$0.00	\$24,668.67
B201003	INSULATION & VAPOR RETARDER								
B2010030212	152.4 mm(6") Batt Insulation W/Vapor Barrier	16,183.00	SF	\$2.48	\$16,918.21	\$23,181.65	\$0.00	\$0.00	\$40,099.86
B201005	EXTERIOR LOUVERS & SCREENS								
B2010050501	Fixed Blade Exterior Louver With Baked Enamel Finish	105.88	SF	\$85.10	\$5,317.47	\$3,692.47	\$0.00	\$0.00	\$9,009.94
B201007	EXTERIOR SOFFITS								
B2010070806	Metal Soffit	3,386.25	SF	\$13.53	\$22,351.16	\$23,459.74	\$0.00	\$0.00	\$45,810.90
B2020	EXTERIOR WINDOWS								
B202001	WINDOWS								
B2020010104	Aluminum Frm Fixed Type Window - 9.53 mm(3/8") Bronze	1,110.00	SF	\$193.62	\$119,251.07	\$95,662.64	\$0.00	\$0.00	\$214,913.70

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B2030	EXTERIOR DOORS								
B203001	SOLID DOORS								
B2030010211	Pre-Hung, Insulated, Exterior Steel Door 910 mm X 2030 mm(3'0" x 6'-8")	3.00	EA	\$976.59	\$2,157.40	\$772.36	\$0.00	\$0.00	\$2,929.76
B203002	GLAZED DOORS								
B2030020103	910 mm X 2130 mm(3'0" X 7'0") Aluminum And Glass Door With Transom & Side	8.00	EA	\$4,339.87	\$18,765.28	\$15,953.64	\$0.00	\$0.00	\$34,718.92
Marked Up Cost					\$407,682.85	\$778,511.40	\$0.00	\$0.00	\$1,186,194.24
B30	ROOFING								
B3010	ROOF COVERINGS								
B301002	LOW SLOPE ROOF SYSTEMS								
B3010020108	Standing Seam Metal Roof	17,189.00	SF	\$12.36	\$125,084.67	\$87,298.71	\$0.00	\$0.00	\$212,383.38
B301003	ROOF INSULATION & FILL								
B3010030302	Rigid Insulation 1-1/2" Thick	17,189.00	SF	\$1.88	\$22,550.48	\$9,849.09	\$0.00	\$0.00	\$32,399.56
B301005	GUTTERS & DOWNSPOUTS								
B3010050601	5" Box Gutters With Downspouts	150.54	LF	\$20.99	\$1,129.43	\$2,030.97	\$0.00	\$0.00	\$3,160.40
Marked Up Cost					\$148,764.58	\$99,178.77	\$0.00	\$0.00	\$247,943.35
C	INTERIORS								
C10	INTERIOR CONSTRUCTION								
C1010	PARTITIONS								
C101001	FIXED PARTITIONS								
C1010010101	Mtl Stud Partition, 3-5/8"	14,649.19	SF	\$3.10	\$11,110.68	\$34,338.29	\$0.00	\$0.00	\$45,448.97
C1010010102	Mtl Stud Partition, 3-5/8", Sound Rated	16,403.13	SF	\$5.39	\$29,925.53	\$58,528.84	\$0.00	\$0.00	\$88,454.37
C1010010105	Mtl Stud Partition, 4"	630.50	SF	\$3.21	\$529.90	\$1,494.34	\$0.00	\$0.00	\$2,024.24
C1010010107	Mtl Stud Partition, 6"	1,731.38	SF	\$3.40	\$1,739.06	\$4,148.61	\$0.00	\$0.00	\$5,887.67
C1010010108	Mtl Stud Partition, 6", Sound Rated	8,068.15	SF	\$5.69	\$16,704.00	\$29,208.64	\$0.00	\$0.00	\$45,912.64
C1010010113	Non-Load Brg Partition Of 8 X 8 X 16 Concrete	3,601.35	SF	\$20.82	\$24,140.05	\$50,837.85	\$0.00	\$0.00	\$74,977.91

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C1010010164	Wire Mesh Partitions, 4' Wide x 8' High	634.45	SF	\$17.35	\$8,531.52	\$2,478.63	\$0.00	\$0.00	\$11,010.15
C101003	RETRACTABLE PARTITIONS								
C1010030301	Accordion Type Retractable Partition	803.04	SF	\$121.22	\$73,252.48	\$24,094.19	\$0.00	\$0.00	\$97,346.66
C101005	INTERIOR WINDOWS								
C1010050502	Fixed Type Window With Aluminum Frm - 1/4" Clear Glass	8.21	SF	\$106.58	\$646.42	\$228.58	\$0.00	\$0.00	\$875.00
C1010050511	Fixed Type Window With Steel Frm - 3/8" Clear Glass	641.59	SF	\$126.51	\$52,475.38	\$28,691.32	\$0.00	\$0.00	\$81,166.70
C1020	INTERIOR DOORS								
C102001	STANDARD INTERIOR DOORS								
C1020010116	3'0" X 7'0" S.C. Wood Door W/H.M. Frame W/Passage Set	1.00	EA	\$1,350.36	\$895.18	\$455.19	\$0.00	\$0.00	\$1,350.36
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	61.00	EA	\$1,760.15	\$78,457.43	\$28,911.86	\$0.00	\$0.00	\$107,369.30
C1020010121	3'0" X 7'0" H.M. Door W/Louver	2.00	EA	\$2,650.51	\$4,236.82	\$1,064.19	\$0.00	\$0.00	\$5,301.02
C1020010122	6'0" X 7'0" Pair H.M. Doors W/ Louver	2.00	EA	\$4,984.48	\$7,858.65	\$2,110.31	\$0.00	\$0.00	\$9,968.96
C1020010166	4'0" X 7'0" Interior Wood Door, H.M. Frm & Side	49.00	EA	\$3,988.97	\$115,200.49	\$80,258.93	\$0.00	\$0.00	\$195,459.42
C1020010168	3'0" X 7'0" Wood Door, hollow core, louvered pine	4.00	EA	\$1,450.22	\$3,707.30	\$2,093.59	\$0.00	\$0.00	\$5,800.90
C1020010170	Pre-Hung, Insulated, Interior Steel Door 910 mm X 2030 mm(3ft x 6ft8in)	2.00	EA	\$976.59	\$1,438.27	\$514.91	\$0.00	\$0.00	\$1,953.17
C102002	GLAZED INTERIOR DOORS								
C1020020203	3'0" X 7'0" Aluminum And Glass Door W/Transom & Sidelht	11.00	EA	\$4,339.87	\$25,802.26	\$21,936.26	\$0.00	\$0.00	\$47,738.52
C102003	FIRE DOORS								
C1020030303	3'0" X 7'0" Fire Rated Wood Door	2.00	EA	\$2,385.12	\$3,728.50	\$1,041.74	\$0.00	\$0.00	\$4,770.24
C102090	OTHER INTERIOR SPECIALTY DOORS								
C1020909019	SS Roll-Up Shutter, 4'0" High X 4'0" Wide	1.00	EA	\$4,200.52	\$3,177.29	\$1,023.23	\$0.00	\$0.00	\$4,200.52
C1030	SPECIALTIES								
C103001	COMPARTMENTS, CUBICLES & TOILET PARTITIONS								
C1030010102	Toilet Partition And Accessories	20.00	EA	\$2,470.81	\$36,237.50	\$13,178.72	\$0.00	\$0.00	\$49,416.22
C103002	TOILET & BATH ACCESSORIES								

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C1030020201	Toilet Paper Holder	1.00	EA	\$76.38	\$38.84	\$37.53	\$0.00	\$0.00	\$76.38
C1030020203	Paper Towel Dispenser And Waste Receptacle	5.00	EA	\$748.02	\$3,177.29	\$562.83	\$0.00	\$0.00	\$3,740.12
C1030020206	Grab Bars	2.00	EA	\$132.13	\$151.69	\$112.57	\$0.00	\$0.00	\$264.26
C1030020207	Bath Room Mirrors	20.00	EA	\$462.16	\$8,117.46	\$1,125.66	\$0.00	\$0.00	\$9,243.12
C1030020210	Soap Dispenser	16.00	EA	\$158.78	\$1,639.89	\$900.53	\$0.00	\$0.00	\$2,540.42
C1030020220	Stainless Steel Shower Curtain Rod	23.00	EA	\$143.97	\$1,320.11	\$1,991.18	\$0.00	\$0.00	\$3,311.30
C103003	MARKER BOARDS & TACK BOARDS								
C1030030302	Electrically Operated Glass Bead Projection Screen	9.93	SF	\$60.45	\$451.27	\$148.97	\$0.00	\$0.00	\$600.24
C1030030304	Liquid Marker Boards	317.72	SF	\$43.26	\$10,948.07	\$2,796.94	\$0.00	\$0.00	\$13,745.01
C103004	IDENTIFYING DEVICES								
C1030040401	Door Sign, 4" X 8"	3.00	EA	\$112.66	\$267.51	\$70.48	\$0.00	\$0.00	\$337.98
C103005	LOCKERS								
C1030050501	12" X 15" X 36" Double Tier Lockers	35.00	EA	\$524.11	\$16,716.64	\$1,627.15	\$0.00	\$0.00	\$18,343.80
C1030050502	18" X 15" X 72" Single Tier Lockers	3.00	EA	\$571.94	\$1,506.65	\$209.17	\$0.00	\$0.00	\$1,715.82
C103006	SHELVING								
C1030060604	Communications Rack W/3 Slots Incl CPU & Keyboard Shelves	13.00	EA	\$2,171.40	\$20,664.91	\$7,563.28	\$0.00	\$0.00	\$28,228.19
C103007	FIRE EXTINGUISHER CABINETS								
C1030070702	Fire Extinguisher Cabinet, 8" X 16" X 38"	1.00	EA	\$794.46	\$483.77	\$310.69	\$0.00	\$0.00	\$794.46
C103008	COUNTERS								
C1030080101	Plastic Laminate Countertop With Backsplash	9.11	LF	\$72.89	\$322.13	\$341.90	\$0.00	\$0.00	\$664.04
C103009	CABINETS								
C1030090220	Plastic Laminated Wall Cabinet - 30" High, 12" Deep	3.57	LF	\$572.34	\$1,507.51	\$535.75	\$0.00	\$0.00	\$2,043.26
C1030090222	Plastic Laminated Base Cabinet - 24" Deep	9.11	LF	\$788.82	\$5,135.42	\$2,050.72	\$0.00	\$0.00	\$7,186.14
Marked Up Cost					\$572,243.88	\$407,023.58	\$0.00	\$0.00	\$979,267.47
C20	STAIRS								
C2010	STAIR CONSTRUCTION								

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C201001	INTERIOR AND EXTERIOR STAIRS								
C2010010102	4'0" Wide, Metal Pan, Stair Construction	28.00	VLF	\$2,456.25	\$58,327.17	\$10,230.02	\$217.94	\$0.00	\$68,775.13
Marked Up Cost					\$58,327.17	\$10,230.02	\$217.94	\$0.00	\$68,775.13
C30	INTERIOR FINISHES								
C3010	WALL FINISHES								
C301003	GYPSUM WALLBOARD FINISHES								
C3010030301	5/8" Gypsum Board On 7/8" Furring Channel	46.74	SF	\$6.69	\$90.06	\$222.77	\$0.00	\$0.00	\$312.83
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	54,496.92	SF	\$3.16	\$44,684.52	\$127,742.99	\$0.00	\$0.00	\$172,427.51
C3010030311	1/2" WP Gypsum Board/Installed/Taped & Finished	571.74	SF	\$3.12	\$445.36	\$1,340.18	\$0.00	\$0.00	\$1,785.54
C3010030313	5/8" FR Gypsum Board/Installed/Taped & Finished	9,643.91	SF	\$3.04	\$7,709.80	\$21,601.02	\$0.00	\$0.00	\$29,310.81
C3010030314	5/8" Wtr Resist Gypsum Board/Installed/Taped & Finished	4,659.07	SF	\$3.33	\$4,584.22	\$10,921.05	\$0.00	\$0.00	\$15,505.27
C3010030318	5/8" High Impact Resistant Gypsum Board/Installed/Taped & Finished	864.73	SF	\$11.30	\$7,090.32	\$2,680.09	\$0.00	\$0.00	\$9,770.41
C3010030319	Furring 1 face only, steel channels, 3/4", 16" OC	3,658.44	SF	\$4.08	\$2,624.76	\$12,291.60	\$0.00	\$0.00	\$14,916.35
C301004	TILE & TERRAZZO WALL FINISHES								
C3010040401	4-1/4" X 4-1/4" Ceramic Tile To Walls	617.94	SF	\$18.89	\$4,990.77	\$6,679.09	\$0.00	\$0.00	\$11,669.86
C301090	OTHER WALL FINISHES								
C3010900501	Paint To Gypsum Board Walls Using Roller	69,830.91	SF	\$1.52	\$30,060.22	\$76,387.02	\$0.00	\$0.00	\$106,447.24
C3010900504	Special Coating	255.98	SF	\$3.33	\$351.57	\$500.02	\$0.00	\$0.00	\$851.59
C3010900506	Epoxy Paint To Drywall	361.97	SF	\$1.44	\$267.12	\$254.54	\$0.00	\$0.00	\$521.66
C3020	FLOOR FINISHES								
C302001	TILE FLOOR FINISHES								
C3020010102	6" X 6" X 1/2" Mud Set Quarry Tile And Base	300.00	SF	\$42.74	\$6,118.85	\$6,703.96	\$0.00	\$0.00	\$12,822.80
C302004	RESILIENT FLOOR FINISHES								
C3020040401	Vinyl Tile 1/8" X 12" X 12"	20,876.22	SF	\$15.91	\$271,738.22	\$60,352.80	\$0.00	\$0.00	\$332,091.02
C3020040404	Sheet Vinyl Resilient Flooring	89.11	SF	\$14.34	\$792.76	\$485.06	\$0.00	\$0.00	\$1,277.82
C302007	WALL BASE FINISHES								

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C3020079001	Cove base, rubber or vinyl, standard colors, 1/8" thick, 2-1/2" h	725.71	LF	\$5.25	\$1,785.13	\$2,022.41	\$0.00	\$0.00	\$3,807.54
C302090	OTHER FLOORING & FLOOR FINISHES								
C3020909010	Recessed Rubber Floor Mat	206.04	SF	\$46.87	\$8,658.26	\$998.13	\$0.00	\$0.00	\$9,656.39
C3020909021	Concrete Floor Sealer with Base	7,703.78	SF	\$1.46	\$5,842.93	\$5,417.39	\$0.00	\$0.00	\$11,260.32
C3030	CEILING FINISHES								
C303001	ACOUSTICAL CEILING TILES & PANELS								
C3030010402	2' X 2' Or 2' X 4' Fiberglass Acoustical Ceiling Tiles	18,653.06	SF	\$3.86	\$42,442.23	\$29,634.84	\$0.00	\$0.00	\$72,077.07
C303002	GYPSUM WALLBOARD CEILING FINISHES								
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	6,725.90	SF	\$3.76	\$5,514.87	\$19,794.82	\$0.00	\$0.00	\$25,309.69
C303005	SUSPENSIONS SYSTEMS								
C3030050702	T-Bar Ceiling Suspension System 2' X 2' Grid	18,653.06	SF	\$3.75	\$37,853.88	\$32,063.92	\$0.00	\$0.00	\$69,917.80
C3030050704	Suspension System For Gypsum Board Ceiling	6,725.90	SF	\$11.06	\$15,855.26	\$58,508.57	\$0.00	\$0.00	\$74,363.83
C303090	OTHER CEILING & CEILING FINISHES								
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	6,207.99	SF	\$1.52	\$2,672.36	\$6,790.83	\$0.00	\$0.00	\$9,463.19
C3030900603	Paint Exposed Steel Joists And Roof Deck	3,416.06	SF	\$4.92	\$5,251.84	\$11,566.22	\$0.00	\$0.00	\$16,818.06
C3030900605	Epoxy Paint To Drywall Ceiling	2,782.01	SF	\$1.44	\$2,052.99	\$1,956.34	\$0.00	\$0.00	\$4,009.33
C3040	INTERIOR COATINGS AND SPECIAL FINISHES								
C304005	INTERIOR WOOD FINISHES								
C3040050101	Underlayment, plywood, 3/4" thick	588.30	SF	\$4.75	\$1,784.78	\$1,011.27	\$0.00	\$0.00	\$2,796.05
Marked Up Cost					\$511,263.07	\$497,926.92	\$0.00	\$0.00	\$1,009,189.99

D	SERVICES								
D10	CONVEYING								
D1010	ELEVATORS AND LIFTS								
D101002	PASSENGER ELEVATORS								
D1010020201	Hydraulic Passenger Elevator - 2 Story	2.00	STOP	\$59,206.97	\$85,018.13	\$33,395.81	\$0.00	\$0.00	\$118,413.93

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Marked Up Cost					\$85,018.13	\$33,395.81	\$0.00	\$0.00	\$118,413.93
D20	PLUMBING								
D2010	PLUMBING FIXTURES								
D201001	WATERCLOSETS								
D2010010101	Floor Mounted Water Closet	20.00	EA	\$1,024.14	\$9,429.38	\$11,053.45	\$0.00	\$0.00	\$20,482.83
D2010010104	Wall Mounted Water Closet	1.00	EA	\$4,458.58	\$3,638.51	\$820.08	\$0.00	\$0.00	\$4,458.58
D201002	URINALS								
D2010020203	Wall Mounted Urinal, Wash Down Type	13.00	EA	\$3,193.37	\$25,182.58	\$16,331.24	\$0.00	\$0.00	\$41,513.83
D201003	LAVATORIES								
D2010030301	Wall Hung 16" By 14" White Single Bowl Lavatory	18.00	EA	\$4,047.33	\$34,499.22	\$38,352.72	\$0.00	\$0.00	\$72,851.94
D2010030306	Wall Hung Lavatory, White Vitreous China W/ Rough-In	1.00	EA	\$7,565.52	\$2,581.70	\$4,983.82	\$0.00	\$0.00	\$7,565.52
D201004	SINKS								
D2010040402	S.S. Sink, Double Bowl 32 X 21 X 7	1.00	EA	\$2,608.88	\$1,998.62	\$610.26	\$0.00	\$0.00	\$2,608.88
D2010040403	S.S. Kitchen Sink, Single Bowl 25 X 22	1.00	EA	\$3,781.82	\$1,889.97	\$1,891.85	\$0.00	\$0.00	\$3,781.82
D2010040407	Janitor Sink - Floor Type	2.00	EA	\$2,766.84	\$4,202.22	\$1,331.47	\$0.00	\$0.00	\$5,533.69
D201005	SHOWERS/TUBS								
D2010050508	Fiberglass Shower Unit	2.00	EA	\$2,010.48	\$2,849.31	\$1,171.66	\$0.00	\$0.00	\$4,020.97
D201006	DRINKING FOUNTAINS & COOLERS								
D2010060608	Water cooler, electric, wall hung, dual height, 14.3 GPH	2.00	EA	\$4,100.85	\$5,143.77	\$3,057.93	\$0.00	\$0.00	\$8,201.70
D2020	DOMESTIC WATER DISTRIBUTION								
D202001	PIPES & FITTINGS								
D2020010101	Copper Pipe & Fittings (1/2" to 4" Dia. Piping)	77.00	EA	\$4,428.63	\$112,432.28	\$228,571.95	\$0.00	\$0.00	\$341,004.22
D202002	VALVES & HYDRANTS								
D2020020201	Valves & Hydrants	39.00	EA	\$818.83	\$27,878.32	\$4,055.89	\$0.00	\$0.00	\$31,934.21
D202003	DOMESTIC WATER EQUIPMENT								

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D2020030104	Domestic Water Supply Equip - 378.54 L(100 Gal.) Gas Hot Water	1.00	EA	\$21,092.67	\$18,756.26	\$2,336.41	\$0.00	\$0.00	\$21,092.67
D2020030119	Hot Water Storage Tank & Steam Heat Exchanger 2082 L(550 Gal)	1.00	EA	\$31,097.25	\$16,752.00	\$14,345.24	\$0.00	\$0.00	\$31,097.25
D202004	INSULATION & IDENTIFICATION								
D2020040401	Fiberglass 1-1/2" Pipe Insulation With Vapor Barrier	77.00	EA	\$488.82	\$9,025.27	\$28,613.86	\$0.00	\$0.00	\$37,639.12
D202005	SPECIALTIES								
D2020050502	Domestic Water Supply Specialties, 25.4 mm(1")	6.00	EA	\$1,318.23	\$6,764.55	\$1,144.83	\$0.00	\$0.00	\$7,909.38
D2030	SANITARY WASTE								
D203001	WASTE PIPE & FITTINGS								
D2030010101	Waste Pipe & Fittings	98.00	EA	\$3,294.66	\$120,049.90	\$202,826.44	\$0.00	\$0.00	\$322,876.34
D203002	VENT PIPE & FITTINGS								
D2030020201	C.I. No Hub Vent Pipe Systm	98.00	EA	\$324.90	\$11,946.73	\$19,893.40	\$0.00	\$0.00	\$31,840.14
D203003	FLOOR DRAINS								
D2030030303	Medium Duty And Heavy Duty Cast Iron Floor Drains	22.00	EA	\$1,105.87	\$18,422.13	\$5,906.93	\$0.00	\$0.00	\$24,329.06
D203004	SANITARY AND VENT EQUIPMENT								
D2030040201	106 L/min(28 GPM), 745.7 W(1HP), Bronze, Sump Pump	2.00	EA	\$3,682.77	\$5,022.17	\$2,343.36	\$0.00	\$0.00	\$7,365.53
Marked Up Cost					\$438,464.89	\$589,642.79	\$0.00	\$0.00	\$1,028,107.68
D30	HVAC								
D3010	ENERGY SUPPLY								
D301002	GAS SUPPLY SYSTEM								
D3010020226	1000 MBH Natural Gas Supply	1.00	EA	\$12,137.70	\$4,399.01	\$7,738.69	\$0.00	\$0.00	\$12,137.70
D3020	HEAT GENERATING SYSTEMS								
D302001	BOILERS								
D3020010256	Hot Water Boiler, Gas Fired 248.9kW (850 MBH), complete w/ fittings	1.00	EA	\$119,302.23	\$75,483.28	\$43,818.95	\$0.00	\$0.00	\$119,302.23
D3030	COOLING GENERATING SYSTEMS								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D303001	CHILLED WATER SYSTEMS								
D3030011111	457.2 kW (130 Ton) Air Cooled Packaged Screw Chiller W/Mech. Room Piping	1.00	EA	\$365,409.96	\$269,481.24	\$95,528.14	\$400.57	\$0.00	\$365,409.96
D3040	DISTRIBUTION SYSTEMS								
D304001	AIR DISTRIBUTION, HEATING & COOLING								
D3040011152	Ductwork Supply Stack Insulation	823.26	SF	\$16.53	\$1,147.55	\$12,457.64	\$0.00	\$0.00	\$13,605.19
D3040011153	Floor Ductwork (Supply at 1500FPM)	7,018.00	LB	\$14.55	\$7,624.55	\$94,498.85	\$0.00	\$0.00	\$102,123.40
D3040011154	Floor Ductwork (Return at 2500FPM)	3,588.75	LB	\$14.55	\$3,898.92	\$48,323.27	\$0.00	\$0.00	\$52,222.19
D3040011155	Floor Ductwork (Exhaust at 2500FPM)	2,367.13	LB	\$14.55	\$2,571.72	\$31,873.90	\$0.00	\$0.00	\$34,445.62
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	739.94	LB	\$14.55	\$803.89	\$9,963.45	\$0.00	\$0.00	\$10,767.34
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	739.94	LB	\$14.55	\$803.89	\$9,963.45	\$0.00	\$0.00	\$10,767.34
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	609.00	LB	\$14.55	\$661.63	\$8,200.31	\$0.00	\$0.00	\$8,861.95
D304090	OTHER DISTRIBUTION SYSTEMS								
D3040909001	Exhaust Ventilation System	1.00	EA	\$24,045.08	\$20,049.85	\$3,995.23	\$0.00	\$0.00	\$24,045.08
D3050	TERMINAL & PACKAGE UNITS								
D305002	UNIT HEATERS								
D3050020258	Vertical Unit Heater, Hot Water, 5.86 kW (20 MBH)	5.00	EA	\$6,925.53	\$22,681.75	\$11,945.88	\$0.00	\$0.00	\$34,627.63
D305006	PACKAGE UNITS								
D3050060673	VAV Air Handling Unit, w Heat, 175.7 kW (50 Ton), 190.3 KW (650 MBH)	2.00	EA	\$202,789.68	\$333,385.64	\$69,640.82	\$0.00	\$2,552.89	\$405,579.35
D3060	CONTROLS & INSTRUMENTATION								
D306001	HVAC CONTROLS								
D3060010703	VFD 7.5HP, NEMA1 ENCL,460V-3PH	2.00	EA	\$6,686.71	\$9,326.88	\$4,046.54	\$0.00	\$0.00	\$13,373.43
D3060011102	Controls, Commercial HVAC Systems	1.00	EA	\$73,018.48	\$39,813.49	\$28,593.07	\$0.00	\$4,611.92	\$73,018.48
D3060011105	Controls, Boilers and Pumps	1.00	EA	\$3,734.80	\$1,955.57	\$1,779.23	\$0.00	\$0.00	\$3,734.80
D3060011108	Controls, Chillers and Pumps	1.00	EA	\$10,737.57	\$5,371.67	\$5,365.90	\$0.00	\$0.00	\$10,737.57

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
Marked Up Cost					\$799,460.55	\$487,733.33	\$400.57	\$7,164.81	\$1,294,759.26
D40	FIRE PROTECTION								
D4010	FIRE ALARM AND DETECTION SYSTEMS								
D401001	FIRE ALARM DISTRIBUTION								
D4010010101	Fire Alarm System	83.00	OUT	\$1,879.33	\$36,438.62	\$119,545.62	\$0.00	\$0.00	\$155,984.24
D4010010104	Fire Alarm Duct Smoke Detector	6.00	EA	\$2,283.30	\$5,029.01	\$8,670.76	\$0.00	\$0.00	\$13,699.78
D4010010113	12 Zone Fire Alarm Panel And Remote Annunciator	2.00	EA	\$11,077.45	\$11,561.24	\$10,593.66	\$0.00	\$0.00	\$22,154.89
D4020	FIRE SUPPRESSION WATER SUPPLY AND EQUIPMENT								
D402001	FIRE PROTECTION WATER PIPING AND EQUIPMENT								
D4020010105	Fire Protection Water Supply	253.00	EA	\$138.28	\$25,334.38	\$9,613.87	\$37.36	\$0.00	\$34,985.61
D4030	STANDPIPE SYSTEMS								
D403001	STANDPIPE EQUIPMENT & PIPING								
D4030010105	4" Standpipe System	4.00	EA	\$11,678.14	\$39,999.66	\$6,712.92	\$0.00	\$0.00	\$46,712.58
D4040	SPRINKLERS								
D404001	SPRINKLERS AND RELEASING DEVICES								
D4040010102	Concealed Sprinkler Heads, Pipes & Fittings - Ord. Haz.	253.00	EA	\$1,966.89	\$210,698.00	\$286,610.73	\$314.87	\$0.00	\$497,623.59
D4050	FIRE PROTECTION SPECIALTIES								
D405001	PORTABLE EXTINGUISHERS								
D4050010101	5 Pound All Purpose ABC Type Fire Extinguishers	7.00	EA	\$129.36	\$380.25	\$525.25	\$0.00	\$0.00	\$905.50

Marked Up Cost					\$329,441.15	\$442,272.80	\$352.23	\$0.00	\$772,066.18
D50	ELECTRICAL								
D5010	ELECTRICAL SERVICE & DISTRIBUTION								
D501001	MAIN & SECONDARY TRANSFORMERS								
D5010010104	800 Amp Main Transformer (750 KVA Transformer, Secondary)	1.00	EA	\$55,503.27	\$44,704.92	\$9,962.15	\$836.20	\$0.00	\$55,503.27
D5010010207	Underground 800 Amp Secondary	1.00	EA	\$79,434.62	\$49,049.16	\$30,253.33	\$132.13	\$0.00	\$79,434.62

Note: All Costs Include ACF, Markups and Escalation

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D501003	INTERIOR DISTRIBUTION TRANSFORMERS								
D5010030401	25 KVA Dry Type Transformer (Single Phase)	2.00	EA	\$7,220.87	\$9,019.40	\$5,422.34	\$0.00	\$0.00	\$14,441.74
D5010030402	37.5 KVA Dry Type Transformer	2.00	EA	\$8,872.35	\$10,966.77	\$6,777.92	\$0.00	\$0.00	\$17,744.70
D5010030403	75 KVA Dry Type Transformer	3.00	EA	\$12,780.47	\$25,828.29	\$12,513.11	\$0.00	\$0.00	\$38,341.40
D501004	SWITCHBOARDS & PANELBOARDS								
D5010040307	Ungrd 800 Amp Main Switchboard	1.00	EA	\$138,507.99	\$114,454.18	\$24,053.81	\$0.00	\$0.00	\$138,507.99
D5010040355	Underground 400 Amp Main Switchboard	1.00	EA	\$54,233.04	\$43,313.64	\$10,919.40	\$0.00	\$0.00	\$54,233.04
D5010040502	Panelbd 208V 100A 30 Cir Mlo W/Bkr	2.00	EA	\$10,363.77	\$9,356.40	\$11,371.15	\$0.00	\$0.00	\$20,727.55
D5010040516	Panelbd 208V 225A MCB 42 Cir W/Bkr	3.00	EA	\$23,556.93	\$34,314.73	\$36,356.07	\$0.00	\$0.00	\$70,670.80
D5010040551	Panelbd 480V 225A MCB 32 Cir W/Bkr	3.00	EA	\$22,207.01	\$34,622.21	\$31,998.81	\$0.00	\$0.00	\$66,621.02
D5020	LIGHTING & BRANCH WIRING								
D502001	BRANCH WIRING								
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	436.00	EA	\$919.39	\$95,853.71	\$304,999.36	\$0.00	\$0.00	\$400,853.07
D5020010109	120 Volt, 20 Amp Duplex Ground Fault Receptacle	4.00	EA	\$1,031.17	\$1,019.19	\$3,105.49	\$0.00	\$0.00	\$4,124.68
D5020010113	120 Volt, 20 Amp Quadraplex Receptacle	66.00	EA	\$986.24	\$17,763.72	\$47,328.21	\$0.00	\$0.00	\$65,091.92
D5020010136	Equipment Connections For Up To 5 HP	6.00	EA	\$2,601.54	\$3,729.48	\$11,879.75	\$0.00	\$0.00	\$15,609.24
D5020010138	480 Volt Equipment Connections For Motors - 15 To 25 HP	6.00	EA	\$2,961.35	\$5,716.91	\$12,051.18	\$0.00	\$0.00	\$17,768.09
D5020010158	Thermal Motor Switch	3.00	EA	\$864.10	\$672.77	\$1,919.53	\$0.00	\$0.00	\$2,592.30
D502002	LIGHTING EQUIPMENT								
D5020020202	2' X 4' LED Fixture	222.00	EA	\$1,266.72	\$74,790.74	\$206,421.99	\$0.00	\$0.00	\$281,212.73
D5020020208	4' Industrial LED Fixture	102.00	EA	\$1,275.36	\$37,735.87	\$92,350.66	\$0.00	\$0.00	\$130,086.54
D5020020228	250W LED Wall Pack	30.00	EA	\$1,757.57	\$23,803.85	\$28,923.12	\$0.00	\$0.00	\$52,726.96
D5020020272	Exit Light With Battery Backup	27.00	EA	\$1,544.88	\$15,913.73	\$25,798.04	\$0.00	\$0.00	\$41,711.77
D502090	OTHER LIGHTING AND BRANCH WIRING								
D5020909051	Exterior Compact LEDt Fixture, surface mounted with emergency unit	18.00	EA	\$1,204.55	\$8,517.80	\$13,164.13	\$0.00	\$0.00	\$21,681.93
D5030	COMMUNICATIONS & SECURITY								

Note: All Costs Include ACF, Markups and Escalation

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D503001	TELECOMMUNICATIONS SYSTEMS								
D5030010303	4-Pair Telephone Outlet	66.00	EA	\$1,275.03	\$21,244.75	\$62,907.17	\$0.00	\$0.00	\$84,151.92
D503002	PUBLIC ADDRESS SYSTEMS								
D5030020401	Sound And Public Address	29,000.00	SF	\$2.54	\$38,045.48	\$35,499.19	\$0.00	\$0.00	\$73,544.67
D5090	OTHER ELECTRICAL SERVICES								
D509003	GROUNDING SYSTEMS								
D5090030302	Building Grounding	23.00	EA	\$1,515.15	\$12,291.19	\$22,557.17	\$0.00	\$0.00	\$34,848.36
D509004	LIGHTNING PROTECTION								
D5090040401	Lightning Protection System	35.00	EA	\$1,030.51	\$11,115.49	\$24,952.44	\$0.00	\$0.00	\$36,067.93
Marked Up Cost					\$743,844.39	\$1,073,485.53	\$968.34	\$0.00	\$1,818,298.25
E	EQUIPMENT & FURNISHINGS								
E10	EQUIPMENT								
E1090	OTHER EQUIPMENT								
E109002	FOOD SERVICE EQUIPMENT								
E1090020301	40 - 250 Person Dining Hall - Kitchen Equipment	0.27	SET	\$764,300.20	\$193,935.79	\$12,425.27	\$0.00	\$0.00	\$206,361.05
Marked Up Cost					\$193,935.79	\$12,425.27	\$0.00	\$0.00	\$206,361.05
E20	FURNISHINGS								
E2010	FIXED FURNISHINGS								
E201002	WINDOW TREATMENTS								
E2010020301	Horizontal Blinds	660.00	SF	\$14.16	\$8,347.46	\$997.00	\$0.00	\$0.00	\$9,344.46
Marked Up Cost					\$8,347.46	\$997.00	\$0.00	\$0.00	\$9,344.46
Facility Marked Up Cost:					\$4,669,831.71	\$4,671,221.35	\$12,762.93	\$7,164.81	\$9,360,980.80
Primary Facilities Total Marked Up Cost:					\$0.00	\$4,671,221.35	\$12,762.93	\$7,164.81	\$9,360,980.80

Note: All Costs Include ACF, Markups and Escalation

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Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
Total Facilities Marked Up Cost:			\$4,669,831.71	\$4,671,221.35	\$12,762.93	\$7,164.81	\$9,360,980.80	
In-Project Lump Sums(s)								
Pavement:								1,024,251.38
Site Improvements:								408,532.47
Utilities:								582,667.62
Estimated Contract Cost:								\$11,376,429.70
Contingency:						10.00%		\$1,137,642.97
SIOH:						0.00%		\$0.00
Design						0.00%		\$0.00
Other						0.00%		\$0.00
Total Project Cost:								\$12,514,072.67
Out-of-Project Lump Sum(s)								

Note: All Costs Include ACF, Markups and Escalation

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Assembly Detail Report

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
PRIMARY FACILITIES									
FIRE STATION #1									
A	SUBSTRUCTURE								
A10	FOUNDATIONS								
A1010	STANDARD FOUNDATIONS								
A101001	WALL FOUNDATIONS								
A1010010105	0.46 m X 1.22 m(1'6" X 4'0") Strip Footing 20,684 kPa(3000 PSI)	327.21	LF	\$147.94	\$24,833.25	\$23,023.51	\$549.85	\$0.00	\$48,406.61
A101002	COLUMN FOUNDATIONS & PILE CAPS								
A1010020201	Spread Footing	6.73	CY	\$410.07	\$1,556.48	\$1,156.37	\$46.93	\$0.00	\$2,759.78
A1010020241	Spread Footing, Reinforcing Steel	0.17	TON	\$4,313.39	\$333.13	\$400.14	\$0.00	\$0.00	\$733.28
A1030	SLAB ON GRADE								
A103001	STANDARD SLAB ON GRADE								
A1030010101	101.6 mm(4") Standard Slab On Grade	6,398.61	SF	\$11.84	\$36,310.15	\$38,500.71	\$940.83	\$0.00	\$75,751.70
A1030010105	203.2 mm(8") Slab On Grade 27,579 kPa(4000 PSI)	3,444.38	SF	\$24.47	\$40,005.62	\$43,325.93	\$940.55	\$0.00	\$84,272.11
A103003	TRENCHES								
A1030030407	Galv. Welded Steel Trench Grate	223.04	SF	\$62.37	\$11,154.41	\$2,701.44	\$56.22	\$0.00	\$13,912.06
Marked Up Cost					\$114,193.04	\$109,108.10	\$2,534.39	\$0.00	\$225,835.54
B	SHELL								
B10	SUPERSTRUCTURE								
B1010	FLOOR CONSTRUCTION								
B101001	STRUCTURAL FRAME								
B1010010199	Seismic Modifications	8,780.00	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
B1020	ROOF CONSTRUCTION								
B102001	STRUCTURAL FRAME								
B1020010127	Med Span, 31'-50', Steel Joist	7.53	TON	\$4,190.90	\$24,977.33	\$5,812.55	\$767.60	\$0.00	\$31,557.48
Note: All Costs Include ACF, Markups and Escalation									
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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B102003	ROOF DECKS AND SLABS								
B1020030306	1-1/2" Galv. Metal Roof Deck, Open Type, F.P.	9,300.00	SF	\$6.52	\$38,347.05	\$21,708.04	\$586.05	\$0.00	\$60,641.14
Marked Up Cost					\$63,324.38	\$27,520.59	\$1,353.65	\$0.00	\$92,198.62
B20	EXTERIOR ENCLOSURE								
B2010	EXTERIOR WALLS								
B201001	EXTERIOR CLOSURE								
B2010010102	Brick Veneer Wall	6,339.00	SF	\$43.55	\$72,720.14	\$203,369.39	\$0.00	\$0.00	\$276,089.53
B2010010144	Reinforced 203.2 mm(8") Concrete Masonry Unit Back-Up Wall	6,339.00	SF	\$33.44	\$65,991.59	\$145,827.52	\$133.15	\$0.00	\$211,952.27
B201002	EXTERIOR WALL BACKUP CONSTRUCTION								
B2010020303	3/4" Mtl Furring Strip	6,339.00	SF	\$4.06	\$4,528.83	\$21,208.29	\$0.00	\$0.00	\$25,737.12
B2010020310	5/8" Gypsum Board/Installed/Taped & Finished	6,339.00	SF	\$3.15	\$5,175.81	\$14,796.48	\$0.00	\$0.00	\$19,972.29
B2010020311	Paint to Gypsum Board Walls Using Roller	6,339.00	SF	\$1.52	\$2,717.30	\$6,905.02	\$0.00	\$0.00	\$9,622.32
B201003	INSULATION & VAPOR RETARDER								
B2010030201	Polystyrene Rigid Wall Insulation, 25.4 mm(1") Thick	6,339.00	SF	\$2.54	\$7,246.14	\$8,877.89	\$0.00	\$0.00	\$16,124.02
B201007	EXTERIOR SOFFITS								
B2010070804	Vinyl Soffit And Fascia, Vented	718.64	SF	\$24.47	\$6,175.77	\$11,406.65	\$0.00	\$0.00	\$17,582.42
B2020	EXTERIOR WINDOWS								
B202001	WINDOWS								
B2020010101	Aluminum Frm Fixed Type Window - 6.35 mm(1/4") Clear	151.00	SF	\$106.13	\$11,839.11	\$4,186.49	\$0.00	\$0.00	\$16,025.59
B2030	EXTERIOR DOORS								
B203001	SOLID DOORS								
B2030010202	910 mm X 2130 mm(3'0" X 7'0") Hollow Metal Door W/Frame	7.00	EA	\$5,414.65	\$29,765.00	\$8,137.56	\$0.00	\$0.00	\$37,902.55
B2030010204	1830 mm X 2130 mm(6'0" X 7'0") Pair Hollow Metal Doors W/Frame and Panic Handles	1.00	EA	\$9,297.43	\$7,152.97	\$2,144.45	\$0.00	\$0.00	\$9,297.43
B203004	OVERHEAD AND ROLL-UP DOORS								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B2030040103	6100 mm X 4270mm(20'0" X 14'0") Metal Overhead Door	1.00	EA	\$23,434.10	\$15,527.51	\$7,683.50	\$223.08	\$0.00	\$23,434.10
Marked Up Cost					\$228,840.18	\$434,543.24	\$356.23	\$0.00	\$663,739.64
B30 ROOFING									
B3010 ROOF COVERINGS									
B301002 LOW SLOPE ROOF SYSTEMS									
B3010020108	Standing Seam Metal Roof	9,300.00	SF	\$12.30	\$67,392.10	\$47,034.08	\$0.00	\$0.00	\$114,426.18
B301003 ROOF INSULATION & FILL									
B3010030302	Rigid Insulation 1-1/2" Thick	9,300.00	SF	\$1.88	\$12,149.56	\$5,306.41	\$0.00	\$0.00	\$17,455.97
B301005 GUTTERS & DOWNSPOUTS									
B3010050601	5" Box Gutters With Downspouts	272.87	LF	\$20.91	\$2,038.61	\$3,665.90	\$0.00	\$0.00	\$5,704.51
Marked Up Cost					\$81,580.27	\$56,006.39	\$0.00	\$0.00	\$137,586.66
C INTERIORS									
C10 INTERIOR CONSTRUCTION									
C1010 PARTITIONS									
C101001 FIXED PARTITIONS									
C1010010101	Mtl Stud Partition, 3-5/8"	70.48	SF	\$3.09	\$53.23	\$164.51	\$0.00	\$0.00	\$217.75
C1010010102	Mtl Stud Partition, 3-5/8", Sound Rated	4,817.68	SF	\$5.37	\$8,752.37	\$17,118.02	\$0.00	\$0.00	\$25,870.39
C1010010112	Non-Load Brg Partition Of 8 X 6 X 16 Concrete	474.65	SF	\$19.01	\$2,964.78	\$6,056.67	\$0.00	\$0.00	\$9,021.45
C1010010113	Non-Load Brg Partition Of 8 X 8 X 16 Concrete	1,176.90	SF	\$20.73	\$7,855.70	\$16,543.75	\$0.00	\$0.00	\$24,399.45
C1010010118	8 X 8 X 16 Load Bearing Concrete Masonry Unit Wall	986.33	SF	\$38.27	\$11,939.18	\$25,785.64	\$20.72	\$0.00	\$37,745.54
C101005 INTERIOR WINDOWS									
C1010050504	Fixed Type Window With Aluminum Frm - 3/4" Clear Glass	2.68	SF	\$106.13	\$210.12	\$74.30	\$0.00	\$0.00	\$284.43
C1020 INTERIOR DOORS									
C102001 STANDARD INTERIOR DOORS									

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C1020010101	3'0" X 7'0" Hollow Metal Door	5.00	EA	\$2,293.66	\$9,407.34	\$2,060.97	\$0.00	\$0.00	\$11,468.30
C1020010110	6'0" X 7'0" Pair Hollow Metal Doors	1.00	EA	\$4,234.69	\$3,503.69	\$730.99	\$0.00	\$0.00	\$4,234.69
C1020010116	3'0" X 7'0" S.C. Wood Door W/H.M. Frame W/Passage Set	2.00	EA	\$1,344.69	\$1,782.83	\$906.55	\$0.00	\$0.00	\$2,689.38
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	16.00	EA	\$1,752.76	\$20,492.59	\$7,551.60	\$0.00	\$0.00	\$28,044.18
C1020010126	2'6" X 6'8" Hollow Core Interior Door And Frame	23.00	EA	\$400.64	\$2,748.39	\$6,466.25	\$0.00	\$0.00	\$9,214.64
C102003	FIRE DOORS								
C1020030301	3'0" X 7'0" Fire Rated Hollow Metal Door	2.00	EA	\$2,397.42	\$3,895.49	\$899.34	\$0.00	\$0.00	\$4,794.83
C1020030303	3'0" X 7'0" Fire Rated Wood Door	1.00	EA	\$2,375.11	\$1,856.42	\$518.68	\$0.00	\$0.00	\$2,375.11
C1020030304	6'0" X 7'0" Pair Fire Rated Wood Doors	1.00	EA	\$4,336.04	\$3,410.74	\$925.30	\$0.00	\$0.00	\$4,336.04
C1030	SPECIALTIES								
C103001	COMPARTMENTS, CUBICLES & TOILET PARTITIONS								
C1030010101	Urinal Screens	1.00	EA	\$417.06	\$192.90	\$224.16	\$0.00	\$0.00	\$417.06
C1030010102	Toilet Partition And Accessories	3.00	EA	\$2,460.44	\$5,412.80	\$1,968.51	\$0.00	\$0.00	\$7,381.31
C103003	MARKER BOARDS & TACK BOARDS								
C1030030301	Porcelain Enamel Chalkboard	2.68	SF	\$54.19	\$118.55	\$26.69	\$0.00	\$0.00	\$145.24
C103004	IDENTIFYING DEVICES								
C1030040401	Door Sign, 4" X 8"	3.00	EA	\$112.19	\$266.38	\$70.18	\$0.00	\$0.00	\$336.57
C103005	LOCKERS								
C1030050501	12" X 15" X 36" Double Tier Lockers	19.00	EA	\$521.91	\$9,036.64	\$879.60	\$0.00	\$0.00	\$9,916.25
C103006	SHELVING								
C1030060601	10" Wide Stock Prefinished Shelves With Supports	69.45	LF	\$27.64	\$808.06	\$1,111.35	\$0.00	\$0.00	\$1,919.42
C103007	FIRE EXTINGUISHER CABINETS								
C1030070701	Fire Extinguisher Cabinet, 8" X 12" X 27"	1.00	EA	\$750.30	\$440.91	\$309.38	\$0.00	\$0.00	\$750.30
C1030070702	Fire Extinguisher Cabinet, 8" X 16" X 38"	2.00	EA	\$791.12	\$963.47	\$618.77	\$0.00	\$0.00	\$1,582.24
C103008	COUNTERS								
C1030080101	Plastic Laminate Countertop With Backsplash	0.45	LF	\$72.58	\$15.85	\$16.82	\$0.00	\$0.00	\$32.66
C103009	CABINETS								

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C1030090201	Plastic Laminate Cabinets With Countertop And Drawers	14.25	LF	\$1,089.16	\$13,816.76	\$1,703.77	\$0.00	\$0.00	\$15,520.53
C1030090203	Ktchn Cab. - Prefinished Hardwd W/Plastic Laminate Top	8.46	LF	\$808.17	\$5,845.57	\$991.53	\$0.00	\$0.00	\$6,837.10
C1030090204	Bathroom Vanity 30" Wide X 24" Deep X 34" High	14.25	LF	\$522.11	\$6,178.27	\$1,261.75	\$0.00	\$0.00	\$7,440.02
C1030090205	Kitchen Cabinets - Prefinished Wall	6.23	LF	\$174.29	\$941.06	\$144.77	\$0.00	\$0.00	\$1,085.83
C1030090212	Wall Mounted Base Cabinet W/Doors	7.12	LF	\$610.36	\$3,459.03	\$886.74	\$0.00	\$0.00	\$4,345.77
Marked Up Cost					\$126,369.14	\$96,016.62	\$20.72	\$0.00	\$222,406.48
C30	INTERIOR FINISHES								
C3010	WALL FINISHES								
C301003	GYPSUM WALLBOARD FINISHES								
C3010030301	5/8" Gypsum Board On 7/8" Furring Channel	393.83	SF	\$6.66	\$755.67	\$1,869.20	\$0.00	\$0.00	\$2,624.87
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	6,059.48	SF	\$3.15	\$4,947.58	\$14,144.02	\$0.00	\$0.00	\$19,091.61
C3010030311	1/2" WP Gypsum Board/Installed/Taped & Finished	1,251.28	SF	\$3.11	\$970.59	\$2,920.73	\$0.00	\$0.00	\$3,891.32
C301004	TILE & TERRAZZO WALL FINISHES								
C3010040401	4-1/4" X 4-1/4" Ceramic Tile To Walls	1,781.19	SF	\$18.81	\$14,325.31	\$19,171.38	\$0.00	\$0.00	\$33,496.70
C301005	WALL COVERINGS								
C3010050601	Light Weight Vinyl Wallcovering With Fabric Backing	18.29	SF	\$3.07	\$36.21	\$19.92	\$0.00	\$0.00	\$56.14
C301006	ACOUSTICAL PANELS ADHERED TO WALLS								
C3010060705	Acoustical Wall Panels	170.97	SF	\$24.69	\$2,983.90	\$1,237.14	\$0.00	\$0.00	\$4,221.04
C301090	OTHER WALL FINISHES								
C3010900501	Paint To Gypsum Board Walls Using Roller	6,763.17	SF	\$1.52	\$2,899.13	\$7,367.07	\$0.00	\$0.00	\$10,266.20
C3010900502	Paint To Concrete Block Using Brushes, Two Coats	2,287.11	SF	\$2.41	\$1,540.63	\$3,974.27	\$0.00	\$0.00	\$5,514.90
C3010900505	Paint To Concrete Walls-One Coat Primer, One Coat Paint	805.98	SF	\$1.49	\$427.76	\$773.43	\$0.00	\$0.00	\$1,201.19
C3020	FLOOR FINISHES								
C302001	TILE FLOOR FINISHES								
C3020010101	Thin Set Natural Clay Ceramic Tile Floor And Base	677.74	SF	\$30.60	\$8,771.02	\$11,970.31	\$0.00	\$0.00	\$20,741.33

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C302004	RESILIENT FLOOR FINISHES								
C3020040401	Vinyl Tile 1/8" X 12" X 12"	1,188.89	SF	\$15.84	\$15,410.37	\$3,422.63	\$0.00	\$0.00	\$18,833.00
C302005	CARPETING								
C3020050501	Commercial Grade 28 Oz. Nylon Carpet	301.00	SY	\$82.73	\$19,507.78	\$5,394.36	\$0.00	\$0.00	\$24,902.14
C302090	OTHER FLOORING & FLOOR FINISHES								
C3020909001	Concrete Floor Sealer	3,365.38	SF	\$0.42	\$893.05	\$523.70	\$0.00	\$0.00	\$1,416.75
C3020909010	Recessed Rubber Floor Mat	342.56	SF	\$46.67	\$14,334.69	\$1,652.51	\$0.00	\$0.00	\$15,987.20
C3030	CEILING FINISHES								
C303001	ACOUSTICAL CEILING TILES & PANELS								
C3030010402	2' X 2' Or 2' X 4' Fiberglass Acoustical Ceiling Tiles	1,549.53	SF	\$3.85	\$3,510.92	\$2,451.46	\$0.00	\$0.00	\$5,962.38
C303002	GYPSUM WALLBOARD CEILING FINISHES								
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	3,747.49	SF	\$3.75	\$3,059.84	\$10,982.82	\$0.00	\$0.00	\$14,042.66
C303005	SUSPENSIONS SYSTEMS								
C3030050703	T-Bar Ceiling Suspension System 2' X 4' Grid	1,549.53	SF	\$2.97	\$2,435.50	\$2,170.15	\$0.00	\$0.00	\$4,605.65
C3030050704	Suspension System For Gypsum Board Ceiling	3,747.49	SF	\$11.01	\$8,797.03	\$32,462.51	\$0.00	\$0.00	\$41,259.54
C303090	OTHER CEILING & CEILING FINISHES								
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	3,584.75	SF	\$1.52	\$1,536.65	\$3,904.84	\$0.00	\$0.00	\$5,441.49
Marked Up Cost					\$107,143.62	\$126,412.45	\$0.00	\$0.00	\$233,556.08

D SERVICES
D10 CONVEYING

D1020	WEIGHT HANDLING EQUIPMENT								
D102002	OVERHEAD CRANES								
D1020020206	Overhead Traveling Bridge Crane - 4535.9 kg(5 Ton)	1.00	EA	\$117,579.27	\$105,124.73	\$11,621.53	\$833.01	\$0.00	\$117,579.27
Marked Up Cost					\$105,124.73	\$11,621.53	\$833.01	\$0.00	\$117,579.27

D20 PLUMBING

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D2010	PLUMBING FIXTURES								
D201001	WATERCLOSETS								
D2010010101	Floor Mounted Water Closet	5.00	EA	\$1,019.84	\$2,347.45	\$2,751.76	\$0.00	\$0.00	\$5,099.21
D201002	URINALS								
D2010020201	Floor Mounted Urinal	1.00	EA	\$2,687.50	\$1,520.74	\$1,166.76	\$0.00	\$0.00	\$2,687.50
D201003	LAVATORIES								
D2010030303	Wall Hung 20" By 18" White Single Bowl Lavatory	6.00	EA	\$3,550.64	\$8,573.28	\$12,730.56	\$0.00	\$0.00	\$21,303.84
D201004	SINKS								
D2010040402	S.S. Sink, Double Bowl 32 X 21 X 7	1.00	EA	\$2,597.92	\$1,990.23	\$607.70	\$0.00	\$0.00	\$2,597.92
D2010040407	Janitor Sink - Floor Type	1.00	EA	\$2,755.23	\$2,092.29	\$662.94	\$0.00	\$0.00	\$2,755.23
D2010040408	Wall Hung 24" By 20" Janitors Sink Of Porcelain Enamel	1.00	EA	\$6,922.82	\$3,949.83	\$2,972.99	\$0.00	\$0.00	\$6,922.82
D201005	SHOWERS/TUBS								
D2010050502	Shower Valve, Drain For Ceramic Tile Shower	1.00	EA	\$8,011.18	\$3,034.23	\$4,976.95	\$0.00	\$0.00	\$8,011.18
D2010050508	Fiberglass Shower Unit	1.00	EA	\$2,002.04	\$1,418.67	\$583.37	\$0.00	\$0.00	\$2,002.04
D201006	DRINKING FOUNTAINS & COOLERS								
D2010060601	8 GPH Electric Water Cooler - Wall Mounted	2.00	EA	\$2,372.44	\$3,286.42	\$1,458.46	\$0.00	\$0.00	\$4,744.88
D2010060606	Handicapped Type 8 GPM Water Cooler W/Rough In	2.00	EA	\$7,777.68	\$12,370.02	\$3,185.35	\$0.00	\$0.00	\$15,555.37
D2020	DOMESTIC WATER DISTRIBUTION								
D202001	PIPES & FITTINGS								
D2020010101	Copper Pipe & Fittings (1/2" to 4" Dia. Piping)	17.00	EA	\$4,410.03	\$24,718.48	\$50,252.03	\$0.00	\$0.00	\$74,970.51
D2020010107	Residential Water Heater & Hose Bibb Piping	1.00	EA	\$3,168.83	\$792.05	\$2,376.78	\$0.00	\$0.00	\$3,168.83
D202002	VALVES & HYDRANTS								
D2020020201	Valves & Hydrants	7.00	EA	\$815.39	\$4,982.79	\$724.92	\$0.00	\$0.00	\$5,707.71
D202003	DOMESTIC WATER EQUIPMENT								
D2020030128	Domestic Water Heater Gas - 196.8 L(52 Gal.)	1.00	EA	\$4,801.83	\$3,583.02	\$1,218.81	\$0.00	\$0.00	\$4,801.83
D202005	SPECIALTIES								

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D2020050502	Domestic Water Supply Specialties, 25.4 mm(1")	2.00	EA	\$1,312.69	\$2,245.38	\$380.01	\$0.00	\$0.00	\$2,625.39
D2030	SANITARY WASTE								
D203001	WASTE PIPE & FITTINGS								
D2030010101	Waste Pipe & Fittings	26.00	EA	\$3,280.82	\$31,716.23	\$53,585.14	\$0.00	\$0.00	\$85,301.37
D203002	VENT PIPE & FITTINGS								
D2030020202	PVC Vent Piping	26.00	EA	\$489.34	\$2,338.38	\$10,384.59	\$0.00	\$0.00	\$12,722.97
D203003	FLOOR DRAINS								
D2030030303	Medium Duty And Heavy Duty Cast Iron Floor Drains	9.00	EA	\$1,101.22	\$7,504.68	\$2,406.32	\$0.00	\$0.00	\$9,911.01
Marked Up Cost					\$118,464.16	\$152,425.44	\$0.00	\$0.00	\$270,889.61
D30	HVAC								
D3030	COOLING GENERATING SYSTEMS								
D303002	DIRECT EXPANSION SYSTEMS								
D3030023210	18.14Mg (20 Ton) Condensing Unit With Refrigerant Piping	1.00	EA	\$76,729.87	\$43,553.87	\$33,176.00	\$0.00	\$0.00	\$76,729.87
D3040	DISTRIBUTION SYSTEMS								
D304001	AIR DISTRIBUTION, HEATING & COOLING								
D3040011152	Ductwork Supply Stack Insulation	312.64	SF	\$16.46	\$433.96	\$4,711.03	\$0.00	\$0.00	\$5,144.99
D3040011153	Floor Ductwork (Supply at 1500FPM)	2,124.76	LB	\$14.49	\$2,298.71	\$28,490.20	\$0.00	\$0.00	\$30,788.91
D3040011154	Floor Ductwork (Return at 2500FPM)	1,086.53	LB	\$14.49	\$1,175.48	\$14,568.92	\$0.00	\$0.00	\$15,744.40
D3040011155	Floor Ductwork (Exhaust at 2500FPM)	716.67	LB	\$14.49	\$775.34	\$9,609.59	\$0.00	\$0.00	\$10,384.93
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	320.03	LB	\$14.49	\$346.23	\$4,291.18	\$0.00	\$0.00	\$4,637.41
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	320.03	LB	\$14.49	\$346.23	\$4,291.18	\$0.00	\$0.00	\$4,637.41
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	263.40	LB	\$14.49	\$284.96	\$3,531.84	\$0.00	\$0.00	\$3,816.81
D304006	CHILLED WATER DISTRIBUTION SYSTEMS								
D3040061622	Piping Risers - Chilled Water for Cooling Supply & Return Piping (Medium Load)	160.97	LF	\$138.20	\$6,637.34	\$15,430.22	\$179.20	\$0.00	\$22,246.76

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D304090	OTHER DISTRIBUTION SYSTEMS								
D3040909001	Exhaust Ventilation System	1.00	EA	\$23,944.11	\$19,965.66	\$3,978.46	\$0.00	\$0.00	\$23,944.11
D3040909903	Terminal Variable Air Volume Boxes - 141.59 L/s To 56.64 m3 (300 CFM to 2000 CFM)	10.00	EA	\$1,840.40	\$15,760.14	\$2,643.87	\$0.00	\$0.00	\$18,404.00
D3050	TERMINAL & PACKAGE UNITS								
D305002	UNIT HEATERS								
D3050020287	Horizontal Unit Heater,Electric,10 KW w/Encl Coil	3.00	EA	\$3,807.61	\$10,410.41	\$1,012.42	\$0.00	\$0.00	\$11,422.83
D305006	PACKAGE UNITS								
D3050060665	VAV Air Handling Unit, w Heat, 70.3 kW (20 Ton), 105.5 KW (360 MBH)	1.00	EA	\$76,791.92	\$52,498.98	\$23,021.85	\$0.00	\$1,271.09	\$76,791.92
D3060	CONTROLS & INSTRUMENTATION								
D306001	HVAC CONTROLS								
D3060010181	Controls For Mech. Equipment Room Ventilation System	1.00	EA	\$1,384.05	\$1,128.51	\$255.54	\$0.00	\$0.00	\$1,384.05
D3060011102	Controls, Commercial HVAC Systems	1.00	EA	\$72,711.88	\$39,646.31	\$28,473.01	\$0.00	\$4,592.55	\$72,711.88
D3090	OTHER HVAC SYSTEMS AND EQUIPMENT								
D309090	OTHER SPECIAL MECHANICAL SYSTEMS								
D3090909011	Compressed Air System For A Maint. Shop	1.00	EA	\$63,324.23	\$30,107.56	\$33,216.67	\$0.00	\$0.00	\$63,324.23
Marked Up Cost					\$225,369.69	\$210,701.99	\$179.20	\$5,863.64	\$442,114.52
D40	FIRE PROTECTION								
D4010	FIRE ALARM AND DETECTION SYSTEMS								
D401001	FIRE ALARM DISTRIBUTION								
D4010010101	Fire Alarm System	24.00	OUT	\$1,871.44	\$10,492.22	\$34,422.26	\$0.00	\$0.00	\$44,914.48
D4010010104	Fire Alarm Duct Smoke Detector	4.00	EA	\$2,273.71	\$3,338.60	\$5,756.24	\$0.00	\$0.00	\$9,094.83
D4010010113	12 Zone Fire Alarm Panel And Remote Annunciator	1.00	EA	\$11,030.93	\$5,756.34	\$5,274.59	\$0.00	\$0.00	\$11,030.93
D4020	FIRE SUPPRESSION WATER SUPPLY AND EQUIPMENT								
D402001	FIRE PROTECTION WATER PIPING AND EQUIPMENT								
D4020010101	Fire Protection Water Supply; (Sml Piping)	40.00	EA	\$74.40	\$1,711.39	\$1,264.62	\$0.00	\$0.00	\$2,976.01

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D4020010102	Fire Protection Wtr Supply, Ord Hazard Fac 152.40mm (6" Pipe)	14.00	EA	\$445.57	\$4,597.56	\$1,631.03	\$9.41	\$0.00	\$6,238.01
D4020010105	Fire Protection Water Supply	1.00	EA	\$137.70	\$99.72	\$37.84	\$0.15	\$0.00	\$137.70
D4030	STANDPIPE SYSTEMS								
D403001	STANDPIPE EQUIPMENT & PIPING								
D4030010101	6" Standpipe System	1.00	EA	\$15,017.45	\$11,436.14	\$3,551.27	\$30.04	\$0.00	\$15,017.45
D4040	SPRINKLERS								
D404001	SPRINKLERS AND RELEASING DEVICES								
D4040010101	Exposed Sprinkler System For A Lg Facility - Ord. Haz.	27.00	EA	\$1,546.48	\$13,197.58	\$28,557.28	\$0.00	\$0.00	\$41,754.86
D4040010102	Concealed Sprinkler Heads, Pipes & Fittings - Ord. Haz.	54.00	EA	\$1,958.63	\$44,782.28	\$60,916.96	\$66.92	\$0.00	\$105,766.16
Marked Up Cost					\$95,411.84	\$141,412.08	\$106.52	\$0.00	\$236,930.43
D50	ELECTRICAL								
D5010	ELECTRICAL SERVICE & DISTRIBUTION								
D501001	MAIN & SECONDARY TRANSFORMERS								
D5010010102	400 Amp Main Transformer (300 KVA Transformer, Secondary)	1.00	EA	\$45,468.99	\$35,739.80	\$8,988.27	\$740.92	\$0.00	\$45,468.99
D5010010205	Underground 400 Amp Secondary	1.00	EA	\$22,950.63	\$14,272.47	\$8,634.30	\$43.86	\$0.00	\$22,950.63
D5010010271	Underground 125 Amp Secondary	1.00	EA	\$61.03	\$31.03	\$30.01	\$0.00	\$0.00	\$61.03
D501003	INTERIOR DISTRIBUTION TRANSFORMERS								
D5010030403	75 KVA Dry Type Transformer	1.00	EA	\$12,726.80	\$8,573.28	\$4,153.52	\$0.00	\$0.00	\$12,726.80
D501004	SWITCHBOARDS & PANELBOARDS								
D5010040305	Ungrd 400 Amp Main Switchboard	1.00	EA	\$72,639.84	\$58,083.97	\$14,555.88	\$0.00	\$0.00	\$72,639.84
D5010040584	Panel board 120/208V 225A MCB 42 Cir W/Bkr	1.00	EA	\$19,611.46	\$9,930.71	\$9,680.75	\$0.00	\$0.00	\$19,611.46
D5020	LIGHTING & BRANCH WIRING								
D502001	BRANCH WIRING								
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	136.00	EA	\$915.53	\$29,773.77	\$94,737.93	\$0.00	\$0.00	\$124,511.70

Note: All Costs Include ACF, Markups and Escalation

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D5020010102	120 Volt, 20 Amp Duplex Receptacle - Masonry Partition	4.00	EA	\$888.93	\$853.65	\$2,702.07	\$0.00	\$0.00	\$3,555.72
D5020010105	Clock Receptacle	1.00	EA	\$939.17	\$258.83	\$680.34	\$0.00	\$0.00	\$939.17
D5020010106	120 Volt, 15 Amp Duplex Ground Fault Receptacle	1.00	EA	\$927.37	\$230.76	\$696.60	\$0.00	\$0.00	\$927.37
D5020010108	Duplex GFI Receptacle Long Run	2.00	EA	\$1,767.74	\$905.26	\$2,630.23	\$0.00	\$0.00	\$3,535.48
D5020010109	120 Volt, 20 Amp Duplex Ground Fault Receptacle	11.00	EA	\$1,026.84	\$2,791.01	\$8,504.23	\$0.00	\$0.00	\$11,295.24
D5020010113	120 Volt, 20 Amp Quadraplex Receptacle	31.00	EA	\$982.10	\$8,308.53	\$22,136.57	\$0.00	\$0.00	\$30,445.10
D5020010136	Equipment Connections For Up To 5 HP	3.00	EA	\$2,590.62	\$1,856.91	\$5,914.93	\$0.00	\$0.00	\$7,771.85
D5020010138	480 Volt Equipment Connections For Motors - 15 To 25 HP	2.00	EA	\$2,948.91	\$1,897.63	\$4,000.19	\$0.00	\$0.00	\$5,897.83
D5020010158	Thermal Motor Switch	12.00	EA	\$860.47	\$2,679.76	\$7,645.90	\$0.00	\$0.00	\$10,325.66
D5020010184	30A Residential Dryer Receptacle	1.00	EA	\$459.08	\$69.12	\$389.97	\$0.00	\$0.00	\$459.08
D5020010185	50A Residential Range Receptacle	1.00	EA	\$867.00	\$253.42	\$613.58	\$0.00	\$0.00	\$867.00
D502002	LIGHTING EQUIPMENT								
D5020020202	2' X 4' Lay-In LED Fixture	101.00	EA	\$1,261.40	\$33,883.54	\$93,518.36	\$0.00	\$0.00	\$127,401.90
D5020020208	4' Industrial LED Fixture	10.00	EA	\$1,270.00	\$3,684.06	\$9,015.97	\$0.00	\$0.00	\$12,700.03
D5020020228	250W LED Wall Pack	8.00	EA	\$1,750.19	\$6,321.04	\$7,680.44	\$0.00	\$0.00	\$14,001.48
D5020020248	Pendant Mount 150W LED Fixture	6.00	EA	\$2,627.11	\$9,027.42	\$6,735.25	\$0.00	\$0.00	\$15,762.67
D5020020272	Exit Light With Battery Backup	12.00	EA	\$1,538.39	\$7,043.07	\$11,417.65	\$0.00	\$0.00	\$18,460.72
D5030	COMMUNICATIONS & SECURITY								
D503001	TELECOMMUNICATIONS SYSTEMS								
D5030010303	4-Pair Telephone Outlet	31.00	EA	\$1,269.68	\$9,936.70	\$29,423.24	\$0.00	\$0.00	\$39,359.93
D503002	PUBLIC ADDRESS SYSTEMS								
D5030020401	Sound And Public Address	8,780.00	SF	\$2.53	\$11,470.23	\$10,702.56	\$0.00	\$0.00	\$22,172.79
D5090	OTHER ELECTRICAL SERVICES								
D509003	GROUNDING SYSTEMS								
D5090030302	Building Grounding	10.00	EA	\$1,508.78	\$5,321.56	\$9,766.28	\$0.00	\$0.00	\$15,087.84
D509004	LIGHTNING PROTECTION								

Note: All Costs Include ACF, Markups and Escalation

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D5090040401	Lightning Protection System	15.00	EA	\$1,026.19	\$4,743.78	\$10,649.00	\$0.00	\$0.00	\$15,392.78
Marked Up Cost					\$267,941.30	\$385,604.02	\$784.78	\$0.00	\$654,330.10
E EQUIPMENT & FURNISHINGS									
E10 EQUIPMENT									
E1020		INSTITUTIONAL EQUIPMENT							
E102006		LIBRARY EQUIPMENT							
E1020061509	Oak Bench - 42"	2.00	EA	\$993.50	\$1,612.59	\$374.41	\$0.00	\$0.00	\$1,987.00
Marked Up Cost					\$1,612.59	\$374.41	\$0.00	\$0.00	\$1,987.00
F SPECIAL CONSTRUCTION & DEMOLITION									
F10 SPECIAL CONSTRUCTION									
F1010		SPECIAL STRUCTURES							
F101090		OTHER SPECIAL CONSTRUCTION							
F1010909016	Garage Vehicle Exhaust System	4,118.38	CFM	\$4.90	\$7,986.34	\$12,176.61	\$0.00	\$0.00	\$20,162.95
Marked Up Cost					\$7,986.34	\$12,176.61	\$0.00	\$0.00	\$20,162.95
Facility Marked Up Cost:					\$1,543,361.28	\$1,763,923.47	\$6,168.50	\$5,863.64	\$3,319,316.88
Primary Facilities Total Marked Up Cost:					\$0.00	\$1,763,923.47	\$6,168.50	\$5,863.64	\$3,319,316.88

SUPPORTING FACILITIES
COVERED STORAGE

A SUBSTRUCTURE	
A10 FOUNDATIONS	
A1010 STANDARD FOUNDATIONS	
A101002 COLUMN FOUNDATIONS & PILE CAPS	
A1010020201	Spread Footing

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
A1010020212	Column Piers 0.61 m X 0.61 m X 0.91 m(2'0" X 2'0" X 3'0") High	4.00	EA	\$766.26	\$1,150.13	\$1,890.39	\$24.53	\$0.00	\$3,065.05
A1010020241	Spread Footing, Reinforcing Steel	0.09	TON	\$4,313.39	\$176.36	\$211.84	\$0.00	\$0.00	\$388.20
A1010020277	Spread Footing Column Bolts	19.00	EA	\$45.46	\$373.88	\$489.82	\$0.00	\$0.00	\$863.70
A1030	SLAB ON GRADE								
A103001	STANDARD SLAB ON GRADE								
A1030010105	203.2 mm(8") Slab On Grade 27,579 kPa(4000 PSI)	2,399.99	SF	\$24.47	\$27,875.29	\$30,188.83	\$655.36	\$0.00	\$58,719.48
A1030010115	Loading Dock Apron	90.58	SF	\$31.26	\$1,710.30	\$1,094.75	\$26.64	\$0.00	\$2,831.68

Marked Up Cost

\$32,208.74\$34,561.20\$734.36\$0.00\$67,504.30

B SHELL
B10 SUPERSTRUCTURE

B1020	ROOF CONSTRUCTION								
B102001	STRUCTURAL FRAME								
B1020010124	Lrg Span, Lt Ld, Stl Frm, Mtl Joist	11.54	TON	\$8,937.43	\$80,898.73	\$19,753.84	\$2,485.34	\$0.00	\$103,137.91
B1020010136	Structural Steel, Lt Load, Columns	0.80	TON	\$6,840.33	\$4,327.46	\$1,019.22	\$125.58	\$0.00	\$5,472.27

Marked Up Cost

\$85,226.19\$20,773.06\$2,610.92\$0.00\$108,610.17

B20 EXTERIOR ENCLOSURE

B2010	EXTERIOR WALLS								
B201001	EXTERIOR CLOSURE								
B2010010112	Metal Siding W/Vinyl Backed Ins (Typical Metal Bldg)	1,707.00	SF	\$13.61	\$11,672.83	\$11,554.98	\$0.00	\$0.00	\$23,227.80

Marked Up Cost

\$11,672.83\$11,554.98\$0.00\$0.00\$23,227.80

B30 ROOFING

B3010	ROOF COVERINGS								
B301002	LOW SLOPE ROOF SYSTEMS								
B3010020107	Metal Roof W/Vinyl Backed Ins (Typical Metal Bldg)	2,514.00	SF	\$12.37	\$19,500.54	\$11,605.94	\$0.00	\$0.00	\$31,106.48

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B301004	FLASHINGS & TRIM								
B3010040403	Metal Covered Fascia (Aluminum)	34.74	LF	\$19.36	\$144.66	\$527.99	\$0.00	\$0.00	\$672.65
B301005	GUTTERS & DOWNSPOUTS								
B3010050601	5" Box Gutters With Downspouts	89.56	LF	\$20.91	\$669.10	\$1,203.20	\$0.00	\$0.00	\$1,872.31
B301006	ROOF OPENINGS AND SUPPORTS								
B3010060504	Continuous Aluminum Roof Ridge Vent	2.99	LF	\$16.00	\$20.93	\$26.91	\$0.00	\$0.00	\$47.84

Marked Up Cost					\$20,335.24	\$13,364.04	\$0.00	\$0.00	\$33,699.28
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C INTERIORS
C10 INTERIOR CONSTRUCTION

C1010	PARTITIONS								
C101001	FIXED PARTITIONS								
C1010010115	Non-Load Bearing 203.2 X 203.2 X 406.4 mm(8 X 8 X 16) Concrete Block W/Stl Angle	12.48	SF	\$17.97	\$98.08	\$125.91	\$0.26	\$0.00	\$224.25

Marked Up Cost					\$98.08	\$125.91	\$0.26	\$0.00	\$224.25
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C30 INTERIOR FINISHES

C3010	WALL FINISHES								
C301090	OTHER WALL FINISHES								
C3010900502	Paint To Concrete Block Using Brushes, Two Coats	12.48	SF	\$2.41	\$8.41	\$21.69	\$0.00	\$0.00	\$30.09

Marked Up Cost					\$8.41	\$21.69	\$0.00	\$0.00	\$30.09
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D SERVICES
D30 HVAC

D3040	DISTRIBUTION SYSTEMS								
D304001	AIR DISTRIBUTION, HEATING & COOLING								
D3040011152	Ductwork Supply Stack Insulation	85.46	SF	\$16.46	\$118.62	\$1,287.76	\$0.00	\$0.00	\$1,406.38
D3040011153	Floor Ductwork (Supply at 1500FPM)	580.80	LB	\$14.49	\$628.35	\$7,787.75	\$0.00	\$0.00	\$8,416.10

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D3040011154	Floor Ductwork (Return at 2500FPM)	297.00	LB	\$14.49	\$321.31	\$3,982.37	\$0.00	\$0.00	\$4,303.69
D3040011155	Floor Ductwork (Exhaust at 2500FPM)	195.90	LB	\$14.49	\$211.94	\$2,626.76	\$0.00	\$0.00	\$2,838.70
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	87.48	LB	\$14.49	\$94.64	\$1,172.99	\$0.00	\$0.00	\$1,267.63
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	87.48	LB	\$14.49	\$94.64	\$1,172.99	\$0.00	\$0.00	\$1,267.63
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	72.00	LB	\$14.49	\$77.89	\$965.42	\$0.00	\$0.00	\$1,043.32
D304003	HOT WATER DISTRIBUTION SYSTEMS								
D3040031322	Piping Risers - Hot Water for Heating Supply & Return Piping (Medium Load)	420.00	LF	\$138.20	\$17,318.02	\$40,260.24	\$467.58	\$0.00	\$58,045.84
D3040031323	Piping Risers - Hot Water for Heating Floor Connection (Medium Load)	40.00	LF	\$303.38	\$4,498.93	\$7,591.85	\$44.53	\$0.00	\$12,135.31

Marked Up Cost

D40	FIRE PROTECTION				\$23,364.35	\$66,848.14	\$512.11	\$0.00	\$90,724.60
D4010	FIRE ALARM AND DETECTION SYSTEMS								
D401001	FIRE ALARM DISTRIBUTION								
D4010010102	Fire Alarm System - Rate Of Rise Heat Detectors	2.00	OUT	\$1,782.79	\$741.10	\$2,824.48	\$0.00	\$0.00	\$3,565.58
D4010010118	12 Zone FACP With Annun And Transmitter	1.00	EA	\$11,492.69	\$6,031.91	\$5,460.78	\$0.00	\$0.00	\$11,492.69
D4020	FIRE SUPPRESSION WATER SUPPLY AND EQUIPMENT								
D402001	FIRE PROTECTION WATER PIPING AND EQUIPMENT								
D4020010103	Fire Prot Water Supply, Ord Haz Fac;	21.00	EA	\$165.15	\$2,751.59	\$697.69	\$18.97	\$0.00	\$3,468.25
D4040	SPRINKLERS								
D404001	SPRINKLERS AND RELEASING DEVICES								
D4040010102	Concealed Sprinkler Heads, Pipes & Fittings - Ord. Haz.	21.00	EA	\$1,958.63	\$17,415.33	\$23,689.93	\$26.03	\$0.00	\$41,131.28

Marked Up Cost

D50	ELECTRICAL				\$26,939.94	\$32,672.88	\$44.99	\$0.00	\$59,657.81
D5010	ELECTRICAL SERVICE & DISTRIBUTION								
D501001	MAIN & SECONDARY TRANSFORMERS								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D5010010271	Underground 125 Amp Secondary	1.00	EA	\$61.03	\$31.03	\$30.01	\$0.00	\$0.00	\$61.03
D501004	SWITCHBOARDS & PANELBOARDS								
D5010040581	Panel board 120/208V 100A Mlo 24 Cir W/Bkr	1.00	EA	\$7,909.74	\$3,231.31	\$4,678.43	\$0.00	\$0.00	\$7,909.74
D5010040590	Panel board 277/480V 100A Mlo 24 Cir W/Bkr	1.00	EA	\$12,272.64	\$6,630.00	\$5,642.64	\$0.00	\$0.00	\$12,272.64
D5020	LIGHTING & BRANCH WIRING								
D502001	BRANCH WIRING								
D5020010103	Duplex Receptacle Long Run	2.00	EA	\$1,755.90	\$881.58	\$2,630.23	\$0.00	\$0.00	\$3,511.80
D5020010108	Duplex GFI Receptacle Long Run	1.00	EA	\$1,767.74	\$452.63	\$1,315.11	\$0.00	\$0.00	\$1,767.74
D5020010136	Equipment Connections For Up To 5 HP	1.00	EA	\$2,590.62	\$618.97	\$1,971.64	\$0.00	\$0.00	\$2,590.62
D502002	LIGHTING EQUIPMENT								
D5020020208	4' Industrial Fluorescent Fixture	1.00	EA	\$1,270.00	\$368.41	\$901.60	\$0.00	\$0.00	\$1,270.00
D5020020227	175W Metal Halide Wall Pack	1.00	EA	\$3,072.34	\$1,984.27	\$1,088.07	\$0.00	\$0.00	\$3,072.34
D5030	COMMUNICATIONS & SECURITY								
D503001	TELECOMMUNICATIONS SYSTEMS								
D5030010303	4-Pair Telephone Outlet	1.00	EA	\$1,269.68	\$320.54	\$949.14	\$0.00	\$0.00	\$1,269.68
D503002	PUBLIC ADDRESS SYSTEMS								
D5030020401	Sound And Public Address	2,400.00	SF	\$2.53	\$3,135.37	\$2,925.53	\$0.00	\$0.00	\$6,060.90
D503005	SECURITY SYSTEMS								
D5030050801	Card Reader Security System	1.00	OUT	\$2,225.28	\$1,192.89	\$1,032.39	\$0.00	\$0.00	\$2,225.28
D5030050807	Light Control System	4.00	OUT	\$7,931.11	\$16,677.89	\$15,046.55	\$0.00	\$0.00	\$31,724.44
D503007	CLOCK & PROGRAM SYSTEMS								
D5030070601	Clock System	1.00	EA	\$1,549.61	\$554.75	\$994.86	\$0.00	\$0.00	\$1,549.61
D5090	OTHER ELECTRICAL SERVICES								
D509003	GROUNDING SYSTEMS								
D5090030302	Building Grounding	1.00	EA	\$1,508.78	\$532.16	\$976.63	\$0.00	\$0.00	\$1,508.78
D509004	LIGHTNING PROTECTION								
D5090040401	Lightning Protection System	1.00	EA	\$1,026.19	\$316.25	\$709.93	\$0.00	\$0.00	\$1,026.19

Note: All Costs Include ACF, Markups and Escalation

Project Location: Crestview, Florida

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
Marked Up Cost					\$36,928.03	\$40,892.76	\$0.00	\$0.00	\$77,820.79
E	EQUIPMENT & FURNISHINGS								
E10	EQUIPMENT								
E1030	VEHICULAR EQUIPMENT								
E103002	LOADING DOCK EQUIPMENT								
E1030020601	6'0" X 8'0" Long 10 Ton Capacity Dock Leveler	1.00	DOCK	\$18,844.75	\$14,701.13	\$4,036.22	\$107.40	\$0.00	\$18,844.75
E1030020602	1.83m x 2.44m (6'0" X 8'0") Long 9.07Mg (10 Ton) Capacity Dock Leveler With Stairs	1.00	DOCK	\$25,266.93	\$19,996.85	\$5,142.26	\$127.82	\$0.00	\$25,266.93
E1030020606	609.60mm (24") Deep Dock Leveler Pit Wall W/Stl Angle	1.00	EA	\$6,115.23	\$1,415.71	\$4,622.93	\$76.59	\$0.00	\$6,115.23
Marked Up Cost					\$36,113.69	\$13,801.41	\$311.80	\$0.00	\$50,226.91
		Facility Marked Up Cost:			\$272,895.49	\$234,616.06	\$4,214.45	\$0.00	\$511,726.01
		Supporting Facilities Total Marked Up Cost:			\$0.00	\$234,616.06	\$4,214.45	\$0.00	\$511,726.01
		Total Facilities Marked Up Cost:			\$1,816,256.78	\$1,998,539.53	\$10,382.94	\$5,863.64	\$3,831,042.89

Note: All Costs Include ACF, Markups and Escalation

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Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
In-Project Lump Sums(s)								
Pavement:								315,691.78
Site Improvements:								134,782.86
Utilities:								168,648.50
Estimated Contract Cost:								\$4,450,168.58
Contingency:						10.00%		\$445,016.86
SIOH:						0.00%		\$0.00
Design						0.00%		\$0.00
Other						0.00%		\$0.00
Total Project Cost:								\$4,895,185.44
Out-of-Project Lump Sum(s)								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
PRIMARY FACILITIES									
FIRE STATION #4									
A	SUBSTRUCTURE								
A10	FOUNDATIONS								
A1010	STANDARD FOUNDATIONS								
A101001	WALL FOUNDATIONS								
A1010010105	0.46 m X 1.22 m(1'6" X 4'0") Strip Footing 20,684 kPa(3000 PSI)	298.17	LF	\$147.94	\$22,629.29	\$20,980.16	\$501.05	\$0.00	\$44,110.51
A101002	COLUMN FOUNDATIONS & PILE CAPS								
A1010020201	Spread Footing	6.14	CY	\$410.07	\$1,420.02	\$1,054.99	\$42.82	\$0.00	\$2,517.84
A1010020241	Spread Footing, Reinforcing Steel	0.16	TON	\$4,313.39	\$313.54	\$376.60	\$0.00	\$0.00	\$690.14
A1030	SLAB ON GRADE								
A103001	STANDARD SLAB ON GRADE								
A1030010101	101.6 mm(4") Standard Slab On Grade	5,830.83	SF	\$11.84	\$33,088.18	\$35,084.35	\$857.35	\$0.00	\$69,029.88
A1030010105	203.2 mm(8") Slab On Grade 27,579 kPa(4000 PSI)	3,138.74	SF	\$24.47	\$36,455.69	\$39,481.37	\$857.09	\$0.00	\$76,794.15
A103003	TRENCHES								
A1030030407	Galv. Welded Steel Trench Grate	203.25	SF	\$62.37	\$10,164.69	\$2,461.74	\$51.23	\$0.00	\$12,677.67
Marked Up Cost					\$104,071.41	\$99,439.23	\$2,309.54	\$0.00	\$205,820.18
B	SHELL								
B10	SUPERSTRUCTURE								
B1010	FLOOR CONSTRUCTION								
B101001	STRUCTURAL FRAME								
B1010010199	Seismic Modifications	8,000.00	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
B1020	ROOF CONSTRUCTION								
B102001	STRUCTURAL FRAME								
B1020010127	Med Span, 31'-50', Steel Joist	6.86	TON	\$4,190.90	\$22,754.91	\$5,295.37	\$699.30	\$0.00	\$28,749.58
Note: All Costs Include ACF, Markups and Escalation									
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B102003	ROOF DECKS AND SLABS								
B1020030306	1-1/2" Galv. Metal Roof Deck, Open Type, F.P.	8,475.00	SF	\$6.52	\$34,945.30	\$19,782.33	\$534.06	\$0.00	\$55,261.68
Marked Up Cost					\$57,700.21	\$25,077.69	\$1,233.36	\$0.00	\$84,011.26
B20	EXTERIOR ENCLOSURE								
B2010	EXTERIOR WALLS								
B201001	EXTERIOR CLOSURE								
B2010010102	Brick Veneer Wall	6,051.00	SF	\$43.55	\$69,416.25	\$194,129.70	\$0.00	\$0.00	\$263,545.95
B2010010144	Reinforced 203.2 mm(8") Concrete Masonry Unit Back-Up Wall	6,051.00	SF	\$33.44	\$62,993.39	\$139,202.14	\$127.10	\$0.00	\$202,322.63
B201002	EXTERIOR WALL BACKUP CONSTRUCTION								
B2010020303	3/4" Mtl Furring Strip	6,051.00	SF	\$4.06	\$4,323.08	\$20,244.73	\$0.00	\$0.00	\$24,567.81
B2010020310	5/8" Gypsum Board/Installed/Taped & Finished	6,051.00	SF	\$3.15	\$4,940.66	\$14,124.23	\$0.00	\$0.00	\$19,064.89
B2010020311	Paint to Gypsum Board Walls Using Roller	6,051.00	SF	\$1.52	\$2,593.85	\$6,591.31	\$0.00	\$0.00	\$9,185.15
B201003	INSULATION & VAPOR RETARDER								
B2010030201	Polystyrene Rigid Wall Insulation, 25.4 mm(1") Thick	6,051.00	SF	\$2.54	\$6,916.92	\$8,474.54	\$0.00	\$0.00	\$15,391.46
B201007	EXTERIOR SOFFITS								
B2010070804	Vinyl Soffit And Fascia, Vented	685.99	SF	\$24.47	\$5,895.19	\$10,888.41	\$0.00	\$0.00	\$16,783.59
B2020	EXTERIOR WINDOWS								
B202001	WINDOWS								
B2020010101	Aluminum Frm Fixed Type Window - 6.35 mm(1/4") Clear	144.00	SF	\$106.13	\$11,290.27	\$3,992.41	\$0.00	\$0.00	\$15,282.69
B2030	EXTERIOR DOORS								
B203001	SOLID DOORS								
B2030010202	910 mm X 2130 mm(3'0" X 7'0") Hollow Metal Door W/Frame	6.00	EA	\$5,414.65	\$25,512.85	\$6,975.05	\$0.00	\$0.00	\$32,487.90
B2030010204	1830 mm X 2130 mm(6'0" X 7'0") Pair Hollow Metal Doors W/Frame and Panic Handles	1.00	EA	\$9,297.43	\$7,152.97	\$2,144.45	\$0.00	\$0.00	\$9,297.43
B203004	OVERHEAD AND ROLL-UP DOORS								

Note: All Costs Include ACF, Markups and Escalation

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B2030040103	6100 mm X 4270mm(20'0" X 14'0") Metal Overhead Door	1.00	EA	\$23,434.10	\$15,527.51	\$7,683.50	\$223.08	\$0.00	\$23,434.10
Marked Up Cost					\$216,562.94	\$414,450.47	\$350.18	\$0.00	\$631,363.59
B30	ROOFING								
B3010	ROOF COVERINGS								
B301002	LOW SLOPE ROOF SYSTEMS								
B3010020108	Standing Seam Metal Roof	8,475.00	SF	\$12.30	\$61,413.77	\$42,861.71	\$0.00	\$0.00	\$104,275.47
B301003	ROOF INSULATION & FILL								
B3010030302	Rigid Insulation 1-1/2" Thick	8,475.00	SF	\$1.88	\$11,071.78	\$4,835.68	\$0.00	\$0.00	\$15,907.46
B301005	GUTTERS & DOWNSPOUTS								
B3010050601	5" Box Gutters With Downspouts	264.12	LF	\$20.91	\$1,973.24	\$3,548.35	\$0.00	\$0.00	\$5,521.59
Marked Up Cost					\$74,458.78	\$51,245.73	\$0.00	\$0.00	\$125,704.52
C	INTERIORS								
C10	INTERIOR CONSTRUCTION								
C1010	PARTITIONS								
C101001	FIXED PARTITIONS								
C1010010101	Mtl Stud Partition, 3-5/8"	64.03	SF	\$3.09	\$48.36	\$149.46	\$0.00	\$0.00	\$197.82
C1010010102	Mtl Stud Partition, 3-5/8", Sound Rated	4,389.37	SF	\$5.37	\$7,974.25	\$15,596.17	\$0.00	\$0.00	\$23,570.42
C1010010112	Non-Load Brg Partition Of 8 X 6 X 16 Concrete	432.14	SF	\$19.01	\$2,699.25	\$5,514.23	\$0.00	\$0.00	\$8,213.48
C1010010113	Non-Load Brg Partition Of 8 X 8 X 16 Concrete	1,072.51	SF	\$20.73	\$7,158.91	\$15,076.33	\$0.00	\$0.00	\$22,235.24
C1010010118	8 X 8 X 16 Load Bearing Concrete Masonry Unit Wall	899.09	SF	\$38.27	\$10,883.17	\$23,504.92	\$18.89	\$0.00	\$34,406.98
C101005	INTERIOR WINDOWS								
C1010050504	Fixed Type Window With Aluminum Frm - 3/4" Clear Glass	2.43	SF	\$106.13	\$190.52	\$67.37	\$0.00	\$0.00	\$257.90
C1020	INTERIOR DOORS								
C102001	STANDARD INTERIOR DOORS								

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C1020010101	3'0" X 7'0" Hollow Metal Door	5.00	EA	\$2,293.66	\$9,407.34	\$2,060.97	\$0.00	\$0.00	\$11,468.30
C1020010110	6'0" X 7'0" Pair Hollow Metal Doors	1.00	EA	\$4,234.69	\$3,503.69	\$730.99	\$0.00	\$0.00	\$4,234.69
C1020010116	3'0" X 7'0" S.C. Wood Door W/H.M. Frame W/Passage Set	2.00	EA	\$1,344.69	\$1,782.83	\$906.55	\$0.00	\$0.00	\$2,689.38
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	15.00	EA	\$1,752.76	\$19,211.80	\$7,079.62	\$0.00	\$0.00	\$26,291.42
C1020010126	2'6" X 6'8" Hollow Core Interior Door And Frame	21.00	EA	\$400.64	\$2,509.40	\$5,903.96	\$0.00	\$0.00	\$8,413.36
C102003	FIRE DOORS								
C1020030301	3'0" X 7'0" Fire Rated Hollow Metal Door	2.00	EA	\$2,397.42	\$3,895.49	\$899.34	\$0.00	\$0.00	\$4,794.83
C1020030303	3'0" X 7'0" Fire Rated Wood Door	1.00	EA	\$2,375.11	\$1,856.42	\$518.68	\$0.00	\$0.00	\$2,375.11
C1020030304	6'0" X 7'0" Pair Fire Rated Wood Doors	1.00	EA	\$4,336.04	\$3,410.74	\$925.30	\$0.00	\$0.00	\$4,336.04
C1030	SPECIALTIES								
C103001	COMPARTMENTS, CUBICLES & TOILET PARTITIONS								
C1030010101	Urinal Screens	1.00	EA	\$417.06	\$192.90	\$224.16	\$0.00	\$0.00	\$417.06
C1030010102	Toilet Partition And Accessories	3.00	EA	\$2,460.44	\$5,412.80	\$1,968.51	\$0.00	\$0.00	\$7,381.31
C103003	MARKER BOARDS & TACK BOARDS								
C1030030301	Porcelain Enamel Chalkboard	2.43	SF	\$54.19	\$107.49	\$24.20	\$0.00	\$0.00	\$131.69
C103004	IDENTIFYING DEVICES								
C1030040401	Door Sign, 4" X 8"	3.00	EA	\$112.19	\$266.38	\$70.18	\$0.00	\$0.00	\$336.57
C103005	LOCKERS								
C1030050501	12" X 15" X 36" Double Tier Lockers	18.00	EA	\$521.91	\$8,561.03	\$833.31	\$0.00	\$0.00	\$9,394.34
C103006	SHELVING								
C1030060601	10" Wide Stock Prefinished Shelves With Supports	63.28	LF	\$27.64	\$736.27	\$1,012.62	\$0.00	\$0.00	\$1,748.89
C103007	FIRE EXTINGUISHER CABINETS								
C1030070701	Fire Extinguisher Cabinet, 8" X 12" X 27"	1.00	EA	\$750.30	\$440.91	\$309.38	\$0.00	\$0.00	\$750.30
C1030070702	Fire Extinguisher Cabinet, 8" X 16" X 38"	2.00	EA	\$791.12	\$963.47	\$618.77	\$0.00	\$0.00	\$1,582.24
C103008	COUNTERS								
C1030080101	Plastic Laminate Countertop With Backsplash	0.41	LF	\$72.58	\$14.44	\$15.32	\$0.00	\$0.00	\$29.76
C103009	CABINETS								

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C1030090201	Plastic Laminate Cabinets With Countertop And Drawers	12.99	LF	\$1,089.16	\$12,595.07	\$1,553.12	\$0.00	\$0.00	\$14,148.19
C1030090203	Ktchn Cab. - Prefinished Hardwd W/Plastic Laminate Top	7.71	LF	\$808.17	\$5,327.34	\$903.63	\$0.00	\$0.00	\$6,230.98
C1030090204	Bathroom Vanity 30" Wide X 24" Deep X 34" High	12.99	LF	\$522.11	\$5,631.98	\$1,150.19	\$0.00	\$0.00	\$6,782.17
C1030090205	Kitchen Cabinets - Prefinished Wall	5.67	LF	\$174.29	\$856.47	\$131.76	\$0.00	\$0.00	\$988.23
C1030090212	Wall Mounted Base Cabinet W/Doors	6.48	LF	\$610.36	\$3,148.11	\$807.03	\$0.00	\$0.00	\$3,955.14
Marked Up Cost					\$118,786.85	\$88,556.10	\$18.89	\$0.00	\$207,361.83

C30	INTERIOR FINISHES								
C3010	WALL FINISHES								
C301003	GYPSUM WALLBOARD FINISHES								
C3010030301	5/8" Gypsum Board On 7/8" Furring Channel	358.89	SF	\$6.66	\$688.63	\$1,703.36	\$0.00	\$0.00	\$2,392.00
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	5,520.43	SF	\$3.15	\$4,507.45	\$12,885.78	\$0.00	\$0.00	\$17,393.22
C3010030311	1/2" WP Gypsum Board/Installed/Taped & Finished	1,140.60	SF	\$3.11	\$884.74	\$2,662.39	\$0.00	\$0.00	\$3,547.12
C301004	TILE & TERRAZZO WALL FINISHES								
C3010040401	4-1/4" X 4-1/4" Ceramic Tile To Walls	1,623.64	SF	\$18.81	\$13,058.21	\$17,475.64	\$0.00	\$0.00	\$30,533.84
C301005	WALL COVERINGS								
C3010050601	Light Weight Vinyl Wallcovering With Fabric Backing	16.62	SF	\$3.07	\$32.91	\$18.10	\$0.00	\$0.00	\$51.01
C301006	ACOUSTICAL PANELS ADHERED TO WALLS								
C3010060705	Acoustical Wall Panels	155.78	SF	\$24.69	\$2,718.79	\$1,127.23	\$0.00	\$0.00	\$3,846.01
C301090	OTHER WALL FINISHES								
C3010900501	Paint To Gypsum Board Walls Using Roller	6,161.67	SF	\$1.52	\$2,641.29	\$6,711.86	\$0.00	\$0.00	\$9,353.15
C3010900502	Paint To Concrete Block Using Brushes, Two Coats	2,084.34	SF	\$2.41	\$1,404.04	\$3,621.92	\$0.00	\$0.00	\$5,025.96
C3010900505	Paint To Concrete Walls-One Coat Primer, One Coat Paint	734.69	SF	\$1.49	\$389.92	\$705.02	\$0.00	\$0.00	\$1,094.94
C3020	FLOOR FINISHES								
C302001	TILE FLOOR FINISHES								
C3020010101	Thin Set Natural Clay Ceramic Tile Floor And Base	617.79	SF	\$30.60	\$7,995.17	\$10,911.47	\$0.00	\$0.00	\$18,906.64

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C302004	RESILIENT FLOOR FINISHES								
C3020040401	Vinyl Tile 1/8" X 12" X 12"	1,082.79	SF	\$15.84	\$14,035.10	\$3,117.18	\$0.00	\$0.00	\$17,152.29
C302005	CARPETING								
C3020050501	Commercial Grade 28 Oz. Nylon Carpet	274.23	SY	\$82.73	\$17,772.82	\$4,914.60	\$0.00	\$0.00	\$22,687.42
C302090	OTHER FLOORING & FLOOR FINISHES								
C3020909001	Concrete Floor Sealer	3,067.15	SF	\$0.42	\$813.91	\$477.29	\$0.00	\$0.00	\$1,291.20
C3020909010	Recessed Rubber Floor Mat	312.24	SF	\$46.67	\$13,065.92	\$1,506.25	\$0.00	\$0.00	\$14,572.17
C3030	CEILING FINISHES								
C303001	ACOUSTICAL CEILING TILES & PANELS								
C3030010402	2' X 2' Or 2' X 4' Fiberglass Acoustical Ceiling Tiles	1,411.89	SF	\$3.85	\$3,199.05	\$2,233.71	\$0.00	\$0.00	\$5,432.76
C303002	GYPSUM WALLBOARD CEILING FINISHES								
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	3,413.98	SF	\$3.75	\$2,787.52	\$10,005.40	\$0.00	\$0.00	\$12,792.93
C303005	SUSPENSIONS SYSTEMS								
C3030050703	T-Bar Ceiling Suspension System 2' X 4' Grid	1,411.89	SF	\$2.97	\$2,219.16	\$1,977.38	\$0.00	\$0.00	\$4,196.54
C3030050704	Suspension System For Gypsum Board Ceiling	3,413.98	SF	\$11.01	\$8,014.13	\$29,573.49	\$0.00	\$0.00	\$37,587.62
C303090	OTHER CEILING & CEILING FINISHES								
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	3,266.20	SF	\$1.52	\$1,400.10	\$3,557.85	\$0.00	\$0.00	\$4,957.95
Marked Up Cost					\$97,628.87	\$115,185.89	\$0.00	\$0.00	\$212,814.77

D SERVICES
D10 CONVEYING

D1020	WEIGHT HANDLING EQUIPMENT								
D102002	OVERHEAD CRANES								
D1020020206	Overhead Traveling Bridge Crane - 4535.9 kg(5 Ton)	1.00	EA	\$117,579.27	\$105,124.73	\$11,621.53	\$833.01	\$0.00	\$117,579.27
Marked Up Cost					\$105,124.73	\$11,621.53	\$833.01	\$0.00	\$117,579.27

D20 PLUMBING

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D2010	PLUMBING FIXTURES								
D201001	WATERCLOSETS								
D2010010101	Floor Mounted Water Closet	4.00	EA	\$1,019.84	\$1,877.96	\$2,201.41	\$0.00	\$0.00	\$4,079.36
D201002	URINALS								
D2010020201	Floor Mounted Urinal	1.00	EA	\$2,687.50	\$1,520.74	\$1,166.76	\$0.00	\$0.00	\$2,687.50
D201003	LAVATORIES								
D2010030303	Wall Hung 20" By 18" White Single Bowl Lavatory	4.00	EA	\$3,550.64	\$5,715.52	\$8,487.04	\$0.00	\$0.00	\$14,202.56
D201004	SINKS								
D2010040402	S.S. Sink, Double Bowl 32 X 21 X 7	1.00	EA	\$2,597.92	\$1,990.23	\$607.70	\$0.00	\$0.00	\$2,597.92
D2010040407	Janitor Sink - Floor Type	1.00	EA	\$2,755.23	\$2,092.29	\$662.94	\$0.00	\$0.00	\$2,755.23
D2010040408	Wall Hung 24" By 20" Janitors Sink Of Porcelain Enamel	1.00	EA	\$6,922.82	\$3,949.83	\$2,972.99	\$0.00	\$0.00	\$6,922.82
D201005	SHOWERS/TUBS								
D2010050502	Shower Valve, Drain For Ceramic Tile Shower	3.00	EA	\$8,011.18	\$9,102.68	\$14,930.85	\$0.00	\$0.00	\$24,033.53
D2010050508	Fiberglass Shower Unit	3.00	EA	\$2,002.04	\$4,256.02	\$1,750.10	\$0.00	\$0.00	\$6,006.12
D201006	DRINKING FOUNTAINS & COOLERS								
D2010060601	8 GPH Electric Water Cooler - Wall Mounted	2.00	EA	\$2,372.44	\$3,286.42	\$1,458.46	\$0.00	\$0.00	\$4,744.88
D2010060606	Handicapped Type 8 GPM Water Cooler W/Rough In	2.00	EA	\$7,777.68	\$12,370.02	\$3,185.35	\$0.00	\$0.00	\$15,555.37
D2020	DOMESTIC WATER DISTRIBUTION								
D202001	PIPES & FITTINGS								
D2020010101	Copper Pipe & Fittings (1/2" to 4" Dia. Piping)	15.00	EA	\$4,410.03	\$21,810.42	\$44,340.03	\$0.00	\$0.00	\$66,150.45
D2020010107	Residential Water Heater & Hose Bibb Piping	1.00	EA	\$3,168.83	\$792.05	\$2,376.78	\$0.00	\$0.00	\$3,168.83
D202002	VALVES & HYDRANTS								
D2020020201	Valves & Hydrants	6.00	EA	\$815.39	\$4,270.96	\$621.36	\$0.00	\$0.00	\$4,892.33
D202003	DOMESTIC WATER EQUIPMENT								
D2020030128	Domestic Water Heater Gas - 196.8 L(52 Gal.)	1.00	EA	\$4,801.83	\$3,583.02	\$1,218.81	\$0.00	\$0.00	\$4,801.83
D202005	SPECIALTIES								

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D2020050502	Domestic Water Supply Specialties, 25.4 mm(1")	2.00	EA	\$1,312.69	\$2,245.38	\$380.01	\$0.00	\$0.00	\$2,625.39
D2030	SANITARY WASTE								
D203001	WASTE PIPE & FITTINGS								
D2030010101	Waste Pipe & Fittings	23.00	EA	\$3,280.82	\$28,056.67	\$47,402.24	\$0.00	\$0.00	\$75,458.91
D203002	VENT PIPE & FITTINGS								
D2030020202	PVC Vent Piping	23.00	EA	\$489.34	\$2,068.57	\$9,186.36	\$0.00	\$0.00	\$11,254.93
D203003	FLOOR DRAINS								
D2030030303	Medium Duty And Heavy Duty Cast Iron Floor Drains	8.00	EA	\$1,101.22	\$6,670.83	\$2,138.96	\$0.00	\$0.00	\$8,809.78
Marked Up Cost					\$115,659.60	\$145,088.15	\$0.00	\$0.00	\$260,747.75
D30	HVAC								
D3030	COOLING GENERATING SYSTEMS								
D303002	DIRECT EXPANSION SYSTEMS								
D3030023210	18.14Mg (20 Ton) Condensing Unit With Refrigerant Piping	1.00	EA	\$76,729.87	\$43,553.87	\$33,176.00	\$0.00	\$0.00	\$76,729.87
D3040	DISTRIBUTION SYSTEMS								
D304001	AIR DISTRIBUTION, HEATING & COOLING								
D3040011152	Ductwork Supply Stack Insulation	284.86	SF	\$16.46	\$395.40	\$4,292.43	\$0.00	\$0.00	\$4,687.83
D3040011153	Floor Ductwork (Supply at 1500FPM)	1,936.00	LB	\$14.49	\$2,094.49	\$25,959.18	\$0.00	\$0.00	\$28,053.68
D3040011154	Floor Ductwork (Return at 2500FPM)	990.00	LB	\$14.49	\$1,071.05	\$13,274.58	\$0.00	\$0.00	\$14,345.63
D3040011155	Floor Ductwork (Exhaust at 2500FPM)	653.00	LB	\$14.49	\$706.46	\$8,755.86	\$0.00	\$0.00	\$9,462.32
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	291.60	LB	\$14.49	\$315.47	\$3,909.97	\$0.00	\$0.00	\$4,225.44
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	291.60	LB	\$14.49	\$315.47	\$3,909.97	\$0.00	\$0.00	\$4,225.44
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	240.00	LB	\$14.49	\$259.65	\$3,218.08	\$0.00	\$0.00	\$3,477.73
D304006	CHILLED WATER DISTRIBUTION SYSTEMS								
D3040061622	Piping Risers - Chilled Water for Cooling Supply & Return Piping (Medium Load)	146.67	LF	\$138.20	\$6,047.70	\$14,059.45	\$163.28	\$0.00	\$20,270.44

Note: All Costs Include ACF, Markups and Escalation

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D304090	OTHER DISTRIBUTION SYSTEMS								
D3040909001	Exhaust Ventilation System	1.00	EA	\$23,944.11	\$19,965.66	\$3,978.46	\$0.00	\$0.00	\$23,944.11
D3040909903	Terminal Variable Air Volume Boxes - 141.59 L/s To 56.64 m3 (300 CFM to 2000 CFM)	7.00	EA	\$1,840.40	\$11,032.10	\$1,850.71	\$0.00	\$0.00	\$12,882.80
D3050	TERMINAL & PACKAGE UNITS								
D305002	UNIT HEATERS								
D3050020287	Horizontal Unit Heater,Electric,10 KW w/Encl Coil	4.00	EA	\$3,807.61	\$13,880.55	\$1,349.89	\$0.00	\$0.00	\$15,230.44
D305006	PACKAGE UNITS								
D3050060665	VAV Air Handling Unit, w Heat, 70.3 kW (20 Ton), 105.5 KW (360 MBH)	1.00	EA	\$76,791.92	\$52,498.98	\$23,021.85	\$0.00	\$1,271.09	\$76,791.92
D3060	CONTROLS & INSTRUMENTATION								
D306001	HVAC CONTROLS								
D3060011102	Controls, Commercial HVAC Systems	1.00	EA	\$72,711.88	\$39,646.31	\$28,473.01	\$0.00	\$4,592.55	\$72,711.88
D3090	OTHER HVAC SYSTEMS AND EQUIPMENT								
D309090	OTHER SPECIAL MECHANICAL SYSTEMS								
D3090909011	Compressed Air System For A Maint. Shop	1.00	EA	\$63,324.23	\$30,107.56	\$33,216.67	\$0.00	\$0.00	\$63,324.23
Marked Up Cost					\$221,890.72	\$202,446.12	\$163.28	\$5,863.64	\$430,363.76
D40	FIRE PROTECTION								
D4010	FIRE ALARM AND DETECTION SYSTEMS								
D401001	FIRE ALARM DISTRIBUTION								
D4010010101	Fire Alarm System	22.00	OUT	\$1,871.44	\$9,617.87	\$31,553.74	\$0.00	\$0.00	\$41,171.61
D4010010104	Fire Alarm Duct Smoke Detector	4.00	EA	\$2,273.71	\$3,338.60	\$5,756.24	\$0.00	\$0.00	\$9,094.83
D4010010113	12 Zone Fire Alarm Panel And Remote Annunciator	1.00	EA	\$11,030.93	\$5,756.34	\$5,274.59	\$0.00	\$0.00	\$11,030.93
D4020	FIRE SUPPRESSION WATER SUPPLY AND EQUIPMENT								
D402001	FIRE PROTECTION WATER PIPING AND EQUIPMENT								
D4020010101	Fire Protection Water Supply; (Sml Piping)	35.00	EA	\$74.40	\$1,497.47	\$1,106.54	\$0.00	\$0.00	\$2,604.01
D4020010102	Fire Protection Wtr Supply, Ord Hazard Fac 152.40mm (6" Pipe)	15.00	EA	\$445.57	\$4,925.96	\$1,747.54	\$10.08	\$0.00	\$6,683.58

Note: All Costs Include ACF, Markups and Escalation

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D4020010105	Fire Protection Water Supply	1.00	EA	\$137.70	\$99.72	\$37.84	\$0.15	\$0.00	\$137.70
D4030	STANDPIPE SYSTEMS								
D403001	STANDPIPE EQUIPMENT & PIPING								
D4030010101	6" Standpipe System	1.00	EA	\$15,017.45	\$11,436.14	\$3,551.27	\$30.04	\$0.00	\$15,017.45
D4040	SPRINKLERS								
D404001	SPRINKLERS AND RELEASING DEVICES								
D4040010101	Exposed Sprinkler System For A Lg Facility - Ord. Haz.	15.00	EA	\$1,546.48	\$7,331.99	\$15,865.15	\$0.00	\$0.00	\$23,197.14
D4040010102	Conceaed Sprinkler Heads, Pipes & Fittings - Ord. Haz.	35.00	EA	\$1,958.63	\$29,025.55	\$39,483.21	\$43.38	\$0.00	\$68,552.14
Marked Up Cost					\$73,029.64	\$104,376.11	\$83.64	\$0.00	\$177,489.40
D50	ELECTRICAL								
D5010	ELECTRICAL SERVICE & DISTRIBUTION								
D501001	MAIN & SECONDARY TRANSFORMERS								
D5010010102	400 Amp Main Transformer (300 KVA Transformer, Secondary)	1.00	EA	\$45,468.99	\$35,739.80	\$8,988.27	\$740.92	\$0.00	\$45,468.99
D5010010205	Underground 400 Amp Secondary	1.00	EA	\$22,950.63	\$14,272.47	\$8,634.30	\$43.86	\$0.00	\$22,950.63
D501003	INTERIOR DISTRIBUTION TRANSFORMERS								
D5010030403	75 KVA Dry Type Transformer	1.00	EA	\$12,726.80	\$8,573.28	\$4,153.52	\$0.00	\$0.00	\$12,726.80
D501004	SWITCHBOARDS & PANELBOARDS								
D5010040305	Ungrd 400 Amp Main Switchboard	1.00	EA	\$72,639.84	\$58,083.97	\$14,555.88	\$0.00	\$0.00	\$72,639.84
D5010040584	Panel board 120/208V 225A MCB 42 Cir W/Bkr	1.00	EA	\$19,611.46	\$9,930.71	\$9,680.75	\$0.00	\$0.00	\$19,611.46
D5020	LIGHTING & BRANCH WIRING								
D502001	BRANCH WIRING								
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	68.00	EA	\$915.53	\$14,886.89	\$47,368.96	\$0.00	\$0.00	\$62,255.85
D5020010102	120 Volt, 20 Amp Duplex Receptacle - Masonry Partition	4.00	EA	\$888.93	\$853.65	\$2,702.07	\$0.00	\$0.00	\$3,555.72
D5020010105	Clock Receptacle	1.00	EA	\$939.17	\$258.83	\$680.34	\$0.00	\$0.00	\$939.17

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D5020010106	120 Volt, 15 Amp Duplex Ground Fault Receptacle	1.00	EA	\$927.37	\$230.76	\$696.60	\$0.00	\$0.00	\$927.37
D5020010109	120 Volt, 20 Amp Duplex Ground Fault Receptacle	2.00	EA	\$1,026.84	\$507.46	\$1,546.22	\$0.00	\$0.00	\$2,053.68
D5020010113	120 Volt, 20 Amp Quadraplex Receptacle	16.00	EA	\$982.10	\$4,288.27	\$11,425.33	\$0.00	\$0.00	\$15,713.60
D5020010136	Equipment Connections For Up To 5 HP	3.00	EA	\$2,590.62	\$1,856.91	\$5,914.93	\$0.00	\$0.00	\$7,771.85
D5020010138	480 Volt Equipment Connections For Motors - 15 To 25 HP	2.00	EA	\$2,948.91	\$1,897.63	\$4,000.19	\$0.00	\$0.00	\$5,897.83
D5020010158	Thermal Motor Switch	9.00	EA	\$860.47	\$2,009.82	\$5,734.42	\$0.00	\$0.00	\$7,744.25
D5020010184	30A Residential Dryer Receptacle	1.00	EA	\$459.08	\$69.12	\$389.97	\$0.00	\$0.00	\$459.08
D5020010185	50A Residential Range Receptacle	1.00	EA	\$867.00	\$253.42	\$613.58	\$0.00	\$0.00	\$867.00
D502002	LIGHTING EQUIPMENT								
D5020020202	2' X 4' Lay-In LED Fixture	39.00	EA	\$1,261.40	\$13,083.74	\$36,111.05	\$0.00	\$0.00	\$49,194.79
D5020020208	4' Industrial LED Fixture	6.00	EA	\$1,270.00	\$2,210.44	\$5,409.58	\$0.00	\$0.00	\$7,620.02
D5020020209	Surface Mount 2' X 4' LED Fixture	5.00	EA	\$1,302.16	\$1,913.47	\$4,597.33	\$0.00	\$0.00	\$6,510.81
D5020020210	4' Vapor Tight LED Fixture	17.00	EA	\$1,538.72	\$7,685.66	\$18,472.56	\$0.00	\$0.00	\$26,158.21
D5020020217	8' - 2 Lamp Industrial LED Fixture	50.00	EA	\$1,362.28	\$21,645.49	\$46,468.69	\$0.00	\$0.00	\$68,114.18
D5020020228	250W LED Wall Pack	9.00	EA	\$1,750.19	\$7,111.17	\$8,640.50	\$0.00	\$0.00	\$15,751.67
D5020020272	Exit Light With Battery Backup	15.00	EA	\$1,538.39	\$8,803.84	\$14,272.06	\$0.00	\$0.00	\$23,075.90
D5030	COMMUNICATIONS & SECURITY								
D503001	TELECOMMUNICATIONS SYSTEMS								
D5030010303	4-Pair Telephone Outlet	16.00	EA	\$1,269.68	\$5,128.62	\$15,186.19	\$0.00	\$0.00	\$20,314.80
D5090	OTHER ELECTRICAL SERVICES								
D509003	GROUNDING SYSTEMS								
D5090030302	Building Grounding	12.00	EA	\$1,508.78	\$6,385.87	\$11,719.54	\$0.00	\$0.00	\$18,105.41
D509004	LIGHTNING PROTECTION								
D5090040401	Lightning Protection System	18.00	EA	\$1,026.19	\$5,692.53	\$12,778.80	\$0.00	\$0.00	\$18,471.33
Marked Up Cost					\$233,373.82	\$300,741.64	\$784.78	\$0.00	\$534,900.24

Note: All Costs Include ACF, Markups and Escalation

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E	EQUIPMENT & FURNISHINGS								
E10	EQUIPMENT								
E1020	INSTITUTIONAL EQUIPMENT								
E102006	LIBRARY EQUIPMENT								
E1020061509	Oak Bench - 42"	4.00	EA	\$993.50	\$3,225.19	\$748.81	\$0.00	\$0.00	\$3,974.00
Marked Up Cost					\$3,225.19	\$748.81	\$0.00	\$0.00	\$3,974.00
F	SPECIAL CONSTRUCTION & DEMOLITION								
F10	SPECIAL CONSTRUCTION								
F1010	SPECIAL STRUCTURES								
F101090	OTHER SPECIAL CONSTRUCTION								
F1010909016	Garage Vehicle Exhaust System	3,752.65	CFM	\$4.90	\$7,277.12	\$11,095.27	\$0.00	\$0.00	\$18,372.39
Marked Up Cost					\$7,277.12	\$11,095.27	\$0.00	\$0.00	\$18,372.39
Facility Marked Up Cost:					\$1,428,789.87	\$1,570,072.75	\$5,776.69	\$5,863.64	\$3,010,502.95
Primary Facilities Total Marked Up Cost:					\$0.00	\$1,570,072.75	\$5,776.69	\$5,863.64	\$3,010,502.95
Total Facilities Marked Up Cost:					\$1,428,789.87	\$1,570,072.75	\$5,776.69	\$5,863.64	\$3,010,502.95

Note: All Costs Include ACF, Markups and Escalation

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Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
In-Project Lump Sums(s)								
Pavement:								287,021.10
Site Improvements:								122,542.88
Utilities:								153,334.47
Estimated Contract Cost:								\$3,573,401.40
Contingency:						10.00%		\$357,340.14
SIOH:						0.00%		\$0.00
Design						0.00%		\$0.00
Other						0.00%		\$0.00
Total Project Cost:								\$3,930,741.54
Out-of-Project Lump Sum(s)								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
PRIMARY FACILITIES									
A		SUBSTRUCTURE							
A10		FOUNDATIONS							
A1010		STANDARD FOUNDATIONS							
A101001		WALL FOUNDATIONS							
A1010010101	0.305 m X 0.51 m(1'0" X 1'8") Strip Footing 20,684 kPa(3000 PSI)	324.61	LF	\$54.79	\$7,759.71	\$9,828.66	\$198.31	\$0.00	\$17,786.68
A1010010123	203.2 mm(8") Thick Concrete Foundation Wall 27,579 kPa(4000 PSI), 1520 mm(60") Deep	324.61	LF	\$247.51	\$15,797.16	\$61,320.05	\$3,225.51	\$0.00	\$80,342.72
A101002		COLUMN FOUNDATIONS & PILE CAPS							
A1010020201	Spread Footing	10.36	CY	\$352.17	\$2,049.60	\$1,537.10	\$61.80	\$0.00	\$3,648.50
A1010020211	Column Piers 0.41 m X 0.61 m X 1.73 m(1'4" X 2'0" X 5'8") High	6.00	EA	\$1,110.31	\$1,836.59	\$4,817.48	\$7.76	\$0.00	\$6,661.84
A1010020213	Column Piers 0.81 m X 0.81 m X 1.42 m(2'8" X 2'8" X 4'8") High	4.00	EA	\$1,941.88	\$2,693.04	\$5,062.76	\$11.72	\$0.00	\$7,767.51
A1010020241	Spread Footing, Reinforcing Steel	1.00	TON	\$3,708.78	\$1,676.30	\$2,032.48	\$0.00	\$0.00	\$3,708.78
A1010020277	Spread Footing Column Bolts	49.00	EA	\$39.09	\$824.81	\$1,090.78	\$0.00	\$0.00	\$1,915.59
A1030		SLAB ON GRADE							
A103001		STANDARD SLAB ON GRADE							
A1030010104	177.8 mm(7") Standard Slab On Grade	12,097.19	SF	\$13.79	\$88,929.68	\$76,399.25	\$1,521.58	\$0.00	\$166,850.51
Marked Up Cost					\$121,566.90	\$162,088.55	\$5,026.68	\$0.00	\$288,682.13

B		SHELL							
B10		SUPERSTRUCTURE							
B1020		ROOF CONSTRUCTION							
B102001		STRUCTURAL FRAME							
B1020010124	Lrg Span, Lt Ld, Stil Frm, Mtl Joist	57.14	TON	\$7,659.12	\$342,656.20	\$84,459.06	\$10,526.96	\$0.00	\$437,642.22
B1020010135	0.51 m(1'8") Dia. Concrete Columns	87.02	LF	\$126.36	\$4,000.83	\$6,727.37	\$267.38	\$0.00	\$10,995.58

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B1020010136	Structural Steel, Lt Load, Columns	3.95	TON	\$5,861.68	\$18,277.77	\$4,345.48	\$530.40	\$0.00	\$23,153.64
Marked Up Cost					\$364,934.80	\$95,531.91	\$11,324.73	\$0.00	\$471,791.44
B20	EXTERIOR ENCLOSURE								
B2010	EXTERIOR WALLS								
B201001	EXTERIOR CLOSURE								
B2010010112	Metal Siding W/Vinyl Backed Ins (Typical Metal Bldg)	6,548.00	SF	\$11.69	\$38,303.07	\$38,274.07	\$0.00	\$0.00	\$76,577.15
B2020	EXTERIOR WINDOWS								
B202001	WINDOWS								
B2020010112	Aluminum Frm Projected Type Window - 6.35 mm(1/4") Grey/Bronze	600.00	SF	\$188.79	\$75,957.28	\$37,314.93	\$0.00	\$0.00	\$113,272.21
B2030	EXTERIOR DOORS								
B203001	SOLID DOORS								
B2030010202	910 mm X 2130 mm(3'0" X 7'0") Hollow Metal Door W/Frame	6.00	EA	\$4,641.21	\$21,824.36	\$6,022.93	\$0.00	\$0.00	\$27,847.29
B2030010204	1830 mm X 2130 mm(6'0" X 7'0") Pair Hollow Metal Doors W/Frame and Panic Handles	2.00	EA	\$7,970.57	\$12,237.68	\$3,703.45	\$0.00	\$0.00	\$15,941.13
B203004	OVERHEAD AND ROLL-UP DOORS								
B2030040103	6100 mm X 4270mm(20'0" X 14'0") Metal Overhead Door	4.00	EA	\$20,108.14	\$53,130.56	\$26,538.70	\$763.30	\$0.00	\$80,432.57
Marked Up Cost					\$201,452.95	\$111,854.09	\$763.30	\$0.00	\$314,070.34
B30	ROOFING								
B3010	ROOF COVERINGS								
B301002	LOW SLOPE ROOF SYSTEMS								
B3010020107	Metal Roof W/Vinyl Backed Ins (Typical Metal Bldg)	12,449.00	SF	\$10.62	\$82,603.45	\$49,626.08	\$0.00	\$0.00	\$132,229.53
B301004	FLASHINGS & TRIM								
B3010040404	Misc. Roofing Items - 101.6 mm(4") Gravel Stop	324.55	LF	\$25.01	\$4,556.36	\$3,561.50	\$0.00	\$0.00	\$8,117.86
B301005	GUTTERS & DOWNSPOUTS								
B3010050601	5" Box Gutters With Downspouts	108.47	LF	\$17.99	\$693.22	\$1,258.33	\$0.00	\$0.00	\$1,951.55

Note: All Costs Include ACF, Markups and Escalation

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Marked Up Cost					\$87,853.03	\$54,445.91	\$0.00	\$0.00	\$142,298.94
C	INTERIORS								
C30	INTERIOR FINISHES								
C3030	CEILING FINISHES								
C303090	OTHER CEILING & CEILING FINISHES								
C3030909002	Exterior Canopy W/Framing	100.00	SF	\$42.91	\$1,699.00	\$2,548.58	\$43.12	\$0.00	\$4,290.70
Marked Up Cost					\$1,699.00	\$2,548.58	\$43.12	\$0.00	\$4,290.70
D	SERVICES								
D30	HVAC								
D3020	HEAT GENERATING SYSTEMS								
D302002	FURNACES								
D3020020304	Make Up Air Unit, 87.82 kW(300 MBH)	1.00	EA	\$80,501.36	\$75,959.02	\$4,542.33	\$0.00	\$0.00	\$80,501.36
D3040	DISTRIBUTION SYSTEMS								
D304001	AIR DISTRIBUTION, HEATING & COOLING								
D3040011152	Ductwork Supply Stack Insulation	443.29	SF	\$14.20	\$526.35	\$5,767.92	\$0.00	\$0.00	\$6,294.28
D3040011153	Floor Ductwork (Supply at 1500FPM)	3,012.66	LB	\$12.50	\$2,788.09	\$34,881.58	\$0.00	\$0.00	\$37,669.67
D3040011154	Floor Ductwork (Return at 2500FPM)	1,540.56	LB	\$12.50	\$1,425.72	\$17,837.12	\$0.00	\$0.00	\$19,262.84
D3040011155	Floor Ductwork (Exhaust at 2500FPM)	1,016.15	LB	\$12.50	\$940.40	\$11,765.32	\$0.00	\$0.00	\$12,705.73
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	453.77	LB	\$12.50	\$419.94	\$5,253.90	\$0.00	\$0.00	\$5,673.84
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	453.77	LB	\$12.50	\$419.94	\$5,253.90	\$0.00	\$0.00	\$5,673.84
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	373.47	LB	\$12.50	\$345.63	\$4,324.16	\$0.00	\$0.00	\$4,669.79
D304003	HOT WATER DISTRIBUTION SYSTEMS								
D3040031322	Piping Risers - Hot Water for Heating Supply & Return Piping (Medium Load)	1,044.00	LF	\$119.00	\$36,824.09	\$86,414.77	\$994.23	\$0.00	\$124,233.09

Note: All Costs Include ACF, Markups and Escalation

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D3040031323	Piping Risers - Hot Water for Heating Floor Connection (Medium Load)	40.00	LF	\$261.05	\$3,848.50	\$6,555.53	\$38.09	\$0.00	\$10,442.13
D3050	TERMINAL & PACKAGE UNITS								
D305006	PACKAGE UNITS								
D3050060663	CV Air Handling Unit, w Heat, 35.2 kW (10 Ton), 52.7 KW (180 MBH), SGL Zone, EC, GH	1.00	EA	\$45,059.33	\$21,685.28	\$22,217.48	\$0.00	\$1,156.57	\$45,059.33
Marked Up Cost					\$145,182.97	\$204,814.02	\$1,032.33	\$1,156.57	\$352,185.89
D50	ELECTRICAL								
D5010	ELECTRICAL SERVICE & DISTRIBUTION								
D501001	MAIN & SECONDARY TRANSFORMERS								
D5010010152	MV/LV 300 kVA Main Transformer, 400A Distribution	1.00	EA	\$47,605.62	\$35,936.80	\$10,772.35	\$896.47	\$0.00	\$47,605.62
D5010010255	Underground 400 Amp Secondary - 3 Phase 4 Wire	1.00	EA	\$18,630.49	\$10,627.03	\$7,965.94	\$37.52	\$0.00	\$18,630.49
D501003	INTERIOR DISTRIBUTION TRANSFORMERS								
D5010030401	25 KVA Dry Type Transformer (Single Phase)	2.00	EA	\$6,172.77	\$7,683.03	\$4,662.51	\$0.00	\$0.00	\$12,345.54
D5010030402	37.5 KVA Dry Type Transformer	2.00	EA	\$7,585.00	\$9,341.87	\$5,828.13	\$0.00	\$0.00	\$15,170.01
D501004	SWITCHBOARDS & PANELBOARDS								
D5010040574	Residential 125 Amp MB Load Center W/Bkr.	2.00	EA	\$2,185.04	\$1,798.53	\$2,571.55	\$0.00	\$0.00	\$4,370.08
D5010040575	Residential 200 Amp MB Load Center W/Bark.	2.00	EA	\$2,812.08	\$2,409.68	\$3,214.48	\$0.00	\$0.00	\$5,624.16
D5010040581	Panel board 120/208V 100A Mlo 24 Cir W/Bkr	2.00	EA	\$6,803.95	\$5,528.29	\$8,079.62	\$0.00	\$0.00	\$13,607.91
D5010040582	Panel board 120/208V 225A Mlo 36 Cir W/Bkr	1.00	EA	\$11,421.28	\$5,184.30	\$6,236.98	\$0.00	\$0.00	\$11,421.28
D5010040583	Panel board 120/208V 225A Mlo 42 Cir W/Bkr	1.00	EA	\$12,197.44	\$5,446.22	\$6,751.22	\$0.00	\$0.00	\$12,197.44
D5020	LIGHTING & BRANCH WIRING								
D502001	BRANCH WIRING								
D5020010106	120 Volt, 15 Amp Duplex Ground Fault Receptacle	5.00	EA	\$798.92	\$987.01	\$3,007.57	\$0.00	\$0.00	\$3,994.58
D5020010111	120 Volt, 20 Amp Duplex Floor Mounted Receptacle	2.00	EA	\$1,129.23	\$839.09	\$1,419.36	\$0.00	\$0.00	\$2,258.46
D502002	LIGHTING EQUIPMENT								
D5020020229	100W Hps Wall Mount	5.00	EA	\$2,248.90	\$6,135.69	\$5,108.80	\$0.00	\$0.00	\$11,244.49

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D5020020235	150 Watt Hps Recessed Fixture	1.00	EA	\$1,796.49	\$858.19	\$938.29	\$0.00	\$0.00	\$1,796.49
D5020020251	150W Low Bay Hps Fixture	16.00	EA	\$1,708.71	\$12,909.73	\$14,429.69	\$0.00	\$0.00	\$27,339.43
D5030	COMMUNICATIONS & SECURITY								
D503001	TELECOMMUNICATIONS SYSTEMS								
D5030010303	4-Pair Telephone Outlet	1.00	EA	\$1,093.77	\$274.20	\$819.58	\$0.00	\$0.00	\$1,093.77
D503005	SECURITY SYSTEMS								
D5030050801	Card Reader Security System	5.00	OUT	\$1,911.89	\$5,102.15	\$4,457.32	\$0.00	\$0.00	\$9,559.47
D5090	OTHER ELECTRICAL SERVICES								
D509003	GROUNDING SYSTEMS								
D5090030302	Building Grounding	2.00	EA	\$1,298.53	\$910.44	\$1,686.63	\$0.00	\$0.00	\$2,597.07
D509004	LIGHTNING PROTECTION								
D5090040401	Lightning Protection System	5.00	EA	\$883.55	\$1,352.65	\$3,065.12	\$0.00	\$0.00	\$4,417.77
Marked Up Cost					\$113,324.92	\$91,015.15	\$933.98	\$0.00	\$205,274.06
Facility Marked Up Cost:					\$1,036,014.56	\$722,298.21	\$19,124.15	\$1,156.57	\$1,778,593.50
Primary Facilities Total Marked Up Cost:					\$0.00	\$722,298.21	\$19,124.15	\$1,156.57	\$1,778,593.50
Total Facilities Marked Up Cost:					\$1,036,014.56	\$722,298.21	\$19,124.15	\$1,156.57	\$1,778,593.50

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Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
In-Project Lump Sums(s)								
Pavement:								163,510.07
Site Improvements:								89,249.55
Utilities:								103,240.18
Estimated Contract Cost:								\$2,134,593.30
Contingency:						5.00%		\$106,729.66
SIOH:						5.70%		\$127,755.41
Design						4.00%		\$85,383.73
Other						0.00%		\$0.00
Total Project Cost:								\$2,454,462.10
Out-of-Project Lump Sum(s)								

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
PRIMARY FACILITIES									
PUBLIC SAFETY FACILITY									
A	SUBSTRUCTURE								
A10	FOUNDATIONS								
A1010	STANDARD FOUNDATIONS								
A101001	WALL FOUNDATIONS								
A1010010105	0.46 m X 1.22 m(1'6" X 4'0") Strip Footing 20,684 kPa(3000 PSI)	745.44	LF	\$147.94	\$56,574.37	\$52,451.46	\$1,252.66	\$0.00	\$110,278.49
A101002	COLUMN FOUNDATIONS & PILE CAPS								
A1010020201	Spread Footing	42.25	CY	\$410.07	\$9,771.34	\$7,259.52	\$294.64	\$0.00	\$17,325.50
A1010020241	Spread Footing, Reinforcing Steel	1.17	TON	\$4,313.39	\$2,292.74	\$2,753.92	\$0.00	\$0.00	\$5,046.66
A1010020277	Spread Footing Column Bolts	102.00	EA	\$45.46	\$2,007.13	\$2,629.55	\$0.00	\$0.00	\$4,636.68
A1030	SLAB ON GRADE								
A103001	STANDARD SLAB ON GRADE								
A1030010101	101.6 mm(4") Standard Slab On Grade	14,577.08	SF	\$11.84	\$82,720.47	\$87,710.92	\$2,143.37	\$0.00	\$172,574.76
A1030010105	203.2 mm(8") Slab On Grade 27,579 kPa(4000 PSI)	7,846.86	SF	\$24.47	\$91,139.33	\$98,703.55	\$2,142.73	\$0.00	\$191,985.62
A103003	TRENCHES								
A1030030407	Galv. Welded Steel Trench Gate	508.11	SF	\$62.37	\$25,410.98	\$6,154.17	\$128.08	\$0.00	\$31,693.23
Marked Up Cost					\$269,916.37	\$257,663.09	\$5,961.48	\$0.00	\$533,540.95
B	SHELL								
B10	SUPERSTRUCTURE								
B1010	FLOOR CONSTRUCTION								
B101001	STRUCTURAL FRAME								
B1010010199	Seismic Modifications	20,000.00	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
B1020	ROOF CONSTRUCTION								
B102001	STRUCTURAL FRAME								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B1020010115	Med Span, Lt Ld, Stl Frm, Mtl Joist	52.76	TON	\$11,222.27	\$377,885.15	\$200,125.18	\$14,076.87	\$0.00	\$592,087.20
B1020010136	Structural Steel, Lt Load, Columns	7.68	TON	\$6,840.33	\$41,543.66	\$9,784.56	\$1,205.55	\$0.00	\$52,533.77
B102003	ROOF DECKS AND SLABS								
B1020030306	1-1/2" Galv. Metal Roof Deck, Open Type, F.P.	21,187.00	SF	\$6.52	\$87,361.18	\$49,454.65	\$1,335.12	\$0.00	\$138,150.95
Marked Up Cost					\$506,790.00	\$259,364.38	\$16,617.54	\$0.00	\$782,771.91
B20	EXTERIOR ENCLOSURE								
B2010	EXTERIOR WALLS								
B201001	EXTERIOR CLOSURE								
B2010010102	Brick Veneer Wall	8,610.00	SF	\$43.55	\$98,772.75	\$276,228.18	\$0.00	\$0.00	\$375,000.93
B2010010144	Reinforced 203.2 mm(8") Concrete Masonry Unit Back-Up Wall	8,610.00	SF	\$33.44	\$89,633.63	\$198,071.46	\$180.86	\$0.00	\$287,885.95
B201002	EXTERIOR WALL BACKUP CONSTRUCTION								
B2010020303	3/4" Mtl Furring Strip	8,610.00	SF	\$4.06	\$6,151.33	\$28,806.33	\$0.00	\$0.00	\$34,957.66
B2010020310	5/8" Gypsum Board/Installed/Taped & Finished	8,610.00	SF	\$3.15	\$7,030.09	\$20,097.44	\$0.00	\$0.00	\$27,127.53
B2010020311	Paint to Gypsum Board Walls Using Roller	8,610.00	SF	\$1.52	\$3,690.80	\$9,378.81	\$0.00	\$0.00	\$13,069.60
B201003	INSULATION & VAPOR RETARDER								
B2010030201	Polystyrene Rigid Wall Insulation, 25.4 mm(1") Thick	8,610.00	SF	\$2.54	\$9,842.12	\$12,058.47	\$0.00	\$0.00	\$21,900.59
B201007	EXTERIOR SOFFITS								
B2010070804	Vinyl Soffit And Fascia, Vented	976.10	SF	\$24.47	\$8,388.30	\$15,493.19	\$0.00	\$0.00	\$23,881.49
B2020	EXTERIOR WINDOWS								
B202001	WINDOWS								
B2020010101	Aluminum Frm Fixed Type Window - 6.35 mm(1/4") Clear	205.00	SF	\$106.13	\$16,072.96	\$5,683.64	\$0.00	\$0.00	\$21,756.60
B2030	EXTERIOR DOORS								
B203001	SOLID DOORS								
B2030010202	910 mm X 2130 mm(3'0" X 7'0") Hollow Metal Door W/Frame	6.00	EA	\$5,414.65	\$25,512.85	\$6,975.05	\$0.00	\$0.00	\$32,487.90
B2030010204	1830 mm X 2130 mm(6'0" X 7'0") Pair Hollow Metal	1.00	EA	\$9,297.43	\$7,152.97	\$2,144.45	\$0.00	\$0.00	\$9,297.43

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
B203004	Doors W/Frame and Panic Handles OVERHEAD AND ROLL-UP DOORS								
B2030040103	6100 mm X 4270mm(20'0" X 14'0") Metal Overhead Door	4.00	EA	\$23,434.10	\$62,110.06	\$30,734.02	\$892.31	\$0.00	\$93,736.38

Marked Up Cost \$334,357.86 \$605,671.04 \$1,073.16 \$0.00 \$941,102.06

B30	ROOFING								
B3010	ROOF COVERINGS								
B301002	LOW SLOPE ROOF SYSTEMS								
B3010020108	Standing Seam Metal Roof	21,187.00	SF	\$12.30	\$153,530.79	\$107,151.73	\$0.00	\$0.00	\$260,682.53
B301003	ROOF INSULATION & FILL								
B3010030302	Rigid Insulation 1-1/2" Thick	21,187.00	SF	\$1.88	\$27,678.79	\$12,088.91	\$0.00	\$0.00	\$39,767.70
B301005	GUTTERS & DOWNSPOUTS								
B3010050601	5" Box Gutters With Downspouts	363.12	LF	\$20.91	\$2,712.87	\$4,878.37	\$0.00	\$0.00	\$7,591.24

Marked Up Cost \$183,922.45 \$124,119.02 \$0.00 \$0.00 \$308,041.47

C	INTERIORS								
C10	INTERIOR CONSTRUCTION								
C1010	PARTITIONS								
C101001	FIXED PARTITIONS								
C1010010101	Mtl Stud Partition, 3-5/8"	278.16	SF	\$3.09	\$210.08	\$649.28	\$0.00	\$0.00	\$859.36
C1010010102	Mtl Stud Partition, 3-5/8", Sound Rated	10,680.99	SF	\$5.37	\$19,404.35	\$37,951.35	\$0.00	\$0.00	\$57,355.70
C1010010112	Non-Load Brg Partition Of 8 X 6 X 16 Concrete	1,064.40	SF	\$19.01	\$6,648.50	\$13,582.04	\$0.00	\$0.00	\$20,230.55
C1010010113	Non-Load Brg Partition Of 8 X 8 X 16 Concrete	2,227.74	SF	\$20.73	\$14,869.96	\$31,315.47	\$0.00	\$0.00	\$46,185.43
C1010010118	8 X 8 X 16 Load Bearing Concrete Masonry Unit Wall	2,210.59	SF	\$38.27	\$26,758.43	\$57,791.49	\$46.43	\$0.00	\$84,596.35
C101005	INTERIOR WINDOWS								
C1010050504	Fixed Type Window With Aluminum Frm - 3/4" Clear Glass	10.56	SF	\$106.13	\$827.95	\$292.78	\$0.00	\$0.00	\$1,120.73
C1020	INTERIOR DOORS								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
C102001	STANDARD INTERIOR DOORS								
C1020010101	3'0" X 7'0" Hollow Metal Door	11.00	EA	\$2,293.66	\$20,696.14	\$4,534.13	\$0.00	\$0.00	\$25,230.27
C1020010110	6'0" X 7'0" Pair Hollow Metal Doors	2.00	EA	\$4,234.69	\$7,007.39	\$1,461.99	\$0.00	\$0.00	\$8,469.38
C1020010116	3'0" X 7'0" S.C. Wood Door W/H.M. Frame W/Passage Set	4.00	EA	\$1,344.69	\$3,565.67	\$1,813.10	\$0.00	\$0.00	\$5,378.77
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	36.00	EA	\$1,752.76	\$46,108.32	\$16,991.09	\$0.00	\$0.00	\$63,099.41
C1020010126	2'6" X 6'8" Hollow Core Interior Door And Frame	51.00	EA	\$400.64	\$6,094.25	\$14,338.20	\$0.00	\$0.00	\$20,432.45
C102003	FIRE DOORS								
C1020030301	3'0" X 7'0" Fire Rated Hollow Metal Door	4.00	EA	\$2,397.42	\$7,790.99	\$1,798.68	\$0.00	\$0.00	\$9,589.67
C1020030303	3'0" X 7'0" Fire Rated Wood Door	3.00	EA	\$2,375.11	\$5,569.26	\$1,556.05	\$0.00	\$0.00	\$7,125.32
C1020030304	6'0" X 7'0" Pair Fire Rated Wood Doors	2.00	EA	\$4,336.04	\$6,821.47	\$1,850.60	\$0.00	\$0.00	\$8,672.08
C1030	SPECIALTIES								
C103001	COMPARTMENTS, CUBICLES & TOILET PARTITIONS								
C1030010101	Urinal Screens	3.00	EA	\$417.06	\$578.70	\$672.48	\$0.00	\$0.00	\$1,251.18
C1030010102	Toilet Partition And Accessories	6.00	EA	\$2,460.44	\$10,825.60	\$3,937.01	\$0.00	\$0.00	\$14,762.62
C103003	MARKER BOARDS & TACK BOARDS								
C1030030301	Porcelain Enamel Chalkboard	10.72	SF	\$54.19	\$474.19	\$106.76	\$0.00	\$0.00	\$580.95
C103004	IDENTIFYING DEVICES								
C1030040401	Door Sign, 4" X 8"	6.00	EA	\$112.19	\$532.77	\$140.36	\$0.00	\$0.00	\$673.13
C103005	LOCKERS								
C1030050501	12" X 15" X 36" Double Tier Lockers	43.00	EA	\$521.91	\$20,451.35	\$1,990.68	\$0.00	\$0.00	\$22,442.03
C103006	SHELVING								
C1030060601	10" Wide Stock Prefinished Shelves With Supports	158.24	LF	\$27.64	\$1,841.15	\$2,532.19	\$0.00	\$0.00	\$4,373.34
C103007	FIRE EXTINGUISHER CABINETS								
C1030070701	Fire Extinguisher Cabinet, 8" X 12" X 27"	1.00	EA	\$750.30	\$440.91	\$309.38	\$0.00	\$0.00	\$750.30
C1030070702	Fire Extinguisher Cabinet, 8" X 16" X 38"	4.00	EA	\$791.12	\$1,926.95	\$1,237.54	\$0.00	\$0.00	\$3,164.49
C103008	COUNTERS								

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C1030080101	Plastic Laminate Countertop With Backsplash	1.79	LF	\$72.58	\$63.03	\$66.90	\$0.00	\$0.00	\$129.93
C103009	CABINETS								
C1030090201	Plastic Laminate Cabinets With Countertop And Drawers	32.42	LF	\$1,089.16	\$31,434.34	\$3,876.23	\$0.00	\$0.00	\$35,310.56
C1030090203	Ktchn Cab. - Prefinished Hardwd W/Plastic Laminate Top	14.82	LF	\$808.17	\$10,240.11	\$1,736.94	\$0.00	\$0.00	\$11,977.05
C1030090204	Bathroom Vanity 30" Wide X 24" Deep X 34" High	32.42	LF	\$522.11	\$14,056.11	\$2,870.59	\$0.00	\$0.00	\$16,926.70
C1030090205	Kitchen Cabinets - Prefinished Wall	14.21	LF	\$174.29	\$2,146.46	\$330.22	\$0.00	\$0.00	\$2,476.68
C1030090212	Wall Mounted Base Cabinet W/Doors	16.24	LF	\$610.36	\$7,889.70	\$2,022.57	\$0.00	\$0.00	\$9,912.27
Marked Up Cost					\$275,274.14	\$207,756.11	\$46.43	\$0.00	\$483,076.69
C20	STAIRS								
C2010	STAIR CONSTRUCTION								
C201001	INTERIOR AND EXTERIOR STAIRS								
C2010010101	1.22 m(4'0") Wide, Cast In Place Concrete, Stair Construction	12.00	VLF	\$1,505.69	\$7,576.33	\$10,236.86	\$255.09	\$0.00	\$18,068.28
Marked Up Cost					\$7,576.33	\$10,236.86	\$255.09	\$0.00	\$18,068.28
C30	INTERIOR FINISHES								
C3010	WALL FINISHES								
C301003	GYPSUM WALLBOARD FINISHES								
C3010030301	5/8" Gypsum Board On 7/8" Furring Channel	919.43	SF	\$6.66	\$1,764.19	\$4,363.80	\$0.00	\$0.00	\$6,127.99
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	15,300.57	SF	\$3.15	\$12,492.96	\$35,714.56	\$0.00	\$0.00	\$48,207.51
C3010030311	1/2" WP Gypsum Board/Installed/Taped & Finished	3,163.22	SF	\$3.11	\$2,453.64	\$7,383.58	\$0.00	\$0.00	\$9,837.22
C301004	TILE & TERRAZZO WALL FINISHES								
C3010040401	4-1/4" X 4-1/4" Ceramic Tile To Walls	4,502.80	SF	\$18.81	\$36,214.00	\$48,464.74	\$0.00	\$0.00	\$84,678.74
C301005	WALL COVERINGS								
C3010050601	Light Weight Vinyl Wallcovering With Fabric Backing	81.42	SF	\$3.07	\$161.21	\$88.69	\$0.00	\$0.00	\$249.90
C301006	ACOUSTICAL PANELS ADHERED TO WALLS								

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
C3010060705	Acoustical Wall Panels	485.28	SF	\$24.69	\$8,469.47	\$3,511.49	\$0.00	\$0.00	\$11,980.96
C301090	OTHER WALL FINISHES								
C3010900501	Paint To Gypsum Board Walls Using Roller	17,084.40	SF	\$1.52	\$7,323.47	\$18,609.90	\$0.00	\$0.00	\$25,933.37
C3010900502	Paint To Concrete Block Using Brushes, Two Coats	4,325.17	SF	\$2.41	\$2,913.50	\$7,515.76	\$0.00	\$0.00	\$10,429.26
C3010900505	Paint To Concrete Walls-One Coat Primer, One Coat Paint	2,037.51	SF	\$1.49	\$1,081.36	\$1,955.22	\$0.00	\$0.00	\$3,036.59
C3020	FLOOR FINISHES								
C302001	TILE FLOOR FINISHES								
C3020010101	Thin Set Natural Clay Ceramic Tile Floor And Base	1,541.98	SF	\$30.60	\$19,955.64	\$27,234.60	\$0.00	\$0.00	\$47,190.24
C302004	RESILIENT FLOOR FINISHES								
C3020040401	Vinyl Tile 1/8" X 12" X 12"	2,409.95	SF	\$15.84	\$31,237.73	\$6,937.87	\$0.00	\$0.00	\$38,175.60
C302005	CARPETING								
C3020050501	Commercial Grade 28 Oz. Nylon Carpet	703.66	SY	\$82.73	\$45,604.14	\$12,610.61	\$0.00	\$0.00	\$58,214.75
C302090	OTHER FLOORING & FLOOR FINISHES								
C3020909001	Concrete Floor Sealer	7,633.31	SF	\$0.42	\$2,025.60	\$1,187.84	\$0.00	\$0.00	\$3,213.44
C3020909010	Recessed Rubber Floor Mat	781.12	SF	\$46.67	\$32,686.57	\$3,768.13	\$0.00	\$0.00	\$36,454.69
C3030	CEILING FINISHES								
C303001	ACOUSTICAL CEILING TILES & PANELS								
C3030010402	2' X 2' Or 2' X 4' Fiberglass Acoustical Ceiling Tiles	3,387.64	SF	\$3.85	\$7,675.70	\$5,359.47	\$0.00	\$0.00	\$13,035.17
C303002	GYPSUM WALLBOARD CEILING FINISHES								
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	8,534.98	SF	\$3.75	\$6,968.83	\$25,013.59	\$0.00	\$0.00	\$31,982.43
C303005	SUSPENSIONS SYSTEMS								
C3030050703	T-Bar Ceiling Suspension System 2' X 4' Grid	3,387.64	SF	\$2.97	\$5,324.58	\$4,744.45	\$0.00	\$0.00	\$10,069.04
C3030050704	Suspension System For Gypsum Board Ceiling	8,534.98	SF	\$11.01	\$20,035.40	\$73,933.98	\$0.00	\$0.00	\$93,969.38
C303090	OTHER CEILING & CEILING FINISHES								
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	8,164.43	SF	\$1.52	\$3,499.80	\$8,893.45	\$0.00	\$0.00	\$12,393.25

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
Marked Up Cost					\$247,887.78	\$297,291.76	\$0.00	\$0.00	\$545,179.54
D	SERVICES								
D10	CONVEYING								
D1020	WEIGHT HANDLING EQUIPMENT								
D102002	OVERHEAD CRANES								
D1020020206	Overhead Traveling Bridge Crane - 4535.9 kg(5 Ton)	2.00	EA	\$117,579.27	\$210,249.46	\$23,243.06	\$1,666.02	\$0.00	\$235,158.54
Marked Up Cost					\$210,249.46	\$23,243.06	\$1,666.02	\$0.00	\$235,158.54
D20	PLUMBING								
D2010	PLUMBING FIXTURES								
D201001	WATERCLOSETS								
D2010010101	Floor Mounted Water Closet	6.00	EA	\$1,019.84	\$2,816.93	\$3,302.11	\$0.00	\$0.00	\$6,119.05
D2010010108	Floor Mounted Water Closet, Handicap, Flush Valve	3.00	EA	\$2,224.88	\$4,706.06	\$1,968.58	\$0.00	\$0.00	\$6,674.64
D201002	URINALS								
D2010020201	Floor Mounted Urinal	4.00	EA	\$2,687.50	\$6,082.95	\$4,667.05	\$0.00	\$0.00	\$10,749.99
D201003	LAVATORIES								
D2010030303	Wall Hung 20" By 18" White Single Bowl Lavatory	9.00	EA	\$3,550.64	\$12,859.92	\$19,095.84	\$0.00	\$0.00	\$31,955.76
D2010030304	26" By 18" White Oval Lavatory	2.00	EA	\$1,021.90	\$963.47	\$1,080.32	\$0.00	\$0.00	\$2,043.79
D201004	SINKS								
D2010040402	S.S. Sink, Double Bowl 32 X 21 X 7	2.00	EA	\$2,597.92	\$3,980.45	\$1,215.39	\$0.00	\$0.00	\$5,195.84
D2010040407	Janitor Sink - Floor Type	2.00	EA	\$2,755.23	\$4,184.58	\$1,325.88	\$0.00	\$0.00	\$5,510.45
D2010040408	Wall Hung 24" By 20" Janitors Sink Of Porcelain Enamel	2.00	EA	\$6,922.82	\$7,899.66	\$5,945.98	\$0.00	\$0.00	\$13,845.64
D201005	SHOWERS/TUBS								
D2010050502	Shower Valve, Drain For Ceramic Tile Shower	9.00	EA	\$8,011.18	\$27,308.04	\$44,792.55	\$0.00	\$0.00	\$72,100.59
D2010050508	Fiberglass Shower Unit	9.00	EA	\$2,002.04	\$12,768.06	\$5,250.31	\$0.00	\$0.00	\$18,018.37
D201006	DRINKING FOUNTAINS & COOLERS								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D2010060601	8 GPH Electric Water Cooler - Wall Mounted	5.00	EA	\$2,372.44	\$8,216.06	\$3,646.15	\$0.00	\$0.00	\$11,862.21
D2010060606	Handicapped Type 8 GPM Water Cooler W/Rough In	4.00	EA	\$7,777.68	\$24,740.03	\$6,370.70	\$0.00	\$0.00	\$31,110.73
D201095	RENOVATE PLUMBING FIXTURES								
D2010950524	Recondition Tank/Piping	1.00	LS	\$3,132.31	\$1,913.98	\$1,101.63	\$116.70	\$0.00	\$3,132.31
D2020	DOMESTIC WATER DISTRIBUTION								
D202001	PIPES & FITTINGS								
D2020010101	Copper Pipe & Fittings (1/2" to 4" Dia. Piping)	29.00	EA	\$4,410.03	\$42,166.82	\$85,724.06	\$0.00	\$0.00	\$127,890.87
D2020010107	Residential Water Heater & Hose Bibb Piping	2.00	EA	\$3,168.83	\$1,584.10	\$4,753.57	\$0.00	\$0.00	\$6,337.66
D202002	VALVES & HYDRANTS								
D2020020201	Valves & Hydrants	15.00	EA	\$815.39	\$10,677.41	\$1,553.41	\$0.00	\$0.00	\$12,230.82
D202003	DOMESTIC WATER EQUIPMENT								
D2020030107	Commercial Water Sup Equip, 297.41 L(77 Gal) H/W Heater	1.00	EA	\$25,239.86	\$21,433.20	\$3,806.67	\$0.00	\$0.00	\$25,239.86
D2020030128	Domestic Water Heater Gas - 196.8 L(52 Gal.)	2.00	EA	\$4,801.83	\$7,166.04	\$2,437.63	\$0.00	\$0.00	\$9,603.67
D202005	SPECIALTIES								
D2020050502	Domestic Water Supply Specialties, 25.4 mm(1")	5.00	EA	\$1,312.69	\$5,613.46	\$950.02	\$0.00	\$0.00	\$6,563.47
D2020050508	76.2 mm(3") Backflow Preventor	1.00	EA	\$4,123.40	\$2,571.98	\$1,545.54	\$5.88	\$0.00	\$4,123.40
D2030	SANITARY WASTE								
D203001	WASTE PIPE & FITTINGS								
D2030010101	Waste Pipe & Fittings	47.00	EA	\$3,280.82	\$57,333.19	\$96,865.44	\$0.00	\$0.00	\$154,198.64
D203002	VENT PIPE & FITTINGS								
D2030020202	PVC Vent Piping	47.00	EA	\$489.34	\$4,227.08	\$18,772.14	\$0.00	\$0.00	\$22,999.21
D203003	FLOOR DRAINS								
D2030030303	Medium Duty And Heavy Duty Cast Iron Floor Drains	19.00	EA	\$1,101.22	\$15,843.22	\$5,080.02	\$0.00	\$0.00	\$20,923.23
Marked Up Cost					\$287,056.67	\$321,250.97	\$122.58	\$0.00	\$608,430.22
D30	HVAC								

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D3010	ENERGY SUPPLY								
D301002	GAS SUPPLY SYSTEM								
D3010020226	1000 MBH Natural Gas Supply	1.00	EA	\$12,086.74	\$4,380.54	\$7,706.20	\$0.00	\$0.00	\$12,086.74
D3020	HEAT GENERATING SYSTEMS								
D302002	FURNACES								
D3020020302	Gas Furnace, 43.96 kW(150 MBH)	1.00	EA	\$5,867.13	\$4,169.57	\$1,697.56	\$0.00	\$0.00	\$5,867.13
D302003	FUEL-FIRED UNIT HEATERS								
D3020030401	Gas Fired Unit Heater, 8.79 kW(30 MBH)	6.00	EA	\$6,353.73	\$29,104.45	\$9,017.94	\$0.00	\$0.00	\$38,122.38
D3030	COOLING GENERATING SYSTEMS								
D303002	DIRECT EXPANSION SYSTEMS								
D3030020208	35.17 kW(10 Ton) Condensing Unit With Refrigerant Piping	1.00	EA	\$32,622.40	\$16,267.92	\$16,354.48	\$0.00	\$0.00	\$32,622.40
D3040	DISTRIBUTION SYSTEMS								
D304001	AIR DISTRIBUTION, HEATING & COOLING								
D3040010111	1,900 L/s (4,000 CFM) Air Handling Unit - Mech Rm	1.00	EA	\$59,139.92	\$30,698.52	\$28,441.40	\$0.00	\$0.00	\$59,139.92
D3040010130	Air Distribution-Low Press Sht Metal Duct w/Supports	3,960.00	lb	\$22.09	\$6,143.37	\$81,342.12	\$0.00	\$0.00	\$87,485.49
D3040010197	203.2 mm(8") Flex Duct Supply W/Register	37.00	EA	\$550.04	\$6,288.34	\$14,063.15	\$0.00	\$0.00	\$20,351.49
D3040010199	Return Air Register 610 mm X 460 mm(24X18)	25.00	EA	\$264.04	\$3,444.62	\$3,156.35	\$0.00	\$0.00	\$6,600.98
D3040011152	Ductwork Supply Stack Insulation	664.03	SF	\$16.46	\$921.71	\$10,005.96	\$0.00	\$0.00	\$10,927.67
D3040011153	Floor Ductwork (Supply at 1500FPM)	4,840.00	LB	\$14.49	\$5,236.23	\$64,897.96	\$0.00	\$0.00	\$70,134.19
D3040011154	Floor Ductwork (Return at 2500FPM)	2,475.00	LB	\$14.49	\$2,677.62	\$33,186.46	\$0.00	\$0.00	\$35,864.07
D3040011155	Floor Ductwork (Exhaust at 2500FPM)	1,632.50	LB	\$14.49	\$1,766.15	\$21,889.65	\$0.00	\$0.00	\$23,655.80
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	656.10	LB	\$14.49	\$709.81	\$8,797.43	\$0.00	\$0.00	\$9,507.24
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	656.10	LB	\$14.49	\$709.81	\$8,797.43	\$0.00	\$0.00	\$9,507.24
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	540.00	LB	\$14.49	\$584.21	\$7,240.68	\$0.00	\$0.00	\$7,824.89
D304003	HOT WATER DISTRIBUTION SYSTEMS								

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Crestview, Florida

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D3040031322	Piping Risers - Hot Water for Heating Supply & Return Piping (Medium Load)	1,192.00	LF	\$138.20	\$49,150.20	\$114,262.40	\$1,327.03	\$0.00	\$164,739.63
D3040031323	Piping Risers - Hot Water for Heating Floor Connection (Medium Load)	36.00	LF	\$303.38	\$4,049.04	\$6,832.66	\$40.08	\$0.00	\$10,921.78
D304006	CHILLED WATER DISTRIBUTION SYSTEMS								
D3040061611	Piping Risers - Chilled Water for Cooling Valves (Small Load)	60.00	EA	\$2,817.55	\$136,805.04	\$32,247.72	\$0.00	\$0.00	\$169,052.76
D3040061612	Piping Risers - Chilled Water for Cooling Supply & Return Piping (Small Load)	1,100.00	LF	\$77.61	\$21,465.86	\$63,905.15	\$0.00	\$0.00	\$85,371.00
D3040061622	Piping Risers - Chilled Water for Cooling Supply & Return Piping (Medium Load)	366.67	LF	\$138.20	\$15,119.05	\$35,148.15	\$408.21	\$0.00	\$50,675.40
D3040061633	Piping Risers - Chilled Water for Cooling Floor Connection (Large Load)	60.00	LF	\$612.41	\$15,084.07	\$21,525.97	\$134.85	\$0.00	\$36,744.90
D304007	EXHAUST SYSTEMS								
D3040070706	0.28 m3/sec(.60 MCFM) Toilet Exhaust System	5.00	EA	\$8,591.27	\$17,315.47	\$25,640.90	\$0.00	\$0.00	\$42,956.37
D3040070709	0.71 m3/s(1500 CFM) Bathroom Exhaust System	1.00	EA	\$19,187.49	\$4,975.81	\$14,211.68	\$0.00	\$0.00	\$19,187.49
D304090	OTHER DISTRIBUTION SYSTEMS								
D3040909001	Exhaust Ventilation System	1.00	EA	\$23,944.11	\$19,965.66	\$3,978.46	\$0.00	\$0.00	\$23,944.11
D3060	CONTROLS & INSTRUMENTATION								
D306001	HVAC CONTROLS								
D3060010147	Low Volt Thermostat	2.00	EA	\$869.58	\$1,152.49	\$586.66	\$0.00	\$0.00	\$1,739.16
D3060010181	Controls For Mech. Equipment Room Ventilation System	1.00	EA	\$1,384.05	\$1,128.51	\$255.54	\$0.00	\$0.00	\$1,384.05
D3060011102	Controls, Commercial HVAC Systems	1.00	EA	\$72,711.88	\$39,646.31	\$28,473.01	\$0.00	\$4,592.55	\$72,711.88
D3060011105	Controls, Boilers and Pumps	1.00	EA	\$3,719.12	\$1,947.36	\$1,771.76	\$0.00	\$0.00	\$3,719.12
D3060011108	Controls, Chillers and Pumps	1.00	EA	\$10,692.48	\$5,349.11	\$5,343.37	\$0.00	\$0.00	\$10,692.48
D3090	OTHER HVAC SYSTEMS AND EQUIPMENT								
D309090	OTHER SPECIAL MECHANICAL SYSTEMS								
D3090909011	Compressed Air System For A Maint. Shop	2.00	EA	\$63,324.23	\$60,215.12	\$66,433.34	\$0.00	\$0.00	\$126,648.46

Marked Up Cost **\$506,471.96** **\$737,211.55** **\$1,910.17** **\$4,592.55** **\$1,250,186.23**

D40 FIRE PROTECTION

Note: All Costs Include ACF, Markups and Escalation

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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D4010	FIRE ALARM AND DETECTION SYSTEMS								
D401001	FIRE ALARM DISTRIBUTION								
D4010010101	Fire Alarm System	16.00	OUT	\$1,871.44	\$6,994.82	\$22,948.17	\$0.00	\$0.00	\$29,942.99
D4010010102	Fire Alarm System - Rate Of Rise Heat Detectors	35.00	OUT	\$1,782.79	\$12,969.23	\$49,428.45	\$0.00	\$0.00	\$62,397.68
D4010010104	Fire Alarm Duct Smoke Detector	17.00	EA	\$2,273.71	\$14,189.04	\$24,464.00	\$0.00	\$0.00	\$38,653.04
D4010010112	8 Zone Fire Alarm Panel And Remote Annunciator	2.00	EA	\$6,192.75	\$4,531.59	\$7,853.90	\$0.00	\$0.00	\$12,385.49
D4010010113	12 Zone Fire Alarm Panel And Remote Annunciator	1.00	EA	\$11,030.93	\$5,756.34	\$5,274.59	\$0.00	\$0.00	\$11,030.93
D4010010120	Carbon Monoxide Detector System	1.01	EA	\$7,147.34	\$6,102.54	\$1,116.27	\$0.00	\$0.00	\$7,218.81
D4020	FIRE SUPPRESSION WATER SUPPLY AND EQUIPMENT								
D402001	FIRE PROTECTION WATER PIPING AND EQUIPMENT								
D4020010101	Fire Protection Water Supply; (Sml Piping)	122.00	EA	\$74.40	\$5,219.74	\$3,857.08	\$0.00	\$0.00	\$9,076.82
D4020010102	Fire Protection Wtr Supply, Ord Hazard Fac 152.40mm (6" Pipe)	61.00	EA	\$445.57	\$20,032.24	\$7,106.65	\$41.00	\$0.00	\$27,179.89
D4020010105	Fire Protection Water Supply	2.00	EA	\$137.70	\$199.43	\$75.68	\$0.29	\$0.00	\$275.40
D4030	STANDPIPE SYSTEMS								
D403001	STANDPIPE EQUIPMENT & PIPING								
D4030010101	6" Standpipe System	3.00	EA	\$15,017.45	\$34,308.43	\$10,653.82	\$90.11	\$0.00	\$45,052.36
D4040	SPRINKLERS								
D404001	SPRINKLERS AND RELEASING DEVICES								
D4040010101	Exposed Sprinkler System For A Lg Facility - Ord. Haz.	61.00	EA	\$1,546.48	\$29,816.76	\$64,518.29	\$0.00	\$0.00	\$94,335.05
D4040010102	Concealed Sprinkler Heads, Pipes & Fittings - Ord. Haz.	122.00	EA	\$1,958.63	\$101,174.78	\$137,627.20	\$151.20	\$0.00	\$238,953.17
Marked Up Cost					\$241,294.94	\$334,924.10	\$282.61	\$0.00	\$576,501.64
D50	ELECTRICAL								
D5010	ELECTRICAL SERVICE & DISTRIBUTION								
D501001	MAIN & SECONDARY TRANSFORMERS								
D5010010102	400 Amp Main Transformer (300 KVA Transformer, Secondary)	1.00	EA	\$45,468.99	\$35,739.80	\$8,988.27	\$740.92	\$0.00	\$45,468.99

Note: All Costs Include ACF, Markups and Escalation

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D5010010205	Underground 400 Amp Secondary	1.00	EA	\$22,950.63	\$14,272.47	\$8,634.30	\$43.86	\$0.00	\$22,950.63
D501004	SWITCHBOARDS & PANELBOARDS								
D5010040521	Panelbd 208V 400A MCB 42 Cir W/Bkr	1.00	EA	\$34,194.50	\$19,159.24	\$15,035.27	\$0.00	\$0.00	\$34,194.50
D5010040581	Panel board 120/208V 100A Mlo 24 Cir W/Bkr	1.00	EA	\$7,909.74	\$3,231.31	\$4,678.43	\$0.00	\$0.00	\$7,909.74
D5020	LIGHTING & BRANCH WIRING								
D502001	BRANCH WIRING								
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	99.00	EA	\$915.53	\$21,673.56	\$68,963.64	\$0.00	\$0.00	\$90,637.19
D5020010102	120 Volt, 20 Amp Duplex Receptacle - Masonry Partition	86.00	EA	\$888.93	\$18,353.55	\$58,094.45	\$0.00	\$0.00	\$76,448.00
D5020010103	Duplex Receptacle Long Run	1.00	EA	\$1,755.90	\$440.79	\$1,315.11	\$0.00	\$0.00	\$1,755.90
D5020010105	Clock Receptacle	8.00	EA	\$939.17	\$2,070.65	\$5,442.73	\$0.00	\$0.00	\$7,513.38
D5020010106	120 Volt, 15 Amp Duplex Ground Fault Receptacle	3.00	EA	\$927.37	\$692.29	\$2,089.81	\$0.00	\$0.00	\$2,782.10
D5020010108	Duplex GFI Receptacle Long Run	13.00	EA	\$1,767.74	\$5,884.17	\$17,096.47	\$0.00	\$0.00	\$22,980.64
D5020010109	120 Volt, 20 Amp Duplex Ground Fault Receptacle	5.00	EA	\$1,026.84	\$1,268.64	\$3,865.56	\$0.00	\$0.00	\$5,134.20
D5020010111	120 Volt, 20 Amp Duplex Floor Mounted Receptacle	1.00	EA	\$1,312.32	\$490.45	\$821.87	\$0.00	\$0.00	\$1,312.32
D5020010121	230 Volt, 30 Amp Receptacle - Stud Partition	2.00	EA	\$2,033.04	\$917.91	\$3,148.16	\$0.00	\$0.00	\$4,066.07
D5020010136	Equipment Connections For Up To 5 HP	6.00	EA	\$2,590.62	\$3,713.82	\$11,829.87	\$0.00	\$0.00	\$15,543.69
D5020010138	480 Volt Equipment Connections For Motors - 15 To 25 HP	3.00	EA	\$2,948.91	\$2,846.45	\$6,000.29	\$0.00	\$0.00	\$8,846.74
D5020010156	120 Volt 20 Amp Single Pole Switch	7.00	EA	\$907.79	\$1,548.91	\$4,805.59	\$0.00	\$0.00	\$6,354.50
D5020010158	Thermal Motor Switch	5.00	EA	\$860.47	\$1,116.57	\$3,185.79	\$0.00	\$0.00	\$4,302.36
D5020010184	30A Residential Dryer Receptacle	1.00	EA	\$459.08	\$69.12	\$389.97	\$0.00	\$0.00	\$459.08
D5020010185	50A Residential Range Receptacle	1.00	EA	\$867.00	\$253.42	\$613.58	\$0.00	\$0.00	\$867.00
D5020010189	60A 220V Equipment Connection	3.00	EA	\$1,913.54	\$1,918.45	\$3,822.17	\$0.00	\$0.00	\$5,740.63
D502002	LIGHTING EQUIPMENT								
D5020020202	2' X 4' Lay-In Fluorescent Fixture	92.00	EA	\$1,261.40	\$30,864.21	\$85,185.04	\$0.00	\$0.00	\$116,049.25
D5020020207	2' X 4' Lay-In Fluorescent Fixture With Emergency Unit	3.00	EA	\$1,261.40	\$1,006.44	\$2,777.77	\$0.00	\$0.00	\$3,784.21

Note: All Costs Include ACF, Markups and Escalation

Project Location: Crestview, Florida

Project Midpoint: Jan 2032

Area Cost Factor: 0.875

Escalation Rate: 37.546

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2016 Cost Book

PACES 1.4.20.0

Program: CREST VIEW MASTER PLAN
 Project: PUBLIC SAFETY FACILITY
 Project Num:

Assembly Detail Report

19 Jul 2021
 8:52 AM

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D5020020209	Surface Mount 2' X 4' Fluorescent Fixture	25.00	EA	\$1,302.16	\$9,567.37	\$22,986.66	\$0.00	\$0.00	\$32,554.03
D5020020210	4' Vapor Tight Fluorescent Fixture	42.00	EA	\$1,538.72	\$18,988.10	\$45,638.08	\$0.00	\$0.00	\$64,626.18
D5020020211	4'- 2 Lamp Wall Mount Fluorescent	27.00	EA	\$1,224.94	\$12,660.22	\$20,413.26	\$0.00	\$0.00	\$33,073.48
D5020020214	Surface Mounted 1' X 4' Fluorescent Fixture	10.00	EA	\$1,141.93	\$3,280.50	\$8,138.83	\$0.00	\$0.00	\$11,419.33
D5020020217	8' - 2 Lamp Industrial Fluorescent Fixture	12.00	EA	\$1,362.28	\$5,194.92	\$11,152.49	\$0.00	\$0.00	\$16,347.40
D5020020248	Pendant Mount 150W Hps Fixture	14.00	EA	\$2,627.11	\$21,063.97	\$15,715.58	\$0.00	\$0.00	\$36,779.56
D5020020272	Exit Light With Battery Backup	8.00	EA	\$1,538.39	\$4,695.38	\$7,611.77	\$0.00	\$0.00	\$12,307.15
D5020020274	6V Emergency Battery Pack	7.00	EA	\$1,524.17	\$3,794.10	\$6,875.07	\$0.00	\$0.00	\$10,669.17
D502095	RENOVATE LIGHTING & BRANCH WIRING								
D5020959276	Smoke Detector	10.00	EA	\$442.27	\$2,245.38	\$2,177.29	\$0.00	\$0.00	\$4,422.67
D5030	COMMUNICATIONS & SECURITY								
D503001	TELECOMMUNICATIONS SYSTEMS								
D5030010302	27-Pair Telephone System	1.00	EA	\$4,920.16	\$3,595.53	\$1,324.63	\$0.00	\$0.00	\$4,920.16
D5030010303	4-Pair Telephone Outlet	20.00	EA	\$1,269.68	\$6,410.77	\$18,982.73	\$0.00	\$0.00	\$25,393.50
D5030010304	Shielded Data Outlet	20.00	EA	\$1,336.63	\$6,737.37	\$19,995.26	\$0.00	\$0.00	\$26,732.63
D503002	PUBLIC ADDRESS SYSTEMS								
D5030020401	Sound And Public Address	20,000.00	SF	\$2.53	\$26,128.09	\$24,379.40	\$0.00	\$0.00	\$50,507.49
D503004	TELEVISION SYSTEMS								
D5030040701	Television Outlet Complete With Wire And Conduit	17.00	EA	\$508.73	\$4,823.49	\$3,824.84	\$0.00	\$0.00	\$8,648.33
D503005	SECURITY SYSTEMS								
D5030050801	Card Reader Security System	7.00	OUT	\$2,225.28	\$8,350.23	\$7,226.73	\$0.00	\$0.00	\$15,576.96
D5030050807	Light Control System	4.00	OUT	\$7,931.11	\$16,677.89	\$15,046.55	\$0.00	\$0.00	\$31,724.44
D5090	OTHER ELECTRICAL SERVICES								
D509001	GENERAL CONSTRUCTION ITEMS (ELECTRICAL)								
D5090010103	12" Cable Tray	200.00	LF	\$315.20	\$30,843.39	\$32,196.37	\$0.00	\$0.00	\$63,039.76
D509002	EMERGENCY LIGHTING & POWER								
D5090020208	250 KW Emergency Generator	1.00	EA	\$114,005.28	\$97,980.33	\$14,588.58	\$1,436.36	\$0.00	\$114,005.28

Note: All Costs Include ACF, Markups and Escalation

Project Location: Crestview, Florida

Project Midpoint: Jan 2032

Area Cost Factor: 0.875

Escalation Rate: 37.546

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2016 Cost Book

PACES 1.4.20.0

Program: CREST VIEW MASTER PLAN
Project: PUBLIC SAFETY FACILITY
Project Num:

Assembly Detail Report

19 Jul 2021
8:52 AM

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
D509003	GROUNDING SYSTEMS								
D5090030302	Building Grounding	3.00	EA	\$1,508.78	\$1,596.47	\$2,929.88	\$0.00	\$0.00	\$4,526.35
D509004	LIGHTNING PROTECTION								
D5090040401	Lightning Protection System	8.00	EA	\$1,026.19	\$2,530.02	\$5,679.47	\$0.00	\$0.00	\$8,209.48
Marked Up Cost					\$454,695.75	\$603,667.59	\$2,221.14	\$0.00	\$1,060,584.49
E	EQUIPMENT & FURNISHINGS								
E10	EQUIPMENT								
E1020	INSTITUTIONAL EQUIPMENT								
E102006	EQUIPMENT								
E1020061509	Oak Bench - 42"	10.00	EA	\$993.50	\$8,062.96	\$1,872.03	\$0.00	\$0.00	\$9,934.99
Marked Up Cost					\$8,062.96	\$1,872.03	\$0.00	\$0.00	\$9,934.99
E20	FURNISHINGS								
E2020	MOVEABLE FURNISHINGS								
E202090	OTHER MOVEABLE FURNISHINGS								
E2020909001	Office Furnishings	7,920.00	SF	\$38.01	\$254,626.39	\$46,382.77	\$0.00	\$0.00	\$301,009.15
Marked Up Cost					\$254,626.39	\$46,382.77	\$0.00	\$0.00	\$301,009.15
F	SPECIAL CONSTRUCTION & DEMOLITION								
F10	SPECIAL CONSTRUCTION								
F1010	SPECIAL STRUCTURES								
F101090	OTHER SPECIAL CONSTRUCTION								
F1010909016	Garage Vehicle Exhaust System	10,520.81	CFM	\$10.60	\$49,109.53	\$62,419.59	\$0.00	\$0.00	\$111,529.12
Marked Up Cost					\$49,109.53	\$62,419.59	\$0.00	\$0.00	\$111,529.12
Facility Marked Up Cost:					\$3,837,292.59	\$3,893,073.92	\$30,156.21	\$4,592.55	\$7,765,115.27

Note: All Costs Include ACF, Markups and Escalation

Project Location: Crestview, Florida
Project Midpoint: Jan 2032

Area Cost Factor: 0.875
Escalation Rate: 37.546

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2016 Cost Book
PACES 1.4.20.0

Assembly Detail Report

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	Sub Bid	Total
	Primary Facilities Total Marked Up Cost:			\$0.00	\$3,893,073.92	\$30,156.21	\$4,592.55	\$7,765,115.27
	Total Facilities Marked Up Cost:			\$3,837,292.59	\$3,893,073.92	\$30,156.21	\$4,592.55	\$7,765,115.27
	In-Project Lump Sums(s)							
						Pavement:		743,516.07
						Site Improvements:		317,442.17
						Utilities:		397,201.35
						Estimated Contract Cost:		\$9,223,274.87
						Contingency:	10.00%	\$922,327.49
						SIOH:	0.00%	\$0.00
						Design	0.00%	\$0.00
						Other	0.00%	\$0.00
						Total Project Cost:		\$10,145,602.35
	Out-of-Project Lump Sum(s)							

Note: All Costs Include ACF, Markups and Escalation

Appendix **I**



Capital Improvement Projects

General Fund

The City of Crestview is required by law to have a Capital Improvement Plan (CIP). As part of the General Fund Budget the CIP includes a list of projects that are needed to maintain and expand services that are aimed at repairing old infrastructure, expanding existing infrastructure and the construction of new streets and facilities. This funding is generated from Gas Tax Revenues, Ad Valorem Tax Revenues and the ½ Cent Sales Tax Revenues.

The City is responsible for over 140 miles of roads, alleys and streets. The City repaves all streets on a rotating 25-year cycle and critical streets on an as needed basis to maintain adequate drivable surfaces. This CIP includes a cost of \$2,605,000.

Excavators, dump trucks and other heavy construction equipment needed for street repair must be maintained and replaced regularly at a planned cost of \$983,000 in the next five years.

The City owns 32 buildings throughout the city. These range in size from a well pump-house to the community center. These buildings and associated properties must be maintained, and repaired as needed, this CIP includes \$900,000 for building improvements.

The City also owns numerous police cruisers, work trucks, and other vehicles which are part of a Lease Program, these costs are capitalized and budgeted at \$250,000 annually.



5 Year Capital Improvement Schedule

General Fund

City of Crestview, FL General Capital Improvement Projects Department / Project General & Administrative New Public Services Building (Long St) Future Costs Total G & A	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
		\$2,000,000			
	\$0	\$2,000,000	\$0	\$0	\$0

STREET					
EQUIPMENT					
MINI EXCAVATOR					
FRONT END LOADER					
ASPHALT PAVE					
TANDEM DUMP TRUCK					
3.5HP TRACTOR/MOWER	\$95,000				
FLADBED DUMP TRUCK	\$85,000				
SKID STEER LOADER					
EQUIPMENT TRAILER					
POTHOLE PATCH TRUCK	\$18,000				
TANDEM DUMP TRUCK	\$75,000				
3/4 TON UTILITY BODY TRUCK			\$165,000		
SKID STEER LOADER			\$55,000		
FLATBED DUMP TRUCK			\$90,000		
STREET SWEEPER			\$100,000		\$300,000
IMPROVEMENTS					
RESURFACING	\$400,000	\$400,000	\$400,000		
ARENA RD STABILIZATION PHASE 1					
ARENA RD STABILIZATION PHASE 2	\$125,000	\$130,000			
ARENA RD STABILIZATION PHASE 3			\$150,000		
ARENA RD STABILIZATION PHASE 4					
Future Costs					
Street CIP Budget	\$705,000	\$623,000	\$860,000	\$500,000	\$500,000
BUILDING/FACILITY MAINTENANCE					
EQUIPMENT					
John Deere 1026 tractor					
1 - Z-Turn Mower					
10 - Weed Trimmers					
Scag 61" Cheetah Zero Turn Mower					
Future Costs	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
IMPROVEMENTS					
Install spray foam insulation in Maintenance shop					
Install Fluorescent lighting in Maintenance shop					
Install Polycarbonate flooring system on Community Center hall					
Replace Tennis court fencing					
Install irrigation system at Twin Hills Walk track					
Install irrigation system at Durrell Lee and Spanish Trail Ballparks					
Refurbish tennis court at Twin Hill park					
Heated building for sewer rod truck and sweeper					
Heated tile flooring in hallway of City Hall					
Expand children's water park					
Install spray foam on awning at Amphitheater awning					
City Hall Lobby/Utility Billing Remodel	\$75,000				
Future Costs	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Building/Facility Maint CIP Budget	\$240,000	\$165,000	\$165,000	\$165,000	\$165,000
FLEET MAINTENANCE					
Car Parts					
Future Costs	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Fleet Maint CIP Budget	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
CIP Summary					
Total G & A	\$0	\$2,000,000	\$0	\$0	\$0
Street CIP Budget	\$705,000	\$623,000	\$860,000	\$600,000	\$800,000
Building/Facility Maint CIP Budget	\$240,000	\$165,000	\$165,000	\$165,000	\$165,000
Fleet Maint CIP Budget	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total	\$995,000	\$2,838,000	\$1,075,000	\$815,000	\$1,015,000

CITY OF CRESTVIEW, FLORIDA MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2019 (UNAUDITED)

As management of the City of Crestview, we offer readers of the City of Crestview's financial statements this narrative overview and analysis of the financial activities of the City of Crestview for the fiscal year ended September 30, 2019. We encourage readers to consider the information presented here. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

FINANCIAL HIGHLIGHTS

- The assets of the City of Crestview exceeded its liabilities by approximately \$53 million (net position) and represents an increase of approximately \$2 million in net position from the prior year. Of this amount, approximately \$35 million represents the net investment in capital assets (e.g. land, infrastructure, building, machinery and equipment), \$1.3 million is restricted for future obligations, and \$16.5 million is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.
- The governmental net position increased by approximately \$1.86 million from the prior year.
- The net position of the business-type activities of the City increased by approximately \$202,000 from the prior year.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$9.9 million, or 58% of the total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the City of Crestview's basic financial statements. The City of Crestview's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements - The government-wide financial statements are designed to provide readers with a broad overview of the City of Crestview's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City of Crestview's assets and liabilities, with the difference between the two reported as net position. The statement combines and consolidates the governmental fund's current financial resources (short-term spendable resources) with capital assets and long-term obligations. Over time, increases or decreases in net position may serve as a useful indicator of the financial position of the City of Crestview.

CITY OF CRESTVIEW, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2019
(UNAUDITED)

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City of Crestview uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds - The focus of the City of Crestview's governmental funds is to provide information on near-term inflows, and balances of spendable resources. Such information is useful in assessing the City of Crestview's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of Crestview's governmental funds reported combined ending fund balance of \$13 million, an increase of \$2.6 million in comparison with the prior year. Approximately 74% of this total amount (\$9.9 million) constitutes unassigned fund balance in the General Fund, which is available for spending at the City Council's discretion. Amounts that will benefit future periods (prepaid expenses) total \$194,129. Additionally, other amounts are reserved via restrictions from outside donors. The remainder of fund balance is not available for general spending because it has already been assigned by the City (\$2,959,095).

The General Fund is the chief operating fund of the City of Crestview. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$9.9 million, while total fund balance reached \$11.8 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total expenditures. Unassigned fund balance represents 58% of the total General Fund expenditures, while total fund balance represents 68% of that same amount.

Proprietary Funds - The City of Crestview's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the proprietary funds totaled \$6.8 million at the end of the year; of that the Utilities Fund amounted to \$4.1 million, and the Sanitation Fund totaled \$2.6 million. The net position for this fiscal year in the proprietary funds increased by approximately \$201,979. Other factors concerning the finances of these two funds have already been addressed in the discussion of the City of Crestview's business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

During the year, the City's budget was amended to correctly reflect a donation to purchase a new canine, donations associated with the cost to design and construct the dog park, property purchased on Long Drive and insurance proceeds to replace a damaged police speed radar.

Revenues for the year were more than budgeted by approximately \$2.7 million. Expenditures were less than budgeted amounts by approximately \$3.2 million.

Financial Statements | [Appendix I](#)

CITY OF CRESTVIEW, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 11,511,282	\$ 6,242,819	\$ 17,754,101
Investments	701,726	98,203	799,929
Accounts receivable, net	506,820	1,327,873	1,834,693
Due from the State of Florida	661,182	-	661,182
Restricted assets:			
Cash and cash equivalents	1,091,682	1,770,161	2,861,843
Investments	-	257,230	257,230
Prepaid expenses	194,129	69,382	263,511
Capital assets:			
Assets not being depreciated	2,151,386	5,376,511	7,527,897
Assets being depreciated, net	16,274,759	35,355,814	51,630,573
Intangible assets, net	201,448	-	201,448
Total Assets	33,294,414	50,497,993	83,792,407
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on bond refunding	-	902,236	902,236
Other postemployment benefits	22,194	4,026	26,220
Pensions	2,673,851	475,786	3,149,637
Total deferred outflows of resources	2,696,045	1,382,048	4,078,093
Total Assets and Deferred Outflows	\$ 35,990,459	\$ 51,880,041	\$ 87,870,500
LIABILITIES			
Accounts payable	\$ 443,320	\$ 500,859	\$ 944,179
Accrued liabilities	115,913	13,425	129,338
Unearned revenue	97,831	-	97,831
Due to other governments	494,453	-	494,453
Payable from restricted assets			
Accrued interest	7,357	94,852	102,209
Customer deposits	4,961	852,327	857,288
Notes payable	-	162,996	162,996
Revenue bonds payable	16,250	24,583	40,833
Non-current liabilities			
Due within one year			
Compensated absences	38,124	10,983	49,107
Notes payable	-	561,982	561,982
Capital leases	224,484	52,546	277,030
Revenue bonds payable	178,750	270,417	449,167
Due in more than one year			
Compensated absences	609,120	154,956	764,076
Notes payable	-	9,262,411	9,262,411
Capital leases	692,472	379,835	1,072,307
Revenue bonds payable	2,558,840	10,581,915	13,140,755
Net pension liability	2,608,441	464,147	3,072,588
Net OPEB obligation	1,040,070	193,761	1,233,831
Total Liabilities	9,130,386	23,581,995	32,712,381
DEFERRED INFLOWS OF RESOURCES			
Other postemployment benefits	152,551	27,368	179,919
Pensions	1,616,118	287,573	1,903,691
Total deferred inflows of resources	1,768,669	314,941	2,083,610
NET POSITION			
Net investment in capital assets	14,956,797	20,337,876	35,294,673
Restricted for:			
Nonexpendable	54,219	-	54,219
Impact fees	-	861,381	861,381
Debt service and other debt requirements	313,707	31,252	344,959
Unrestricted	9,766,681	6,752,596	16,519,277
Total Net Position	25,091,404	27,983,105	53,074,509
Total Liabilities, Deferred Inflows and Net Position	\$ 35,990,459	\$ 51,880,041	\$ 87,870,500

The accompanying notes are an integral
part of these financial statements.

Appendix J



Work Plan

Facilities Inventory & Operational Assessment

Crestview, Florida

Matrix Project ID: 21.1165.002



Project Summary:

Provide the City of Crestview comprehensive and transparent asset visibility of their facilities, including the *condition* of those facilities and the key systems necessary to ensure they function optimally with minimal life-cycle costs. Equip decision-makers with feasible short-, mid-, and long-term recommendations that collectively posture the City for planned growth, optimize operations with synergistic potential, and capture economic opportunities to expand levels of service into the future.

Project Goals:

- **Facility Inventory and Operational Assessment.** Evaluate facility operational and space needs, including optimal locations and cost estimates for preventative maintenance, repairs, renovations, and potential replacement.
- **Master Plan.** Leverage captured asset visibility to perform comprehensive cost-benefit analyses aimed at developing a multi-faceted capital investment strategy that assimilate staffing demands, budget constraints, facility management, and financial enhancement campaigns.

Team Members:

- **Matrix Design Group, Inc.** An employee-owned engineering, planning, economics, and consulting firm that delivers innovative solutions to local, state, and federal governments, private sector entities, and other organizations. Matrix has robust in-house support capabilities including, but not limited to, graphic design, desktop publishing, Geographic Information Systems (GIS), and 3D modeling.
- **Marly & Company Design, LLC.** A Woman-Owned Small Business (WOSB) that also shares office space with Matrix in Niceville. Marly & Company is recognized nationally for providing innovative interior designs. These skills will be on full display as they create innovative solutions to help optimize existing facility space.
- **MOCA Systems, Inc.** A WOSB providing programming and cost-estimating expertise to the team. MOCA Systems is a recognized federal government cost estimating expert. More important, they employ the MOCA Plan, a web-based software that can be used to summarize data, visualize funding scenarios, and provide a host of other capabilities that will give the City unprecedented visibility into the status of the facilities they own.
- **Air Design, Inc.** One of the largest full-service mechanical contractors in Northwest Florida. Over 250 years of combined experience in the commercial mechanical arena, capable of assessing, designing, and constructing HVAC systems.

Task Summary

- **1.1. Work Plan.** Develop detailed work plan and schedule in close coordination with the City, including tasks performed and anticipated deliverables.
- **1.2. Kick-off Meeting.** Participate in an in-person kick-off meeting with the City of Crestview Project Manager and other identified key staff.
- **1.3. Project Management.** Provide professional contract oversight, championing quality control, direction of subcontractors, progress reporting, and invoicing.
- **2.1. Facility Inventory.** Inventory all identified City facilities and key systems from the American Society of Testing and Materials UNIFORMAT II (e.g. HVAC, electrical, etc.).
- **2.2. Facility Assessment.** Assess the condition of all assets inventoried, classifying each asset as red, yellow, or green based on agreed-upon rubric.
- **3.1. Facility Performance Metrics.** Develop acceptable and agreed-upon facility performance metrics for each facility type in close coordination with the City.
- **4.1. Staffing Analysis.** Assess future staffing needs (i.e. 10-20 year projections) for all organizations and determine if resourcing levels are appropriate.
- **5.1. Facility Location Analysis.** Analyze each facility to determine if the location is appropriate for its intended purpose in concert with city-wide planning efforts.
- **6.1. Programming Documents.** Develop requirements documents based on whether facilities should be repaired, renovated, or replaced.
- **6.2. Facility Cost Estimates.** Develop cost estimates, to accompany programming documents, in addition to a cost-benefit analysis justifying recommendations.
- **7.1. Financial Research.** Investigate opportunities for the City to generate revenue and/or savings in support of their capital improvement objectives.
- **7.2. Investment Research.** Develop multi-year capital improvements investment strategy detailing when requirements outlined in previous tasks should be executed.
- **7.3. O&M Research.** Develop a scalable methodology to estimate facility operations and maintenance costs based on facility type and other key attributes.



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jean McCarthy
DATE: 10/7/2021
SUBJECT: Library Interlocal Agreement

BACKGROUND:

Each year, the City of Crestview renews an interlocal Agreement with Okaloosa County Public Library Cooperative. The Okaloosa County Public Library Cooperative (OCPLC) has successfully operated under an Interlocal Agreement since 1997.

As a member of the Cooperative, the Library provides fee-free services to eligible Okaloosa County residents. Other members of the Cooperative are the municipalities of Destin, Fort Walton Beach, Mary Esther, Niceville, Valparaiso, and Okaloosa County.

The Cooperative provides financial allocations in addition to shared technology and courier services.

DISCUSSION:

The current OCPLC Interlocal Agreement ends December 31, 2021.

For the Library Cooperative to continue to provide library services to County residents, the County and participating cities need to sign a new Interlocal Agreement. The Interlocal Agreement was approved by the Library Cooperative Governing Board on September 22, 2021.

The agreement will cover the 12-month period of the calendar year 2022. The interlocal agreement is signed by all cities that maintain libraries as a part of the Okaloosa County Library Cooperative.

This agreement allows the libraries to share information, books, and other resources within the County and provides funding for Robert L. F. Sikes (Crestview) Public Library.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

The City includes the expected funding from the Cooperative as a part of the annual Budget. The Library will receive \$112,516 from the County through Interlocal allocations.

RECOMMENDED ACTION

Staff respectfully requests Council to approve the 2022 Okaloosa County Library Cooperative Agreement.

Attachments

1. 2022 Library Interlocal Agreement (final)
2. FY22 allocations worksheet

Okaloosa County Public Library Cooperative 2022 Interlocal Agreement

This Agreement is entered into among Okaloosa County, hereinafter referred to as the “County,” and the municipalities of Crestview, Destin, Fort Walton Beach, Mary Esther, Niceville, and Valparaiso, hereinafter referred to as “Participating Municipalities,” each a municipal corporation located in Okaloosa County, Florida.

WHEREAS, Chapter 163, Florida Statutes, Intergovernmental Programs, Part I, Miscellaneous Programs, Section 163.01, The Florida Interlocal Cooperation Act of 1969, provides that public agencies of the State of Florida may exercise jointly with any other public agency of the State of Florida any power, privilege, or authority which such agencies share in common, and which each might exercise separately; and that a joint exercise of power by such agencies may be made by contract in the form of an interlocal agreement; and,

WHEREAS, Chapter 125, Florida Statutes, subsection 125.01(f), authorizes the County to provide libraries and cultural facilities and programs; and,

WHEREAS, Chapter 166, Florida Statutes, subsection 166.021(1), authorizes municipalities to render municipal services, and exercise any power for municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and,

WHEREAS, the County and the Participating Municipalities desire to cooperate in a countywide agreement to provide public library services without charge in Okaloosa County; and,

WHEREAS, the County is an eligible political subdivision under Chapter 257.17, Florida Statutes, that can participate in the State Aid to Libraries Program and is designated as the single administrative unit that can designate a governing body for countywide library service.

THEREFORE, the parties agree as follows:

1. **PURPOSE:** The County and Participating Municipalities agree to cooperate, pursuant to the terms of this Interlocal Agreement, in the operation of a countywide public library cooperative in Okaloosa County. In particular, it is the express purpose of the Agreement to provide for the coordination of library service throughout the legal service area of the COOPERATIVE; to provide for equal access to free (without charge) public library service in the Cooperative service area; and to formulate and implement consistent plans, programs, policies and procedures in the operation, maintenance and development of library service throughout the legal service areas of the participating entities.
2. **DEFINITIONS:**
 - a) “Cooperative” shall mean the Okaloosa County Public Library Cooperative.
 - b) “Cooperative Coordinator” shall mean the employee of the Okaloosa County Public

Library Governing Board who administers Cooperative headquarters and coordinates Cooperative activities and who meets the requirements and carries out the duties of the single administrative head as defined in 1B-2.011(3)(d), Florida Administrative Code.

- c) "County" shall mean Okaloosa County, a political subdivision of the State of Florida.
 - d) "Crestview" shall mean the City of Crestview, a municipal corporation located in Okaloosa County, FL, that operates the Robert L. F. Sikes Public Library.
 - e) "Destin" shall mean the City of Destin, a municipal corporation located in Okaloosa County, FL, that operates the Destin Library.
 - f) "Directors Council" shall mean a council whose membership will include the library director of each participating library and other appointments as outlined in the Library Cooperative Bylaws.
 - g) "Fiscal Year" shall mean budget year October 1-September 30.
 - h) "Fixed Assets" is defined by the county as all property with value of \$1,000 or more purchased under the equipment control account, as amended from time to time. Fixed Assets shall be in accordance with Board directives, Florida Statutes, and the Rules of the Auditor General.
 - i) "Fort Walton Beach" shall mean the City of Fort Walton Beach, a municipal corporation located in Okaloosa County, FL, that operates the Fort Walton Beach City Library.
 - j) "Governing Board" shall mean the governing body of the Okaloosa County Public Library Cooperative as empowered pursuant to the Agreement.
 - k) "Mary Esther" shall mean the City of Mary Esther, a municipal corporation located in Okaloosa County, FL, that operates the Mary Esther Public Library.
 - l) "Niceville" shall mean the City of Niceville, a municipal corporation located in Okaloosa County, FL, that operates the Niceville Public Library.
 - m) "Participating Governing Body" shall mean the governing body of Okaloosa County, the governing bodies responsible for the decision and policy making activities of Participating Libraries and the governing bodies of Participating Municipalities without Libraries.
 - n) "Participating Library" shall mean any of the libraries or library services located within Okaloosa County that have entered into this Agreement.
 - o) "Service Area" shall mean all eligible residents of Okaloosa County
 - p) "Valparaiso" shall mean the City of Valparaiso, a municipal corporation located in Okaloosa County, FL, that operates the Valparaiso Community Library.
3. This Agreement shall constitute the entire agreement of parties hereto and of the Okaloosa County Public Library Cooperative. There are no promises, representations, or warranties other than those set forth herein. This Agreement shall be binding upon the parties and successors in interest, in accordance with its terms. Modifications or amendments of the Agreement shall be binding and valid when submitted in writing and approved by each Participating Governing Body and by the Governing Board, and executed on behalf of each Participating Governing Body and the Governing Board.
4. TERMS: The term of this Agreement shall commence and be effective on the date the last party signs the agreement or by January 1, 2022 whichever comes first, and shall end or be renewed December 31, 2022 unless terminated in accordance with the provisions of the

Agreement or unless extended by supplemental Agreement subject to renewal and revision. Recognizing the Agreement crosses two fiscal years (FY2022 and FY2023) but monetary allocation is distributed in FY2022, the allocation for FY2023 will be based upon future appropriation by Okaloosa County Board of County Commissioners.

5. WITHDRAWAL AND TERMINATION: Any Participating Governing Body may withdraw from the Cooperative established by the Agreement, and thereby terminate its rights and responsibilities under the Agreement. Section 7 defines Dispensation of Property and Equipment. The termination and withdrawal shall be effective on the next succeeding December 31, and shall be accomplished by the giving of written notice of the withdrawal and termination to the Governing Board and to each Participating Governing Body on or before August 1 prior to the December 31 effective date of termination.

6. ADDITION OF NEW MEMBERS:

a) Libraries: Any library within Okaloosa County may become a party to the Agreement and a member of the Okaloosa County Public Library Cooperative that meets the following minimum standards.

(1) Be administered by a governing board responsible for the decision and policy making activities of the Participating Library.

(2) Be an established library with the physical facilities to securely house a library collection.

(3) Have an annual budget of at least \$40,000 as verified by the latest independent audit report and a continuous source of funding.

(4) Submit a letter of intent for formal membership to the Okaloosa County Public Library Cooperative Governing Board prior to May 1 of the current fiscal year and obtain approval by each Participating Governing Body and execution and delivery of a counterpart original of the Agreement (as then in force), prior to August 1 of the current fiscal year.

b) Upon satisfaction of these conditions, the proposed new Participating Library shall become a party to the Agreement and a member of the Okaloosa County Public Library Cooperative effective the next succeeding January 1, subject to all the provisions and obligations, and entitled to all the privileges and rights, accruing to all of the Participating Libraries under the Agreement.

7. DISPENSATION OF PROPERTY AND EQUIPMENT: Upon withdrawal or termination of the Agreement by any Participating Library (whether early termination or otherwise), all real property and equipment classified as fixed assets, defined in this agreement, purchased with federal funds by the Cooperative belongs to the Okaloosa County Public Library Cooperative and reverts to the Florida Department of State, Division of Library and Information Services (State Library) if the Cooperative ceases to exist. That library will be given a copy of its Marc Records in its current format at the time of termination. If the terminating library requests its records to be expunged from the Cooperative database, it will be done at the terminating library's expense. Materials and equipment purchased with local or grant funds other than federal Library Services and Technology Act grant funds, whether funds of a municipality or

the County, shall remain the property of the Participating Library for which they were purchased, except in the case of any subsequent agreement or amendment to this Agreement.

8. **GOVERNING BOARD:** The name of the Governing Board shall be Okaloosa County Public Library Cooperative Board hereinafter called the Governing Board. Each Participating Governing Body that operates a Participating Library shall appoint one member to the Governing Board; the County shall appoint one member to represent the unincorporated area of the county. Appointed representatives must be publicly elected officials with voting privileges in their respective municipal governances. Each Participating Governing Body shall designate at least one alternate representative to act on its behalf during any absence. The office of Chair shall be assigned to the member representing the County. The Cooperative Coordinator shall be the staff liaison to the board. Board members will not be paid a salary or wages, but may be reimbursed for travel and per diem expenses in accordance with section 112.061, Florida Statutes. The Governing Board serves as the governing body for the Library Cooperative and has the following powers, duties and responsibilities:

- a) Managing the affairs of the Cooperative.
- b) Bylaws will be established by the Governing Board.
- c) There will be six or more open public meetings a year of the Governing Board.
- d) Adopt a long-range plan and annual plans of service which are developed by the Cooperative Coordinator and the Library Directors' Council to describe goals, objectives and activities of the Participating Libraries and the Participating Governing Bodies.
- e) Receive and disburse funds from the County, from state and federal grant sources, and from private donations, foundations, or other sources.
- f) Contract with the County to provide essential support services for the Library Cooperative.
- g) Contract for services consistent with the Cooperative's Long-Range Plan and Annual Plans of Service.
- h) Adopt and maintain a position description for and hire a Cooperative Coordinator through the established policies and procedures of the County.

9. **STAFFING:** The Cooperative Coordinator shall be hired by the County and shall have the following minimal qualifications: a Master's degree in Library Science from an American Library Association accredited university or college followed by two years of successful, full-time paid library experience in a public library open at least 40 hours a week. Cooperative staff members are employees of Okaloosa County, and their compensation and benefits will be in accordance with County policy. The staff position of Library Administrative Specialist provides marketing, technology and training support to member libraries, maintains the OCPLC office, and assists the Coordinator in activities as directed. The Cooperative Coordinator, under the supervision of the Board, shall interview, select, supervise and recommend discharge of staff for the office of the Cooperative in accordance within established County policies. All paid staff of the Participating Libraries shall remain employees of the Participating Governing Bodies that operate each library and the Participating

Governing Bodies shall retain all rights, responsibilities and powers associated with employment of staff.

10. **POWERS, DUTIES AND RESPONSIBILITIES OF THE COOPERATIVE COORDINATOR:** The Coordinator shall be accountable to the Board for overall administration of the Cooperative and implementation of policies, procedures and programs, as determined by the Board. The following activities, as a minimum, shall be carried out by the Coordinator for all Participating Libraries under the plans, policies, and budgets adopted by the Cooperative Governing Board, and they may not be delegated through Interlocal agreements or any other service agreements: coordinate development of a single long-range plan for the Cooperative; coordinate development of a single annual plan of service; compile an annual combined expenditure report for application for State Aid by OCPLC, combining all Participating Libraries' expenditures, and the Cooperative's expenditures including any state or federal grants; implement the Cooperative long-range plan, annual plan of service, and annual budget; and prepare reports on behalf of the Cooperative and Participating Libraries as required by the Florida Department of State, Division of Library and Information Services.
11. **LIBRARY DIRECTORS' COUNCIL:** The Council will advise the Cooperative Governing Board on services, plans and policies for the Cooperative. The Council membership will include the library director of each participating library, the Cooperative Coordinator, and other appointments as deemed necessary by the Governing Board. The Council will hold at a minimum, one meeting per month, except in December.
12. **STRATEGIC AND ANNUAL PLAN:** The Cooperative Coordinator shall coordinate development and implementation of a strategic plan for the operation, maintenance and development of library services to the residents of the Cooperative Service Area. The strategic plan shall be developed in coordination with the Cooperative's Governing Board, the participating governing bodies, residents of the Service Area, and the Library Directors' Council. The plan shall be adopted by the Cooperative Governing Board and be maintained through a yearly update by the Cooperative Coordinator in coordination with the aforementioned parties. All authority with respect to funding of the strategic plan and of any other library program or expenditure from Participating Library Governing Body funds shall lie solely with that Participating Library Governing Body.
13. **ANNUAL BUDGET:** The budget shall be developed along a fiscal year beginning October 1 and ending September 30 each year. The Cooperative budget shall be developed by the Cooperative Coordinator and shall take into account funds received from the County, state and federal governmental sources, except state construction grants, and all other revenue sources received to provide library service. The budget shall be adopted by the Cooperative Governing Board.
14. **ACCEPTANCE OF GIFTS, GRANTS, FUNDS, OR BEQUESTS:** The Governing Board, on behalf of the Cooperative, shall have the authority to apply for or receive gifts, grants, funds or bequests. The Board, through a Memorandum of Understanding (Appendix A), has

designated the County as the fiscal agent to apply for or receive its funds from all sources. The Governing Board shall follow the standard operating procedure for grant applications as defined by the County. Municipalities shall retain the authority to apply for state construction grants and to receive gifts, funds or bequests intended for use solely at an individual Participating Library. All monies, property or funds granted to the Cooperative shall be the property of the Cooperative, subject to termination provisions as set forth in this Agreement. Any monies, property, or funds granted to municipalities for the benefit of a Participating Library shall remain the property of the Participating Library.

15. **FISCAL RESPONSIBILITY:** All funds administered by the Cooperative Coordinator shall be audited with the County's independent audit annually, which audit shall be prepared and presented to the Governing Board.

Upon request, the Cooperative Coordinator shall furnish to each Participating Governing Body, within thirty (30) days following the previous period a written quarterly report regarding the use and expenditure of funds under the control of the Cooperative. Reports shall include quarterly revenues by source and expenditures by object code, year-to-date expenditures by object code, and the balance for the fiscal year; form to be determined by the Cooperative. Upon request, the governing body of each Participating Library shall furnish to the Cooperative Coordinator, within thirty (30) days following the previous period, a written quarterly report regarding the use and expenditure of funds, as they relate to library functions, under the control of the Participating Governing Body. Reports shall include quarterly revenues by source and expenditures by object code, year-to-date expenditures by object code, and the balance for the fiscal year; form to be determined by the Cooperative.

16. **APPROPRIATION OF PARTICIPATING MUNICIPALITY FUNDS:** There is reserved to the Participating Municipalities the sole and exclusive discretion to determine the amount of annual appropriations from their own revenues and sources for the provision of library services. However, minimum support at the level of funding appropriated prior to entering the Cooperative is recommended for Participating Municipalities. Subject to that reservation, Participating Municipalities agree to expend funds using the Okaloosa County Public Library Cooperative Strategic Plan as a guide for library service development.

17. **APPROPRIATION AND ALLOCATION OF OKALOOSA COUNTY FUNDS:** The County shall provide at a minimum \$749,571 for the period beginning October 1, 2021 and ending September 30, 2022. The amount to be provided by the County will be determined by the approved county budget with the basic agreement being revised by amendment accordingly. The Cooperative's Governing Board shall disburse funds received by the County's allocation as follows:

- a) At a minimum \$209,392 of the monies allocated by the County shall be used for administrative operations and cooperative-level purchasing for members.
- b) \$540,179 of the monies allocated by the County shall be distributed to Participating Municipalities with Libraries according to the following guidelines and formula:
 - Construction funds are expressly prohibited.

- Spending calculations and productivity statistics shall be based on those from two years prior to the allocation period.
- Spending shall mean total audited expenditures of a library.
- Percentages shall be derived from totaling statistics of the member municipal libraries.
 - (1) Thirty percent (30%) divided equally among participating municipalities with libraries
 - (2) Fifty percent (50%) based on productivity, which consists of circulation and transits lost.
 - (3) Ten percent (10%) based on funds expended through the library budget on personnel/staffing, which includes salary and benefits.
 - (4) Ten percent (10%) will be based on funds expended through the library budget on collection, which includes books, AV materials, databases, and periodicals.

Distribution shall be based on submittal of annual operating costs with descriptive codes in accordance with the state chart of accounts. Funds received by the Cooperative shall be disbursed within a reasonable time (not to exceed 90 days) after receipt. The disbursement formula shall be reviewed by the Governing Board for modifications deemed appropriate following review of data collected indicating the number of users for each library and/or use of each library's collection. Any change to the allocation formula will require a modification or amendment to this Agreement and execution by each Participating Governing Body.

In the event of a member library's unplanned closure and/ or significantly reduced services for at least one week of operation, the member's productivity statistics may be adjusted as follows:

- For a period of one week up to three weeks, calculate a weekly average based upon numbers from the previous or succeeding week in the same month.
- For a period exceeding three weeks, substitute the numbers from the previous year for the corresponding month(s).

A member library's request to adjust productivity statistics must be approved by the Governing Board.

In addition to the financial contribution of the County, it shall provide, as additional in-kind support of the Cooperative, the following:

- Fiber optic connectivity, network hosting and administration, firewall and security management, server management, Help Desk services, support of standardized equipment and software configurations, email addresses and network access for library staff.
- IT will maintain two networks for library operations, one for library staff use and one for public access at libraries that elect to use the county fiber optic network. Network and computer maintenance and administration as well as end-user assistance will be provided on the library staff network. Computers on the public access network provided

by the county will be maintained by IT; assistance to end users on the public access network will not be provided.

- Other technical requirements of the Cooperative, to include licensing fees, software fees, purchase of hardware, equipment and peripherals, remain the responsibility of the Cooperative and/or member libraries. Only equipment purchases or leases that are coordinated through IT will be eligible for support.

18. LIBRARY USE: Non-resident user fees will be waived for active duty military members and their dependents who are residents of Walton or Santa Rosa counties.
19. TRAINING: Participating Libraries shall close their facilities on one weekday per year for Cooperative-wide staff training activities. The date for the training day will be determined each year by a consensus of the Library Directors' Council.
20. ADDITIONAL RESPONSIBILITIES OF PARTICIPATING GOVERNING BODIES: Participating Governing Bodies shall abide by all state and federal laws, and specifically those relating to the provision of library services; Participating Governing Bodies shall retain local autonomy and control of the operations and functions of its participating library, except where Participating Governing Bodies have ceded authority to the Cooperative Governing Board through this agreement.
21. SOVEREIGN IMMUNITY: The parties further agree that nothing contained herein is intended to nor shall be construed a waiver of County's, Crestview's, Destin's, Fort Walton Beach's, Mary Esther's, Niceville's, or Valparaiso's rights and immunities under Florida Constitution, common law or Florida Statutes 768.28 as amended from time to time.
22. INSURANCE: The Cooperative and Participating Governing Bodies shall provide, pay for, and maintain in force at all times during this Agreement insurance to cover its respective buildings, contents and vehicles, workers' compensation, liability and any other insurance required by law.
23. MODIFICATION OF AGREEMENT: Modifications, amendments, or alteration of the terms or conditions contained herein shall be effective when submitted in a written document executed by the parties hereto, with the same formality, and of equal dignity herewith.
24. NOTICE: All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by any party to the other, shall be deemed to have fully given or made or sent when in writing and addressed to:

CITY OF CRESTVIEW
CITY MANAGER
City of Crestview
P. O. Box 1209
Crestview, FL. 32536

CITY OF DESTIN
CITY MANAGER
City of Destin
4200 Indian Bayou Trail
Destin, FL. 32541

CITY OF FORT WALTON BEACH
CITY MANAGER
City of Fort Walton Beach
107 Miracle Strip Parkway
Fort Walton Beach, FL. 32549

CITY OF MARY ESTHER
CITY MANAGER
City of Mary Esther
195 Christobal Road
Mary Esther, FL. 32569

CITY OF NICEVILLE
CITY MANAGER
City of Niceville
212 Partin Drive
Niceville, FL. 32578

OKALOOSA COUNTY
COUNTY ADMINISTRATOR
1250 N. Eglin Parkway
Suite 100
Shalimar, FL. 32579

CITY OF VALPARAISO
CITY CLERK
City of Valparaiso
465 Valparaiso Parkway
Valparaiso, FL. 32580

25. ENTIRE AGREEMENT: This Agreement embodies the entire agreement between the parties. It may not be modified or terminated except as provided herein. If any provision herein is invalid, it shall be considered deleted therefore, and shall not invalidate the remaining provision.

26. GOVERNING LAW: The parties intend that this Agreement and the relationship of the parties shall be governed by the laws of the State of Florida. Venue for any action arising out of this Agreement between the parties shall be exclusively in Okaloosa County, Florida and nowhere else.

27. PUBLIC RECORDS: If any of the parties have questions regarding the application of Chapter 119, Florida Statutes, to the contractor's duty to provide public records relating to this agreement, contact the custodian of public records at Okaloosa County Risk Manager, 5479B Old Bethel Road, FL 32536; Phone: (850) 689-5977.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature.

CITY OF CRESTVIEW

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2021

CITY OF DESTIN

ATTEST: _____

Title _____

(Title): _____ This ____ day of _____, 2021

CITY OF FORT WALTON BEACH

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2021

CITY OF MARY ESTHER

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2021

CITY OF NICEVILLE

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2021

CITY OF VALPARAISO

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2021

COOPERATIVE GOVERNING BOARD

ATTEST: _____

(Title): Vicky Stever, Coordinator, OCPLC

Nathan D. Boyles, Chairman
Okaloosa County Public Library Cooperative
This ____ day of _____, 2021

OKALOOSA COUNTY

ATTEST: _____

J. D. Peacock, II

(Title): Clerk of Circuit Court

Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners
This ____ day of _____, 2021

Approved as to Form

Lynn Hoshihara, County Attorney

APPENDIX A

CONTRACT# C12-1959-LIB
OKALOOSA LIBRARY COOPERATIVE
FISCAL AGENT MOU
EXPIRES: INDEFINITE

Memorandum of Understanding (MOU)

between

The Okaloosa County Public Library Cooperative

and

The Board of County Commissioners of Okaloosa County, Florida

This is an agreement between The Okaloosa County Public Library Cooperative, hereinafter referred to as The Cooperative and the Board of County Commissioners of Okaloosa County, Florida, hereinafter referred to as The Board.

The purpose of this MOU is to identify The Board as the fiscal agent for The Cooperative and to grant them the authority to receive and disburse funds from Okaloosa County, from state and federal grant sources, from private donations and foundations and from any other sources.

The Governing Board shall follow the standard operating procedure for grant applications as defined by the County.

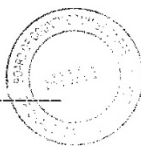
This MOU shall be effective upon the signatures of The Cooperatives and the Boards authorized officials. It shall be in force from date of signature unless suspended by agreement of both in subsequent MOU.



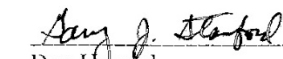
Bill Roberts, Chairman
Okaloosa County Public Library Cooperative



Don R. Amunds, Chairman
Board of County Commissioners



Attest:


Don Howard
Clerk of Courts

Library Allocations for 2022 Interlocal Agreement (FY22 payouts)

County Contribution \$540,179.00

BOCC REQUEST \$749,571

Dedicated to library allocations \$540,179

Administrative/shared services \$209,392

To Libraries: 100.00% \$540,179.00

Division of Library money			Crestview	Destin	Ft. Walton Beach	Mary Esther	Niceville	Valparaiso	TOTAL
	Percentage	Total Dollars							
Base	30.00%	\$162,054	\$27,009	\$27,009	\$27,009	\$27,009	\$27,009	\$27,009	
Productivity	50.00%	\$270,090	\$66,333	\$30,925	\$49,227	\$22,539	\$81,280	\$19,787	
Materials Budget	10.00%	\$54,018	\$8,583	\$5,092	\$7,832	\$3,962	\$26,107	\$2,442	
Staffing Budget	10.00%	\$54,018	\$10,591	\$8,443	\$10,159	\$6,740	\$13,610	\$4,474	
			-----	-----	-----	-----	-----	-----	
Total	100.00%	\$540,179	\$112,516	\$71,470	\$94,226	\$60,250	\$148,007	\$53,711	\$540,179
Total Libraries	6								TOTAL
Productivity Metric FY20	CHANGE ON PRODUCTIVITY		147,557	68,793	109,505	50,137	180,807	44,016	600,815
%	TAB, NOT HERE		24.56%	11.45%	18.23%	8.34%	30.09%	7.33%	100.00%
Materials Expense FY20			\$67,877	\$40,271	\$61,935	\$31,332	\$206,466	\$19,309	\$427,190
%			15.89%	9.43%	14.50%	7.33%	48.33%	4.52%	100.00%
Staffing Expenditure FY20			\$489,107	\$389,915	\$469,139	\$311,271	\$628,532	\$206,595	\$2,494,559
%			19.61%	15.63%	18.81%	12.48%	25.20%	8.28%	100.00%



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Crista Sheppard, Special Projects Manager
DATE: 10/7/2021
SUBJECT: Equipment Purchase for the Golf Course

BACKGROUND:

The city partnered with GreatLife Golf to manage the operation of the Blackwater Golf Club.

DISCUSSION:

GreatLife Golf solicited pricing for both new and previously owned equipment necessary for the maintenance of the golf course. After discussions about the options to provide equipment for the course, it was determined that a combination of new and used equipment would be best. In an effort to maintain the start-up budget and to ensure the success of the course, it was decided that a lease to purchase option would be best.

One vendor, Beard Equipment Co. provides both new and used equipment, and has lease options of 48 or 60 months through Wells Fargo Equipment Finance. The lease is approximately 4% with a total interest paid of \$35,040.80.

The staff is requesting that the City Council waive the purchasing policy for this lease, which will be managed by GreatLife Golf and paid for from the proceeds of golf course operations.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

The financial impact of this item will be paid for through golf course operations.

RECOMMENDED ACTION

Staff respectfully requests city council approval to enter into a 60 month lease through Wells Fargo Equipment Finance for equipment to be leased from Beard Equipment Co.

Attachments

1. Great Life Golf 9-17 Update
2. Great Life 48 9.17
3. Great Life 60 9.17

Quote Summary

Prepared For:

GREAT LIFE GOLF & FITNESS
455 W EISENHOWER RD
LANSING, KS 66043

Prepared By:

Daniel Hicks
Beard Equipment Company
2480 E 1-65 Service Road N
Mobile, AL 36617
Phone: 800-848-8563
dhicks@beardequipment.com

Quote Id: 25067932
Created On: 17 August 2021
Last Modified On: 17 September 2021
Expiration Date: 29 October 2021

Equipment Summary	Selling Price	Qty	Extended
PROGRESSIVE TDR-X 10.5' Roller Mower- Green	\$ 29,700.00 X	2 =	\$ 59,400.00
BUFFALO TURBINE Cyclone KB4 Debris Blower w/ Wireless Remote	\$ 8,469.41 X	1 =	\$ 8,469.41
LELY HR Spreader,3 Pt. Hitch	\$ 4,127.50 X	1 =	\$ 4,127.50
DAKOTA 410 (Pull) - Electric over Hydraulic w/ Power Pac	\$ 15,108.75 X	1 =	\$ 15,108.75
GREENS GROOMER Electric Lift Greens Groomer w/Premium Black Brushes	\$ 3,683.00 X	1 =	\$ 3,683.00
JOHN DEERE 5055E Utility Tractor	\$ 27,007.53 X	1 =	\$ 27,007.53
JOHN DEERE 520M Loader	\$ 7,135.48 X	1 =	\$ 7,135.48
JOHN DEERE 5055E Utility Tractor	\$ 24,273.85 X	1 =	\$ 24,273.85
JOHN DEERE Z930M ZTrak	\$ 10,954.19 X	1 =	\$ 10,954.19
AGRIMETAL GR 660-D 13 HP HONDA	\$ 18,127.00 X	1 =	\$ 18,127.00
JOHN DEERE Aercore 800 Aerator	\$ 21,607.48 X	1 =	\$ 21,607.48
JOHN DEERE 2500B RGM GAS - 1TC250BGCHT100103	\$ 14,876.00 X	1 =	\$ 14,876.00
JOHN DEERE 2500B RGM GAS - 1TC250BGPHT100114	\$ 14,876.00 X	1 =	\$ 14,876.00

Salesperson : X _____

Accepted By : X _____

JOHN DEERE 2500B PrecisionCut Riding Greens Mower - Gas - 1TC250BGPHT100114	\$ 14,239.00	X	1	=	\$ 14,239.00
2500B Vertical Cutting Units	\$ 3,899.00	X	1	=	\$ 3,899.00
JOHN DEERE TX 4X2 GAS GATOR	\$ 4,788.00	X	2	=	\$ 9,576.00
JOHN DEERE ProGator 2020A (Gas)	\$ 27,718.40	X	2	=	\$ 55,436.80
TORO 5800 300-Gal Sprayer - PreOwned	\$ 21,818.00	X	1	=	\$ 21,818.00
Equipment Total					\$ 334,614.99

Quote Summary

Equipment Total	\$ 334,614.99
SubTotal	\$ 334,614.99
Est. Service Agreement Tax	\$ 0.00
Total	\$ 334,614.99
Balance Due	\$ 334,614.99

Salesperson : X _____

Accepted By : X _____

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

PROGRESSIVE TDR-X 10.5' Roller Mower- Green

Hours: 0

Stock Number:

Code	Description	Qty
549105	TDR-X 10.5' Roller Mower- Green	2

BUFFALO TURBINE Cyclone KB4 Debris Blower w/ Wireless Remote

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
BT-CKB4	Cyclone KB4 Debris Blower w/ Wireless Remote	1

Other Charges

Freight	1
Setup	1

LELY HR Spreader,3 Pt. Hitch

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
HR	HR Spreader, 3-Point Hitch PTO Driven	1

Other Charges

Freight	1
---------	---

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

DAKOTA 410 (Pull) - Electric over Hydraulic w/ Power Pac

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
C4111	410 (Pull) - Electric over Hydraulic w/ Power Pac	1

Other Charges

Freight	1
Setup	1

GREENS GROOMER Electric Lift Greens Groomer w/Premium Black Brushes

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
920E	Electric Lift Greens Groomer w/ Premium Black Brushes	1

Other Charges

Freight	1
Setup	1

JOHN DEERE 5055E Utility Tractor

Equipment Notes:

Hours:

Stock Number:

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

Code	Description	Qty
1736LV	5055E Utility Tractor	1
Standard Options - Per Unit		
0202	United States	1
0409	English Operator's Manual and Decal Kit	1
1363	9F/3R SyncShuttle™ Transmission (TSS)	1
1725	Loader Prep Package	1
2000	Open Operator Station - 2WD	1
3420	Dual Mid Valves with Joystick Control	1
5113	21.5L-16.1 In. 6PR R3 Bias	1
6020	Two-Wheel Drive (2WD)	1
6103	27/12LL-15 In. 6PR Turf Special Bias	1
Dealer Attachments		
CT	Cool Top Canopy	1
Other Charges		
	Freight	1
	Setup	1
	Contra 1.5% 00-00-150-1	1
	T.T.& M. 1% 00-00-160-99	1

JOHN DEERE 520M Loader

Equipment Notes:

Hours:

Stock Number:

Code	Description	Qty
14B0P	520M Loader	1
Standard Options - Per Unit		
0202	United States	1
0409	English	1
0500	Less package	1
1507	Mounting frame	1
2510	520M Standard Farm Loader, Non-Self-Leveling (NSL) - Two-function	1

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

4547	Two-function hoses and parts with Quick Coupler Connection (individual couplers)	1
5436	Hood Guard	1
6995	Less ballast box	1
7610	Global carrier	1
8210	1850-mm (73-in.) global materials bucket	1
Other Charges		
	Freight	1

JOHN DEERE 5055E Utility Tractor

Equipment Notes:

Hours:

Stock Number:

Code	Description	Qty
1736LV	5055E Utility Tractor	1
Standard Options - Per Unit		
0202	United States	1
0409	English Operator's Manual and Decal Kit	1
1363	9F/3R SyncShuttle™ Transmission (TSS)	1
1799	Less Loader Prep Package	1
2000	Open Operator Station - 2WD	1
3400	Less Mid Valves	1
5113	21.5L-16.1 In. 6PR R3 Bias	1
6020	Two-Wheel Drive (2WD)	1
6103	27/12LL-15 In. 6PR Turf Special Bias	1
Dealer Attachments		
CT	Cool Top Canopy	1
Other Charges		
	Freight	1
	Setup	1
	Contra 1.5% 00-00-150-1	1

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

T.T.& M. 1% 00-00-160-99	1

JOHN DEERE Z930M ZTrak

Equipment Notes:

Hours:

Stock Number:

Code	Description	Qty
216ATC	Z930M ZTrak	1
Standard Options - Per Unit		
001A	United States/Canada	1
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1
1504	60 In. Side Discharge Mower Deck	1
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1
Other Charges		
	Freight	1
	EnviroCrate	1

AGRIMETAL GR 660-D 13 HP HONDA

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
39-99-0007	GR 660-D 13 HP HONDA	1
Other Charges		
	Freight	1
	Setup	1

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

JOHN DEERE Aercore 800 Aerator

Equipment Notes:

Hours:

Stock Number:

Code	Description	Qty
4569TC	Aercore 800 Aerator	1

Standard Options - Per Unit

001A	United States and Canada	1
0443	All Other Countries (English / Spanish)	1
9030	4X Tine Holder Kit, Tines with 7/8 In. (22.2mm) Mounting Diameter	1
9040	3X Tine Holder Kit, Tines with 7/8 In. (22.2mm) Mounting Diameter	1

Other Charges

Freight	1
Setup	1
Contra 1.5% 00-00-150-1	1
T.T.& M. 1% 00-00-160-99	1

JOHN DEERE 2500B RGM GAS - 1TC250BGCHT100103

Equipment Notes:

Hours: 2500

Stock Number:

Code	Description	Qty
JBHJ	2500B Riding Greens Mower	1

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

JOHN DEERE 2500B RGM GAS - 1TC250BGPHT100114**Equipment Notes:**

Hours: 2500

Stock Number:

Code	Description	Qty
JBHJ	2500B Riding Greens Mower	1

**JOHN DEERE 2500B PrecisionCut Riding Greens Mower - Gas -
1TC250BGPHT100114****Equipment Notes:**

Hours: 0

Stock Number:

Code	Description	Qty
1207TC	2500B Riding Greens Mower	1

2500B Vertical Cutting Units**Equipment Notes:**

Hours:

Stock Number:

Code	Description	Qty
POVTU	2500B Vertical Cutting Units (3)	1

JOHN DEERE TX 4X2 GAS GATOR**Equipment Notes:**

Hours: 0

Stock Number:

Quote Id: 25067932

Customer: GREAT LIFE GOLF & FITNESS

Code	Description	Qty
POTX	TX 4X2 GAS GATOR	2

JOHN DEERE ProGator 2020A (Gas)

Equipment Notes:

Hours:

Stock Number:

Code	Description	Qty
1409TC	ProGator 2020A (Gas)	2
Standard Options - Per Unit		
001A	US/Canada	2
1139	Standard Front Tires 23x10.5-12 (4 PR)	2
1162	Wide Rear Multi-Trac (2) Tires and (2) Wheels, 26 x 14-12 (4 PR)	2
1190	2WD Traction Unit	2
2200	Factory Installed Auxiliary Hydraulics	2
9776	Cargo Box	2
Other Charges		
	Freight	2
	Setup	2
	Contra 1.5% 00-00-150-1	2
	T.T.& M. 1% 00-00-160-99	2

TORO 5800 300-Gal Sprayer - PreOwned

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
5800	5800 300-Gal Sprayer - PreOwned	1

Customer Name:

Date:

**WELLS
FARGO**

Lease Type:	\$1 Out Lease Purchase
Term:	48 Months
Payment Option:	Monthly

Brand	Model & Title	Equipment Hours	Quantity	Per Unit Price	Amount Financed	Lease Payment
Progressive	TDR-X Mower		2	\$ 29,700.00	\$ 59,400.00	\$ 1,340.93
Buffalo	KB4 Blower		1	\$ 8,469.41	\$ 8,469.41	\$ 191.19
Lely	Spreader		1	\$ 4,127.50	\$ 4,127.50	\$ 93.18
Dakota	410		1	\$ 15,108.75	\$ 15,108.75	\$ 341.07
Greens Groomer	Lift		1	\$ 3,683.00	\$ 3,683.00	\$ 83.14
John Deere	5055E Tractor		1	\$ 27,007.53	\$ 27,007.53	\$ 609.68
John Deere	520M Loader		1	\$ 7,135.48	\$ 7,135.48	\$ 161.08
John Deere	5055E Tractor		1	\$ 24,273.85	\$ 24,273.85	\$ 547.97
John Deere	Z930M Mower		1	\$ 10,954.19	\$ 10,954.19	\$ 247.29
Agrimetel	GR 660		1	\$ 18,127.00	\$ 18,127.00	\$ 409.21
John Deere	800 Aerator		1	\$ 21,607.48	\$ 21,607.48	\$ 487.78
John Deere	2500B Used RGM		1	\$ 14,876.00	\$ 14,876.00	\$ 335.82
John Deere	2500B Used RGM		1	\$ 14,876.00	\$ 14,876.00	\$ 335.82
John Deere	2500B Used RGM		1	\$ 14,239.00	\$ 14,239.00	\$ 321.44
John Deere	2500B Cutting Units		1	\$ 3,899.00	\$ 3,899.00	\$ 88.02
John Deere	TX Gator		2	\$ 4,788.00	\$ 9,576.00	\$ 216.17
John Deere	2020A		2	\$ 27,718.40	\$ 55,436.80	\$ 1,251.46
Toro	5800 Sprayer		1	\$ 21,818.18	\$ 21,818.18	\$ 492.54
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Totals:					\$ 334,615.17	\$ 7,553.80

Please Contact: **Brock Iverson at Wells Fargo Equipment Finance, Golf and Turf Division with any questions. Email: Brock.A.Iverson@WellsFargo.com, Phone: 515-557-4176 (work) / 515-361-0357 (cell)**

- Equipment could be subject to hour limits
- Pricing assumes full package delivery and financing from Wells Fargo Equipment Finance
- Applicable taxes to be added to the quoted amounts
- Quote expires:
- Call for other quotes

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Customer Name:

Date:

**WELLS
FARGO**

Lease Type:	\$1 Out Lease Purchase
Term:	60 Months
Payment Option:	Monthly

Brand	Model & Title	Equipment Hours	Quantity	Per Unit Price	Amount Financed	Lease Payment
Progressive	TDR-X Mower		2	\$ 29,700.00	\$ 59,400.00	\$ 1,093.67
Buffalo	KB4 Blower		1	\$ 8,469.41	\$ 8,469.41	\$ 155.94
Lely	Spreader		1	\$ 4,127.50	\$ 4,127.50	\$ 76.00
Dakota	410		1	\$ 15,108.75	\$ 15,108.75	\$ 278.18
Greens Groomer	Lift		1	\$ 3,683.00	\$ 3,683.00	\$ 67.81
John Deere	5055E Tractor		1	\$ 27,007.53	\$ 27,007.53	\$ 497.26
John Deere	520M Loader		1	\$ 7,135.48	\$ 7,135.48	\$ 131.38
John Deere	5055E Tractor		1	\$ 24,273.85	\$ 24,273.85	\$ 446.93
John Deere	Z930M Mower		1	\$ 10,954.19	\$ 10,954.19	\$ 201.69
Agrimetel	GR 660		1	\$ 18,127.00	\$ 18,127.00	\$ 333.75
John Deere	800 Aerator		1	\$ 21,607.48	\$ 21,607.48	\$ 397.84
John Deere	2500B Used RGM		1	\$ 14,876.00	\$ 14,876.00	\$ 273.90
John Deere	2500B Used RGM		1	\$ 14,876.00	\$ 14,876.00	\$ 273.90
John Deere	2500B Used RGM		1	\$ 14,239.00	\$ 14,239.00	\$ 262.17
John Deere	2500B Cutting Units		1	\$ 3,899.00	\$ 3,899.00	\$ 71.79
John Deere	TX Gator		2	\$ 4,788.00	\$ 9,576.00	\$ 176.31
John Deere	2020A		2	\$ 27,718.40	\$ 55,436.80	\$ 1,020.70
Toro	5800 Sprayer		1	\$ 21,818.18	\$ 21,818.18	\$ 401.72
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Totals:					\$ 334,615.17	\$ 6,160.93

Please Contact: **Brock Iverson at Wells Fargo Equipment Finance, Golf and Turf Division with any questions. Email: Brock.A.Iverson@WellsFargo.com, Phone: 515-557-4176 (work) / 515-361-0357 (cell)**

- Equipment could be subject to hour limits
- Pricing assumes full package delivery and financing from Wells Fargo Equipment Finance
- Applicable taxes to be added to the quoted amounts
- Quote expires:
- Call for other quotes

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Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM:
DATE: 10/7/2021
SUBJECT: Ordinance 1836 - Chickens

BACKGROUND:

Following an increased amount of public input regarding the keeping of chickens within the City limits, members of the City Council reached out to staff requesting the current Chapter 10 of the City's Code of Ordinance be looked over and amended, specifically in regards to its prohibition on chickens.

DISCUSSION:

Following the request of the Council, staff researched how adjacent jurisdictions handle the keeping of chickens, as well as discussed potential undesirable consequences that the keeping of chickens could have on the public specific to the culture and character of the community in the City of Crestview.

As a result, the attached verbiage was developed by staff to allow property owners the freedom to keep chickens, while also implementing controls and regulations that will mitigate and provide for enforcement against any undesirable consequences that may result from the keeping of chickens.

In this case, undesirable consequences include noise, odor, and potential pests resulting from the keeping of chickens. Staff mitigated these factors by controlling the number of chickens allowed based on property size and primary use, creating additional requirements for chicken coop placement, and providing regulations for enforcement against the creation of noise, odors, or pests perceptible outside of any property that contains chickens.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

This item will have no impact on the City budget.

RECOMMENDED ACTION

Staff respectfully requests approval of Ordinance 1836 on first reading and move to second reading for adoption.

Attachments

1. Attachment 1

ORDINANCE: 1836

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR COMPLIANCE WITH STATE OF FLORIDA STATUTE; PROVIDING FOR THE AMENDMENT OF CHAPTER 10 – ANIMALS, SECTION 10-9. – BARNYARD ANIMALS; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is authorized and empowered to adopt and enforce ordinances, not inconsistent with state law, that are necessary to support the public interest while also protecting the health, welfare, and safety of its citizens and inhabitants

WHEREAS, the City Council ("Council") of the City serves as the elected governing body; directly responsible for the support of the public interest while also protecting the health, welfare, and safety of its citizens and inhabitants

WHEREAS, city staff have reviewed how municipalities of a similar size and population address the topic of allowing chickens within their municipal boundaries and have researched those municipal ordinances in the process of crafting this ordinance.

BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA AS FOLLOWS:

CHAPTER 10 -ANIMALS is hereby amended with additions made to section 10-9 as attached to this ordinance (Attachment 1).

SECTION 1 - AUTHORITY. The authority for enactment of this ordinance is Chapter 166.021, Florida Statutes, and Section 2 of the City Charter.

SECTION 2 - SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3 - SCIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 4 - ORDINANCE TO BE LIBERALLY CONSTRUED. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 5 – REPEALER. All Ordinances or parts of Ordinances in herewith be and the same are hereby repealed.

SECTION 6 - EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2021**

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

JB Whitten
Mayor

Sec. 10-9. - Barnyard animals.

- (a) Generally. No person shall keep or permit to run at large in the city any animals of the equine or swine class and includes goats, sheep, mules, horses, hogs or cattle and domesticated poultry, except for the species gallus domesticus ("chicken"), as per the regulations of subsection (b).
- (b) Chickens. The following regulations will govern the keeping of chickens and are designed to prevent conditions that are unsanitary, unsafe or a nuisance. No person shall keep chickens unless the following regulations are followed:
- (1) Roosters are not permitted within city limits.
 - (2) Location: Keeping of chickens is permissible as an accessory use on lots larger than one quarter acre with an existing land use of single family residential, regardless of current zoning or future land use designation.
 - (3) Quantity: No more than three (3) chickens per quarter acre are allowed on each respective property with an existing land use of single family residential.
 - (4) Setbacks:
 - i. Coops or cages housing chickens shall be placed according to the setback requirements for accessory buildings as per Chapter 7 of the Land Development Code.
 - ii. Coops or cages housing chickens shall be kept at least twenty-five (25) feet from the door or window of any other dwelling or occupied structure other than the owner's dwelling.
 - iii. Coops or cages housing chickens shall be located behind the principal structure.
 - (5) Sanitation:
 - i. The coop or cage must be kept in sanitary condition and free from offensive odors. The coop or cage must be cleaned on a regular basis to prevent the accumulation of waste.
 - ii. Odors shall not be perceptible at any lot line.
 - iii. Noise shall not be perceptible at any lot line to the extent that it results in a public nuisance or is in violation of the municipal noise ordinance.
 - iv. Keeping of chickens shall not attract rodents or other pests.



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Dawn Barnes
DATE: 10/5/2021
SUBJECT: Ordinance 1832 Redstone Avenue Annexation

BACKGROUND:

On August 23, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively.

The Planning and Development Board recommended approval of the request on October 4, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Aultman John R & Robert & Aultman Kimberley A
Parcel ID: 21-3N-23-0000-0013-0000
Site Size: 19.69 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
East	Public Lands (PL)	Public Lands (PL)	Public School
South	Residential (R)	Single and Multi-Family Dwelling District (R-3)	Vacant
West	Residential(R)	Single and Multi-Family Dwelling District (R-3) & Single-Family Medium Density District (R-2)	Residential

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property would be developed residentially.

Staff has reviewed the application based on the criteria detailed in Florida statute 171.043 for annexations and finds the following:

- The property is contiguous to the city limits;
- The property is comprised of one (1) lot in unincorporated Okaloosa County, and is therefore considered compact;
- The annexation of the property would not create an enclave
- The subject property is not included in the boundary of another municipality; and,
- The subject property meets the definition of urban purposes.

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 14, 2021. The property was posted on September 21, 2021. An advertisement ran in the Crestview News Bulletin on September 22, 2021.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

Organizational Capacity, Effectiveness & Efficiency – To efficiently & effectively provide the highest quality of public services.

Quality of Life – these six areas focus on the overall experience when provided by the city.

Community Character – Promote desirable growth with a hometown atmosphere.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is approximately \$815.00.

The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1832 and move to second reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1832

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 19.69 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA AS FOLLOWS:

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Chapter 171, Florida Statutes, and Section 2 of the City Charter.

SECTION 2 – LAND DESCRIPTION. The following described unincorporated area contiguous to the City of Crestview, Florida, is hereby annexed to the City:

PIN # 21-3N-23-0000-0013-0000 (Deed recorded in Book 2199, page 3451, dated February 17, 1999)

E 1/2 of SE 1/4 of SE 1/4, Section 21 T3N, R23W, Okaloosa County, Florida

SECTION 3 – BOUNDARY. The existing boundary line of the City of Crestview, Florida, is modified to include the herein referenced tract of land and the base, zoning and land use maps shall be updated to reflect these changes pursuant to law.

SECTION 4 – LAND USE AND ZONING. Pursuant to general law, the property hereby annexed was subject to Okaloosa County land development, land use plan, and zoning or subdivision regulations, which shall remain in full force and effect until rezoning and land use changes are finalized by the City in compliance with the Comprehensive Plan.

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel as Residential (R) with Single and Multi-Family Dwelling District (R-3) to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

SECTION 6 – MAP UPDATE. The Base, Zoning and Future Land Use Maps shall be updated at the earliest possible date.

SECTION 7 – FILING. Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

SECTION 8 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 9 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 10 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 11 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 12 – EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

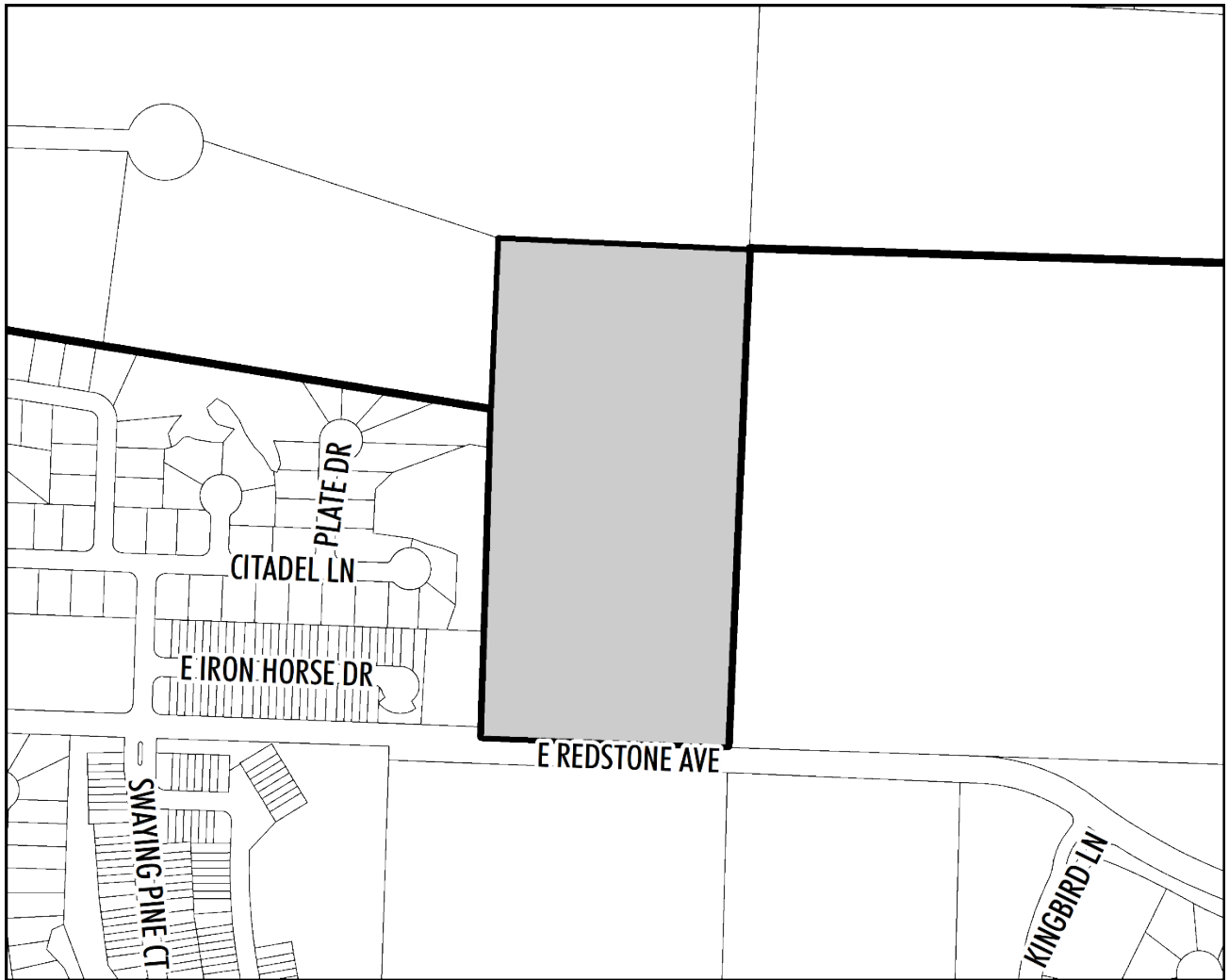
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

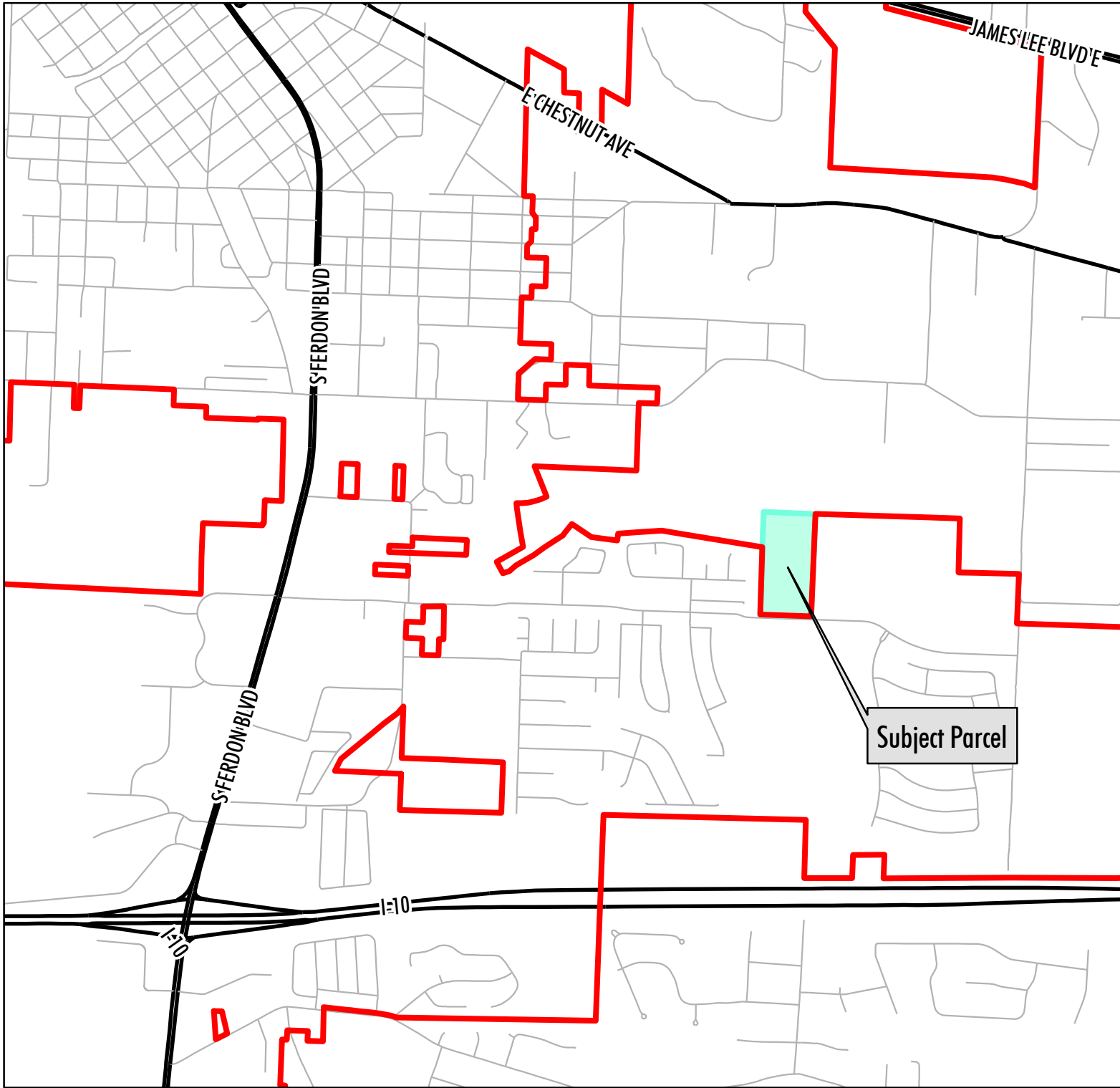
J. B. WHITTEN
Mayor



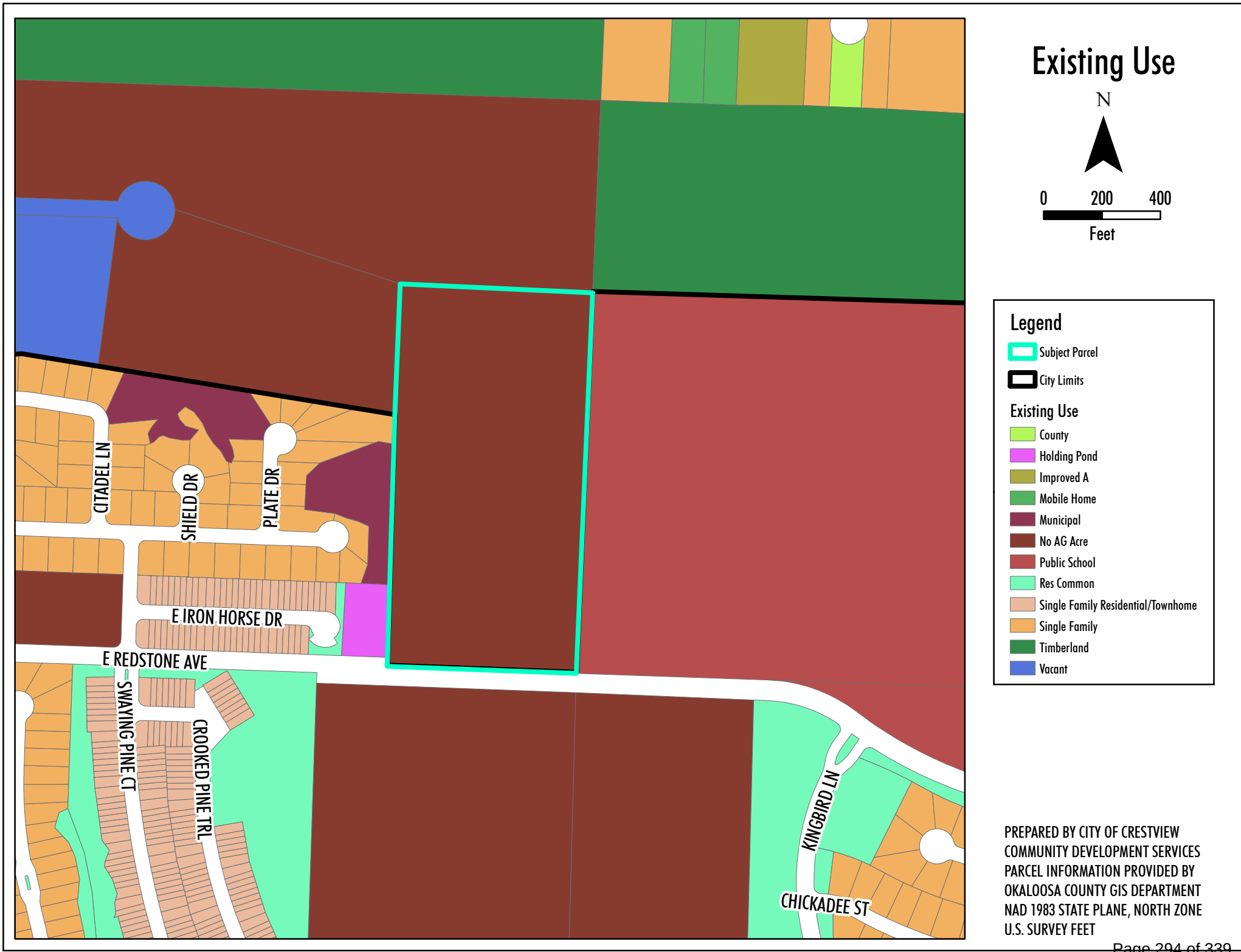
Vicinity Map

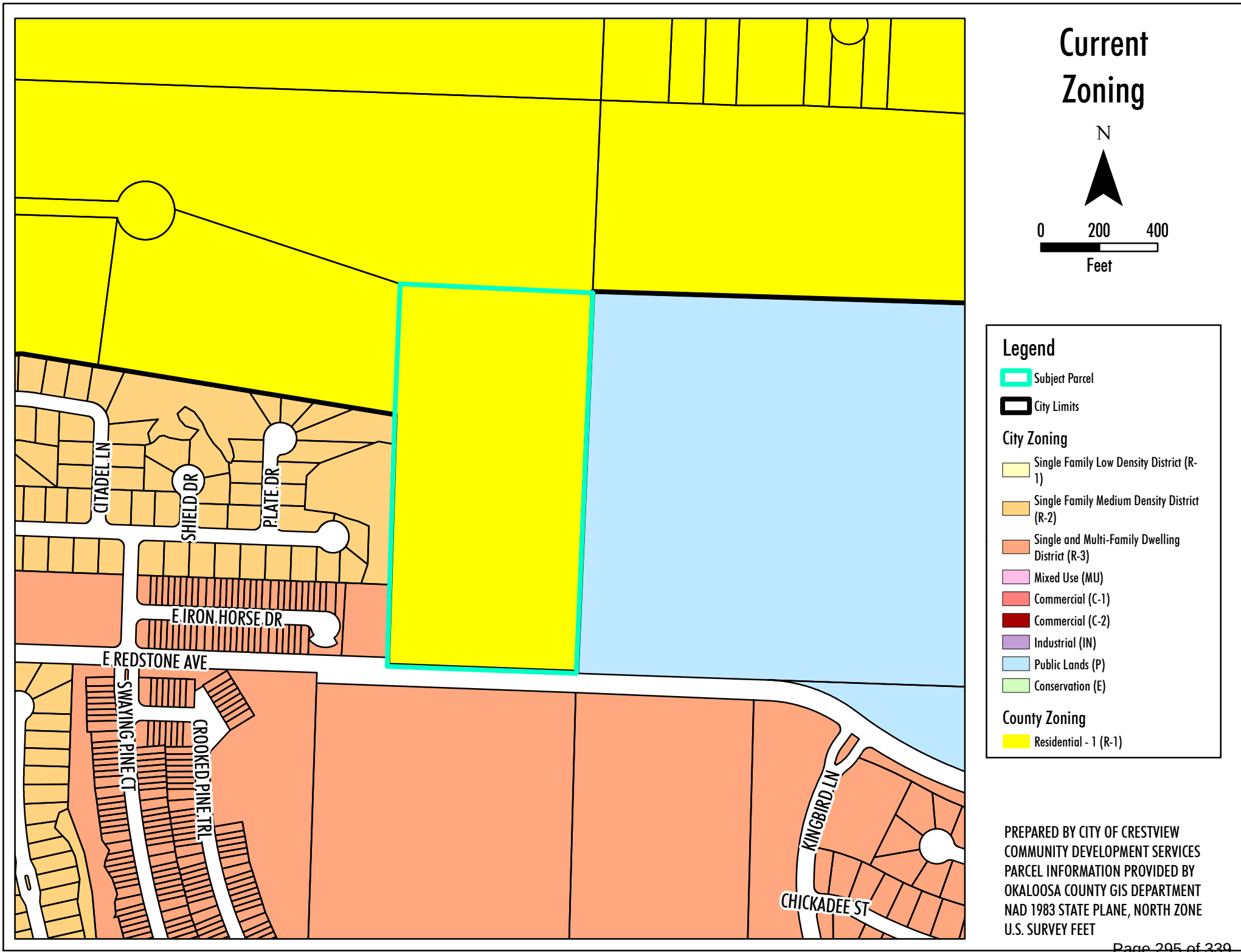


Not to Scale

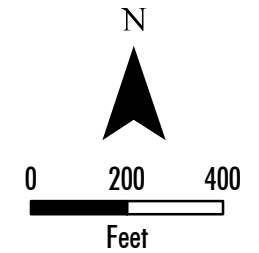


PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET





Adopted Zoning



Legend

Subject Parcel

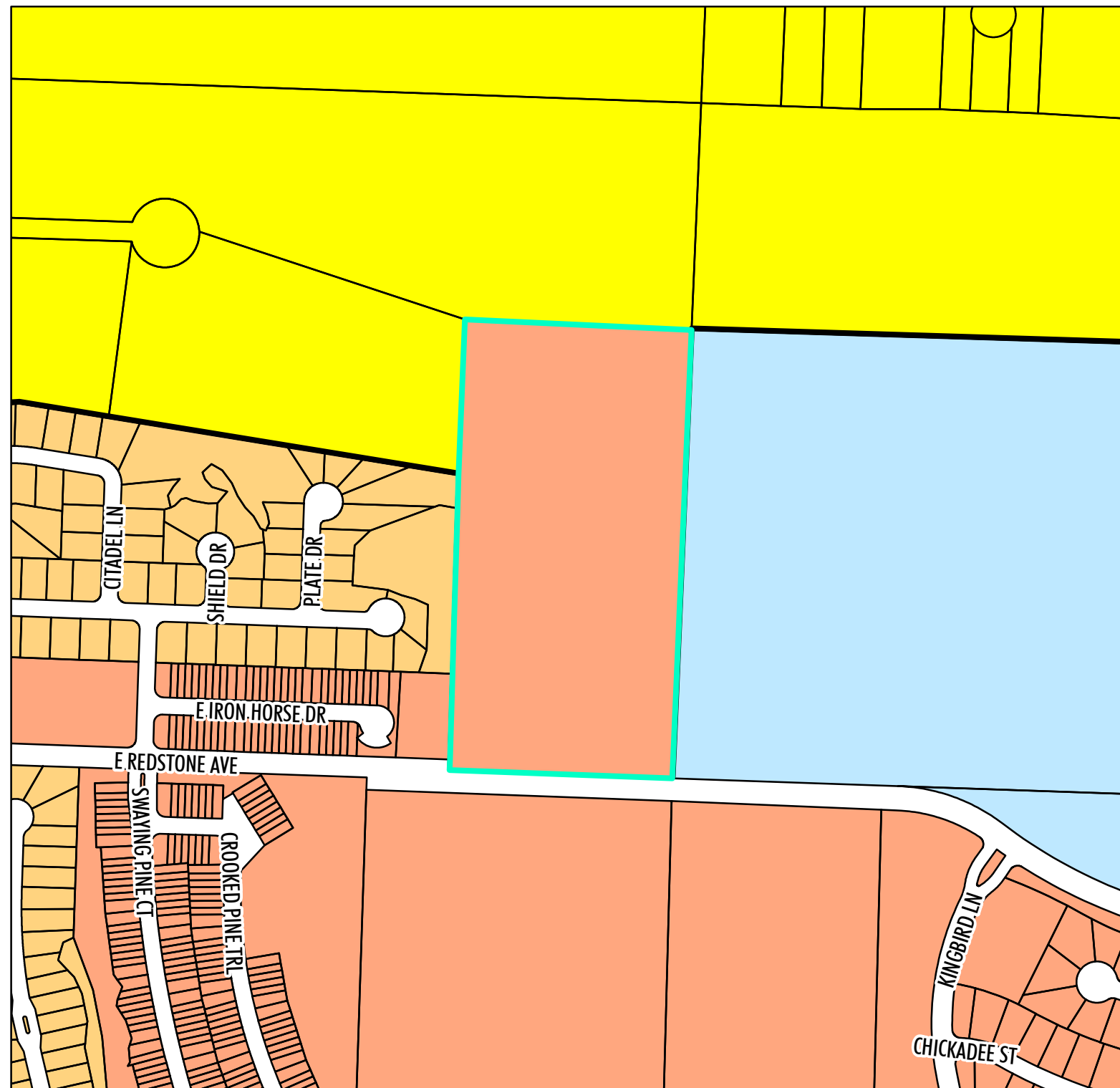
City Limits

City Zoning

- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

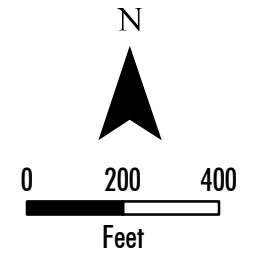
County Zoning

- Residential - 1 (R-1)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



Legend

Subject Parcel

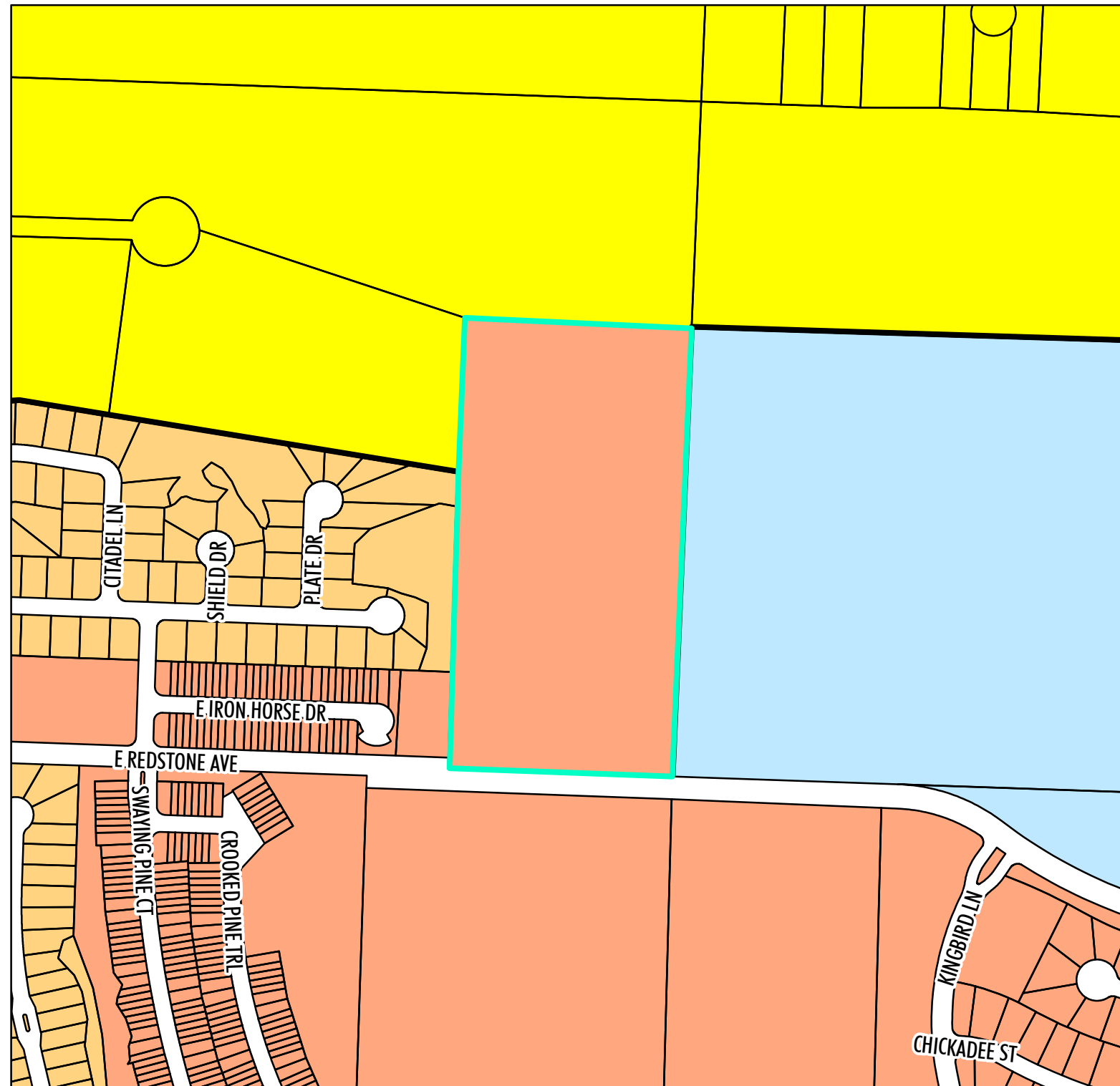
City Limits

City Zoning

- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

County Zoning

- Residential - 1 (R-1)



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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Current Future Land Use

N



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

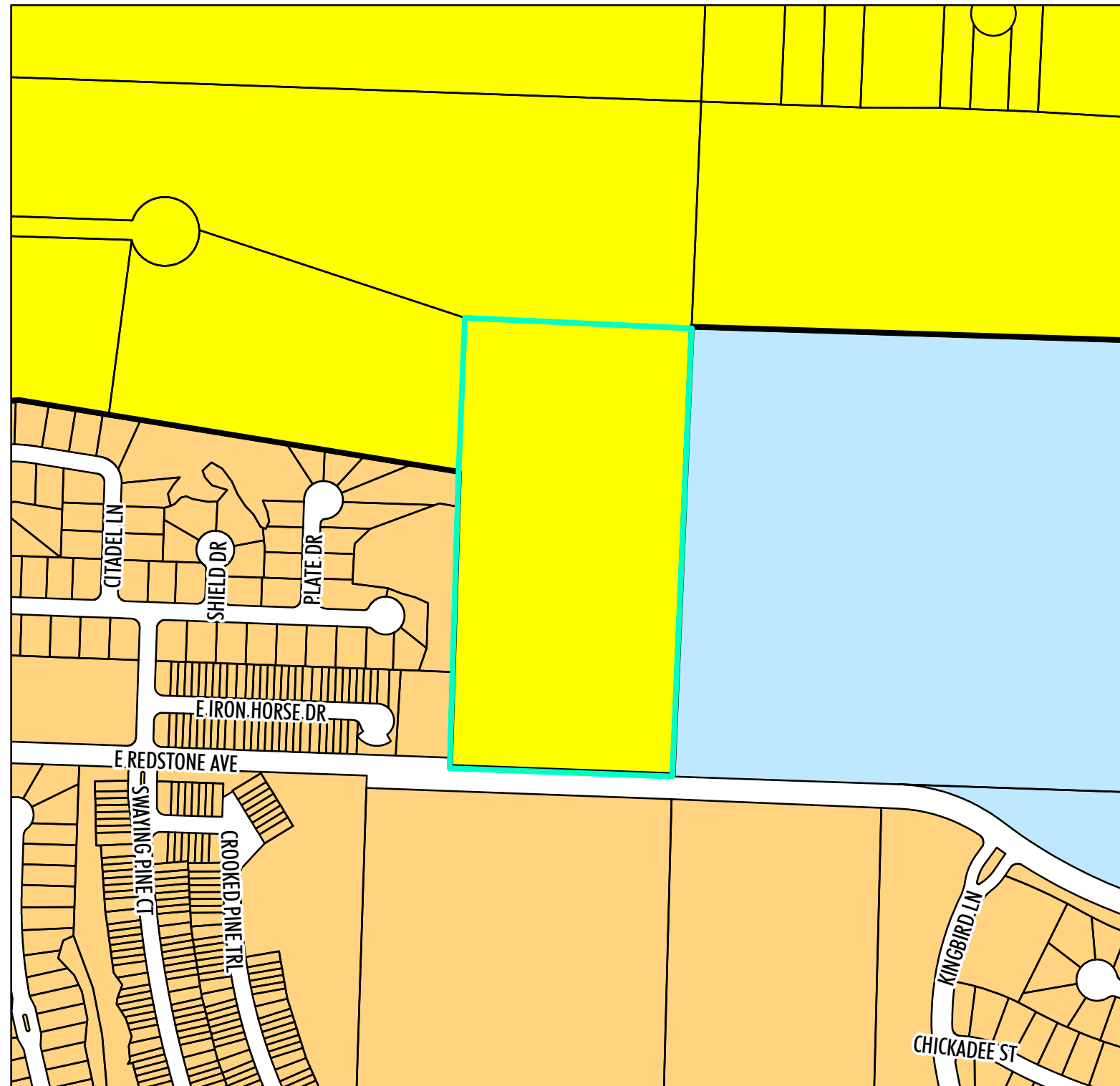
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

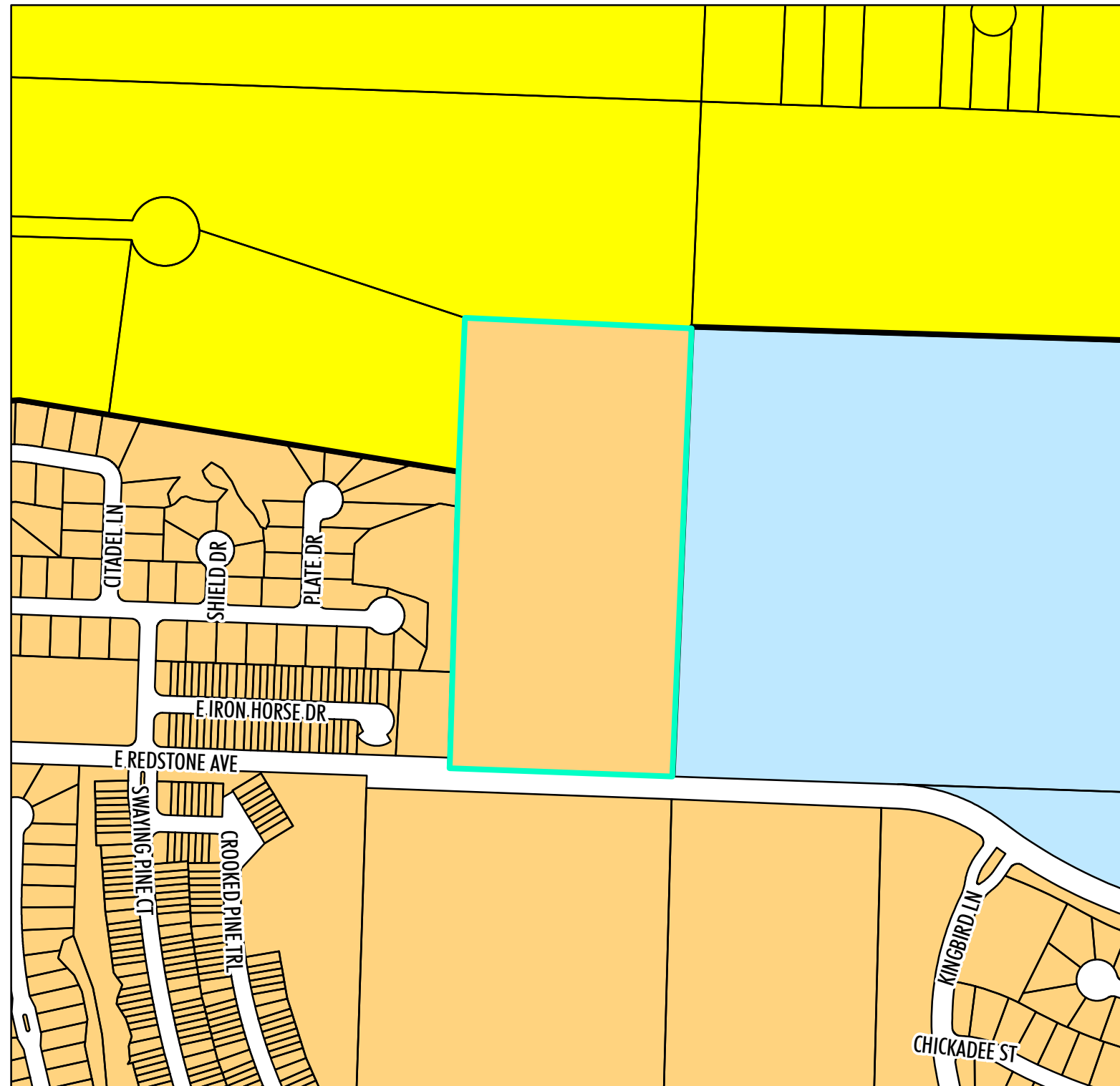
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Adopted Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

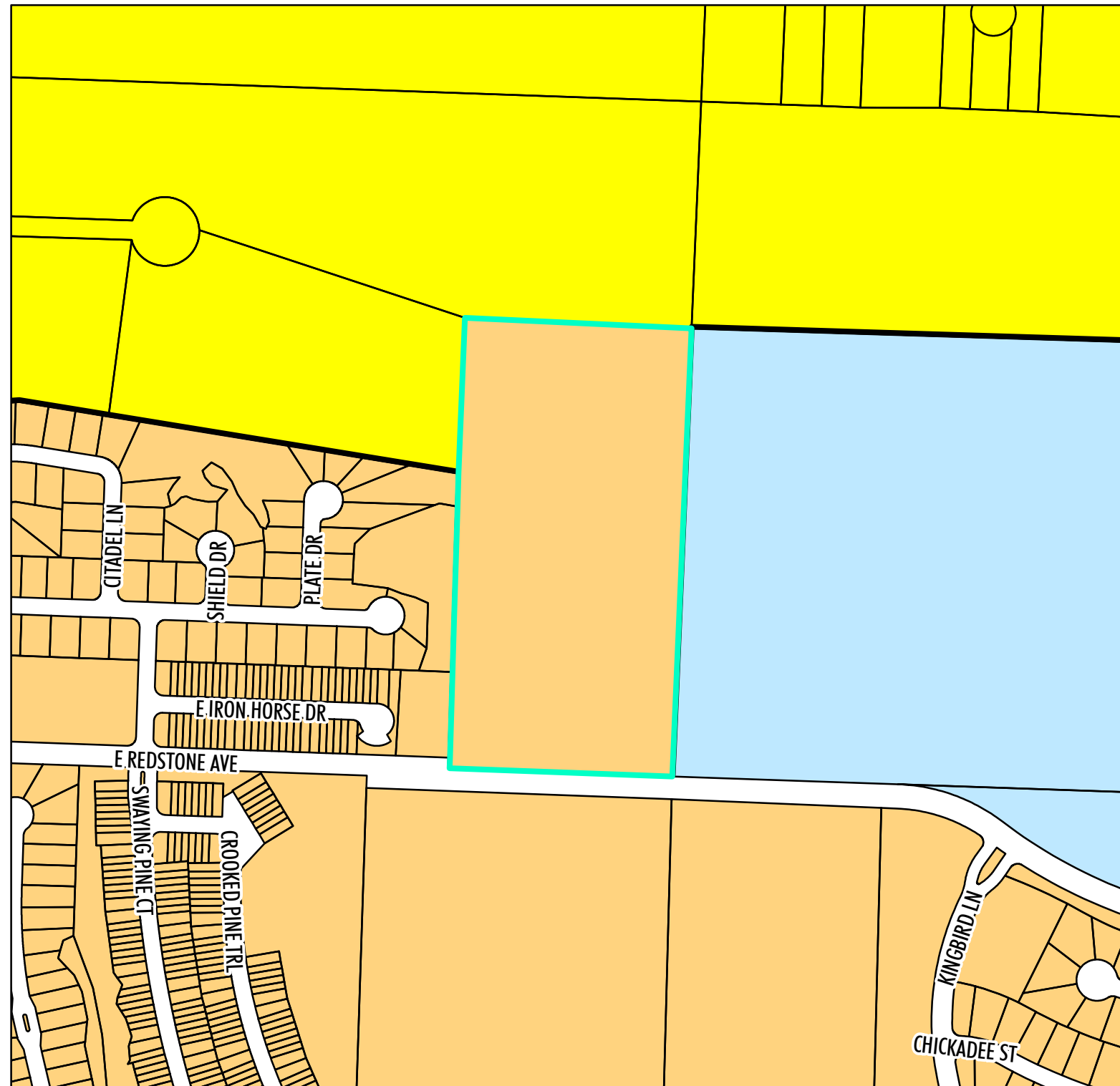
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Dawn Barnes
DATE: 10/5/2021
SUBJECT: Ordinance 1833 Redstone Avenue Comprehensive Plan

BACKGROUND:

On August 23, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively.

The application requests the Residential (R) future land use designation for the property.

The Planning and Development Board recommended approval of the request on October 4, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Aultman John R & Robert & Aultman Kimberley A
Parcel ID: 21-3N-23-0000-0013-0000
Site Size: 19.69 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
East	Public Lands (PL)	Public Lands (PL)	Public School
South	Residential (R)	Single and Multi-Family Dwelling District (R-3)	Vacant
West	Residential(R)	Single and Multi-Family Dwelling District (R-3) & Single-Family Medium Density District (R-2)	Residential

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property would be developed residentially.

Staff reviewed the request for a comprehensive plan amendment and finds the following:

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment involves less than 10 acres.
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2021. The property was posted on September 21, 2021. An advertisement ran in the Crestview News Bulletin on September 22, 2021.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

Organizational Capacity, Effectiveness & Efficiency – To efficiently & effectively provide the highest quality of public services.

Quality of Life – these six areas focus on the overall experience when provided by the city.

Community Character – Promote desirable growth with a hometown atmosphere.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1833 and move to second reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1833

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW DENSITY RESIDENTIAL TO RESIDENTIAL ON APPROXIMATELY 19.69 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA, AS FOLLOWS:

SECTION 1 – AUTHORITY. The authority for enactment of this Ordinance is Section 2 of the City Charter, §163.3187 F.S., §166.021 F.S., §166.041 F.S. and the adopted Comprehensive Plan.

SECTION 2 – FINDINGS OF FACT. The City Council of the City of Crestview finds the following:

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential to Residential on a parcel of land containing 19.69 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

SECTION 3 – PURPOSE. The purpose of this Ordinance is to adopt an amendment to the "City of Crestview Comprehensive Plan: 2020." The amendment is described in Section 4 below.

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 19.69 acres of land, more or less, from Okaloosa County Low Density Residential to Residential. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 19.69 acres, more or less, is known as Parcel 21-3N-23-0000-0013-0000 and commonly described as:

E 1/2 of SE 1/4 of SE 1/4, Section 21 T3N, R23W, Okaloosa County, Florida

The Residential Future Land Use Category is hereby imposed on Parcel 21-3N-23-0000-0013-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 21-3N-23-0000-0013-0000 thereon.

SECTION 5 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not

affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 7 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 8 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 9 – EFFECTIVE DATE. The effective date of this plan amendment and ordinance shall be thirty-one (31) days after adoption on second reading by the City Council, unless the amendment is challenged pursuant to §163.3187, F.S. If challenged, the effective date shall be the date a Final Order is issued by the State Land Planning Agency or the Administration Commission finding the amendment in compliance with §163.3184, F.S.

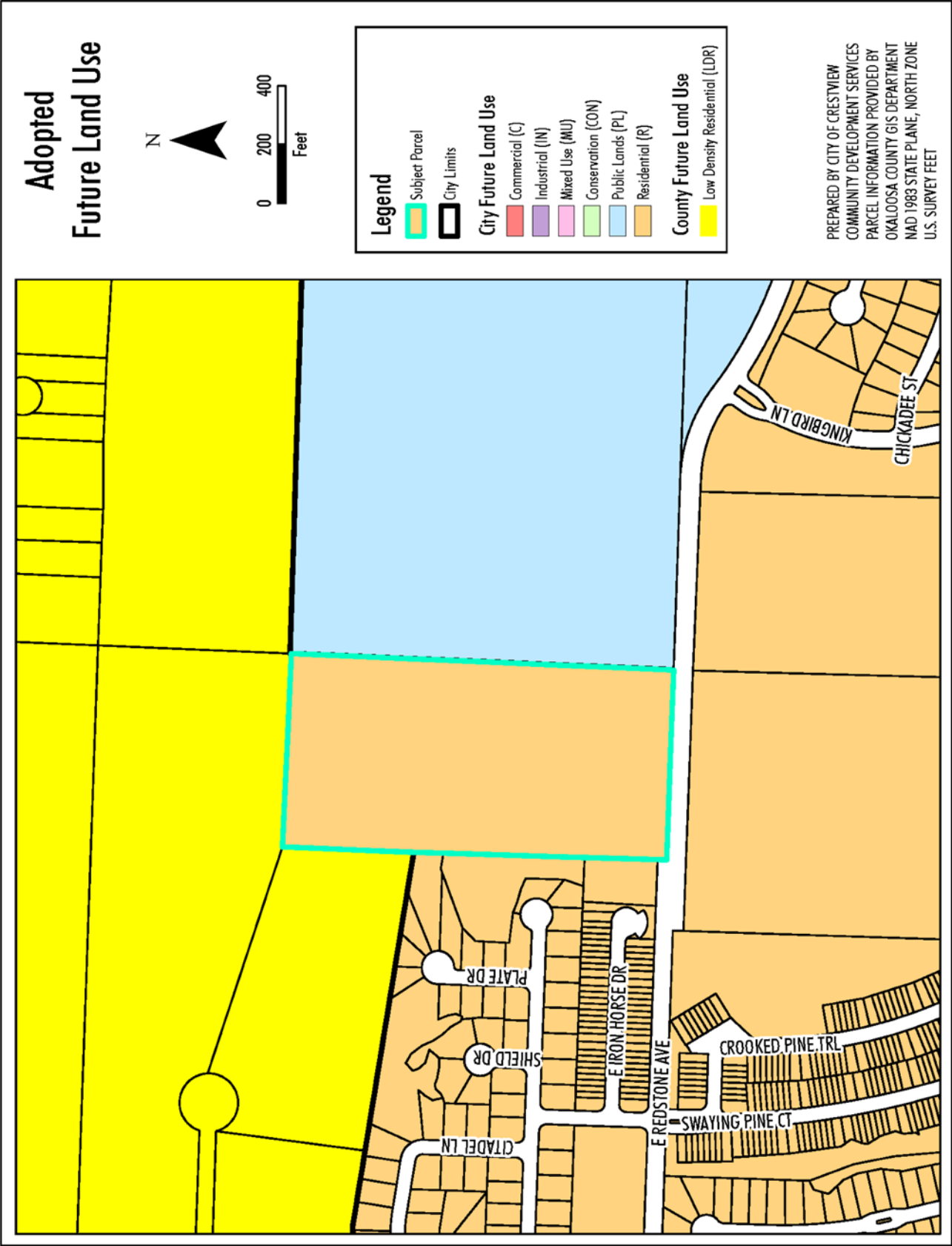
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

J. B. WHITTEN
Mayor

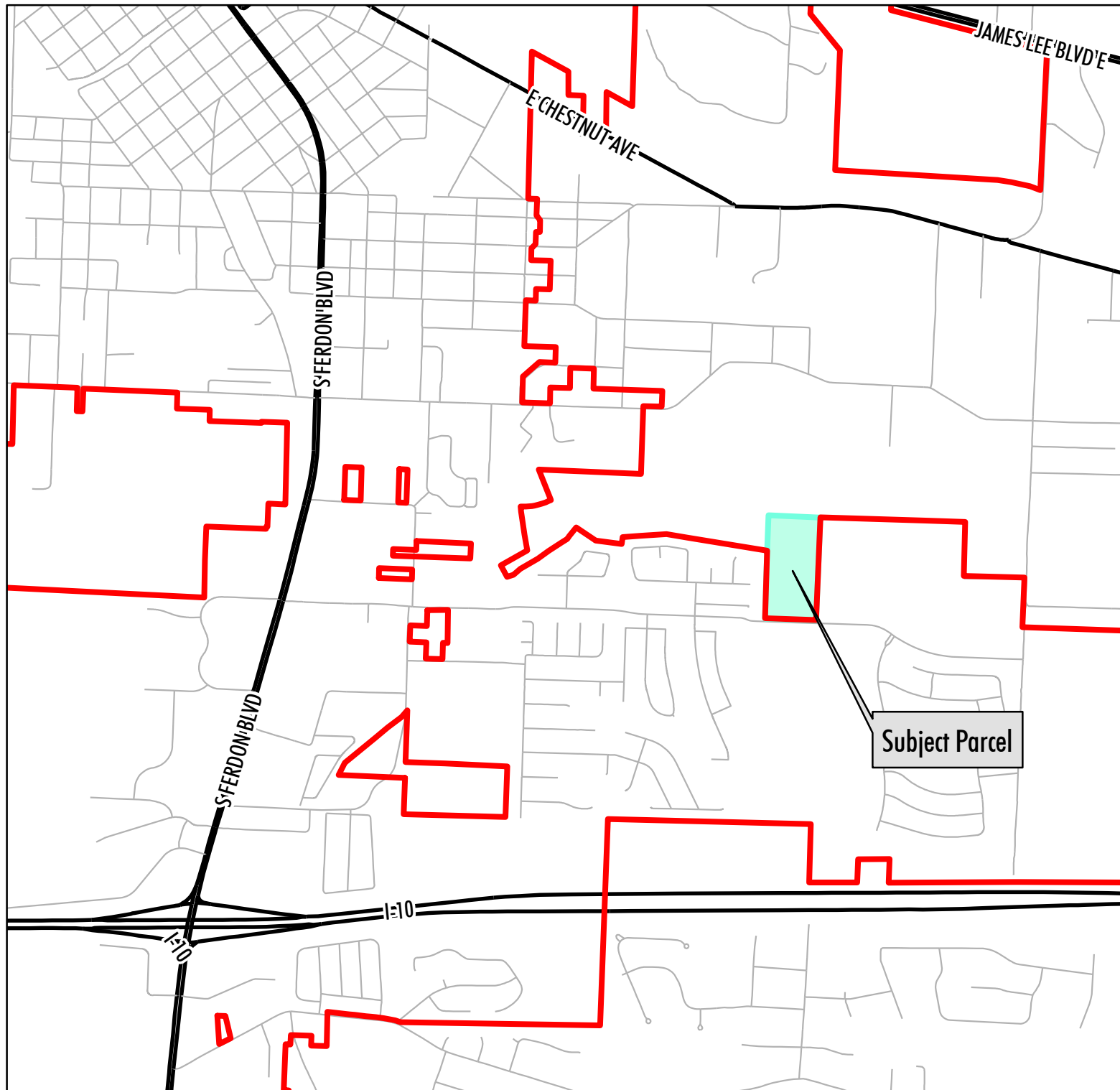
EXHIBIT A



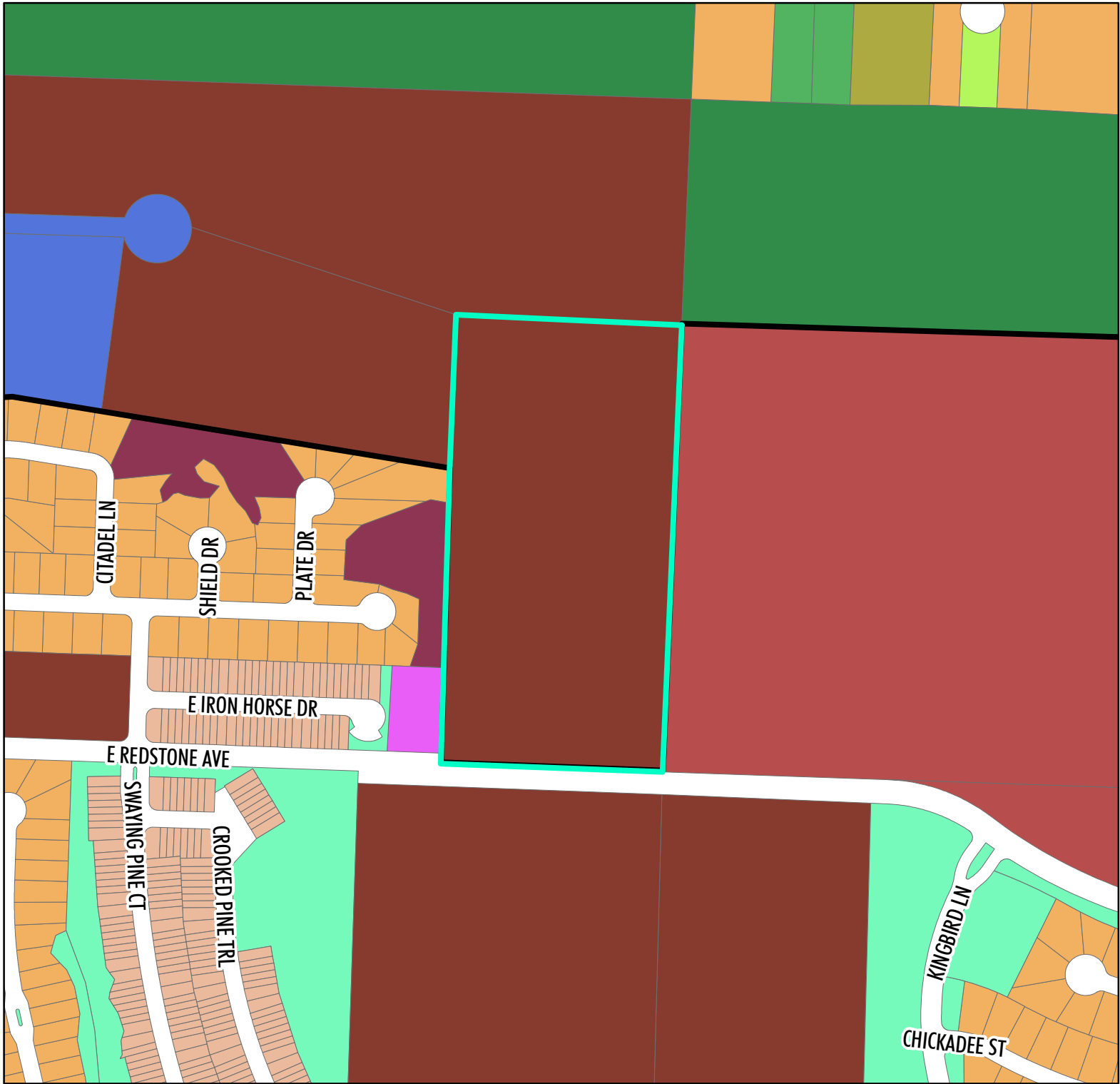
Vicinity Map



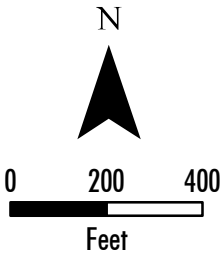
Not to Scale



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use

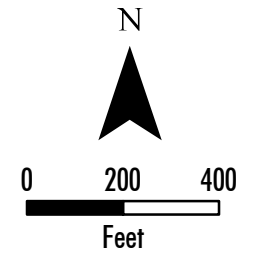


Legend

- Subject Parcel
- City Limits
- Existing Use
 - County
 - Holding Pond
 - Improved A
 - Mobile Home
 - Municipal
 - No AG Acre
 - Public School
 - Res Common
 - Single Family Residential/Townhome
 - Single Family
 - Timberland
 - Vacant

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Current Zoning



Legend

Subject Parcel

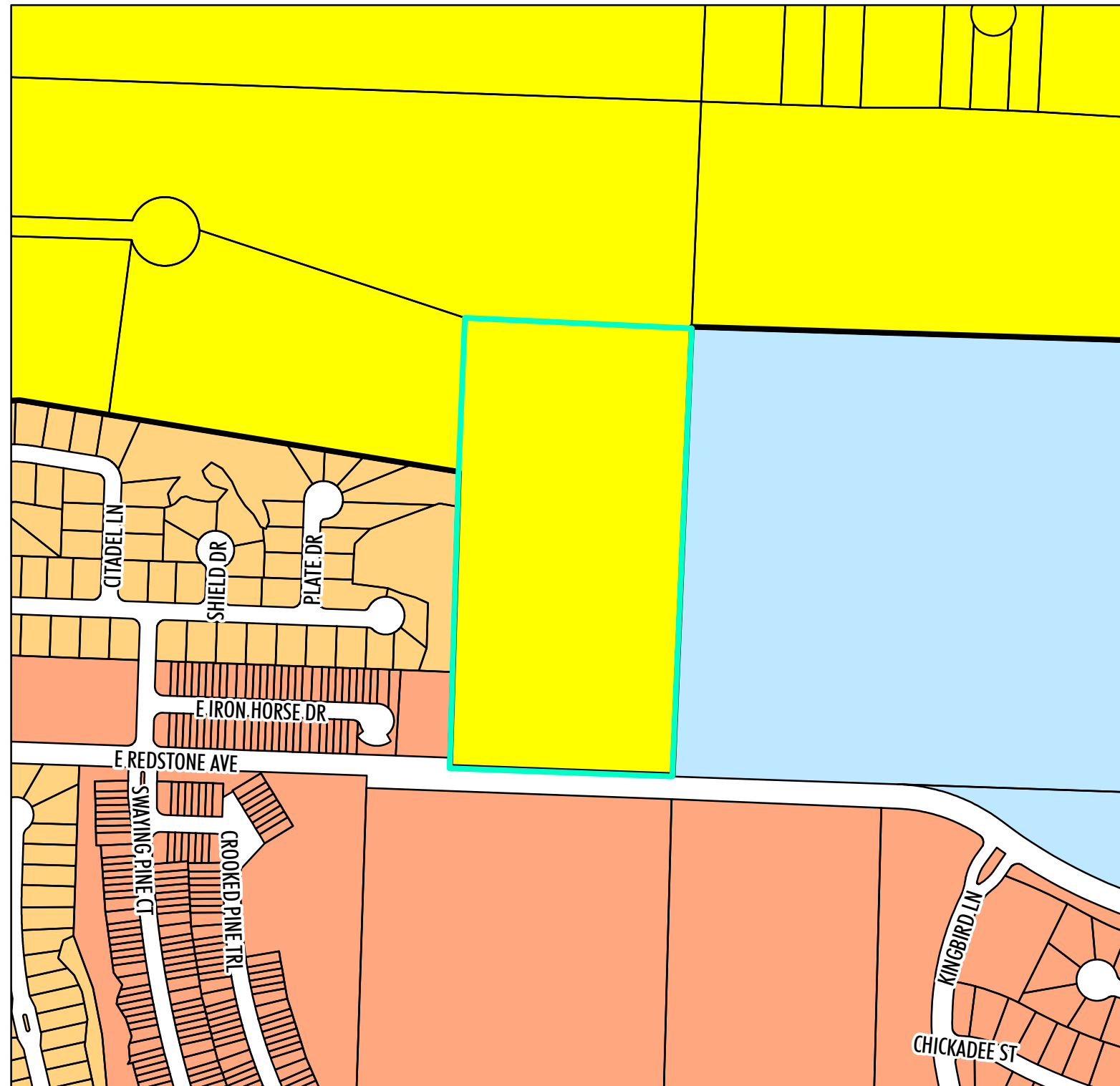
City Limits

City Zoning

- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

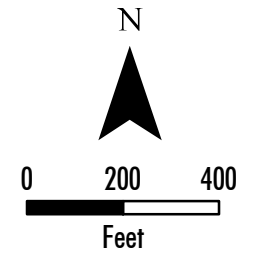
County Zoning

- Residential - 1 (R-1)



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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Adopted Zoning



Legend

Subject Parcel

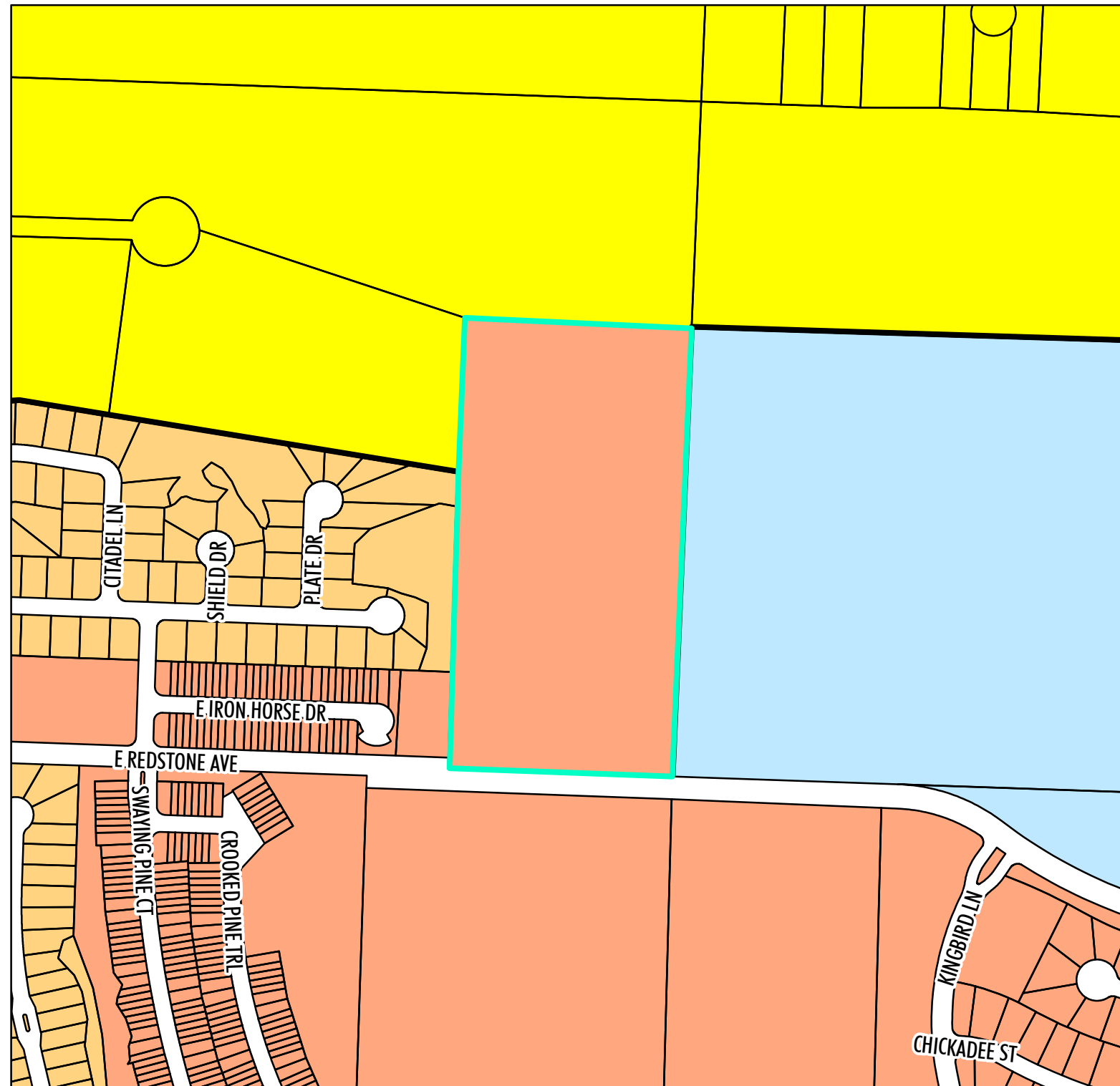
City Limits

City Zoning

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- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

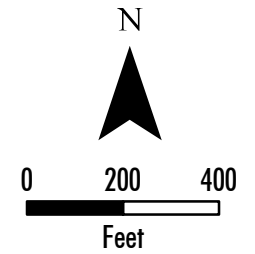
County Zoning

- Residential - 1 (R-1)



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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

Single and Multi-Family Dwelling District (R-3)

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

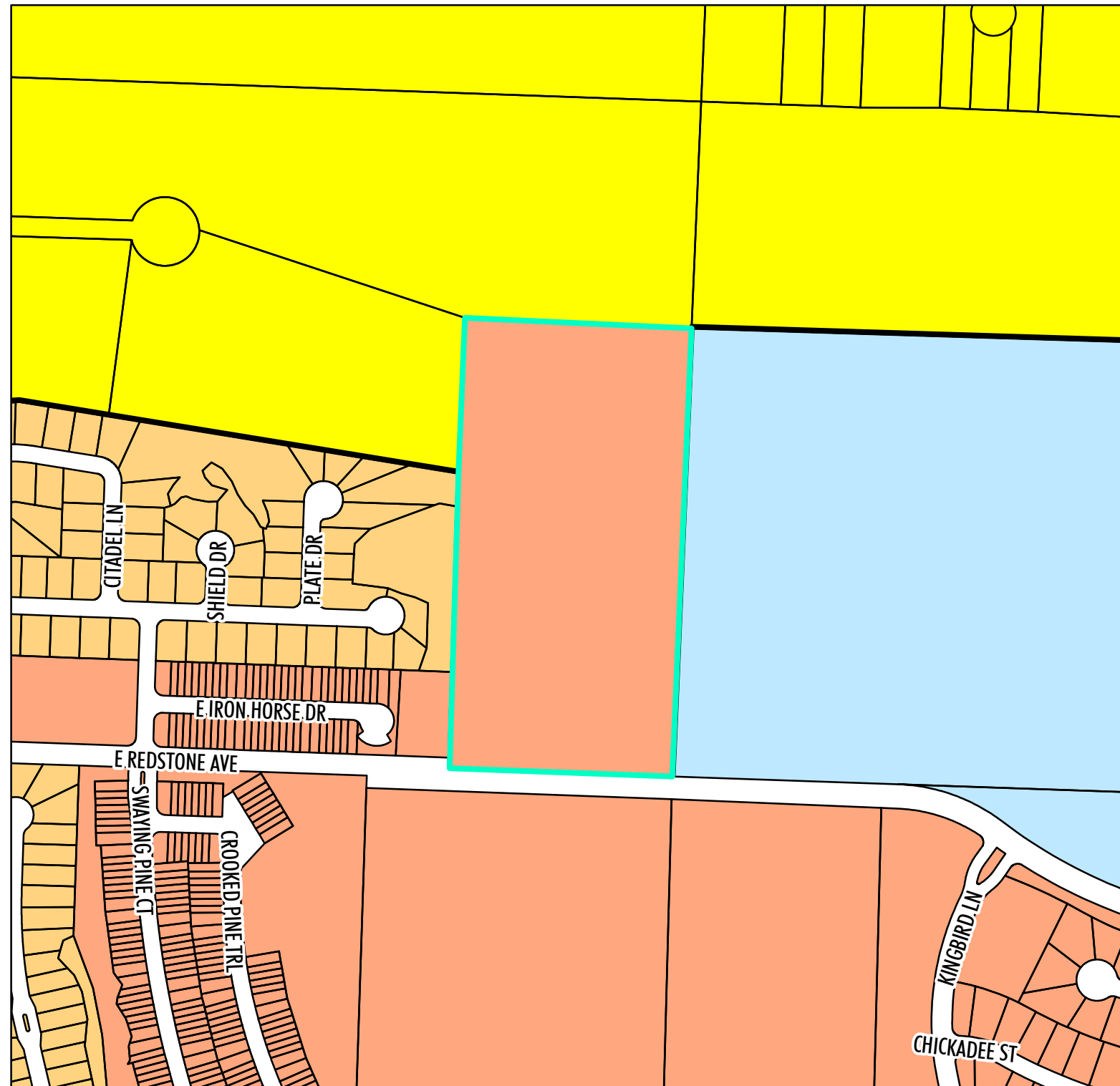
Industrial (IN)

Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)



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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Current Future Land Use

N



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

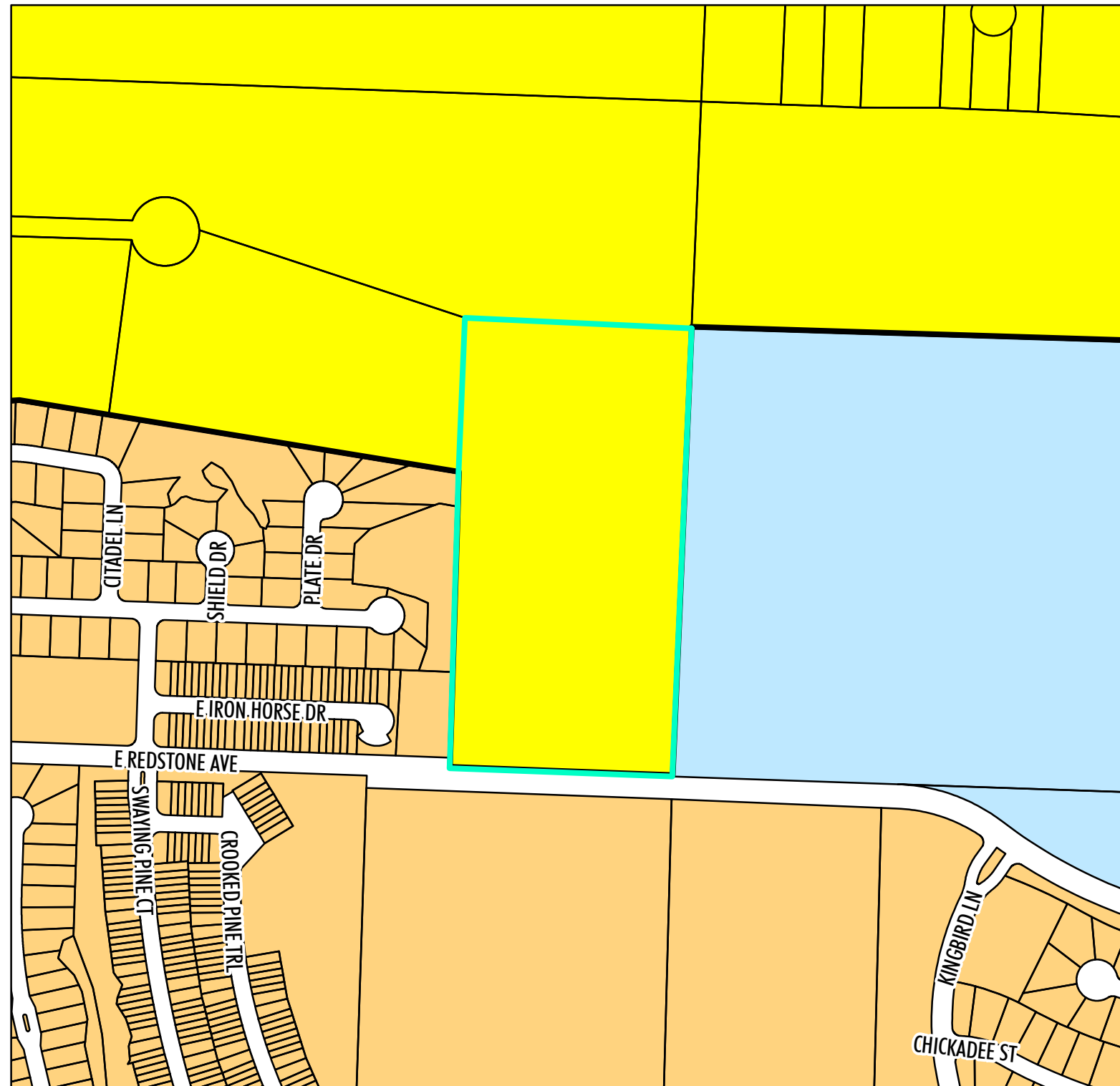
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

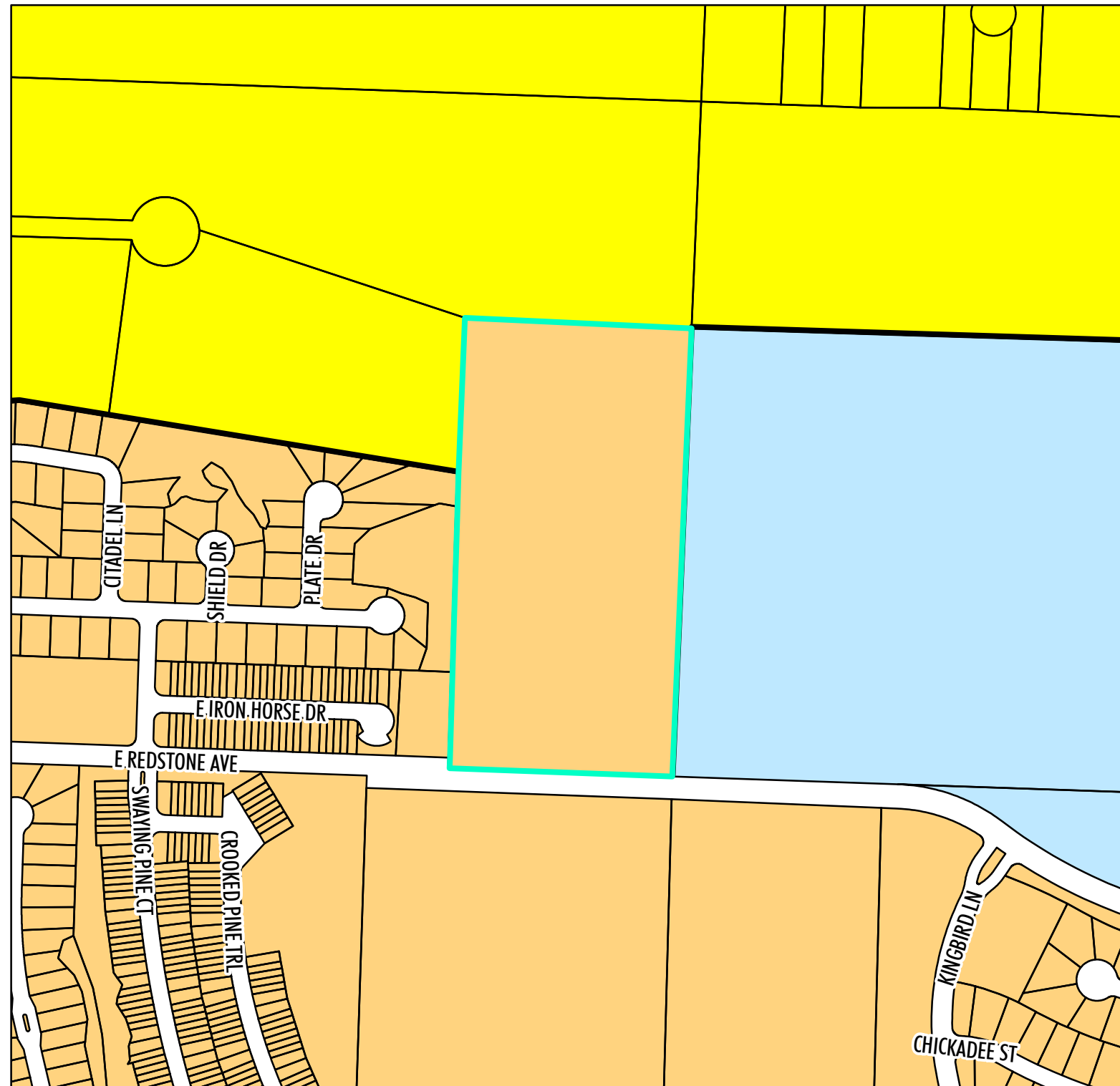
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Adopted Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

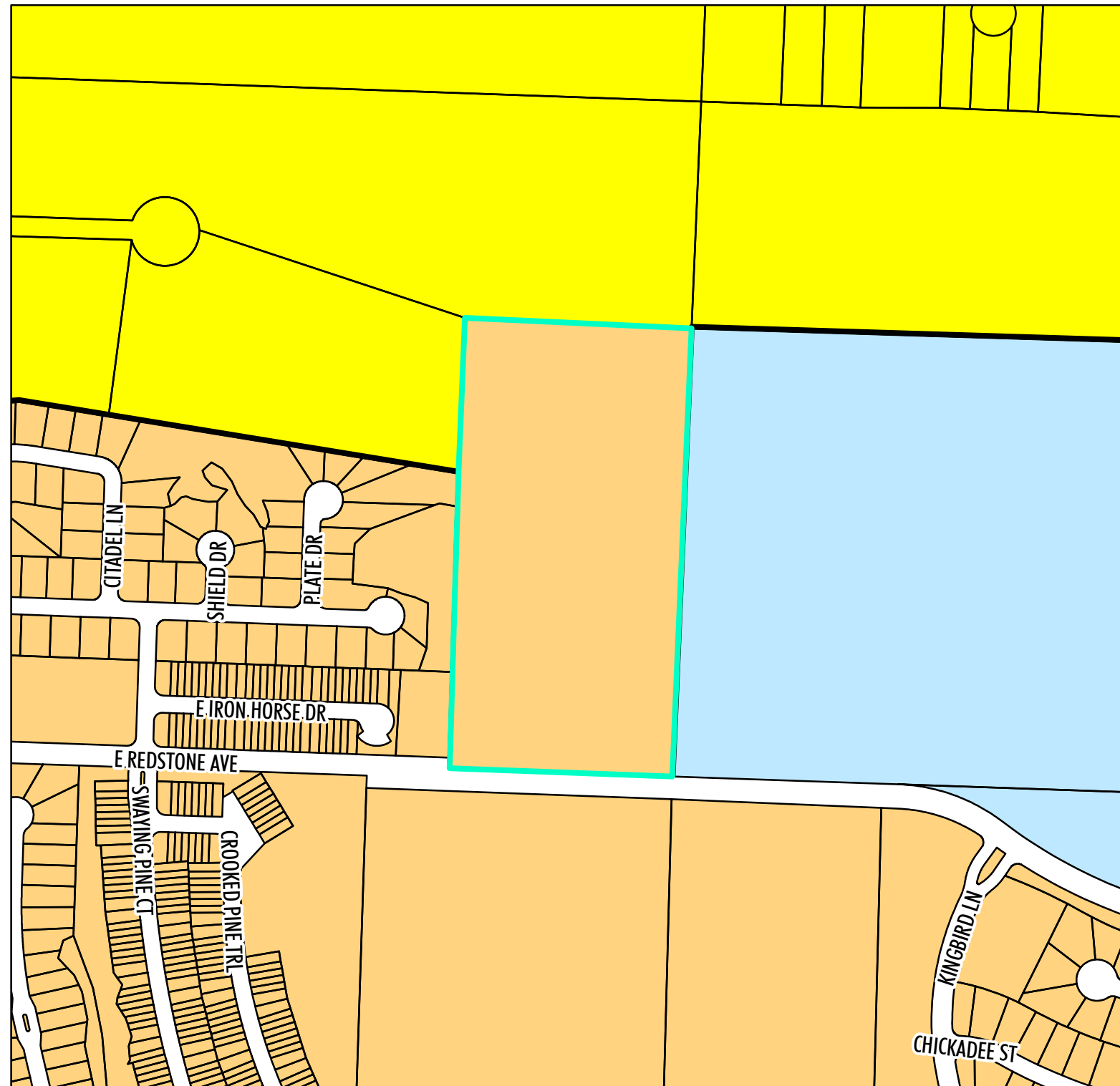
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Dawn Barnes
DATE: 10/5/2021
SUBJECT: Ordinance 1834 Redstone Avenue Rezoning

BACKGROUND:

On August 23, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively.

The application requests the Single and Multi-Family Dwelling District (R-3) zoning designation for the property.

The Planning and Development Board recommended approval of the request on October 4, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Aultman John R & Robert & Aultman Kimberley A
Parcel ID: 21-3N-23-0000-0013-0000
Site Size: 19.69 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
East	Public Lands (PL)	Public Lands (PL)	Public School
South	Residential (R)	Single and Multi-Family Dwelling District (R-3)	Vacant
West	Residential(R)	Single and Multi-Family Dwelling District (R-3) & Single-Family Medium Density District (R-2)	Residential

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property would be developed residentially.

Staff reviewed the request for rezoning and finds the following:

- The proposed zoning is consistent with the proposed future land use designation.
- The uses within the requested zoning district are compatible with uses in the adjacent zoning districts.
- The requested use is not substantially more or less intense than allowable development on adjacent parcels.

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2021. The property was posted on September 21, 2021. An advertisement ran in the Crestview News Bulletin on September 22, 2021.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

Organizational Capacity, Effectiveness & Efficiency – To efficiently & effectively provide the highest quality of public services.

Quality of Life – these six areas focus on the overall experience when provided by the city.

Community Character – Promote desirable growth with a hometown atmosphere.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1834 and move to second reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1834

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 19.69 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DWELLING DISTRICT (R-3) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA AS FOLLOWS:

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Section 166.041, Florida Statutes and Chapter 102, City Code.

SECTION 2 – PROPERTY REZONED. The following described 19.69 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 19.69 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Residential Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1833, is hereby rezoned to Single and Multi-Family Dwelling District (R-3) to wit:

PIN # 21-3N-23-0000-0013-0000

E 1/2 of SE 1/4 of SE 1/4, Section 21 T3N, R23W, Okaloosa County, Florida

SECTION 3 – MAP UPDATE. The Crestview Zoning Map, current edition, is hereby amended to reflect the above changes concurrent with passage of this ordinance, which is attached hereto.

SECTION 4 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5 – SCRIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 6 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 7 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1833 and becomes legally effective.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

J. B. WHITTEN
Mayor

Adopted Zoning



0 200 400
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

Single and Multi-Family Dwelling District (R-3)

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

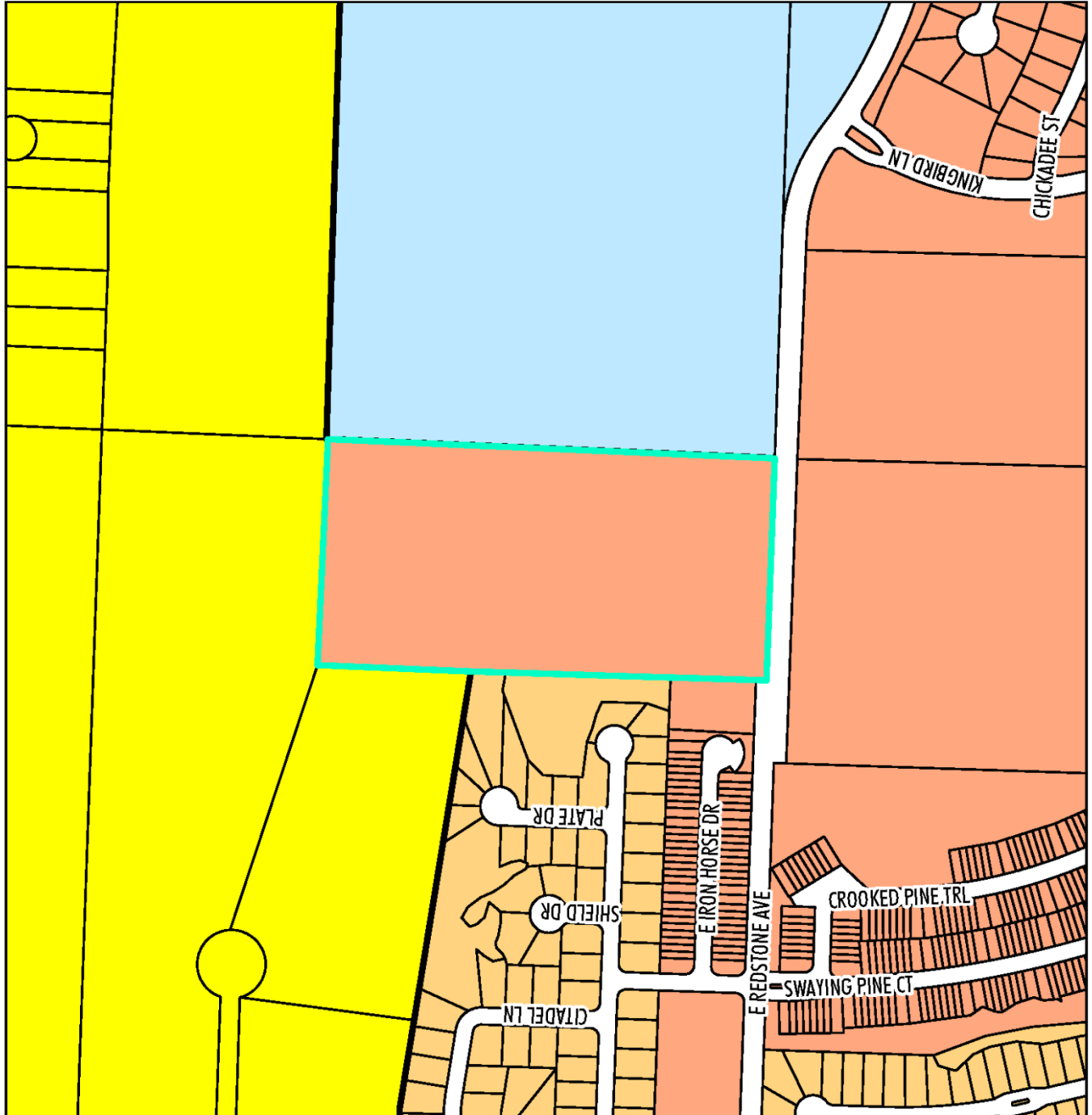
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

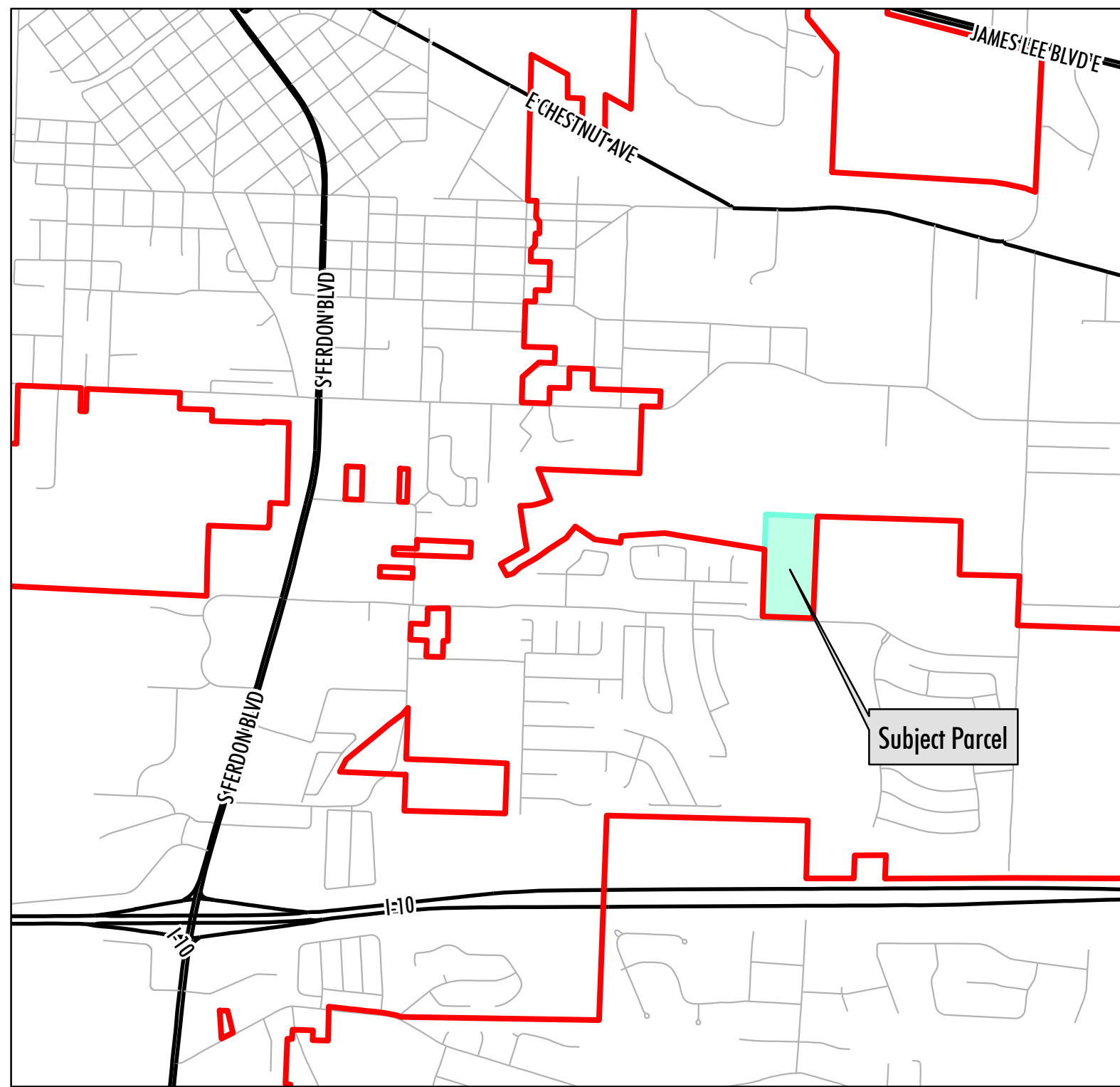
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



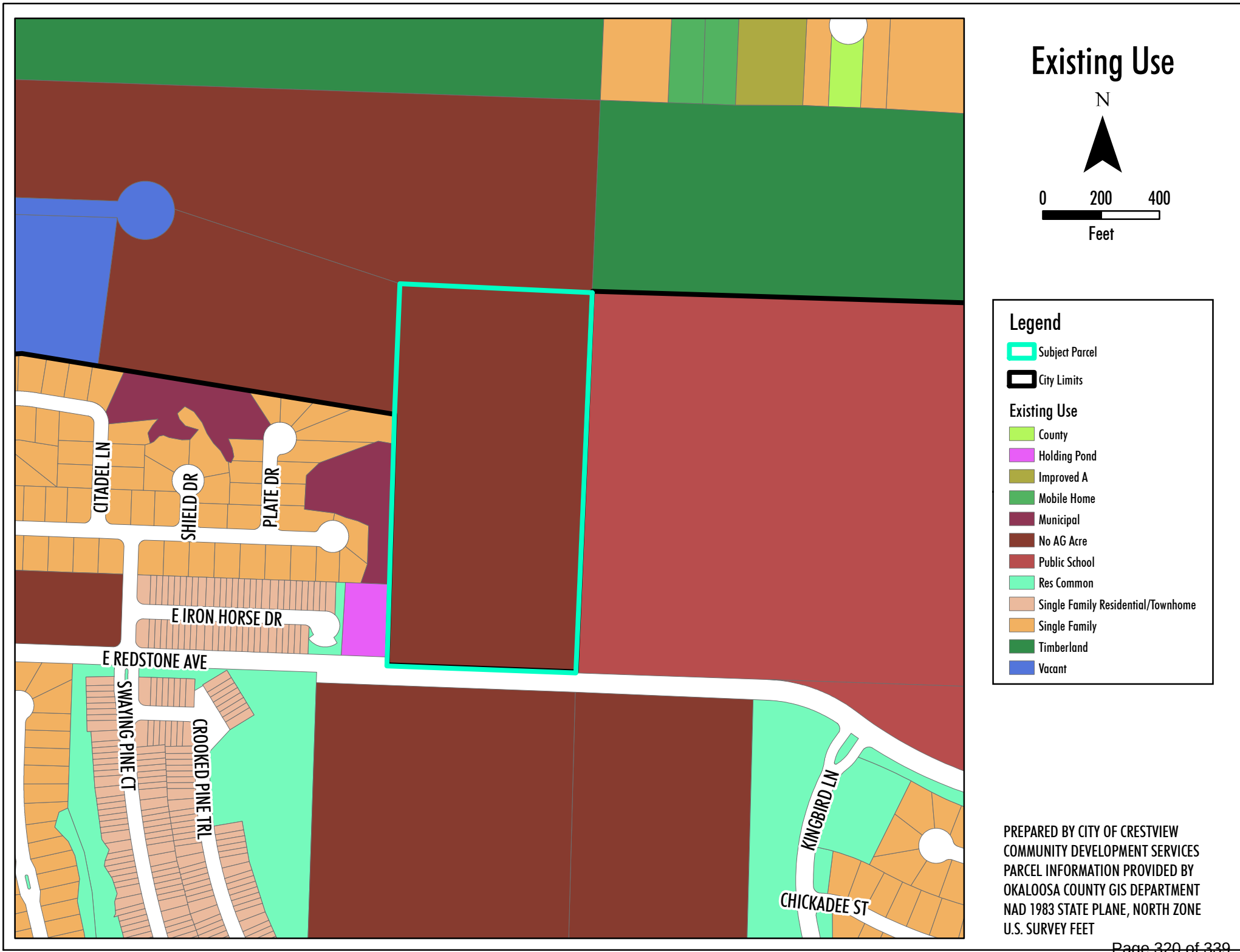
Vicinity Map



Not to Scale



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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use

N



0 200 400
Feet

Legend

Subject Parcel

City Limits

Existing Use

County

Holding Pond

Improved A

Mobile Home

Municipal

No AG Acre

Public School

Res Common

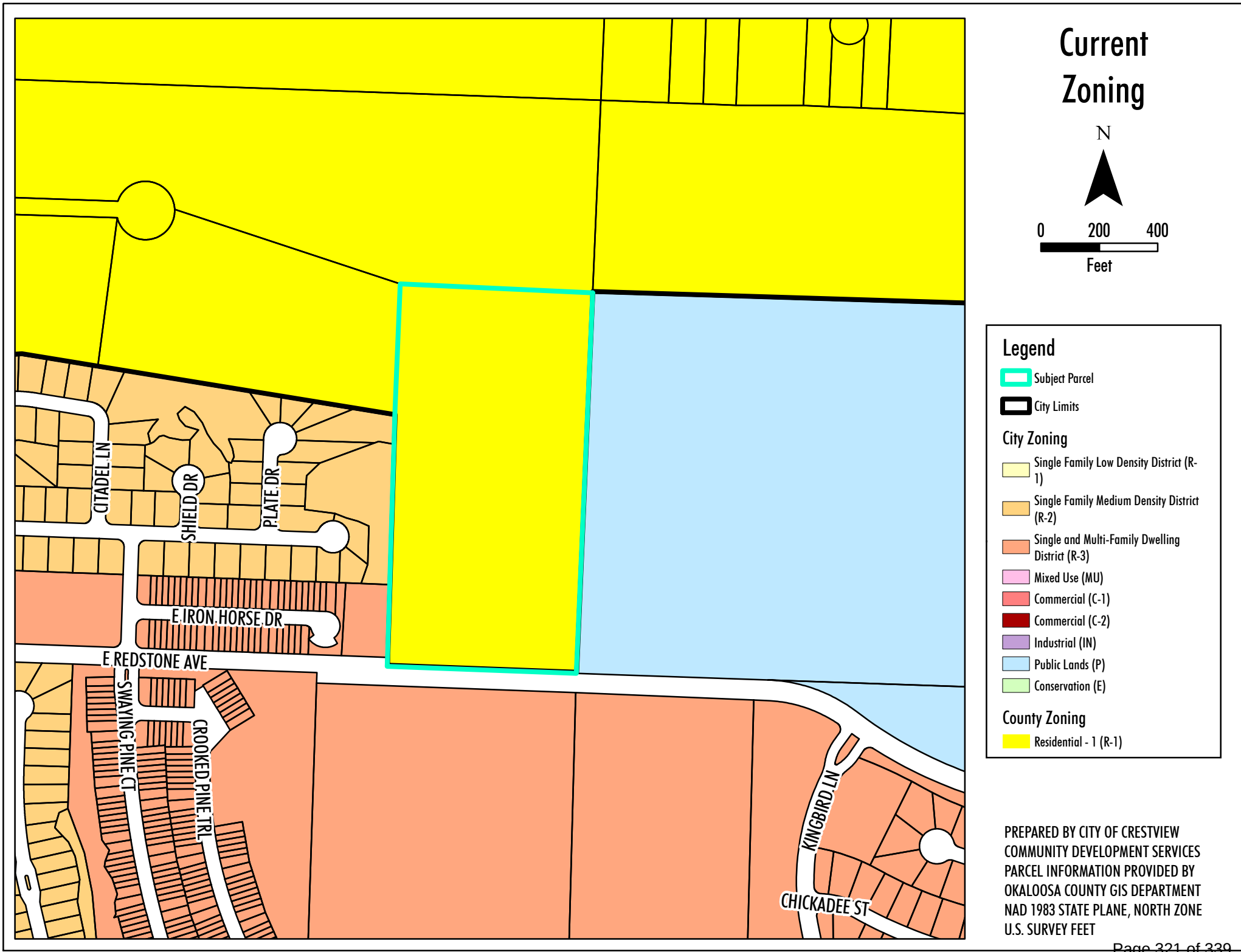
Single Family Residential/Townhome

Single Family

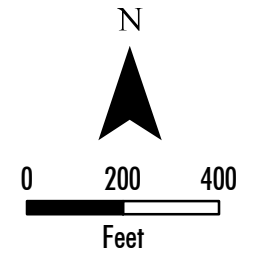
Timberland

Vacant

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PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Adopted Zoning



Legend

 Subject Parcel

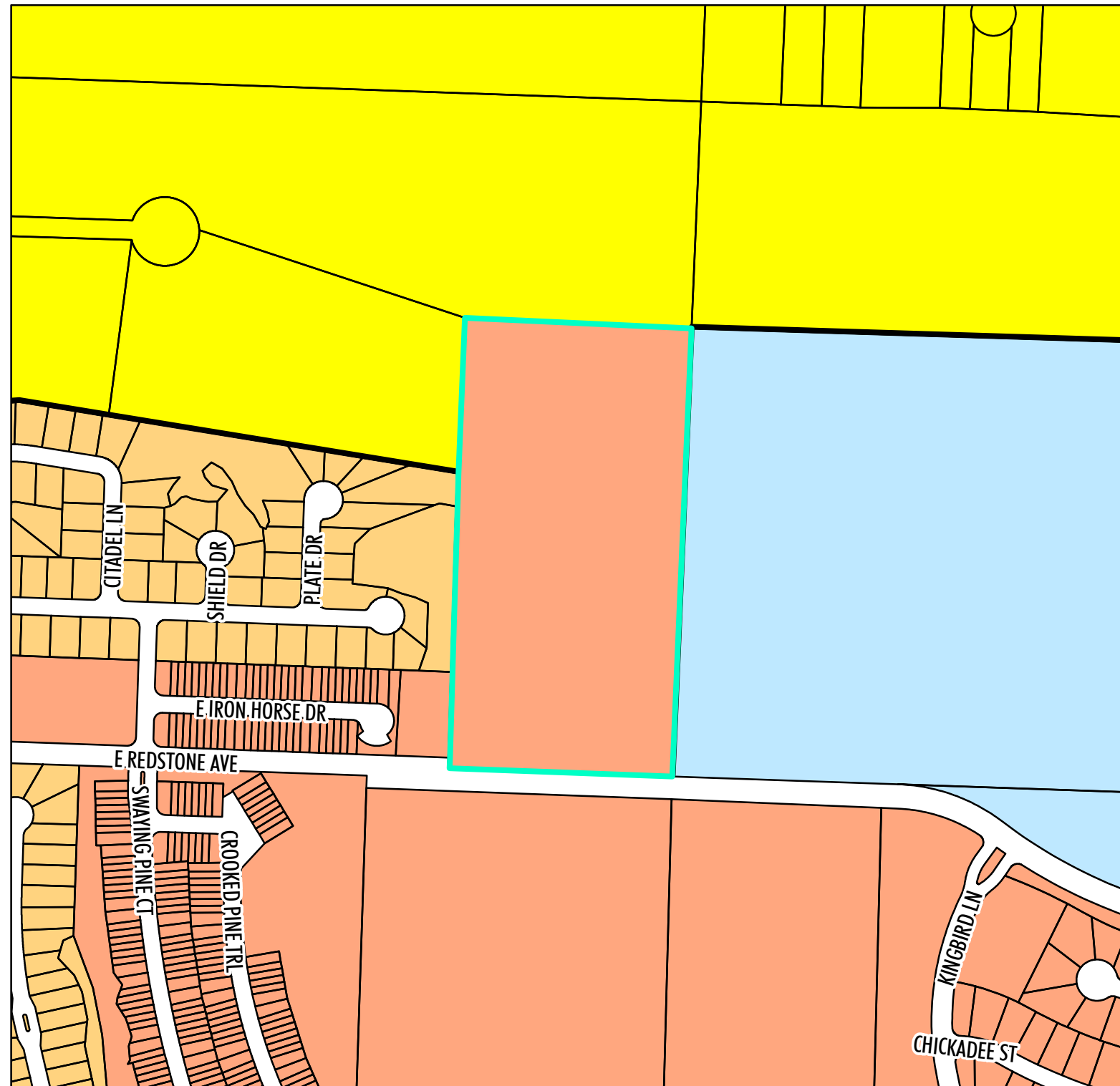
 City Limits

City Zoning

-  Single Family Low Density District (R-1)
-  Single Family Medium Density District (R-2)
-  Single and Multi-Family Dwelling District (R-3)
-  Mixed Use (MU)
-  Commercial (C-1)
-  Commercial (C-2)
-  Industrial (IN)
-  Public Lands (P)
-  Conservation (E)

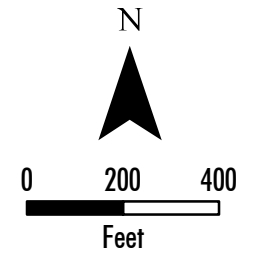
County Zoning

-  Residential - 1 (R-1)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



Legend

Subject Parcel

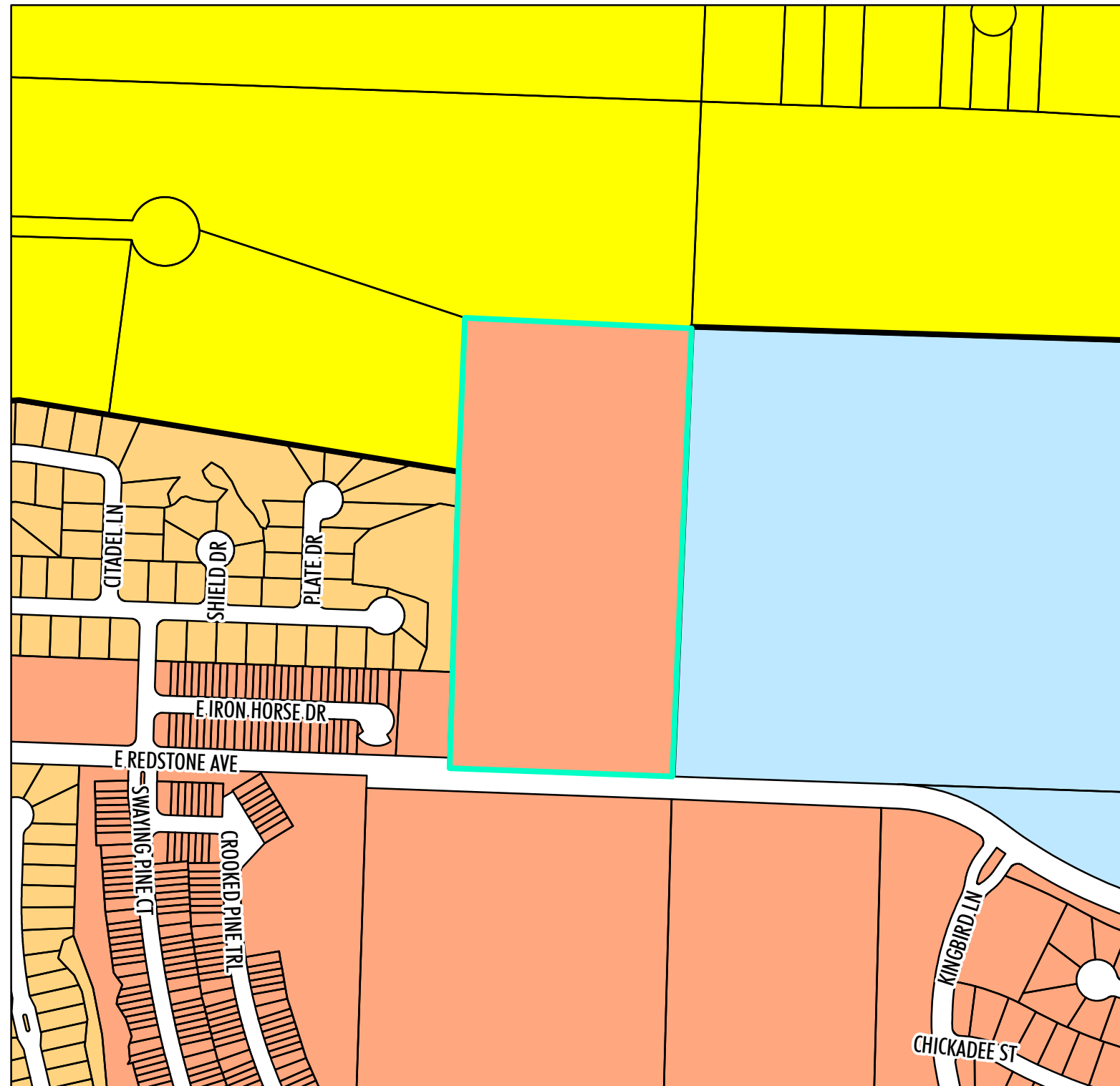
City Limits

City Zoning

- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

County Zoning

- Residential - 1 (R-1)



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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Current Future Land Use

N



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

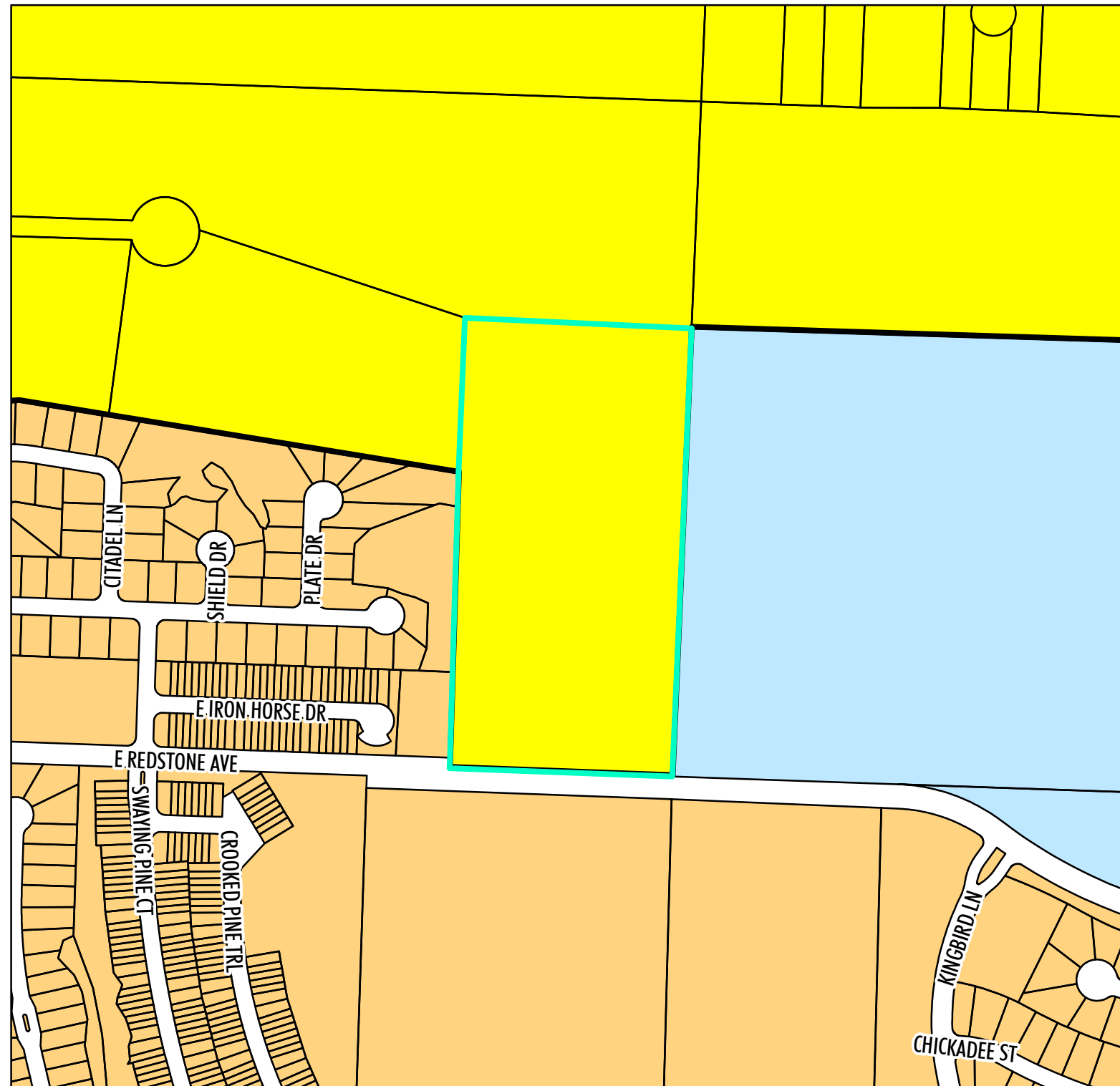
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

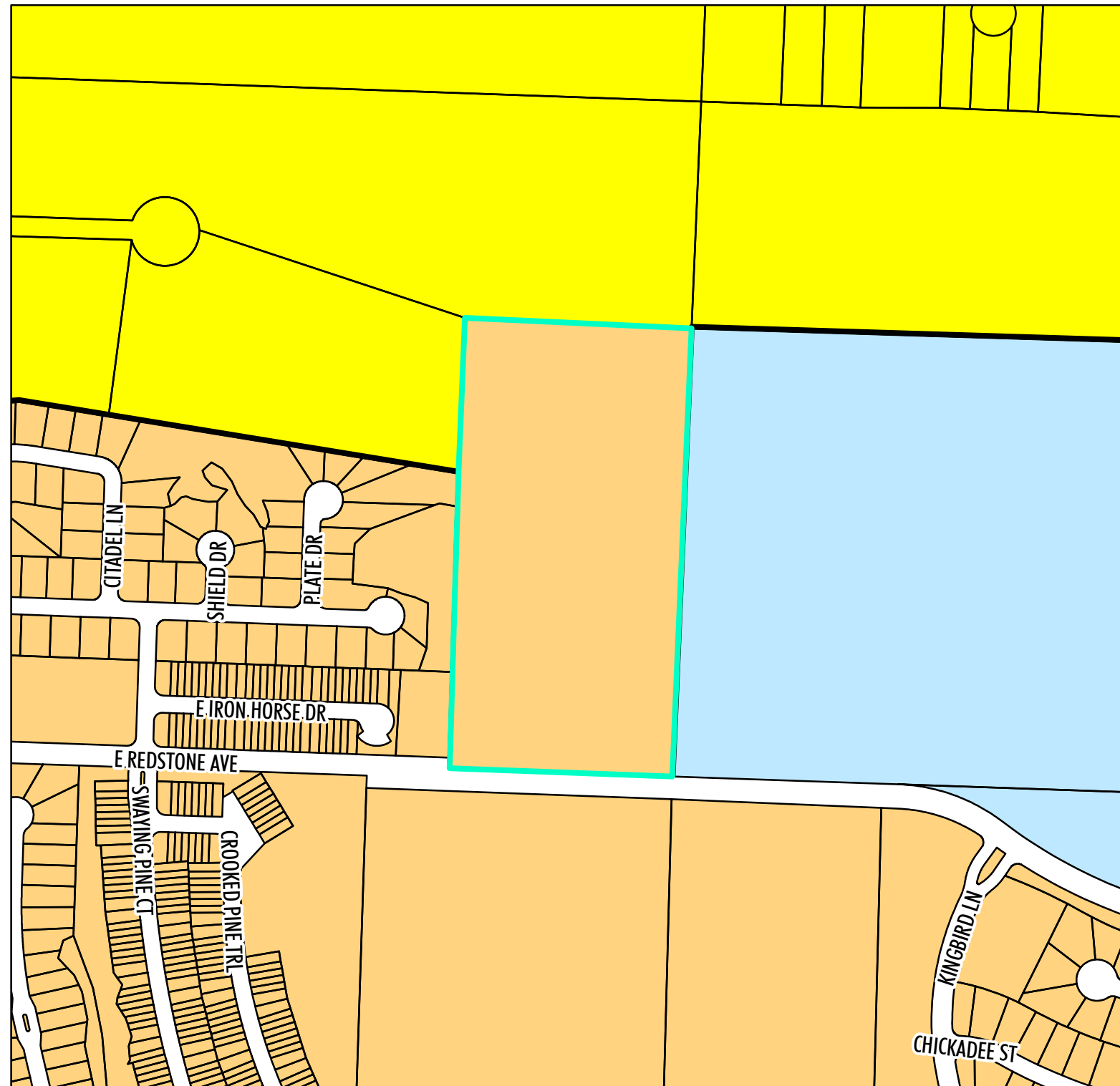
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Adopted Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

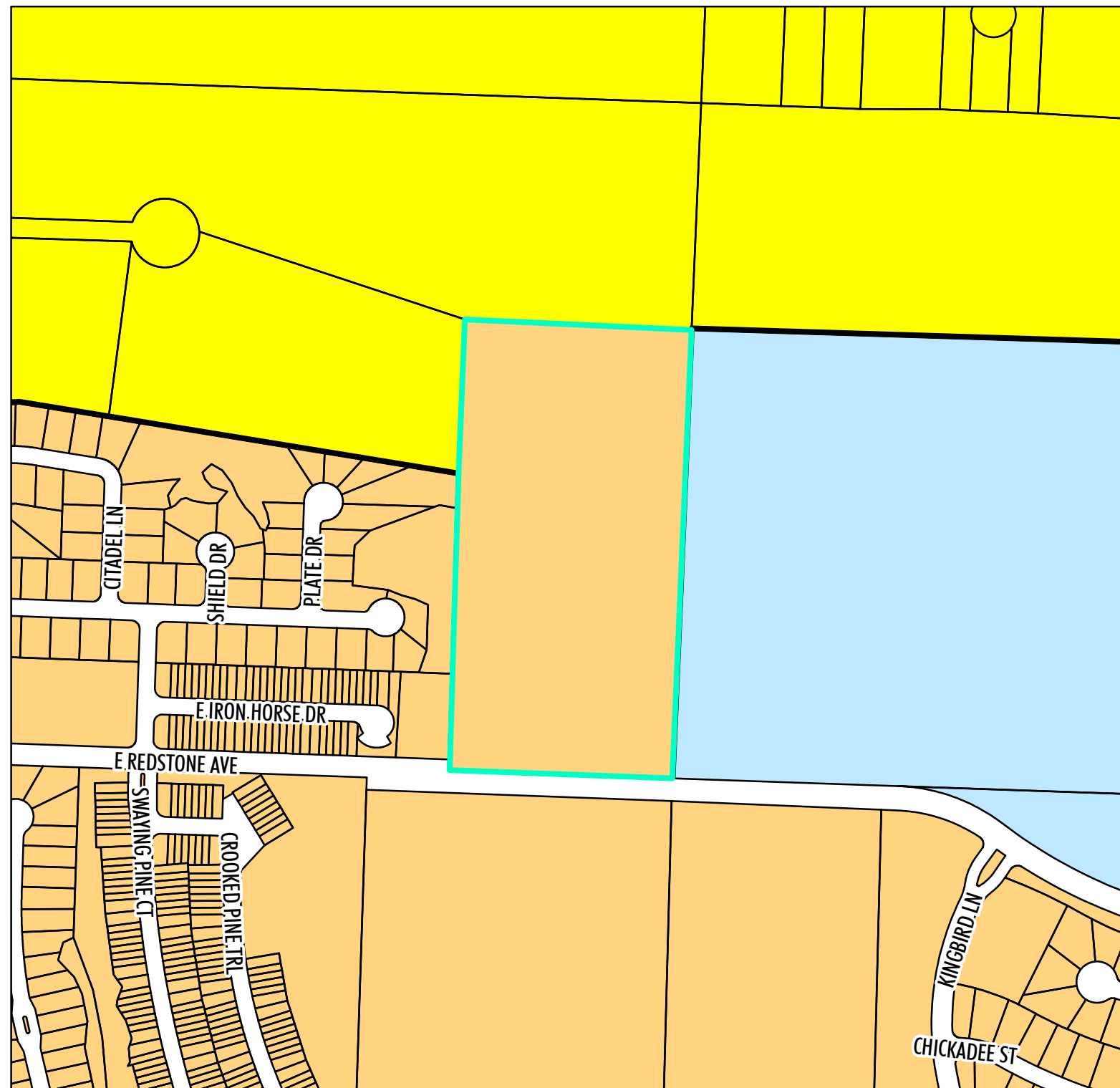
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Kyle Lusk
DATE: 10/5/2021
SUBJECT: Resolution 2022-01 Abandonment of three sewer utility easements within the Crestview Commons Development.

BACKGROUND:

Abandonment of three sewer utility easements which are currently located within the Crestview Commons Development.

DISCUSSION:

As can be seen from the attachments, these three sewer utility easements are located within the Crestview Commons Development but no-longer serve the public need. The new main sewer line was increased from 8" to 15" and relocated to its current location in 2012 at the request of Beach Community Bank, the previous property owner.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

FINANCIAL IMPACT

There is no cost associated with abandonment of these three sewer/utility easements.

RECOMMENDED ACTION

Staff respectfully requests approval of Resolution number 2022-01

Attachments

1. 190475.02g BENCHMARK 1-3 BT
2. 1088-1416
3. 1088-1417
4. 2138-134

RESOLUTION: 2022- 1

A RESOLUTION OF THE CITY OF CRESTVIEW, FLORIDA, VACATING AND ABANDONING CERTAIN EASEMENTS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR RECORDING OF THIS RESOLUTION WITH THE CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the property generally located southerly to the right of way platted as Physicians Drive and Block 600, Lots 1 and 2 of Crescent Park – Phase Three have petitioned the City to vacate and abandon certain easements that run through said property; and

WHEREAS, the City has determined that there is no public need for the easements that are requested to be vacated; and

WHEREAS, the petitioner has established that it owns fee simple title to the property burdened by such easements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA AS FOLLOWS:

SECTION 1 - VACATION OF EASEMENTS. The City hereby releases its interest in and to the easements described below, and vacates, and abandons the City's rights to the following easements set forth in the Public Records of Okaloosa County, Florida, to the extent the City Council has authority to do so:

1. Official Records Book 1088, Page 1416, except that the easternmost 20' of such easement lying along State Road 85 shall not be vacated.
2. Official Records Book 2138, Page 134.
3. Official Records Book 1088, Page 1417, except that the easternmost 20' of such easement lying along State Road 85 shall not be vacated.

SECTION 2 - RECORDING. Upon passage, the City Clerk is directed to record a copy of this Resolution in the Public Records of Okaloosa County, Florida.

SECTION 3 - EFFECTIVE DATE. This ordinance shall take effect immediately upon its recordation in the Public Records of Okaloosa County, Florida.

Attest:

J.B. Whitten, Mayor

Elizabeth Roy, City Clerk

10/1/2019 2:17 AM E:\MS G:\Survey\Proj\2019\190475 BENCHMARK COMMERCIAL DEVELOPMENT C:\VIEW\190475\190475.02g BENCHMARK 1-3 BLDG

LEGEND:

No. OR # = NUMBER

—

—

—

L.B. = LICENSED BUSINESS

L.S. = LICENSED SURVEYOR

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

AC. = ACRES

O.R. = OFFICIAL RECORDS BOOK / PAGE

P.B. = PLAT BOOK / PAGE

D.B. = DEED BOOK / PAGE

± = MORE OR LESS

R/W = RIGHT OF WAY

C = CENTERLINE

FCM = FOUND CONCRETE MONUMENT

FIR = FOUND IRON ROD

FND = FOUND NAIL AND DISK

SIR = FOUND IRON ROD

SCM = FOUND NAIL AND DISK

SND = SET NAIL AND DISK

TP = TRAVERSE POINT

ID = IDENTIFICATION

NO ID = NO IDENTIFICATION

RCP = REINFORCED CONCRETE PIPE

CMP = CORRUGATED METAL PIPE

CPP = CORRUGATED PLASTIC PIPE

—SWR— = SANITARY SEWER PIPE

PKNL = FOUND NAIL IN ASPHALT

NAD = NORTH AMERICAN DATUM

NAVD = NORTH AMERICAN VERTICAL DATUM

INV = INVERT

(F) = FIELD MEASURED DATA

(D) = DEED DATA

(P) = RECORD PLAT DATA

M = WATER METER

A/C = AIR CONDITIONER

—P— = POWER POLE AND GUY ANCHOR

POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

R = RADIUS

A = ARC LENGTH

CA = DELTA ANGLE

CB = CHORD BEARING

C = CHORD

☎ = TELEPHONE SERVICE BOX

☎ = SANITARY SEWER MANHOLE

☎ = STORM DRAINAGE MANHOLE

☎ = WATER VALVE

☎ = TELEVISION SERVICE BOX

☎ = LIGHT POLE

☎ = ROAD SIGN

☎ = SET 1/2" CAPPED IRON ROD L.B. #3501

☎ = FOUND 1/2" CAPPED IRON ROD NO IDENTIFICATION

☎ = FOUND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION

☎ = OAK TREE (WITH DIAMETER SHOWN IN INCHES)

☎ = CREPE MYRTLE (CLUSTER)

LEGAL DESCRIPTION:
PARCELS 1,2 & 3

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE RUN NORTH 88 DEGREES 30 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 713.09 FEET TO THE NORTHWEST CORNER OF CRESCENT PARK PHASE TWO, A SUBDIVISION OF A PORTION OF SAID SECTION 29 RECORDED IN PLAT BOOK 19 AT PAGE 3 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 12 WEST ALONG THE WEST LINE OF SAID CRESCENT PARK PHASE TWO, TO AND ALONG THE WEST LINE OF CRESCENT PARK PHASE THREE A SUBDIVISION OF A PORTION OF SAID SECTION 29 RECORDED IN PLAT BOOK 20, PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1221.56 FEET TO THE SOUTHWEST CORNER OF SAID CRESCENT PARK PHASE THREE; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PHYSICIANS DRIVE (50' RIGHT-OF-WAY), A DISTANCE OF 413.09 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY (50' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 12 WEST, A DISTANCE OF 255.61 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3279, AT PAGE 1882 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 88 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 565.57 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 85 (R/W VARIES); THENCE RUN SOUTH 15 DEGREES 15 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 941.69 FEET; THENCE DEPART SAID WEST RIGHT-OF-WAY LINE NORTH 88 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 338.59 FEET; THENCE RUN SOUTH 01 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 90.90 FEET; THENCE RUN SOUTH 89 DEGREES 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 446.90 FEET; THENCE RUN SOUTH 44 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 109.49 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CROSSON STREET (R/W VARIES); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 147.25 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 770.05 FEET, A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 23 SECONDS, A CHORD OF 147.03 FEET AND A CHORD BEARING OF NORTH 83 DEGREES 14 MINUTES 03 SECONDS WEST); THENCE RUN NORTH 88 DEGREES 42 MINUTES 45 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 91.57 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY (50' R/W); THENCE RUN NORTH 01 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 98.36 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 315.96 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 24 MINUTES 48 SECONDS, A CHORD OF 295.35 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 29 MINUTES 41 SECONDS EAST); THENCE RUN NORTH 73 DEGREES 42 MINUTES 07 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 83.97 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 377.98 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 11 MINUTES 19 SECONDS, A CHORD OF 353.47 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 36 MINUTES 27 SECONDS EAST); THENCE RUN NORTH 01 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

SURVEY REPORT

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AMERICAN TITLE INSURANCE COMPANY COMMITMENT #20190139, DATED 29 OCT 2019. THE EXCEPTIONS THEREIN HAVE BEEN NOTED ON THIS SURVEY. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, HOWEVER THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OF THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA, COUNTY, FL.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- NO APPARENT USES WERE DETERMINED. LOCATIONS NOT SHOWN PER CLIENT REQUEST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY OF PRICE-GREGORY WAY LINE, SAID LINE BEARING N 02°38'46" E.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091COH, DATED 12/06/2002, AND FURNISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY ONLINE PORTAL.
- THE SURVEY MAP AND SURVEY REPORT ARE NOT FULL & COMPLETE WITHOUT THE OTHER.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- THE RIGHT OF WAY ON HOSPITAL DRIVE WAS ESTABLISHED BY EXISTING MONUMENTATION AND ADJOINING DEED AND PLAT RESEARCH.

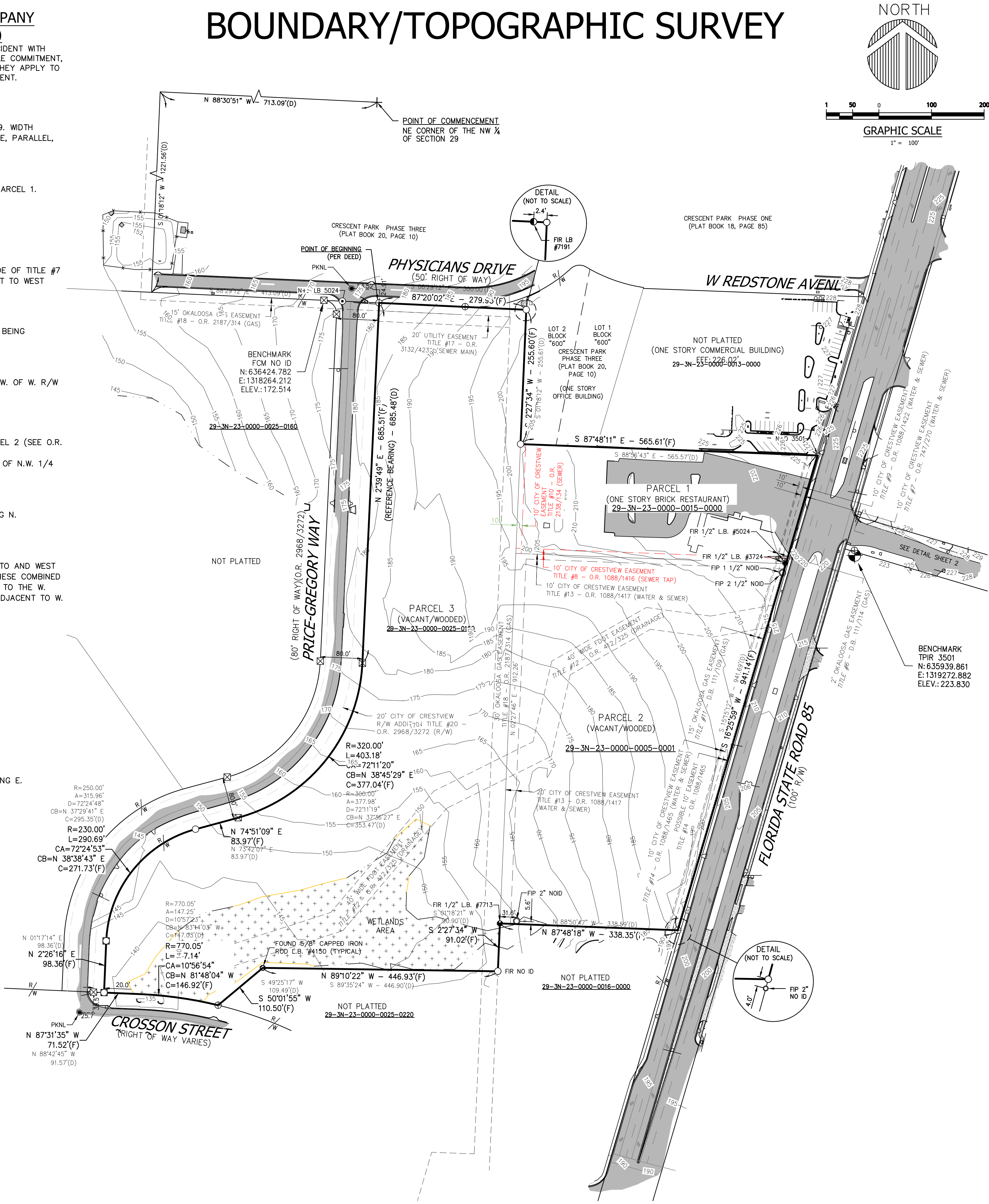
AMERICAN LAND TITLE INSURANCE COMPANY
COMMITMENT #20190139 (29 OCT 2019)
THE EXCEPTIONS SHOWN HEREIN ARE LISTED NUMERICALLY COINCIDENT WITH THE SCHEDULE B SECTION 2 EXCEPTIONS IN THE AFORESAID TITLE COMMITMENT, AND ARE SHOWN FOR CLARIFICATION OF THE INSTRUMENTS AS THEY APPLY TO THIS SURVEY. T.C.E. DENOTES TEMPORARY CONSTRUCTION EASEMENT.

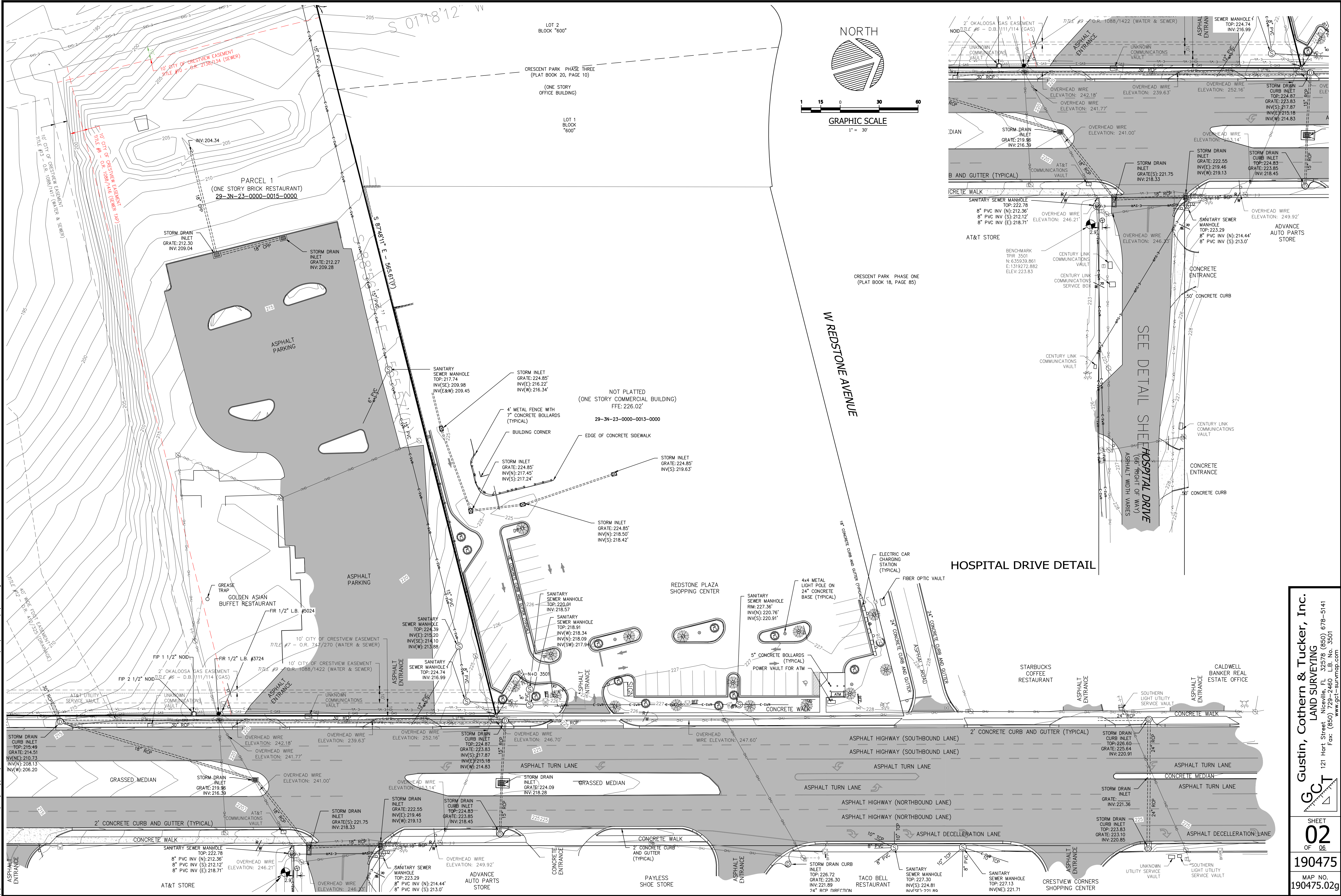
- INTENTIONALLY DELETED.
- D.B. 111/114 - OKALOOSA GAS EASEMENT EASEMENT (GAS) ALONG SAME CORRIDOR AS #7, #8, & #9. WIDTH ILLEGIBLE ON INSTRUMENT COPY; INTERPRETED AS 2' WIDE, PARALLEL, AND OFFSET FROM R/W LINE BY 18'. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 747/270 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (WATER & SEWER) ALONG S.R. 85 OVER PARCEL 1. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 1088/1416 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (SEWER TAP) OVER S. 10' OF PARCEL 1. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 1088/1422 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (WATER & SEWER) ADJACENT TO WEST SIDE OF TITLE #7 (PARCEL 1). ALSO A 15' T.C.E. (NOT DEPICTED) ADJACENT TO WEST SIDE OF THIS EASEMENT. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 2138/134 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (SEWER) OVER W. 10' OF O.R. 1718/1563, BEING "McLAIN'S RESTAURANT" (PARCEL 1). AFFECTS SUBJECT PARCEL AS SHOWN.
- D.B. 111/109 - OKALOOSA GAS EASEMENT 15' WIDE EASEMENT (GAS) CENTERED ON LINE LYING 10' W. OF W. R/W OF S.R. 85. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 412/325 - DRAINAGE EASEMENT ORDER OF TAKING AND EASEMENT ALONG S.R. 85. PAGE 342 SHOWS 40' EASEMENT (DRAINAGE) OVER PARCEL 2 (SEE O.R. 3901/383). PAGE 343 SHOWS SAME AS #12a OVER ALL OF S.E. 1/4 OF N.W. 1/4 (O.R. 361/51). AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 1088/1417 - CITY OF CRESTVIEW EASEMENT EASEMENT (WATER & SEWER) OVER PARCEL 2; 10' ALONG N. BOUNDARY & 20' ALONG W. BOUNDARY. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 1088/1465 - CITY OF CRESTVIEW EASEMENT 10' WIDE (WATER & SEWER) OVER PARCEL 2, ADJACENT TO AND WEST OF EXISTING 10' EASEMENT (COULD NOT BE VERIFIED), THESE COMBINED MAKING A 20' STRIP LYING PARALLEL TO AND ADJACENT TO THE W. R/W LINE OF S.R. 85. ALSO 15' T.C.E. (NOT DEPICTED) ADJACENT TO W. SIDE OF THIS EASEMENT (SIMILAR SCENARIO AS IN #9); AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 2434/3594 - RESTRICTIVE COVENANTS OVERALL RESTRICTIONS OVER PARCEL 3. AFFECTS SUBJECT PARCEL AND IS BLANKET IN NATURE.
- a. O.R. 232/326 - MINERAL RESERVATIONS

b. O.R. 512/342 - MINERAL RESERVATIONS

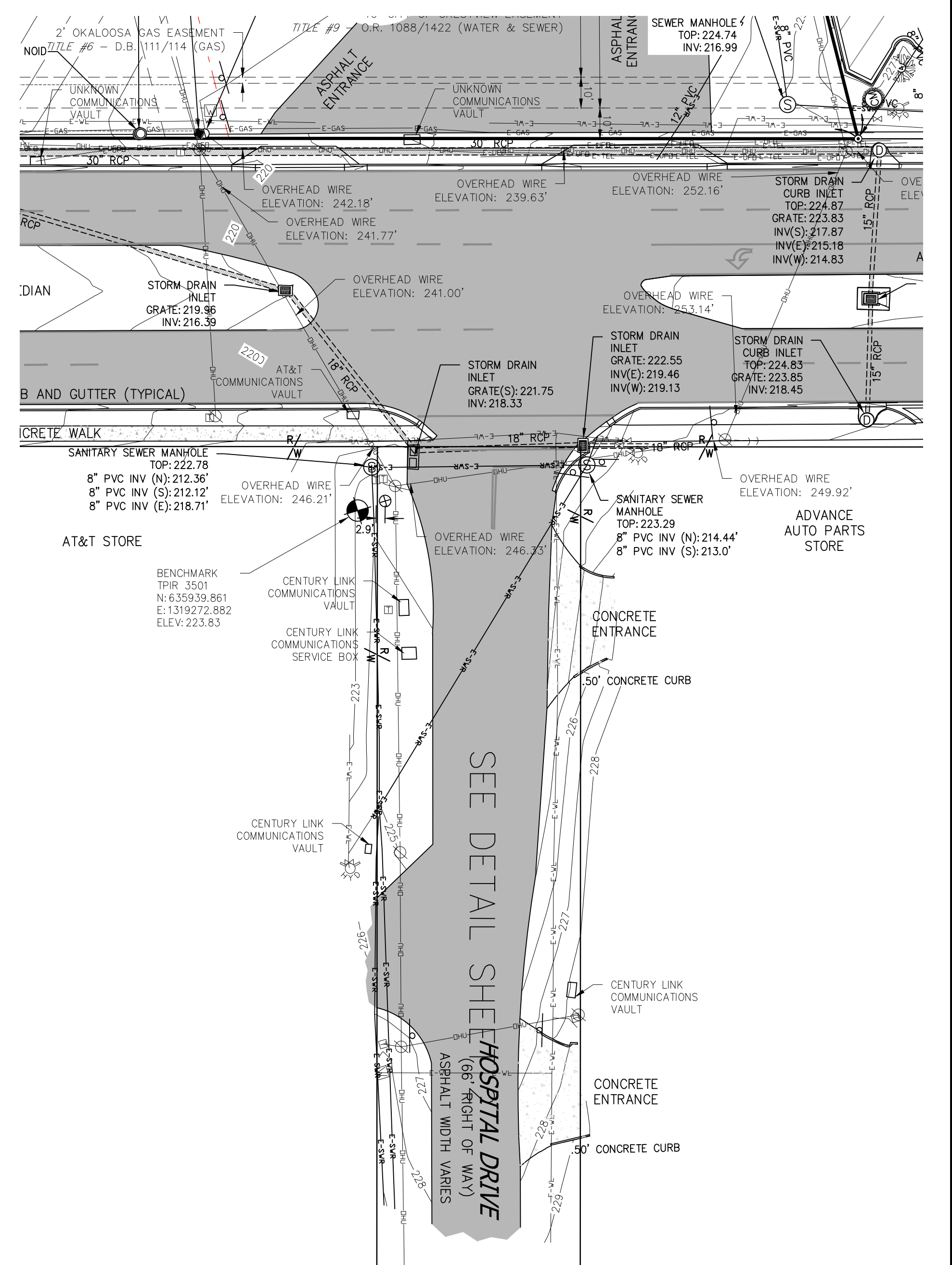
a. O.R. 527/247 - MINERAL RESERVATIONS

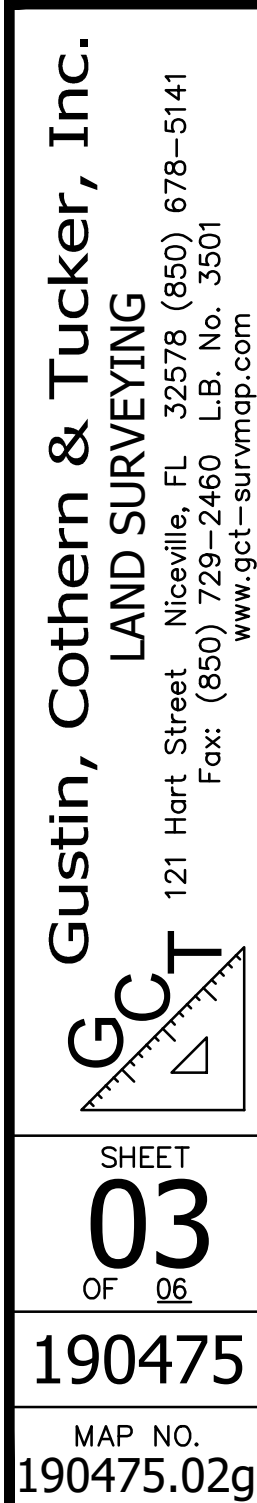
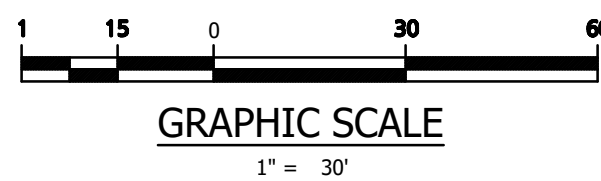
AFFECTS SUBJECT PARCEL AND IS BLANKET IN NATURE.
- O.R. 3132/4232 - CITY OF CRESTVIEW EASEMENT 20' WIDE (SEWER) AT N. SIDE OF PARCEL 3. AFFECTS SUBJECT PARCEL AS SHOWN.
- O.R. 2187/314 - OKALOOSA GAS EASEMENT OVER PARCEL 3; 15' ALONG N. BOUNDARY, AND 30' ALONG E. BOUNDARY. AFFECTS SUBJECT PARCEL AS SHOWN.

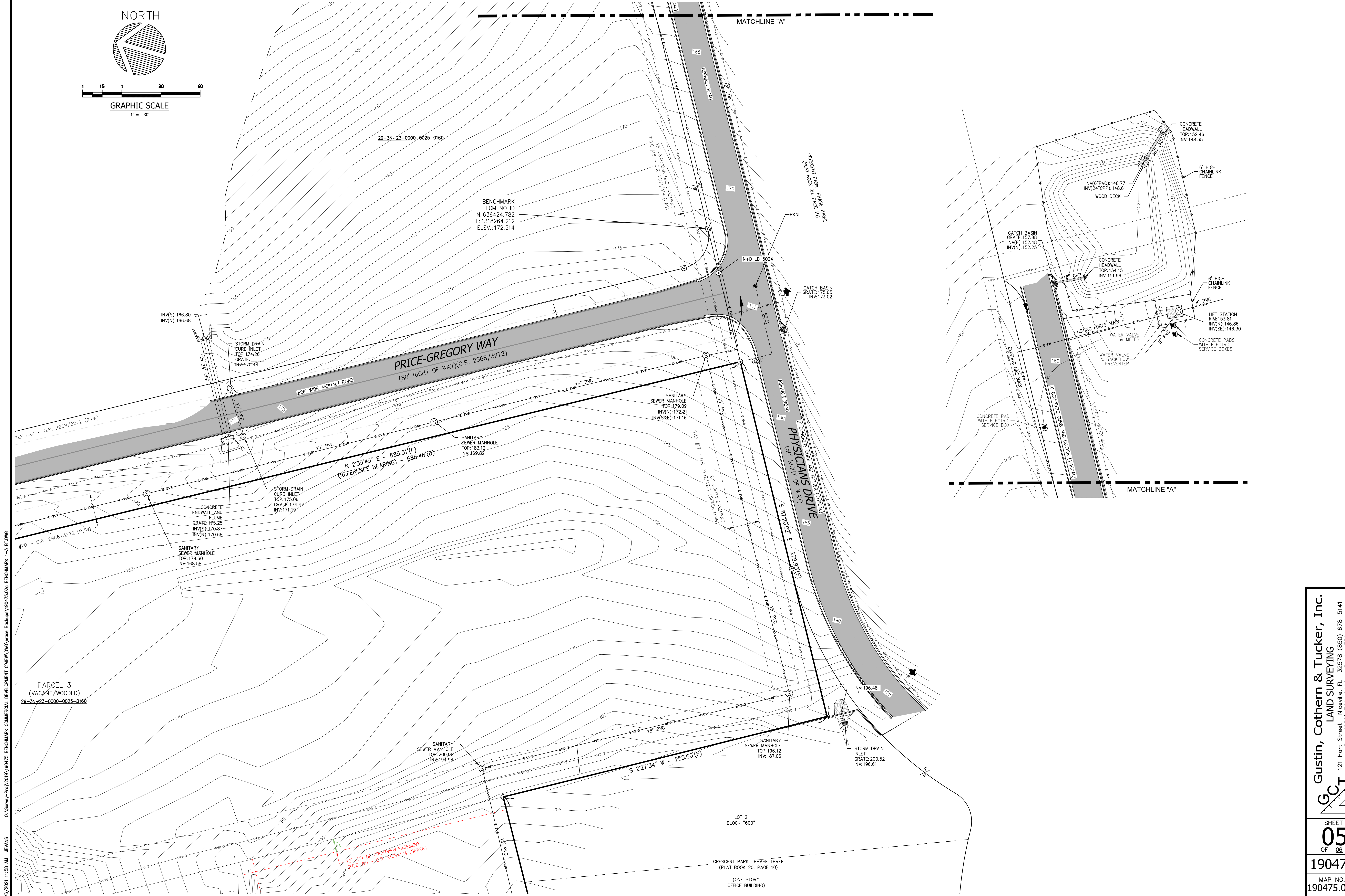




HOSPITAL DRIVE DETAIL







6/20/2021 11:58 AM JEVANS O:\Survey-Proj\2019\190475 BENCHMARK COMMERCIAL DEVELOPMENT C'VIEW\DWG\erase Backups\190475.02g BENCHMARK 1-3 BT.DWG

EASEMENT

STATE OF FLORIDA

COUNTY OF OKALOOSA

THIS EASEMENT Made this 31st day of MARCH, 1980
between Alvin McLain
as the party of the First Part and City of Crestview as the
party of the Second Part.

WITNESSETH: That the first party, in consideration of the
sum of One Dollar (\$1.00) and other valuable consideration paid,
the receipt of which is hereby acknowledged, hereby grants unto
the second party its successors, and assigns, a perpetual ease-
ment and right of way for the purpose of constructing and main-
taining water and sewer lines in, upon and through the following
described land in Okaloosa County Florida,
to-wit:

A strip of land ten feet in width parallel to and
adjoining the South boundary of the following described
property.

Begin at the Northwest Corner of the Northeast Quarter
Section 29, Township 3 North, Range 23 West; thence
South 1070 feet; thence East 679.14 ft; thence Southwesterly
along Highway right-of-way 420 ft for Point of Beginning;
thence continue Southwesterly along Highway right-of-way
210 ft; thence due West to one-half section line of said
Section; thence North along said Section line 208 ft;
thence due East to Point of Beginning, lying and being in
Okaloosa County, Florida.

By acceptance of this Easement the City of Crestview agrees to
provide the party of the first part one free sewer line tap-on.

TO HAVE AND TO HOLD the same unto the Second Party its
successors and assigns, and the party of the First Part will
defend the title to said lands against all persons claiming
by, through or under the said party of the First Part.

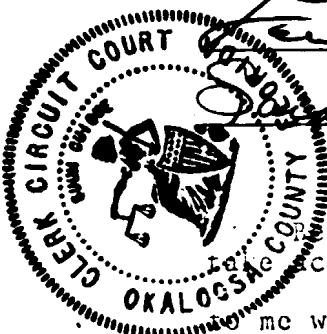
IN WITNESS WHEREOF the first party has hereunto set
his hands and seals this 31st day of MARCH, 1980.

Signed, sealed and delivered
in the presence of

Alvin McLain
Sara Demman

Alvin McLain (SEAL)
Sara Demman (SEAL)

1980 MAY -7 AM 8:34



Before me, the undersigned authority authorized to
take acknowledgments this day personally appeared

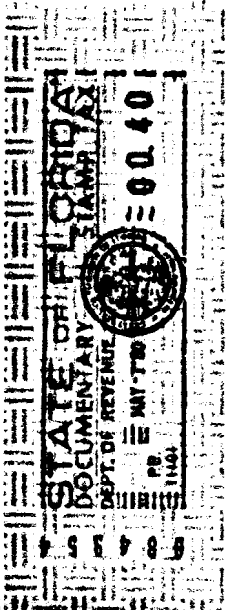
Alvin McLain
me well known and known to me to be the individual
described in and who executed the foregoing instrument
and he acknowledged before me that executed the same
for the use and purposes therein expressed.

Witness my hand and official seal this 31st day
of MARCH, A.D., 1980.

Sara Demman
Notary Public

My commission Notary Public State of Florida at Large
My Commission Expires March 5, 1982
Bonded By American Fidelity & Casualty Company

This Instrument Prepared by:
City of Crestview
P.O. Box 1207
Crestview, Florida 32536



EASEMENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

THIS EASEMENT Made this 1st day of April, 1980,
between Walter T. Parker, Jr. Henry V. Day, Bill E. Parker and
Bobby J. Parker as the party of the First Part and City of
Crestview as the party of the Second Part.

WITNESSETH: That the first party, in consideration of the
sum of One Dollar (\$1.00) and other valuable consideration paid,
the receipt of which is hereby acknowledged, hereby grants unto
the second party its successors, and assigns, a perpetual ease-
ment and right-of-way for the purpose of constructing and main-
taining water and sewer lines in, upon and through the following
described land in Okaloosa County, Florida,
to-wit:

A strip of land ten feet in width parallel to and adjoining
the North boundary of the following described land and a strip of
land twenty feet in width parallel to and adjoining the West boundary
of the said following described property:

Commence at the Northwest Corner of the Northeast Quarter of Section 29,
Township 3 North, Range 23 West, Okaloosa County, Florida, thence South
00°-06'-27" East along the West boundary line of said Northeast Quarter
for 1685.56 feet to the point of beginning; thence North 89°-33'-29"
East for 509.46 feet to the West right of way line of State Road 85;
thence South 13°-36'-46" West along said right of way line for 733.24
feet; thence North 88°-56'-08" West along a line that is parallel to the
South boundary line of the aforesaid Northeast Quarter for 331.47 feet
to a point on the West boundary line of said Northeast Quarter; thence
North 00°-06'-27" West along said West boundary line 702.27 feet to
the point of beginning, said parcel of land being in the Northeast
Quarter of Section 29, Township 3 North, Range 23 West, Okaloosa County,
Florida, and having an area of 6.826 Acres.

By acceptance of this Easement the City of Crestview
agrees to furnish the party of the First Part two free sewer
tap-on.

TO HAVE AND TO HOLD the same unto the second party
successors and assigns, and the party of the First Part to
defend the title to said lands against all persons claiming
by, through or under the said party of the First Part.

IN WITNESS WHEREOF the first party has hereunto set their
hands and seals this 1st day of April, 1980.

Signed, sealed and delivered
in the presence of

Helena B. Olegone
Rosalyn Lundy

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

Before me, the undersigned authority authorized to take
acknowledgments this day personally appeared Walter T. Parker, Jr.
Henry V. Day, Bill E. Parker and Bobby J. Parker, to me well known
and known to me to be the individual(s) described in and who executed
the foregoing instrument and they acknowledged before me that they
executed the same for the use and purposes therein expressed.

WITNESS my hand and official seal this 1st
April, A.D., 1980.

Rosalyn Lundy
NOTARY PUBLIC, State of Florida at Large
My Commission Expires January 2, 1981
Bonds to AUTO OWNERS INSURANCE CO.
My Commission Expires:

This Instrument Prepared by:
City of Crestview
P.O. Box 1207
Crestview, Florida 32536



586865

1980 MAY -7 AM 8:34

450
440
490
480

**** OFFICIAL RECORDS ****
BK 2138 PG 134

FILE # 1612178 RCD: Mar 26 1998 @ 02:12PM
Newman C. Brackin, Clerk, Okaloosa Cnty Fl

EASEMENT

STATE OF FLORIDA

Deed Doc Stamps \$.70 D.C. Pat Zeller

CITY OF CRESTVIEW

This Easement made this 26th day of March, 19 98, between McClains Family Restaurant, Inc. as the party of the First part and the City of Crestview, P.O. Drawer 1207, Crestview, FL, 32536, a municipal corporation, as the party of the Second part.

WITNESSETH: That the first party, in consideration of the sum of ten (10) dollars and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second part its successors, and assigns, a perpetual easement for the purpose of maintenance of a sewer line, upon and through the following described land in the City of Crestview, Florida, to wit:

THE WEST TEN FEET [10'] OF THE PROPERTY DESCRIBED IN OR BOOK 1718, PAGE 1563 OF THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA



TO HAVE AND TO HOLD the same unto the Second party, its successors and assigns, together with the right to enter upon said land, provided however, said party of the Second part shall not intentionally damage the contiguous land of the part of the First part, and the party of the First part will defend the title to the lands against all persons claiming by, through or under the said party of the First part.

IN WITNESS WHEREOF the First party has hereunto set his hand(s) and seal(s) this 26th day of March, 19 98.

McCLAINS FAMILY RESTAURANT, INC.

BY Michael D. Callahan
MICHAEL D. CALLAHAN, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Mildred C. Henton
 Witness MILDRED C. HENTON

 Witness

Before the undersigned officer duly authorized in the state and city aforesaid to take acknowledgments personally appeared **, known to be the person described above and who executed the same. **MICHAEL D. CALLAHAN, PRESIDENT OF MCLAINS FAMILY RESTAURANT, INC., who

has produced A Driver Lic as identification

WITNESS my hand and official seal in said City and State this the 26th day of March, 19 98.

Linda Parenteau
LINDA PARENTEAU

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



Linda Parenteau
 MY COMMISSION # CC617782 EXPIRES
 December 14, 1998
 BONDED THRU TROY FAIN INSURANCE, INC.

PREPARED BY:
 ALLEN R. COOK
 P.O. BOX 219
 CRESTVIEW, FL 32536



Staff Report

CITY COUNCIL MEETING DATE: October 11, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM:
DATE: 10/7/2021
SUBJECT: City Manager Updates

BACKGROUND:

The City Manager will update the City Council on various ongoing projects.

DISCUSSION:

The Manager will provide updates on the following projects;

1. Tourists Development District Expansion
2. Golf Course
3. Mainstreet apartment demolition
4. Crestview Commons
5. Health Fair/ Employee Appreciation Day
6. Animal Control Contract
7. Foxwood Water & Wastewater Improvements
8. Skate Park lighting project
9. McCarthur Code Enforcement Update
10. Public Services Director Search update

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

This item is for update purpose only

RECOMMENDED ACTION

This item is to serve as an update only.

Attachments

None