



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

**City of Kenmore
City Council Meeting Agenda
7:00 p.m., Monday, September 23, 2019
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028**

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. FLAG SALUTE

IV. AGENDA APPROVAL

V. PRESENTATION

- A. Washington Finance Officers' Association - Professional Finance Officer Award
Brian Randall and Joanne Gregory

VI. PROCLAMATION

- A. Domestic Violence Awareness Month - October, 2019
[Proclamation](#)
- B. Northshore Schools Foundation All in For Kids Month - October, 2019
[Proclamation](#)

VII. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

VIII. CONSENT AGENDA

- A. Approve Total Check #s 43221 through 43283 in the amount of \$327,904.60.
Total Payroll//Taxes/Flexible Spending/Retirement & Health Savings Account

Electronic Deposits Dated: 8/30/19 in the amount of \$164,645.93.

8/30/19 Payroll Check 10149 in the amount of \$135.06.

[Checks](#)

- B. City Council Meeting Minutes of September 9, 2019

[Minutes](#)

IX. BUSINESS AGENDA

- A. Resolutions 19-329 and 19-330 Providing for Support or Opposition to Northshore Parks and Recreation Service Area Proposition 1, Maintenance and Restoration Levy - Rob Karlinsey, City Manager
Additional Opportunity for Public Comment: Pursuant to RCW 42.17.A.555, members of the public and councilmembers will receive an approximately equal opportunity to express an opposing view.

[Agenda Item and Resolutions](#)

[NPRSA Facility Condition Assessment](#)

[Proposed 6-Year Business Plan if Levy Were to be Approved by Voters](#)

[Link to NPRSA Ballot Language](#)

- B. Ordinance #19-0485 Amending Kenmore Municipal Code Chapter 9.15 False Alarms - Peter Horvath, Police Chief

[Agenda Item](#)

- C. Approve the Use of Unexpended Public Art Funds in the Amount of \$114,000.00 to Add to the 1% Public Art Funding Generated From the Three Walkways and Waterways Project at Log Boom, Squire's Landing and Rhododendron Parks in Order to Create Significant Works of Art in Each of the Three Park Sites - Debbie Bent, Community Development Director and Joanne Gregory, Finance and Administration Director

[Agenda Item](#)

X. STAFF REPORT

- A. Heavy Manufacturing History - Bryan Hampson, Development Services Director

[Memorandum](#)

XI. COUNCILMEMBER INITIATIVES, REPORTS & COMMENTS

XII. ADJOURNMENT

Upcoming Meetings:

- A. Monday, October 7, 2019 - Special Council Meeting - 6:00 p.m.
Monday, October 14, 2019 - Dinner at Northshore Utility District at 5:30 p.m./7:00 p.m. Regular Council Meeting

Monday, October 21, 2019 - Regular Council Meeting

Monday, October 28, 2019 - Regular Council Meeting - Joint Meeting with the
Cities of Shoreline and Lake Forest Park

City of Kenmore, Washington Proclamation

Domestic Violence Awareness Month **October 2019**

WHEREAS, domestic violence is widespread and has a devastating impact on survivors, children, families and our community; and

WHEREAS, domestic violence does not discriminate and crosses all economic, racial, gender, educational, religious and societal barriers, and is sustained by indifference; and

WHEREAS, ending the cycle of this vicious crime requires the courage of survivors and the support of the larger community; and

WHEREAS, our efforts must extend beyond the criminal justice system to include housing and economic advocacy for survivors, working with young people to stop violence before it starts, and reaching out to friends and loved ones who have suffered from domestic violence.

NOW, THEREFORE, I, David Baker, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim October 2019 as Domestic Violence Awareness Month in the City of Kenmore.

Let us honor survivors by promoting peace in our own families, homes, and communities. Let us renew our commitment to end domestic violence and its brutal and destructive effects so that domestic violence has no future in Kenmore or beyond.

IN WITNESS WHEREOF, signed this 23rd day of September, 2019.



Signed: _____
David Baker, Mayor

Attested: _____
Kelly M. Chelin, City Clerk

City of Kenmore, Washington Proclamation

WHEREAS, the Northshore Schools Foundation exists to raise funds and build community partnerships that amplify the Northshore School District priorities for student and teacher education and excellence; and

WHEREAS, the Northshore Schools Foundation exists to **Enhance & Inspire Learning, Remove Barriers** and **Build Skills for Life** for the more than 22,000 students in the Northshore School District; and

WHEREAS, the Northshore Schools Foundation exists to **Enhance & Inspire Learning** by funding Innovative Classroom Grants, New Professionals Training, National Board Teacher Certification, A.V.I.D., Math Olympiad and Northshore Speaks; and

WHEREAS, the Northshore Schools Foundation exists to **Remove Barriers** by funding Backpacks for Kids, Opportunity Scholarship Fund, Basic Needs Aid and Homeless services; and

WHEREAS, the Northshore Schools Foundation exists to **Build Skills for Life** by funding Student Leadership, Hour of Code, Girls Who Code, Career Days, Life Skills Training and Student Recognition at the Chamber level; and

WHEREAS, the Northshore Schools Foundation represents the public arm of support for public education in the Northshore area operating separately from the Northshore School District; and

WHEREAS, Northshore Schools Foundation plays a key role in the Northshore School District's recognition as one of the top school districts in Washington State and across the nation; and

WHEREAS, the Northshore Schools Foundation has granted over \$2 million dollars to schools in the Northshore School District and aspires to provide funding and resources that benefit each of the over 22,000 students and every one of the more than 3000 teachers in all of the 35 schools and special programs – every day; and

WHEREAS, the Northshore Schools Foundation is funded solely through private contributions made annually through from supporters of our schools which include students, parents, teachers, staff, alumni, local businesses, regional industry, residents and community members; and

WHEREAS, the Northshore Schools Foundation has mobilized the significant involvement of over 8,000 people in support of their mission; and

WHEREAS, the Northshore Schools Foundation is a member in good standing of the National Schools Foundation Association and has been voted the **BEST OF NORTHSHORE** – Nonprofit category and has earned the **GOLD** participation level through Guide Star.

NOW THEREFORE, I David Baker, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim the month of October to be **Northshore Schools Foundation All in for Kids Month** in the City of Kenmore.



Dated this 23rd of September, 2019.

Signed: _____
David Baker, Mayor

Attested: _____
Kelly Chelin, City Clerk



Voucher Certification and Approval

City of Kenmore

DATE RANGE:

08/24/2019-09/06/2019

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and the the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total Check #s 43221 through 43283: \$327,904.60

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Acct. Electronic Deposits Dated: 08/30/2019: \$164,645.93

08/30/2019 Payroll Check # 10149: \$ 135.06

R. K. Kelly 9/10/19
City Manager / Date

Joannette Gregory 9/6/19
Finance Director / Date

Vendor Name	Check #	Date	Description	Amount
DEPARTMENT OF LABOR AND INDUSTRIES	43221	08/30/2019	City of Kenmore	2,559.98
EMPLOYMENT SECURITY DEPT	43222	08/30/2019	Paid Family & Medical Leave	633.91
ICMA RETIREMENT C/O ALLFIRST BANK / 109964	43223	08/30/2019	City of Kenmore 401a	15,888.72
ICMA RETIREMENT TRUST 457 / 304745	43224	08/30/2019	ICMA 457 Deferred Comp	5,141.09
STATE OF FLORIDA DISBURSEMENT UNIT	43225	08/30/2019	Employee Deduction	275.00
UNITED WAY OF KING COUNTY	43226	08/30/2019	Employee Charitable Contribution	68.50
GAMETIME	43227	09/06/2019	Engineered Wood Fiber - Parks Playgrounds	6,847.51
A WORKSAFE SERVICE, INC	43228	09/06/2019	Employee Drug Testing Svc.	55.00
BAKER, BRIDGIT	43229	09/06/2019	9/29-10/1 Travel Advance WSAPT Chelan Fall Conf.	123.50
BAKER, DAVID	43230	09/06/2019	8/6-8/28 Mileage Reimbursement	170.52
BRIEN, GAYLYNN	43231	09/06/2019	June Sales Tax Data Conversion Svcs.	50.00
CASCADE PEST CONTROL	43232	09/06/2019	Monthly Rhododendron Park Pest Control	143.00
COMCAST BUSINESS	43233	09/06/2019	8/19-9/18 Hangar Bldg. Cable	131.59
DIGITAL REPROGRAPHICS SERVICES INC.	43234	09/06/2019	New Zoning Maps	275.44
DILIGENT CORPORATION	43235	09/06/2019	HD Video Manager Renewal for iCompass	6,160.00
EARTHCORPS	43236	09/06/2019	18-C1928 May Squire's Landing Restoration Project	9,556.25
EVER MARK, LLC	43237	09/06/2019	Stephanie Brown Logo Wear	119.35
FRONTIER	43238	09/06/2019	8/19-9/18 Public Works Office Internet	93.33
FRONTIER	43239	09/06/2019	8/28-9/27 City Hall Phone Services	656.36
FRONTIER	43240	09/06/2019	8/28-9/27 City Hall Phone Service	465.63
HAULAWAY STORAGE CONTAINERS, INC.	43241	09/06/2019	7/24-8/20 Logboom Park Storage Rental	191.40
HONEY BUCKET	43242	09/06/2019	8/26-9/22 Public Works Yard Rental	150.15
HONEY BUCKET	43243	09/06/2019	Additional Hand Washing Stations for Concerts	373.00
HONEY BUCKET	43244	09/06/2019	8/10-9/6 Squire's Landing Rental	431.75
HORIZON DISTRIBUTORS INC	43245	09/06/2019	Irrigation Parts	425.70
INSLEE, BEST, DOEZIE & RYDER, P.S.	43246	09/06/2019	July Legal Services	27,756.61
INTOXIMETERS, INC.	43247	09/06/2019	Breathalyzers & Accessories	992.75
KAMINS CONSTRUCTION INC.	43248	09/06/2019	19-C1990 Juanita-70th Sidewalk Proj. through 8/25	148,392.75
KING COUNTY FINANCE	43249	09/06/2019	2nd Qtr Liquor Profits/Excise Tax - Treatment Svcs	1,510.95
KING COUNTY FINANCE	43250	09/06/2019	July Adult/Juvenile Detention ROW Maint.	6,650.00
KING COUNTY RADIO COMM SERVICES	43251	09/06/2019	8/1-10/31/19 Emergency Telecommunications	300.30
KING COUNTY RECORDER'S OFFICE	43252	09/06/2019	Quit Claim & Temp. Const. Easement Lakepointe	14.00
LIGHTHOUSE CONSULTING INC	43253	09/06/2019	August Backup/Protection/Archiving/Web Hosting	3,518.08
LIGHTHOUSE CONSULTING INC	43254	09/06/2019	August IT Services	3,838.84
NORTHWEST TROPHY	43255	09/06/2019	Plaque for Inglewood Golf Course 100 Yrs	110.00
OFFICE DEPOT	43256	09/06/2019	Hot Cups	46.82
OFFICE DEPOT	43257	09/06/2019	Cups for Kitchens	170.93
OFFICE DEPOT	43258	09/06/2019	Office & Kitchen Supplies	230.74

OFFICE DEPOT	43259	09/06/2019	Dvd's for Police Dept.	62.46
OFFICE TEAM	43260	09/06/2019	Temporary Svcs for CD/DS Wk End 8/16	1,546.47
OFFICE TEAM	43261	09/06/2019	Temporary Svcs for CD/DS Wk End 8/23	1,528.25
OLBRECHTS & ASSOCIATES, PLLC	43262	09/06/2019	August Hearing Examiner Services	954.50
PACE ENGINEERS, INC.	43263	09/06/2019	July Development Review Services	24,019.00
PHSI PURE HEALTH SOLUTIONS INC.	43264	09/06/2019	City Hall Filtered Water Systems	101.09
PUGET SOUND ENERGY	43265	09/06/2019	7/15-8/14 City Hall Gas Chgs	2,110.99
SHERWIN WILLIAMS CO. #8099	43266	09/06/2019	Moorlands Park Sand Box Rocks	72.78
SHERWIN WILLIAMS CO. #8099	43267	09/06/2019	Skate Court Concrete Paint	106.19
SMS CLEANING, INC.	43268	09/06/2019	City Hall & Hangar Monthly Janitorial Service	6,495.00
STAPLES ADVANTAGE	43269	09/06/2019	Parks Maintenance Supplies	59.64
STAPLES ADVANTAGE	43270	09/06/2019	Parks Toilet Tissue	136.11
STARDOM SERVICES, INC.	43271	09/06/2019	August Incubator Janitorial Service	555.00
SWOFFORD EXCAVATING	43272	09/06/2019	19-C2013 SWM Mowing/Vegetation Maint.	24,919.11
T MOBILE USA, INC.	43273	09/06/2019	7/21-8/20 Cell Phone Charges	772.07
TELESYSTEMS WEST	43274	09/06/2019	New Phones @ City Hall	761.75
TRUGREEN	43275	09/06/2019	Work Order #4296879907 Moorlands Park Fertilizing	302.50
TURNING CIRCLES LLC	43276	09/06/2019	Chalk Artist/Interactive 8/7 Movie @ the Square	60.00
WA ASSOC OF PUBLIC RECORDS OFFICERS	43277	09/06/2019	Fall Conference Registration for T. McAllister	175.00
WA STATE PARKS & RECREATION COMMISSION	43278	09/06/2019	19-C2061 Kenmore Ballfield EIS	4,271.25
WASHINGTON STATE PATROL	43279	09/06/2019	8/22 W. Samm. Bridge Weight Limit Enforcement	943.53
WASHINGTON STATE PATROL	43280	09/06/2019	8/21 W. Samm. Bridge Weight Limit Enforcement	1,082.05
WELWEST CONSTRUCTION INC.	43281	09/06/2019	19-C1991 65th-67th NE 181st Sidewalk	11,079.48
WHITEMAN, TELA	43282	09/06/2019	9/29-10/1 Travel Advance WSAPT Chelan Fall Conf.	123.50
YSI INCORPORATED, A XYLEM BRAND	43283	09/06/2019	Stream Monitoring Equipment Calibration	1,147.43
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000471-76	08/30/2019	Public Employees Retirement	29,876.21
NAVIA	DFT0000477	08/30/2019	Employee Flexible Spending Account	368.15
BANK OF AMERICA 941	DFT0000478	08/30/2019	Federal Taxes	19,587.55
SHIRLEY LAM	10149	8/30/2019	Payroll Check	135.06
PAYROLL	Direct Deposit	8/30/2019	Payroll	114,814.02
Total				<u>492,685.59</u>



City of Kenmore

Vendor Purchasing Report

For Date Range 01/01/2019 - 09/06/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0002	ACTION ENTERTAINMENT	550.00
0014	AMERICAN PLANNING ASSOCIATION	1,818.00
0022	ASSOCIATION OF WA CITIES	22,400.00
0024	BAKER, DAVID	2,523.66
0037	BASTYR UNIVERSITY	50,000.00
0050	BRUCE C ALLEN & ASSOC INC	12,250.00
0054	BULGER SAFE & LOCK, INC.	7,303.37
0064	CASCADE PEST CONTROL	1,144.00
0067	CENTER FOR HUMAN SERVICES	5,250.00
0076	CITY OF BELLEVUE	80,153.21
0081	CITY OF KENMORE	600.00
0083	CITY OF LAKE FOREST PARK	120,373.83
0092	CODE PUBLISHING COMPANY	1,503.77
0099	CONSOLIDATED PRESS	8,688.74
0106	CROWN PRODUCTS LLC	985.25
0109	DAILY JOURNAL OF COMMERCE	1,998.90
0111	DEPARTMENT OF ECOLOGY	11,301.00
0121	REPUBLIC SERVICES	12,080.48
0130	EMPLOYMENT SECURITY DEPT	9,752.81
0134	EVERGREEN PRINT SOLUTIONS	215.06
0137	FERGUSON ENTERPRISES INC #3011	13,480.63
0145	FRUHLING SAND & TOPSOIL	380.62
0147	FUN RENTALS	902.25
0151	CALPORTLAND COMPANY	2,700.77
0152	GOVERNMENT FINANCE OFFICERS ASSOC	190.00
0173	HOME DEPOT CREDIT SERVICES	9,786.55
0184	INSLEE, BEST, DOEZIE & RYDER, P.S.	191,810.33
0189	INTERNATIONAL CITY/CNTY MGMT ASSOC	1,400.00
0197	JET CITY PRINTING	2,840.48
0201	KCDA PURCHASING COOP	2,377.06
0205	KENMORE HERITAGE SOCIETY	125.00
0206	KENMORE MIDDLE SCHOOL	8,000.00
0212	KING COUNTY FINANCE W.L.R.D.	7,936.00
0213	KING COUNTY ANIMAL SVCS	2,773.00
0216	KING COUNTY REAL ESTATE SVCS	2,500.00
0218	KING COUNTY FINANCE	4,636.79
0219	KING COUNTY FINANCE	221,594.48
0224	SOUND PUBLISHING, INC.	4,094.65
0229	KING COUNTY OFFICE OF FINANCE	6,096.61
0230	KING COUNTY RADIO COMM SERVICES	900.90
0233	KING COUNTY SHERIFF	2,063,797.42
0235	KING COUNTY TREASURY	31,017.97
0251	LIGHTHOUSE CONSULTING INC	58,068.34
0260	MEEHAN, NANCY	576.83
0261	PENDLETON CONSULTING LLC	4,046.80
0265	MORGAN SOUND INC	2,146.10
0267	MR. T'S TROPHIES	224.74
0280	NEOPOST USA INC.	197.99
0285	NORTHSHORE FIRE DEPT	1,820.00
0286	NORTHSHORE SCHOOL DISTRICT	42,292.00
0287	NORTHSHORE SENIOR CENTER	23,050.00
0288	NORTHSHORE UTILITY DIST	154,592.47

VIII. A. Approve Total Check #s 43221 through 43283 in the amount of \$32...

Vendor Purchasing Report

For Date Range 01/01/2019 - 09/06/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0289	NORTHSHORE YMCA	4,125.00
0290	NORTHSHORE YOUTH & FAMILY SERVICES	12,000.00
0292	HONEY BUCKET	5,243.52
0299	PERSONAL BEST	118.27
0300	OFFICE DEPOT	7,856.99
0304	OLYMPIC ENVIRONMENTAL RESOURCES INC	21,282.00
0310	PACIFIC TOPSOILS	6,618.40
0314	PETTY CASH CUSTODIAN	765.66
0327	PUGET SOUND CLEAN AIR AGENCY	18,505.00
0328	PUGET SOUND ENERGY	116,617.70
0329	PUGET SOUND FINANCE OFFICERS ASSOC	50.00
0331	PUGET SOUND REGIONAL COUNCIL	9,002.00
0345	SEATTLE TIMES	10,056.67
0350	SIGN UP, SIGN CO, INC	1,342.00
0355	STAPLES ADVANTAGE	12,099.24
0356	STATE AUDITOR'S OFFICE	1,501.50
0357	STEWART MACNICHOLS HARMELL, INC.	40,000.00
0359	SOUND CITIES ASSOC	15,017.45
0365	TOTAL LANDSCAPE CORP	68,391.10
0370	UNITED RENTALS NW, INC	1,115.05
0371	UNITED STATES POSTMASTER	3,612.24
0375	US POSTAL SERVICE (HASLER)	3,779.16
0385	WA ASSOC OF BUILDING OFFICIALS	125.00
0386	WA ASSOC OF CODE ENFORCEMENT	40.00
0387	WA CITIES INSURANCE AUTHORITY	290,060.00
0389	WASHINGTON CITY/COUNTY MGMT ASSOC	315.00
0401	WA STATE DEPT OF TRANSPORTATION	13,949.04
0405	WASHINGTON STATE OFFICE CASH MGMT	1,719.50
0412	COLUMBIA RIDGE LANDFILL	13,152.33
0416	WETLANDS & WOODLANDS INC	5,073.20
0419	WONDERLAND DEVELOPMENT	750.00
0424	ICMA RETIREMENT TRUST 457 / 304745	88,647.78
0425	DRS 457	15,637.33
0426	AFLAC	2,616.80
0428	BANK OF AMERICA 941	317,774.27
0429	AWC EMPLOYEE BENEFITS	455,044.02
0431	DEPARTMENT OF RETIREMENT SYSTEMS	505,871.04
0432	DEPARTMENT OF LABOR AND INDUSTRIES	36,825.16
0434	UNITED WAY OF KING COUNTY	1,323.00
0436	NATIONAL LIFE OF VERMONT	985.36
0441	DANSOUND INC	8,400.00
0448	UPS STORE KENMORE	143.47
0450	AURORA RENTS	7,308.38
0473	ARTS OF KENMORE	3,032.54
0484	CITY WIDE FENCE COMPANY, INC	28,765.00
0501	MACLEOD RECKORD	5,783.82
0510	AA ASPHALTING, INC	8,343.52
0515	NATIONAL LEAGUE OF CITIES	1,533.67
0542	AMERICAN SOCIETY OF COMPOSERS	362.64
0550	KING COUNTY RECORDER'S OFFICE	234.00
0575	FUNRENT	250.00
0586	MAIL FINANCE	1,419.00
0588	ENVIRONMENTAL SYSTEMS RESEARCH INST	5,720.00
0594	RANDALL, BRIAN	1,209.99
0610	WA STATE DEPT OF TRANSPORTATION	5,591.58
0617	KING COUNTY FINANCE	1,950.00
0639	KONICA MINOLTA BUSINESS SOLUTIONS	659.38
0641	TELESYSTEMS WEST	761.75

Vendor Purchasing Report

For Date Range 01/01/2019 - 09/06/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0685	PACE ENGINEERS, INC.	177,239.78
0689	DIGITAL REPROGRAPHICS SERVICES INC.	1,109.04
0690	BUILDERS EXCHANGE OF WASHINGTON INC	681.60
0692	HDR ENGINEERING, INC	519,740.27
0696	AMERICAN GENERAL LIFE GPO/400S	2,764.72
0699	BANNER BANK DB	5,809.58
0743	BANNER BANK NO	8,216.00
0764	OUSLEY, NANCY	1,298.90
0781	QUALITY BUSINESS SYSTEMS INC.	8,148.96
0788	CURTIS, DR. MILTON	193.68
0791	NORTHSHORE ROTARY CLUB	498.00
0800	BANNER BANK JG	11,555.69
0817	GRAINGER	11,375.07
0831	NORTHSHORE PARK & REC SERVICE AREA	2,567.00
0834	BANNER BANK KENMORE	24,828.76
0837	INGLEWOOD GOLF COURSE	5.20
0851	EVER MARK, LLC	1,810.24
0852	GREGORY, JOANNE	385.18
0858	A+ CONFERENCING	231.34
0864	COLUMBIA FORD	130,979.72
0868	JAYMARC AV	646.25
0869	BANNER BANK JGORDON	23,875.67
0892	JACOBS ENGINEERING GROUP	146,768.52
0898	ZONAR SYSTEMS	527.73
0899	SHRED IT USA LLC	681.84
0912	ALCALDE & FAY	35,470.82
0913	KENMORE ELEMENTARY PTA	2,500.00
0937	ZUMAR	10,759.78
0964	J&K ASSOCIATES	28,263.40
0981	COMCAST BUSINESS	18,123.39
0983	PASSPORT TRAVEL AND TOURS	208.60
0994	GORDON THOMAS HONEYWELL	28,177.10
1000	JRW ENTERPRISES	2,150.59
1003	IWORQ SYSTEMS	2,800.00
1010	TOWN CENTER HARDWARE	2,711.94
1032	SAWYER, RICHARD	217.80
1045	HORIZON DISTRIBUTORS INC	1,474.49
1047	SARAH ROBERTS	92,101.96
1052	FIRE PROTECTION, INC	5,574.85
1068	WA STATE DEPT OF LABOR & INDUSTRIES	147.20
1114	PHSI PURE HEALTH SOLUTIONS INC.	808.72
1116	FRONTIER	9,389.64
1123	AM TEST, INC	1,550.00
1140	PAWS	2,484.00
1148	QUALITY WATER FINANCIAL LLC	1,041.54
1161	INDEPENDENT STATIONERS	261.24
1168	SCHINDLER ELEVATOR CORPORATION	2,407.09
1177	WELLS FARGO FINANCIAL	1,859.19
1192	HOPKINS, CRAIG	307.98
1197	MILLER STEPHENS, MARY	8,750.00
1212	MCALLISTER, TERESA	19.62
1215	STATE OF FLORIDA DISBURSEMENT UNIT	4,950.00
1216	ADVANCE TESTING & SERVICE INC	1,512.00
1222	OLSON BROTHERS PRO VAC	5,667.75
1248	KENMORE AIR	3,037.40
1258	SESAC	470.85
1267	AUTOMATED CONTROLS	3,639.68
1269	KAMINS CONSTRUCTION INC.	386,758.68

VIII. A. Approve Total Check #s 43221 through 43283 in the amount of \$32...

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Vendor	Name	Volume
1299	VERIZON WIRELESS	1,884.23
1304	HAMPSON, BRYAN	103.67
1309	BANNER BANK BAKER	7,854.98
1311	WASHINGTON STATE PATROL	6,130.48
1313	BOTHELL KENMORE CHAMBER OF COMMERCE	3,600.00
1331	KBA INC.	27,752.90
1333	WELWEST CONSTRUCTION INC.	519,751.57
1339	STATE OF WA DEPARTMENT OF LICENSING	30.00
1342	PETERSON, JANET	750.00
1345	SHERWIN WILLIAMS CO. #8099	291.11
1356	KARLINSEY, ROB	994.00
1357	KENMORE COMMERCIAL LLC	30,303.36
1358	ALPHAGRAPHS	1,096.47
1359	EVERGREEN FIRE AND SAFETY, INC.	96.80
1363	INNOVAC	4,182.65
1364	KINGS HEATING	264.60
1372	AAA PRINTING	1,398.72
1385	CITYWORKS/ AZTECA SYSTEMS INC.	22,000.00
1390	UTILITIES UNDERGROUND LOCATION CTR	1,424.16
1402	NORTHWEST MARINE TRADE ASSOCIATION	460.00
1403	OSBORN CONSULTING INC.	38,484.83
1412	SKAGIT GARDENS	2,920.28
1420	SAUVE, GAYLEN	400.00
1425	FASTSIGNS	910.80
1431	BRIEN, GAYLYNN	400.00
1437	VOLGISTICS, INC	540.00
1452	CITY OF KENT	500.00
1456	HESTON VISUAL ARTS	506.00
1457	LANGUAGE LINE SERVICES, INC.	9.85
1459	FLEMINGS HOLIDAY LIGHTING LLC	5,739.02
1478	HERBIG, NIGEL	86.66
1485	WA ASSOC OF PUBLIC RECORDS OFFICERS	375.00
1500	MARINE FLOATS CORPORATION	2,422.73
1504	SCORE	271,015.98
1544	METROPOLITAN TRANS. COMMISSION	1,500.00
1550	THE EVP GROUP	39,251.31
1555	LINCOLN NATIONAL LIFE INSURANCE	9,972.34
1577	MUMMA, RYAN	336.58
1580	NORTHWEST TROPHY	110.00
1581	STARDOM SERVICES, INC.	4,440.00
1584	STUDIO 3 SIGNS	165.15
1590	HERMANSON COMPANY, LLP	401.59
1591	ULINE	2,642.59
1596	NW ENVIRONMENTAL TRAINING CENTER	3,225.00
1605	ALL CITY FENCE CO.	14,412.20
1606	GALLATIN PUBLIC AFFAIRS	24,500.00
1629	WESTERN DISPLAY FIREWORKS, LTD.	18,000.00
1647	MASTEC NETWORK SOLUTIONS	1,523.55
1657	STEWART TITLE COMPANY	958.13
1661	WHITEMAN, TELA	519.17
1673	KPFF CONSULTING ENGINEERS	331,823.40
1678	VICENTE, JOHN	2,434.00
1689	MOTT MACDONALD GROUP, INC.	193,004.49
1690	SITTS & HILL ENGINEERS, INC.	5,730.00
1693	SKYWARD CONSTRUCTION	33,000.00
1698	WRIGHT, MARCI	1,000.00
1704	BANNER BANK RK	8,008.66
1711	SOFTWAREONE, INC.	11,052.93

Vendor Purchasing Report

For Date Range 01/01/2019 - 09/06/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
1718	RESOURCE EXPLORATION, LLC	20,000.00
1731	NORTHWEST ARBORICULTURE LLC	9,707.28
1738	MUNIMANAGE, LLC	78,045.00
1759	CORT PARTY RENTAL	55.00
1762	BAKER, BRIDGIT	740.36
1774	OWEN EQUIPMENT COMPANY	1,305.30
1782	SWANK MOTION PICTURES, INC.	2,213.20
1786	TYLER TECHNOLOGIES, INC.	17,853.40
1787	M M COMFORT SYSTEMS	36.75
1789	BLUEBEAM, INC.	493.90
1798	OLBRECHTS & ASSOCIATES, PLLC	3,210.00
1811	CAMPBELL SCIENTIFIC	624.00
1814	YSI INCORPORATED, A XYLEM BRAND	2,885.98
1816	NAVIA	20,376.70
1828	QUALITY BUSINESS SYSTEMS / WELLS FARGO	6,000.85
1829	SHI INTERNATIONAL CORP.	882.20
1832	EASTSIDE HOMES, INC.	1,670.10
1835	INC4INC, INC.	11,500.00
1846	AWCPD	100.00
1863	HAULAWAY STORAGE CONTAINERS, INC.	1,124.20
1879	HOLMBERG COMPANY	3,628.70
1885	NATIONAL BARRICADE CO., LLC	1,793.43
1889	WILLIAMS, KASTNER & GIBBS PLLC	26,221.19
1892	HEARTH MUSIC	3,850.00
1900	ASPECT CONSULTING LLC	1,749.54
1901	NORTH COAST ELECTRIC COMPANY	157.91
1913	GRAND EVENT RENTALS	3,039.02
1914	MCNAMARA SIGNS	440.40
1927	GAMETIME	6,225.01
1930	T MOBILE USA, INC.	5,927.05
1932	U.S. BANK N.A. / CUSTODY	268.00
1933	VALLEY, CHRIS & BETH	7,500.00
1944	OHNO CONSTRUCTION	5,454.03
1945	GLASS MASTERS LLC	3,415.00
1946	FALL PROZ INC	896.50
1947	MCMILLAN, RANDY	500.00
1948	MULTICARE CENTERS OF OCCUPATIONAL MEDICINE	1,290.00
1955	HUIZENG ENTERPRISES, LLC	5,857.22
1960	WALTER E. NELSON CO.	1,233.87
1962	BANNER BANK SKROGH	2,506.77
1964	EARTHWORKS	37,780.40
1970	CROSSROAD SIGN	2,074.60
1978	GOVDELIVERY, LLC	33,005.91
1979	MSPT XXII, LLC	10,954.00
1980	HRA VEB TRUST	32,640.87
1981	U.S. BANK	300.00
1985	CONTRACT LAND STAFF LLC	11,479.81
1993	HYAS GROUP, LLC	7,500.00
1994	LAKE CITY PARTNERS ENDING HOMELESSNESS	2,000.00
1995	REY TRANSLATIONS	220.00
1998	JOHNSTON GROUP, LLC	23,320.00
1999	KING COUNTY POLICE CHIEFS ASSOCIATION	50.00
2004	RED BARN ENGINEERING, INC.	45,195.00
2007	HYDROPOINT DATA SYSTEMS, INC.	705.00
2010	JUDHA OF LION LANDSCAPING AND SERVICES LLC	50,712.60
2019	EMERALD CITY STATEWIDE	727.10
2021	GEOTERRA, INC.	9,220.00
2024	DFR LAW GROUP, LLC	900.00

VIII. A. Approve Total Check #s 43221 through 43283 in the amount of \$32...

Vendor Purchasing Report

For Date Range 01/01/2019 - 09/06/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
2028	PRIDE ELECTRIC INC.	1,287.00
2048	SMS CLEANING, INC.	47,567.75
2054	BLUE FLAME HEATING, AIR & ELECTRIC	264.60
2063	French Touchup LLC	5,929.00
2064	Bud Clary Dodge/Chevrolet	66,956.52
2065	AMY LUCK	200.00
2073	HOOPSMILES	275.00
2078	WA RECREATION & PARK ASSOC.	85.00
2081	SHANNON & WILSON, INC.	56,484.20
2095	TRANSPO GROUP USA INC.	85.00
2097	ROBINSON AND NOBLE, INC.	2,850.00
2113	WA ASSOC. OF SHERIFFS & POLICE CHIEFS	180.00
2114	NC Machinery	112,126.05
2126	SCHWARZWALTER, MARK	54.68
2128	SUNDANCE ENERGY SERVICES	766.27
2129	CHELIN, KELLY	84.87
2130	CGINI	4,925.00
2132	FUELCARE	660.00
2138	HORVATH, PETER	185.25
2142	ICMA RETIREMENT C/O ALLFIRST BANK / 109964	289,226.01
2144	MODUS TECHNOLOGY, INC.	2,996.58
2147	SOD SPOT LLC	17,700.00
2148	Town and Country Fence Inc.	2,337.51
2157	SOUND SAFETY PRODUCTS CO.	2,025.74
2159	TRAILER BOSS	8,181.90
2160	ALLWEST UNDERGROUND INC.	1,980.60
2161	BENNETT GOLD, TOBIN	282.17
2162	ESWO, LLC	15,000.00
2163	CORNERSTONE ARCHITECTUAL GROUP	13,106.00
2164	RANKIN, BRUCE	418.95
2166	BARKER MARTIN, P.S.	9,505.50
2167	APWA/WA CHAPTER	1,500.00
2168	FRED PRYOR SEMINARS	149.00
2169	ETC INSTITUTE	18,750.00
2171	BELRED ENERGY SOLUTIONS	329.28
2172	TCF ARCHITECTURE	2,500.00
2173	TRI COUNTY LAND SURVEYING	3,800.00
2174	TUCKER, NATHAN	300.00
2175	ELECTRONIC BUSINESS MACHINES	1,552.42
2176	CANON FINANCIAL SERVICES, INC.	1,860.88
2177	ELYSIUM DEVELOPMENT, LLC	7,500.00
2178	STRIPE A LOT	2,822.88
2179	NC CAT RENTAL	3,553.00
2180	BUNTING INC.	131,302.62
2181	CONNER HOMES AT SOLIRE LLC	187,241.00
2182	CUZ CONCRETE PRODUCTS	909.13
2183	SISKUN POWER EQUIPMENT	8,691.19
2184	DIVERSIFICATION INC.	1,866.70
2185	CRIMINAL JUSTICE TRAINING COMMISSION	1,450.00
2187	CORAL SALES CO.	9,553.50
2188	DIJULIO DISPLAYS, INC	5,174.98
2189	OFFICE TEAM	31,954.56
2190	PACIFIC INDUSTRIAL SUPPLY	984.39
2192	STEWART TITLE	103,308.00
2193	FENCING COMPANY, LLC	1,265.00
2194	CONFLUENCE ENVIRONMENTAL COMPANY	10,470.00
2195	CITY SOURCED	3,600.00
2196	Engaged Public	6,500.00

VIII. A. Approve Total Check #s 43221 through 43283 in the amount of \$32...

Vendor Purchasing Report

For Date Range 01/01/2019 - 09/06/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
2197	BEST PARKING LOT CLEANING INC.	12,599.40
2198	CITY OF BOTHELL	50,000.00
2199	HALALILO, PAULA	34.56
2200	CHASE WALKER	209.75
2201	WA CHAPTER AMERICAN SOCIETY OF LANDSCAPE ARC	75.00
2202	ROGER WIGGINS	7,500.00
2203	KENMORE CLEANERS	36.30
2204	KING COUNTY	200.00
2205	MUNICIPAL MANAGEMENT SERVICES	5,000.00
2206	CHECK RIDE	6,900.00
2207	APA Washington	100.00
2208	FLUENT LANGUAGE SOLUTIONS	395.59
2209	MORUP SIGNS, INC.	913.02
2210	PACWEST MACHINERY	300.00
2211	PRECISION FUEL SOLUTIONS	1,452.00
2212	WEDENIG, MARK	7,500.00
2213	HELEN C. FORBES FAMILY TRUST	1,623.30
2215	INTERSECTION MEDIA, LLC	1,000.00
2216	SEVERSON, ROBERT	13,732.35
2217	TOURNESOL SITEWORKS, LLC	473.02
2218	NORTH CREEK ROOFING, INC.	215.45
2219	C.R. CONTRACTING	105,800.00
2220	SAFETY SOURCE LLC	2,765.00
2221	O'REILLY/FIRST CALL	136.33
2222	GRADE, INC.	131,765.97
2223	JAIN, VAIBHAV	250.00
2224	BROWN, STEPHANIE	385.85
2225	THE COLOR GROUP, INC.	563.31
2226	QUANTUM HOMES	47,510.50
2227	EARTHCORPS	11,668.25
2229	ALIA PRODUCTIONS	2,000.00
2230	COMPASS NORTHWEST, INC	30,800.00
2231	A WORKSAFE SERVICE, INC	110.00
2232	DANNY BARNES INC.	1,500.00
2233	GARY HALEAMAU	2,425.00
2234	BRETT BENTON	250.00
2235	CEDRIC BURNSIDE	2,350.00
2236	COMCAST	5,222.76
2237	CREATIVE HOUSE BRANDING	1,031.17
2238	EVENT EXPERIENCE	500.00
2239	THE STORYMAKERS	250.00
2240	TAMAR LLANA & VENTANAS	1,900.00
2241	VIBE INC.	3,517.94
2242	MARY'S PLACE	7,333.00
2244	NGSSA	132.00
2245	JULIET HOWARD	1,250.00
2246	LYDIA RAMSEY	250.00
2248	INTERNATIONAL PUBLIC MGT ASSOC FOR HUMAN RES	149.00
2249	KING COUNTY BAR ASSOCIATION	500.00
2250	NAMI EASTSIDE	500.00
2252	TRUGREEN	605.00
2253	CHANCERY CIVIC LLC	1,560.00
2254	U.S. BANK PURCHASE CARDS	4,440.02
2255	ANNA ARNOTT	114.25
2256	FLYNN BEC LP	3,014.00
2257	ALTATERRA CONSULTING LLC	3,200.00
2258	STRONG TOWNS	300.00
2259	MINUTEMAN PRESS	4,112.00

VIII. A. Approve Total Check #s 43221 through 43283 in the amount of \$32...

Vendor Purchasing Report**For Date Range 01/01/2019 - 09/06/2019****Vendor Set: Vendor Set 01**

Vendor	Name	Volume
2260	WESTERN ENGINEERS & SURVEYORS	225.75
2261	NEDOROSCIK, TAMMORA	42.83
2262	DILIGENT CORPORATION	6,160.00
2263	INTOXIMETERS, INC.	992.75
2264	SWOFFORD EXCAVATING	24,919.11
2265	TURNING CIRCLES LLC	60.00
2266	WA STATE PARKS & RECREATION COMMISSION	4,271.25
Vendor Set Vendor Set 01 Total:		11,087,224.97

VIII. A. Approve Total Check #s 43221 through 43283 in the amount of \$32...

**City of Kenmore
City Council Regular Meeting
Minutes
September 9, 2019**

CALL TO ORDER - Mayor David Baker called the meeting to order at 6:05 p.m.

EXECUTIVE SESSION

The meeting recessed to executive session pursuant to RCW 42.30.110(1)(i) to discuss Potential Litigation and Litigation for approximately 1 hour.

RECONVENE TO REGULAR SESSION

The meeting reconvened to regular session at 6:45 p.m.

The Council took a break from 6:45 p.m. to 7:00 p.m.

7:00 p.m. ACTION RELATING TO EXECUTIVE SESSION

MOTION: Councilmember Smith made a motion to authorize the City Manager and his designees to enforce the Frontier Cable TV franchise as authorized by the Franchise, Mayor Baker seconded the motion. The motion passed 6-0.

ROLL CALL

Mayor David Baker
Deputy Mayor Nigel Herbig
Councilmember Joe Marshall
Councilmember Milton Curtis
Councilmember Debra Srebnik
Councilmember Stacey Denuski (Absent)
Councilmember Brent Smith

FLAG SALUTE

AGENDA APPROVAL

The Mayor noted one change: The National Recovery Month proclamation will be rescheduled to the September 16, 2019 Meeting.

PRESENTATION

Introduce Maura Query, Administrative Assistant

City of Kenmore - City Council Meeting Minutes
September 9, 2019

Kenmore Village Downtown Creation VISION 2040 Award - Josh Brown, Executive Director, PSRC

PROCLAMATION

The following proclamation was rescheduled to the September 16, 2019 meeting:
National Recovery Month - September, 2019

CITIZEN COMMENTS

Nadia Reigna Silver
18230 70th Lane NE, Unit 206
Kenmore, Washington 98028

Ms. Silver thanked the Council and staff for cleaning up the litter along the tolt trail.

**

CONSENT AGENDA

MOTION: Deputy Mayor Herbig made a motion to approve the consent agenda, Mayor Baker seconded the motion. The motion passed 6-0.

The consent agenda included the following:

Total Check #s 42999 through 43096 in the amount of \$1,192,115.35.
Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated: 8/2/19 in the amount of \$165,494.81.
And 8/2/19 Payroll Check #10146 in the amount of \$77.17.

Authorize the City Manager to Execute Contract 19-C2092 with Department of Ecology to Accept 2019-2021 Solid Waste Management Local Solid Waste Grant Funds

Ordinance 19-0495 Repealing KMC Section 3.35.170 Utility Tax Relief Program

Ordinance 19-0497 Amending the 2019-2024 Capital Improvement Program for Parks, Transportation and Surface Water

Authorize the City Manager to Execute Contract 19-C1976, Amendment No. 1 with Red Barn Engineering for Development Engineering Inspection Services

Authorize the City Manager to Execute Contract 19-C2061 Amendment No. 1 with Washington State Parks and Recreation Commission, Regarding Reimbursement for Costs for an Environmental Impact Statement (EIS) for the St. Edward Ballfield Improvement Project

City of Kenmore - City Council Meeting Minutes
September 9, 2019

BUSINESS AGENDA

Resolutions 19-327 and 19-328 Providing for Support or Opposition to Initiative 976, Limits on Motor Vehicle Excise Taxes and Fees Measure - Rob Karlinsey, City Manager and Joanne Gregory, Finance and Administration Director

Additional Opportunity for Public Comment: Pursuant to RCW 42.17.A.555, members of the public and councilmembers will receive an approximately equal opportunity to express an opposing view.

RCW 42.17A.555 states that a legislative body can take action to express a collective decision, or to actually vote upon a motion, proposal, resolution, order, or ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the council or members of the public are afforded an approximately equal opportunity for the expression of an opposing view.

Under this statute, the City Council may consider taking a position on the upcoming Initiative 976, Limits on Motor Vehicle Excise Taxes (MVET) and Fees Measure. If City Council chooses to take a position on the initiative it could send a message to residents and voters and help educate them on the issue. Following is a discussion of the facts relating to the measure.

A YES vote would:

- Limit license fees for vehicles under 10,000 pounds to \$30 a year
- Change the assessment base for MVET from manufactures suggested retail price (MSRP) to Kelley Blue Book values
- Repeal Sound Transit's authority to assess a MVET
- Repeal Kenmore's and other agencies authority to establish a transportation benefit district (TBD) and collect fees
- Repeal other various fees and taxes on motor vehicles charged by other agencies

A NO vote would:

- Keep in place current standards for taxes and fees on motor vehicles

History

In 2005 RCW 36.73.170 became effective. This legislation found that citizens of the state could benefit and address transportation needs by forming a transportation benefit district (TBD) that could be a separate taxing entity established by local governments. Kenmore established one in 2012 and has been collecting a car tab of \$20 since. Subsequent legislation allowed cities like Kenmore to dissolve the TBD and keep the \$20 fee in place.

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September 9, 2019

In November of 2008 voters approved the Sound Transit 2 ballot measure. This measure gave authority to Sound Transit to levy a tax to help fund a multitude of projects ranging from express bus services, commuter rail, and 36 miles of light rail. Many of these projects benefit Kenmore residents and are underway, completed, or still being paid off. In 2016 voters approved Sound Transit 3, another ballot measure for increased authority to tax and additional projects. This includes 62 new miles of light rail, bus rapid transit improvements, and sounder train capacity expansion. Sound Transit charges vehicle fees to help fund ST2 and ST3.

In 1999 and 2002 voters capped vehicle registration fees to \$30, but additional legislation like Sound Transit 3, Senate Bill 5987, and the 2005 TBD law allowed for additional car tab fees, property tax on vehicles, and sales tax on vehicle sales to finance additional transportation improvements.

Tim Eyman—the main sponsor of the Initiative—feels that legislation in 1999 and 2002 has been disregarded and that a \$30 cap should be enforced and any other form of vehicle fees and taxes should have to get a two-thirds vote in the legislature to pass. He has filed multiple versions of initiatives related to this issue every year between 2003 and 2018.

Arguments for:

Proponents believe registering and owning a car would become more affordable since fees would be capped at \$30. This way voters could not be surprised by large fees when trying to keep their own vehicles. Also, the system for taxation for those that still have authority to levy a tax on cars would be cheaper and more equitable. Instead of being based off of MSRP (more expensive and often not what owners could make if they sold their car) to Kelley Blue Book values (less expensive and what used cars are often appraised by). Proponents also feel that this would help motivate Sound Transit and other agencies to get out of debt and make paying off bonds that were financed with the tax money a priority. Kenmore residents would not have to pay the additional \$20 car registration fee and would not have to pay a yearly tax on their vehicle and could use their money for other things.

Arguments against:

Those opposed to the Initiative is afraid that voters will repeal these taxes without thinking about the impact of services and agency budgets. The appeal of a tax break may garner a large amount of votes but citizens will be surprised to find projects they are expecting will not be funded. Kenmore specifically would lose money that funds pavement improvements and potentially bus rapid transit systems. The opposition believes this cut overtime will lead to increased traffic and a reduction in sustainable alternatives to driving. Kenmore residents would also feel the effects of regional transit projects that would not be funded like light rail. Opposition also believes that a tax on the weight of a vehicle is more equitable than a fuel tax because heavier vehicles damage the road, that is why the fee system exists as it does currently and should not be changed.

City of Kenmore - City Council Meeting Minutes
September 9, 2019

If the initiative were to pass the City anticipates a loss of approximately \$350,000 a year in car tab fees. These funds are used to pay for road maintenance. This would also impact any projects that the City partners with Sound Transit for because their budget will be significantly impacted. Sound Transit forecasts a loss of 6.95 billion dollars.

Mayor Baker opened the meeting for public comment.
There were no public comments.

MOTION: Deputy Mayor Herbig made a motion to adopt Resolution 19-328 Providing Opposition to I976, Councilmember Curtis seconded the motion. The motion passed 6-0.

School Impact Fees - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

Denise Stiffarm, representing Northshore School District (NSD), presented to the Council on increases in school impact fees and answer Councilmember questions about those fees. Although the District may request school impact fees, it is a City Council decision to approve or not approve them through adoption of the City's annual fee resolution.

Current school impact fees are:
Single-family: \$10,573
Multifamily: \$0

Proposed school impact fees based on the Northshore School District's 2019-2025 Capital Facilities Plan (see Attachment 1) are:

Single-family: \$20,092
Townhome and Multifamily (2+ bedroom): \$3,540

The District's Capital Facilities Plan (CFP) provides more detail on the fee calculations beginning on page 31.

King County, Snohomish County and the City of Bothell have adopted the school impact fees recommended in the District's 2018 CFP: \$16,038 for single-family and \$1,818 for multifamily. King County and the City of Bothell will be considering the District's 2019 request this fall. Snohomish County will review their school impact fees in 2020.

The City of Woodinville adopted school impact fees of \$10,573 based on the 2017 CFP. They also will be considering adoption of the 2019 fees this fall.

City of Kenmore - City Council Meeting Minutes
September 9, 2019

The City of Kirkland, while technically within the District's boundaries, has no undeveloped residential land that sits within the District's boundaries and no school impact fees are proposed.

Attachment 2 provides information on school impact fees assessed in other school districts.

After NSD's presentation, staff is looking for direction from the Council on how to amend the 2020 fee schedule for school impact fees. The fee schedule resolution is scheduled for City Council consideration in November and the new fees would be effective January 1, 2020.

Options for the Council include:

- Adopt the fee increases as proposed
- Modify the fee increases as proposed
- Retain the existing fees.

While the City cannot charge a school impact fee greater than that resulting from the impact fee calculation, the City does have the ability to lower the fee. During recent consideration of the City's park impact fees, the Council chose to adopt a lower fee for new (additional) mobile homes in a mobile home park. (Replacement mobile homes are not assessed a fee and new manufactured homes outside of mobile home parks are assessed the single-family rate.) In the case of park impact fees, fees for new mobile homes added to a mobile home park were reduced 50% from the fee charged for new single-family residences.

Along with school impact fees, the City imposes impact fees for parks and roads. An additional charge for surface water improvements is assessed. Attachment 3 in the Council packet shows these other fees and how the Northshore School District's recommended changes would impact the total assessments.

The City Council adopted school impact fees for single-family residences and townhomes in May 2018. At that time, the District did not propose a fee for multifamily development. In February 2019, the City Council revised the school impact fee regulations to place townhomes into the "multifamily development" category.

Council and staff engaged in a discussion about what the fee should be.

MOTION: Councilmember Smith made a motion for the school impact fees for single family to be \$14,000, Councilmember Curtis seconded the motion. The motion passed 4-2-0 with Councilmember Marshall and Mayor Baker voting no.

MOTION: Councilmember Curtis made a motion to accept the recommendation on multifamily at \$3,540, Councilmember Smith seconded the motion. The motion passed 6-0.

City of Kenmore - City Council Meeting Minutes
September 9, 2019

Receive and File June 2019 Financial Report for the City of Kenmore, Washington - Joanne Gregory, Finance and Administration Director

Finance Director Gregory presented the July 2019 monthly financial report to Council. This provides the opportunity for the City Council and the community to receive information on the City of Kenmore's biennium to date revenues and expenditures in comparison to the City's 2019-2020 adopted biennial budget. The budget was adopted on November 19, 2018.

July is the seventh month of the 2019-2020, 24-month biennium. As of July, revenues exceeded expenditures in the General Fund by \$354,682.

MOTION: Councilmember Smith made a motion to receive and file the June 2019 Financial Report for the City of Kenmore, Mayor Baker seconded the motion.

STAFF REPORT

Engrossed Second Substitute House Bill 1923 (2019), Increasing Residential Building Capacity - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

MOTION: Councilmember Curtis made a motion to follow staff recommendation on Bill 1923, Councilmember Smith seconded the motion. The motion passed 6-0.

City Council Candidate Forum - October 8, 2019, 6:00 p.m. to 8:00 p.m., at Bastyr University (Sponsored by Bothell-Kenmore Chamber of Commerce)

COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

ADJOURNMENT

The meeting adjourned at approximately 9:00 p.m.

David Baker, Mayor

ATTEST:

Kelly M. Chelin, City Clerk



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Resolution 19-329 and 19-330 providing for support or opposition to Northshore Parks and Recreation Service Area Proposition 1, Maintenance and Restoration Levy. Proposed Council Action/Motion: Motion to take a position either adopting Resolution 19-329 in support of the Initiative or adopting Resolution 19-330 in opposition of the Initiative. Councilmembers and members of the public will be afforded an approximately equal opportunity for the expression of an opposing view.	For Council Meeting Agenda of: September 23, 2019 Department: City Manager's Office Prepared by: Rob Karlinsey <u>Initial & Date</u> Approved by Department Head: _____ Approved by City Attorney: _____ Approved by Finance Director: <u>9-13-19</u> Approved by City Manager: <u>NKO & RK</u> 13 Sept 2019 Attachments: - Northshore Parks and Recreation Service Area Proposition 1, Final facilities assessment Northshore Senior Center and Adult Day Center. Proposed Resolutions 19-329 and 19-330 - EMG Facility Condition Assessment - Northshore Parks and Recreation Service Area 6 Year Business Plan
INFORMATION/BACKGROUND: RCW 42.17A.555 states that a legislative body can take action to express a collective decision, or to actually vote upon a motion, proposal, resolution, order, or ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the council or members of the public are afforded an approximately equal opportunity for the expression of an opposing view. Under this statute, the City Council may consider taking a position on the upcoming Northshore Parks and Recreation Service Area Proposition 1, Maintenance and Restoration Levy. If City Council chooses to take a position on the initiative it could send a message to residents and voters and help educate them on the issue. Following is a discussion of the facts relating to the measure. A YES vote would: - Assess a new levy of up to \$.04 of assessed property value for residents in the taxing district (equivalent to the Northshore School District). - Ensure funding is available to provide immediate and on-going capital repairs to the facilities housing the Northshore Senior Center and the Northshore Health & Wellness Center.	

A NO vote would:

- Keep the Northshore Parks and Recreation Service Area tax rates at the current level. Not provide funding for capital repairs of the facilities.
- Defer capital repairs of the facilities.

History

The Northshore Parks and Recreation Service Area (NPRSA) founded in 1988 constructed Northshore Senior Center and the Northshore Health and Wellness Center. Northshore Senior Center leases the buildings, runs and funds the programs and daily operations, and pays for basic maintenance of the facilities. It is a nonprofit organization, providing programs and services annually for over 6,000 seniors, people with disabilities and family caregivers in our region. In 2018, 400 Kenmore Residents used these facilities in Bothell.

Current programs include help managing depression, programs slowing the progression of Parkinson's Disease, food assistance, recreational activities for special needs youth, help for seniors living on a fixed income and more.

Voters approved bonds to construct these heavily used public facilities, but no money for major maintenance was provided. Approaching thirty years old, the facilities need major repairs including roof replacement, windows, drainage and mechanical systems. These repairs total approximately \$4.7M and are beyond the routine maintenance the Center is obligated to cover.

Arguments for:

Proponents believe that at 4 cents per thousand dollars of assessed value, this maintenance and operations levy is a modest investment for some of the most vulnerable members of our community--seniors and people with disabilities. If passed, the levy would cost the average homeowner less than \$1.70 per month. The Senior Center is a non-profit organization that does not own these facilities nor have the financial means to generate the revenue needed to fully restore them. It is vital that these important public assets remain safe and well maintained for generations to come.

Arguments against:

Those opposed to the ballot measure may argue that overall taxing rates have gone up in the area, and that an additional increase in property tax would put more of a financial burden on tax payers. Opponents may also argue that other funding sources, including fees on the users of the facilities, should be explored before moving forward with a property tax levy ballot measure.

FISCAL CONSIDERATION:

If the initiative were to pass the City anticipates fewer one-time emergency funding requests to cover emergency repairs to these facilities. As a participant in the Interlocal Agreement governing the Northshore Parks and Recreation Service Area, the City of Kenmore is one of several stakeholders who have been called upon to cover these costs.

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 19-329**

**A RESOLUTION OF THE CITY COUNCIL OF KENMORE,
WASHINGTON, EXPRESSING SUPPORT FOR
NORTHSHORE PARKS AND RECREATION SERVICE AREA
PROPOSITION 1, MAINTENANCE AND RESTORATION
LEVY**

WHEREAS, the Northshore Parks and Recreation Service Area (NPRSA) is governed by a seven-member Board composed of representatives from the City of Bothell, City of Kenmore, City of Woodinville, King County, and Snohomish County; and

WHEREAS, the special taxing district known as the Northshore Parks and Recreation Service Area is the owner of two facilities in Bothell serving as a home for programs operated by the Northshore Senior Center; and

WHEREAS, the Northshore Parks and Recreation Service Area has insufficient funding reserves to adequately maintain the facilities owned by this taxing district, and also has no significant means of generating revenue outside of this proposed levy; and

WHEREAS, residents from the City of Kenmore rely on the services and supports provided within these facilities, and demand for these facilities is anticipated to grow as our community ages; and

WHEREAS, it is important that these facilities are well maintained to ensure their safe and operable condition; and

WHEREAS, RCW 42.17A.555 states that a legislative body can take action to express a collective decision, or to actually vote upon a motion, proposal, resolution, order, or ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the council or members of the public are afforded an approximately equal opportunity for the expression of an opposing view; and

WHEREAS, consistent with RCW 42.17A.555, councilmembers and the public received an approximately equal opportunity to express an opposing view at the September 23, 2019, Regular Meeting,

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF KENMORE WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Kenmore City Council adopts the Resolution to express support for Northshore Parks and Recreation Service Area Proposition 1.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, AT A REGULAR MEETING THIS 23rd DAY OF SEPTEMBER, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly M. Chelin, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 19-330**

**A RESOLUTION OF THE CITY COUNCIL OF KENMORE,
WASHINGTON, EXPRESSING OPPOSITION FOR
NORTHSHORE PARKS AND RECREATION SERVICE AREA
PROPOSITION 1.**

WHEREAS, the Northshore Parks and Recreation Service Area (NPRSA) is governed by a seven-member Board composed of representatives from the City of Bothell, City of Kenmore, City of Woodinville, King County, and Snohomish County; and

WHEREAS, the special taxing district known as the Northshore Parks and Recreation Service Area is the owner of two facilities in Bothell serving as a home for programs operated by the Northshore Senior Center; and

WHEREAS, the NPRSA has had sufficient funding for bond payments relating to the construction of the facilities; and

WHEREAS, the bonds will be paid off in the next two years; and

WHEREAS, other Northshore Parks and Recreation Services Area funding and governance alternatives need to be explored prior to bringing a property tax ballot proposition to the voters; and

WHEREAS, RCW 42.17 A.555 states that a legislative body can take action to express a collective decision, or to actually vote upon a motion, proposal, resolution, order, or ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the council or members of the public are afforded an approximately equal opportunity for the expression of an opposing view; and

WHEREAS, consistent with RCW 42.17 A.555, councilmembers and the public received an approximately equal opportunity to express an opposing view at the September 23, 2019, Regular Meeting,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Kenmore City Council adopts this resolution to express opposition for Northshore Parks and Recreation Service Area Proposition 1.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, AT A REGULAR MEETING THIS 23rd DAY OF SEPTEMBER, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly M. Chelin, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

Northshore Parks and Recreation Service Area (NPRSA)
10201 East Riverside Drive
Bothell, Washington 98011
James McNeal



NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

10201 East Riverside Drive
Bothell, Washington 98011

PREPARED BY:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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EMG PROJECT #:

138657.19R000-001.017

DATE OF REPORT:

August 7, 2019

ON SITE DATE:

July 8-9, 2019



engineering | environmental | capital planning | project management

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1 Executive Summary

1.1 Campus Overview and Assessment Details

General Information

Property Type	Senior community center and adult day center
Main Address	10201 East Riverside Drive, Bothell, Washington 98011
Site Developed	Senior Center: 1992 Adult Day Center: 2004
Number of Buildings	Two
Current Occupants	Northshore Senior Center
Percent Utilization	100%
Date(s) of Visit	July 8-9, 2019
Management Point of Contact	James McNeal james.mcneal@bothellwa.gov email
On-site Point of Contact (POC)	Harry Horst, Maintenance Technician 425.877.6380 phone HHorst@mynorthshore.org
Assessment and Report Prepared By	Elizabeth Mannarino
Reviewed By	Alex Israel, Technical Report Reviewer for James A Cave Program Manager jacave@emgcorp.com 800.733.0660 x6554

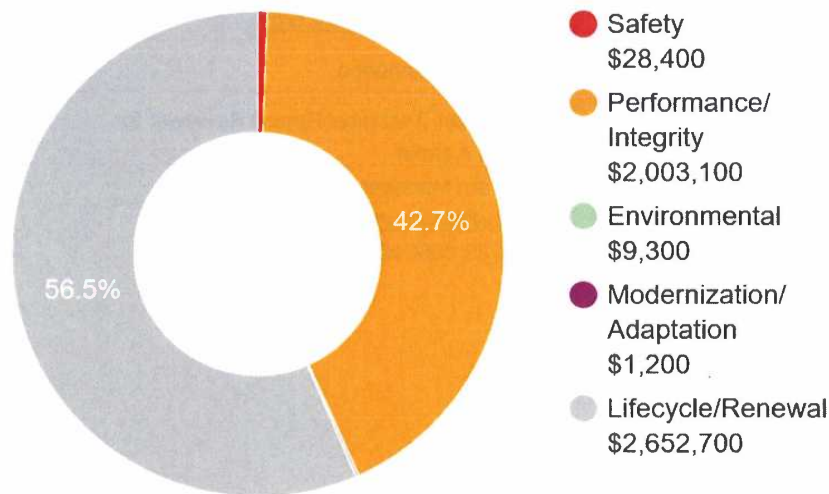
1.2 Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,694,700

1.3 Campus Findings and Deficiencies

Historical Summary

The Senior Center was built in 1992. The Adult Day Center (Health and Wellness) and the adjoining pedestrian bridge were added in 2004. The facilities are owned by Northshore Parks and Recreation Service Area (NPRSA) but occupied by Northshore Senior Center. Both facilities serve the senior population and are operated only during the day.

Architectural

The Senior Center's building envelope has issues with water penetration, wood rot from persistent moisture damage, vegetative growth, and many inoperable windows. While most of the interior finishes are original, significant replacements were done in the lobby and restrooms after some flooding occurred, and in some offices and classrooms.

The Adult Day Center's shingle roof and cement board siding has no issues but requires cleaning to maintain its integrity. The building currently has mold issues in the front restroom, which were caused by previous water damage. During the removal of the restroom flooring, standing water was discovered in the foundational crawlspace. A study showed that there were a few inches of groundwater in puddles throughout the crawlspace and poor ventilation that could cause mold issues. Due to the use of the Center, the first floor interior finishes are very worn and present a safety hazard in some areas.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Senior Center has all original rooftop packaged units, furnaces, and condensing units. The HVAC system is antiquated and was not designed for weather over 86 degrees, leading to inadequate cooling. The electrical and plumbing systems have had few issues, besides issues with the restrooms related to building use and a recent water heater replacement. Within the last two years, the building lighting has been upgraded to LEDs, and the fire alarm control panel and end components have been replaced.

The Adult Day Center is heated by a central boiler with hydronic baseboard radiators, and cooled by window units, portable units, and ductless split systems. The HVAC BAS system was reportedly never installed correctly (valves in the radiators were wired backwards, and several components failed within a year), which recently resulted in a damper on an air handler becoming stuck open. This caused a pipe to freeze and burst and the attic mechanical room was flooded. The BAS system needs to be rebalanced and upgraded. The domestic water heaters are not problematic, but close to the end of their expected useful life.

Both buildings have a kitchen hood suppression system that is functioning, however local code may require it to be upgraded to a UL 300 system.

Site

The parking lots both require sealing and restriping in the next few years, and there are some areas of alligator cracking in the Senior Center parking lot that will require milling and repaving. The concrete sidewalks are generally in good condition, although some heaving in the rear of the Senior Center resulted in areas that need to be milled and overlaid. This is considered routine maintenance. The parking lighting was recently replaced with LEDs, and the building and walkway lighting is slowly being replaced.

Recommended Additional Studies

The standing water in the crawlspace under the Adult Day Center will require excavation, the installation of a sump pump, replacement of the moisture barrier, and installation of exhaust vents. A consultant must be retained to determine if there is mold present, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost, taken from an existing bid, is included to remedy the groundwater situation.

Some areas of the Senior Center wood siding are rotting due to water infiltration. An architect or engineer should be retained to remove parts of the façade and determine the extent of the damage. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the siding is also included.

The restrooms in the Senior Center have evidence of previous water damage behind the wall and floor. Further testing showed high moisture levels in these areas. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The HVAC Building Automation System controls require re-balancing. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to upgrade the system is also included.

1.4 Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCIs have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCIs are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCIs ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Northshore Senior Center and Adult Day Center / Adult Day Center	\$273	24,790	\$6,767,670	4.3%	7.5%	11.2%	22.7%
Northshore Senior Center and Adult Day Center / Northshore Senior Center	\$273	23,976	\$6,545,448	5.6%	22.4%	29.1%	47.1%

NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

1.5 Immediate Needs

Facility/Building	Total Items	Total Cost
Northshore Senior Center and Adult Day Center	22	\$648,030
Total	22	\$648,030

Adult Day Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1317136	Northshore Senior Center and Adult Day Center / Adult Day Center	Crawlspace	A1039	Basement/Crawlspace, Trenching, Installation of Sump Pump & Moisture Barrier, Replace	Poor	Performance/Integrity	\$229,031
1313829	Northshore Senior Center and Adult Day Center / Adult Day Center	Restrooms	C3024	Interior Floor Finish, Vinyl Sheeting, Replace	Poor	Safety	\$8,948
1313871	Northshore Senior Center and Adult Day Center / Adult Day Center	1st Floor Hallway	C3025	Interior Floor Finish, Carpet Commercial Standard, Replace	Poor	Safety	\$2,876
1313800	Northshore Senior Center and Adult Day Center / Adult Day Center	Kitchen	D2091	Shut-Off Valve, Natural Gas, Kitchen Shut-Off Valve, Install	NA	Modernization/Adaptation	\$1,198
1313878	Northshore Senior Center and Adult Day Center / Adult Day Center	Attic	D3051	Unit Heater, Hydronic, 73 MBH, Replace	Failed	Performance/Integrity	\$5,593
1313838	Northshore Senior Center and Adult Day Center / Adult Day Center	2nd Floor	D5092	Emergency Light, 2-Head w/ Battery, Replace	Failed	Safety	\$3,515
1313805	Northshore Senior Center and Adult Day Center / Adult Day Center	Kitchen	E1093	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	Poor	Performance/Integrity	\$6,125
1323302	Northshore Senior Center and Adult Day Center / Adult Day Center	Crawlspace	P000X	Engineer, Environmental, Mold Remediation, Evaluate/Report	NA	Environmental	\$4,661
1317143	Northshore Senior Center and Adult Day Center / Adult Day Center	Throughout building	P000X	Engineer, HVAC System, Controls Re-Balance, Evaluate/Report	Poor	Performance/Integrity	\$6,658
Total (9 items)							\$268,605

Northshore Senior Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1314735	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Upper Balcony (205)	B1013	Balcony Floor Structure, Wood, Replace	Poor	Performance/Integrity	\$4,794
1314715	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Roof	B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	Poor	Performance/Integrity	\$256,927
1314661	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Roof	B3011	Roof, Asphalt Shingle 20-Year, Replace	Poor	Performance/Integrity	\$40,986
1314686	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Roof	B3021	Roof Skylight, per SF of glazing, Replace	Poor	Performance/Integrity	\$5,326
1314700	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Roof	B3021	Skylight, per unit (9-20 SF), Replace	Poor	Performance/Integrity	\$1,731
1314705	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Restrooms	D2033	Floor Drain, Install	NA	Performance/Integrity	\$3,330
1314713	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Lower Restrooms	G3099	Pipe & Fittings, 3 INCH, Install	NA	Performance/Integrity	\$6,807
1314650	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Lower Restrooms	P000X	Engineer, Environmental, Mold Remediation, Evaluate/Report	NA	Environmental	\$4,661
1315841	Northshore Senior Center and Adult Day Center / Northshore Senior Center	Building exterior	P000X	Architect/Engineer, Building Envelope, Facade, Evaluate/Report	Poor	Performance/Integrity	\$9,321
Total (9 items)							\$333,883

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1313867	Northshore Senior Center and Adult Day Center / Site	Site	G1031	Bioswales, Drain, dredge and regrade, Regrade/Establish	Poor	Performance/Integrity	\$22,438
1313870	Northshore Senior Center and Adult Day Center / Site	Parking lot next to swale - Adult Day Center	G2041	Fences & Gates, Chain Link, 6' High, Replace	NA	Safety	\$4,474
1313824	Northshore Senior Center and Adult Day Center / Site	Site - Adult Day Center	G2044	Signage, Property, Monument/Pylon, Replace	Failed	Performance/Integrity	\$12,650
1314645	Northshore Senior Center and Adult Day Center / Site	Site - Senior Center	G2055	Landscaping, Sod at Eroded Areas, Add/Install	Poor	Performance/Integrity	\$5,980
Total (4 items)							\$45,542

1.6 Key Findings

**Emergency Light in Failed condition.**

2-Head w/ Battery
Adult Day Center 2nd Floor

Uniformat Code: D5092
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: \$3,500

\$\$\$\$

Many of the battery-back up safety lights have failed. Although some of the lights are still working, the lack of lighting could be a safety hazard during an emergency. The lights (ballast, bulbs) should be upgraded/replaced. - AssetCALC ID: 1313838

**Fences & Gates**

Chain Link, 6' High
Site Parking lot next to swale - Adult Day Center

Uniformat Code: G2041
Recommendation: **Replace in 2019**

Priority Score: **93.0**

Plan Type: Safety

Cost Estimate: \$4,500

\$\$\$\$

There is no fence separating the parking lot from the drop-off into the bio swale. - AssetCALC ID: 1313870

**Interior Floor Finish in Poor condition.**

Vinyl Sheetting
Adult Day Center Restrooms

Uniformat Code: C3024
Recommendation: **Replace in 2019**

Priority Score: **93.0**

Plan Type: Safety

Cost Estimate: \$8,900

\$\$\$\$

There are gaps and damages throughout the restroom flooring, which presents a trip hazard for elderly occupants. - AssetCALC ID: 1313829

**Interior Floor Finish in Poor condition.**

Carpet Commercial Standard
Adult Day Center 1st Floor Hallway

Uniformat Code: C3025
Recommendation: **Replace in 2019**

Priority Score: **93.0**

Plan Type: Safety

Cost Estimate: \$2,900

\$\$\$\$

The 1st floor hallway carpeting is worn with areas of bubbling and tears that present a trip hazard to the occupants. - AssetCALC ID: 1313871

**Roof in Poor condition.**

Single-Ply TPO/PVC Membrane
Northshore Senior Center Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$256,900

\$\$\$\$

This cost is to replace the flat roof with a TPO roof membrane. The POC reported chronic roof leaks that have been repaired with silver seal. The tar paper of the flat roof was exposed in some places, and there was vegetation growth on some of the sloped areas. The roof should be replaced to prevent further issues. - AssetCALC ID: 1314715

**Roof in Poor condition.**

Asphalt Shingle 20-Year
Northshore Senior Center Roof

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$41,000

\$\$\$\$

The POC reported chronic roof leaks that have been repaired with silver seal. The tar paper of the flat roof was exposed in some places, and there was vegetation growth on some of the sloped areas. The roof should be replaced to prevent further issues. - AssetCALC ID: 1314661

**Structural Flooring/Decking in Poor condition.**

Metal
Pedestrian Bridge Pedestrian Bridge

Uniformat Code: B1012
Recommendation: **Refinish in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,200

\$\$\$\$

The exposed metal structure of the pedestrian bridge has surface corrosion which, if left unchecked, can cause the steel to become pitted and start to impact the structural integrity of the bridge. The metal should be sanded and refinished with a protective coating. Please note that the pedestrian bridge goes over a heavily trafficked road, which would need to be shut down at times to work on the bridge. The cost to refinish the bridge does not include road closure costs. - AssetCALC ID: 1314668

**Exterior Wall in Poor condition.**Priority Score: **90.0**

Wood Clapboard Siding, 2 Stories
Northshore Senior Center Building Exterior

Plan Type:
Performance/Integrity

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Cost Estimate: \$371,500

\$\$\$\$

There is evidence of moisture damage and wood rot along the front wood facade of the building, and around the window frames. The rear of the building has less damage, although there are isolated areas with damaged wood. An intrusive study to determine the limits of the moisture damage should be performed. A cost to replace the entire facade is included. - AssetCALC ID: 1314657

2 Senior Center



Senior Center: Systems Summary

Address	10201 East Riverside Drive, Bothell, Washington	
Constructed/Renovated	1992	
Building Size	23,976 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs with raised floor	Fair
Façade	Wood siding with vinyl-framed windows	Poor
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, wood sports flooring, vinyl sheeting, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: One car serving two floors Stage wheelchair lift	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual packaged heat pumps, split systems, and gas furnaces Supplemental components: ductless split systems, electric baseboard heaters	Poor
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, CFL Emergency: None	Fair

Senior Center: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Moisture damaged wood siding, delaminating wood balcony flooring, leaking roof, inoperable and leaking windows, suspect interior mold issues in restroom, inadequate cooling, antiquated HVAC components and infrastructure, restrooms lack floor drains, some problematic commercial kitchen equipment	

NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

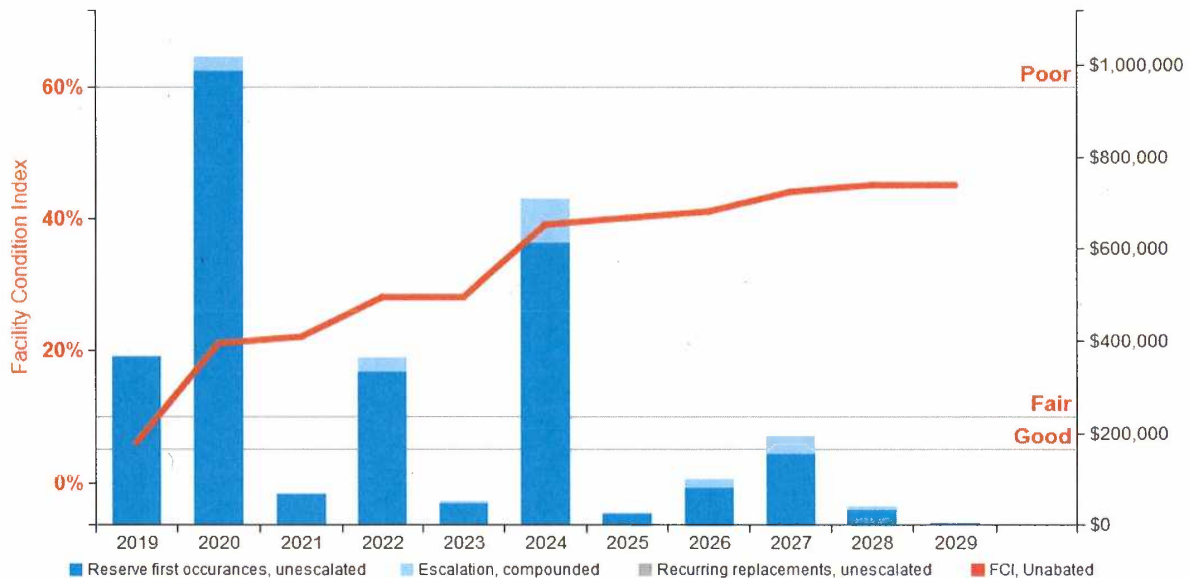
Senior Center: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$4,800	-	-	-	-	\$4,800
Facade	-	\$496,200	-	\$12,800	\$26,100	\$535,100
Roofing	\$305,000	-	-	-	\$538,100	\$843,000
Interiors	-	\$142,300	\$212,300	\$116,000	\$591,200	\$1,061,900
Elevators	-	\$118,400	-	-	\$5,900	\$124,300
Plumbing	\$3,500	\$54,100	\$20,100	\$7,300	\$562,700	\$647,800
Fire Suppression	-	\$5,800	-	\$78,400	-	\$84,200
HVAC	-	\$414,000	\$6,000	\$4,800	\$128,100	\$553,000
Electrical	-	\$12,200	\$2,600	\$38,800	\$1,542,900	\$1,596,500
Fire Alarm & Comm	-	-	-	-	\$146,400	\$146,400
Equipment/Special	-	\$82,500	\$22,500	\$78,100	\$169,300	\$352,400
Utilities	\$6,800	-	-	-	-	\$6,800
Landscaping	-	-	\$434,400	-	-	\$434,400
Follow-up Studies	\$14,000	-	-	-	-	\$14,000
TOTALS	\$334,100	\$1,325,500	\$697,900	\$336,200	\$3,710,700	\$6,404,600

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$ 6,545,448; Inflation rate: 3.0%



3 Adult Day Center



Adult Day Center: Systems Summary

Address	10212 East Riverside Drive, Bothell, Washington	
Constructed/Renovated	2004	
Building Size	24,790 SF	
Number of Stories	Three	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on piling and grade beam foundation	Fair
Façade	Cement board siding with vinyl-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheet, laminate faux wood, rubber tile Ceilings: ACT	Fair
Elevators	Hydraulic: One car serving three floors	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heaters Toilets, urinals and sinks in all restrooms	Fair
HVAC	Central system with a boiler feeding hydronic baseboard radiators Individual ductless split systems Supplemental components: suspended gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair

Adult Day Center: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, CFL Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Standing water in crawlspace/foundation, lack of ventilation in crawlspace, roof has vegetative growth that requires cleaning, damaged interior finishes, HVAC controls require rebalancing and upgrades, commercial kitchen has no heat exhaust fan, lack of a gas shutoff valve, replacement of some emergency lighting, replacement of Kameleon lighting controls	

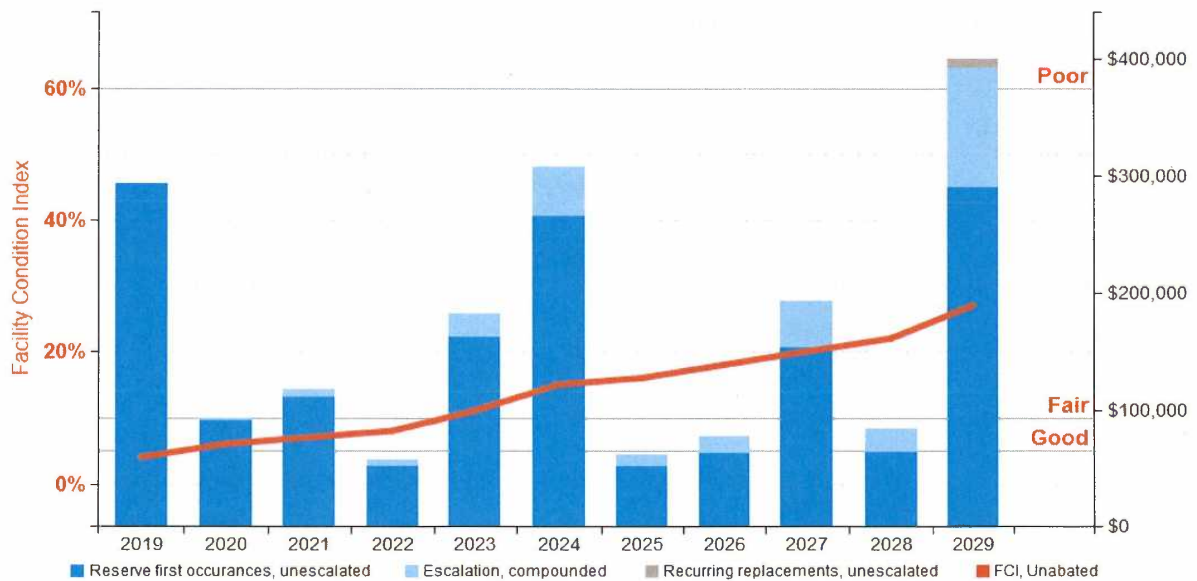
Adult Day Center: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$229,000	-	-	-	-	\$229,000
Facade	-	-	\$100,700	-	\$282,800	\$383,500
Roofing	-	-	-	-	\$143,800	\$143,800
Interiors	\$11,800	\$98,100	\$88,700	\$245,200	\$273,500	\$717,300
Elevators	-	-	\$4,600	\$8,200	\$161,800	\$174,600
Plumbing	\$1,200	-	\$55,700	\$23,900	\$113,700	\$194,500
Fire Suppression	-	-	\$7,400	-	\$92,400	\$99,800
HVAC	\$5,600	\$118,500	\$34,500	\$120,400	\$556,700	\$835,600
Electrical	\$3,500	\$11,700	\$3,200	\$4,700	\$389,700	\$412,900
Fire Alarm & Comm	-	-	\$93,200	\$167,300	\$145,200	\$405,600
Equipment/Special	\$6,100	\$15,700	\$59,900	\$79,100	\$130,500	\$291,300
Landscaping	-	-	-	\$97,700	-	\$97,700
Follow-up Studies	\$11,300	-	-	-	-	\$11,300
TOTALS	\$268,500	\$244,000	\$447,900	\$746,500	\$2,290,100	\$3,996,900

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$ 6,767,670; Inflation rate: 3.0%



4 Site Summary



Site Information

Lot Size	7.09 acres	
Parking Spaces	126 spaces for Senior Center; 11 of which are accessible 37 spaces for Adult Day Center; four of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, wood fencing, CMU dumpster enclosures Limited park benches, picnic tables, trash receptacles Fountain	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS Building-mounted: LED, CFL Pedestrian walkway and accent landscaping lighting	Good
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Pedestrian bridge structure and decking require sealing, bioswales require maintenance, missing and damaged fencing, alligator cracking in parking lot, storm drains in parking lot require cleaning, sidewalks require maintenance/grinding of potential trip hazards, property signage damaged	

NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

Site: Systems Expenditure Forecast

Site

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Site Lighting	-	\$7,900	\$16,200	-	\$213,700	\$237,800
Site Development	\$17,100	\$32,200	\$14,700	\$10,100	\$40,200	\$114,200
Site	\$22,400	-	-	-	-	\$22,400
Landscaping	\$6,000	-	-	-	-	\$6,000
Pavement	-	\$110,800	-	\$40,500	\$544,800	\$696,000
TOTALS	\$45,500	\$150,900	\$30,900	\$50,600	\$798,700	\$1,076,400

Pedestrian Bridge

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$8,500	-	-	\$11,400	\$19,800
Pavement	-	\$7,500	-	-	\$10,100	\$17,500
TOTALS	-	\$16,000	-	-	\$21,500	\$37,300

5 Property Space Use and Observed Areas

Unit Allocation

All 48,766 square feet of the property are occupied by Northshore Senior Center. The Senior Center spaces are a combination of community spaces, classrooms, offices, dining spaces and a commercial kitchen with supporting restrooms and utility spaces. The Adult Day Center consists of a multi-purpose room, health services, a beauty salon, gymnasium, offices, restrooms, and supporting utility spaces.

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6 ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facilities were originally constructed in 1992 and 2004. The facilities were not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

Senior Center: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Adult Day Center: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	☐	☐	☒

Adult Day Center: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Site: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	☐	☐	☒
Exterior Path of Travel	☐	☐	☒

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage

Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Interior Path of Travel	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

7 Purpose and Scope

7.1 Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings

Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

7.2 Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

8 Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

8.1 Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

8.2 Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

8.3 Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

8.4 Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

8.5 Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

9 Certification

Northshore Parks and Recreation Service Area (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Northshore Senior Center and Adult Day Center, 10201 East Riverside Drive, Bothell, Washington 98011, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Elizabeth Mannarino,
Project Manager

Reviewed by:



Alex Israel, Technical Report Reviewer for
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10 Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves

NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

Appendix A: Photographic Record

ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#1 FRONT ELEVATION



#2 RIGHT ELEVATION



#3 REAR ELEVATION



#4 LEFT ELEVATION



#5 SETTLEMENT CRACKING ABOVE DOORWAY



#6 WOOD SUBFLOORING - FRONT RESTROOM REMEDIATION

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ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#7 ROOF VEGETATION GROWTH -
REQUIRES CLEANING



#8 LOBBY



#9 MULTI PURPOSE ROOM



#10 FIRST FLOOR HALLWAY



#11 DAMAGED CARPETING IN
HALLWAY



#12 HALLWAY LEADING TO
PEDESTRIAN BRIDGE

ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#13 HEALTH ROOM



#14 COMMERCIAL KITCHEN



#15 RESTROOM



#16 RESTROOM VINYL FLOORING



#17 HYDRAULIC ELEVATOR MACHINE



#18 WATER HEATERS

ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#19 BOILER ROOM



#20 INTERIOR AIR HANDLER



#21 HYDRONIC BASEBOARD HEATER



#22 UNIT HEATER IN MECHANICAL ATTIC



#23 DUCTLESS SPLIT SYSTEM



#24 WINDOW AIR CONDITIONER

ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#25 METASYS BAS CONTROLS



#26 FIRE SUPPRESSION BACKFLOW PREVENTER



#27 KITCHEN SUPPRESSION SYSTEM



#28 ELECTRICAL ROOM



#29 PROBLEMATIC KAMELEON LIGHT CONTROLS



#30 EXTERIOR LED LIGHTING

ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#31 FIRE ALARM CONTROL PANEL



#32 PARKING LOT



#33 BACKYARD



#34 GARDEN



#35 BIOSWALE AND DROP-OFF



#36 MISSING SIGNAGE

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#1

SENIOR CENTER



#2

FRONT ELEVATION



#3

LEFT ELEVATION



#4

REAR ELEVATION



#5

RIGHT ELEVATION



#6

SURFACE CORROSION ON
PEDESTRIAN BRIDGE

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#7

CONCRETE SPALLING ON
PEDESTRIAN BRIDGE



#8

DETERIORATING WOOD
BALCONY STRUCTURE



#9

FLAT ROOF DAMAGE AND
GROWTH ON EXTERIOR WALL



#10

WOOD SIDING DAMAGE



#11

WATER-DAMAGED WOOD TRIM



#12

INTERIOR WOOD WINDOW
DAMAGE WITH WINDOW
MOISTURE

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#13

WOOD ROT ON EXTERIOR
WINDOW SILLS

#14

FLAT ROOF



#15

FLAT ROOF TAR PAPER



#16

SLOPED ROOF



#17

SKYLIGHT WITH FAILED
GASKETS AND MOISTURE

#18

LOBBY

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#19 MULTI-PURPOSE ROOM



#20 DINING ROOM



#21 COFFEE BAR



#22 SECOND FLOOR



#23 CONFERENCE ROOM



#24 BILLIARDS ROOM

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#25 ON-SITE RESIDENCE



#26 KITCHEN



#27 RESTROOM



#28 HYDRAULIC ELEVATOR



#29 ELEVATOR CAB FINISHES



#30 DOMESTIC WATER HEATER

SENIOR CENTER

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#31

DOMESTIC BACKFLOW PREVENTER



#32

RESTROOMS LACKING FLOOR DRAINS



#33

DAMAGED SINK



#34

PREVIOUS WATER DAMAGE - REQUIRES INTRUSIVE STUDY



#35

ROOFTOP HVAC EQUIPMENT



#36

CONDENSING UNITS

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#37 FURNACE



#38 HALLWAY ELECTRIC BASEBOARD HEATER



#39 FIRE PROTECTION BACKFLOW PREVENTER



#40 ELECTRICAL PANELS IN KITCHEN



#41 EXTERIOR LIGHTING



#42 FIRE ALARM CONTROL PANEL

SENIOR CENTER

EMG PROJECT NO.: 138657.19R000-001.017



#43 NEW FIRE ALARM COMPONENTS



#44 PROBLEMATIC DISHWASHER



#45 PARKING LOT



#46 ALLIGATOR CRACKING IN PARKING LOT



#47 REAR PATIO



#48 REAR YARD NEEDS TO BE RESODDED

NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

Appendix B: Site Plan



NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

Appendix C: Pre-Survey Questionnaire

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EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Northshore Senior Center and Adult Day Center
Name of person completing form: Harry Horst
Title / Association w/ property: Maintenance Technician
Length of time associated w/ property: 7 months - transportation division before for 2 yrs
Date Completed: 7/8/2019
Phone Number: 425.877.6380
Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

DATA OVERVIEW		RESPONSE		
1	Year(s) constructed	Constructed 2004	Renovated	Adult Day / health & wellness(AD) - 24,790 SF - 2004 Senior Center(SC) - 23,976 SF - 1992
2	Building size in SF	24,790 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		SC: Carpet 2018 in dining, flood 2-3 yrs ago so some replcements then
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Siding, roof, HVAC, pavement, sidewalk leveling issues- get funding for them AD 1st floor floor coverings need to be replaced		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Walk-in cooler in AD broken, HVAC system in AD Bldg had failure and flooding - water leaked through and caused damages- metasys, system was untreated - no glycol, was cleaned/treated, Johnson controls has come out - not on contract due to \$ constraints		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

QUESTION		RESPONSE	COMMENTS
7	Are there any problems with foundations or structures, like excessive settlement?	☒ Yes ☐ No ☐ Unk ☐ NA	Settling in AD building, cracking in walls, minor
8	Are there any wall, window, basement or roof leaks?	☒ Yes ☐ No ☐ Unk ☐ NA	Roof, window, siding leaks in both buildings
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	☒ Yes ☐ No ☐ Unk ☐ NA	Found mold in AD building in restroom, toilet leaking major water damage, being remediated. Restoration after flood, 2 yrs ago main line backup in RR, flooded the lobby/hallway & was remediated
10	Are your elevators unreliable, with frequent service calls?	☐ Yes ☒ No ☐ Unk ☐ NA	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?	☐ Yes ☒ No ☐ Unk ☐ NA	SC/AD - Issues caused by use, no chronic problems
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	☐ Yes ☒ No ☐ Unk ☐ NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	☒ Yes ☐ No ☐ Unk ☐ NA	SC- Issues w furnaces and cooling - can't handle hot weather (rated to 86deg), AD has no AC - green building design
14	Is the electrical service outdated, undersized, or otherwise problematic?	☐ Yes ☒ No ☐ Unk ☐ NA	
15	Are there any problems or inadequacies with exterior lighting?	☒ Yes ☐ No ☐ Unk ☐ NA	3 yrs ago change to LEDs - mostly done but not completed, emergency lighting in AD not functioning, AD digital controller kameleon panel not working -
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	☒ Yes ☐ No ☐ Unk ☐ NA	Bio swales - being maint. today, storm drains need cleaning, standing ground water in AD crawlspace building - inspected and got a bid on a repair
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	☐ Yes ☒ No ☐ Unk ☐ NA	Possibly bio swale at health and wellness
18	ADA: Has an accessibility study been performed at the site? If so, when?	☐ Yes ☒ No ☐ Unk ☐ NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	☐ Yes ☒ No ☐ Unk ☐ NA	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?	☐ Yes ☒ No ☐ Unk ☐ NA	

Signature of Assessor

Signature of POC

NORTHSHORE SENIOR CENTER AND ADULT DAY CENTER

EMG PROJECT NO.: 138657.19R000-001.017

Appendix D: Component Condition Report

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Component Condition Report

Northshore Senior Center and Adult Day Center / Adult Day Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1039	Crawlspace	Poor	Basement/Crawlspace, Trenching, Installation of Sump Pump & Moisture Barrier	10,000 SF	0	1317136
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 3+ Stories, Prep & Paint	16,800 SF	4	1313843
B2021	Building Exterior	Fair	Window, 12 SF	77	15	1313791
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	15	15	1313812
B2032	Building Exterior	Fair	Exterior Door, Steel	5	25	1313807
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	12,600 SF	15	1313803
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	53	25	1313844
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	9	1313840
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	38,300 SF	5	1313841
C3024	Multi-purpose room	Fair	Interior Floor Finish, Laminate Faux Wood	2,975 SF	7	1314859
C3024	Kitchen	Fair	Interior Floor Finish, Vinyl Sheeting	720 SF	6	1313880
C3024	Restrooms	Excellent	Interior Floor Finish, Vinyl Sheeting	240 SF	14	1313846
C3024	2nd Floor Gym	Fair	Interior Floor Finish, Rubber Tile	1,920 SF	7	1313876
C3024	Restrooms	Poor	Interior Floor Finish, Vinyl Sheeting	960 SF	0	1313829
C3025	1st Floor Hallway	Poor	Interior Floor Finish, Carpet Commercial Standard	288 SF	0	1313871
C3025	2nd Floor	Poor	Interior Floor Finish, Carpet Commercial Standard	868 SF	2	1313855
C3025	1st Floor	Poor	Interior Floor Finish, Carpet Commercial Standard	8,390 SF	2	1317167
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	24,790 SF	10	1313881
Elevators						
D1011	Elevator	Fair	Elevator Controls, 1 CAR, Modernize	1	7	1313882
D1011	Elevator room	Fair	Elevator, 4500 LB, Renovate	1	15	1313833
D1019	Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	5	1313839
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	17	15	1313821
D2012	Restrooms	Fair	Urinal, Standard	1	15	1313856
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	14	15	1313813
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	2	15	1313836
D2014	Kitchen	Fair	Service Sink, Wall-Hung	1	20	1313811
D2015	Restrooms	Fair	Bathtub/Shower Combination Enclosure, Fiberglass	3	8	1313857
D2018	Throughout building	Fair	Drinking Fountain, Interior	2	6	1313862

Northshore Senior Center and Adult Day Center / Adult Day Center						PLAN FOR DESTRUCTION - APPROVED		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID		
D2021	Site	Fair	Backflow Preventer, 1.5 INCH	1	15	1313794		
D2021	Boiler room	Fair	Backflow Preventer, 2 INCH	1	15	1313825		
D2021	Site	Fair	Backflow Preventer, 2 INCH	1	15	1313828		
D2023	Boiler room	Fair	Domestic Circulation Pump, .5 HP	2	6	1313792		
D2023	Boiler room	Fair	Water Heater, 100 GAL	1	4	1313809		
D2023	Boiler room	Fair	Water Heater, 100 GAL	1	4	1313873		
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	24,790 SF	25	1336234		
D2034	Site	Fair	Grease Trap/Interceptor, Underground	1	5	1313865		
D2091	Kitchen	NA	Shut-Off Valve, Natural Gas, Kitchen Shut-Off Valve, Install	1	0	1313800		
Fire Suppression								
D4011	Site	Fair	Backflow Preventer, 6 INCH	1	15	1313801		
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	24,790 SF	12	1313868		
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	12 LF	5	1313806		
HVAC								
D3021	Boiler room	Fair	Boiler, 860 MBH	1	15	1313817		
D3032	Roof	Fair	Ductless Split System, 1 TON [CU-4]	1	3	1313860		
D3032	Roof	Fair	Ductless Split System, 2 TON [CU-1]	1	3	1313823		
D3032	Roof	Fair	Ductless Split System, 1 TON [CU-2]	1	3	1313799		
D3032	Outside Boiler room	Fair	Ductless Split System, 1.5 TON	1	4	1313810		
D3032	Roof	Fair	Ductless Split System, 3 TON	1	3	1313831		
D3032	Roof	Fair	Ductless Split System, 1 TON [CU-3]	1	3	1313879		
D3041	Attic	Fair	Air Handler (AHU), 2400 CFM [AHU 1]	1	10	1313837		
D3041	Attic	Fair	Air Handler (AHU), 800 CFM [AHU 2]	1	10	1313822		
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	24,790 SF	15	1336233		
D3041	Attic	Fair	Air Handler (AHU), 2700 CFM [MUA 1]	1	10	1313872		
D3041	Kitchen	NA	HVAC System Ductwork, Low Density	100 SF	2	1314862		
D3041	Attic	Fair	Air Handler (AHU), 1730 CFM [AHU 3]	1	10	1313854		
D3042	Roof	Fair	Exhaust Fan, 1800 CFM	1	5	1313820		
D3042	Kitchen	NA	Exhaust Fan, 2000 CFM	1	2	1314860		
D3042	Roof	Fair	Exhaust Fan, 900 CFM [EF-14]	1	5	1313796		
D3044	Boiler room	Fair	Distribution Pump, 2 HP	2	6	1313827		
D3049	Attic	Fair	HVAC System Hydronic Piping, 2-Pipe	24,790 SF	25	1313850		
D3051	Throughout building	Fair	Air Conditioner, Residential Window/Thru-Wall	11	4	1313861		
D3051	Throughout building	Fair	Radiator, Hydronic Baseboard (per LF)	160 LF	15	1313848		
D3051	Attic	Failed	Unit Heater, Hydronic, 73 MBH	2	0	1313878		
D3051	Attic	Fair	Air Conditioner, 1 TON	4	4	1313795		

Northshore Senior Center and Adult Day Center / Adult Day Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	24,790 SF	1	1313875
Electrical						
D5012	Electrical room	Fair	Building/Main Switchboard, 1000 AMP	1	25	1313793
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	24,790 SF	25	1336237
D5022	Electrical room	Poor	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor	1	2	1313874
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	11	5	1313832
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	24,790 SF	12	1313804
D5092	2nd Floor	Failed	Emergency Light, 2-Head w/ Battery	12	0	1313838
D5092	2nd Floor	Fair	Exit Sign Light Fixture, LED	16	3	1313877
Fire Alarm & Comm						
D5032	Throughout building	Fair	Wander Guard, Patient Management System/Devices	24,790 SF	5	1313863
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	24,790 SF	8	1313797
D5037	Communications Room	Fair	Fire Alarm Control Panel, Addressable	1	5	1313853
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator	1	9	1313864
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	5	1313818
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	5	1313815
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Tabletop	1	3	1313835
E1093	Kitchen	Fair	Commercial Kitchen, Dishwasher	1	5	1313808
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 8 to 10 LF	1	6	1313790
E1093	Kitchen	Fair	Commercial Kitchen, Ice maker, Tabletop	1	6	1313869
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 8 to 10 LF	1	6	1313798
E1093	Kitchen	Poor	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	0	1313805
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 3/4 HP	1	3	1313834
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner	1	5	1313830
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	13	1313816
Landscaping						
G2057	Site - Adult Day Center	Fair	Irrigation System	15,600 SF	10	1313789
Follow-up Studies						
P000X	Throughout building	Poor	Engineer, HVAC System, Controls Re-Balance, Evaluate/Report	1	0	1317143
P000X	Crawlspace	NA	Engineer, Environmental, Mold Remediation, Evaluate/Report	1	0	1323302

Northshore Senior Center and Adult Day Center / Pedestrian Bridge

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1012	Pedestrian Bridge	Poor	Structural Flooring/Decking, Metal, Refinish	2,000 SF	2	1314668

Northshore Senior Center and Adult Day Center / Pedestrian Bridge

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pavement						
G2034	Pedestrian Bridge	Poor	Bridge, Pedestrian Walkway, Concrete, Reseal	2,000 SF	2	1314646

Northshore Senior Center and Adult Day Center / Northshore Senior Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1013	Upper Balcony (205)	Poor	Balcony Floor Structure, Wood	60 SF	0	1314735
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Wood Clapboard Siding, 2 Stories	9,300 SF	1	1314657
B2021	Building exterior	Poor	Window, Vinyl, 12 SF	69	1	1314744
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6	7	1314674
B2032	Building Exterior	Fair	Exterior Door, Steel	21	15	1314748
Roofing						
B3011	Roof	Poor	Roof, Asphalt Shingle 20-Year	8,100 SF	0	1314661
B3011	Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	11,350 SF	0	1314715
B3021	Roof	Poor	Skylight, per unit (9-20 SF)	1	0	1314700
B3021	Roof	Poor	Roof Skylight, per SF of glazing	80 SF	0	1314686
Interiors						
C1012	202/203	Fair	Movable Partitions, Fabric Office 6' Height	40 LF	3	1314654
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	77	13	1314751
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	17	5	1314644
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	38,400 SF	5	1314707
C3024	Multi-purpose Room	Poor	Interior Floor Finish, Maple Sports Floor, Sand & Refinish	3,000 SF	1	1314701
C3024	Lower Restrooms	Good	Interior Floor Finish, Ceramic Tile	720 SF	37	1314656
C3024	Upper Restrooms	Fair	Interior Floor Finish, Ceramic Tile	720 SF	13	1314755
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Sheeting	240 SF	9	1314663
C3025	Coffee Bar & Dining Room	Fair	Interior Floor Finish, Carpet Commercial Standard	2,300 SF	9	1314733
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	11,000 SF	3	1314670
C3025	1st Floor	Fair	Interior Floor Finish, Carpet Commercial Tile	6,000 SF	7	1314693
C3025	Program Room	Excellent	Interior Floor Finish, Carpet Commercial Standard	300 SF	10	1314678
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,800 SF	6	1314659
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	19,200 SF	5	1314683
Elevators						
D1011	Elevator Room	Fair	Elevator, 2500 LB, Renovate	1	3	1314675
D1011	Elevator Room	Fair	Elevator Controls, 1 CAR, Modernize	1	3	1314682
D1013	Multi-purpose Room	Fair	Wheelchair Lift, 5' Rise, Renovate	1	3	1314719

Northshore Senior Center and Adult Day Center / Northshore Senior Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1019	Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	3	1314649
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	16	3	1314720
D2012	Restrooms	Fair	Urinal, Standard	5	3	1314677
D2014	Women's Lower Restroom	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	20	1314691
D2014	Restrooms	Poor	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	2	1314692
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	12	1314671
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	12	1314704
D2018	Hallway	Fair	Drinking Fountain, Interior	1	3	1314728
D2021	Site	Fair	Backflow Preventer, 1 INCH	1	5	1314739
D2021	Site	Fair	Backflow Preventer, 2 INCH	1	6	1314708
D2023	Stage Sprinkler Room	Good	Water Heater, 76 GAL	1	14	1314681
D2023	Coffee Bar	NA	Water Heater, Instant Hot, Electric	1	1	1314737
D2023	Custodian 2nd Floor	Fair	Water Heater, 50 GAL	1	8	1314730
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	23,976 SF	13	1314648
D2033	Restrooms	NA	Floor Drain, Install	4	0	1314705
D2034	Site - Front	Fair	Grease Trap/Interceptor, Underground	1	4	1314638
Fire Suppression						
D4011	Site	Fair	Backflow Preventer, 6 INCH	1	8	1314696
D4019	Stage Sprinkler Room	Fair	Sprinkler Heads (per SF)	23,976 SF	8	1314687
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	10 LF	3	1314647
HVAC						
D3032	Building exterior	Poor	Condensing Unit/Heat Pump, 2.5 TON [AC10]	1	1	1314640
D3032	Roof	Poor	Condensing Unit/Heat Pump, 5 TON [AC8]	1	1	1314676
D3032	Roof	Poor	Condensing Unit/Heat Pump, 2 TON [AC11]	1	1	1314653
D3032	Roof	Poor	Condensing Unit/Heat Pump, 10 TON [AC6]	1	1	1314756
D3032	Building exterior	Poor	Condensing Unit/Heat Pump, 3.5 TON [AC5]	1	1	1314752
D3032	Roof	Poor	Condensing Unit/Heat Pump, 5 TON [AC1]	1	1	1314747
D3032	Roof	Poor	Condensing Unit/Heat Pump, 3.5 TON [AC2]	1	1	1314652
D3032	Roof	Poor	Condensing Unit/Heat Pump, 5 TON [AC9]	1	1	1314688
D3032	Building exterior	Poor	Condensing Unit/Heat Pump, 3.5 TON [AC4]	1	1	1314702
D3041	Fire Alarm Control Panel Room	Poor	Gas Heater, 160 MBH	1	1	1314712
D3041	Roof	Poor	HVAC System Ductwork, Medium Density	23,976 SF	1	1314754
D3041	Fire Alarm Control Panel Room	Poor	Air Handler (AHU), 4000 CFM [AH 6]	1	1	1314672
D3042	Roof	Fair	Exhaust Fan, 4200 CFM [EF1]	1	4	1314697
D3042	Roof	Fair	Exhaust Fan, 2640 CFM [SF1]	1	6	1314662

Northshore Senior Center and Adult Day Center / Northshore Senior Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	Hallway	Fair	Baseboard Heater, 1500 WATTS	2	5	1314664
D3051	Dining Room	Poor	Furnace, 88 MBH [AH 4]	1	1	1314669
D3051	Administrative Offices	Poor	Furnace, 110 MBH [AH 1]	1	1	1314695
D3051	103/104 Storage	Poor	Furnace, 44 MBH [AH 11]	1	1	1314738
D3051	Social Services Office	Poor	Furnace, 110 MBH [AH 9]	1	1	1314665
D3051	Residential Unit	Fair	Air Conditioner, Residential Window/Thru-Wall	1	4	1314709
D3051	202/203	Poor	Furnace, 110 MBH [AH 8]	1	1	1314757
D3051	Fire Alarm Control Panel Room	Poor	Furnace, 44 MBH [AH 10]	1	1	1314753
D3051	Dining Room	Poor	Furnace, 88 MBH [AH 5]	1	1	1314666
D3051	Stage Sprinkler Room	Fair	Unit Heater, 1 kW	1	3	1314660
D3051	Volunteer Coordinator Office	Poor	Furnace, 88 MBH [AH 2]	1	1	1314698
D3052	Roof	Poor	Packaged Unit (RTU), 12 TON [AC3]	1	1	1314643
D3052	Roof	Poor	Packaged Unit (RTU), 20 TON [AC7]	1	1	1314714
D3052	Roof	Poor	Packaged Unit (RTU), 7.5 TON [AC12]	1	1	1314727
Electrical						
D5012	Kitchen	Fair	Building/Main Switchboard, 1200 AMP	1	18	1314749
D5012	Kitchen	Fair	Distribution Panel, 400 AMP	2	8	1314743
D5012	Hallway	Fair	Distribution Panel, 400 AMP [2P1/2P2]	2	8	1314750
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	23,976 SF	17	1314740
D5022	Building exterior	Fair	Light Fixture, 50 WATT	16	3	1314731
D5022	Multi-purpose Room	Fair	Light Dimming Panel, Basic	1	4	1314679
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	23,976 SF	18	1314718
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	20	3	1314690
Fire Alarm & Comm						
D5037	Throughout building	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	23,976 SF	20	1314680
D5037	Fire Alarm Control Panel Room	Good	Fire Alarm Control Panel, Addressable	1	15	1314716
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, Chest	1	4	1314742
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	3	1314658
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 8 to 10 LF	1	7	1314732
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	3	1314729
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, Chest	1	4	1314655
E1093	Kitchen	Poor	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	2	1314723
E1093	Kitchen	Poor	Commercial Kitchen, Dishwasher	1	2	1314641
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	4	1314689
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	4	1314673

Northshore Senior Center and Adult Day Center / Northshore Senior Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 8 to 10 LF	1	7	1314703
E1093	Kitchen	Good	Commercial Kitchen, Icemaker, Tabletop	1	9	1314642
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	3	1314745
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Combination Freezer/Refigerator	1	8	1314651
E1093	Kitchen	Poor	Commercial Kitchen, Steamer, Freestanding	1	2	1314711
E1093	Kitchen	Good	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	14	1314685
E1094	Coffee Bar	Poor	Residential Appliances, Dishwasher	1	2	1314706
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	80,400 SF	5	1314721
Utilities						
G3099	Lower Restrooms	NA	Pipe & Fittings, 3 INCH, Install	80 LF	0	1314713
Follow-up Studies						
P000X	Building exterior	Poor	Architect/Engineer, Building Envelope, Facade, Evaluate/Report	1	0	1315841
P000X	Lower Restrooms	NA	Engineer, Environmental, Mold Remediation, Evaluate/Report	1	0	1314650

Northshore Senior Center and Adult Day Center / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site						
G1031	Site	Poor	Bioswales, Drain, dredge and regrade, Regrade/Establish	7,900 SF	0	1313867
Pavement						
G2012	Parking lot - Senior Center	Poor	Roadways, Asphalt Pavement, Mill & Overlay	15,800 SF	1	1314694
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	17,285 SF	1	1313866
G2022	Parking lot - Senior Center	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	63,166 SF	1	1314736
G2022	Parking lot - Adult Day Center	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	17,285 SF	11	1313788
G2031	Site - Adult Day Center	Good	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	8,000 SF	15	1313802
G2031	Site - Senior Center	Fair	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	12,900 SF	23	1314684
Site Development						
G2041	Site - Adult Day Center	Poor	Fences & Gates, Chain Link, 6' High	475 LF	1	1313814
G2041	Parking lot next to swale - Adult Day Center	NA	Fences & Gates, Chain Link, 6' High	160 LF	0	1313870
G2044	Site - Adult Day Center	Failed	Signage, Property, Monument/Pylon	1	0	1313824
G2044	Site - Senior Center	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	5	1314746
G2049	Site - Senior Center	Fair	Prefabricated/Ancillary Building or Structure, All Components	60 SF	20	1314725
G2049	Site - Adult Day Center	Poor	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	2	2	1313852
G2049	Site - Senior Center	Fair	Prefabricated/Ancillary Building or Structure, All Components	50 SF	8	1314699
Landscaping						
G2055	Site - Senior Center	Poor	Landscaping, Sod at Eroded Areas, Add/Install	4,500 SF	0	1314645

Northshore Senior Center and Adult Day Center / Site						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site Lighting						
G4021	Site - Senior Center	Fair	Site Walkway Bollard Light, 70 - 250 WATT, Replace/Install	6	3	1314741
G4021	Parking lot - Senior Center	Good	Site Pole Light, 135 - 1000 WATT, Replace/Install	19	19	1314710
G4021	Site - Adult Day Center	Fair	Site Walkway Bollard Light, 70 - 250 WATT, Replace/Install	7	5	1313826
G4021	Parking lot - Adult Day Center	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	4	18	1313849
G4021	Site - Adult Day Center	Fair	Site Walkway Bollard Light, 70 - 150 WATT, Replace/Install	6	5	1313851

**Appendix E:
Replacement Reserves**

Replacement Reserves Report

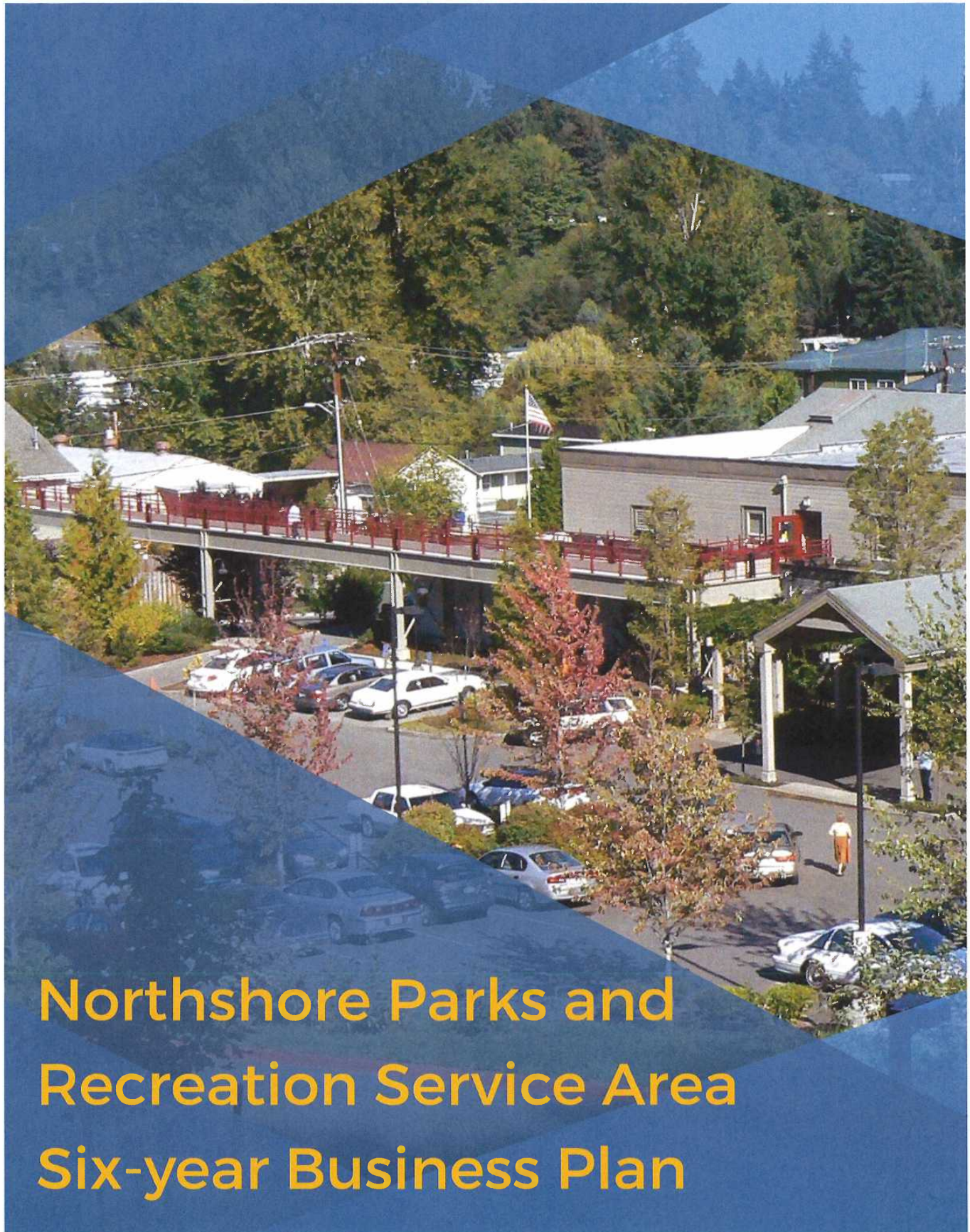
8/7/2019

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Northshore Senior Center and Adult Day Center / Adult Day Center	A1039	1317136	Basement/Crawlspace, Trenching, Installation of Sump Pump & Moisture Barrier, Replace	0	0	0	10000	SF	\$22.90	\$229,031	\$229,031																
Northshore Senior Center and Adult Day Center / Adult Day Center	B2011	1313843	Exterior Wall, any Painted Surface, 3+ Stories, Prep & Paint	10	6	4	16800	SF	\$5.33	\$89,482					\$89,482									\$89,482			
Northshore Senior Center and Adult Day Center / Adult Day Center	B2021	1313791	Window, 12 SF, Replace	30	15	15	77	EA	\$892.16	\$68,696																\$68,696	
Northshore Senior Center and Adult Day Center / Adult Day Center	B2031	1313812	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	15	15	15	EA	\$1,731.05	\$25,966																\$25,966	
Northshore Senior Center and Adult Day Center / Adult Day Center	B3011	1313803	Roof, Asphalt Shingle 30-Year, Replace	30	15	15	12600	SF	\$7.32	\$92,278																\$92,278	
Northshore Senior Center and Adult Day Center / Adult Day Center	C1031	1313840	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	12	EA	\$998.68	\$11,984										\$11,984							
Northshore Senior Center and Adult Day Center / Adult Day Center	C3012	1313841	Interior Wall Finish, any surface, Prep & Paint	10	5	5	38300	SF	\$2.00	\$76,499						\$76,499										\$76,499	
Northshore Senior Center and Adult Day Center / Adult Day Center	C3024	1313829	Interior Floor Finish, Vinyl Sheeting, Replace	15	15	0	960	SF	\$9.32	\$8,948	\$8,948															\$8,948	
Northshore Senior Center and Adult Day Center / Adult Day Center	C3024	1313880	Interior Floor Finish, Vinyl Sheeting, Replace	15	9	6	720	SF	\$9.32	\$6,711							\$6,711										
Northshore Senior Center and Adult Day Center / Adult Day Center	C3024	1314859	Interior Floor Finish, Laminate Faux Wood, Replace	15	8	7	2975	SF	\$9.32	\$27,730								\$27,730									
Northshore Senior Center and Adult Day Center / Adult Day Center	C3024	1313876	Interior Floor Finish, Rubber Tile, Replace	15	8	7	1920	SF	\$11.98	\$23,010								\$23,010									
Northshore Senior Center and Adult Day Center / Adult Day Center	C3024	1313846	Interior Floor Finish, Vinyl Sheeting, Replace	15	1	14	240	SF	\$9.32	\$2,237															\$2,237		
Northshore Senior Center and Adult Day Center / Adult Day Center	C3025	1313871	Interior Floor Finish, Carpet Commercial Standard, Replace	10	10	0	288	SF	\$9.99	\$2,876	\$2,876										\$2,876						
Northshore Senior Center and Adult Day Center / Adult Day Center	C3025	1313855	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	868	SF	\$9.99	\$8,669			\$8,669										\$8,669				
Northshore Senior Center and Adult Day Center / Adult Day Center	C3025	1317167	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	8390	SF	\$9.99	\$83,789			\$83,789										\$83,789				
Northshore Senior Center and Adult Day Center / Adult Day Center	C3032	1313881	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	24790	SF	\$4.66	\$115,534											\$115,534						
Northshore Senior Center and Adult Day Center / Adult Day Center	D1011	1313882	Elevator Controls, 1 CAR, Modernize	20	13	7	1	EA	\$6,657.88	\$6,658								\$6,658									
Northshore Senior Center and Adult Day Center / Adult Day Center	D1011	1313833	Elevator, 4500 LB, Renovate	30	15	15	1	EA	\$99,868.13	\$99,868																\$99,868	
Northshore Senior Center and Adult Day Center / Adult Day Center	D1019	1313839	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	5	5	1	EA	\$3,994.73	\$3,995						\$3,995										\$3,995	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2011	1313821	Toilet, Commercial Water Closet, Replace	30	15	15	17	EA	\$1,731.05	\$29,428																\$29,428	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2012	1313856	Urinal, Standard, Replace	30	15	15	1	EA	\$1,464.73	\$1,465																\$1,465	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2014	1313813	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	14	EA	\$1,464.73	\$20,506																\$20,506	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2014	1313836	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	15	15	2	EA	\$3,328.94	\$6,658																\$6,658	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2014	1313811	Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,864.21	\$1,864																	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2015	1313857	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	12	8	3	EA	\$2,529.99	\$7,590									\$7,590								
Northshore Senior Center and Adult Day Center / Adult Day Center	D2018	1313862	Drinking Fountain, Interior, Replace	15	9	6	2	EA	\$2,529.99	\$5,060							\$5,060										
Northshore Senior Center and Adult Day Center / Adult Day Center	D2021	1313794	Backflow Preventer, 1.5 INCH, Replace	30	15	15	1	EA	\$4,261.04	\$4,261																\$4,261	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2021	1313825	Backflow Preventer, 2 INCH, Replace	30	15	15	1	EA	\$4,261.04	\$4,261																\$4,261	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2021	1313828	Backflow Preventer, 2 INCH, Replace	30	15	15	1	EA	\$4,261.04	\$4,261																\$4,261	
Northshore Senior Center and Adult Day Center / Adult Day Center	D2023	1313809	Water Heater, 100 GAL, Replace	20	16	4	1	EA	\$16,511.53	\$16,512					\$16,512												
Northshore Senior Center and Adult Day Center / Adult Day Center	D2023	1313873	Water Heater, 100 GAL, Replace	20	16	4	1	EA	\$16,511.53	\$16,512					\$16,512												
Northshore Senior Center and Adult Day Center / Adult Day Center	D2023	1313792	Domestic Circulation Pump, .5 HP, Replace	15	9	6	2	EA	\$3,462.10	\$6,924								\$6,924									
Northshore Senior Center and Adult Day Center / Adult Day Center	D2034	1313865	Grease Trap/Interceptor, Underground, Replace	20	15	5	1	EA	\$15,978.90	\$15,979							\$15,979										
Northshore Senior Center and Adult Day Center / Adult Day Center	D2091	1313800	Shut-Off Valve, Natural Gas, Kitchen Shut-Off Valve, Install	0	0	0	1	EA	\$1,198.42	\$1,198	\$1,198																
Northshore Senior Center and Adult Day Center / Adult Day Center	D3021	1313817	Boiler, 860 MBH, Replace	30	15	15	1	EA	\$45,007.24	\$45,007																\$45,007	
Northshore Senior Center and Adult Day Center / Adult Day Center	D3032	1313860	Ductless Split System, 1 TON, Replace	15	12	3	1	EA	\$4,660.51	\$4,661					\$4,661												
Northshore Senior Center and Adult Day Center / Adult Day Center	D3032	1313823	Ductless Split System, 2 TON, Replace	15	12	3	1	EA	\$6,391.56	\$6,392					\$6,392												
Northshore Senior Center and Adult Day Center / Adult Day Center	D3032	1313799	Ductless Split System, 1 TON, Replace	15	12	3	1	EA	\$4,660.51	\$4,661					\$4,661												
Northshore Senior Center and Adult Day Center / Adult Day Center	D3032	1313831	Ductless Split System, 3 TON, Replace	15	12	3	1	EA	\$8,122.61	\$8,123					\$8,123												
Northshore Senior Center and Adult Day Center / Adult Day Center	D3032	1313879	Ductless Split System, 1 TON, Replace	15	12	3	1	EA	\$4,660.51	\$4,661					\$4,661												
Northshore Senior Center and Adult Day Center / Adult Day Center	D3032	1313810	Ductless Split System, 1.5 TON, Replace	15	11	4	1	EA	\$6,391.56	\$6,392						\$6,392											
Northshore Senior Center and Adult Day Center / Adult Day Center	D3041	1314862	HVAC System Ductwork, Low Density, Replace	30	28	2	100	SF	\$11.36	\$1,136			\$1,136														
Northshore Senior Center and Adult Day Center / Adult Day Center	D3041	1313837	Air Handler (AHU), 2400 CFM, Replace	25	15	10	1	EA	\$19,973.63	\$19,974											\$19,974						
Northshore Senior Center and Adult Day Center / Adult Day Center	D3041	1313822	Air Handler (AHU), 800 CFM, Replace	25	15	10	1	EA	\$8,255.77	\$8,256											\$8,256						
Northshore Senior Center and Adult Day Center / Adult Day Center	D3041	1313872	Air Handler (AHU), 2700 CFM, Replace	25	15	10	1	EA	\$29,294.65	\$29,295											\$29,295						
Northshore Senior Center and Adult Day Center / Adult Day Center	D3041	1313854	Air Handler (AHU), 1730 CFM, Replace	25	15	10	1	EA	\$19,973.63	\$19,974											\$19,974						
Northshore Senior Center and Adult Day Center / Adult Day Center	D3041	1336233	HVAC System Ductwork, Medium Density, Replace	30	15	15	24790	SF	\$5.33	\$132,039																\$132,039	
Northshore Senior Center and Adult Day Center / Adult Day Center	D3042	1314860	Exhaust Fan, 2000 CFM, Replace	20	18	2	1	EA	\$932.10	\$932			\$932														
Northshore Senior Center and Adult Day Center / Adult Day Center	D3042	1313820	Exhaust Fan, 1800 CFM, Replace	20	15	5	1	EA	\$3,195.78	\$3,196							\$3,196										
Northshore Senior Center and Adult Day Center / Adult Day Center	D3042	1313796	Exhaust Fan, 900 CFM, Replace	20	15	5	1	EA	\$1,864.21	\$1,864							\$1,864										

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Northshore Senior Center and Adult Day Center / Adult Day Center	D3044	1313827	Distribution Pump, 2 HP, Replace	15	9	6	2	EA	\$6,791.03	\$13,582							\$13,582										
Northshore Senior Center and Adult Day Center / Adult Day Center	D3051	1313878	Unit Heater, Hydronic, 73 MBH, Replace	20	20	0	2	EA	\$2,796.31	\$5,593	\$5,593																
Northshore Senior Center and Adult Day Center / Adult Day Center	D3051	1313861	Air Conditioner, Residential Window/Thru-Wall, Replace	10	6	4	11	EA	\$665.79	\$7,324					\$7,324										\$7,324		
Northshore Senior Center and Adult Day Center / Adult Day Center	D3051	1313795	Air Conditioner, 1 TON, Replace	10	6	4	4	EA	\$2,929.47	\$11,718					\$11,718										\$11,718		
Northshore Senior Center and Adult Day Center / Adult Day Center	D3051	1313848	Radiator, Hydronic Baseboard (per LF), Replace	30	15	15	160	LF	\$199.74	\$31,958																\$31,958	
Northshore Senior Center and Adult Day Center / Adult Day Center	D3068	1313875	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	14	1	24790	SF	\$3.33	\$82,524		\$82,524															\$82,524
Northshore Senior Center and Adult Day Center / Adult Day Center	D4011	1313801	Backflow Preventer, 6 INCH, Replace	30	15	15	1	EA	\$13,981.54	\$13,982																\$13,982	
Northshore Senior Center and Adult Day Center / Adult Day Center	D4019	1313868	Sprinkler Heads (per SF), , Replace	25	13	12	24790	SF	\$2.00	\$49,515													\$49,515				
Northshore Senior Center and Adult Day Center / Adult Day Center	D4091	1313806	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	15	5	12	LF	\$532.63	\$6,392						\$6,392											
Northshore Senior Center and Adult Day Center / Adult Day Center	D5022	1313874	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	20	18	2	1	EA	\$6,231.77	\$6,232			\$6,232														
Northshore Senior Center and Adult Day Center / Adult Day Center	D5022	1313832	Light Fixture, 100 WATT, Replace	20	15	5	11	EA	\$253.00	\$2,783						\$2,783											
Northshore Senior Center and Adult Day Center / Adult Day Center	D5029	1313804	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	24790	SF	\$10.65	\$264,078													\$264,078				
Northshore Senior Center and Adult Day Center / Adult Day Center	D5032	1313863	Wander Guard, Patient Management System/Devices, Replace	15	10	5	24790	SF	\$2.44	\$60,408						\$60,408											
Northshore Senior Center and Adult Day Center / Adult Day Center	D5037	1313853	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	\$19,973.63	\$19,974						\$19,974											
Northshore Senior Center and Adult Day Center / Adult Day Center	D5037	1313797	Fire Alarm System, Standard Addressable, Upgrade/Install	20	12	8	24790	SF	\$5.33	\$132,039								\$132,039									
Northshore Senior Center and Adult Day Center / Adult Day Center	D5092	1313838	Emergency Light, 2-Head w/ Battery, Replace	10	15	0	12	EA	\$292.95	\$3,515	\$3,515											\$3,515					
Northshore Senior Center and Adult Day Center / Adult Day Center	D5092	1313877	Exit Sign Light Fixture, LED, Replace	10	7	3	16	EA	\$292.95	\$4,687				\$4,687										\$4,687			
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313805	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	15	0	1	EA	\$6,125.25	\$6,125	\$6,125															\$6,125	
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313835	Commercial Kitchen, Steamer, Tabletop, Replace	10	7	3	1	EA	\$9,321.03	\$9,321				\$9,321										\$9,321			
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313834	Commercial Kitchen, Garbage Disposal, 3/4 HP, Replace	15	12	3	1	EA	\$5,059.99	\$5,060				\$5,060													
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313818	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace	15	10	5	1	EA	\$7,589.98	\$7,590						\$7,590											
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313815	Commercial Kitchen, Convection Oven, Single, Replace	10	5	5	1	EA	\$7,456.82	\$7,457						\$7,457										\$7,457	
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313808	Commercial Kitchen, Dishwasher, Replace	10	5	5	1	EA	\$28,628.86	\$28,629						\$28,629										\$28,629	
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313830	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	10	5	1	EA	\$7,989.45	\$7,989						\$7,989											
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313790	Commercial Kitchen, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$5,992.09	\$5,992							\$5,992										
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313869	Commercial Kitchen, Icemaker, Tabletop, Replace	10	4	6	1	EA	\$3,328.94	\$3,329							\$3,329										\$3,329
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313798	Commercial Kitchen, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$5,992.09	\$5,992							\$5,992										
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313864	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator, Replace	20	11	9	1	EA	\$46,605.13	\$46,605									\$46,605								
Northshore Senior Center and Adult Day Center / Adult Day Center	E1093	1313816	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	2	13	1	EA	\$6,125.25	\$6,125														\$6,125			
Northshore Senior Center and Adult Day Center / Adult Day Center	G2057	1313789	Irrigation System, , Replace	25	15	10	15600	SF	\$4.66	\$72,704												\$72,704					
Northshore Senior Center and Adult Day Center / Adult Day Center	P000X	1317143	Engineer, HVAC System, Controls Re-Balance, Evaluate/Report	0	0	0	1	EA	\$6,657.88	\$6,658	\$6,658																
Northshore Senior Center and Adult Day Center / Adult Day Center	P000X	1323302	Engineer, Environmental, Mold Remediation, Evaluate/Report	0	0	0	1	EA	\$4,660.51	\$4,661	\$4,661																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B1013	1314735	Balcony Floor Structure, Wood, Replace	25	25	0	60	SF	\$79.89	\$4,794	\$4,794																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B2011	1314657	Exterior Wall, Wood Clapboard Siding, 2 Stories, Replace	30	29	1	9300	SF	\$39.95	\$371,509		\$371,509															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B2021	1314744	Window, Vinyl, 12 SF, Replace	30	29	1	69	EA	\$1,451.15	\$100,129		\$100,129															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B2031	1314674	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	23	7	6	EA	\$1,731.05	\$10,386							\$10,386										
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B2032	1314748	Exterior Door, Steel, Replace	40	25	15	21	EA	\$798.95	\$16,778																\$16,778	
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B3011	1314661	Roof, Asphalt Shingle 20-Year, Replace	20	20	0	8100	SF	\$5.06	\$40,986	\$40,986																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B3011	1314715	Roof, Single-Ply TPO/PVC Membrane, Replace	20	20	0	11350	SF	\$22.64	\$256,927	\$256,927																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B3021	1314700	Skylight, per unit (9-20 SF), Replace	30	30	0	1	EA	\$1,731.05	\$1,731	\$1,731																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	B3021	1314686	Roof Skylight, per SF of glazing, Replace	30	30	0	80	SF	\$66.58	\$5,326	\$5,326																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C1012	1314654	Movable Partitions, Fabric Office 6' Height, Replace	25	22	3	40	LF	\$39.15	\$1,566				\$1,566													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C1021	1314751	Interior Door, Wood Solid-Core, Replace	40	27	13	77	EA	\$932.10	\$71,772														\$71,772			
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C1031	1314644	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	17	EA	\$998.68	\$16,978						\$16,978											
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C3012	1314707	Interior Wall Finish, any surface, Prep & Paint	10	5	5	38400	SF	\$2.00	\$76,699						\$76,699										\$76,699	
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C3024	1314701	Interior Floor Finish, Maple Sports Floor, Sand & Refinish	10	9	1	3000	SF	\$6.66	\$19,974		\$19,974											\$19,974				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C3024	1314663	Interior Floor Finish, Vinyl Sheetting, Replace	15	6	9	239.76	SF	\$9.32	\$2,235										\$2,235							
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C3024	1314755	Interior Floor Finish, Ceramic Tile, Replace	40	27	13	720	SF	\$23.97	\$17,257														\$17,257			
Northshore Senior Center and Adult Day Center / Northshore Senior Center	C3025	1314670	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	11000	SF	\$9.99	\$109,855				\$109,855													

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D1011	1314682	Elevator Controls, 1 CAR, Modernize	20	17	3	1	EA	\$6,657.88	\$6,658				\$6,658													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D1013	1314719	Wheelchair Lift, 5' Rise, Renovate	25	22	3	1	EA	\$24,500.98	\$24,501				\$24,501													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D1019	1314649	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	7	3	1	EA	\$3,994.73	\$3,995				\$3,995									\$3,995				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2011	1314720	Toilet, Commercial Water Closet, Replace	30	27	3	16	EA	\$1,731.05	\$27,697				\$27,697													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2012	1314677	Urinal, Standard, Replace	30	27	3	5	EA	\$1,464.73	\$7,324				\$7,324													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2014	1314692	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	8	EA	\$1,464.73	\$11,718			\$11,718														
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2014	1314671	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	18	12	1	EA	\$3,328.94	\$3,329													\$3,329				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2014	1314704	Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace	30	18	12	1	EA	\$2,796.31	\$2,796													\$2,796				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2014	1314691	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	10	20	3	EA	\$1,464.73	\$4,394																	
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2018	1314728	Drinking Fountain, Interior, Replace	15	12	3	1	EA	\$2,529.99	\$2,530				\$2,530													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2021	1314739	Backflow Preventer, 1 INCH, Replace	30	25	5	1	EA	\$1,864.21	\$1,864						\$1,864											
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2021	1314708	Backflow Preventer, 2 INCH, Replace	30	24	6	1	EA	\$4,261.04	\$4,261							\$4,261										
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2023	1314737	Water Heater, Instant Hot, Electric, Replace	15	14	1	1	EA	\$665.79	\$666		\$666															\$666
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2023	1314730	Water Heater, 50 GAL, Replace	15	7	8	1	EA	\$1,731.05	\$1,731									\$1,731								
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2023	1314681	Water Heater, 76 GAL, Replace	20	6	14	1	EA	\$16,511.53	\$16,512															\$16,512		
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2029	1314648	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	27	13	23976	SF	\$14.65	\$351,184														\$351,184			
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2033	1314705	Floor Drain, , Install	40	40	0	4	EA	\$832.53	\$3,330	\$3,330																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D2034	1314638	Grease Trap/Interceptor, Underground, Replace	20	16	4	1	EA	\$15,978.90	\$15,979					\$15,979												
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314640	Condensing Unit/Heat Pump, 2.5 TON, Replace	15	14	1	1	EA	\$5,059.99	\$5,060		\$5,060															\$5,060
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314676	Condensing Unit/Heat Pump, 5 TON, Replace	15	14	1	1	EA	\$9,454.18	\$9,454		\$9,454															\$9,454
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314653	Condensing Unit/Heat Pump, 2 TON, Replace	15	14	1	1	EA	\$4,527.36	\$4,527			\$4,527														\$4,527
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314756	Condensing Unit/Heat Pump, 10 TON, Replace	15	14	1	1	EA	\$22,903.09	\$22,903		\$22,903															\$22,903
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314752	Condensing Unit/Heat Pump, 3.5 TON, Replace	15	14	1	1	EA	\$6,125.25	\$6,125		\$6,125															\$6,125
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314747	Condensing Unit/Heat Pump, 5 TON, Replace	15	14	1	1	EA	\$9,454.18	\$9,454			\$9,454														\$9,454
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314652	Condensing Unit/Heat Pump, 3.5 TON, Replace	15	14	1	1	EA	\$6,125.25	\$6,125		\$6,125															\$6,125
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314688	Condensing Unit/Heat Pump, 5 TON, Replace	15	14	1	1	EA	\$9,454.18	\$9,454		\$9,454															\$9,454
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3032	1314702	Condensing Unit/Heat Pump, 3.5 TON, Replace	15	14	1	1	EA	\$6,125.25	\$6,125		\$6,125															\$6,125
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3041	1314712	Gas Heater, 160 MBH, Replace	20	19	1	1	EA	\$8,788.40	\$8,788			\$8,788														
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3041	1314754	HVAC System Ductwork, Medium Density, Replace	30	29	1	23976	SF	\$5.33	\$127,703		\$127,703															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3041	1314672	Air Handler (AHU), 4000 CFM, Replace	25	24	1	1	EA	\$29,294.65	\$29,295		\$29,295															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3042	1314697	Exhaust Fan, 4200 CFM, Replace	20	16	4	1	EA	\$3,994.73	\$3,995					\$3,995												
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3042	1314662	Exhaust Fan, 2640 CFM, Replace	20	14	6	1	EA	\$3,994.73	\$3,995							\$3,995										
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314669	Furnace, 88 MBH, Replace	20	19	1	1	EA	\$5,592.62	\$5,593		\$5,593															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314695	Furnace, 110 MBH, Replace	20	19	1	1	EA	\$8,255.77	\$8,256		\$8,256															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314738	Furnace, 44 MBH, Replace	20	19	1	1	EA	\$3,595.25	\$3,595			\$3,595														
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314665	Furnace, 110 MBH, Replace	20	19	1	1	EA	\$8,255.77	\$8,256		\$8,256															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314757	Furnace, 110 MBH, Replace	20	19	1	1	EA	\$8,255.77	\$8,256		\$8,256															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314753	Furnace, 44 MBH, Replace	20	19	1	1	EA	\$3,595.25	\$3,595		\$3,595															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314666	Furnace, 88 MBH, Replace	20	19	1	1	EA	\$5,592.62	\$5,593		\$5,593															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314698	Furnace, 88 MBH, Replace	20	19	1	1	EA	\$5,592.62	\$5,593		\$5,593															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314660	Unit Heater, 1 kW, Replace	20	17	3	1	EA	\$1,597.89	\$1,598				\$1,598													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314709	Air Conditioner, Residential Window/Thru-Wall, Replace	10	6	4	1	EA	\$665.79	\$666					\$666										\$666		
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3051	1314664	Baseboard Heater, 1500 WATTS, Replace	25	20	5	2	EA	\$346.21	\$692						\$692											
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3052	1314643	Packaged Unit (RTU), 12 TON, Replace	20	19	1	1	EA	\$33,289.38	\$33,289		\$33,289															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3052	1314714	Packaged Unit (RTU), 20 TON, Replace	20	19	1	1	EA	\$53,263.00	\$53,263		\$53,263															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D3052	1314727	Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	1	EA	\$19,973.63	\$19,974		\$19,974															
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D4011	1314696	Backflow Preventer, 6 INCH, Replace	30	22	8	1	EA	\$13,981.54	\$13,982									\$13,982								
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D4019	1314687	Sprinkler Heads (per SF), , Replace	25	17	8	23976	SF	\$2.00	\$47,889									\$47,889								
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D4091	1314647	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	17	3	10	LF	\$532.63	\$5,326				\$5,326													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D5012	1314743	Distribution Panel, 400 AMP, Replace	30	22	8	2	EA	\$7,989.45	\$15,979									\$15,979								

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D5029	1314718	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	2	18	23976	SF	\$10.65	\$255,407																	
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D5037	1314716	Fire Alarm Control Panel, Addressable, Replace	15	0	15	1	EA	\$19,973.63	\$19,974																\$19,974	
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D5037	1314680	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	0	20	23976	SF	\$2.66	\$63,852																	
Northshore Senior Center and Adult Day Center / Northshore Senior Center	D5092	1314690	Exit Sign Light Fixture, LED, Replace	10	7	3	20	EA	\$292.95	\$5,859				\$5,859										\$5,859			
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314723	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	13	2	1	EA	\$5,059.99	\$5,060			\$5,060														
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314641	Commercial Kitchen, Dishwasher, Replace	10	8	2	1	EA	\$28,628.86	\$28,629			\$28,629										\$28,629				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314711	Commercial Kitchen, Steamer, Freestanding, Replace	10	8	2	1	EA	\$13,981.54	\$13,982			\$13,982										\$13,982				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314658	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle, Replace	15	12	3	1	EA	\$8,921.55	\$8,922				\$8,922													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314729	Commercial Kitchen, Convection Oven, Double, Replace	10	7	3	1	EA	\$12,649.96	\$12,650				\$12,650										\$12,650			
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314745	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$6,791.03	\$6,791				\$6,791													
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314742	Commercial Kitchen, Freezer, Chest, Replace	15	11	4	1	EA	\$2,396.84	\$2,397					\$2,397												
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314655	Commercial Kitchen, Freezer, Chest, Replace	15	11	4	1	EA	\$2,396.84	\$2,397					\$2,397												
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314689	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace	15	11	4	1	EA	\$7,589.98	\$7,590					\$7,590												
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314673	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace	15	11	4	1	EA	\$7,589.98	\$7,590					\$7,590												
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314732	Commercial Kitchen, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$5,992.09	\$5,992								\$5,992									
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314703	Commercial Kitchen, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$5,992.09	\$5,992								\$5,992									
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314651	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator, Replace	20	12	8	1	EA	\$46,605.13	\$46,605									\$46,605								
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314642	Commercial Kitchen, Iceemaker, Tabletop, Replace	10	1	9	1	EA	\$3,328.94	\$3,329										\$3,329							
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1093	1314685	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	1	14	1	EA	\$8,388.92	\$8,389														\$8,389			
Northshore Senior Center and Adult Day Center / Northshore Senior Center	E1094	1314706	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$932.10	\$932			\$932										\$932				
Northshore Senior Center and Adult Day Center / Northshore Senior Center	G2057	1314721	Irrigation System, , Replace/Install	25	20	5	80400	SF	\$4.66	\$374,705						\$374,705											
Northshore Senior Center and Adult Day Center / Northshore Senior Center	G3099	1314713	Pipe & Fittings, 3 INCH, Install	40	40	0	80	LF	\$85.09	\$6,807	\$6,807																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	P000X	1315841	Architect/Engineer, Building Envelope, Facade, Evaluate/Report	0	0	0	1	EA	\$9,321.03	\$9,321	\$9,321																
Northshore Senior Center and Adult Day Center / Northshore Senior Center	P000X	1314650	Engineer, Environmental, Mold Remediation, Evaluate/Report	0	0	0	1	EA	\$4,660.51	\$4,661	\$4,661																
Northshore Senior Center and Adult Day Center / Pedestrian Bridge	B1012	1314668	Structural Flooring/Decking, Metal, Refinish	10	8	2	2000	SF	\$3.62	\$7,241			\$7,241										\$7,241				
Northshore Senior Center and Adult Day Center / Pedestrian Bridge	G2034	1314646	Bridge, Pedestrian Walkway, Concrete, Reseal	10	8	2	2000	SF	\$3.53	\$7,057			\$7,057										\$7,057				
Northshore Senior Center and Adult Day Center / Site	G1031	1313867	Bioswales, Drain, dredge and regrade, Regrade/Establish	0	0	0	7900	SF	\$2.84	\$22,438	\$22,438																
Northshore Senior Center and Adult Day Center / Site	G2012	1314694	Roadways, Asphalt Pavement, Mill & Overlay	25	24	1	15800	SF	\$4.66	\$73,636		\$73,636															
Northshore Senior Center and Adult Day Center / Site	G2022	1313866	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	17285	SF	\$0.60	\$10,357			\$10,357				\$10,357					\$10,357					\$10,35
Northshore Senior Center and Adult Day Center / Site	G2022	1314736	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	63166	SF	\$0.37	\$23,551		\$23,551					\$23,551					\$23,551					\$23,55
Northshore Senior Center and Adult Day Center / Site	G2022	1313788	Parking Lots, Asphalt Pavement, Mill & Overlay	25	14	11	17285	SF	\$4.66	\$80,557													\$80,557				
Northshore Senior Center and Adult Day Center / Site	G2031	1313802	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	35	15	8000	SF	\$26.63	\$213,052																\$213,052	
Northshore Senior Center and Adult Day Center / Site	G2041	1313870	Fences & Gates, Chain Link, 6' High, Replace	40	40	0	160	LF	\$27.96	\$4,474	\$4,474																
Northshore Senior Center and Adult Day Center / Site	G2041	1313814	Fences & Gates, Chain Link, 6' High, Replace	40	39	1	475	LF	\$50.79	\$24,125		\$24,125															
Northshore Senior Center and Adult Day Center / Site	G2044	1313824	Signage, Property, Monument/Pylon, Replace	20	20	0	1	EA	\$12,649.96	\$12,650	\$12,650																
Northshore Senior Center and Adult Day Center / Site	G2044	1314746	Signage, Property, Monument/Pylon, Replace/Install	20	15	5	1	EA	\$12,649.96	\$12,650						\$12,650											
Northshore Senior Center and Adult Day Center / Site	G2049	1313852	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	20	18	2	2	EA	\$2,263.68	\$4,527			\$4,527														
Northshore Senior Center and Adult Day Center / Site	G2049	1314699	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	27	8	50	SF	\$159.79	\$7,989									\$7,989								
Northshore Senior Center and Adult Day Center / Site	G2049	1314725	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	15	20	60	SF	\$159.79	\$9,587																	
Northshore Senior Center and Adult Day Center / Site	G2055	1314645	Landscaping, Sod at Eroded Areas, Add/Install	0	0	0	4500	SF	\$1.33	\$5,980	\$5,980																
Northshore Senior Center and Adult Day Center / Site	G4021	1314741	Site Walkway Bollard Light, 70 - 250 WATT, Replace/Install	20	17	3	6	EA	\$1,198.42	\$7,191				\$7,191													
Northshore Senior Center and Adult Day Center / Site	G4021	1313826	Site Walkway Bollard Light, 70 - 250 WATT, Replace/Install	20	15	5	7	EA	\$1,198.42	\$8,389						\$8,389											
Northshore Senior Center and Adult Day Center / Site	G4021	1313851	Site Walkway Bollard Light, 70 - 150 WATT, Replace/Install	20	15	5	6	EA	\$932.10	\$5,593						\$5,593											
Northshore Senior Center and Adult Day Center / Site	G4021	1313849	Site Pole Light, 105 - 200 WATT, Replace/Install	20	2	18	4	EA	\$5,326.30	\$21,305																	
Northshore Senior Center and Adult Day Center / Site	G4021	1314710	Site Pole Light, 135 - 1000 WATT, Replace/Install	20	1	19	19	EA	\$5,326.30	\$101,200																	
Totals, Unescalated											\$648,030	\$1,106,749	\$179,904	\$358,588	\$190,895	\$829,805	\$102,538	\$131,699	\$288,451	\$87,123	\$275,123	\$134,439	\$470,017	\$592,705	\$136,327	\$1,038,788	\$212,43
Totals, Escalated (3.0% Inflation, compounded annually)											\$648,030	\$1,139,951	\$190,860	\$391,839	\$214,854	\$961,972	\$122,435	\$161,974	\$365,401	\$113,675	\$369,743	\$186,095	\$670,132	\$870,408	\$206,206	\$1,618,398	\$340,90



Northshore Parks and Recreation Service Area Six-year Business Plan

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Introduction

Often, citizens have the choice when they vote to approve or deny new tax initiatives. This year one of those choices will be the levying of a new property tax for the Northshore Parks and Recreation Service Area (NPRSA). The funds are needed to perform various capital improvements at the Northshore Senior Center and Adult Day Center located in Bothell. Currently, if the repairs and improvements go unfunded the center may be forced to close down due to safety concerns. The levy would be for up to \$0.04 per \$1,000 of assessed valuation for six years, which would raise sufficient funds to cover all capital and operational costs.

With any new levy, citizens want to know if their funds are being used wisely and that government organizations are being good stewards of public funds. The purpose of this business plan is to demonstrate to taxpayers how the money would be used to preserve the Senior Center and why a \$0.04 levy is merited. NPRSA has approximately a total budget each year of \$16,000 for operations funded by a 5-way Interlocal agreement between the government agencies served. The remainder of the budget is for debt service on a bond measure that will retire in 2021 that totals approximately \$300,000 a year. The service area is also responsible for the capital improvements of the Senior Center but has not spent money for that purpose in recent years. The Senior Center's operations and programming are run by a nonprofit, who is also responsible for the day to day maintenance of the facilities.

This year it came to the attention of the NPRSA board that various emergency capital repairs are needed at the senior center. With no dedicated sources of funding for the repairs and the bond measure retiring in two years the board of NPRSA felt it was necessary to explore new funding options.

Administrative help is currently being provided by an administrative assistant and intern on loan from Bothell which is expected to total about \$13,000 this year. With the increasing demands of a larger budget and new construction projects, current administrative help may not be sufficient.

Revenue

Over the six years, a levy of \$0.04 is expected to bring in approximately 7.5 million dollars of revenue, or about \$1.2 million yearly. This is assuming that the amount collected will increase by 1% every year for increasing property values and 0.5% every year for new construction. According to state statute, property tax levies cannot increase at rates greater than 1% a year except for new construction.

It is proposed that emergency repairs in 2019 will be funded by a new 4-way Interlocal agreement (ILA) between Bothell, Kenmore, Woodinville, and NPRSA. Each city will contribute a set percentage of \$75,000, which NPRSA will reimburse at the first available opportunity.

In 2019 NPRSA was awarded a \$500,000 Washington state Department of Commerce grant for capital improvements at the Senior Center. Realistically, the amount will be closer to \$490,000 because of administrative fees involved in receiving the grant. Receiving the grant may take some time, but the funds are needed now. So, to get access to the funds sooner King County--acting as NPRSA's fiscal agent--can loan the service area \$490,000 at a 2% interest rate.

Other increases in fund resources include investment interest and Interfund loans. To determine the future yields of investments an exponential smoothing forecast was used. In 2019, an Interfund loan from the bond fund for \$13,741 was necessary to cover costs. A chart of proposed revenues and increases is shown below:

Proposed Sources		
New Property Tax Levy Total	\$	7,543,343
Year 1		1,210,897
Year 2		1,229,060
Year 3		1,247,496
Year 4		1,266,209
Year 5		1,285,202
Year 6		1,304,480
Grants		490,000
King County Loan		490,000
ILA		75,000
Investment Interest		1,437
Revenues Total	\$	8,599,780

Expense

With the change in purpose from retiring the bond to repairing the Senior Center NPRSA will have significant changes in operating and capital expenses from previous years. The largest change will be in the administration of the service area. This plan includes funds for a full-time executive director with benefits. The director will be a trained public administrator but will be a generalist. This means that they will also need assistance when it comes to various other matters like accounting, legal, and IT services. This director will also occasionally travel for business and training purposes. Responsibilities of the director may include, but are not limited to:

- NPRSA board support including the preparation of agendas, scheduling, minutes, noticing, and clerical work
- Daily coordination with the Senior Center Nonprofit
- Periodic coordination with the three cities and the two counties
- General administration including risk management, approving invoices, insurance and claims, and information technology
- Facility planning and budgeting
- Capital projects management

With the growth in revenue and the starting of a full-time employee, it would be wise for NPRSA to move to a more permanent office location. Based on average commercial office space rates per square foot a location with a small office, a meeting room, and a copy room would cost approximately \$27,521 a year. This was escalated by 3% each year to account for rising rents.

Within the first year of the new levy, NPRSA will have to pay for the election costs required to get the levy on the ballot. King County is paying for the election costs upfront but is expecting to be reimbursed at the first available opportunity. Elections costs will total up to \$118,700.

Other basic operational expenses include advertising, insurance, debt service, and audits. This plan assumes that insurance rates will stay constant and NPRSA will only be audited once a biennium and it will cost what has been budgeted historically. Debt service will be covered in a later section. A summary of operational expenses for the 2019-2025 period is detailed below:

Operations		
Salaries & Benefits		1,167,101
Professional Services		145,000
Legal Fees		61,520
Training / Travel		5,916
Advertising		2,187
Insurance		21,000
Audits		18,000
Office Space & Equipment		192,265
Intergovernmental Total	\$	684,517
Election Costs		118,700
4-way ILA Reimbursement		75,000
King County Loan Principal		490,000
King County Loan Interest		817
Interfund Loan Principal		13,741
Interfund Loan Interest		275
Misc.		9,430
<i>Subtotal</i>	\$	2,320,952

Capital Improvements Plan

NPRSA contracted with EMG Consultants to do a facilities assessment to determine accurate numbers for the cost of repairs. The assessment detailed both buildings and a timeline for when repairs should be made. The assessment is heavily front-loaded with costs for repairs declining every year. Specifically, NPRSA will not be able to pay for and complete all the needed 2019 repairs and will have to defer them to 2020. This has a domino effect that defers most repairs a year until 2023 when revenues can pay for two years of needed repairs and make up the difference.

The estimates given by the consultants are also low compared to what the actual cost would most likely be. For example, the estimates do not include costs for prevailing wages, sales tax, and in most cases project design. A factor of 30% was included for public procurement, 10% for sales tax, 15% for design, 15% for inspections/management, and 30% for contingency. At first glance this may seem overly conservative, however, with construction costs in the region on an ever-increasing rise, it is likely that the cost of some projects will double over the length of the levy. A summary of capital expenditures can be found in the appendix.

Long and Short-term Debt

The bond measure is the only long-term debt and is essentially on autopilot and has approximately \$848,000 left in principal and \$115,000 left in interest before it is retired. Throughout the six years, it is expected that NPRSA will only have to take out two short-term loans. One loan will be an advance on the state commerce grant from King County and the other will be a loan from the bond fund to sustain general operations of \$13,741 in 2019. Interfund loans from restricted bond measure tax revenue is unusual and normally not best practice, but in this situation it was a one-time necessity.

In this plan, it is assumed that the King County loan will be paid off in one month and will accrue \$816.67 of interest. Assuming the Interfund loan has a similar interest rate as the King County loan it will generate \$274.82 of interest over a year. Tables detailing the schedules are shown below:

King County Loan		Interfund Loan	
PV	\$490,000.00	PV	\$13,741.00
FV	\$490,816.67	FV	\$14,015.82
RATE	0.1667%	RATE	2.0%
NPER	1	NPER	1
PMT	\$816.67	PMT	\$274.82
PER DAY	\$27.22	PER DAY	\$9.16

Bond Debt Schedule		
Year	Principal	Interest
2019	260,000	32,800
2020	275,000	22,400
2021	285,000	11,400
Total	\$ 820,000	\$ 66,600

Assumptions

Forecasting into the future to plan and budget involves many unknowns. This business plan includes assumptions about revenue, expenditures, timing, and much more. In the following section assumptions not mentioned previously are detailed.

- Election costs would be paid in full back to King County with no interest in 2020.
- The money received from Interlocal agreements for immediate emergency repairs would be reimbursed to each respective city in 2020.
- Tools and equipment expenditures would be held at a constant \$150 dollars in line with historical budget data other than upfront costs to fill an office with furniture and computers.
- An executive director would be hired for the duration of the levy starting at full time for the entire period. Salary and benefits would increase by 4% each year.
- The bond measure levy will continue to generate revenue until the bond is retired in 2021. The bond fund would stay open and accrue interest on its investments.
- The 6-way Interlocal agreement will not continue to provide 16,000 a year for operational costs once the new levy is in effect.

Conclusion

If the assumptions listed above hold, NPRSA will be able to finance many of the needed repairs at the Senior Center and Adult Day Center with the proposed property tax levy. The proposed levy would generate enough revenue for all operations and have an ending reserve of approximately one million dollars.

Capital Costs

	2019	2020	2021	2022	2023	2024	2025
Total Unscaled	\$ 648,030.00	\$ 1,106,749.00	\$ 179,904.00	\$ 358,588.00	\$ 190,895.00	\$ 829,805.00	\$ 102,538.00
Public Procurement 30%	194,409.00	332,024.70	53,971.20	107,576.40	57,268.50	248,941.50	30,761.40
Sales Tax 10%	64,803.00	110,674.90	17,990.40	35,858.80	19,089.50	82,980.50	10,253.80
Design 15%	97,204.50	166,012.35	26,985.60	53,788.20	28,634.25	124,470.75	15,380.70
Construction Mgt./Special Inspections 15%	97,204.50	166,012.35	26,985.60	53,788.20	28,634.25	124,470.75	15,380.70
Contingency 30%	194,409.00	332,024.70	53,971.20	107,576.40	57,268.50	248,941.50	30,761.40
Total	\$1,296,060.00	\$2,213,498.00	\$359,808.00	\$717,176.00	\$381,790.00	\$1,659,610.00	\$205,076.00
Delayed Cost	\$ -	\$ 180,000.00	\$ 1,410,201.00	\$ 780,201.00	\$ 510,201.00	\$ -	\$ 520,000.00

Business Plan Forecasts

Year	Bond Fund Investment Interest	General Fund Investment Interest	Advertising	Miscellaneous
2010	1,805	266	-	-
2011	1,303	194	-	-
2012	4,403	552	-	-
2013	2,772	173	-	-
2014	1,477	155	203	-
2015	1,660	207	203	-
2016	2,197	244	203	-
2017	2,745	219	203	-
2018	4,354	373	315	1,092
2019	2,000	190	260	1,092
2020	2,632	217	335	1,364
2021	2,579	205	311	1,608
2022	2,759	198	370	1,881
2023	2,794	183	355	2,152
2024	2,830	170	419	2,424
2025	2,578	157	398	2,695
Total	\$ 40,887.67	\$ 3,704.15	\$ 3,574.35	\$ 14,309.21

Tax Levy Estimates

County	2018	2019*	Three Cent Levy Rate (Per Thousand)	2019
	Assesed Value	Assesed Value		Projected Taxes
King	18,868,502,083	19,206,291,379	0.03	\$ 576,188.74
Snohomish	10,871,502,401	11,066,127,132	0.03	\$ 331,983.81
Total	29,740,004,484	30,272,418,511	0.03	\$ 908,172.56

*Adjusted to 2019 dollars using CPI index

County	2018	2019*	Status Quo Levy Rate (Per Thousand)	2019
	Assesed Value	Assesed Value		Projected Taxes
King	18,868,502,083	19,206,291,379	0.01	\$ 190,394.55
Snohomish	10,871,502,401	11,066,127,132	0.01	\$ 110,661.27
Total	29,740,004,484	30,272,418,511	0.01	\$ 301,055.82

*Adjusted to 2019 dollars using CPI index

County	2018	2019*	Proposed Levy Rate (Per Thousand)	2019
	Assesed Value	Assesed Value		Projected Taxes
King	18,868,502,083	19,206,291,379	0.04	\$ 768,251.66
Snohomish	10,871,502,401	11,066,127,132	0.04	\$ 442,645.09
Total	29,740,004,484	30,272,418,511	0.04	\$ 1,210,896.74

*Adjusted to 2019 dollars using CPI index

**Assumes a 1.5% increase a year (0.5% is for new construction)

Year	Expected Levy Revenue**
1	1,210,896.74
2	1,229,060.19
3	1,247,496.09
4	1,266,208.54
5	1,285,201.66
6	1,304,479.69
Total	\$ 7,543,342.91

Total for All Funds Business Plan

	2019	2020	2021	2022	2023	2024	2025
	All Funds	All Funds	All Funds	All Funds	All Funds	All Funds	All Funds
Beginning Balance	\$ 182,332.00	\$ 1,140,035.18	\$ 286,021.24	\$ 231,386.97	\$ 229,100.09	\$ 240,746.12	\$ 360,847.26
Property Tax (New)	-	1,210,896.74	1,229,060.19	1,247,496.09	1,266,208.54	1,285,201.66	1,304,479.69
Property Tax (Bond)	292,800.00	294,553.87	293,499.58	-	-	-	-
6-way ILA	15,100.00	-	-	-	-	-	-
4-way ILA	75,000.00	-	-	-	-	-	-
State Grant	490,000.00	-	-	-	-	-	-
King County Loan	490,000.00	-	-	-	-	-	-
Interfund Loan Repayment	-	14,015.82	-	-	-	-	-
Investment Interest	2,428.58	2,848.95	2,784.41	2,956.89	2,976.74	3,000.61	2,735.22
Transfers In	13,741.00	700,000.00	980,000.00	980,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Total Revenues	\$ 1,379,069.58	\$ 2,222,315.38	\$ 2,505,344.18	\$ 2,230,452.98	\$ 2,269,185.28	\$ 2,288,202.28	\$ 2,307,214.91
Total Resources	\$ 1,561,401.58	\$ 3,362,350.56	\$ 2,791,365.42	\$ 2,461,839.95	\$ 2,498,285.37	\$ 2,528,948.39	\$ 2,668,062.16
Salaries	12,956.00	120,417.35	125,174.45	129,933.00	135,130.00	140,536.00	146,156.00
Benefits	-	61,714.00	61,714.00	61,714.00	61,714.00	61,714.00	61,714.00
State Audit	5,645.90	-	6,000.00	-	6,000.00	-	6,000.00
Election Costs (Paid to KC)	-	118,700.00	-	-	-	-	-
Legal Fees	3,000.00	10,000.00	10,100.00	10,201.00	10,303.00	10,406.00	10,510.00
Professional Services	13,900.00	25,000.00	25,000.00	25,000.00	20,000.00	25,000.00	25,000.00
ILA Reimbursement	-	75,000.00	-	-	-	-	-
Advertising	150.50	334.53	310.65	369.65	354.84	419.29	398.39
Insurance	1,123.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
Office Space	-	27,521.00	28,346.00	29,197.00	30,073.00	30,975.00	31,904.00
Training and Travel	-	986.00	986.00	986.00	986.00	986.00	986.00
Tools and Equipment	150.00	13,500.00	150.00	150.00	150.00	150.00	150.00
Operations	\$ 36,925.40	\$ 456,672.88	\$ 261,281.11	\$ 261,050.65	\$ 268,210.84	\$ 273,686.29	\$ 286,318.39
GO Bond Principal Payments	255,000.00	275,000.00	285,000.00	-	-	-	-
GO Bond Interest	40,450.00	22,400.00	11,400.00	-	-	-	-
King County Loan Principal	-	490,000.00	-	-	-	-	-
King County Loan Interest	-	816.67	-	-	-	-	-
Interfund Loan Principal	-	13,741.00	-	-	-	-	-
Interfund Loan Interest	-	274.82	-	-	-	-	-
Construction Costs	75,000.00	1,116,060.00	983,297.00	989,808.00	987,176.00	891,991.00	1,139,610.00
Transfers Out	13,741.00	700,000.00	980,000.00	980,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Misc.	250.00	1,363.95	1,608.34	1,881.21	2,152.42	2,423.85	1,161.00
Total Expenses	\$ 421,366.40	\$ 3,076,329.32	\$ 2,559,978.45	\$ 2,232,739.86	\$ 2,257,539.26	\$ 2,168,101.14	\$ 2,427,089.39
Ending Balance	\$ 1,140,035.18	\$ 286,021.24	\$ 231,386.97	\$ 229,100.09	\$ 240,746.12	\$ 360,847.26	\$ 240,972.78



Six-year Business Plan

	2019			
	Total for All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 182,332.00	\$ 17,974	\$ 168.00	\$ 164,190.00
Property Tax (New)	-	-	-	-
Property Tax (Bond)	292,800.00	-	-	292,800.00
6-way ILA	15,100.00	15,100.00	-	-
4-way ILA	75,000.00	-	75,000.00	-
State Grant	490,000.00	-	490,000.00	-
King County Loan	490,000.00	-	490,000.00	-
Interfund Loan Repayment	-	-	-	-
Investment Interest	2,428.58	300.58	5.00	2,123.00
Transfers In	13,741.00	\$ 13,741.00	-	-
Total Revenues	\$ 1,379,069.58	\$ 29,141.58	\$ 1,055,005.00	\$ 294,923.00
Total Resources	\$ 1,561,401.58	\$ 47,115.58	\$ 1,055,173.00	\$ 459,113.00
Salaries	12,956.00	12,531.00	-	425.00
Benefits	-	-	-	-
State Audit	5,645.90	5,645.90	-	-
Election Costs (Paid to KC)	-	-	-	-
Legal Fees	3,000.00	3,000.00	-	-
Professional Services	13,900.00	13,900.00	-	-
ILA Reimbursement	-	-	-	-
Advertising	150.50	150.50	-	-
Insurance	1,123.00	1,123.00	-	-
Office Space	-	-	-	-
Training and Travel	-	-	-	-
Tools and Equipment	150.00	150.00	-	-
GO Bond Principal Payments	255,000.00	-	-	255,000.00
GO Bond Interest	40,450.00	-	-	40,450.00
King County Loan Principal	-	-	-	-
King County Loan Interest	-	-	-	-
Interfund Loan Principal	-	-	-	-
Interfund Loan Interest	-	-	-	-
Construction Costs	75,000.00	-	75,000.00	-
Transfers Out	13,741.00	-	-	13,741.00
Misc.	250.00	250.00	-	-
Total Expenses	\$ 421,366.40	\$ 36,750.40	\$ 75,000.00	\$ 309,616.00
Ending Balance	\$ 1,140,035.18	\$ 10,365.18	\$ 980,173.00	\$ 149,497.00

Six-year Business Plan

	2020			
	All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 1,140,035.18	\$ 10,365.18	\$ 980,173.00	\$ 149,497.00
Property Tax (New)	1,210,896.74	1,210,896.74	-	-
Property Tax (Bond)	294,553.87	-	-	294,553.87
6-way ILA	-	-	-	-
4-way ILA	-	-	-	-
State Grant	-	-	-	-
King County Loan	-	-	-	-
Interfund Loan Repayment	14,015.82	-	-	14,015.82
Investment Interest	2,848.95	216.66	-	2,632.28
Transfers In	700,000.00	-	700,000.00	-
Total Revenues	\$ 2,222,315.38	\$ 1,211,113.40	\$ 700,000.00	\$ 311,201.98
Total Resources	\$ 3,362,350.56	\$ 1,221,478.58	\$ 1,680,173.00	\$ 460,698.98
Salaries	120,417.35	120,130.00	-	287.35
Benefits	61,714.00	61,714.00	-	-
State Audit	-	-	-	-
Election Costs (Paid to KC)	118,700.00	118,700.00	-	-
Legal Fees	10,000.00	10,000.00	-	-
Professional Services	25,000.00	25,000.00	-	-
ILA Reimbursement	75,000.00	75,000.00	-	-
Advertising	334.53	334.53	-	-
Insurance	3,500.00	3,500.00	-	-
Office Space	27,521.00	27,521.00	-	-
Training and Travel	986.00	986.00	-	-
Tools and Equipment	13,500.00	13,500.00	-	-
GO Bond Principal Payments	275,000.00	-	-	275,000.00
GO Bond Interest	22,400.00	-	-	22,400.00
King County Loan Principal	490,000.00	-	490,000.00	-
King County Loan Interest	816.67	-	816.67	-
Interfund Loan Principal	13,741.00	13,741.00	-	-
Interfund Loan Interest	274.82	274.82	-	-
Construction Costs	1,116,060.00	-	1,116,060.00	-
Transfers Out	700,000.00	700,000.00	-	-
Misc.	1,363.95	1,363.95	-	-
Total Expenses	\$ 3,076,329.32	\$ 1,171,765.30	\$ 1,606,876.67	\$ 297,687.35
Ending Balance	\$ 286,021.24	\$ 49,713.28	\$ 73,296.33	\$ 163,011.63

Six-year Business Plan

	2021			
	All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 286,021.24	\$ 49,713.28	\$ 73,296.33	\$ 163,011.63
Property Tax (New)	1,229,060.19	1,229,060.19	-	-
Property Tax (Bond)	293,499.58	-	-	293,499.58
6-way ILA	-	-	-	-
4-way ILA	-	-	-	-
State Grant	-	-	-	-
King County Loan	-	-	-	-
Interfund Loan Repayment	-	-	-	-
Investment Interest	2,784.41	205.48	-	2,578.93
Transfers In	980,000.00	-	980,000.00	-
Total Revenues	\$ 2,505,344.18	\$ 1,229,265.67	\$ 980,000.00	\$ 296,078.51
Total Resources	\$ 2,791,365.42	\$ 1,278,978.96	\$ 1,053,296.33	\$ 459,090.14
Salaries	125,174.45	124,935.00	-	239.45
Benefits	61,714.00	61,714.00	-	-
State Audit	6,000.00	6,000.00	-	-
Election Costs (Paid to KC)	-	-	-	-
Legal Fees	10,100.00	10,100.00	-	-
Professional Services	25,000.00	25,000.00	-	-
ILA Reimbursement	-	-	-	-
Advertising	310.65	310.65	-	-
Insurance	3,500.00	3,500.00	-	-
Office Space	28,346.00	28,346.00	-	-
Training and Travel	986.00	986.00	-	-
Tools and Equipment	150.00	150.00	-	-
GO Bond Principal Payments	285,000.00	-	-	296,400.00
GO Bond Interest	11,400.00	-	-	37,392.00
King County Loan Principal	-	-	-	-
King County Loan Interest	-	-	-	-
Interfund Loan Principal	-	-	-	-
Interfund Loan Interest	-	-	-	-
Construction Costs	983,297.00	-	983,297.00	-
Transfers Out	980,000.00	980,000.00	-	-
Misc.	1,608.34	1,608.34	-	-
Total Expenses	\$ 2,559,978.45	\$ 1,242,650.00	\$ 983,297.00	\$ 334,031.45
Ending Balance	\$ 231,386.97	\$ 36,328.96	\$ 69,999.33	\$ 125,058.69

Six-year Business Plan

	2022			
	All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 231,386.97	\$ 36,328.96	\$ 69,999.33	\$ 125,058.69
Property Tax (New)	1,247,496.09	1,247,496.09	-	-
Property Tax (Bond)	-	-	-	-
6-way ILA	-	-	-	-
4-way ILA	-	-	-	-
State Grant	-	-	-	-
King County Loan	-	-	-	-
Interfund Loan Repayment	-	-	-	-
Investment Interest	2,956.89	198.35	-	2,758.54
Transfers In	980,000.00	-	980,000.00	-
Total Revenues	\$ 2,230,452.98	\$ 1,247,694.44	\$ 980,000.00	\$ 2,758.54
Total Resources	\$ 2,461,839.95	\$ 1,284,023.40	\$ 1,049,999.33	\$ 127,817.22
Salaries	129,933.00	129,933.00	-	-
Benefits	61,714.00	61,714.00	-	-
State Audit	-	-	-	-
Election Costs (Paid to KC)	-	-	-	-
Legal Fees	10,201.00	10,201.00	-	-
Professional Services	25,000.00	25,000.00	-	-
ILA Reimbursement	-	-	-	-
Advertising	369.65	369.65	-	-
Insurance	3,500.00	3,500.00	-	-
Office Space	29,197.00	29,197.00	-	-
Training and Travel	986.00	986.00	-	-
Tools and Equipment	150.00	150.00	-	-
GO Bond Principal Payments	-	-	-	-
GO Bond Interest	-	-	-	-
King County Loan Principal	-	-	-	-
King County Loan Interest	-	-	-	-
Interfund Loan Principal	-	-	-	-
Interfund Loan Interest	-	-	-	-
Construction Costs	989,808.00	-	989,808.00	-
Transfers Out	980,000.00	980,000.00	-	-
Misc.	1,881.21	1,881.21	-	-
Total Expenses	\$ 2,232,739.86	\$ 1,242,931.86	\$ 989,808.00	\$ -
Ending Balance	\$ 229,100.09	\$ 41,091.54	\$ 60,191.33	\$ 127,817.22

Six-year Business Plan

	2023			
	All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 229,100.09	\$ 41,091.54	\$ 60,191.33	\$ 127,817.22
Property Tax (New)	1,266,208.54	1,266,208.54	-	-
Property Tax (Bond)	-	-	-	-
6-way ILA	-	-	-	-
4-way ILA	-	-	-	-
State Grant	-	-	-	-
King County Loan	-	-	-	-
Interfund Loan Repayment	-	-	-	-
Investment Interest	2,976.74	183.09	-	2,793.65
Transfers In	1,000,000.00	-	1,000,000.00	-
Total Revenues	\$ 2,269,185.28	\$ 1,266,391.63	\$ 1,000,000.00	\$ 2,793.65
Total Resources	\$ 2,498,285.37	\$ 1,307,483.17	\$ 1,060,191.33	\$ 130,610.87
Salaries	135,130.00	135,130.00	-	-
Benefits	61,714.00	61,714.00	-	-
State Audit	6,000.00	6,000.00	-	-
Election Costs (Paid to KC)	-	-	-	-
Legal Fees	10,303.00	10,303.00	-	-
Professional Services	20,000.00	20,000.00	-	-
ILA Reimbursement	-	-	-	-
Advertising	354.84	354.84	-	-
Insurance	3,500.00	3,500.00	-	-
Office Space	30,073.00	30,073.00	-	-
Training and Travel	986.00	986.00	-	-
Tools and Equipment	150.00	150.00	-	-
GO Bond Principal Payments	-	-	-	-
GO Bond Interest	-	-	-	-
King County Loan Principal	-	-	-	-
King County Loan Interest	-	-	-	-
Interfund Loan Principal	-	-	-	-
Interfund Loan Interest	-	-	-	-
Construction Costs	987,176.00	-	987,176.00	-
Transfers Out	1,000,000.00	1,000,000.00	-	-
Misc.	2,152.42	2,152.42	-	-
Total Expenses	\$ 2,257,539.26	\$ 1,270,363.26	\$ 987,176.00	\$ -
Ending Balance	\$ 240,746.12	\$ 37,119.91	\$ 73,015.33	\$ 130,610.87

Six-year Business Plan

	2024			
	All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 240,746.12	\$ 37,119.91	\$ 73,015.33	\$ 130,610.87
Property Tax (New)	1,285,201.66	1,285,201.66	-	-
Property Tax (Bond)	-	-	-	-
6-way ILA	-	-	-	-
4-way ILA	-	-	-	-
State Grant	-	-	-	-
King County Loan	-	-	-	-
Interfund Loan Repayment	-	-	-	-
Investment Interest	3,000.61	170.38	-	2,830.23
Transfers In	1,000,000.00	-	1,000,000.00	-
Total Revenues	\$ 2,288,202.28	\$ 1,285,372.05	\$ 1,000,000.00	\$ 2,830.23
Total Resources	\$ 2,528,948.39	\$ 1,322,491.96	\$ 1,073,015.33	\$ 133,441.10
Salaries	140,536.00	140,536.00	-	-
Benefits	61,714.00	61,714.00	-	-
State Audit	-	-	-	-
Election Costs (Paid to KC)	-	-	-	-
Legal Fees	10,406.00	10,406.00	-	-
Professional Services	25,000.00	25,000.00	-	-
ILA Reimbursement	-	-	-	-
Advertising	419.29	419.29	-	-
Insurance	3,500.00	3,500.00	-	-
Office Space	30,975.00	30,975.00	-	-
Training and Travel	986.00	986.00	-	-
Tools and Equipment	150.00	150.00	-	-
GO Bond Principal Payments	-	-	-	-
GO Bond Interest	-	-	-	-
King County Loan Principal	-	-	-	-
King County Loan Interest	-	-	-	-
Interfund Loan Principal	-	-	-	-
Interfund Loan Interest	-	-	-	-
Construction Costs	891,991.00	-	891,991.00	-
Transfers Out	1,000,000.00	1,000,000.00	-	-
Misc.	2,423.85	2,423.85	-	-
Total Expenses	\$ 2,168,101.14	\$ 1,276,110.14	\$ 891,991.00	\$ -
Ending Balance	\$ 360,847.26	\$ 46,381.82	\$ 181,024.33	\$ 133,441.10

Six-year Business Plan

	2025			
	All Funds	General Fund	Construction Fund	Bond Fund
Beginning Balance	\$ 360,847.26	\$ 46,381.82	\$ 181,024.33	\$ 133,441.10
Property Tax (New)	1,304,479.69	1,304,479.69	-	-
Property Tax (Bond)	-	-	-	-
6-way ILA	-	-	-	-
4-way ILA	-	-	-	-
State Grant	-	-	-	-
King County Loan	-	-	-	-
Interfund Loan Repayment	-	-	-	-
Investment Interest	2,735.22	157.18	-	2,578.04
Transfers In	1,000,000.00	-	1,000,000.00	-
Total Revenues	\$ 2,307,214.91	\$ 1,304,636.87	\$ 1,000,000.00	\$ 2,578.04
Total Resources	\$ 2,668,062.16	\$ 1,351,018.69	\$ 1,181,024.33	\$ 136,019.14
Salaries	146,156.00	146,156.00	-	-
Benefits	61,714.00	61,714.00	-	-
State Audit	6,000.00	6,000.00	-	-
Election Costs (Paid to KC)	-	-	-	-
Legal Fees	10,510.00	10,510.00	-	-
Professional Services	25,000.00	25,000.00	-	-
ILA Reimbursement	-	-	-	-
Advertising	398.39	398.39	-	-
Insurance	3,500.00	3,500.00	-	-
Office Space	31,904.00	31,904.00	-	-
Training and Travel	986.00	986.00	-	-
Tools and Equipment	150.00	150.00	-	-
GO Bond Principal Payments	-	-	-	-
GO Bond Interest	-	-	-	-
King County Loan Principal	-	-	-	-
King County Loan Interest	-	-	-	-
Interfund Loan Principal	-	-	-	-
Interfund Loan Interest	-	-	-	-
Construction Costs	1,139,610.00	-	1,139,610.00	-
Transfers Out	1,000,000.00	1,000,000.00	-	-
Misc.	1,161.00	1,161.00	-	-
Total Expenses	\$ 2,427,089.39	\$ 1,287,479.39	\$ 1,139,610.00	\$ -
Ending Balance	\$ 240,972.78	\$ 63,539.30	\$ 41,414.33	\$ 136,019.14

**Northshore Parks and Recreation Service Area Proposition No. 1
Maintenance and Restoration Levy**

Shall the Northshore Parks and Recreation Service Area be authorized to impose regular property tax levies of four cents (\$.04) or less per thousand dollars of assessed valuation for each of six (6) consecutive years?

Explanatory Statement

In 1989, voters approved the creation of the Northshore Parks and Recreation Service Area ("NPRSA"). The NPRSA is the owner of two facilities in Bothell, including the facility operated by the Northshore Senior Center, which provides services to meet the needs of the citizens of Bothell, Kenmore, Woodinville, and unincorporated areas of King County and Snohomish County. Pursuant to RCW 36.38.525, the NPRSA is authorized to impose a property tax levy in an amount equal to sixty cents or less per thousand dollars of assessed value of property in the service area in each year for six consecutive years upon approval by the voters within the service area. This proposed ballot measure seeks approval to impose a property tax levy in an amount equal to four cents or less per thousand dollars of assessed value of property in the service area in each year for six consecutive years. The property tax levy will be used to fund necessary repairs and operate recreational facilities owned or managed by the NPRSA, and as allowed by State law.



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic:

Ordinance #19-0485 Amending Kenmore
Municipal Code Chapter 9.15 False Alarms

For Council Meeting Agenda of: September 23,
2019

Department: Police

Prepared by: Peter Horvath, Police Chief

Proposed Council Action/Motion:

Approve Ordinance #19-0485 Amending
Kenmore Municipal Code Chapter 9.15 False
Alarms

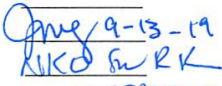
Initial & Date

Approved by Department Head: 

Approved by City Attorney:

Approved by Finance Director:

Approved by City Manager:


13 SEPT 2019

Exhibits/Attachments:

Proposed Ordinance #19-0485 Amending Kenmore
Municipal Code Chapter 9.15 False Alarms

INFORMATION/BACKGROUND:

The Kenmore Municipal Code Chapter 9.15 False Alarms was enacted by the City in 1998. At that time, technology, and the accessibility of information to officers on the street was not what it is today; 21 years later.

Since its enactment, this False Alarm ordinance required the owners of any alarm system to register their system and personal information on a contact card with the City Clerk. This ordinance also states the City's Police may not respond to any alarm system for which a contact card has not first been obtained and completed. Further, the Code requires anyone with an unregistered alarm system make it non-operational, until such time as the owner has submitted such contact card with the City Clerk.

This registration requirement was put in place so the Police Department could easily access an alarm system's owner's info, and subsequently notify said owner of repeated false alarm calls, issue fines when appropriate, and/or place the alarm in a "no response" status, until the fines were remitted and corrections were made to the alarm system.

Despite this contact card code requirement, the City has not maintained such a file in multiple years, and such a legacy file has not been located by my office, nor the City Clerk. Also, with the implementation of computer aided dispatch, (CAD) being in all patrol cars, the alarm and contact info, maintained by the respective alarm companies is available to responding officers, at the time of dispatch. Additionally, the Police Department can readily obtain from historical CAD records, whether an alarm system is responsible for repeated false alarms, and police responses. Further, should the City chose to continue with the contact card registration process, this database would not reflect the plethora of alarm systems currently in operation within the City, and, officers in the field, and the King County Sheriff's Office's 9-1-1 Center would not have access, to the City Clerk's file of

contact cards to verify whether a system is registered or not. Officers would continue to be dispatched and would respond to alarm calls whether a City contact card existed or not.

It is my recommendation the requirement for alarm system owners to submit a contact card registration, to the City Clerk, and any mention of registration numbers provided by Alarm Companies requesting cancellation of Police response, be removed from the Code.

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0485**

**AN ORDINANCE OF THE CITY OF KENMMORE, WASHINGTON,
AMENDING CHAPTER 9.15 OF THE KENMORE MUNICIPAL CODE
RELATING TO FALSE ALARMS.**

WHEREAS, the City Council adopted Chapter 9.15 of the Kenmore Municipal Code (KMC), which regulates the use of burglary alarm systems; and

WHEREAS, Chapter 9.15 KMC currently requires alarm system owners to submit a contact card registration to the City Clerk; and

WHEREAS, City staff has determined that with the implementation of computer aided dispatch ("CAD"), the alarm and contact info, maintained by the respective alarm companies is readily available to responding officers at the time of dispatch, and the contact card registration is no longer necessary; and

WHEREAS, the City Council wishes to operate in an efficient and orderly manner, and desires to amend Chapter 9.15 KMC to adopt procedures relating to the same;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Amendment. Chapter 9.15 of the Kenmore Municipal Code is amended as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of the publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 23rd DAY OF September, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly M. Chelin, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.:
DATE OF PUBLICATION:
EFFECTIVE DATE:

EXHIBIT A

Chapter 9.15 FALSE ALARMS

Sections:

- 9.15.010 Purpose.**
- 9.15.020 Definitions.**
- 9.15.030 Alarm user contact card registration required.**
- 9.15.040 Exceptions.**
- 9.15.050 Service charges for excessive false alarms.**
- 9.15.060 No response to excessive false alarms.**
- 9.15.070 Additional duties of alarm user.**
- 9.15.080 Alarm business duties.**
- 9.15.090 Nonpermitted systems and uses.**
- 9.15.100 Special registrations.**
- 9.15.110 Appeals.**

9.15.010 Purpose.

It is the intent of this chapter to reduce the number of false alarms occurring within the City and the resultant waste of City resources by providing for corrective administrative action, including the imposition of fees, potential disconnection and/or civil penalties. [Ord. 98-0044 § 1.]

9.15.020 Definitions.

Unless the context or subject matter clearly otherwise requires, terms defined herein shall have the following meanings when used in this chapter:

- A. "Alarm business" means the business of selling, leasing, maintaining, monitoring, servicing, repairing, altering, replacing, moving or installing any alarm system on real property.
- B. "Alarm system" means any system, device or mechanism which, when activated, transmits a telephone signal to a private monitoring company or some other entity, or emits an audible or visible signal that can be heard or seen by persons outside the protected premises, or transmits a signal beyond the premises in some other fashion, except any system, device or mechanism primarily protecting a motor vehicle, or any medical alarm.
- C. "Alarm user" means the person, firm, partnership, association, corporation, company or organization of any kind to whom a registration is required under this chapter.
- D. "Automatic dialing device" means a device that is interconnected to a telephone line and is programmed to select a predetermined telephone number and transmit by voice message or code signal an emergency message indicating a need for emergency response.
- E. "Burglary alarm system" means an alarm system designed or used for detection and reporting of an unauthorized entry or attempted unauthorized entry upon real property protected by the system.

F. "Chief" means the chief of police for the City of Kenmore.

G. "City" means the City of Kenmore.

H. "Contact card" means a registration of authorized persons designated by the alarm user to respond, access the establishment and correct, reset, or shut off the alarm.

I. "Contact card registration year" means July 1st to and including the following June 30th.

J. "Department" means the Kenmore police department.

K. "False alarm" means the activation of any burglary alarm system when no crime is being committed or attempted on the premises. An alarm shall be presumed to be false if the police officers responding do not locate any evidence of an intrusion or commission of an unlawful act or emergency on the premises that might have caused the alarm to sound, but does not include alarms caused by violent conditions of nature or other extraordinary circumstances not reasonably subject to control by the alarm business operator or alarm user.

L. "Interconnect" means to connect an alarm system including an automatic dialing device to a telephone line, either directly or through a mechanical device that utilizes a telephone for the purpose of using the telephone line to transmit a message upon activation of the alarm system.

M. "No response" means police officers shall not be dispatched to investigate a report of an alarm signal.

N. "Panic/trouble alarm" means an alarm system designated or used for alerting police of the need for immediate assistance or aid in order to avoid injury or serious bodily harm.

O. "Premises" means any area and any portion of any area protected by an alarm system.

P. "Response" means a response that occurs when the police department begins to proceed toward the premises as a result of the activation of any alarm system.

Q. "Robbery alarm systems" means an alarm system designed or used for alerting others of a robbery or other crime in progress, which involves potential serious bodily injury or death.

R. "Sheriff" means the King County sheriff or his/her designee.

S. "System subscriber" means the person, corporation, firm, partnership, association, company, organization or other business entity who purchased or contracted for any alarm system.

T. "Verification" means an independent method of determining that a signal from an automatic alarm system reflects a need for immediate police assistance or investigation. [Ord. 98-0044 § 2.]

~~9.15.030 Alarm user contact card registration required.~~

~~A. After June 30, 1999, no person shall operate or use an alarm system on any premises within the City, under that person's control, without first having obtained from the city clerk's office a separate contact card registration for each premises protected by an alarm system.~~

~~B. The City's police may not respond to any alarm system for which a contact card has not first been obtained and completed.~~

~~C. For the purposes of this section, a person shall be deemed to be an operator or user of an alarm system if:~~

- ~~1. The person controls both the alarm system and the premises upon which it is installed;~~
- ~~2. The person controls the premises and is the subscriber, client or tenant of the system subscriber; or~~
- ~~3. The person is the system subscriber or alarm user.~~

~~D. Information required to be provided on the contact card registration form includes, but is not limited to:~~

- ~~1. Subscriber's and/or alarm user's name, address and telephone number(s);~~
- ~~2. Names and telephone numbers of three additional persons who will respond in the event of alarm activation in the absence of the alarm user and said person will provide access to premises and be able to deactivate alarm, or said persons will provide information on who to contact for access; and~~
- ~~3. Name of the alarm business responsible for regular maintenance and that company's electrical contractor's license number.~~

~~E. Failure to complete the required information will result in automatic denial of the contact card.~~

~~F. Contact cards shall not be transferable.~~

~~G. Completed applications for an alarm user's contact card registration shall be filed with the city clerk's office.~~

~~H. Any person who owns, operates, or possesses any alarm system within the City, which does not conform to the requirements of this chapter, shall disconnect that alarm and render it inoperable or alter it in accordance with this chapter no later than July 31, 1999.~~

~~I. Alarm users shall notify the city clerk's office within 10 days, of any change of information from that contained on the contact card. [Ord. 98-0044 § 3.]~~

9.15.040 Exceptions.

This chapter shall not be construed to apply to persons duly authorized to test or activate an alarm when such may be deemed proper by the chief. [Ord. 98-0044 § 4.]

9.15.050 Service charges for excessive false alarms.

A. Service charges will be assessed by the city clerk's office for excessive false alarms during any registration year in an amount imposed by the city council by resolution.

B. The city clerk's office shall notify the alarm user and the alarm business by regular mail of the fourth false alarm, the fine and the consequences of the failure to pay the fine. [Ord. 02-0139 § 1; Ord. 98-0044 § 5.]

9.15.060 No response to excessive false alarms.

After the sixth false alarm in any six consecutive month period, the chief or his/her designee shall send a notification to the alarm user by mail, which will contains the following:

A. That the sixth false alarm has occurred;

B. That if any additional false alarms occur within the remainder of the six-month period, the police may not respond to any subsequent alarms;

C. That the alarm user may apply in writing for reinstatement. The chief or his/her designee may reinstate the alarm user upon a finding that reasonable effort has been made to correct the false alarms which includes consideration of a letter from user's alarm company, which states the alarm system is operating properly and the alarm user's agents are properly trained in the alarm system operation. The City shall not be responsible for any costs incurred by the user to qualify for reinstatement; and

D. That reinstated alarm users will be billed for any false alarm responses after reinstatement, and will be subject to further revocation after any more false alarm responses during the remainder of the registration year. Alarm user will not be reinstated if there are any outstanding fees or service charges due. [Ord. 98-0044 § 6.]

9.15.070 Additional duties of alarm user.

A. The premises shall display the registration decal at or near the main entrance, which shall be clearly visible and readable from the exterior of the premises.

B. The premises shall display the street address at or near the front of the premises and at other places where access is available, such as from an alley or parking lot. The street address shall be clearly visible and readable from the exterior of the premises.

C. If requested to do so by the chief, the alarm user or his or her designee shall respond to a premises following activation of an alarm system for which a contact call has been issued within a reasonable time, and in any event, within one hour after said notification. [Ord. 98-0044 § 7.]

9.15.080 Alarm business duties.

Every alarm system monitoring company engaging in business activities in the City shall:

A. Submit standard user form instructions to the chief's office. If the chief's office finds the instructions are unclear or inadequate, the chief may require the alarm business to revise the instructions to comply with KMC 9.15.060 and then to distribute the revised instructions to its alarm users.

B. Provide the chief's office information about the nature of its alarms, its method of monitoring, its program for preventing false alarms, and its method of disconnecting audible alarms.

C. Furnish the alarm user with instructions that provide information to enable the user to operate the alarm system properly and information on how to obtain service for the alarm system at any time. The alarm business shall also inform each alarm user of the requirements to obtain a contact card and where it can be obtained.

D. Establish a process for alarm verification. The verification process shall not take more than five minutes, calculated from the time that the alarm signal has been accepted by the alarm business monitoring the system until a decision is made whether to call for a police dispatch. The means of verification may include one or more of the following:

1. The establishment of voice communication with an authorized person at or near the premises who may indicate whether or not need for immediate police assistance or investigation exists;
2. A feature that permits the alarm system user or a person authorized by the user to send a special signal to the alarm system monitoring company that will cancel an alarm immediately after it has been sent and prevent the monitoring company calling for a police dispatch;
3. The installation of a video system that provides the alarm system monitoring company when the signal is received with the ability to ascertain that activity is occurring which warrants immediate police assistance or investigation;
4. A confirmation that a signal reflects a need for immediate police assistance or investigation either by the alarm user, or a person at or near the premises before dispatching police; or
5. An alternate system that the chief determines has, or is likely to have, a high degree or reliability.

~~E. Coordinate with the chief's office to develop a process to cancel an alarm dispatch that is consistent with the communication center's standard operating procedures.~~

~~F. Provide the chief's office when requesting an alarm response with the registration number for that premises, and the police need not respond if the registration number is not provided. [Ord. 98-0044 § 8.]~~

9.15.090 Nonpermitted systems and uses.

A. No person shall operate or use an alarm system which emits an audible sound where such emission does not automatically cease within 15 minutes. Nothing in this section shall limit the duration of a fire or other evacuation alarm during a bona fide emergency.

B. No person shall use an alarm system to protect more than one business and/or private residence. ~~without completing a separate contact card registration for each business and/or private residence to be protected.~~

C. No person shall operate or use any alarm system for which the contact card registration has been revoked.

D. No person shall operate or use any alarm system which automatically dials the department or City directly and delivers a prerecorded message. [Ord. 98-0044 § 9.]

9.15.100 Special registrations.

A. An alarm user required by federal or State law, regulation, rule or ordinance to install, maintain and operate an alarm system shall be subject to the alarm system regulations of this chapter, provided:

1. The ~~contact card~~ alarm company shall designate the special alarm user's status and provide it to the King County Sheriff's Office Communications Center when reporting an activation.

2. A special alarm user's contact card for a system that has false alarms during a six-month period shall not be subject to the no response procedure and shall pay the penalty fees and service charges.

B. An alarm user that is a governmental political unit shall be subject to this chapter, but shall not be subject to service charges or the imposition of any penalty provided herein. [Ord. 98-0044 § 10.]

9.15.110 Appeals.

An alarm user may appeal the validity of a false alarm determination to the City's hearing examiner pursuant to City ordinance. [Ord. 98-0044 § 11.]



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Use of Public Art Funds to create public art at the three Walkways and Waterways projects: Log Boom, Squire's Landing and Rhododendron parks. Proposed Council Action/Motion: Motion approving the use of unexpended public art funds in the amount of \$114,000.00 to add to the 1% public art funding generated from the three Walkways and Waterways projects at Log Boom, Squire's Landing and Rhododendron parks in order to create significant works of art in each of the three park sites.	For Council Meeting Agenda of: September 23, 2019 Department: Community Development Prepared by: Maureen Colaizzi, Parks Project Manager Debbie Bent, Community Development Director, Joanne Gregory, Finance Director, John Vicente, City Engineer, Kent Vaughan, Senior Civil Engineer Approved by Department Head: <u>DS 9/11/19</u> Approved by City Attorney: <u>DLA</u> Approved by Finance Director: <u>Joanne 9/10/19</u> Approved by City Manager: <u>PK 9/12/19</u> Exhibits/Attachments: 1. Ordinance 01-0115, Public Art Fund, KMC Chapter 3.50 2. Contract 19-C2059
<u>INFORMATION/BACKGROUND</u> Staff is requesting approval from City Council to reallocate unexpended public art funds in the amount of \$114,000.00 to add to the 1% public art funding for the three Waterways Projects at Log Boom, Squire's Landing and Rhododendron parks in order to create significant works of art in each of the three project sites. Ordinance 01-0115 established a 1% for the arts program and a public art fund to set aside one percent of the funds to be expended on public projects within the City for the funding of art for public places, now Chapter 3.50 of the Kenmore Municipal Code. (see Attachment #1). Attachment 1, Section 7 Public Art Fund – Uses, Subsection B, indicates that City Council must authorize use of unexpended public art funds before they can be expended. The voter approved Walkways and Waterways projects will create significant public spaces for our community. Adding art in public spaces further enhances civic pride. Of the five Walkways and Waterways projects, only one (68th Avenue Pedestrian & Bicycle Safety Project) will be unable to incorporate public art into the design of the capital project due to limited right-of-way. This project will contribute approximately \$65,000 to the public art fund. The Juanita Drive Pedestrian and Bicycle Safety Project will incorporate a significant amount of public art into the design with an estimated \$121,500.00 in 1% public art funds. Table 1 on page 2 is an estimate of the total 1% public art funding that would be generated from construction contracts from the three Waterways projects at Log Boom, Squire's Landing and Rhododendron parks. With less than \$70,000 available, it will be difficult to create a meaningful art impact in locations where there is space	

for the public to engage with art. Table 2 on page 2 shows staff's recommendation for utilizing unexpended public art funding in the amount of \$114,000.00 towards the public art at the three Waterways project locations. If City Council approves the use of the unexpended funding, the total that would be available for art in these three public spaces would be \$183,474.30.

Table 1: 1% Public Art Fund Available for art being incorporated at Waterways Projects

Projects	Estimated \$ for 1% Public Art
Rhododendron Park Boardwalk and Float Project (Completed)	\$17,214.30
Squire's Landing Park Waterfront & Natural Area Access Project	\$39,260.00
Log Boom Park Waterfront Access & Viewing Project	\$13,000.00
Total	\$69,474.30

Table 2: Total Unexpended Public Art Funding Available

1% Public Art Fund Contributions Generated From:	Estimated 1% Funds Available For Reallocation
The Public Art Fund Available Balance	\$49,000.00
The 68 th Avenue Pedestrian & Bicycle Safety Walkways Project	\$65,000.00
Total	\$114,000.00

Staff has hired Carolyn Law, a consulting public artist, through Contract 19-C2059 (see Attachment 2) to assist staff with identifying appropriate themes, materials and locations for art at each park site. Ms. Law will provide services to assist the City with the artist selection process. To save Public Art Fund dollars for the art works, Contract 19-C2059 is funded equally by the three capital project budgets. As work under this contract has yet to begin, staff will update City Council about the public art process at a future meeting this fall when staff provides an update on the walkways and waterways projects.

FISCAL CONSIDERATION:

Table 2 shows that there is up to \$114,000.00 available from public art contributions not directly attributable to the W&W Park projects. \$49,000.00 is available within the current public art fund balance. \$65,000.00 is the anticipated contribution from the 68th Avenue pedestrian and bicycle safety Walkways project. Contract 19-C2059's \$5,750 fee is budgeted from the Parks Capital Improvement Program project budgets: (P-28 Log Boom Park Waterfront Access Project, P-27 Squire's Landing Park Waterfront Access Project and P-18a Rhododendron Park Boardwalk and Float Project).

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Goal 2. Implement the Walkways and Waterways Projects.

Attachment 1

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 01-0115**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, ESTABLISHING A ONE PERCENT
FOR THE ARTS PROGRAM AND ESTABLISHING A
PUBLIC ART FUND; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City Council of the City of Kenmore recognizes the important role that art in public places plays in the cultural enrichment of the City; and

WHEREAS, the City Council wishes to set aside one percent of the funds to be expended on public projects within the City for the funding of art for public places;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. One Percent for the Arts Program – Established. There is hereby established the One Percent for the Arts Program to set aside one percent of the funds to be expended on public projects within the City for the funding of art for public places.

Section 2. Public Art Fund – Established. There is hereby established in the City treasury a subfund of the Capital Projects Fund to be known and designated as the “Public Art Fund” for the purpose of providing funds for One Percent for the Arts projects.

Section 3. Public Art Fund – Definitions. As used in connection with the Public Art Fund and the One Percent for the Arts Program, the following terms have the meanings set forth below:

A. “Acquisition of real property” means the purchase of parcels of land or existing buildings and structures, including associated costs such as appraisals or negotiations.

B. “Art in public places” means any expression by an artist of visual works of art available to the public in areas designated as public areas within any City-owned facility, or on non-City-owned property if the work of art is installed or financed, either in whole or in part, by the City.

C. “Demolition costs” means the cost of removing buildings or other structures from the property.

D. “Equipment” means equipment or furnishings that are portable.

E. “Qualifying capital improvement project” means projects funded wholly or in part by the City at a cost exceeding \$10,000 for the construction or remodel of any public buildings, decorative or

- 1 -

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commemorative structures, parks or any portion thereof; and projects involving the construction, renovation or repair of public streets, sidewalks, parking facilities, and water, sewer and storm drainage improvements.

Section 4. Public Art Fund – Deposits. All authorizations and/or appropriations for qualifying capital improvement projects shall include an amount of not less than one percent of the total project cost to be set aside for transfer to the Public Art Fund.

Section 5. Public Art Fund – Method of Calculation of Total Construction or Remodeling Project Cost. For qualifying capital improvement projects, the minimum amount to be appropriated for art in public places shall be the total amount of the awarded construction contract as originally approved by the City Council or as subsequently amended multiplied by one percent. Provided, however, that any City-funded amount for the acquisition of real property or equipment or for demolition shall be excluded for the purposes of this calculation.

Section 6. Public Art Fund – General Obligation Proceeds. In the case of a City project which involves the use of general obligation bond proceeds, funds appropriated shall be used for projects and for capital purposes consistent with the authorizing resolution or ordinance approved by the City Council.

Section 7. Public Art Fund – Uses.

A. The appropriations from qualifying capital improvement projects shall be pooled into the Public Art Fund. From time to time, the City Council shall select an Ad Hoc Committee that will make recommendations for use of the one percent deposit. The City Council shall review the procedures and art selection criteria established by that committee, and the City Council shall approve all expenditures for One Percent for the Arts projects. These funds shall be used for:

1. Selection, acquisition, and installation or display of original works of visual art, including works of art on loan to the City or temporarily displayed at public facilities, which may be an integral part of the project, or be placed in, on or about the project or in another public facility;
2. Repairs and maintenance of public art acquired with art in public places funds;
3. Funding for performing arts events to occur in, on or about a public facility; and
4. Other project-specific expenses of selection and acquisition of public art; provided that no part of the funds shall be used to pay administrative staffing expenses of the program.

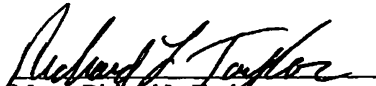
B. Any unexpended funds which remain in the Public Art Fund at the end of any budget year shall not be transferred to the General Fund or otherwise lapse, but said unexpended funds shall be carried forward from year to year until expended for the purposes set forth in this section, unless otherwise directed by the City Council.

Section 8. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 9. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 24th DAY OF September, 2001.

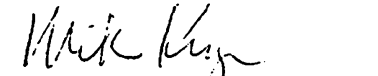
CITY OF KENMORE


Mayor Richard L. Taylor

ATTEST/AUTHENTICATED:


Lynn Batchelor, City Clerk

Approved as to form:


Michael R. Kenyon, City Attorney

Filed with the City Clerk:	September 12, 2001
Passed by the City Council:	September 24, 2001
Date of Publication:	October 4, 2001
Effective Date:	October 10, 2001

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**Contract 19-C2059
EXHIBIT A SCOPE OF WORK**

**WALKWAY AND WATERWAYS PARK PROJECTS
PUBLIC ART CONSULTATION PROPOSAL**

Carolyn Law

SCOPE OF WORK

PHASE 1 (Initial Contract)

- Research the three (3) Walkways and Waterways' park sites and Kenmore community by scheduling a visit to the park and more generally the City of Kenmore. Schedule meetings with recommended City officials to outline best practices approach to public art.
- Schedule orientation to review design work to date with members of the design teams.
- Schedule working meetings as needed (likely up to 4) with the design team to discuss viable public art integration as the projects are developed from 30 to 60%. Discuss with the design team how they will coordinate and work with a selected artist during final design and into construction.
- Simultaneously, conceptually frame and present to the design teams at meetings, evolving thoughts about potential approaches to public art projects that could be integrated and/or sited within each park. All public art concepts respond to the designs as they are refined until a realizable approach is agreed upon.
- Detail final approach within a timeframe that importantly allows an artist to be selected at the latest by the end of 60% design so they can interact with the design team and park designs. The goal is for the selected artist to explore any opportunities for full integration into the park design.
- Present the public art conceptual approach to the city and continue to advocate for a best practices approach to working with a public artist on these projects.
- Prepare a succinct document outlining the conceptual background for an approach to artwork in the park settings, outline a range of potential integration opportunities and more specific locations with rationales, lay out use of 1% budget and any possible interfaces with design elements that would use monies from the construction budgets and/or be part of the overall construction process, and a recommendation for the approach to the artist selection process and schedule.
- Attend one public outreach meeting and one City Council meeting with the project teams to present approach for public art.

ESTIMATE OF APPROXIMATE CONSULTING HOURS

TASK	HOURS	TRAVEL
Initial visits with park orientations, meeting(s) with City staff	6	4
Interaction with design team/development of art plan	10	4
Development of conceptual framework for projects	12	
Presentation to City staff	3	2
Public meeting w/ designers	4	1
Presentation to City Council	3	1
General mentoring/administration	5	3
TOTAL HOURS	43	15
SUBTOTAL	\$5375	\$375
TOTAL FEE		\$5,750

**Contract 19-C2059
EXHIBIT A SCOPE OF WORK**

PHASE 2 (Future Amendment)

Assist the City with the selection process.

- Present the City with a selection process that meets the schedule and the budget
- Develop a shortlist of artists to invite
- Develop a 4-member selection panel that includes a public artist, a member of the design team, a Kenmore citizen with arts background, a City representative. Also an advisor from the Kenmore Parks Department should attend.
- Orient selected artist to the public art conceptual plan, the project sites and the design teams.

ESTIMATE OF APPROXIMATE CONSULTING HOURS will be provided as part of the amendment.



City of Kenmore, Washington

Memorandum

Date: September 12, 2019

To: Rob Karlinsey, City Manager

From: Bryan Hampson, Development Services Director 

Re: **Heavy Manufacturing History**

During the January 2019 Council retreat, Council asked to be reminded of the regulations that the City has adopted for Heavy Manufacturing to date. In addition, Council wanted to be reminded which other regulations have been discussed but not adopted.

December 15, 2014; Ordinance No. 14-0391

1. Added New Heavy Manufacturing Definition

18.20.1676 Manufacturing, heavy.

“Heavy manufacturing” means an establishment engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products that is likely to generate levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, poisons, pesticides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Heavy manufacturing facilities use larger quantities of raw materials and may require significant outdoor storage. Examples include concrete manufacture, asphalt batch plants, mass production of commercial or recreational vehicles or large machinery, production of industrial organic and inorganic chemicals, animal slaughtering, and refining, extruding, rolling, or drawing of ferrous or nonferrous metals.

May include NAICS Sectors 31 – 33 (Manufacturing). Also may include NAICS 54171 (Research and Development in the Physical, Engineering and Life Sciences).

2. Prohibited Heavy Manufacturing uses throughout Kenmore.

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3. Deleted Existing Legal Uses in the Regional Business Zone.

Previous code language (prior to Ord. No. 14-0391):

18.26.060 Regional business zone – Existing legal uses.

A. Regional Business Zone – Existing Legal Uses.

Specific Land Use	RB
<i>Existing legal uses</i> as of May 8, 2003, which are not otherwise allowed as a permitted use, conditional use, or special use in KMC 18.26, or a P-suffix or special overlay district pursuant to Chapter 18.47 KMC.	P

July 27, 2015, Business License and Noise

1. Ordinance No. 15-0402; Established business license and regulations requirement for Heavy Manufacturing uses.
2. Ordinance No. 15-0403; Established noise ordinance for Heavy Manufacturing uses.
 - Comply with State noise levels;
 - Monitor and submit quarterly reports.

Discussions with Council at a Public Council Meeting

1. September 12, 2016; Discussed eliminated all noises from Heavy Manufacturing uses during the nighttime hours.
2. June 25, 2018; Discussed possible 20-year amortization period for Heavy Manufacturing uses.

Current Code Language

“Nonconformance” means any *use*, improvement or *structure* established in conformance with the *City* rules and regulations in effect at the time of establishment that no longer conforms to the range of *uses* permitted in the *site*’s current zone or to the current development standards of the code due to changes in the code or its application to the subject property.

A nonconforming *use* which has been discontinued, or a nonconforming *structure* or site improvement which has been damaged or destroyed, may be re-established or reconstructed if:

- The nonconforming *use*, *structure*, or site improvement which previously existed is not expanded;
- A new *nonconformance* is not created;
- The *use* has not been discontinued for more than 12 months prior to its re-establishment, or the nonconforming *structure* or site improvement is reconstructed pursuant to a complete permit application submitted to the *department* within 12 months of the occurrence of damage or destruction and the construction is diligently pursued according to issued permits

“Existing Legal Uses”

Where the term “existing” or “existing legal” follows a listed *use* type, then those *uses* that can document their legal conforming status prior to April 28, 2003, are considered to be *permitted uses* and given all the rights of other *permitted uses* within the district, until such time as there is a change of *use* or abandonment as set forth in KMC [18.100.085](#). In addition, these *uses* may be rebuilt within the same footprint and floor area should they suffer damage; provided, that no new *nonconformances* with standards are created (e.g., *setbacks*), if any. These *uses* may be remodeled without limitation on value and may be enlarged subject to current code requirements (e.g., height limits, lot coverage, density limits, *setbacks*, parking, etc.), unless otherwise specifically conditioned.

Existing legal uses abandonment.

If an *existing legal use* has not been discontinued for more than 12 months prior to its re-establishment, or the nonconforming *structure* or site improvement is reconstructed pursuant to a complete permit application submitted to the *department* within 12 months of the occurrence of damage or destruction and the construction is diligently pursued according to issued permits, such *existing legal use* may be retained.

Existing legal uses expansion.

Uses listed as permitted “*existing legal*” *uses* in a zone may be rebuilt or re-established should they suffer damage. These *uses* may be remodeled or enlarged subject to current development

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Heavy Manufacturing Memo Cont.
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code requirements (e.g., height limits, lot coverage, density limits, *setbacks*, parking, etc.). Expansion may occur on original parcels containing the *use* as of the effective date of “*existing legal*” status. Expansion of *existing legal uses* may be permitted to adjacent parcels if the adjacent parcels were and are still owned or leased by the same business or residential *use* owner at the time the *use* became *existing legal*.

Lakepointe without Redevelopment

P-suffix 10 in effect.

No retail uses are permitted with the exception of the sale of forest products and other building material.

Office uses shall be allowed only as required in support of industrial wholesale and permitted retail operations on the site.

Personnel service uses such as banks, service stations, hotels, restaurants, and mini-warehouses are not permitted.

Residential uses are not permitted.

Light manufacturing is conditionally permitted.

“Light manufacturing” means an establishment engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products that is of a lower intensity and cleaner than heavy manufacturing establishments. Light manufacturing facilities do not generate noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Light manufacturing facilities require only a small amount of raw materials, area and power to produce items of relatively high value per unit weight. Examples include manufacture of clothes, jewelry, food, blown glass, furniture, computer hardware and software, medical instrumentation, consumer electronics, and winery/brewery, as well as research and development facilities and biotechnology.