



City Council Workshop Agenda
Tuesday, January 21, 2025, 4:30 PM
Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To observe the meeting (no public comment ability)

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To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/88548119347>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Revisions to Camas Municipal Code \(CMC\) 3.88 Pertaining to Impact Fees](#)
[Presenter: Steve Wall, Public Works Director](#)
[Time Estimate: 10 minutes](#)
2. [Fire Station 41 Headquarters Design and Construction Management Professional Services Agreement](#)
[Presenter: Shaun Ford, Division Chief EMS and Steve Wall, Public Works Director](#)
[Time Estimate: 15 minutes](#)
3. [Camas Community Survey Results](#)
[Presenter: Bryan Rachal, Director of Communications](#)
[Time Estimate: 30 minutes](#)
4. [Professional Services Agreement for Lake Monitoring Plan Update](#)
[Presenter: Steve Wall, Public Works Director](#)
[Time Estimate: 5 minutes](#)
5. [Resolution 25-001 Council Statement to CTRAN/Regional Transportation Council \(RTC\)](#)
[Presenter: Tim Hein, Council Member and Leslie Lewallen, Council Member](#)
[Time Estimate: 20 minutes](#)

6. [Clark County Green Business - We Compost Presentation](#)
[Presenter: Celina Montgomery](#)
[Time Estimate: 15 minutes](#)
7. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

CLOSE OF MEETING



Staff Report

January 21, 2025 Council Workshop Meeting

Revisions to CMC 3.88 Pertaining to Impact Fees

Presenter: Steve Wall, Public Works Director

Time Estimate: 10 minutes

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BACKGROUND: Staff presented proposed edits to CMC Chapter 3.88 at the November 18, 2024 Council Workshop. At the conclusion of the staff presentation, the City Council had questions relating to impact fees, but not necessarily directly related to the proposed Code revisions. Staff is bringing this item back to answer further questions from Council as needed. Below is a brief summary of outstanding questions from the November 18th Workshop.

- What is the overall intent of impact fees?
 - Impact fees are one-time charges assessed by a local government against a new development project to help pay for new or expanded public capital facilities that will directly address the increased demand for services created by that development.
- Infill projects and even new development have impacts on the existing systems. Who’s paying for those impacts, or how can the City recoup costs associated with those impacts?
 - Correct, infill and new development projects can have an impact on existing systems (e.g. roads, water, sewer, parks). However, if the existing systems already have Capacity and are not shown through data driven analysis to be significantly impacted by new development, the City can not exact payments or improvement from the new development.
 - In Washington State, impacts and improvements to existing systems are generally born by taxes (rates for utilities). In some instances, impact fees may be used to support reconstruction of an existing facility; however, collection of impact fees are only based on the portion of the upgraded facility that serves new development, or adds capacity.
- Why would the City allow an extension from 6 to 10 years for developers to use Impact Fee Credits?
 - The State Legislature made changes to RCW 82.02.070 a number of years ago loosening the timeline requirement for cities to use impact fees from 6 years to 10 years from the date of collection. Allowing developers the same timeline to expend credits was deemed to be a fair and equitable practice. That said, most developers

want to use credits as soon as they become available as it reduces their cost of development.

SUMMARY: Chapter 3.88 of the Camas Municipal Code (CMC) pertains to the collection of Impact Fees on new development, including the issuance of credits to developers for construction of particular capital improvements. Chapter 3.88 has been modified over time consistent with applicable State law.

As the City Council is aware, updates to the Fire and Parks/Open Space Impact Fees have been adopted via Ordinance in the last couple years and staff is anticipating bringing forth a proposal for adoption of new Traffic Impact Fees in the near future. With updates occurring to the Fees, staff has also been tracking minor updates and clean-up of CMC Chapter 3.88. Attached for Council's reference are a draft Ordinance with proposed revisions to Chapter 3.88, and an Underline/Strikeout version of Chapter 3.88 showing proposed additions and deletions.

Revisions to Chapter 3.88 are summarized immediately below for reference:

- Multiple Department Heads oversee implementation of Impact Fees. The generic definition of a "Director" has been added for clarity.
- Allowing the prepayment of impact fees has been considered an incentive to developers in the past. However, there are not currently provisions putting any limitations on how long the City will hold the prepayment on behalf of the developer. There is an administrative burden of holding funds on behalf of others.
- The specific formulas regarding calculations of impact fees can change over time. However, the basis for the calculations generally remains the same. Section 3.88.060 through 3.88.100 have been modified to reference the general basis for the calculations instead of a specific formula.
- The code sections regarding Exemptions to payment of impact fees and the ability to submit an independent fee calculation have been updated consistent with State law and best practices.
- The process for issuance of impact fee credits has been updated to meet current practice and include an expiration of 10 years for the use of any credits issued. This is consistent with the State law that requires the City to use or obligate impact fees within 10 years of receiving them.
- The Appeals and Refund sections have been updated to meet current and best practices.

BENEFITS TO THE COMMUNITY: The proposed changes to CMC Chapter 3.88 simplifies the language and ensures the collection of impact fees and issuance of impact fee credits are consistent with State statutes and best practices.

BUDGET IMPACT: There is no direct budget impact resulting from the proposed changes to CMC Chapter 3.88.

RECOMMENDATION: Staff recommends placing an Ordinance on the February 3, 2025 Regular Meeting Agenda for the City Council to consider amending Chapter 3.88 of the Camas Municipal Code.

Chapter 3.88 IMPACT FEES ON NEW DEVELOPMENTS FOR CERTAIN PUBLIC FACILITIES

3.88.010 Purpose of provisions— Statutory authority.

The ordinance codified in this chapter is enacted pursuant to the provisions of RCW Chapter 82.02, and is intended to accomplish the following purposes:

- A. To insure that adequate facilities are available to serve new growth and development;
- B. To promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new facilities needed to serve growth; and
- C. To insure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

3.88.020 Findings.

The city council finds and declares that:

- A. New residential and nonresidential development causes increased demands on public facilities, including streets, roads, parks, open space, recreational facilities, fire facilities, and schools;
- B. Projections indicate that new development will continue, and that it will place ever-increasing demands on the city to provide necessary public facilities;
- C. To the extent that new development places demands on the public facility infrastructure, those demands should be partially financed by shifting a proportionate share of the cost of such new facilities from the public at large to the developments actually creating the demand; and
- D. The imposition of impact fees upon residential and nonresidential development in order to finance specified public facilities, the demand for which is created by such development, is in the best interest of the general welfare of the city and its residents, is equitable, does not impose an unfair burden on such development by forcing developers and builders to pay more than their fair or proportionate share of the cost, and is reasonably necessary to provide the necessary public facility infrastructure to serve new development as planned for in the comprehensive plan and the capital facilities plan.

3.88.030 Definitions.

The following definitions shall apply for purposes of this chapter unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

- A. "Act" means the Growth Management Act, Chapter 17, Laws of 1990, 1st Ex. Sess., Chapter 36.70A RCW et seq., and Chapter 32, Laws of 1991, 1st Sp. Sess., as now in existence or as hereinafter amended.
- B. "Building permit" means the permit required for new construction and additions pursuant to Chapter 15.04 of this code. The term building permit, as used herein, shall not be deemed to include permits required for the remodeling, rehabilitation, or other improvements to an existing structure or rebuilding a damaged or destroyed structure, provided there is no increase in the applicable unit of measure for nonresidential construction or number of dwelling units for residential construction.
- C. "Capital facilities plan" means the capital facilities plans adopted by the council as part of the capital facilities element of the comprehensive plan for Camas.

- D. "Capital facilities" means the facilities or improvements of the city.
- E. "City engineer" means the officially appointed or acting city engineer for the city.
- F. "City" means the city of Camas.
- G. "CMC" refers to the Camas Municipal Code.
- H. "Council" means the city council of the city of Camas.
- I. "County" means Clark County.
- J. "Department" means the city planning department.
- K. "Developer" means an individual, group of individuals, partnership, corporation, association, municipal corporation, state agency, or other person or entity and their successors and assigns undertaking development activity, including the design, engineering, or construction of facilities identified in one of the City's Capital Facility Plans.
- L. "Development activity" means any construction or expansion of a building or structure, or any change in use of a building; or the subdivision of land; or plat approval, PUD or PRD approval, boundary line adjustment, or any change in land use that creates additional demand and need for public schools, public streets and roads, publicly owned parks, open space and recreational facilities, and fire protection facilities.
- M. "Development approval" means any written authorization from the city which authorizes the commencement of a development activity, including, but not limited to, building permit, plat approval, PUD or PRD approval, binding site plan approval, boundary line adjustment, and a conditional use permit.
- N. "Director" means the applicable Department Director (Department Head) responsible for overseeing the implementation of a particular capital facility. Director includes the Fire Chief, Community Development (Planning) Director, Public Works Director and Parks & Recreation Director.
- O. "Encumbered" means to reserve, set aside or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for planned facilities.
- P. "Fee payer" means a person, corporation, partnership, an incorporated association, or any other similar entity or municipal corporation commencing a development activity which creates the demand for planned facilities, and which requires development approval and/or the issuance of a building permit. Fee payer includes an applicant for an impact fee credit.
- Q. "Fire chief" means the officially appointed or acting chief of the fire department of the city, also referred to herein as a "department head."
- R. "Fire impact fee" means the impact fee designated to pay for fire protection facilities.
- S. "Impact fee account" or "account" means the accounts established for the planned facilities for which impact fees are collected. The accounts shall be established pursuant to CMC Section 3.88.160A, and shall comply with the requirements of RCW 82.02.070.
- I. "Impact fee" means the payment of money imposed upon development as a condition of development approval, to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. Impact fee does not include reasonable permit or application fees. The impact fee hereby imposed consists of a traffic fee component, a park impact fee component, an open space impact fee component, a fire facility impact fee component, and a school impact fee component.
- U. "Impact fee deferral program" shall mean that program established by the city council pursuant to RCW 82.020.050 for the deferred collection of impact fees for single-family detached and attached residential construction which includes a process by which the applicant for a building permit for a single-family detached or attached residence may request a deferral of the full impact fee payment, on certain conditions.

- V.** "Independent fee calculation" means the impact fee calculation, and/or economic documentation prepared by a fee payer, to support the assessment of an impact fee other than by the use of the schedules in Sections 3.88.060 to 3.88.100 of this chapter, or the calculations prepared by the planning director or city engineer where none of the impact fee categories or impact fee amounts in Sections 3.88.060 to 3.88.100 accurately describe or capture the impacts of the development activity on public streets and roads, publicly owned parks, open space and recreational facilities, and fire protection facilities.
- W.** "Low income housing" means a single-family or multifamily housing development, the construction of which is either undertaken by a housing authority operated pursuant to RCW Chapter 35.82, or financially assisted, pursuant to a federal, state or local governmental low-income housing program; provided, however, that the term shall apply only to the number of units within such housing development as are required to be occupied by low-income residents.
- X.** "Owner" means the owner of record of real property, or a person with an unrestricted written option to purchase property; provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.
- Y.** "Park impact fee" means the impact fee designated to pay for publicly owned parks, open space and recreational facilities.
- Z.** "Parks and Recreation ~~e~~Director" means the officially appointed or acting director of the city parks and recreation department, also referred to herein as a "department head."
- AA.** "Planned facilities" means public streets and roads, publicly owned parks, open space and recreational facilities, and fire protection facilities included in the capital facilities element of the comprehensive plan for Camas.
- BB.** "Planned residential development" (PRD) or "planned unit development" (PUD) shall be as defined in Section 18.93.020 of the CMC.
- CC.** "Planning director", or "**Community Development Director**" means the officially appointed or acting director of the city **community development and** planning department.
- DD.** "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. No improvement or facility included in the capital facilities plan approved by the city council shall be considered a project improvement.
- EE.** "Public facilities" means the following capital facilities owned or operated by government entities: public streets and roads; publicly owned parks, open space, and recreational facilities; school facilities; and fire protection facilities of the city of Camas.
- FE.** "Service area" means a geographical area defined by the city of Camas in which a defined set of public facilities provide service to development within the area.
- GG.** "Standard of service" means the quantity and quality of service which the city council has determined to be appropriate and desirable for the city. A measure of the standard of service may include, but is in no way limited to, maximum levels of congestion on city streets and roads, maximum wait at stops, maximum fire department response times, minimum fire suppression capabilities, minimum park and open space required for a variety of types of parks and open space; minimum distance from residences to parks, and/or any other factors or standards the city council may deem appropriate.
- HH.** "System improvements" means public facilities that are included in the capital facilities plan and are designed to provide service to service areas within the community at large, in contrast to project improvements.
- II.** "Temporary dwelling units" means a development that provides temporary housing for individual persons for one or more days.

- JJ.** "Traffic impact fee" means the impact fee designated to pay for public streets and roads.
- KK.** "Unit" means any building or portion thereof which contains living facilities including provisions for sleeping, cooking, eating, and sanitation, as required by the city, for not more than one family and including site-built buildings, mobile/manufactured homes and modular homes.
- LL.** "Voluntary agreement" means an agreement between a developer and the city as authorized by RCW 82.02.020.

3.88.035 Preliminary determination.

Any person undertaking any construction or expansion of a building, structure or use, any change in the use of a building or structure, or any change in the use of land may request that the public works director conduct a preliminary review to determine whether such project creates an additional demand and need for public services. If the public works director determines that no such additional demand is created, then such project shall be exempt from the impact fees imposed by this chapter.

3.88.040 Impact fee imposition.

- A. All new development activity within the city shall be subject to the payment of impact fees, which shall be calculated by adding the impact fee components, as hereinafter provided for, that are applicable to each new development activity.
- B. The amount of impact fees shall be determined at the time of building permit application, or for development not requiring a building permit, at the time of site plan approval.
- C. Subject to the provisions of subsection 3.88.040(D) for pre-payment of impact fees, impact fees shall be due and collected at the time of building permit application, or for development not necessitating a building permit, at the time of site plan approval.
- D. Impact fees may, with the consent of the city, be prepaid. Prepaid impact fees, including the amounts of any developer credits under subsection 3.88.140(A) shall be deducted from impact fees at the time such fees are collected pursuant to subsection 3.88.040(C).
1. Prepaid impact fees shall be tracked as individual components for purposes of future use. Prepayment of Transportation Impact Fees shall be based on the number of PM Peak Hour Vehicle trip ends for each use. Prepayment of Fire Impact Fees shall be based on the total square footage paid for non-residential or equivalent number of single family homes for residential. Prepayment of Park Impact Fees shall be based on the total square footage paid for non-residential or the equivalent number of single family homes based on the total square footage.
2. Prepaid impact fees shall only be valid and held by the City for 5 years. Upon expiration of the 5 year period, the City will refund the prepaid impact fees at the original value for which they were purchased, plus any accrued interest.
- E. The amount of impact fees that may be deferred under the impact fee deferral program shall be determined by the fees in effect at the time an applicant applies for a deferral.

3.88.050 Development service areas established.

Service areas, which may vary by type of public facilities, may be established in the capital facilities plan element of the comprehensive plan. Such service areas shall be defined so as to insure that those developments paying impact fees will be reasonably benefitted by the new public facilities. Additional or revised service areas may be designated by the city council by amendment to the capital facilities plan element of the comprehensive plan upon consideration of the following factors:

- A. The comprehensive plan;

- B. Standards for adequate public facilities incorporated in the capital facilities plan;
- C. Projections for full development as permitted by land use ordinances and timing of development;
- D. The need for and cost of unprogrammed capital improvements necessary to support projected development;
- E. Such other factors as the city council may deem relevant.

3.88.055 Findings of adequacy.

- A. Prior to approving proposed plats, planned residential or planned unit developments or binding site plans, or granting other development approvals, the council or administrative personnel, as appropriate, shall make written findings that appropriate provisions are made for planned facilities. Findings of adequacy shall be based on the city's standards of service.
- B. Compliance with this requirement shall be sufficient to satisfy the requirements of RCW 58.17.110, 58.17.060 and the Act. The findings shall be made at the time of preliminary plat, PRD, PUD, binding site plan or other development approval.
- C. The city shall not approve applications for preliminary plats, PRD, PUD, binding site plans or other development approvals, unless the city is able to make the findings of adequacy; provided, that if the fee payer opts to dedicate land, to provide improvements and/or construction consistent with the requirements of CMC Section 3.88.140 governing credits, where appropriate, the city may make such findings.
- D. If any party for any reason is able to exempt itself from the operation of this chapter, the city reserves the right to review its land use plan in conjunction with its capital facilities plans in order to ensure adequacy. In the event that the impact fees that might have been paid would have been an integral part of the financing to ensure adequacy, the city reserves the right to deny approval for the development on these grounds.

3.88.060 Traffic impact fee formula.

The impact fee component for traffic shall be calculated using the most recent version of the Traffic Impact Fee Update and Transportation System Plan as adopted by the City Council. ~~following formula:~~ The Traffic Impact Fee ("TIF") formula is typically defined as: $TIF = T \times (1-B-D) \times C \times A$

- A. "TIF" means the traffic impact component of the total development impact fee.
- B. "T" means the average PM peak hour vehicle trip ends for each use, estimated by the ~~eighth or~~ current edition of the ITE Trip Generation Manual, computed by taking the size of the development times the PM peak hour trip generation rate.
- C. "B" is the reduction for bypass trips for ITE land use codes ~~in the 800s and 900s~~ estimated by the ~~second or~~ current edition of the ITE Trip Generation Handbook.
- D. "D" is the reduction for diverted linked trips for ITE land use codes ~~in the 800s and 900s~~ estimated by the ~~second or~~ current edition of the ITE Trip Generation Handbook.
- E. "C" is the cost per PM peak hour trip end as determined and adopted by Council.
- F. "A" is an adjustment to the cost of public facilities for past or future payments made or reasonably anticipated to be made in the form of user fees, debt service payments, taxes, or other payments earmarked for or pro-ratable to traffic system improvements contained in the capital facilities plan. ~~The adjustment for traffic impacts is determined to be forty percent so that "A" equals sixty percent.~~

3.88.070 Park and open space impact fee component formula.

~~A. A. The impact fee component for parks, trails and open spaces shall be calculated using the most recent version of the Park Impact Fee Study and Impact Fee Schedule as adopted by the City Council. The Park Impact Fee ("PIF") formula is typically defined as the combination of an Existing Facilities Component and a Future Facilities Component for residential and non-residential uses. The park and open space impact fee component shall consist of three subcomponents: an existing subcomponent, a future subcomponent, and an adjustment subcomponent.~~

~~A. The Existing Facilities Component is the eligible cost of capacity in existing parks, trails and open space facilities that serves future growth divided by the growth in system demand.~~

~~B. The Future Facilities Component is the eligible cost of planned (future) capacity increasing facilities, or projects, divided by the growth in system demand.~~

~~B. The existing subcomponent shall be calculated using the following formula:~~

~~$$PIF_E = \frac{\sum_{Cat=1}^8 (UAC_{Cat} \times C_{Cat})}{G} \times U$$~~

~~1. "PIF_E" means the existing subcomponent of the park and open space component of the total development impact fee.~~

~~2. "Cat" means the eight categories of existing and future park facilities used in the 2018 Parks Impact Fee Update.~~

~~3. "UAC_{Cat}" means the units (measured in acres or miles) of available capacity for each category of existing park facilities.~~

~~4. "C_{Cat}" means the average cost per unit for each category of existing park facilities.~~

~~5. "G" means the projected growth in population during the planning period.~~

~~6. "U" means the average number of occupants per dwelling unit, or 2.94 occupants per single family or multi-family dwelling unit and 0.74 occupant per accessory dwelling unit.~~

~~C. The future subcomponent shall be calculated using the following formula:~~

~~$$PIF_F = \frac{\sum_{Proj=1}^n (C_{Proj} \times E_{Proj})}{G} \times U$$~~

~~1. "PIF_F" means the future subcomponent of the park and open space component of the total development impact fee.~~

~~2. "Proj" means each project in the list used in the list of "n" projects used to calculate the future subcomponent.~~

~~3. "n" means the number of projects on the list of projects used to calculate the future subcomponent.~~

~~4. "C_{Proj}" means the total cost for each project in the list of "n" projects used to calculate the future subcomponent.~~

~~5. "E_{Proj}" means the impact fee eligibility (expressed as a percentage) for each project in the list of "n" projects used to calculate the future subcomponent. This percentage represents the proportion of each project that will create capacity for future users.~~

~~6. "G" means the projected growth in population during the planning period.~~

7. ~~"U" means the average number of occupants per dwelling unit, or 2.94 occupants per single-family or multi-family dwelling unit and 0.74 occupant per accessory dwelling unit.~~

D. ~~The adjustment subcomponent shall be calculated using the following formula:~~

$$PIF_A = \frac{FB}{REET \times E_{cap}}$$

1. ~~"PIF_A" means the adjustment subcomponent of the park and open space component of the total development impact fee.~~
2. ~~"FB" means the fund balance of unspent parks impact fee revenue.~~
3. ~~"REET" means that portion of projected real estate excise tax revenues that is expected to be dedicated to parks capital.~~
4. ~~"E_{cap}" means the weighted average impact fee eligibility, which is identified as the "capital cost eligibility" applied to projected real estate excise tax revenues in the 2018 parks impact fee update adopted by the city.~~

3.88.090 Fire facility impact fee component formula.

The impact fee component for fire shall be calculated using the most recent version of the Fire Impact Fee Study as adopted by the City Council. The Fire Impact Fee ("FIF") formula is typically defined as the allocable capital costs to serve customer growth divided by the total growth in customers served by the new capital for single-family residential, multi-family residential, and all other occupancies.

A. ~~The impact fee component for fire facilities for residential structure shall be calculated using the following formula:~~

$$RFFIF = \frac{RR \times AE \times SF \times A}{TNSF}$$

1. ~~"RFFIF" means the residential fire facilities impact fee;~~
2. ~~"RR" means the percentage of responses to fires involving residential structures;~~
3. ~~"AE" means the total estimated capital expenditures for fire facilities for the next twenty years multiplied by a percentage equal to that portion of the estimated capital expenditures attributed to new growth;~~
4. ~~"SF" means the square footage of the new residential structure for which the impact fee is being calculated;~~
5. ~~"TNSF" means the projected total square footage for all new residential structures projected to be built during the next twenty years;~~
6. ~~"A" means an adjustment to the cost of the public facilities for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or pro-ratable to the particular system improvement.~~

B. ~~The impact fee component for fire facilities for nonresidential structures shall be calculated using the following formula:~~

$$PIF = \frac{C \times S \times U \times A}{P}$$

1. ~~"NRRFFIF" means the nonresidential fire facilities impact fee;~~
2. ~~"NRR" means the percentage of responses to fires involving nonresidential structures;~~

- 3. ~~"AE" means the total estimated capital expenditures for the fire department for the next twenty years times a percentage equal to that portion of the total estimated capital expenditures attributable to new growth;~~
- 4. ~~"SF" means the square footage of the new nonresidential structure for which the impact fee is being calculated;~~
- 5. ~~"TNBSF" means the projected total square footage for all new nonresidential structures projected to be built during the next twenty years;~~
- 6. ~~"A" means an adjustment to the cost of the public facilities for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or pro-ratable to the particular system improvement.~~

3.88.100 School impact fee component formula.

- A. Plan adoption. The city will collect impact fees on behalf of a school district provided the school district's capital facilities plan is adopted by reference as a component of the most current Comprehensive Plan in accordance with city policies and procedures.
- B. The impact fee component for schools shall be separately calculated by each school district in accordance with state statutes and current best practices and approved by the school district board prior to requesting the city update or revise the school impact fee ("SIF").
- C. No new or revised school impact fees shall be effective until adopted by the council following a duly advertised public hearing to consider the school district's capital facilities plan or plan update.
- D. School impact fees will be collected by the city pursuant to provisions in 3.88.040 then passed through to the respective school district for their use in funding school capital facilities. The City may charge applicable administrative fees in addition to the school impact fees in accordance with the City's fee schedule.

The impact fee component for schools shall be calculated using the following formula:

$$SIF = CS(SF) - (SM) - TC \times A$$

- 1. "SIF" means the school's component of the total development impact fee.
- 2. "CS" means the cost of each type of facility listed in the respective school district capital facilities plan divided by: the number of students per type of facility at capacity of the facility less the number of students representing over capacity at existing facilities. "Type of facility" means elementary school, middle school and high school.
- 3. "SF" means student factor. The "student factor" is the number of students typically generated from one residential unit for each type of school facility. This is determined by dividing the total number of residential units in the district by the current enrollment numbers for each type of school facility.
- 4. "SM" means state match. "State match" is that amount received from the state of Washington towards school construction costs. The state match component of the formula is that amount representing the per student amount of state matching funds. This is calculated for each type of facility as: student factor x Boeckh Index x SPI square foot standard x state matching percentage.
- 5. "TC" means tax credit. This is calculated as:

$$\frac{(1+i)^{20}-1}{(1+i)^{20}}$$

- x average assed value for the dwelling unit
- x current school district capital property tax levy rate

~~where i = the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Box index.~~

- ~~6. "FC" means facilities credit. This is the value of any improvements listed in the district's capital facilities plan provided by the developer.~~
- ~~7. "A" means an adjustment for the portion of anticipated additional tax revenues resulting from a development that is pro-ratable to system improvements contained in the capital facilities plan. The adjustment for school impacts is determined to be eighty five percent for single family residences and eighty five percent for each multifamily unit.~~

3.88.105 Resolution.

The council shall from time to time adopt a resolution or resolutions calculating the monetary amount of each component of the impact fee by using the formulas established by this chapter.

3.88.110 Computation of fees.

- A. The impact fee for nonresidential development shall be computed by applying the traffic impact fee component formula, ~~the parks impact fee component formula,~~ and the fire facility impact fee component formula, and then totaling the results. The impact fee for each residential dwelling unit shall be computed by applying the traffic impact fee component formula, the park impact fee component formula, the open-space impact fee component formula, the fire facility impact fee component formula, and the school impact fee component formula, and then totaling the results.
- B. If the development for which approval is sought contains a mix of residential and nonresidential uses, then the impact fee must be separately calculated for each type of use.
- C. The city council shall have the authority to adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances peculiar to specific development activity to insure that impact fees are imposed fairly.
- D. Upon application by the developer of any particular development activity, the city council may consider studies and data submitted by the developer, and if warranted, may adjust the amount of the impact fee. Such adjustment shall be deemed warranted if:
1. The public facility improvements would not reasonably benefit the proposed development;
 2. The public facility improvements identified are not reasonably related to the proposed development;
 3. The formulae set forth for calculating the impact fee components do not accurately reflect traffic, park and open space, fire facility, or school impacts.

3.88.120 Collection of fees.

- A. The city shall collect impact fees, based on the schedules in Sections 3.88.060 through 3.88.100, from any applicant seeking a building permit from the city.
- B. Except as may be due to exemptions or credits provided pursuant to the applicable section of this code, or pursuant to an ~~independent fee calculation accepted by the community development director~~ adjustment of the fee as approved by the Director as outlined in Section 3.88.135, ~~or impact fees imposed by the community development director pursuant to Section 3.88.135,~~ the city shall not issue a building permit(s) for residential buildings or commercial or industrial tenant improvement unless and until the impact fees set forth in the schedules in this chapter have been paid.

- C. Notwithstanding subsection B, for the purposes of commercial or industrial uses, the community development director may allow for payment of impact fees up to but no later than final occupancy.
- D. Collection of impact fees may be deferred annually for the first twenty single-family residential construction building permits by an applicant until issuance of a certificate of occupancy or eighteen months from the original building permit issuance, whichever occurs first, upon application under the impact fee deferral program, subject to the provisions and conditions therein and RCW 82.02.050, and collection by the city of an administrative fee as established by the adopted fee schedule.

3.88.130 Exemptions.

- A. The following shall be exempted from the payment of all impact fees:

- 1. Replacement of a demolished or destroyed structure of the same size and use, and located on the same parcel or lot as that of the demolished or destroyed structure. Said replacement must occur within five years of the date the structure was demolished or destroyed.

The owner of a demolished or destroyed structure shall be required to submit a copy of a demolition permit, utility bill or other acceptable documentation that proves the structure in question existed within the appropriate time frame. The owner will receive a unit for unit exemption for residential uses. Exemptions for commercial or industrial users will be based on the level of impact generated by the new use as it compares to the existing or previous use.

Conversion of a lesser impact land use to a greater impact land use will require the payment of the appropriate impact fees. The new fee will be based on the total impact generated by the new land use, minus the similar impact fee associated with the existing land use. Conversion of a greater land use to a lesser land use will not be entitled to reimbursement of impact fees;

- 2. Alteration, expansion, enlargement, remodeling, rehabilitation or conversion of an existing unit where no additional units are created and the use is not changed;
- 3. The construction of accessory structures that will not create significant impacts on planned facilities;
- 4. Miscellaneous improvements, including, but not limited to, fences, walls, swimming pools and signs;
- 5. ~~A structure moved from one location within the city to another location within the city. The vacated lot will not be exempted from paying all appropriate impact fees. In the event the structure is moved outside the city, the vacant lot will be eligible for impact fee exemptions if all applicable criteria can be satisfied;~~
- 6. ~~Upon application therefore, the council may, on a case-by-case basis, exempt a public school district from payment of all or a portion of the impact fees imposed upon a public school development.~~

- ~~B. Except as otherwise provided pursuant to the terms of a voluntary agreement entered into between the city and a developer, the payment of fees, the dedication of land, or the construction of planned facilities by the developer pursuant to the terms of a voluntary agreement negotiated with the city with specific reference to the improvements identified in the capital facilities plans and in anticipation of the imposition of impact fees, and entered into between the city and a developer prior to the effective date of the ordinance codified in this chapter, shall be deemed to be complete mitigation for the impacts of the specific development on the planned facilities. The units in such development may be charged a reduced fee pursuant to an independent fee calculation under CMC Section 3.88.135. The developer shall provide the planning director documentation demonstrating compliance with the terms of the voluntary agreement.~~

- ~~C. Except as otherwise provided pursuant to the terms of a plat condition or a SEPA mitigation condition; the payment of fees, the dedication of land, or the construction of planned facilities by the developer pursuant to the terms of a plat condition or a SEPA mitigation condition negotiated with the city with specific reference to the improvements identified in the capital facilities plan and in anticipation of the imposition of impact fees, and imposed prior to the effective date of the ordinance codified in this chapter, shall be~~

~~deemed to be complete mitigation for the impacts of the specific development on the planned facilities. The units in such development may be charged a reduced fee pursuant to an independent fee calculation under CMC Section 3.88.135. The developer shall provide the planning director documentation demonstrating compliance with the terms of the voluntary agreement.~~

- ~~BD.~~ The ~~planning~~ director shall be authorized to determine whether a particular development activity falls within an exemption identified in this section, in any other section, or under other applicable law. Determinations of the ~~planning~~ director shall be in writing and shall be subject to the appeals procedures listed in Section 3.88.150 of the CMC.

3.88.135 Independent fee calculation.

- A. If the ~~planning~~ director believes in good faith that none of the impact fee categories or impact fee amounts set forth in the schedules in Sections 3.88.060 through 3.88.100 accurately calculate the impacts of a development activity on planned facilities, the ~~planning~~ director may ~~conduct~~ accept an independent fee calculation ~~s for consideration~~. The ~~planning director~~ city may impose alternative impact fees on a specific development activity based on these calculations. The resultant alternative impact fees ~~and the calculations~~ shall be set forth in writing and ~~shall be mailed~~ provided to the fee payer.
- B. If a ~~director determines an adjustment to the fees calculated~~ fee payer opts not to have the impact fees determined according to the schedules in Sections 3.88.060 through 3.88.100 may be warranted, then the fee payer shall prepare and submit to the ~~planning~~ director an independent fee calculation for the development activity for which final plat, PRD, PUD, binding site plan, or other development approval, or a building permit, is sought. While there is a presumption that the calculations set forth in the city's capital facilities plans and Sections 3.88.060 through 3.88.100 are valid, ~~the~~ documentation submitted shall show the basis upon which the independent fee calculation was made, including empirical data and analysis based on professional studies and other relevant information. The appropriate ~~department heads~~ director shall review the independent fee calculation ~~and provide an analysis to the planning director concerning whether the independent fee calculation shall be accepted, rejected, or accepted in part. The planning director may adopt, reject, or adopt in part, the independent fee calculation based on the analysis prepared by appropriate department heads, and~~ based on specific characteristics of the development activity, and/or principles of fairness. ~~The impact fees or alternative impact fees and the calculations shall be set forth in writing and shall be mailed to the fee payer.~~
- C. Any fee payer submitting an independent fee calculation will be required to pay the city a fee to cover the cost of reviewing the independent fee calculation in accordance with the city's adopted fee schedule. ~~The fee shall be five hundred dollars, unless~~ In the event it is necessary for the city to enlist the services of an outside consultant to assist in the review of the independent fee calculation. ~~In this instance,~~ the fee payer will be required to pay any consultant charges over the base ~~five hundred dollar amount~~ fee identified in the fee schedule. ~~Individual single family lots will be exempt from the review fee. The city shall require the fee payer to post a cash deposit of five hundred dollars prior to initiating the review.~~
- ~~D.~~ Determinations by any Director under this section may be appealed pursuant to CMC Section 3.88.150. ~~While there is a presumption that the calculations set forth in the city's capital facilities plans are valid, the planning director shall consider the documentation submitted by the fee payer and the analysis prepared by the appropriate department heads, but is not required to accept such documentation or analysis which the planning director reasonably deems to be inaccurate or not reliable, and may, in the alternative, require the fee payer to submit additional or different documentation for consideration. The planning director is authorized to adjust the impact fees on a case-by-case basis based on the independent fee calculation, the specific characteristics of the development activity, and/or principles of fairness. The impact fees or alternative impact fees and the calculations shall be set forth in writing and shall be mailed to the fee payer.~~
- ~~E.~~ Determinations made by the planning director pursuant to this section may be appealed to the planning commission.

3.88.140 Credits.

A. Development Credit.

- (1) A developer (as defined in CMC 3.88.030) shall be entitled to a credit against the applicable impact fee for the dedication of land or the for the design or engineering or construction of an "eligible improvement." For purposes of this section, an eligible improvement shall mean an improvement or real property that is identified in one of the City's Capital Facilities Plan as being funded by impact fees, in the amount(s) identified and/or calculable in the Capital Facilities Plan.
- (2) The amount of the credit shall be the dollar amount assigned to the improvement or to the land in the Capital Facilities Plan. Where only a portion of the improvement is constructed or a portion of the land is dedicated, the amount of the credit shall be pro-rated.
- (3) Credits earned for one category of impact fee, e.g. traffic, may not be applied against a different category of impact fee, e.g. schools.
- (4) Approval from the city council shall be required prior to the start of the construction or dedication of any eligible improvement. "Approval" in the context of this subsection (4) shall be satisfied if the city, requires the construction of the eligible improvement as a condition of approval for a land use application. If a developer wishes to construct an eligible improvement that is not otherwise a condition to an approved land use application, prior approval must be obtained from the city council.
- (5) Credits shall be issued as follows:
 - (A) For traffic, fire, and parks and open space impact fees, no credits shall be granted until either the eligible improvements have been ~~designed, engineered or~~ constructed by the developer and such work has been accepted by the city ~~council~~; or until the land has been dedicated by the developer and such dedication has been accepted by the city ~~council~~.
 - (B) For school impact fees, no credit shall be granted ~~until the school board adopts a resolution certifying that the eligible improvements have been designed or engineered or constructed and accepted by the school board, or that the land has been dedicated and accepted by the school board. The resolution shall further without written authorization from the school district to the City~~ identifying the dollar amount of the credit, ~~and~~ the developer to whom the credit should be issued, ~~and a description of the improvements completed associated with the credit.~~
- (6) If impact fees become due and payable prior to the developer becoming eligible for the issuance of credits as provided for in section (5), the developer may apply to the community development director to defer collection of the impact fees until construction or dedication is completed. The community development director may condition deferral upon:
 - a) The developer posting a bond or other financial security satisfactory to the city in an amount equal to one hundred twenty-five percent (125%) of the deferred impact fees, which bond or other financial security shall be conditioned upon the developer either paying the deferred impact fees or completing construction or dedication within a specified time, or
 - b) The withholding of an occupancy permit, or
 - c) Such other conditions acceptable to the city.
- ~~(7) If the developer is dissatisfied with the decision of the community development director, the developer may seek to have that decision reviewed by the city council.~~
- (8) Upon acceptance of the eligible improvement, the developer ~~identified in the motion or resolution~~ may submit an application for the impact fee credit to the ~~city's finance department on a form to be created by the finance department~~ director. After submission of a credit application and verification of entitlement thereto, ~~the finance department shall issue a credit voucher to the developer specifying the amount of the impact fee credit and the type of credit~~ the director shall submit to the City Council

for concurrence. Upon ratification, the director or finance department shall issue a credit in writing to the developer specifying the type and amount of credit.

- (9) The credit may, at the option of the developer, be applied all or in part to the impact fees owing for the developer's project.
- (10) To the extent the credit exceeds the amount of the impact fee owed by the developer, or the developer chooses not to apply the impact fee to the developer's project, the unused credit may be applied to a different project of the developer or transferred to another developer to be applied to that developer's development project.
- (11) Before the impact fee credit can be transferred to a different developer, the holder of the impact fee credit shall file with the finance department an application to transfer the credit on a form to be created by the finance department. The application shall identify the transferee, and the amount and type of the impact fee credit being transferred. The transfer application shall be accompanied by an administrative fee in an amount as may be set by resolution of the city council.
- (12) When credits are to be redeemed, the holder of the impact fee credit shall file an application for redemption on a form to be created by the finance department. The application for redemption shall be accompanied by an administrative fee in such amount as may be set by resolution of the city council. When impact fee credits are being redeemed, such redemption shall not allow the impact fee credits to be prorated among more than one residential lot in amounts that are less than the then existing impact fee per lot. (For example, where impact fees are five thousand dollars per residential lot and a developer wishes to redeem eleven thousand dollars worth of credits, the developer shall not be allowed to apply one thousand dollars per residential lot over eleven lots. The developer may apply five thousand dollars to two residential lots and one thousand dollars to one residential lot.)
- (13) The finance department shall be responsible for maintaining appropriate records documenting the issuance, transfer, and redemption of impact fee credits.
- (14) Expiration of credits. Any credits issued after the effective date of this ordinance shall expire and become null and void ten (10) years from the date of ratification by the city council of the original credit. Transferring of credits or partial use of credits shall in no event extend the expiration date or further use of credits.

- B. Low-Income Housing Credit. A credit of seventy-five percent of the total impact fees assessed for parks, open space, fire and transportation shall be given to housing which meets the requirements of low-income housing as defined in Section 3.88.030.
- C. Industrial Expansion Credit. Collection of the impact fee for industrial development which is projected to generate annual property taxes payable to the city in excess of one hundred thousand dollars shall be deferred for three years. If the industrial development is obligated to pay to the city real property taxes averaging one hundred thousand dollars per year or more for the three-year deferral period, then the developer shall be entitled to a credit against impact fees equal to twenty-five percent of the total real property taxes paid by such developer during the three-year deferral period. In the event that the credit calculated hereunder exceeds the amount of the impact fee, the city shall have no obligation to reimburse the difference to the developer. The deferral period shall commence in the first year during which the initial phase of improvements have been completed and are placed on the real property tax assessment rolls.

3.88.150 Appeals.

A. A developer may appeal the amount of any impact fee determined by the Director to the City Hearing Examiner. The developer shall have the burden of proving:

1. An error was committed in calculating the assessment of the impact fee or the developer's proportionate share.
2. Such fee does not mitigate a direct impact.

3. The City based its determination on incorrect data. A developer may also submit such other information deemed relevant or appropriate for the purpose of disputing the impact fee.

B. The Director shall meet with the developer and such other parties as are deemed necessary in order to resolve the dispute. If the dispute is not resolved by the Director, the developer may appeal the imposition of the impact fee to the Hearing Examiner. The Hearing Examiner only determines whether the fee is reasonable, but does not make any adjustment thereto. The Hearing Examiner may remand the matter to the applicable Department for further consideration consistent with the Hearing Examiner's decision.

C. An appeal from a decision of the Director must be filed with the Hearing Examiner within 10 calendar days of the Director's written decision regarding the fee amount.

~~Any person aggrieved by the amount of the impact fee calculated and imposed upon a particular development activity may appeal such determination to the board of adjustment by filing written notice of appeal with the city clerk within twenty days of the issuance of the determination of the impact fee. The chairman of the board of adjustment shall cause a notice of the time and place of hearing to be mailed to the developer. At such hearing, the developer shall be entitled to be heard and to introduce evidence on his own behalf. The board of adjustment shall thereupon ascertain the amount of the impact fee, and the city clerk shall immediately notify the developer thereof, by mail.~~

~~(Ord. 1873 § 15, 1992)~~

3.88.160 Accounting procedures—Reports.

- A. All impact fees collected shall be deposited in the growth management act capital projects fund. The finance director shall establish separate designated reserve accounts for public roads and streets, for fire facilities, for school facilities, and for public park, open space, and recreational facilities, and shall maintain records for each such account. All interest earned by the fund shall be allocated to the separate designated reserve accounts in the same proportion that the balance of each reserve account bears to the total fund balance. All interest shall be retained in the account and expended for the purposes for which the impact fees were imposed.
- ~~B. The finance director shall provide an annual report on or before April 1st of each year for the previous calendar year on each impact fee account showing the source and amount of the moneys collected, earned or received, and system improvements that were financed in whole or in part by impact fees.~~
- ~~C.~~ Pursuant to and consistent with the requirements of RCW 82.02.060, the capital facilities plans have provided adjustments for future taxes to be paid by the developer, which are earmarked or proratable to the planned facilities which will serve the development activity. The impact fee schedules in Sections 3.88.060 through 3.88.100 have been reasonably adjusted for taxes and other revenue sources which are anticipated to be available to fund particular planned facilities.

3.88.170 Expenditure of fees.

- A. Impact fees for system developments shall be expended only in conformance with the capital facilities plan. Impact fees shall be expended or encumbered for a permissible use within ~~six-ten~~ years of collection, unless there exists an extraordinary and compelling reason for fees to be held longer than ~~six-ten~~ years. Such extraordinary or compelling reasons shall be identified in written findings by the city council.
- B. Pursuant to this chapter:
1. Impact fees collected for public streets and roads, impact fees for publicly owned parks, open space and recreational facilities, and impact fees for fire protection facilities shall be used solely for those respective purposes, and only those that will reasonably benefit the development activity.
 2. Impact fees shall not be imposed to solely benefit existing customers unless otherwise allowed by law.

~~Impact fees shall not be imposed to make up for deficiencies in existing facilities serving existing developments.~~

3. Impact fees shall not be used for maintenance or operation.
- C. Impact fees may be spent for planned facilities, including but not limited to planning, land acquisition, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to planned facilities, and any other similar expenses which can be capitalized.
- D. Impact fees may also be used to recoup city improvement costs previously incurred by the city to the extent that new growth and development activity will be served by the previously constructed improvements or incurred costs.
- E. In the event that bonds or similar debt instruments are or have been issued for the advanced provision of city improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the development activity.

3.88.180 Refunds.

- A. The current owner of property on which an impact fee has been paid may receive a refund of such fee if the city fails to expend or encumber the impact fees within ~~six-ten~~ years of collection, or such greater time as may be established in written findings by the city council documenting extraordinary or compelling reasons for extension beyond ~~six-ten~~ years. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first-in, first-out basis. The current owner likewise may receive a proportionate refund when the public funding of applicable service area projects by the end of such ~~six-ten~~-year period has been insufficient to satisfy the ratio of public to private funding for such service area as established in the capital facilities plan. The city shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of each claimant.
- B. The request for a refund must be submitted to the city council in writing within one year of the date the right to claim a refund arises or within one year of the date notice is given, whichever is later. Any impact fees that are not expended within these time limitations, and for which no application for refund has been made as herein provided, shall be retained and expended on the indicated capital facilities. Refunds of impact fees under this subsection shall include any interest earned on the impact fees.
- C. A developer may request and shall receive a refund, including any interest earned on the impact fees, when the developer does not proceed with the development activity and no impact has resulted. All refunds shall be provided on a dollar for dollar basis according to the original payment.
- D. Any administrative fee and/or application fee are not eligible for a refund.
- E. Refunds will not be made for amounts less than \$100.00.
- F. The applicant must submit a written request for a refund and provide a receipt of impact fees paid. No refund will be processed prior to cancellation of any applicable permit, land use or approval or pending application thereof.

3.88.190 Impact fee as additional and supplemental requirement.

The impact fee is additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits; provided, that any other such city development regulation which would require the developer to undertake dedication or construction of a facility contained within the city capital facility plan shall be imposed only if the developer is given a credit against impact fees as provided for in this chapter.

3.88.200 Review of impact fees.

The impact fee schedules set forth in Sections 3.88.060 through 3.88.100 shall be reviewed and amended by the city council as it may deem necessary and appropriate, ~~in conjunction with the annual update of the capital facilities plan element of the city's comprehensive plan.~~

ORDINANCE NO. _____

An ORDINANCE amending certain provisions of Chapter 3.88 of Section of the Camas Municipal Code relating to impact fees.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

A new Subsection N of Camas Municipal Code Section 3.88.030 is hereby added to provide as follows:

N. "Director" means the applicable Department Director (Department Head) responsible for overseeing the implementation of a particular capital facility. Director includes the Fire Chief, Community Development (Planning) Director, Public Works Director and Parks & Recreation Director.

Section II

Subsection Y of Camas Municipal Code Section 3.88.030 is hereby amended to provide as follows:

Y. "Parks and Recreation Director" means the officially appointed or acting director of the city parks and recreation department, also referred to herein as a "department head."

Section III

Subsection BB of Camas Municipal Code Section 3.88.030 is hereby amended to provide as follows:

BB. "Planning director", or "Community Development Director" means the officially appointed or acting director of the city community development and planning department.

Section IV

Camas Municipal Code Section 3.88.040D-Impact Fee Imposition is hereby amended to provide as follows:

D. Impact fees may, with the consent of the city, be prepaid. Prepaid impact fees, including the amounts of any developer credits under subsection 3.88.140(A) shall be deducted from impact fees at the time such fees are collected pursuant to subsection 3.88.040(C).

1. Prepaid impact fees shall be tracked as individual components for purposes of future use. Prepayment of Transportation Impact Fees shall be based on the number of PM peak hour vehicle trip ends for each use. Prepayment of Fire Impact Fees shall be based on the total square footage paid for non-residential or equivalent number of single-family homes for residential. Prepayment of Park Impact Fees shall be based on the total square footage paid for non-residential or the equivalent number of single family homes based on the total square footage.

2. Prepaid impact fees shall only be held by the City and valid for 5 years. Upon expiration of the 5-year period, the City will refund the prepaid impact fees at the original value for which they were purchased, plus any accrued interest.

Section V

Camas Municipal Section 3.88.060 - Traffic impact fee formula is hereby amended to provide as follows:

The impact fee component for traffic shall be calculated using the most recent version of the Traffic Impact Fee Update and Transportation System Plan as adopted by the City Council. The Traffic Impact Fee (“TIF”) formula is typically defined as: $TIF = T \times (1-B-D) \times C \times A$

- A. "TIF" means the traffic impact component of the total development impact fee.
- B. "T" means the average PM peak hour vehicle trip ends for each use, estimated by the current edition of the ITE Trip Generation Manual, computed by taking the size of the development times the PM peak hour trip generation rate.
- C. "B" is the reduction for bypass trips for ITE land use codes estimated by the current edition of the ITE Trip Generation Handbook.
- D. "D" is the reduction for diverted linked trips for ITE land use codes estimated by the current edition of the ITE Trip Generation Handbook.
- E. "C" is the cost per PM peak hour trip end as determined and adopted by Council.
- F. "A" is an adjustment to the cost of public facilities for past or future payments made or reasonably anticipated to be made in the form of user fees, debt service payments, taxes, or other payments earmarked for or pro-ratable to traffic system improvements contained in the capital facilities plan.

Section VI

Camas Municipal Section 3.88.070 – Park and open space impact fee component formula is hereby amended to provide as follows:

The impact fee component for parks, trails and open spaces shall be calculated using the most recent version of the Park Impact Fee Study and Impact Fee Schedule as adopted by the City Council. The Park Impact Fee (“PIF”) formula is typically defined as the combination of the Existing Facilities Component and the Future Facilities Component for residential and non-residential uses.

- A. The Existing Facilities Component is the eligible cost of capacity in existing parks, trails and open space facilities that serves future growth divided by the growth in system demand.
- B. The Future Facilities Component is the eligible cost of planned (future) capacity increasing facilities, or projects, divided by the growth in system demand.

Section VII

Camas Municipal Section 3.88.090 - Fire Impact fee component formula is hereby amended to provide as follows:

The impact fee component for fire shall be calculated using the most recent version of the Fire Impact Fee Study as adopted by the City Council. The Fire Impact Fee (“FIF”) formula is typically defined as the allocable capital costs to serve customer growth divided by the total growth in customers served by the new capital for single-family residential, multi-family residential, and all other occupancies.

Section VIII

Camas Municipal Code Section 3.88.100- School impact fee component formula is hereby amended to provide as follows:

A. Plan adoption. The city will collect School Impact Fees on behalf of a school district provided the school district's capital facilities plan is adopted by reference as a component of the most current Comprehensive Plan in accordance with city policies and procedures.

B. The impact fee component for schools shall be separately calculated by each school district in accordance with state statutes and current best practices and approved by the school district board prior to requesting the city update or revise the school impact fee (“SIF”).

C. No new or revised school impact fees shall be effective until adopted by the council following a duly advertised public hearing to consider the school district’s capital facilities plan or plan update.

D. School impact fees will be collected by the city pursuant to provisions in 3.88.040 then passed through to the respective school district for their use in funding school capital facilities. The City may charge applicable administrative fees in addition to the school impact fees in accordance with the City’s fee schedule.

Section IX

Subsection A of Camas Municipal Code Section 3.88.110 – Computation of fees is hereby amended to provide as follows:

A. The impact fee for nonresidential development shall be computed by applying the traffic impact fee component formula, the parks impact fee component formula, and the fire facility impact fee component formula, and then totaling the results. The impact fee for each residential dwelling unit shall be computed by applying the traffic impact fee component formula, the park impact fee component formula, the open-space impact fee component formula, the fire facility impact fee component formula, and the school impact fee component formula, and then totaling the results.

Section X

Subsection B of Camas Municipal Code Section 3.88.120 - Collection of fees is hereby amended to provide as follows:

B. Except as may be due to exemptions or credits provided pursuant to the applicable section of this code, or pursuant to an adjustment of the fee as approved by the Director as outlined in Section 3.88.135, the city shall not issue a building permit(s) for residential buildings or commercial or industrial tenant improvements unless and until the impact fees set forth in the schedules in this chapter have been paid.

Section XI

Camas Municipal Code Section 3.88.130-Exemptions is hereby amended to provide as follows:

A. The following shall be exempted from the payment of all impact fees:

1. Replacement of a demolished or destroyed structure of the same size and use, and located on the same parcel or lot as that of the demolished or destroyed structure. Said replacement must occur within five years of the date the structure was demolished or destroyed.

The owner of a demolished or destroyed structure shall be required to submit a copy of a demolition permit, utility bill or other acceptable documentation that proves the structure in question existed within the appropriate time frame. The owner will receive a unit for unit exemption for residential uses. Exemptions for commercial or industrial users will be based on the level of impact generated by the new use as it compares to the existing or previous use.

Conversion of a lesser impact land use to a greater impact land use will require the payment of the appropriate impact fees. The new fee will be based on the total impact generated by the new land use, minus the similar impact fee associated with the existing land use. Conversion of a greater land use to a lesser land use will not be entitled to reimbursement of impact fees;

2. Alteration, expansion, enlargement, remodeling, rehabilitation or conversion of an existing residential dwelling unit where no additional units are created and the use is not changed;

3. The construction of accessory structures that will not create significant impacts on planned facilities;

4. Miscellaneous improvements, including, but not limited to, fences, walls, swimming pools and signs;

B. The director shall be authorized to determine whether a particular development activity falls within an exemption identified in this section, in any other section, or under other applicable law. Determinations of the director shall be in writing and shall be subject to the appeals procedures listed in Section 3.88.150 of the CMC.

Section XII

Camas Municipal Code Section 3.88.135-Independent fee calculation is hereby amended to provide as follows:

A. If the director believes in good faith that none of the impact fee categories or impact fee amounts set forth in the schedules in Sections 3.88.060 through 3.88.100

accurately calculate the impacts of a development activity on planned facilities, the director may accept an independent fee calculation for consideration. The city may impose alternative impact fees on a specific development activity based on these calculations. The resultant alternative impact fees shall be set forth in writing and provided to the fee payer.

B. If a director determines an adjustment to the fees calculated according to Sections 3.88.060 through 3.88.100 may be warranted, then the fee payer shall prepare and submit to the director an independent fee calculation for the development activity for which final plat, PRD, PUD, binding site plan, or other development approval, or a building permit, is sought. While there is a presumption that the calculations set forth in the city's capital facilities plans and Sections 3.88.060 through 3.88.100 are valid, the documentation submitted shall show the basis upon which the independent fee calculation was made, including empirical data and analysis based on professional studies and other relevant information. The appropriate director shall review the independent fee calculation and may adopt, reject, or adopt in part, the independent fee calculation based on specific characteristics of the development activity, and/or principles of fairness.

C. Any fee payer submitting an independent fee calculation will be required to pay the city a fee to cover the cost of reviewing the independent fee calculation in accordance with the city's adopted fee schedule. In the event it is necessary for the city to enlist the services of an outside consultant to assist in the review of the independent fee calculation, the fee payer will be required to pay any consultant charges over the base fee identified in the fee schedule.

D. Determinations by any Director under this section may be appealed pursuant to CMC Section 3.88.150.

Section XIII

Camas Municipal Code Section 3.88.140A- Credits is hereby amended to provide as follows:

A. Development Credit.

(1) A developer (as defined in CMC 3.88.030) shall be entitled to a credit against the applicable impact fee for the dedication of land or the for the design or engineering or construction of an "eligible improvement." For purposes of this section, an eligible improvement shall mean an improvement or real property that is identified in one of the City's Capital Facilities Plan as being funded by impact fees, in the amount(s) identified and/or calculable in the Capital Facilities Plan.

(2) The amount of the credit shall be the dollar amount assigned to the improvement or to the land in the Capital Facilities Plan. Where only a portion of the improvement is constructed or a portion of the land is dedicated, the amount of the credit shall be pro-rated.

(3) Credits earned for one category of impact fee, e.g. traffic, may not be applied against a different category of impact fee, e.g. schools.

(4) Approval from the city council shall be required prior to the start of the construction or dedication of any eligible improvement. "Approval" in the context of this subsection (4) shall be satisfied if the city, requires the construction of the eligible improvement as a condition of approval for a land use application, which shall be constructed to the standards as required thereby. If a developer wishes to construct an

eligible improvement that is not otherwise a condition to an approved land use application, prior approval must be obtained from the city council.

(5) Credits shall be issued as follows:

(A) For traffic, fire, and parks and open space impact fees, no credits shall be granted until either the eligible improvements have been constructed by the developer and such work has been accepted by the city; or until the land has been dedicated by the developer and such dedication has been accepted by the city.

(B) For school impact fees, no credit shall be granted without written authorization from the school district to the City identifying the dollar amount of the credit, the developer to whom the credit should be issued, and a description of the improvements completed associated with the credit.

(6) If impact fees become due and payable prior to the developer becoming eligible for the issuance of credits as provided for in section (5), the developer may apply to the community development director to defer collection of the impact fees until construction or dedication is completed. The community development director may condition deferral upon:

a) The developer posting a bond or other financial security satisfactory to the city in an amount equal to one hundred twenty-five percent (125%) of the deferred impact fees, which bond or other financial security shall be conditioned upon the developer either paying the deferred impact fees or completing construction or dedication within a specified time, or

b) The withholding of an occupancy permit, or

c) Such other conditions acceptable to the city.

(7) Upon acceptance of the eligible improvement, the developer may submit an application for the impact fee credit to the director. After submission of a credit application and verification of entitlement thereto, the director shall submit to the City Council for concurrence. Upon ratification, the director or finance department shall issue a credit in writing to the developer specifying the type and amount of credit

(8) The credit may, at the option of the developer, be applied all or in part to the impact fees owing for the developer's project.

(9) To the extent the credit exceeds the amount of the impact fee owed by the developer, or the developer chooses not to apply the impact fee to the developer's project, the unused credit may be applied to a different project of the developer or transferred to another developer to be applied to that developer's development project.

(10) Before the impact fee credit can be transferred to a different developer, the holder of the impact fee credit shall file with the finance department an application to transfer the credit. The application shall identify the transferee, and the amount and type of the impact fee credit being transferred. The transfer application shall be accompanied by an administrative fee in an amount as may be set by resolution of the city council.

(11) When credits are to be redeemed, the holder of the impact fee credit shall file an application for redemption on a form to be created by the finance department. The application for redemption shall be accompanied by an administrative fee in such amount as may be set by resolution of the city council. When impact fee credits are being redeemed, such redemption shall not allow the impact fee credits to be prorated among more than one residential lot in amounts that are less than the then existing impact fee per lot. (For example, where impact fees are five thousand dollars per residential lot and a developer

wishes to redeem eleven thousand dollars worth of credits, the developer shall not be allowed to apply one thousand dollars per residential lot over eleven lots. The developer may apply five thousand dollars to two residential lots and one thousand dollars to one residential lot.)

(12) The finance department shall be responsible for maintaining appropriate records documenting the issuance, transfer, and redemption of impact fee credits.

(13) Expiration of credits. Any credits issued after the effective date of this ordinance shall expire and become null and void ten (10) years from the date of ratification by the city council of the original credit. Transferring of credits or partial use of credits shall in no event extend the expiration date or further use of credits.

Section XIV

Camas Municipal Code Section 3.88.150-Appeals is hereby amended to provide as follows:

A. A developer may appeal the amount of any impact fee determined by the Director to the City Hearing Examiner. The developer shall have the burden of proving:

1. An error was committed in calculating the assessment of the impact fee or the developer’s proportionate share.

2. Such fee does not mitigate a direct impact.

3. The City based its determination on incorrect data. A developer may also submit such other information deemed relevant or appropriate for the purpose of disputing the impact fee.

B. The Director shall meet with the developer and such other parties as are deemed necessary in order to resolve the dispute. If the dispute is not resolved by the Director, the developer may appeal the imposition of the impact fee to the Hearing Examiner. The Hearing Examiner only determines whether the fee is reasonable, but does not make any adjustment thereto. The Hearing Examiner may remand the matter to the applicable Department for further consideration consistent with the Hearing Examiner’s decision.

C. An appeal from a decision of the Director must be filed with the Hearing Examiner within 10 calendar days of the Director’s written decision regarding the fee amount.

Section XV

Subsection B of Camas Municipal Code Section 3.88.160- Accounting Procedures- Reports is hereby repealed.

Section XVI

Subsections A and B2 of Camas Municipal Code Section 3.88.170- Expenditure of fees is hereby amended to provide as follows:

A. Impact fees for system developments shall be expended only in conformance with the capital facilities plan. Impact fees shall be expended or encumbered for a permissible use within ten years of collection, unless there exists an extraordinary and compelling reason for fees to be held longer than ten years.

Such extraordinary or compelling reasons shall be identified in written findings by the city council.

B2. Impact fees shall not be imposed to solely benefit existing customers unless otherwise allowed by law.

Section XVII

Camas Municipal Code Section 3.88.180A and C - Refunds is hereby amended to provide as follows:

A. The current owner of property on which an impact fee has been paid may receive a refund of such fee if the city fails to expend or encumber the impact fees within ten years of collection, or such greater time as may be established in written findings by the city council documenting extraordinary or compelling reasons for extension beyond ten years as allowed by law. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first-in, first-out basis. The current owner likewise may receive a proportionate refund when the public funding of applicable service area projects by the end of such ten-year period has been insufficient to satisfy the ratio of public to private funding for such service area as established in the capital facilities plan. The city shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of each claimant.

C. A developer may request and shall receive a refund, including any interest earned on the impact fees, when the developer does not proceed with the development activity and no impact has resulted. All refunds shall be provided on a dollar-for-dollar basis according to the original payment.

Section XVIII

A new subsection D, E, F of Section 3.88.180 of Camas Municipal Code - Refunds is hereby added to provide as follows:

D. Any administrative fee and/or application fee are not eligible for a refund.

E. Refunds will not be made for amounts less than \$100.00.

F. The applicant must submit a written request for a refund and provide a receipt of impact fees paid. No refund will be processed prior to cancellation of any applicable permit, land use or approval or pending application thereof.

Section XIX

Camas Municipal Code Section 3.88.200 is hereby amended to provide as follows:

The impact fees and associated studies set forth in Sections 3.88.060 through 3.88.100 shall be reviewed and amended by the city council as it may deem necessary and appropriate.

This Ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this _____ day of _____, 2024.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report

January 21, 2025 Council Workshop Meeting

Fire Station 41 Headquarters Design and Construction Management Professional Services Agreement

Presenter: Shaun Ford, Division Chief EMS and Steve Wall, Public Works Director

Time Estimate: 15 minutes

Phone	Email
360.817.7042	sford@cityofcamas.us
360.817.7899	swall@cityofcamas.us

BACKGROUND: In August 2023 the City of Camas contracted with Johansson Wing Architects, now known as Aetta, to assist with site selection, preliminary programming as well as preliminary site and station design and a cost estimate for the replacement of Fire Station 41. This work has often been referred to as Phases 1 and 2, of the 4 phases of professional services necessary to complete the project. The Cost estimate provided with Phases 1 and 2 served as the basis for the capital facilities bond approved by the citizens of Camas in August 2024. As part of the initial effort, design work of the new station was completed to an approximately 20 percent level.

An option of the professional services agreement (PSA) initially signed with Aetta allows the City to modify the contract with Aetta for the completion of design and construction services – or Phases 3 and 4 - for the Station 41/Headquarters building project.

SUMMARY: Aetta has submitted the attached fee proposal for completion of Phases 3 and 4 for the Station 41/Headquarters project. Aetta will serve as the lead consultant of a full team which will provide the required disciplines to complete the project; the scope of which is in the attached fee proposal. This scope includes the following services: architectural; civil, structural, mechanical, electrical, plumbing, and geotechnical engineering; building envelope; cost estimation; traffic studies; archaeology; LEED certification; and construction management. The lump sum fee proposal includes a break down from each of these specialties outlining the estimated hours required, billing rates, and total cost for each service.

BENEFITS TO THE COMMUNITY: The current Fire Station 41 facility has outlived its useful life and cannot be increased in size to accommodate the needs required of a modern fire station. The new fire station, which will serve as the Headquarters for the Camas-Washougal Fire Department (and the future Regional Fire Authority should it be approved by the voters), will include such things as the ability to withstand a significant earthquake, space for additional firefighters/EMS personnel to meet growing demands, crucial, up-to-date

decontamination facilities and separation to limit firefighters' carcinogen exposure, space for fire apparatus included mandated safety clearances around equipment, and updated facilities for a diverse workforce (male/female changing rooms) to be consistent with diversity, equity and inclusion guidelines; among other important improvements.



Figure 1: Station 41 Headquarters Concept

POTENTIAL CHALLENGES: The new Fire Station Headquarters will be constructed at the site of the building that is currently known as the City Hall Annex. The Annex building was constructed in the mid-1950s, and as such, there are many unknowns regarding what's under and around the existing building (e.g. old utilities, rock or sandstone, etc.). Once the existing building is demolished and the foundation for the new building is excavated, construction of the new building should be relatively straightforward and in accordance with the approved plans. Additionally, it is known that there are elements of the existing Annex building that contain asbestos. These materials will require specific methods of removal and disposal by the selected contractor.

BUDGET IMPACT: The professional services agreement with Aetta is a Lump Sum, Fixed Fee contract in the amount of \$2,308,603. This amount includes all design and construction administration services provided by Aetta and their team of 12 different sub-consultants over the life of the project.

The total amount of the fee proposal will be paid for through the bond proceeds. It is important to note the amount anticipated for design and construction administration based

on the original cost estimation, and the amount included in the bond estimation, was approximately \$2.881 million. Based on the proposed professional services scope of work and cost estimate, the project is starting off with approximately \$572,000 of additional contingency.

RECOMMENDATION: Staff recommends placing the Professional Services Agreement with Aetta on the February 3, 2025 Consent Agenda for Council's consideration.



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
 Camas, WA 98607

PROJECT NO. _____

CAMAS WASHOUGAL FIRE DEPARTMENT (CWFD)
HEADQUARTERS STATION 41 REPLACEMENT, PH. 3 AND 4

THIS AGREEMENT is entered into between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Aetta Architects**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. Project Designation. The Consultant is retained by the City to perform professional services in connection with the project designated as the **CWFD Headquarters Station 41 Replacement, Phases 3 and 4.**
2. Scope of Services. Consultant agrees to perform the services, identified on **Exhibit "A"** attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than **December 31, 2027**, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. Payment. The Consultant shall be paid by the City for completed work and for services rendered for an amount not to exceed **\$2,308,603** under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on **Exhibit "A"** attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in **Exhibit "A"** (Scope of Services) inclusive of labor, materials, equipment supplies and expenses.
 - b. The Consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.

- c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.
5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant hereinafter "Work Product" in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors. The City agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any reuse or modification of the Work Product by the City or any person or entity that obtains the Work Product from or through the City.

All work product which may be produced or modified by the Consultant while performing the Services shall belong to the City, upon full payment of all monies owed to the Consultant under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Consultant shall deliver all copies of any such work product remaining in the possession of the Consultant to the City.

6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state, and local laws, ordinances and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials and employees, the Consultant's liability, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver

has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.

- a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
- b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent Consultants and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
 3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
 5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
- g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.
- Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.
10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975

(42 USC Chapter 76 Section 6101 et seq.)

- Civil Rights Restoration Act of 1987
(Public Law 100-259)
- Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
- 49 CFR Part 21
- 23 CFR Part 200
- RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of **Exhibit "B"** attached hereto and by this reference made part of this Agreement, and shall include the attached **Exhibit "B"** in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Consultant agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Consultant agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City. The restrictions on the use and disclosure of the confidential information shall not apply to information which (a) was known to the Consultant before receipt of same from the City; or (b) becomes publicly known other than through the Consultant; or (c) is disclosed pursuant to the requirements of a governmental authority or judicial order, but only to the extent required to comply with the said requirements of the government authority or judicial order.
13. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.
 - a. The Consultant, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:
 1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 2. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 4. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.

- b. Where the Consultant is unable to certify to any of the statements in this contract, the Consultant shall attach an explanation to this contract.
- c. The Consultant agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
- d. The Consultant further agrees by signing this contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

- 1. The lower tier Consultant certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- 2. Where the lower tier Consultant is unable to certify to any of the statements in this contract, such Consultant shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

14. Intellectual Property.

- a. Warranty of Non-infringement. Consultant represents and warrants that the Consultant is either the author of all deliverables to be provided under this Agreement or has obtained and holds all rights necessary to carry out this Agreement. Consultant further represents and warrants that the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.
 - b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
15. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
16. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
17. Conflict of Interest. It is recognized that Consultant may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict

with or interfere with Consultant's ability to perform the Services. Consultant agrees to resolve any such conflicts of interest in favor of the City. Consultant confirms that Consultant does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Consultant's selection, negotiation, drafting, signing, administration, or evaluating the Consultant's performance.

18. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
19. Notices. Notices to the City of Camas shall be sent to the following address:
- Cliff Free
City of Camas
616 NE 4th Avenue
Camas, WA 98607
PH: 360-817-1554
EMAIL: cfree@cityofcamas.us

Notices to Consultant shall be sent to the following address:

- Karl Johansson
Aetta Architects
821 SE 14th Loop, Suite 109
PO Box 798
Battle Ground, WA 98604
PH: 360-687-8379
EMAIL: karl@aetta.com
20. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision herof and such other provisions shall remain in full force and effect.
21. Arbitration Clause. If requested in writing by either the City or the Consultant, the City and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by first entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the

parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration in the Portland USA&M office in accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The arbitrator’s decision shall be final and legally binding and judgement be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator’s award, or fails to comply with the arbitrator’s award, the other party is entitled to costs of suit, including reasonable attorney’s fee for having to compel arbitration or defend or enforce award.

- 22. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.
- 23. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.
- 24. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law or in equity.
- 25. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 2025.

CITY OF CAMAS

AETTA ARCHITECTS
Authorized Representative

By _____

By _____

Print Name _____

Print Name _____

Title _____

Title _____

Date _____

**EXHIBIT “A”
SCOPE OF SERVICES AND COSTS**

EXHIBIT “B”
TITLE VI ASSURANCES

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such

AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:

- Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.
6. Incorporation of Provisions: The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "Consultant") agrees as follows:

1. **Compliance with Regulations:** The Consultant (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subConsultants, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subConsultant or supplier will be notified by the Consultant of the Consultant's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, age, disability, income-level or LEP.
4. **Information and Reports:** The Consultant will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Consultant's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the Consultant under the contract until the Consultant complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for

noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subConsultant, or supplier because of such direction, the Consultant may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the “Consultant”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Consultants, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*)

Architectural / Engineering Fee Proposal

Date: January 9, 2025

To: Steve Wall, P.E.
Public Works Director, City of Camas
616 NE 4th Ave.
Camas, WA 98607
swall@cityofcamas.us

Subject: Architectural / Engineering Fee Proposal
Camas Washougal Fire Department (CWFD)
Headquarters Station 41 Replacement
Aetta Project No. 23048.1

Dear Steve,

Aetta Architects and our consultant team are pleased to be at this stage in the CWFD Headquarters Station 41 Replacement. Having completed Phases 1 and 2, we are proposing herein, on Phases 3 and 4, Building Design and Construction Administration.

PROJECT UNDERSTANDING:

The Camas Washougal Fire Department (CWFD) will construct a new two story, 23,280 square foot headquarters fire station on a 0.57 acre parcel located in downtown Camas. The station will house a City Services Fire Station, CWFD Administration Headquarters and Administration spaces including a Multi-Purpose Community Meeting / Fire Fighting Training Room. The Fire Response Station will include staff living quarters for 5-6 station personnel, requisite apparatus bays and various support spaces. Please refer to the following attachments, taken from the CWFD Station 41 Pre-Design Final Package, dated May 2024.

- Attachment A – Concept Narrative for anticipated structure and systems
- Attachment B – Preliminary Site Plan and Floor Plans
- Attachment C – Conceptual Renderings
- Attachment D – Conceptual Narrative
- Attachment E – Conceptual Cost Estimate

BUDGET

Approximate Construction Budget for this project is anticipated to be \$17,500,000.

PROJECT ASSUMPTIONS AND EXCLUSIONS:

The project team has made the following assumptions to develop the scope of services, limitations of scope, and associated fees for this project.

General Assumptions and Exclusions:

- The project will be completed in one construction phase.
- Construction will be administered as one bid package.
- The project will not be fast-tracked.
- All Agency review and/or permit fees will be paid by the Owner.
- Hazardous material identification and testing reports will be provided by the Owner.
- Artwork integration is excluded.
- Value Engineering is excluded.
- Acoustical Engineering is excluded.

SCOPE OF SERVICES:

Architectural – Aetta Architects and consulting Public Safety Specialist, TCA Architects.

Aetta Architects will lead the design team comprised of all the consultants and engineers described below. Additionally, Aetta will provide design services, project management and coordination with TCA Architects, our Public Safety Specialist and key consultant in the Schematic Design, Design Development, and Construction Documentation phases. Design will include the plans, elevations, sections, and details necessary to construction the building described in Phase 1 and 2 of the Pre-Design work. Additional design services include selection and specifications for final fit out of furniture, fixtures, and equipment (FF&E). Following the design phases, Aetta will continue with the coordination and delivery of Permitting, Bidding and Construction Administration with the assistance of TCA Architects. Design Management and Construction Administration will be provided in accordance with the signed Agreement. Such management and administration include but are not limited to coordinating the design development (SD, DD, and CD) with the Owner and Consultants, managing the plan review process with authorities having jurisdiction through permit approval, providing assistance in the procurement (bid) process and administering the contract between the Owner and Contractor.

See Exhibit F, B201-2017 for complete architectural basic services

See Exhibit G, Aetta Hourly Fee Breakdown Summary

See Exhibit H, TCS Hourly Fee Breakdown Summary

Civil Engineering – MacKay Sposito

Basic Services

Services for site development, include plans, details, calculations, and reports as needed for grading, erosion control, storm drainage, water systems, sanitary sewer, irrigation system and public street improvements. Provide bidding and construction phase services including assistance with the Construction Stormwater General Permit, produce final record drawings for the engineering plan set at the end of construction based on contractor provided redlines, and submit to all required jurisdictions for review and approval as required. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

Land Use

Services to coordinate, prepare a SEPA Checklist, apply for and participate in all necessary governmental agency reviews, including Pre-Application Conference, Design Review, Site Plan Review, and Engineering Plan Review.

Landscape Design

Services for the landscape design including landscape plans and specifications, drawings, and details, planting Plan, irrigation system design/build plans, participation in all necessary related governmental agency reviews, and bidding and construction phase services.

Site Survey

Topographic and Existing Conditions Survey.

See Exhibit I, MacKay Sposito Hourly Fee Breakdown Summary

Structural Engineering – PCS Structural Solutions

Structural analyses for basic gravity and seismic resisting systems based on current building codes and a geotechnical report; and structural design and detailing of building structural systems including stairs and railings. Provide recommendations for non-structural building elements including mechanical equipment, half-height partition walls, fall protection and rooftop mechanical screens and on site structural design for emergency generator support and standalone waster enclosure structure. Visit the site to observe construction prior to slab-on-grade pour, covering of structural systems, and structural topping out.

See Exhibit J, PCS Hourly Fee Breakdown Summary

Mechanical, Electrical, and Plumbing Engineering – Interface Engineering

Plumbing

Design work to include plumbing supply and waste systems, natural gas systems, riser diagrams, schedules, fixture and equipment selection, design build fire sprinkler systems, stormwater conveyance to civil connection, and coordination with mechanical systems. Additional design will include air compressor and piping distribution, oil / water separator and kitchen grease interceptor. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

Mechanical

Design work to include air handling, air distribution, control systems for heating and cooling, schedules, diagrams, fixture and equipment selection and radon mitigation systems as needed to accommodate and/or serve the proposed project. Additional design will include diesel exhaust systems and positive pressurized spaces. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

Electrical

Design work to include electrical service, lighting distribution systems (interior and exterior), one-line diagrams, schedules, fixture and equipment selection, fire alarm system, emergency generator and transfer switch, and low-voltage system rough-in. Additional design will include station alerting systems, telecommunications system design including VOIP, wireless, intercom and paging, access control systems, door controls, CCTV and AV, security camera rough-in, roof-top photovoltaic and on site EV charging stations. Visit the site periodically during construction and punch list review. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

See Exhibit K, Interface Hourly Fee Breakdown Summary

Building Envelope Consultant – Certa Building Solutions

Services to provide consultation on building envelope design and construction. Review drawings and specifications and provide recommendations with respect to appropriate assemblies for the proposed use and exposure of foundation wall waterproofing, exterior glazing, above-grade exterior wall, and roof assemblies, exterior envelope transitions in materials, and penetration details. Provide recommendations for performance and testing requirements, relevant standards, and acceptable materials/systems. During construction, conduct periodic site visits to observe building envelope construction and conformance to project detailing, review related submittals, attend pre-installation meetings, and witness air barrier and glazing performance (water) testing performed by the Contractor.

See Exhibit L, Certa Hourly Fee Breakdown Summary

Detailed Cost Estimation – Wiggins Preconstruction Services

Services to provide, through an Independent Cost Estimating Consultant, detailed cost estimates based on the documents provided for Schematic Design, Design Development, and Construction Document phases.

See Exhibit M, Wiggins Hourly Fee Breakdown Summary

Traffic Consultant – Lancaster Mobley

Our work under this proposal will be to prepare a Transportation Impact Study (TIS) suitable for submission to the City of Camas and WSDOT as part of the development application. The TIS will include the following:

- Analysis of expected trip impacts to City of Camas identified intersections including AM and PM peak hour operations.
- Preparation of custom trip generation study to estimate trip generation of the proposed fire station.
- A detailed distribution analysis will be conducted utilizing data provided by the Southwest Washington Regional Transportation Council.
- Conduct a safety analyses reviewing the most recent five years of available crash data at the study intersections and an evaluation of sight distances at the proposed access location(s).
- The final report will include a full appendix with supporting technical data and will be stamped by a professional engineer licensed in the state of Washington.

Geotechnical Engineer – Columbia West

Services to provide geotechnical engineering recommendations for use in design and construction of the proposed development. The specific scope of our services is summarized as follows:

- Review information available in Columbia West's files from previous geological and geotechnical studies conducted at and in the vicinity of the site.
- Coordinate and manage the field exploration program, which includes locating public and private utilities, coordinating site access, and scheduling subcontractors and field staff.
- Conduct explorations and testing at the site including drill borings, infiltration tests.
- Observe subsurface conditions, maintain continuous logs of the explorations, and collect soil samples at representative intervals.
- Perform laboratory testing on select samples collected from the explorations.
- Prepare a geotechnical report for the site that includes the following:
 - Summary of soil and groundwater conditions at the site
 - Exploration logs and Results of laboratory testing
 - Results of infiltration testing
 - Results of the 1-D seismic wave ReMi
 - Recommendations for foundation support, including allowable bearing capacity, estimated foundation settlement, and lateral resistance parameters
 - Recommendations for floor slab subgrade preparation
 - Evaluation of susceptibility of the soil to liquefaction
 - Foundation settlement potential.
 - Recommendations for site preparation, including grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork
 - Recommendations for managing identified groundwater conditions that may affect the performance of structures
 - Recommendations for AC and PCC pavement design for on-site access drives and parking areas, including subbase, base course, and AC/PCC paving thickness.
 - Code-based seismic design parameters in accordance with ASCE 7-16
- Up to four hours of project management time for post-report consultation and review of final geotechnical-related plans and construction specifications.

Archaeology Consultant – Archaeological Investigations NW

AINW will conduct a cultural resource survey to meet compliance review for archaeological and historic resources under Governor's Executive Order (GEO) 21-01, review by the Washington State Department of Archaeology and Historic Preservation (DAHP) under the State Environmental Policy Act (SEPA), and review under Camas Municipal Code.

- The survey will include the City-owned parcel (tax lot 78100000) and the portion of Everett Street to be abandoned. The study will be overseen by AINW staff who are professionally qualified in archaeology and architectural history. The archaeological survey will consist of a pedestrian survey and shovel testing in unpaved areas, if possible using hand tools.
- A historic resource survey will document historic resources of the built environment, which include buildings or structures that are 45 years of age or older (i.e., constructed in 1980 or earlier).
- The methods and results of the archaeological and historic resource survey will be described in a combined cultural resource survey technical report to be prepared following the fieldwork.

LEED Consultant – ecoREAL Solutions

Provide LEED Consulting Services as necessary to achieve a minimum LEED Silver Accredited Certification. Services to include:

- SD, DD, and CD Phases
 - Attend consultant design meetings to guide sustainable design.
 - Facilitate an Eco-Charette to identify opportunities and challenges, set sustainability goals and create design and construction guidelines.
 - Develop documentation that identifies achievable LEED credits and creates a roadmap for certification with tasks, milestones, deadlines, and project team responsibilities.
 - Utilize proprietary Green Building Integrated Management (GBIM) and Green Canary Software to specify, track and verify sustainable progress.

- Perform an SD and DD Design Review based on identified sustainability guidelines.
- Perform a 50% and 100% CD Design Review.
- Assist in developing specifications that identify materials, products, manufacturers, performance requirements and chain of custody verification for LEED certification.
- Construction Phase Scope
 - Review, inspect, document, and collect information and materials necessary for certification.
 - Submit collected information and materials necessary for of information required for certification.

See Exhibit N, *ecoREAL Hourly Fee Breakdown by Task*

Construction Manager – R & C Management

Scope includes construction management services from Project Start-up through Post – Construction Closeout.

- Project Start-up
 - Review and comment on the overall project budget and create a detailed wholistic cashflow analysis with anticipated spending flow for Owners use for budgeting purposes.
 - Prepare and manage a wholistic master project schedule from project start to finish.
 - Prepare a written plan that outlines the process' to inform contractors about the project.
 - Prepare a list of project risks and recommended options to minimize those risks.
 - Create an overall Management Plan that includes Project Schedules, Project Budgets, Roles and Responsibilities, Standard Documents, and Management Information Control System.
 - Assist in consultant contract completion.
- Design
 - Review the Architects Design Schedule and manage alignment with the master schedule.
 - Contribute construction management incite and experience to A/E team for design consideration during SD, DD, and CD phases. Monitor the production of drawings and specifications in against the master schedule. Review SD, DD and CD Cost Estimates and assist in reconciling the budget with the design if needed.
 - Collaborate with the Architecture/Engineering (A/E) team to ensure that stakeholder engagement occurs at appropriate times during the design process.
- Bid / Award
 - Coordinate completion of the bid advertisement and pre-bid conference with the A/E and Owner.
 - Develop/Coordinate standard front end docs with legal counsel (GC Agreement, General Conditions Bid Form, instructions to bidders, advertisement etc.)
 - Review bid provided by the apparent low bidder and provide comment to Owner and Architect.
 - Prepare Notice of Award and distribute the Notice to all the bidders. Attach a construction agreement with the Notice to the responsible low bidder.
 - Coordinate the completion of the Construction Agreement. Forward the Certificate of Insurance and Payment/Performance Bonds for City approval.
 - Prepare Notice to Proceed after receipt of signed agreement, bonds, and certificates.
 - Coordinate return of the bid bonds after the construction agreement is fully executed.
- Construction
 - Create quality assurance and quality control documentation that defines the expectations for general contractors' deliverables, including requirements for pre-construction, monthly deliverables, and closeout documentation.
 - Attend all Construction Meetings. Keep meeting minutes utilizing the standard R&C Management meeting minute's format. Minutes will address the current status of Requests for Information, Change Order Requests and Change Orders, Payment Applications, Job Site Safety, Construction Schedule Review, Three-week look ahead, and LEED Certification Progress by Contractor and LEED Consultant.
 - Review the Contractor's Construction Schedule with the Architect, City and Fire Department and manage alignment with the master schedule.
 - Facilitate the contractor in providing a recovery schedule when any construction activity is seven days behind schedule.
 - Assist the Architect in observing that construction is in alignment with the Design Documents.
 - Assist the Architect in requiring the GC and subcontractors maintain as-built drawings throughout the Construction phase.

- Review field reports distributed by the Special Inspections firm and assist the Architect in resolving any deficiencies noted.
- Contractor Pay Application Review: Collaborate with the Architecture/Engineering (A/E) team to review contractor pay applications. Ensure that progress percentages accurately reflect the scope of work completed on-site. Additionally, confirm that all required monthly deliverables are submitted before recommending payment approval to the owner.
- Review Change Order Requests for accuracy and assist Architect in resolving inconsistencies.
- Track Change Order Requests and Change Orders in R&C Management Log Format.
- Process all Change Order Requests into a monthly Change Order.
- Moderate disputes between Owner, Architect, and/or Contractor for resolution.
- Occupancy and Post Construction
 - FFE Procurement & Coordination of the FFE Installation process.
 - Prepare an occupancy plan that includes a schedule for insuring continuity for the relocation and operation of existing critical equipment, fixtures, and equipment.
 - Coordinate low-voltage, security, and access controls connectivity and start-up.
 - Create a post-construction needs and issues move in list to streamline service start-up.
 - Issue a Final Project Report.
 - Attend warranty Inspections.
 - Assist the Architect and Engineers with the review of Operation and Maintenance Manuals.
 - Coordinate all training with the Contractor and Owner for equipment operation and maintenance.
 - Facilitate final payment procedures retainage, lien releases, insurance bonds, etc.

See Exhibit O, R & C Management Hourly Fee Breakdown by Task

COMPENSATION:

Basic Services are provided on a Lump Sum Fee basis.

Basic Services	Consultant	Fee
Architectural Design/Project Management	Aetta Architects	\$584,031
Architectural Design Consultant	TCA Architects	\$457,119
Structural Engineering	PCS Structural Solutions	\$128,250
Mechanical Engineering	Interface Engineering	\$136,000
Electrical Engineering	Interface Engineering	\$94,600
	SUBTOTAL:	\$1,400,000
Supplemental Services	Consultant / AE	Fee
SD and CD Renderings	Aetta	\$16,000
Public Engagement	Aetta	\$4,000
Conformed Construction Documents	Aetta	\$2,000
Interior Design Support for FF&E	Aetta	\$20,000
Conformed Construction Documents	Interface	\$2,000
Conformed Construction Documents	PCS	\$2,000
Non Structural Engineering Design	PCS	\$25,500
Building Envelope Enclosure	Certa	\$49,800
Cost Estimating	Wiggins	\$29,800
Civil Engineering	MacKay Sposito	\$131,500
Landscape Design	MacKay Sposito	\$42,000
Site Survey	MacKay Sposito	\$12,500
Land Use Planning	MacKay Sposito	\$33,000
Traffic Consultant	Lancaster Mobley	\$11,000
Photovoltaic System Design	Interface	\$8,000
Fire Sprinkler Design/Build Services	Interface	\$5,000
Fire Alarm Design Services	Interface	\$9,000
Telecommunications, Annunciation & Security	Interface	\$29,000
MEP Commissioning Support	Interface	\$12,000

Radon System Design	Interface	\$4,900
Energy Consulting	Interface	\$15,000
Commissioning Services	Interface	\$25,000
Geotechnical Survey and Report	Columbia West	\$15,000
Archaeology Survey and Report	AINW	\$21,982
LEED Certification	ecoREAL	\$60,125
Construction Management	R&C Management	\$169,536
Supplemental Services Coordination	Aetta	\$152,961
	SUBTOTAL	\$908,603
	GRAND TOTAL:	\$2,308,603

Additional Service listed below will be needed during construction. They can be contracted by Aetta or the Owner. These services are not included in the services provided because their scope will not be determined until later in the design. Aetta has provided the consultant, and fee estimates below for your budgeting consideration. Aetta will solicit fee proposals for your review when their scope has been determined.

Additional Services	Consultant	Estimated Fee
<i>Special Inspections and Testing</i>	Columbia West	\$15,000

Other additional services, if necessary to complete the project or agreed to by the Client and Architect, will be provided in accordance with Aetta’s Hourly Billing Rates. See *Exhibit P, Aetta Hourly Billing Rates*

Fee Breakdown by Phase

Aetta will invoice per the following fee breakdown:

Schematic Design Phase	18%	\$415,549
Design Development Phase	20%	\$461,721
Construction Documents Phase	31%	\$715,667
Procurement/Bidding Phase	2%	\$46,172
Construction Phase	27%	\$623,323
Project Closeout	2%	\$46,172
	100%	\$2,308,603

SCHEDULE OF SERVICES

A preliminary project schedule is provided below. Design Start is approximately February 1, 2025, and Project Completion being February 2027. A more comprehensive design schedule will be developed at the beginning of Design.

Building and Site Design	February 2025 – February 2026
Building and Site Construction	February 2026 – February 2027

Should you have any questions, or need further clarification, please do not hesitate to contact us. It is our goal to meet your needs for this project, and we look forward to working with you. If you are in agreement with this proposal, please sign below and return one (1) copy to our office.

Sincerely,

Karl Johansson, AIA
Principal

ACCEPTANCE OF PROPOSAL:

The undersigned has authority to sign for and hereby agrees to the fee proposal outlined above. Agreement to the proposal does not constitute a contract for the work but instead acknowledges acceptance of the architect and consultant scope of services and fees. An AIA Standard Form of Agreement between Architect and Owner will be provided for your review following a signed proposal.

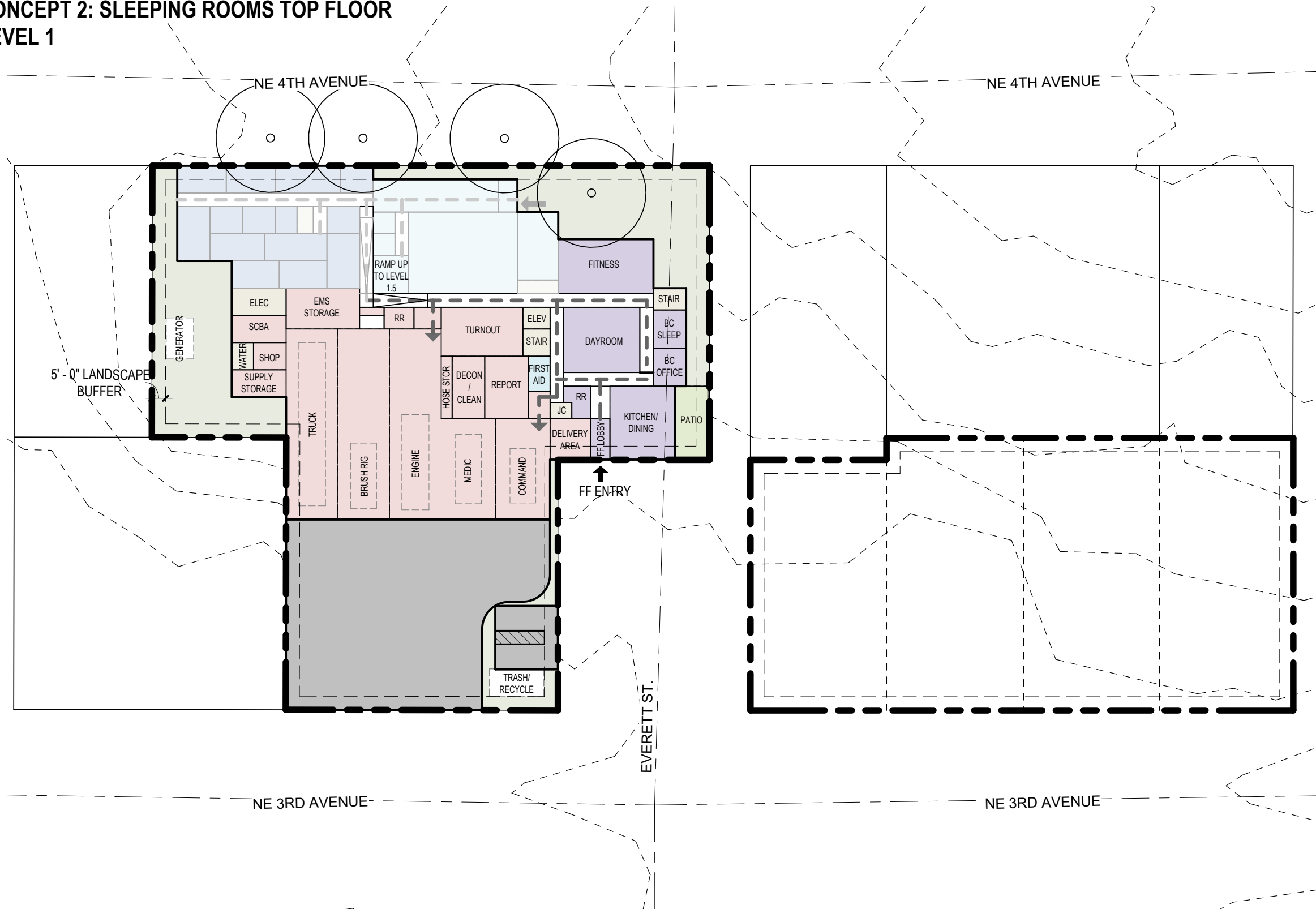
Signature _____ Date _____

Printed Name _____

Copy: *Project File*

- Attachments:
- Exhibit A – Concept Site Plan and Floor Plans*
 - Exhibit B – Concept Program*
 - Exhibit C – Conceptual Rendering*
 - Exhibit D – Conceptual Narrative*
 - Exhibit E – Conceptual Cost Estimate*
 - Exhibit F – B201-2017*
 - Exhibit G – Aetta Hourly Fee Breakdown Summary*
 - Exhibit H – TCA Hourly Fee Breakdown Summary*
 - Exhibit I – MacKay Sposito Hourly Fee Breakdown Summary*
 - Exhibit J – PCS Hourly Fee Breakdown Summary*
 - Exhibit K – Interface Hourly Fee Breakdown Summary*
 - Exhibit L – Certa Hourly Fee Breakdown Summary*
 - Exhibit M – Wiggins Hourly Fee Breakdown Summary*
 - Exhibit N – ecoREAL Hourly Fee Breakdown Summary*
 - Exhibit O – R & C Management Hourly Fee Breakdown Summary*
 - Exhibit P – Aetta Architects, PC 2024 Rates and Reimbursables*

SITE OPTION E + STREET VACATION CONCEPT 2: SLEEPING ROOMS TOP FLOOR LEVEL 1



SITE INFORMATION

- ADDRESS: 528 NE 4TH AVE
CAMAS, WA 98607
- PARCEL NUMBERS: 78100000, 78105000
- PROPERTY OWNERS: CITY OF CAMAS
- LEGAL DESCRIPTION:
CAMAS LOTS 3,4,5,6 & 7 BLK 25
- SITE AREA: 25,000 SF OR .57 ACRES

PLANNING

- JURISDICTION: CITY OF CAMAS
- CAMAS, WASHINGTON MUNICIPAL CODE (CMMC)
- ZONING: DOWNTOWN COMMERCIAL (DC)

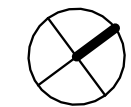
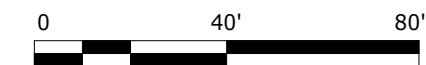
ZONE REQUIREMENTS (CMMC TABLE 18.09.030)

- MAXIMUM LOT COVERAGE: NONE
- MAXIMUM IMPERVIOUS AREA %: N/A
- MAX BUILDING HEIGHT: NONE
- SETBACKS (CMMC TABLE 18.09.030):
 - ROW: NONE
 - SIDE - STREET: NONE
 - REAR: NONE
- LANDSCAPE BUFFERS (CMMC TABLE 18.13.055)
 - ABUTTING STREET: 5'-0" L2 LOW SCREEN
 - ABUTTING COMMERCIAL: 5'-0" L2 LOW SCREEN

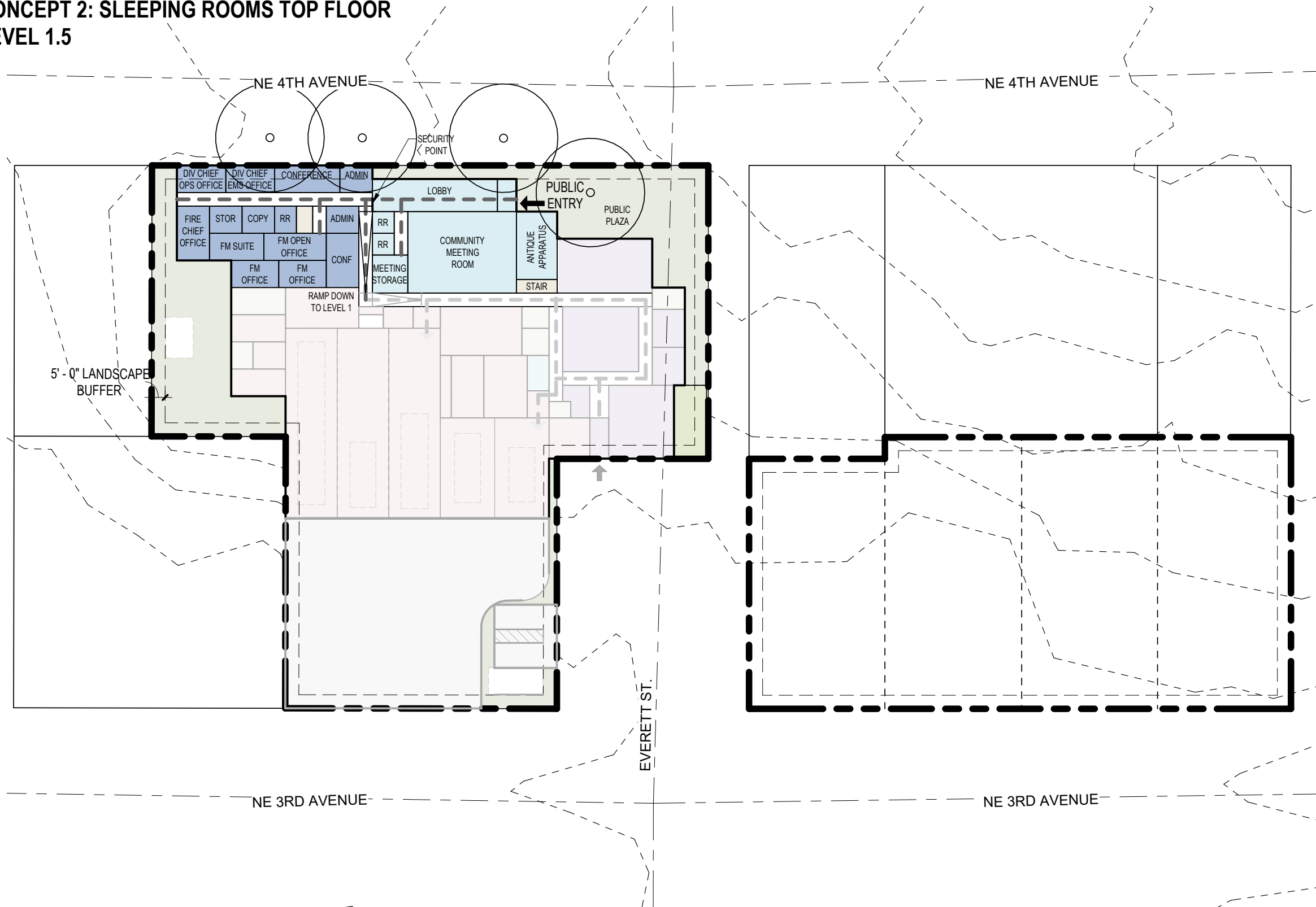
PARKING

- DETERMINED BY SIMILAR USES (CMMC 18.11.130)
 - BUSINESS SPACES: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
 - CREW AREA: 1 PER SLEEPING ROOM
- PARKING STALL AND AISLE DIMENSIONAL STANDARDS (CMMC 18.11.020)
 - DRIVE AISLE: 24'-0"
 - STANDARD PARKING SPACE: 9'-0" X 18'-0"
 - COMPACT PARKING SPACE: 8'-0" X 15'-0"
- STALL COUNT: 2 STALLS
 - FF: 0 STALLS
 - ADMIN: 0 STALLS
 - PUBLIC: 2 STALLS

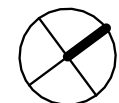
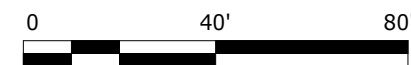
NOTE: PROPERTY LINES ARE APPROXIMATE



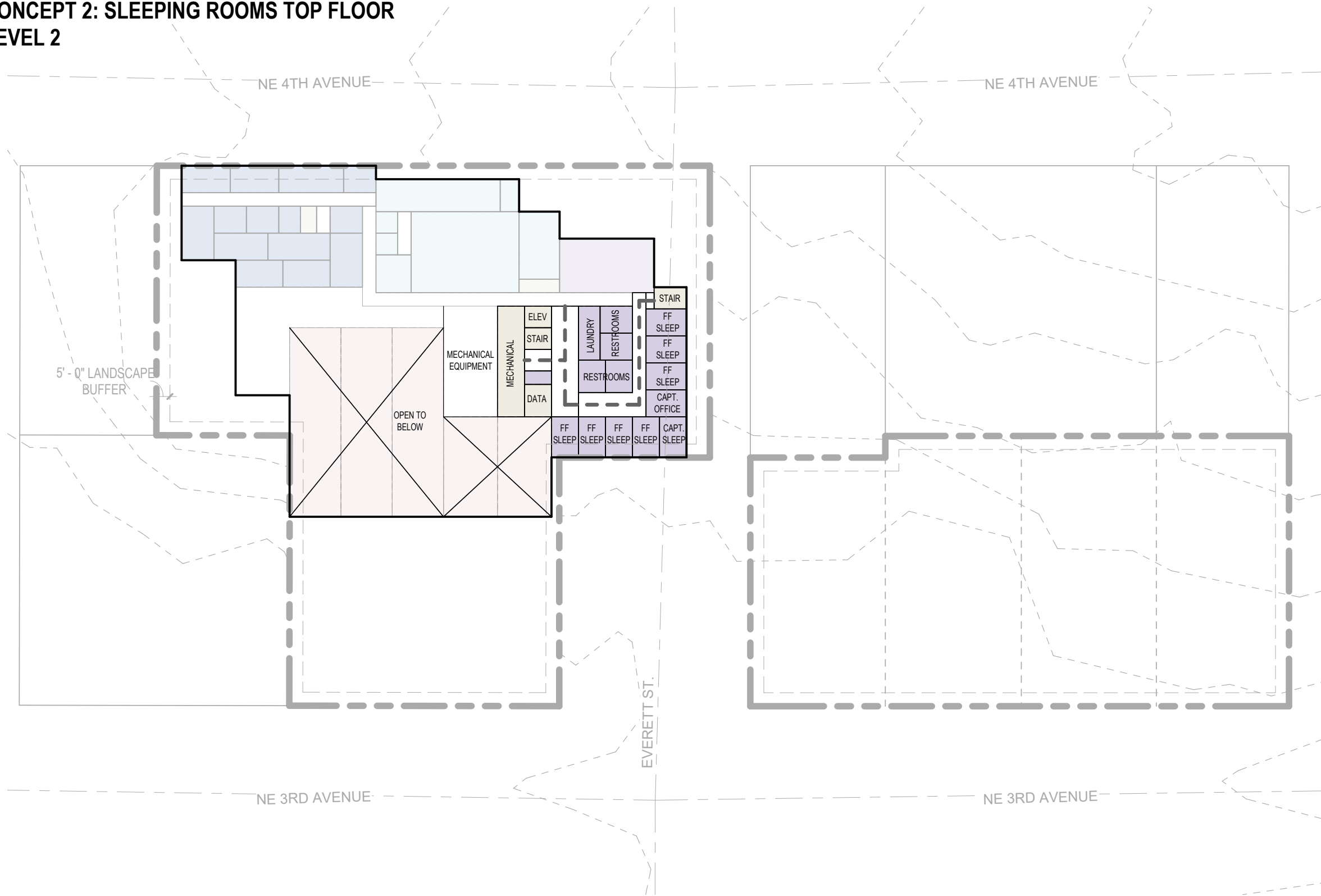
SITE OPTION E + STREET VACATION CONCEPT 2: SLEEPING ROOMS TOP FLOOR LEVEL 1.5



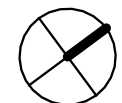
NOTE: PROPERTY LINES ARE APPROXIMATE



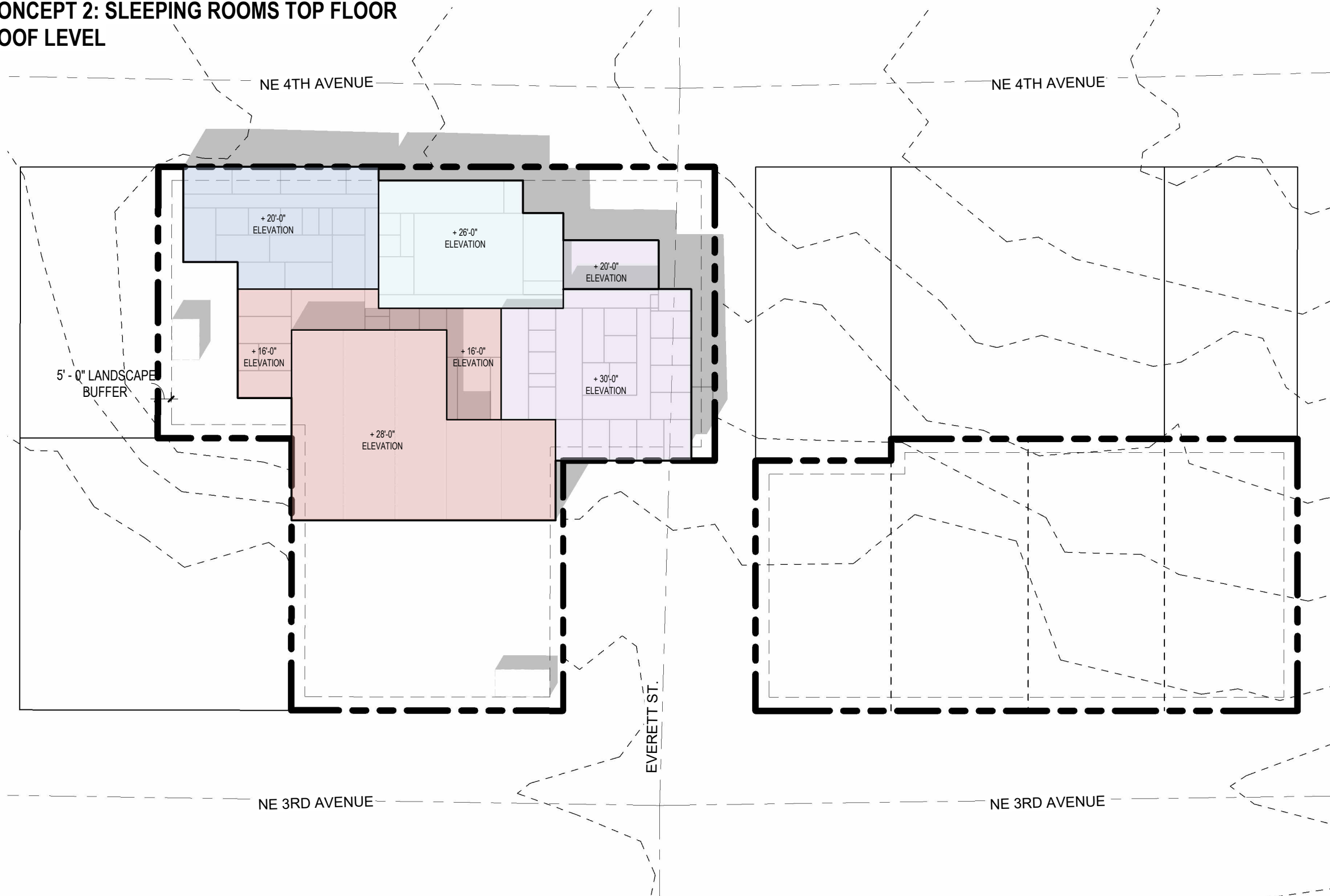
**SITE OPTION E + STREET VACATION
CONCEPT 2: SLEEPING ROOMS TOP FLOOR
LEVEL 2**



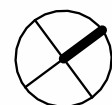
NOTE: PROPERTY LINES ARE APPROXIMATE



SITE OPTION E + STREET VACATION CONCEPT 2: SLEEPING ROOMS TOP FLOOR ROOF LEVEL



NOTE: PROPERTY LINES ARE APPROXIMATE



ATTACHMENT 'B'



Camas/Washougal Fire Station 41 2022 Capital Improvement Program

Date: August 22, 2023

Public	# of People	Qty	Width	Length	Area (ea)	Net Area	Remarks
Vestibule		1	7 ft	7 ft	49	49	Tables for 30; seating for 50
Lobby		1	10 ft	15 ft	150	150	
Community/Training Room		1	30 ft	40 ft	1200	1200	Tables for 30; seating for 50
Training Storage		1	10 ft	20 ft	200	200	
Public Restroom		2	8 ft	8 ft	64	128	
Antique Rig Showcase		1	15 ft	30 ft	450	450	Optional-segregated from lobby
First Aid Room		1	10 ft	10 ft	100	100	
					240	240	
SUBTOTAL						2468	
Admin	# of People	Qty	Width	Length	Area (ea)	Net Area	Remarks
Fire Chief's Office	1	1	12 ft	20 ft	240	240	
Division Chief Ops Office	1	1	10 ft	18 ft	180	180	
Division Chief EMS Office	1	1	10 ft	18 ft	180	180	
Fire Marshal Suite	3	3	10 ft	18 ft	180	540	Standalone Division
Shared Workspace FM Suite		1	10 ft	18 ft	180	180	Direct access to exterior/lobby
Admin Assistant	2	2	10 ft	12 ft	120	240	1 admin assistant for FM office
Small Conference		2	10 ft	20 ft	200	400	1 small conference for FM office
Records Storage		1	10 ft	12 ft	120	120	
Copy/Work Room		1	8 ft	10 ft	80	80	
SUBTOTAL	8					2160	
Crew Area	# of People	Qty	Width	Length	Area (ea)	Net Area	Remarks
Battalion Chief Office	1	1	12 ft	14 ft	168	168	
Battalion Chief Sleeping Room	1	1	10 ft	12 ft	120	120	
Captain's Office	1	1	10 ft	14 ft	140	140	
Captain's Sleeping Room	1	1	10 ft	10 ft	100	100	
Sleeping Room	7	7	10 ft	10 ft	100	700	Eng (3), Med (2), Truck (3)
Toilet/Shower Room		4	10 ft	12 ft	120	480	
External Locker Alcove		9	5 ft	10 ft	50	450	36 lockers - 4 shifts in future
Kitchen/Dining		1	16 ft	40 ft	640	640	
Dayroom		1	28 ft	24 ft	672	672	
Physical Training		1	20 ft	35 ft	700	700	SF to be validated
Laundry		1	8 ft	10 ft	80	80	
Radio Charging Station		1	4 ft	8 ft	32	32	In Report Writing Area
Report Writing		5	10 ft	6 ft	60	300	
SUBTOTAL	11					4582	

ATTACHMENT 'B'

Apparatus Support		# of People	Qty	Width	Length	Area (ea)	Net Area	Remarks
Apparatus Bay			5	15 ft	70 ft	1050	5250	Eng (1), Med (1), Truck (1), Command (1), Brush Rig (1)
Turnout			1	28 ft	19 ft	532	532	
Decon/ Cleaning			1	10 ft	25 ft	250	250	Segregated area
Decon Toilet/Shower			1	9 ft	10 ft	90	90	
EMS Storage			1	27 ft	15 ft	405	405	
Mezzanine			1	10 ft	40 ft	400	400	Optional; might use for training
Work Room/Shop			1	10 ft	12 ft	120	120	
SCBA Compressor & Maint.			1	10 ft	20 ft	200	200	Isolated SCBA and House Air Compressor
Hose Storage			1	8 ft	16 ft	128	128	
Supply Storage			1	12 ft	20 ft	240	240	
Decon Vestibules/Airlock			2	8 ft	10 ft	80	160	
Delivery Area			1	12 ft	20 ft	240	240	
Apparatus Wash Alcove			1	3 ft	10 ft	30	30	
SUBTOTAL							8045	
Building Support		# of People	Qty	Width	Length	Area (ea)	Net Area	Remarks
Stairs per Floor			4	8 ft	10 ft	80	320	
Data			1	12 ft	10 ft	120	120	
Elevator per Floor			2	8 ft	10 ft	80	160	
Electrical			1	20 ft	10 ft	200	200	
Janitor Closet per Floor			2	6 ft	8 ft	48	96	
Mechanical			0	10 ft	20 ft	200	0	
Sprinkler Riser Room			1	8 ft	10 ft	80	80	
Elevator Machine Room			1	10 ft	10 ft	100	100	
SUBTOTAL							1076	
TOTAL EMPLOYEES		19						
SUBTOTAL								
Net SF							18331	
(Net: Gross Factor)		27%					4949	
Gross SF							23280	
Total							23280	
Site								
# of People	Qty	Width	Length	Area (ea)	Net Area	Remarks		
Public Parking			10	9 ft	18 ft	162	1620	Street?
Staff Parking			30	9 ft	18 ft	162	4860	
Generator			1	10 ft	15 ft	150	150	May vary by site w/ external plug for mobile unit
Trash/Recycling Enclosure			1	10 ft	20 ft	200	200	
Patio			1	20 ft	20 ft	400	400	



Architectural Concept Narrative

Project Description

CWFD HQ Fire Station 41 is planned as a 23,280 square foot station to be developed on a 0.57 acre parcel located at 528 NE 4th Ave, Camas, WA. The City of Camas owns this property. CWFD prefers NE 3rd Avenue for emergency response. Upon opening for service, 5-6 personnel (in 4 shifts) will staff the station, and the apparatus bay will house 1 engine, 1 truck, 1 command vehicle, 1 medic and 1 brush rig. The station will have the ability to house 9 fire fighters for future growth.

Project Understandings and Considerations:

- Site consists of 2 parcels which would need to be combined by boundary line adjustments.
- Environmental Assessment and Geotechnical Investigations have not been performed to date. Estimating excludes environmental mitigation measures and soil improvements. A site contingency is included to mitigate risks from unforeseen conditions.
- A topographic survey has not been provided. The concept is based on available GIS information.

Code Data and Analysis

1. Local AHJ: City of Camas
2. Building Codes: 2021 IBC and I-Codes, UPC as amended by state and local government, WAC 296-305, 2010 ADA Standards, 2017 ANSI-ICC A117.1.
 - a. Occupancies:
 - i. Fire Station: B, R-3, S-1, S-2.
 - b. Type of Construction: V-B, Sprinklered.
 - c. Allowable Area: No maximum lot coverage regulations.
 - d. Allowable Stories/Height: Not limited.
 - e. Separations:
 - i. A non-separated mixed-use occupancy approach is taken per IBC 508.3.
 - ii. 1-hour fire-resistive construction is required between sleeping rooms and the apparatus bay per WAC 296-305-06507. An IBC 1-hour fire barrier will be used for assembly requirements.
 - iii. 1/2 hour partition between sleeping rooms per IBC 420.2 & 708.1.
3. Energy Code: 2021 Washington State Energy Code.
 - a. Climate Zone: 4C.

Anticipated Bid Date: TBD

Construction Schedule: 395 days (13 months) from NTP until Substantial Completion.

Concept Design Elements:

1. Frontage
 - a. See Concept Plan and Rendering
2. Site
 - a. See Concept Plan
 - b. 8" thick reinforced concrete apparatus bay front apron.
 - c. 10' high, 8" wide structural brick enclosure at new pad-mounted backup generator.
 - d. Landscaping.
 - e. Flagpole with external halyard beacon lighting.
 - f. Trash and Recycling enclosure with gates.
 - g. Security camera system.
 - h. Public plaza with site fixtures and enhanced landscaping.
 - i. (2) parking spots adjacent to apron and trash enclosure.
3. Building Structural
 - a. Steel structure with Buckling Restrained Braced Frames.
 - b. Metal Deck for roof structure with 20% using a Concrete/Metal Deck.
 - c. Framing Options:
 - i. Steel stud framing.
 - ii. Wood stud framing.
 - d. Slab on grade.
 - i. 8" reinforced concrete at apparatus bay.
 - ii. 4" reinforced concrete at other locations.
 - e. Conventional footings.
 - f. Alternate: Provide wood frame structure as a cost alternate in lieu of steel frame
4. Building Envelope
 - a. Exterior Walls: 6" (metal or wood) stud, 1/2" gypsum sheathing, 2" polyiso rigid insul., fluid applied WRB (e.g., Prosoco Cat5), R-21 batt insul. with:
 - i. Brick Masonry, 2 colors (20%).
 - ii. Metal Siding, concealed fastener, 2 profiles, 2 colors (70%).
 - iii. Wood Like/Solid Phenolic Panels (10%).
 - b. Roof: 1/4" denz deck coverboard, R-40 polyiso. rigid insulation., vapor barrier with:
 - i. Single-Ply Membrane Roof System (e.g., Sarnafil PVC).
 - ii. Crickets: tapered insulation (expanded polystyrene).
 - c. Roof accessories:
 - i. Access hatch.
 - ii. Fall protection.
 - iii. Skylight allowance.
 - d. Windows: Fiberglass (Cascadia or similar).
 - e. Doors & Frames: Storefront (fiberglass); Insulated Hollow Metal, OH Sectional Alum. fully glazed at Fitness Room and Antique Apparatus display.
 - f. Bay Door Options:
 - g. Alternates
 - i. 14' x 14' Hi-speed Coiling Doors (Hormann or similar).
 - ii. 14' x 14' Side Acting Bi-Fold Doors
 - iii. 14' x 14' Sectional doors with vision panels

- h. Access Control: proximity and keypad at doors to station, inner lobby door, and gates.
- 5. Exterior Detailing
 - a. Awnings: Prefinished Metal Roofing, Steel Frame.
 - b. Mechanical Screen Wall: Posts, Girts and Metal Siding.
- 6. Vertical Circulation
 - a. Hydraulic Elevator – with pit and machine room.
 - b. (2) Enclosed Stairs.
- 7. Patio
 - a. Covered BBQ area.
 - b. Concrete paving.
 - c. Landscaping.
 - d. Masonry screen wall.
- 8. Building Interior
 - a. Floors: Primarily Polished Concrete, Athletic Flooring (Exercise Room)
 - b. Base: Rubber, Porcelain Tile (Restrooms)
 - c. Walls:
 - i. Interior Wood Paneling (Lobby) 30%
 - ii. Light Orange Peel Texture GWB.
 - iii. Fiber-Reinforced Wall Covering (Tnemec product) (Decon, Cleanroom. Airlocks, PPE Storage, Bay Toilet).
 - d. Wainscot: 5' high Porcelain Tile (Restrooms).
 - e. Wainscot: 8' high CMU Veneer (Apparatus Bay).
 - f. Ceilings
 - i. Exposed Structure (Apparatus Bay, Fitness, Elec. and Mech. Rms).
 - ii. GWB (Restrooms, App. Bay Support Spaces).
 - iii. 2x4 Suspended Acoustical Panel.
 - g. Doors: Solid Core Wood, Hollow Metal (at Apparatus Bay)
 - h. Casework:
 - i. Counters:
 - 1. Solid Surface (Crew Area)
 - 2. Stainless Steel (Apparatus Bay)
 - ii. Cabinets: P-lam with 3mm Edge Banding.
 - i. Equipment
 - i. Washer Extractor
 - ii. Washer & Dryer- Decon
 - iii. SCBA Compressor & Remote Fill Station
 - iv. RamAir Gear Dryer
 - v. Washer & Dryer- Linens
 - vi. 6 Burner range with type 1 hood
 - vii. 4 Refrigerators
 - viii. 2 Dishwashers
 - ix. 2 Microwaves
 - x. Garbage Disposal

Electrical Concept Narrative

Power Systems

Electrical Service

Optimally 480V service is preferred based on anticipated electrical needs for mechanical heat pumps. The service will terminate in a service rated distribution panel. It will originate from CPU infrastructure with primary power delivered underground to a CPU pad mount transformer located on the fire station site. Secondary service will be delivered underground to the building via a CT cabinet located on the exterior and from there to the Main Distribution Panel in the electrical room. Meter base will be located adjacent to the CT cabinet. Main Distribution Panel will consist of a main circuit breaker and molded case group mounted circuit breakers.

Additionally, 480V power will likely be required should electrical apparatus be used in the future. No electric apparatus are not being considered in the near future.

Power Distribution

Panelboards with bolt in breakers will be provided.

Panelboards will have door in door style hinged doors.

Surge protectors to be provided for all panelboards.

Four total branch panelboards are anticipated.

Branch Circuitry

Branch circuitry will be provided as required for convenience receptacles, equipment, mechanical units and kitchen appliances.

Branch circuitry will be conduit (typically EMT) and wire. EMT will be required for homeruns. MC cable will be allowed for branches from homeruns.

Receptacles not serving equipment required to be on continuously will be controlled per requirements of Washington State Energy Code. Controlled receptacles will be controlled by occupancy sensors which shut the receptacles off when a room is unoccupied.

Shore power will be provided in apparatus bay for rigs. Shore power will consist of cord drops from ceiling with 20 amp or 30 amp outlets.

Controls for apparatus bay doors to be located on driver side of rigs. A central location with controls for all bay doors will also be provided.

Emergency Power System

Service

A diesel or natural gas generator with integral base fuel tank or propane will be provided to backup the entire building for a minimum of 72 hours at full load without refueling. Plug-in for mobile generator.

Elevator will not be on the generator.

Generator will be located in a sound attenuated, weatherproof enclosure.

System will have one automatic transfer switch. Emergency egress lighting will be handled with battery units, battery backup integral to light fixtures, or inverters to avoid a code requirement for a second transfer switch.

Kohler, Caterpillar and Onan are potential manufacturers of the generator system with Kohler being the Owner's preference given several existing facilities have Kohler generators.

Lighting

Equipment

Energy efficient LED lighting will be provided. Fixture types to be selected per ceiling conditions, room types and architectural considerations. Lamping will be LED.

Digital switches will be provided for manual switching in all areas. Automatic control of lighting fixtures will be provided per requirements of Washington State Energy Code. Vacancy or occupancy sensors will be provided in most spaces. Spaces without occupancy sensors will be automatically controlled per a schedule maintained in the lighting control system. Exception is bunk rooms which will have manual switching but no automatic controls.

Photosensors will be provided for automatic dimming of fixtures in daylight zones. Automatic dimming will be configured for fixtures to turn completely off when daylight levels are sufficient.

Lighting controls will be interfaced to Alerting System. Alerting System will signal lighting controls to turn fixtures on in selected areas during an alarm condition. Fixtures will initially turn on at a low level and then ramp up to full brightness.

Lighting control system will be a networked distributed system. Room controllers will be provided in each room and the automatic (occupancy sensors, photosensors) and manual (digital switches) controls will connect to the room controller which in turn determines status of light fixtures. Small rooms will be equipped with digital switches with integral occupancy sensors. These rooms will not require room controllers.

Emergency egress lighting to be provided using battery backup integral to LED fixtures or emergency lighting units ("bugeyes"). Fixtures with battery backup and emergency lighting units to be located as required to achieve code lighting levels for emergency egress lighting. Inverters will be used for fixtures where integral battery backup is not an option.

LED exit signs with battery backup to be located as required by code.

Exterior lighting will generally be located on building walls or under soffits. Pole lights will be used for parking areas. All exterior fixtures will have sharp cutoff optics to reduce light pollution. Exterior fixtures will be controlled by an astronomic timeclock to be on during prescribed hours between dusk and dawn. Selected exterior fixtures will be controlled by occupancy sensors as well. These fixtures will be on at reduced output normally and then increase to full output upon detection of occupancy. All pole fixtures will have integral occupancy sensors.

Communications Systems Analysis

Telephone/Data/TV

Fiber optic?, telephone and TV services will be delivered to the building underground. (3)4" conduits will be provided from locations coordinated with franchise utilities. Cabling for services will be by applicable utilities.

Services will be routed to the main communications room in the building.

A complete raceway system for data, voice and TV cabling will be provided in project. Raceways will be 1" EMT minimum. Cables will be routed in raceways where in walls or above non-accessible ceilings. Open cabling allowed above accessible ceilings.

Data/voice cables and outlets will be Cat 6. Cables will homerun to rack mounted patch panels in comm room. Outlets will be located as required by program. Typical comm outlet at each workstation or other location will be a 2-port outlet. Outlets will be provided at selected locations for wireless access points.

TV cables will be RG6 coax with F-style connectors. Cable will homerun to wall mounted TV headend in comm room.

Fire Alarm System

Equipment

System will meet code requirements. RF based wireless monitoring will be utilized. If necessary, an antenna for the RF signal will be installed.

Smoke alarms and CO detectors will be provided for bunk rooms and outside of bunk rooms.

Addressable fire alarm system will be provided. Smoke detection to be provided for egress pathways and elevator recall. Horn/strobes and strobes to be provided throughout building for code required audibility and visibility levels.

LCD annunciator to be located at fire fighter entry.

Other Systems

Alerting

Station alerting system will be provided. System will receive dispatch communications from local 911 dispatch system. Upon an alarm condition for station, alerting system will take the following actions:

- Sound alarm via paging speakers
- Distribute alarm message via paging speakers
- Signal lighting controls to bring lights on in selected rooms. Lights in bunk rooms will be ramped up slowly to a prescribed output level upon receiving alerting signal.
- Activate visual indicator wall lights
- Shut down gas and electric appliances

Alerting system will include dynamic check-in capability. Firefighters will be able to check-in daily in the alerting system to a particular bunk room. The system will then dynamically configure notifications to only alert the bunk rooms occupied by firefighters involved in the particular type of alarm. Only the applicable bunk rooms will be notified with each alarm.

Alerting system headend equipment will be rack mounted in the data room.

Paging system speakers will be located to deliver alarms and messages throughout the building. The paging system can also be used for general announcements, messages and communications.

Doorbell system will be connected to Alerting system so that tones can be distributed throughout building over paging speakers.

Doorbell

A doorbell system will be provided with a doorbell at the main entry and possibly at other entries.

Doorbell will be tied into the paging system for distribution of tone throughout the facility.

2-Way communication intercom to integrate into the building at entry points.

Access Control System

Access control system will be provided with card readers at all exterior man doors. Each door will include an electric strike, door switch (for monitoring door position), card reader, and request to exit (REX) device.

CCTV System

CCTV system will be provided with cameras to view all entries. Cameras will be IP based with a Cat 6 cable run to each camera location.

Audio Visual System

AV cabling and connectors will be provided in selected rooms coordinated with monitors and projectors to be used.

PV System

Photovoltaic panels will be located on roof. Size of system to be based on code requirements.

Inverters will be located on roof or in main electrical room.

Electric Vehicle Charging Stations

Level 2 charging stations will be provided in parking lot if required. Quantity to be determined. Minimum number to be per code requirements.

Charging stations for electrical apparatus are not required.

Antennas

Antennas for fire department communications will be located on the roof. Conduits will be provided from rooftop antenna locations to station office and comm room as required to support cabling needs at antennas.

Mechanical Concept Narrative

Fire Protection Description: NFPA 13 compliant sprinkler system with full building coverage.

Plumbing Description: New plumbing fixtures. New heat pump water heater with storage tanks. Air compressor with distribution piping and outlet. Air piping to SCBA fill. Natural gas (or LPG) service to kitchen range and BBQ with solenoid valves.

HVAC Description: New VRF heat pump systems with dedicated outdoor air system (ERV) in the admin, living quarters and support areas. New package rooftop heat pump for the apparatus bay. New vehicle source capture exhaust system for the apparatus bay. Type I kitchen hood with makeup air if required by AHJ.

I. Site Work/Utilities

1. Fire service to the building.
2. Water service to the building to accommodate flush-valve toilets.
3. Sewer service to the building.
4. Apparatus bay drainage oil/water separator (sewer) .
5. Natural gas (LPG) service to the building for kitchen range and BBQ.

II. Fire Protection

A. General:

1. New NFPA 13 wet sprinkler system with dry heads where required.
2. Semi-recessed heads in ceilings. Exposed heads with guard covers.
3. Schedule 40 black steel or thinwall steel pipe. Threaded or grooved end fittings.

B. Service: A 6" fire service and post FDC.

C. A dry system will be needed to cover long overhangs and cold attic spaces.

III. Plumbing

A. Piping materials will be as follows.

1. Above grade water: Type 'L' copper.
2. Below grade water: Type 'K' copper.
3. Above grade waste: Cast iron.
4. Below grade waste: PVC plastic pipe.
5. Vent: PVC/ABS.
6. Natural gas / LPG: Schedule 40 black steel.
7. Pipe insulation: Preformed fiberglass with white laminated jacket. Molded PVC covers.

B. Plumbing Fixtures will be as follows:

1. Water Closets: Floor mount, vitreous china, open front seats, water saving dual-flush (1.6/1.1 gpf) manual flush valves. ADA compliance as required.
2. Lavatories: Countertop or wall-hung units, vitreous china, manual single handle mixing faucet. ADA compliant.
3. Showers: Single piece fiberglass stalls with single lever pressure balancing valve and adjustable 1.8 gpm Water Sense spray head. ADA compliance with grab bars, fold down seat and hand wand as required.
4. Kitchen Sinks: 18-gauge stainless steel, double bowl unit with single lever faucet, swing spout, hose spray, garbage disposal and "insta-hot".
5. Laundry Sink: 18-gauge stainless steel, deep single bowl with single lever faucet, swing spout.

6. Janitor Service Sink: 24" x 24" molded stone floor mount with wall mount mixing faucet, pail hook, edge guards, backsplash and hose.
 7. Faucets: Commercial quality, polished chrome plated, cast brass.
 8. Cold Water Valve: Installed at locations for refrigerator ice makers and coffee makers.
 9. Pot Filler Faucet: Installed at center line above stove.
 10. Decon Sink: Heavy duty, stainless steel scullery type with drain boards and back-splash, single bowl unit with blade handle faucet, swing spout, rotary drain valve and commercial style hand spray.
 11. Eyewash: Swing down style mount on decon sink with CSA certified mixing valve meeting ANSI Z358.1 providing tempered water.
 12. Water Coolers: Electric, ADA double fountain hi-lo units with bottle filler.
- C. Domestic Hot Water:
1. Domestic heat pump water heater (HPWH) storage tanks electric water heater finishing tank located in a water room. Exterior supply and return piping with 3" insulation, heat trace and aluminum jacket run from the water room to the HPWH.
 2. There will be a recirculating hot water piping loop and pump that ensures a short wait for hot water at fixtures.
 3. Master mixing valve to supply 120 F water from 140 F storage.
 4. Point of use mixing valves at each lavatory.
- D. Plumbing accessories will be provided as follows:
1. Laundry Box: Fire rated, with hot and cold water connections and drain.
 2. Hose bibbs (interior): Located in work areas and bays.
 3. Hose reels: Located at interior hose bibb locations in the apparatus bay.
 4. Floor drains: Cast iron body, round polished nickel bronze strainer with trap primer. Located in potential wet areas (restrooms, etc.)
 5. Gear Extractor: Hot & cold water supply with RPBA protection and trench drain indirect waste.
 6. Trench drains: Extra-heavy duty, 6" width, center lengthwise in each bay.
- E. Natural gas (LPG) systems and piping will be as follows:
1. Piping to kitchen range and BBQ.
 2. Normally closed solenoid valves will be provided to shut off gas to the kitchen range and barbecue automatically on station call alarm, with separate wall mounted manual resets controlled by the station alerting system.
- F. Compressed air system as follows:
1. Tank mounted 175 psi reciprocating type compressor with filters for shop air.
 2. Wall outlets, with quick connect fittings, in the shop and apparatus bay and overhead air drops with reels in the apparatus bay.
- G. Elevator hoistway sump pump, with controls and force-main piping
- IV. Heating, Ventilation and Air Conditioning
- A. Living Quarters: VRFZ (variable refrigerant flow zoning) multi-zone heat pump system with individual fan coils for each zone connected to central exterior condensing units via refrigerant controller/manifolds and built-in electronic digital controls. R-410A refrigerant system.
- B. Support Spaces: VRFZ (variable refrigerant flow zoning) multi-zone heat pump system with individual fan coils for each zone connected to central exterior condensing units via refrigerant controller/manifolds and built-in electronic digital controls. R-410A refrigerant system.
- C. DOAS/ERV: Decoupled Dedicated Outside Air (DOAS) unit to supply outside air directly to all occupied areas of the building and recover heat from exhaust air through an Energy Recovery Ventilator (ERV). The ERV unit consists of outside air intake, MERV 13 high efficiency filters, supply

fan, exhaust fan and heat exchanger. Two separate ERV units, one unit serves the living and work areas, and the other unit serves the support spaces.

D. Fan Coils: Horizontal ducted units consisting of filter box, refrigerant coil and fan.

Ductless wall, ceiling or floor units consisting of filters, refrigerant coil and fan.

E. Zones: Each zone will be ventilated by the ERV and served by a fan coil with a wall mounted temperature control located in the space served. Each Sleep Room will be a separate zone as will the Kitchen, Exercise, Lobby, Conference Rm and Offices, and support areas.

F. Exhaust: Provide in Restrooms, Laundry, Janitor and Exercise. Ducting to ERV for continuous operation in conjunction with outside air supply for ventilation and building pressure.

H. Controls:

1. VRFZ zone sensor controls with LCD display and space temperature adjustment.
2. VRFZ central controller with touch screen interface for system operation and remote web interface.
3. ERV remote interface with LCD display.
4. Other equipment with standalone electronic controls.
5. Provide controls internet connectivity for remote access by District.

I. Apparatus Bays

1. Package rooftop heat pump with backup electric heat, spiral ductwork with drum louvers.
2. Ventilation: General exhaust at 1.5 CFM/ft² controlled manually with a wall timer or automatically activated with CO/NO₂ sensors. Alarm bell warning for high CO/NO₂ levels. Wall louvers with motorized dampers for intake when exhaust fan is operating.
3. Vehicle Exhaust: Source capture exhaust system on rails with nozzle attached to the apparatus.
4. HVLS ceiling fans.
5. 1-1/2" threaded pipe domestic water outlet for vehicle filling.

J. PPE Storage Room (Bunker Gear)

1. 2-speed ventilation (via ERV) with drying mode.
2. Drying cabinet or tubular system..
3. Heat maintains room temperature and provides passive gear drying.
4. Exhaust fan operates continuously.

K. Kitchen

1. Type I hood above range with roof mounted exhaust fan. Type 1 system include Ansul fire suppression in hood.
2. Hood makeup air with inline fan, filters and electric heat tempering.
3. Pot filler over range.
4. Exterior BBQ gas outlet.

L. SCBA Compressor Room

1. Cooling ventilation with roof exhaust fan and intake air louver. Hard-piped breathable air intake.



CWFD
Headquarters Station 41
Camas, WA



Conceptual Estimate

Version: DRAFT
February 28, 2024

Prepared for:
Camas-Washougal Fire Department

February 28, 2024

EXECUTIVE SUMMARY

PROJECT INFORMATION

Owner:	CWFD	Project Name:	Headquarters Station 41
Location:	Camas, WA	Project Type:	Fire Station w/ Admin
FS 41 GSF:	23,280	Site Gross Area:	25,000

PROJECT SCHEDULE

Bid Date:	Q4, 2025	Construction Start:	Q1, 2026
Duration:	14 Months	Mid-Point:	Q3, 2026
Phasing:	Single Phase		

DOCUMENTS INFORMATION

Drawings Set:	Conceptual Cost Set	Design Firm:	Aetta / TCA Architects
Other Reports:	Example Fire Station Site Visits - Meeting Minutes		

ESTIMATE DESCRIPTION

Estimate Level:	Conceptual Estimate	Estimate Date:	February 28, 2024
Delivery Method:	Design Bid Build	Set Aside Reqs:	None
Swing Shift?	No	Occupied Bldg?	No
Renovation?	No	Critical Facility?	No

ESTIMATOR

Name:	Matt Wiggins	Title:	Principal
Phone:	(360) 870-5100	Email:	mattw@wigginsprecon.com

OVERALL PROJECT COST SUMMARY

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Headquarters Station 41 Building	23,280	GSF	\$574.06	\$13,364,133
Demo Existing Bank	1	ls	\$250,000	\$250,000
Sitework - Onsite & ROW	25,000	SGA	\$51.13	\$1,278,177
General Conditions	14	MO	\$70,000	\$980,000
Estimated Construction Cost (Today's Dollars)	23,280	GSF	\$681.80	\$15,872,310
Escalation to Midpoint (Q3, 2026 @ 4% / Yr)	10%	on	\$15,872,310	\$1,587,231
Total Estimated Construction Contract (Escalated)	23,280	GSF	\$749.98	\$17,459,541
Design Fees (A/E/Specialty/CA)	12.00%	on	\$17,459,541	\$2,095,145
Owner Consultants (Survey/Geotech/Hazardous/Commissioning/Testing)	2.00%	on	\$17,459,541	\$349,191
Printing/Advertising/Reimbursables/Misc	0.50%	on	\$17,459,541	\$87,298
Permits	1.00%	on	\$17,459,541	\$174,595
City Administration Cost / Construction Mgmt.	2.00%	on	\$17,459,541	\$349,191
Builders Risk Insurance	0.75%	on	\$17,459,541	\$130,947
Service Fees (Power/Gas/Phones/Water/Sanitary)	2.00%	on	\$17,459,541	\$349,191
Course of Construction Contingency (change orders)	4.75%	on	\$17,459,541	\$829,328
Furnishings/Equipment/IT Allowance	3.00%	on	\$17,459,541	\$523,786
Staff Planning/Moving Costs	0.50%	on	\$17,459,541	\$87,298
Management Reserve (unforeseen project requirements)	3.00%	on	\$17,459,541	\$523,786
Washington State Sales Tax (Camas)	8.50%	on	\$17,459,541	\$1,484,061
Total Estimated Project Cost (Escalated)*				\$24,443,357

Excludes Site Acquisition/Financing Costs & Bond/Legal Costs

February 28, 2024

BUILDING ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10	Foundations	23,280	GSF	\$31.79	\$739,965
A20	Basement Construction	23,280	GSF	\$0.00	\$0
B10	Superstructure	23,280	GSF	\$66.67	\$1,552,000
B20	Exterior Enclosure	23,280	GSF	\$88.18	\$2,052,884
B30	Roofing	23,280	GSF	\$26.64	\$620,080
C10	Interior Construction	23,280	GSF	\$38.98	\$907,360
C20	Stairs	23,280	GSF	\$1.30	\$30,255
C30	Interior Finishes	23,280	GSF	\$28.00	\$651,840
D10	Conveying Systems	23,280	GSF	\$5.58	\$130,000
D20	Plumbing	23,280	GSF	\$30.00	\$698,400
D30	HVAC	23,280	GSF	\$56.44	\$1,314,000
D40	Fire Protection	23,280	GSF	\$6.00	\$139,680
D50	Electrical	23,280	GSF	\$71.05	\$1,654,000
E10	Equipment	23,280	GSF	\$4.94	\$115,000
E20	Furnishings (Casework)	23,280	GSF	\$10.97	\$255,270
F10	Special Construction	23,280	GSF	\$0.00	\$0
F20	Selective Building Demolition	23,280	GSF	\$0.00	\$0
Building Direct Construction Costs Subtotal					\$10,860,734
Estimating / Design Contingency		15.0%	on	\$10,860,734	\$1,629,110
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		7.0%	on	\$12,489,844	\$874,289
Total Building Construction Cost (Today's Dollars)					\$13,364,133

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10 Foundations				
<u>A1010 - Standard Foundations</u>				
Standard footing system (continuous and spread footings) - Allowance (1 cy / 100 sf SOG)	183	cy	\$900.00	\$164,700
Perimeter Stem wall	1,390	sf	\$60.00	\$83,400
Building step and ramp stem walls	985	sf	\$70.00	\$68,950
Foundation excavation				
Footing excavation & backfill (includes 2' over ex. & backfill)	2,196	cy	\$40.00	\$87,840
Perimeter Drainage & Insulation				
Perforated footing drains - Allowance	635	lf	\$30.00	\$19,050
Foundation insulation (2" rigid)	1,270	sf	\$4.00	\$5,080
Perimeter stem walls below grade dampproofing	2,540	sf	\$6.00	\$15,240
Step / ramp stem walls below grade waterproofing	985	sf	\$13.00	\$12,805
<hr/>				
A1010 - Standard Foundations	23,280	GSF	\$19.63	\$457,065
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 4" (incl. reinforcing, base course & vapor barrier)	12,830	sf	\$11.00	\$141,130
CIP on grade stair up to stepped building area	1	ls	\$10,000	\$10,000
Slab on Grade, 8" @ App. Bay (incl. reinforcing, base course & vapor barrier)	5,470	sf	\$16.00	\$87,520
Trenches, Pits & Bases				
Elevator Pit	1	ls	\$35,000	\$35,000
Trench drain blockouts	150	lf	\$20.00	\$3,000
Mech Pads - Allowance	250	sf	\$25.00	\$6,250
<hr/>				
A1030 - Slabs on Grade	23,280	GSF	\$12.15	\$282,900
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Subtotal A10 Foundations	23,280	GSF	\$31.79	\$739,965
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Subtotal A20 Basement Construction	23,280	GSF	\$0.00	\$0

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
B10 Superstructure				
<u>CIP Structural Concrete</u>				
Horizontal Structure				
Topping Slabs				
Slabs on metal floor deck (incl. reinforcing)	3,745	sf	\$11.00	\$41,195
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	23,280	GSF	\$1.77	\$41,195
<u>Structural Steel</u>				
Floor & roof structure, beams, columns & BRB lateral system				
Floor Structure (15 psf allowance)	3,745	sf	\$60.00	\$224,700
App. Bay Roof Structure (15 psf allowance)	5,470	sf	\$60.00	\$328,200
Roof Structure, other (13 psf allowance)	12,830	sf	\$52.00	\$667,160
Metal Deck				
Floor decking	3,745	sf	\$11.00	\$41,195
Roof decking	12,830	sf	\$9.00	\$115,470
Acoustical roof decking @ App. Bay	5,470	sf	\$16.00	\$87,520
Miscellaneous Metals				
Misc. allowance - Area budget	23,280	gsf	\$2.00	\$46,560
Steel Fireproofing - None required				\$0
<hr/>				
	23,280	GSF	\$64.90	\$1,510,805
Subtotal B10 Superstructure	23,280	GSF	\$66.67	\$1,552,000

B20 Exterior Enclosure

B2011, 12 - Exterior Wall Construction & Parapets

Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, mtl stud framing, batt insulation, sheathing, WRB, 2" rigid insul, z furring)	14,405	sf	\$36.50	\$525,764
Exterior wall finish				
Mixture brick (20%), metal panels (70%), phenolic (10%) - 75% ratio	14,405	sf	\$46.80	\$674,131
Exterior paint & sealants				

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Misc. caulking and sealants - Area budget	19,206	vsf	\$1.50	\$28,809
Building graphics				
Building identifying signage - Allowance	1	ls	\$10,000	\$10,000
Miscellaneous exterior enclosure costs				
Contractor support of 3rd party air barrier testing	1	ls	\$5,000	\$5,000
Mock up - None				\$0
<hr/>				
B2011, 12 - Exterior Wall Construction & Parapets	23,280	GSF	\$53.42	\$1,243,704
<u>B2020 - Exterior Windows</u>				
Fiberglass & aluminum storefront, std. insulated glazing, standard finish - 25% ratio	4,802	sf	\$120.00	\$576,180
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B2020 - Exterior Windows	23,280	GSF	\$24.75	\$576,180
<u>B2030 - Exterior Doors</u>				
Glazed doors & entrances				
Storefront doors & hardware, per leaf	2	ea	\$7,500	\$15,000
ADA auto operator, per vestibule	1	ea	\$10,000	\$10,000
Solid exterior doors				
HM door, HM frame, and hardware	7	ea	\$4,000	\$28,000
Overhead doors				
Glazed, motorized @ App. Bay, 14' x 14' (includes fire station accessories)	5	ea	\$30,000	\$150,000
Glazed, motorized @ exercise and antique apparatus display	2	ea	\$15,000	\$30,000
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B2020 - Exterior Doors	23,280	GSF	\$10.01	\$233,000
Subtotal B20 Exterior Enclosure	23,280	GSF	\$88.18	\$2,052,884

B30 Roofing

B3010 - Roof Coverings

Roof finishes & insulation

Membrane roofing system w/ rigid insulation	18,300	sf	\$24.00	\$439,200
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Flashings & sheet metal

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Roof system flashing & rough carpentry	15%	on	\$439,200	\$65,880
Accessories				
Misc. (walk pads, rooftop ladders, etc...)	1	ls	\$30,000	\$30,000
Fall restraint anchors (allowance)	1	ls	\$50,000	\$50,000
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B3010 - Roof Coverings	23,280	GSF	\$25.13	\$585,080
<u>B3020 - Roof Openings</u>				
Glazed roof openings - Allowance	1	ls	\$25,000	\$25,000
Roof hatch & ladder	1	ea	\$10,000	\$10,000
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B3020 - Roof Openings	23,280	GSF	\$1.50	\$35,000
Subtotal B30 Roofing	23,280	GSF	\$26.64	\$620,080
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C10 Interior Construction				
<u>C1010 - Partitions</u>				
GWB Partitions - 1 sf of wall assembly per building GSF allowance (GWB - Finish 2 Sides, mtl stud framing, sound batts)	23,280	sf	\$17.50	\$407,400
Premium - Fire rated, STC assemblies	15%	on	\$407,400	\$61,110
Misc. carpentry, blocking, & backing - Area budget	23,280	sf	\$1.00	\$23,280
Interior caulking & joint sealants - Area budget	23,280	gsf	\$0.50	\$11,640
Retractable partitions - None				\$0
Interior windows and storefronts (% allowance on partitions)	5%	on	\$407,400	\$20,370
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C1010 - Partitions	23,280	GSF	\$22.50	\$523,800
<u>C1020 - Interior Doors</u>				
Aluminum Storefront Doors, HW, Complete - None	4	ea	\$5,000.00	\$20,000
HM / SCW Dr, HM Frame, Hardware, Complete - per leaf (1 door per 375 building GSF allowance)	62	ea	\$3,600.00	\$223,200
Premium - Fire rated, special hardware	5%	on	\$243,200	\$12,160
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C1020 - Interior Doors	23,280	GSF	\$10.97	\$255,360
<u>C1030 - Fittings</u>				

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Visual display specialties				
Marker boards - Allowance	1	ls	\$10,000	\$10,000
Toilet Partitions - None				
Toilet & Janitorial Accessories	23,280	gsf	\$1.25	\$29,100
Lockers & storage shelving - Allowance				
Gear lockers	1	ls	\$60,000	\$60,000
Metal storage shelving - OFOI				\$0
Dorm wardrobes - Included with E20				\$0
Identifying Devices				
Code signage - Area budget	23,280	sf	\$0.25	\$5,820
Wayfinding and room signage - Area budget	23,280	sf	\$0.50	\$11,640
General fittings and specialties				
FECs, corner guards, knox box, etc... - Area budget	23,280	gsf	\$0.50	\$11,640
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C1030 - Fittings	23,280	GSF	\$5.51	\$128,200
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Subtotal C10 Interior Construction	23,280	GSF	\$38.98	\$907,360
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C20 Stairs				
<u>C2010 - Stair Construction</u>				
Pre-engineered metal stair (includes picket railings & concrete fill)	1	ea	\$20,000	\$20,000
CIP on grade stair railings	1	ls	\$5,000	\$5,000
Internal ramp railings	1	ls	\$5,000	\$5,000
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C2010 - Stair Construction	23,280	GSF	\$1.29	\$30,000
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<u>C2020 - Stair Finishes</u>				
Sealed Concrete (panfill tread & landings)	85	sf	\$3.00	\$255
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C2010 - Stair Construction	23,280	GSF	\$0.01	\$255
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Subtotal C20 Stairs	23,280	GSF	\$1.30	\$30,255

C30 Interior Finishes

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
<u>C3010 - Wall Finishes</u>				
Paint to walls, doors, frames and misc. - Area budget	23,280	sf	\$5.00	\$116,400
Other Wall Finishes (Restroom Wall Tile, Stainless Panels in Dec	23,280	gsf	\$7.50	\$174,600
C3010 - Wall Finishes	23,280	GSF	\$12.50	\$291,000
<u>C3020 - Floor Finishes</u>				
Floor finish and wall base allowance (mixture of resilient, carpet, polished concrete, sealed concrete)	23,280	gsf	\$7.50	\$174,600
C3020 - Floor Finishes	23,280	GSF	\$7.50	\$174,600
<u>C3030 - Ceiling Finishes</u>				
Ceiling finish allowance (mixture of ACT, gwb, painted open structure & accent in lobby / community)	23,280	gsf	\$8.00	\$186,240
C3030 - Ceiling Finishes	23,280	GSF	\$8.00	\$186,240
Subtotal C30 Interior Finishes	23,280	GSF	\$28.00	\$651,840
D10 Elevator				
<u>D1010 - Elevators & Lifts</u>				
Passenger Elevator,hydraulic	2	stps	\$65,000	\$130,000
D1010 - Elevators & Lifts	23,280	GSF	\$5.58	\$130,000
Subtotal D10 Conveying Systems	23,280	GSF	\$5.58	\$130,000
D20 Plumbing				
Plumbing system complete w/ compressed air systema and trench drains in App. Bay	23,280	gsf	\$30.00	\$698,400
Subtotal D20 Plumbing	23,280	GSF	\$30.00	\$698,400
D30 HVAC				
HVAC system complete	23,280	gsf	\$50.00	\$1,164,000
Source capture exhaust systems	1	ls	\$150,000	\$150,000
Subtotal D30 HVAC	23,280	GSF	\$56.44	\$1,314,000

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
D40 Fire Protection				
Sprinkler system - Building area budget	23,280	gsf	\$6.00	\$139,680
Subtotal D40 Fire Protection	23,280	GSF	\$6.00	\$139,680
D50 Electrical				
Electrical & low voltage systems complete	23,280	gsf	\$50.00	\$1,164,000
Generator & Transfer Equipment (500kW)	1	ls	\$250,000	\$250,000
A/V Systems (rough-in included above)	1	ls	\$40,000	\$40,000
FAST (Fast Alerting System)	1	ls	\$50,000	\$50,000
Photovoltaic system - Allowance	1	ls	\$150,000	\$150,000
Subtotal D50 Electrical	23,280	GSF	\$71.05	\$1,654,000
E10 Equipment				
<u>E1020 - Institutional Equipment</u>				
Audio-visual equipment - Included in D50				\$0
Extractor & turnout gear dryer	1	ls	\$45,000	\$45,000
	23,280	GSF	\$1.93	\$45,000
<u>E1090 - Other Equipment</u>				
Maintenance equipment				
Shop equipment - OFOI				\$0
Residential equipment				
Kitchen appliance package (includes type 1 hood)	1	ea	\$55,000	\$55,000
Break area appliance package	1	ea	\$5,000	\$5,000
Laundry washer & dryer package	2	ea	\$5,000	\$10,000
	23,280	GSF	\$3.01	\$70,000
Subtotal E10 Equipment	23,280	GSF	\$4.94	\$115,000

BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
E20 Furnishings				
<u>E2010 - Fixed Furnishings</u>				
Fixed Casework				
Kitchen casework with solid surface counters	1	ls	\$40,000	\$40,000
Break area	1	ls	\$10,000	\$10,000
Decon	1	ls	\$15,000	\$15,000
EMS	1	ls	\$10,000	\$10,000
Dorm wardrobes (2 per FF/ Capt. Sleep)	18	ea	\$2,000	\$36,000
Misc. TBD - Area budget	23,280	gsf	\$2.00	\$46,560
Blinds & other window treatment				
Roller shades, manual	4,802	sf	\$20.00	\$96,030
Blackout shades @ Dorms	112	sf	\$15.00	\$1,680
<hr/>				
E2010 - Fixed Furnishings	23,280	GSF	\$10.97	\$255,270
<u>E2020 - Moveable Furnishings</u>				
EXCLUDED				
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E2020 - Moveable Furnishings	23,280	GSF	\$0.00	\$0
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Subtotal E20 Furnishings	23,280	GSF	\$10.97	\$255,270
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Subtotal F10 Special Construction	23,280	GSF	\$0.00	\$0
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Subtotal F20 Selective Building Demolition	23,280	GSF	\$0.00	\$0

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SITWORK ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G00	General Sitework Requirements	25,000	SGA	\$5.59	\$139,800
G10	Site Preparation	25,000	SGA	\$2.34	\$58,500
G20	Site Improvements	25,000	SGA	\$21.84	\$545,895
G30	Site Civil / Mechanical Utilities	25,000	SGA	\$6.85	\$171,270
G40	Site Electrical Utilities	25,000	SGA	\$3.20	\$80,000
G50	Other Site Construction	25,000	SGA	\$0.00	\$0
Sitework Direct Construction Costs Subtotal					\$995,465
Estimating / Design Contingency		20.0%	on	\$995,465	\$199,093
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		7.0%	on	\$1,194,558	\$83,619
Total Sitework Construction Cost (Today's Dollars)					\$1,278,177

SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>	
G00 General Sitework Requirements					
Mobilization	1	ls	\$47,000	\$47,000	
Temporary Construction Fencing	830	lf	\$10.00	\$8,300	
Traffic control	13	weeks	\$6,500	\$84,500	
Subtotal G00 General Sitework Requirements	25,000	SGA	\$5.59	\$139,800	
G10 Site Preparation					
<u>G1010,20 - Site Clearing & Demolition</u>					
Building demolition					
Remove existing bank building				<i>Incl. on Summary</i>	
	G1010,20 - Site Clearing & Demolition	25,000	SGA	\$0.00	\$0
<u>G1030 - Site Earthwork (MacKay Sposito Estimate)</u>					
Site grading & excavation					
Clearing & grubbing					
Earthwork - Cut w/ export	1,700	cy	\$25.00	\$42,500	
Earthwork - Fill onsite	300	cy	\$40.00	\$12,000	
Erosion Sediment Control	1	ls	\$4,000.00	\$4,000	
Site Shoring - None				\$0	
	G1030 - Site Earthwork	25,000	SGA	\$2.34	\$58,500
<u>G1040 - Hazardous Waste Remediation</u>					
Hazardous materials abatement of existing building to be demolished (minor)				<i>Incl. on Summary</i>	
Removal of Contaminated Soil - Allowance				<i>Excluded</i>	
	G1040 - Hazardous Waste Remediation	25,000	SGA	\$0.00	\$0
Subtotal G10 Site Preparation	25,000	SGA	\$2.34	\$58,500	
G20 Site Improvements					
<u>G2010,20,30 - Roadways, Parking Lots, and Ped. Paving</u>					
Enhanced public plaza	1	ls	\$85,600	\$85,600	
Cement concrete curb	326	lf	\$32.00	\$10,432	

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SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
8" reinforced concrete apron	6,200	sf	\$25.00	\$155,000
Pavement striping	1	ls	\$500.00	\$500
Hot mix asphalt	40	ton	\$160.00	\$6,400
Concrete sidewalk	600	sy	\$100.00	\$60,000
Crushed rock base course	200	cy	\$70.00	\$14,000
Additional ROW improvements	1	ls	\$100,000	\$100,000
<hr/>				
G2010,20,30 - Roadways, Parking Lots, and Ped. Paving	25,000	SGA	\$17.28	\$431,932
<u>G2040 - Site Development</u>				
Allowance - (monument sign, fencing, site furnishings, etc...)	25,000	gsf	\$2.00	\$50,000
Misc. structures				
Trash enclosure	1	ls	\$15,000	\$15,000
Generator enclosure	1	ls	\$25,000	\$25,000
<hr/>				
G2040 - Site Development	25,000	SGA	\$3.60	\$90,000
<u>G2050 - Landscaping (MacKay Sposito Estimate)</u>				
Allowance	1	ls	\$23,963.00	\$23,963
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G2050 - Landscaping	25,000	SGA	\$0.96	\$23,963
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Subtotal G20 Site Preparation	25,000	SGA	\$21.84	\$545,895
G30 Site Civil / Mechanical Utilities				
<u>G3010 - Water Supply (MacKay Sposito Estimate)</u>				
New domestic & fire water service	1	ls	\$38,000	\$38,000
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G3010 - Water Supply	25,000	SGA	\$1.52	\$38,000
<u>G3020 - Sanitary Sewer (MacKay Sposito Estimate)</u>				
New sanitary sewer services	1	ls	\$42,420	\$42,420
Grease interceptor - See add alternate	1	ls	\$15,000	\$15,000
Oil / water interceptor	1	ls	\$10,000	\$10,000
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G3020 - Sanitary Sewer	25,000	SGA	\$2.70	\$67,420
<u>G3030 - Storm Sewer (MacKay Sposito Estimate)</u>				
Drain lines, catch basins, etc...	1	ls	\$65,850.00	\$65,850

SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Stormwater treatment & infiltration / detention				<i>Not Required</i>
G3030 - Storm Sewer	25,000	SGA	\$2.63	\$65,850
Subtotal G30 Site Civil / Mechanical Utilities	25,000	SGA	\$6.85	\$171,270
G40 Site Electrical Utilities				
<u>G4010 - Electrical Distribution</u>				
Electrical utility	1	ls	\$40,000	\$40,000
Electric vehicle chargers - None				\$0
Site Power (reader board, etc...)	1	ls	\$15,000	\$15,000
G4010 - Electrical Distribution	25,000	SGA	\$2.20	\$55,000
<u>G4020 - Site lighting</u>				
None (building mounted)				\$0
G4020 - Site lighting	25,000	SGA	\$0.00	\$0
<u>G4030 - Site communication & security</u>				
Tele/Data utility	1	ls	\$25,000	\$25,000
G4030 - Site communication & security	25,000	SGA	\$1.00	\$25,000
Subtotal G40 Site Electrical Utilities	25,000	SGA	\$3.20	\$80,000
Subtotal G50 Other Site Construction	25,000	SGA	\$0.00	\$0



AIA[®] Document B201[™] – 2017

Standard Form of Architect's Services: Design and Construction Contract Administration

for the following PROJECT:

(Name and location or address)

Camas Washougal Fire Department (CWFD) Headquarters Station 41 Replacement
616 NE 4th Ave
Camas, WA 98607

THE OWNER:

(Name, legal status and address)

City of Camas
616 NE 4th Ave
Camas, WA 98607

THE ARCHITECT:

(Name, legal status and address)

Aetta Architects, PC
821 SE 14th Loop, Suite 109
P.O. Box 798
Battle Ground, WA 98604

THE AGREEMENT

This Standard Form of Architect's Services is part of the accompanying Owner-Architect Agreement (hereinafter, together referred to as the Agreement) dated the 8 day of August in the year 2023 .

(In words, indicate day, month and year.)

TABLE OF ARTICLES

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 The Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document provides the Architect's scope of services only and must be used with an owner-architect agreement. It may be used with AIA Document B102[™]–2017, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services, to provide the Architect's sole scope of services, or with B102 in conjunction with other standard form services documents. It may also be used with G802[™]–2017, Amendment to the Professional Services Agreement, to create a modification to any owner-architect agreement.

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

As described in Exhibits A, B, C, D, and E of the Architectural / Engineering Fee Proposal dated January 09, 2025

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

As described in Exhibits A, B, C, D, and E of the Architectural / Engineering Fee Proposal dated January 09, 2025

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 5.1:

(Provide total and, if known, a line item breakdown.)

\$17,500,000.00, seventeen million, five-hundred thousand dollars and zero cents

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Unknown at time of execution

.2 Construction commencement date:

Unknown at time of execution

.3 Substantial Completion date or dates:

Unknown at time of execution

.4 Other milestone dates:

Unknown at time of execution

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:

(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction)

Design-Bid-Build. Competitive Bidding. The parties do not anticipate fast-track scheduling, multiple bid packages, or phased construction. The parties assume there will be a single bid/procurement package. Additional bid/procurement packages shall be provided as an Additional Service

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:

(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

As requested, the project seeks to achieve a LEED Silver certification.

§ 1.1.6.1 Not Used.

§ 1.1.7 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:

(List name, address, and other contact information.)

Unknown at time of execution

§ 1.1.8 The Owner shall retain the following consultants and contractors:

(List name, legal status, address, and other contact information.)

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.1

(Paragraphs deleted)

Special Inspections and Testing: Unknown at time of execution

§ 1.1.9 The Architect shall retain the consultants identified in Sections 1.1.9.1 and 1.1.9.2:
(List name, legal status, address, and other contact information.)

§ 1.1.9.1 Consultants retained under Basic Services:

- .1 Structural Engineer:
 PCS Structural Solutions
 101 SW Main St., Suite 280
 Portland, OR 97204
- .2 Mechanical Engineer:
 Interface Engineering
 100 SW Main St., Suite 1600
 Portland, OR 97204
- .3 Electrical Engineer:
 Interface Engineering
 100 SW Main St., Suite 1600
 Portland, OR 97204

§ 1.1.9.2 Consultants retained under Supplemental Services:

- .1 Civil Engineering:
 MacKay Sposito
 18405 SE Mill Plain Blvd., Suite 100
 Vancouver, WA 98683
- .2 Site Survey:
 MacKay Sposito
 18405 SE Mill Plain Blvd., Suite 100
 Vancouver, WA 98683
- .3 Landscape Architecture:
 MacKay Sposito
 18405 SE Mill Plain Blvd., Suite 100
 Vancouver, WA 98683
- .4 Cost Estimator:
 Wiggins Preconstruction:
 14444 91st Ave. NE
 Kirkland, WA 98034-5142
- .5 Building Envelope:
 Certa Building Solutions
 1510 SE 44th Ave., Suite 102
 Portland, OR 97215
- .6 Traffic Consultant:
 Lancaster Mobley
 1130 SW Morrison St., Suite 318
 Portland, OR 97205
7. Archaeological Consultant

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Archaeological Investigations Northwest
3510 NE 122nd Ave.
Portland, OR 97230

8. Geotechnical Consultant
Columbia West Engineering
11917 NE 95th St.
Vancouver, WA 98682
9. LEED Consultant
ecoREAL Consultants
6343 Failing St.
West Linn, OR 97068
10. Construction Management Consultant
R & C Management Group
11818 SE Mill Plain Blvd, Suite 302
Vancouver, WA 98684

§ 1.1.10 Other Initial Information on which the Agreement is based:

N/A

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Instruments of Service to be provided or transmitted electronically shall be in a format that will not allow modification. Use of BIM, including Revit or other 3D-modeling software, shall be for Architect's own design and coordination purposes. Architect's Revit Model, or other 3D models shall not be set-up, developed, or maintained by Architect for other purposes, and shall not be shared with Owner, Contractor, or any third-party, unless otherwise agreed in writing. If requested by Owner, Architect shall provide modifiable electronic copies of plans and specifications as exported AutoCAD files, but only subject to Architect's standard Electronic Media Release executed by the receiving party.

§ 1.4 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). The Architect makes no warranty, either expressed or implied, as to the Architect's or its consultants' findings, recommendations, plans, specifications, or professional advice, other than that Architect shall comply with the Standard of Care in the performance of its services. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

ARTICLE 2 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 2.1 The Architect's Basic Services consist of those described in this Article 2 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 2 are Supplemental or Additional Services.

§ 2.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 2.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

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§ 2.1.3 As soon as practicable after the date of the Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, the Architect shall, subject to the Standard of Care, endeavor to meet the time limits established by the schedule. However, in the event the Architect is delayed by causes outside its control, or for other reasonable cause, the schedule shall be extended by a reasonable time. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 2.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 2.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 2.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 2.2 SCHEMATIC DESIGN PHASE SERVICES

§ 2.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 2.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 2.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 2.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 2.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 2.2.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 3.1.1.

§ 2.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 2.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 5.3.

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§ 2.2.7 The Architect shall submit the Schematic Design Documents to the Owner and request the Owner's approval.

§ 2.3 DESIGN DEVELOPMENT PHASE SERVICES

§ 2.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 2.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 5.3.

§ 2.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

§ 2.4 CONSTRUCTION DOCUMENTS PHASE SERVICES

§ 2.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 2.6.4.

§ 2.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 2.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 2.4.4 The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 5.3.

§ 2.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 5.5, and request the Owner's approval.

§ 2.5 PROCUREMENT PHASE SERVICES

§ 2.5.1 General

The Architect shall assist the Owner in the Procurement Phase.

§ 2.5.2 Competitive Bidding

§ 2.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 2.5.2.2 The Architect shall assist the Owner in bidding the Project by:

- .1 facilitating the distribution of Bidding Documents to prospective bidders;
- .2 attending a pre-bid conference for prospective bidders;

- 3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda.

§ 2.5.2.3 If the Bidding Documents permit substitutions, the Architect shall, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

(Paragraphs deleted)

§ 2.6 CONSTRUCTION PHASE SERVICES

§ 2.6.1 General

§ 2.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect’s services under the Agreement unless the Owner and the Architect amend the Agreement.

§ 2.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in the Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor’s failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect’s negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 2.6.1.3 Subject to Section 3.2 and except as provided in Section 2.6.6.5, the Architect’s responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 2.6.2 Evaluations of the Work

§ 2.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 3.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 2.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 2.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect’s response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 2.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The

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Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 2.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 2.6.3 Certificates for Payment to Contractor

§ 2.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 2.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 2.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 2.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 2.6.4 Submittals

§ 2.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 2.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 2.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 2.6.4.4 Subject to Section 3.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings

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or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 2.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 2.6.5 Changes in the Work

§ 2.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 3.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 2.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 2.6.6 Project Completion

§ 2.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 2.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

(Paragraphs deleted)

ARTICLE 3 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 3.1 SUPPLEMENTAL SERVICES

§ 3.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 6.2. Unless otherwise specifically addressed in the Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 3.1.2 below or attach the description of services as an exhibit to the Agreement.)

Supplemental Services	Responsibility <i>(Architect, Owner or Not Provided)</i>
§ 3.1.1.1 Programming	Owner per paragraph 1.1.1
§ 3.1.1.2 Multiple preliminary designs	Not Provided
§ 3.1.1.3 Measured drawings	Not Provided
§ 3.1.1.4 Existing facilities surveys	Not Provided
§ 3.1.1.5 Site evaluation and planning	Architect
§ 3.1.1.6 Building Information Model management responsibilities	Architect

§ 3.1.1.7	Development of Building Information Models for post construction use	Not Provided
§ 3.1.1.8	Civil engineering	Architect
§ 3.1.1.9	Landscape design	Architect
§ 3.1.1.10	Architectural interior design	Architect
§ 3.1.1.11	Value analysis	Not Provided
§ 3.1.1.12	Detailed cost estimating beyond that required in Section 5.3	Architect
§ 3.1.1.13	On-site project representation	Not provided
§ 3.1.1.14	Conformed documents for construction	Architect
§ 3.1.1.15	As-designed record drawings	Not Provided
§ 3.1.1.16	As-constructed record drawings	Not Provided
§ 3.1.1.17	Post occupancy evaluation	Not Provided
§ 3.1.1.18	Facility support services	Not Provided
§ 3.1.1.19	Tenant-related services	Not Provided
§ 3.1.1.20	Architect's coordination of the Owner's consultants	Owner
§ 3.1.1.21	Telecommunications/data design	Architect
§ 3.1.1.22	Security evaluation and planning	Architect
§ 3.1.1.23	Commissioning	Architect
§ 3.1.1.24	Sustainable Project Services	Architect
§ 3.1.1.25	Fast-track design services	Not Provided
§ 3.1.1.26	Multiple bid packages	Not Provided
§ 3.1.1.27	Historic preservation	Not Provided
§ 3.1.1.28	Furniture, furnishings, and equipment design	Architect
§ 3.1.1.29	Other services provided by specialty Consultants	See 3.1.2.1
§ 3.1.1.30	Other Supplemental Services	See 3.1.2.2

§ 3.1.2 Description of Supplemental Services

§ 3.1.2.1 A description of each Supplemental Service identified in Section 3.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 3.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09,2025

§ 3.1.2.2 A description of each Supplemental Service identified in Section 3.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 3.1.1 or, if set forth in an exhibit, identify the exhibit.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 3.1.3 Not Used

§ 3.2 ARCHITECT'S ADDITIONAL SERVICES

The Architect may provide Additional Services after execution of the Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 3.2 shall entitle the Architect to compensation pursuant to Section 6.3 and an appropriate adjustment in the Architect's schedule.

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§ 3.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- .3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing (other than in the usual course of the design review or permit process);
- .8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of entities providing bids or proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- .11 Assistance to the Initial Decision Maker, if other than the Architect.
- .12 Revisions to Instruments of Service necessary as a result of untimely, incomplete, or uncoordinated plans and specifications for Delegated Design Components, and coordination of such untimely plans and specifications.

§ 3.2.2

(Paragraphs deleted)

Not Used.

§ 3.2.3

(Paragraphs deleted)

Not Used.

§ 3.2.4 Not Used.

§ 3.2.5 Not Used.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 5.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality, and to a corresponding change to the Architect's fee and schedule. The Architect is not required to revise the Instruments of Service until the Owner and Architect agree on the adjustment to the Project's scope and quality, the schedule, and Architect's fee.

§ 4.2 Not Used

§ 4.3 Not Used

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§ 4.4 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.5 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 3.1.1.

§ 4.7 Not Used.

§ 4.8 The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities, or that modify the Contract Documents. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 4.9 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in the Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 4.10 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

ARTICLE 5 COST OF THE WORK

§ 5.1 For purposes of the Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 5.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 4.1, 5.4 and 5.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 5.3 In preparing estimates of the Cost of Work, the Architect, through its Cost Estimating Consultant, shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 3.1.1, as a Supplemental Service.

§ 5.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 180 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 5.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 5.6 If the Owner’s budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 not used;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
- .5 implement any other mutually acceptable alternative.

§ 5.7 If the Owner chooses to proceed under Section 5.6.4, the Owner and the Architect shall discuss the cause of the bids exceeding the Owner’s budget. The Architect, with any additional compensation as determined per negotiations between the Owner and Architect, shall modify the Construction Documents as necessary to comply with the Owner’s budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 5.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner’s budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 6.3; otherwise the Architect’s services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect’s modification of the Construction Documents shall be the limit of the Architect’s responsibility under this Article 5.

ARTICLE 6 COMPENSATION

§ 6.1 If not otherwise specifically addressed in the Agreement, the Owner shall compensate the Architect for the Architect’s Basic Services as follows:

- .1 Stipulated Sum
(Insert amount)

(Paragraphs deleted)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.2 For the Architect’s Supplemental Services designated in Section 3.1.1 and for any Sustainability Services required pursuant to Section 3.1.3, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.3 For Additional Services that may arise during the course of the Project, including those under Section 3.2, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.4 Compensation for Supplemental and Additional Services of the Architect’s consultants when not included in Section 6.2 or 6.3, shall be the amount invoiced to the Architect plus ten percent (10 %), or as follows:

(Insert amount of, or basis for computing, Architect’s consultants’ compensation for Supplemental or Additional Services.)

§ 6.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	eighteen percent (18 %)
------------------------	--------------------------

Design Development Phase	twenty	percent (20	%)
Construction Documents Phase	thirty-one	percent (31	%)
Procurement Phase	two	percent (2	%)
Construction Phase	twenty-seven	percent (27	%)
Project Closeout	two		2	%)
<hr/>				
Total Basic Compensation	one hundred	percent (100	%)

§ 6.6 Not Used

§ 6.6.1 Not Used

§ 6.7 The hourly billing rates for services of the Architect and the Architect’s consultants are set forth below. The rates shall be adjusted in accordance with the Architect’s and Architect’s consultants’ normal review practices. (If applicable, attach an exhibit of hourly billing rates or insert them below.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.8 Not Used.

§ 6.9 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect’s consultants plus ten percent 10%

ARTICLE 7 ATTACHMENTS AND EXHIBITS

The following attachments and exhibits, if any, are incorporated herein by reference: (List other documents, if any, including any exhibits relied on in Section 3.1.)

- Exhibit AA – Architect / Engineering Fee Proposal dated January 09,2025
- Exhibit A – Concept Site Plan and Floor Plans
- Exhibit B – Concept Program
- Exhibit C – Conceptual Rendering
- Exhibit D – Conceptual Narrative
- Exhibit E – Conceptual Cost Estimate
- Exhibit F – B201-2017
- Exhibit G – Aetta Hourly Fee Breakdown Summary
- Exhibit H – TCA Hourly Fee Breakdown Summary
- Exhibit I – MacKay Sposito Hourly Fee Breakdown Summary
- Exhibit J – PCS Hourly Fee Breakdown Summary
- Exhibit K – Interface Hourly Fee Breakdown Summary
- Exhibit L – Certa Hourly Fee Breakdown Summary
- Exhibit M – Wiggins Hourly Fee Breakdown Summary
- Exhibit N – ecoREAL Hourly Fee Breakdown Summary
- Exhibit O – R & C Management Hourly Fee Breakdown Summary
- Exhibit P – Aetta Architects, PC 2024 Rates and Reimbursables

ARTICLE 8 NOT USED

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect’s option, cause for suspension of performance of services under this Agreement. If the Owner fails to perform its Owner responsibilities as required by this Agreement, the Architect may also elect to suspend services. If the Architect elects to suspend services, the Architect shall give thirty days’ written notice to the Owner before suspending services. In the event of a suspension of

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services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted. The Architect's election not to suspend services under this provision does not waive the Architect's rights, remedies, claims or defenses.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Not Used.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

(Paragraphs deleted)

EXHIBIT G - AETTA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY													
CLIENT: Camas Washougal Fire Department													
Headquarters Station 41 Replacement													
Project No: 23048.1													
	Principal	Project Manager	Architect III	Designer III	Designer II	Designer I	Interiors III	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase	
2024 Billing Rates	\$ 260.00	\$ 220.00	\$ 200.00	\$ 180.00	\$ 140.00	\$ 100.00	\$ 180.00	\$ 80.00					
Scope													
Schematic Design	6	94	168	104	77	52	78	8	587	12	49	\$ 105,220.00	
Design Schedule	2	8											
Research & Investigation			8					8					
Owner Meetings	2	6	6					6					
Consultant Meetings		6	6		4								
Internal Meetings		12	12	12	12	12	12						
Documentation and Correspondence			20										
AHJ Engagement and Coordination			6										
Building Design			8	20									
Interior Design				12									
Cover Sheet													
Code Analysis		8	24										
Site Plan Coordination				8									
Consultant Coordination / Management				24									
Floor Plan (s)			20	24		25							
Exterior Elevations			6			18							
Building Sections			12	12	18								
Reflected Ceiling Plans							16	12					
Interior Elevations							16	12					
TOC Specifications (for Cost Estimating)		4											
QA Review and Mark-up			8										
QC Review and Mark-up		8											
Cost Reconciliation		8	8					4					
Administration / Accounting	2							8					
Design Development	4	92	168	136	98	51	100	8	657	12	55	\$ 116,820.00	
Design Schedule Review		6											
Research & Investigation			24					24					
Owner Meetings	2	6	6					6					
Consultant Meetings		6	6		6								
Internal Meetings		12	12	12	12	12		6					
Documentation and Correspondence			20										
AHJ Engagement and Coordination			6										
Building Design			8	24	20								
Interior Design				12									
Cover Sheet													
Code Analysis													
Site Plan Coordination			4										
Consultant Coordination / Management				20									
Floor Plan (s)			8	20	24								
Roof Plans			4	20									
Exterior Elevations		4	6			12							
Building Sections			6			12							
Exterior Details			6	12	12								
Reflected Ceiling Plans							12	8					
Interior Elevations							12	8					
Wall Types				8									
Door & Window Types					12								
Door Schedule				8	8								
Room Finish Schedule													
Interior Details							12	8					
Floor Finish Plans								8					
Demolition Plans			4	16									
Outline Specifications		8	4										
QA Review and Mark-up			8										

EXHIBIT G - AETTA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY	Principal	Project Manager	Architect III	Designer III	Designer II	Designer I	Interiors III	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
CLIENT: Camas Washougal Fire Department												
Headquarters Station 41 Replacement												
Project No: 23048.1												
QC Review and Mark-up		8										
Cost Reconciliation		8	8					4				
Administration / Accounting	2							8				
Construction Documents	8	178	260	152	184	78	146	8	1,014	16	63	\$ 181,080.00
Design Schedule Review		6										
Research & Investigation			16					16				
Owner Meetings	4	8	8					8				
Consultant Meetings		8			8							
Internal Meetings		16	16	16	16	16		8				
Documentation and Correspondence		24	24									
Interior Design			12					24				
Cover Sheet							4					
Code Analysis		8	12									
Site Plan Coordination												
Consultant Coordination / Management				24								
Floor Plan (s)			12	20	24							
Roof Plans			8	16								
Exterior Elevations			12		24							
Building Sections			12		24							
Exterior Details		8	12	16	24							
Reflected Ceiling Plans							16	12				
Interior Elevations							24	16				
Wall Types				16								
Door & Window Types					28							
Door Schedule			8	12								
Room Finish Schedule								24				
Interior Details			8		36			16				
Floor Finish Plans						18		18				
Demolition Plans			24	32								
Divisions 0 & 1 coordination with Owner		24										
Complete Specifications		24	24									
Bid Prep		12										
QA Review and Mark-up			12									
QC Review and Mark-up		16										
Permit Application and Submittal		16										
Permit Responses			24									
Cost Reconciliation		8	8					4				
Administration / Accounting	4							8				
Construction Procurement (Bidding)	0	18	37	0	0	0	0	2	57	4	14	\$ 11,520.00
Documentation and Correspondence		6	14									
Addenda/ Bid assist		6	14									
Pre-Bid Conference		6										
Substitution Requests			9									
Administration / Accounting	0							2				
Contract Administration	24	116	544	88	0	0	0	16	788	52	15	\$ 157,680.00
Documentation and Correspondence		60	80									
Pre-Construction Meeting			8	8								
OAC Meetings/Site Visits	20	40	72									
Submittal Review			80									
Pay Application Review		16						8				
RFI Responses			80									
PR's / COP's / CO's			80									
Operations and Maintenance Manual Review			72	40								
Record Documents Review			72	40								
Administration / Accounting	4							8				

EXHIBIT G - AETTA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Principal	Project Manager	Architect III	Designer III	Designer II	Designer I	Interiors III	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Closeout	0	6	26	28	0	0	0	0	60	4	15	\$ 11,560.00
Documentation and Correspondence		4	4									
Punchlists			18	18								
Punchlist Back Check				10								
Completion and Final Payment Certificates	0	2	4									
Supplemental SD and CD Renderings	8	0	20	0	11	48	20	0	107			\$ 16,020.00
Meetings			8				8					
Review	8		12				12					
Renderings/Presentations					11	48						
Public Engagement	6	8	0	4	0	0	0	0	18			\$ 4,040.00
Documentation	2	4		4								
Attendance	4	4										
Supplemental Conformed CDs	0	0	2	0	12	0	0	0	14	2	7	\$ 2,080.00
Documentation			2		12							
Interior Design Support for FF&E	0	4	32	0	0	22	58	0	116	12	10	\$ 19,920.00
Meetings		4	8				8					
Documentation						22	24					
Research & Investigation			8				8					
Specifications			16				18					
Total Basic + Supplemental Services Hours	56	516	1,257	512	382	251	402	42	3,418			
Total Basic + Supplemental Services Fee	\$ 14,560.00	\$ 113,520.00	\$ 251,400.00	\$ 92,160.00	\$ 53,480.00	\$ 25,100.00	\$ 72,360.00	\$ 3,360.00	3,418	100	211	\$ 625,940.00

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT H - TCA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Senior Principal	Associate Principal	Architect/ Designer III	Project Manager II	Architect/ Designer II	Architect Designer I	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
2024 Billing Rates	\$ 245.00	\$ 195.00	\$ 185.00	\$ 180.00	\$ 175.00	\$ 155.00	\$ 100.00				
Scope											
Schematic Design	145	16	279	32	0	313	8	793	12	66	\$ 145,335.00
Design Schedule	2		12								
Research & Investigation	4		16			4					
Owner Meetings	36		18								
Consultant Meetings	12		12			12					
Internal Meetings	12		12			8					
Documentation and Correspondence	4		24			40					
AHJ Engagement and Coordination	2		8								
Building Design	24		40			80					
Interior Design	1		4			7					
Cover Sheet	1		4								
Code Analysis	4		8								
Site Plan Coordination	4		8			8					
Consultant Coordination / Management	8		16								
Floor Plan (s)	8		24			40					
Exterior Elevations	4		16			24					
Building Sections	2		16			24					
Reflected Ceiling Plans			8			18					
Interior Elevations	1		8			24					
TOC Specifications (for Cost Estimating)	2		4	12							
QA Review and Mark-up	4	12	8			24					
QC Review and Mark-up Backcheck		4									
Cost Reconciliation	4		8								
Renderings/Presentation	2		5	20							
Administration / Accounting	4						8				
Design Development	96	16	193	48	132	132	7	624	12	52	\$ 115,245.00
Design Schedule Review	1		4								
Research & Investigation	2		12								
Owner Meetings	24		12								
Consultant Meetings	10		10			4					
Internal Meetings	10		10								
Documentation and Correspondence	2		4								
AHJ Engagement and Coordination	1		2								
Building Design	8		24			16					
Interior Design			4			8					
Cover Sheet											
Code Analysis	1		2								
Site Plan Coordination	1		4								
Consultant Coordination / Management	1		2								
Floor Plan (s)	4		8			16					
Roof Plans	1		4			2					
Exterior Elevations	2		4			4					
Building Sections	1		8			12					
Exterior Details	2		2			2					
Reflected Ceiling Plans	1		6			4					
Interior Elevations	2		8			16					
Wall Types	2		8			2					
Door & Window Types	1		4								
Door Schedule	1		4			2					
Room Finish Schedule	1		4			2					

EXHIBIT H - TCA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Senior Principal	Associate Principal	Architect/ Designer III	Project Manager II	Architect/ Designer II	Architect Designer I	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Interior Details	2		18			12					
Floor Finish Plans	2		4			12					
Demolition Plans			1			2					
Outline Specifications	1		4	24							
QA Review and Mark-up	2	12	8			16					
QC Review and Mark-up		4									
Cost Reconciliation	4		6								
Renderings/Presentation	2		2	24							
Administration / Accounting	4						7				
Construction Documents	102	44	288	76	0	154	6	670	16	42	\$ 125,000.00
Design Schedule Review	2		4								
Research & Investigation	1		12								
Owner Meetings	24		12								
Consultant Meetings	12		12			12					
Internal Meetings	10		10			10					
Documentation and Correspondence	2		12								
Interior Design	2		16								
Cover Sheet											
Code Analysis	1		2								
Site Plan Coordination	1		4								
Consultant Coordination / Management	1		2								
Floor Plan (s)	4		36			24					
Roof Plans	1		8								
Exterior Elevations	2		8			2					
Building Sections	1		24			16					
Exterior Details	1		24								
Reflected Ceiling Plans	1		12			4					
Interior Elevations	1		8			8					
Wall Types	2		12			4					
Door & Window Types	2		10			8					
Door Schedule	2		8			8					
Room Finish Schedule	2		8			2					
Interior Details			24			36					
Floor Finish Plans	1		8			16					
Demolition Plans											
Divisions 0 & 1 coordination with Owner	4			2							
Complete Specifications	4		12	32							
Bid Prep - Advertisement	1			4							
QA Review and Mark-up	4	36		24							
QC Review and Mark-up	4	8		8							
Permit Application and Submittal											
Permit Responses	2			2							
Cost Reconciliation	4			4		4					
Renderings/Presentation											
Administration / Accounting	3						6				
Construction Procurement (Bidding)	14	0	6	0	0	0	1	21	4	5	\$ 4,640.00
Documentation and Correspondence	1		2								
Addenda/ Bid assist	2		2								
Pre-Bid Conference	8										
Substitution Requests	2		2								
Conformed Set											

EXHIBIT H - TCA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Senior Principal	Associate Principal	Architect/ Designer III	Project Manager II	Architect/ Designer II	Architect Designer I	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Administration / Accounting	1						1				
Contract Administration	107	0	8	184	0	8	5	312	52	6	\$ 62,555.00
Documentation and Correspondence	16			30							
Pre-Construction Meeting	10			10							
OAC Meetings/Site Visits	40			60							
Submittal Review	4		8	24		8					
Pay Application Review	12			4							
RFI Responses	8			16							
PR's / COP's / CO's	12			40							
Operations and Maintenance Manual Review											
Record Documents Review											
Administration / Accounting	5						5				
Closeout	10	0	10	0	0	0	1	21	4	5	\$ 4,400.00
Documentation and Correspondence	2		2				1				
Punchlists	8		8								
Punchlist Back Check											
Completion and Final Payment Certicates											
Total Basic Services Hours	474	76	784	340	132	607	28	2,441			
Total Basic Services Fee	\$ 116,130.00	\$ 14,820.00	\$ 145,040.00	\$ 61,200.00	\$ 23,100.00	\$ 94,085.00	\$ 2,800.00	2,441	100	176	\$ 457,175.00

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

Item 2.

Fee Schedule												
TASK	MacKay Sposito								Total Hours	Total Fees		
	Steven M. fee/hr	Melanie P. fee/hr	Planner III fee/hr	Peter T. fee/hr	Greg O. fee/hr	Michael R. fee/hr	LD Asst. fee/hr	LD Mgr. fee/hr				
	\$200	\$182	\$168	\$240	\$202	\$156	\$106	\$252				
2.1	Schematic Design											
2.1.1	Collaboration with owner, architect, and other professionals in the preparation, coordination and finalization of a conceptual layout plan, including any building location, parking, circulation and civil design components, as required									\$1,456		
2.1.2	Attendance at two (2) project team meetings to formalize the final conceptual layout, as necessary;									\$1,608		
2.1.3	Review final layout for compliance with the City of Camas Zoning and Development standards									\$1,456		
2.1.4	Coordinate submittal process and timeline with owner and architect, prior to formal submittal									\$2,984		
Total										\$7,504		
3.1	Planning Services											
3.1.1	Preparation of existing conditions base map								18	\$2,900		
3.1.2	Preparation of preliminary site plan in ACAD								20	\$3,640		
3.1.3	Preparation of an Access and Circulation Plan in ACAD								10	\$1,652		
3.1.4	Prepare code compliant landscaping and lighting location plan (see Landscape Task)								0	\$0		
3.1.5	Preparation of application and code compliant project narratives								26	\$4,732		
3.1.6	Preparation of SEPA checklist								24	\$4,032		
3.1.7	Prepare and submit public health packet, if required								3	\$504		
3.1.8	Coordinate with required agencies to incorporate required materials into submittal packet								3	\$564		
3.1.9	Incorporate bldg. envelopes, elevations, renderings, landscape and tree plans and preliminary civil plans into submittal packet								2	\$364		

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

Item 2.

3.1.10	Coordinate with subconsultants to incorporate plans, reports, and materials into submittal packet		8								8	\$1,456
3.1.11	Coordinate with Camas Comm Dev to determine required materials for submittal packet		1								1	\$182
3.1.12	Review submittal packet; QA/QC	3			2	3					8	\$1,686
3.1.13	Assemble required submittal packet								6		6	\$636
3.1.14	Submit package to the City of Camas								2		2	\$212
3.1.15	Attendance at 2 project team mtgs.	4				4					8	\$1,608
3.1.16	Track overall Type II land use permit process	4									4	\$800
3.1.17	Review staff report and conditions of approval and provide clarifications and rebuttals to conditions, if needed		3			3					6	\$1,152
3.1.18	Review and debrief final written decision and conditions of approval	2	4								6	\$1,128
3.2	Design Review											
3.2.1	Prepare and present project to Design Review Committee	1	3								4	\$746
3.2.2	Review written recommendations and respond, if necessary	1	2								3	\$564
3.3	Final Site Plan Review											
3.3.1	Prepare application form								2		2	\$212
3.3.2	Prepare Final Site Plan in ACAD							12			12	\$1,872
3.3.3	Incorporate Final Landscape Plan and Final Civil Plans into final submittal		4								4	\$728
3.3.4	Review submittal packet; QA/QC	4			2						6	\$1,280
3.3.5	Assemble required submittal packet								4		4	\$424
3.3.6	Submit and process for Final Approval								1		1	\$106
Total											0	\$33,180
5.1	Engineering Design Services (Prelim.)											
5.1.1	Prepare preliminary utilities layout plan for the site plan review packet				4	24					28	\$5,808
5.1.2	Research existing stormwater system and how project will impact it				4	12					16	\$3,384
5.1.3	Design stormwater system for project to meet City requirements				8	24					32	\$6,768
5.1.4	Prepare preliminary stormwater Technical Information Report (TIR)				8	40					48	\$10,000
5.1.5	Preliminary stormwater and utility plan to include in the site plan review packet				8	32					40	\$8,384
Sub-total for Preliminary Engineering												\$34,344
5.2	Final Engineering/Site Construction Plans											

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

Item 2.

5.2.1	Prepare final engineering plans for utilities, ingress/egress, parking, and associated stormwater plans for approval by the City of Camas;				8	40				48	\$10,000
5.2.2	A capacity analysis of the downstream storm system is not included. If one is required during the review process, a scope of work will be developed in conjunction with city staff.				8	20				28	\$5,960
5.2.3	Develop hydraulic models to size stormwater conveyance system and modify hydrologic models as needed to address final design requirements;				8	40				48	\$10,000
5.2.4	Modify the preliminary stormwater TIR and associated exhibits to address changes to the proposed stormwater system based on final design requirements				4	20				24	\$5,000
5.2.5	Prepare a Stormwater Plan detailing how the stormwater will be collected, conveyed and treated in accordance with City of Camas Code;				8	40				48	\$10,000
5.2.6	Prepare Storm Facility Plans as required to detail the different stormwater facilities required to meet both quantity and quality control requirements									0	\$0
5.2.7	Prepare a detailed utility plan to address how the site will be served for sanitary and water;				8	20				28	\$5,960
5.2.8	Prepare a grading and erosion control plan									0	\$0
5.2.9	Prepare a Stormwater Pollution Prevention Plan (SWPPP) as required by the City of Camas and the Department of Ecology				8	20				28	\$5,960
Sub-total for Final Engineering											\$52,880
Total for Engineering Design Services											\$87,224
6.0	Project Management and Facilitation										
6.1	Provide overall Project Management and Facilitation	6								6	\$1,200
6.2	Coordinate, schedule, and attend team meetings to discuss project budget, scope, and schedule (assumes 2 meetings)							4		4	\$1,008
6.3	Coordinate and communicate with Owner, Architect, Agency, and Sub-Consultants, as necessary;	6								6	\$1,200
6.4	Prepare monthly invoices							4		4	\$1,008

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

Item 2.

6.5	Track overall budget/permit process/approval with Agency	6										6	\$1,200
Total													\$5,616
7.0	Meetings and Coordination												
7.1	Attend project team meetings on a recurring basis (assumes bi-monthly)	18										18	\$3,600
7.2	Attend team meetings with Owner at key milestones in the land use and engineering application process, and for design review	12										12	\$2,400
7.3	Attend and participate in coordination meetings with project team and Owner on an as-needed basis.	8										8	\$1,600
Total													\$7,600
8.0	Construction Services												
8.1	Attend pre-construction meeting with the Owner, Contractor, and Agency				4	4						8	\$1,768
8.2	Provide bidding assistance to the Architect and Owner				6	12						18	\$3,864
8.3	Provide engineering support and respond to RFI's and contractor submittals during construction				8	48						56	\$11,616
8.4	Preparation of as-builts as required by the City for final acceptance				2	4	40					46	\$7,528
Total													\$24,776

MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY												
TASK	MacKay Sposito						Hood McNees		Total Hours	Total Fees		
	Jim S fee/hr \$178	Earl fee/hr \$132	Joshua fee/hr \$122	Taylor fee/hr \$210	Survey Lump Sum \$1	Admin fee/hr \$83	Principal fee/hr \$150	Elect. Eng. fee/hr \$130				
4.1	Landscape Architecture Design Services											
4.1.1	Preliminary landscape/planting plan design (1 sheet)	2	8	12							22	\$3,872
4.1.2	Preliminary Plaza Plan (1 sheet)	8	24								32	\$5,968
4.1.3	Client Meeting	1	1								2	\$382
4.1.4	Refine Landscape/Planting Plan (1 Sheet)	1	4	8							13	\$2,272
4.1.5	Refine Plaza Plan											
4.1.5.1	Layout Materials Plan (1 sheet)	4	8								12	\$2,256
4.1.5.2	Materials Board and Presentation Graphics	4	20	12							36	\$6,456
4.1.6	Site Plan Review Coordination	1	4								5	\$928
4.1.7	ROM Budget Estimate	2	2	4							8	\$1,436
4.2	Final Landscape Site Construction PS&E's											
4.2.1	Planting Plan and details											

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

Item 2.

4.2.1.1	Planting plan (1 sheet)	2	8	20						30	\$5,216
4.2.1.2	Planting details (1 sheet)			4						4	\$672
4.2.2	Irrigation Plan and details										
4.2.2.1	Irrigation plan (1 sheet)	1	32							33	\$6,024
4.2.2.2	Irrigation details (1 sheet)			4						4	\$672
4.2.3	Public Plaza layout, materials and details										
4.2.3.1	Layout Materials Plan (1 sheet)	4	4	20						28	\$4,888
4.2.3.2	Site Details (1 sheet)	6	8	12						26	\$4,672
4.2.4	Cost Estimate	2	4	4						10	\$1,800
4.2.5	Technical Specifications	16								16	\$3,200
5.0	Bidding										
5.1	Assemble Bid Package									0	\$0
5.2	Pre-Bid Conference (on-site)	2	4							6	\$1,128
5.3	Bidding Support and Addenda	4	4	0						8	\$1,528
6.0	Construction Support										
6.1	Weekly Construction Meetings (punch List)	2	6							8	\$1,492
6.2	Support Construction Inquiries									0	\$0
Total Hours		62	141	100	0	n/a	0	0	0	303	
Total Fees		\$11,036	\$18,612	\$12,200	\$0	\$0	\$0	\$0	\$0		\$41,848
Reimbursable		\$0					\$0	\$0	\$0		\$0
Total Fees by Firm		\$41,848					\$0	\$0			\$0
TOTAL											\$41,848

Add Survey \$ 12,500

\$220,248

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT J - PCS STRUCTURAL ENGINEERS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Principal	Project Manager	Project Engineer	Design Engineer	BIM Tech.	Total Hours / Fee	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
2024 Billing Rates	\$ 220.00	\$ 180.00	\$ 170.00	\$ 150.00	\$ 160.00					
Scope										
Schematic Design	46	62	16	0	0	124	124	12	10	\$ 24,000.00
Consultant Meetings	4	4								
Internal Meetings	6	6	4							
Preliminary Calculations	6	16	12							
Code Analysis	8	8								
Consultant Coordination / Management	8	8								
Plan Markups	8	16								
QA/QC	6	4								
Design Development	14	28	38	26	51	157	157	12	13	\$ 26,640.00
Consultant Meetings	4	4								
Internal Meetings	2	2	2	2	1					
Calculations - Gravity System		2	8	12						
Calculations - Lateral System		2	8	12						
Code Analysis		4	4	0						
Consultant Coordination / Management	4	6								
Plan Markups		4	8	0						
QA/QC	4	2								
Structural Detailing			6	0						
Revit - Modeling / Detailing / Coordinating					50					
General Notes			2							
Specification Review		2								
Construction Documents	20	46	52	64	62	244	244	16	15	\$ 41,040.00
Consultant Meetings	4	4	4							
Internal Meetings	4	4	4	4	2					
Calculations - Gravity System			6	30						
Calculations - Lateral System			6	30						
Code Analysis		4	4							
Consultant Coordination / Management	4	8	2							
Plan Markups		8	8							
QA/QC	8	2								
Structural Detailing		12	16							
Revit - Modeling / Detailing / Coordinating					60					
General Notes			2							
Specification Review		4								
Construction Procurement (Bidding)	2	6	4	0	0	12	12	4	3	\$ 2,200.00
Bidding Questions		2	2							
Pre-Bid Conference	2	2								
Substitution Requests		2	2							
Contract Administration	22	36	66	72	0	196	196	52	4	\$ 33,340.00
Documentation and Correspondence	6	10	10							
Pre-Construction Meeting	4	4								
Site Visits	8	8	16							

EXHIBIT J - PCS STRUCTURAL ENGINEERS HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Principal	Project Manager	Project Engineer	Design Engineer	BIM Tech.	Total Hours / Fee	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Submittal Review		6	24	64						
Pay Application Review	2	2								
RFI Responses			16	8						
PR's / COP's / CO's	2	6								
Closeout	4	4	0	0	0	8	8	4	2	\$ 1,600.00
Documentation and Correspondence	4	4								
Total Basic Services Hours	108	182	176	162	113	741				
Total Basic Services Fee	\$ 23,760.00	\$ 32,760.00	\$ 29,920.00	\$ 24,300.00	\$ 18,080.00	\$ 128,820.00				

Supplemental Services

Miscellaneous Design Items	9	26	46	42	30	153	153	40	4	\$ 25,580.00
Emergency Generator	1	4	10		4					
Stairs and Railings	1	8	12	8	4					
Half-height Partition Walls	1	3	5	4	4					
Fall Protection Support	1	3	5	4	2					
Rooftop Mechanical Screens	4	6	12	24	12					
Waste Enclosure Structure	1	2	2	2	4					
Conformed Construction Documents	3	3	0	0	5	11	11	2	6	\$ 2,000.00
Drawings / Documentation	3	3			5					
Total Supplemental Services Hours	12	29	46	42	35	420				
Total Supplemental Services Fee	\$ 2,640.00	\$ 5,220.00	\$ 7,820.00	\$ 6,300.00	\$ 5,600.00	\$ 27,580.00				

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT K - INTERFACE ENGINEERING HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Mechanical Principal	Mechanical Associate Principal	Senior Mech Engineer / Designer	Project Designer / Drafter	Electrical Principal	Senior Electrical Engineer / Designer	Electrical / Designer	Security Associate	Security Designer	Telecom Associate	Telecom Designer	Fire Associate Principal	Fire Designer	Senior Energy Designer	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
2024 Billing Rates	\$ 250.00	\$ 230.00	\$ 190.00	\$ 135.00	\$ 250.00	\$ 190.00	\$ 165.00	\$ 210.00	\$ 165.00	\$ 210.00	\$ 165.00	\$ 230.00	\$ 160.00	\$ 205.00				
Basic Services - Mechanical																		
Schematic Design	25	39	28	29	0	0	0	0	0	0	0	0	0	0	121	8	15	\$ 24,455.00
Design Development	27	45	35	25	0	0	0	0	0	0	0	0	0	0	132	8	17	\$ 27,125.00
Construction Documents	34	78	55	38	0	0	0	0	0	0	0	0	0	0	205	12	17	\$ 42,020.00
Construction Procurement (Bidding)	4	6	2	0	0	0	0	0	0	0	0	0	0	0	12	4	3	\$ 2,760.00
Contract Administration	31	75	48	39	0	0	0	0	0	0	0	0	0	0	193	40	5	\$ 39,385.00
Total Mechanical Basic Services Hours	121	243	168	131	0	0	0	0	0	0	0	0	0	0	663			
Total Mechanical Basic Services Fee	\$ 30,250.00	\$ 55,890.00	\$ 31,920.00	\$ 17,685.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	663	76	57	\$ 135,745.00
Basic Services - Electrical																		
Schematic Design	0	0	0	10	26	34	16	0	0	0	0	0	0	0	86	8	11	\$ 16,950.00
Design Development	0	0	0	11	28	37	20	0	0	0	0	0	0	0	96	8	12	\$ 18,815.00
Construction Documents	0	0	0	20	37	60	36	0	0	0	0	0	0	0	153	12	13	\$ 29,290.00
Construction Procurement (Bidding)	0	0	0	3	3	2	2	0	0	0	0	0	0	0	10	4	3	\$ 1,865.00
Contract Administration	0	0	0	20	35	54	34	0	0	0	0	0	0	0	143	40	4	\$ 27,320.00
Total Basic Electrical Services Hours	0	0	0	64	129	187	108	0	0	0	0	0	0	0	488			
Total Basic Electrical Services Fee	\$ -	\$ -	\$ -	\$ 8,640.00	\$ 32,250.00	\$ 35,530.00	\$ 17,820.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	488	76	42	\$ 94,240.00
Supplemental Service - Photovoltaic System																		
Schematic Design	0	0	0	0	2	4	0	0	0	0	0	0	0	0	6	8	1	\$ 1,260.00
Design Development	0	0	0	2	2	5	0	0	0	0	0	0	0	0	9	8	1	\$ 1,720.00
Construction Documents	0	0	0	4	3	8	0	0	0	0	0	0	0	0	15	12	1	\$ 2,810.00
Contract Administration	0	0	0	2	2	6	0	0	0	0	0	0	0	0	10	40	0	\$ 1,910.00
Total Basic Services Hours	0	0	0	8	9	23	0	0	0	0	0	0	0	0	40			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ 1,080.00	\$ 2,250.00	\$ 4,370.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40	76	3	\$ 7,700.00
Supplemental Services - Fire Sprinkler																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	2	4	0	6	8	1	\$ 1,100.00
Design Development	0	0	0	0	0	0	0	0	0	0	0	4	4	0	8	8	1	\$ 1,560.00
Construction Documents	0	0	0	0	0	0	0	0	0	0	0	4	2	0	6	12	1	\$ 1,240.00
Contract Administration	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	40	0	\$ 920.00
Total Basic Services Hours	0	0	0	0	0	0	0	0	0	0	0	14	10	0	24			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,220.00	\$ 1,600.00	\$ -	24	76	2	\$ 4,820.00
Supplemental Services - Fire Alarm																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	4	6	0	10	8	1	\$ 1,880.00
Design Development	0	0	0	0	0	0	0	0	0	0	0	6	6	0	12	8	2	\$ 2,340.00
Construction Documents	0	0	0	0	0	0	0	0	0	0	0	8	4	0	12	12	1	\$ 2,480.00
Construction Procurement (Bidding)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	\$ -
Contract Administration	0	0	0	0	0	0	0	0	0	0	0	6	5	0	11	40	0	\$ 2,180.00
Total Basic Services Hours	0	0	0	0	0	0	0	0	0	0	0	24	21	0	45			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,520.00	\$ 3,360.00	\$ -	45	76	4	\$ 8,880.00

EXHIBIT K - INTERFACE ENGINEERING HOURLY FEE BREAKDOWN SUMMARY

Item 2.

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Mechanical Principal	Mechanical Associate Principal	Senior Mech Engineer / Designer	Project Designer / Drafter	Electrical Principal	Senior Electrical Engineer / Designer	Electrical / Designer	Security Associate	Security Designer	Telecom Associate	Telecom Designer	Fire Associate Principal	Fire Designer	Senior Energy Designer	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase	
Supplemental Services - Telecommunications, Annunciation and Security																			
Schematic Design	0	0	0	0	0	0	0	6	8	6	8	0	0	0	28	8	4	\$ 5,160.00	
Design Development	0	0	0	0	0	0	0	8	10	8	10	0	0	0	36	8	5	\$ 6,660.00	
Construction Documents	0	0	0	0	0	0	0	8	16	8	12	0	0	0	44	12	4	\$ 7,980.00	
Construction Procurement (Bidding)	0	0	0	0	0	0	0	4	4	4	4	0	0	0	16	4	4	\$ 3,000.00	
Contract Administration	0	0	0	0	0	0	0	10	6	10	5	0	0	0	31	40	1	\$ 6,015.00	
Total Basic Services Hours	0	0	0	0	0	0	0	36	44	36	39	0	0	0	155				
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,560.00	\$ 7,260.00	\$ 7,560.00	\$ 6,435.00	\$ -	\$ -	\$ -	\$ -	155	76	16	\$ 28,815.00
Supplemental Services - MEP Commissioning Support																			
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -	
Design Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -	
Construction Documents	4	8	6	0	4	0	6	0	0	0	0	0	0	0	28	12	2	\$ 5,970.00	
Contract Administration	4	8	6	0	4	0	6	0	0	0	0	0	0	0	28	40	1	\$ 5,970.00	
Total Basic Services Hours	8	16	12	0	8	0	12	0	0	0	0	0	0	0	56				
Total Basic Services Fee	\$ 2,000.00	\$ 3,680.00	\$ 2,280.00	\$ -	\$ 2,000.00	\$ -	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56	76	3	\$ 11,940.00
Supplemental Services - Radon System Design																			
Schematic Design	0	2	0	2	0	2	0	0	0	0	0	0	0	0	6	8	1	\$ 1,110.00	
Design Development	1	2	0	1	0	2	0	0	0	0	0	0	0	0	6	8	1	\$ 1,225.00	
Construction Documents	1	2	0	1	1	2	0	0	0	0	0	0	0	0	7	12	1	\$ 1,475.00	
Contract Administration	0	2	0	1	0	1	0	0	0	0	0	0	0	0	4	40	0	\$ 785.00	
Total Basic Services Hours	2	8	0	5	1	7	0	0	0	0	0	0	0	0	23				
Total Basic Services Fee	\$ 500.00	\$ 1,840.00	\$ -	\$ 675.00	\$ 250.00	\$ 1,330.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23	76	2	\$ 4,595.00
Supplemental Services - Energy Consulting																			
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	8	0	\$ 4,100.00	
Design Development	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	8	0	\$ 6,765.00	
Construction Documents	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	12	0	\$ 4,100.00	
Contract Administration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	
Total Basic Services Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	73	0				
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,965.00	0	76	0	\$ 14,965.00
Supplemental Services - Commissioning Services																			
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -	
Design Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -	
Construction Documents	21	0	20	0	0	0	0	0	0	0	0	0	0	0	41	12	3	\$ 9,050.00	
Contract Administration	30	0	44	0	0	0	0	0	0	0	0	0	0	0	74	40	2	\$ 15,860.00	
Total Basic Services Hours	51	0	64	0	0	0	0	0	0	0	0	0	0	115					
Total Basic Services Fee	\$ 12,750.00	\$ -	\$ 12,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115	76	5	\$ 24,910.00

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT L - CERTA HOURLY FEE BREAKDOWN SUMMARY

Fee Schedule

Note:
assumes
\$205/hr for
Tech IV

Contract Documents Phase		
BE Matrix (Fixed Fee)	\$3,000	~14 hrs
Design Development (DD) Phase (Fixed Fee)	\$2,500	~12 hrs
Construction Documents (CD) Phase (Fixed Fee)	\$6,000	~30 hrs
Procurement and VE Phase (T&E)	\$1,000	~5 hrs
Ongoing Consultation (T&E)	\$2,000	~10 hrs
Contract Documents Phase Subtotal	\$14,500	
Construction Phase		
Periodic Field Review (T&E) (<i>assumes 10 visits to site at \$1,750 per visit on average including travel and report</i>)	\$17,500	~8 hrs per visit + mileage
Field Performance Testing (T&E) (<i>assumes two days on site at \$2,900 per day including travel and report</i>)	\$5,800	~14 hrs per visit + mileage
Construction Administration Support (T&E)	\$10,000	~48hrs
Construction Phase Subtotal	\$33,300	
Post Construction Phase		
Project Closeout (T&E)	\$2,000	~9hrs
Post Construction Phase Subtotal	\$2,000	
Optional Services (not included in Fees)		
<i>Energy Code Compliance (Fixed Fee)</i>	\$25,000	
Total Services Proposal	\$49,800	
Estimate		

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT M - WIGGINS HOURLY FEE BREAKDOWN SUMMARY



Estimate Level: Schematic Design (SD)

Scope	Hours	Rate	Ext.
Project Management & Meetings	4	\$180.00	\$720
Civil / Site Improvements Cost Estimating	4	\$180.00	\$720
Architectural & Structural Cost Estimating	24	\$180.00	\$4,320
Mechanical, Electrical, & Plumbing Cost Estimating	10	\$180.00	\$1,800
Estimate Presentation, Adjustments, & Pricing Break Outs	4	\$180.00	\$720
Fee Subtotal:			\$8,280

Estimate Level: Design Development (DD)

Scope	Hours	Rate	Ext.
Project Management & Meetings	4	\$180.00	\$720
Civil / Site Improvements Cost Estimating	8	\$180.00	\$1,440
Architectural & Structural Cost Estimating	32	\$180.00	\$5,760
Mechanical, Electrical, & Plumbing Cost Estimating	16	\$180.00	\$2,880
Estimate Presentation, Adjustments, & Pricing Break Outs	4	\$180.00	\$720
Fee Subtotal:			\$11,520

Estimate Level: Construction Documents (CD)

Scope	Hours	Rate	Ext.
Project Management & Meetings	2	\$180.00	\$360
Civil / Site Improvements Cost Estimating	6	\$180.00	\$1,080
Architectural & Structural Cost Estimating	30	\$180.00	\$5,400
Mechanical, Electrical, & Plumbing Cost Estimating	16	\$180.00	\$2,880
Estimate Presentation, Adjustments, & Pricing Break Outs	2	\$180.00	\$360

Fee Subtotal: \$10,080

***Fee Total: \$29,880**

*Estimating Fees Clarifications

Fees include all expenses.

Fees are for construction cost estimating only. Soft costs estimating is excluded.

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT N - ecoREAL HOURLY FEE BREAKDOWN SUMMARY

FEE

Scope	Hours	Rate	Subtotal
Schematic Design Phase: 20%	64	\$175	\$11,200
Design Development Phase: 20%	64	\$175	\$11,200
Construction Documents Phase: 30%	95	\$175	\$16,625
Procurement/Bidding Phase: 3%	9	\$175	\$1,575
Construction Phase: 26%	80	\$175	\$14,000
Project Closeout: 1%	3	\$175	\$525
Sub Total	315		\$55,125
Supplemental Service (GC Option)			
1) Green Canary Stand Alone	N/A	N/A	\$5,000
2) Green Canary w/ Monthly Help	4 hrs/ month	\$175	\$5,000 + \$1000/month
3) Green Canary w/ Full Service	20 hrs/ month	\$175	\$5,000 + \$3300/month
Green Canary Total	Choose option		
Total	\$55,125 + Green Canary Option		

\$60,125 Grand Total

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.



EXHIBIT O - R & C MANAGEMENT HOURLY FEE BREAKDOWN SUMMARY

Item 2. 4

Aetta Architects
 Camas Washougal Fire Department (CWFD)
 Project Name: - New Headquarters and Station 41
 R&C Management - Construction Management Fee Proposal

Scope of Services	Principal Construction Management Overview \$ 185.00	Project Manager \$ 175.00	Project Admin. Support \$ 90.00	Budget Specialist \$ 110.00	Client Requested No Scope (N/A)	Recommended	Rejected by Client	Total
1.0 Project Startup / Miscellaneous Scope / Overall Program/Project Management Scope Phase								
A/E Procurement	0	0	0	0				\$ -
Consultants Procurement/Selection (Other Professional Services)	0	0	0	0				\$ -
Best Procurement strategies - Pro's/Cons for GCCM/DBB	0	0	0	0				\$ -
GCCM Procurement (GCCM/CMGC - RFP/RFFP)	0	0	0	0				\$ -
Define Program Scope	1.2	12	1.2	0		x		\$ 2,430.00
Develop / Establish / Build project & program Budgets	1.2	12	1.2	2.4		x		\$ 2,694.00
Develop / Establish / Build Management Plan (MP) - This MP will Create Management Plan that includes Project Schedules, Project Budgets, Roles and Responsibilities, Standard Documents, and Management Information Control System	1.6	16	3.2	3.2		x		\$ 3,736.00
Program/Project Budget Management - Manage / Establish / Build project & program Budgets in lump sum. This is included in each phase of the project (Design, Bid, Permit, Construction, Closeout) we'll Develop not only a budget for the cost of work but will include Original Budget, Current budget, budget tracking documents that R&C/AETTA will use as a standard tool to manage the current budgets on commitments to date, paid to date, uncommitted and remaining to be paid that can be shared with the appropriate stakeholders and City board stakeholders.	0	0	0	0		x		\$ -
Develop Cashflow - Develop detailed Cashflow for Clients to use for budgeting purposes. This cashflow will include a wholistic view of the entire project from start to finish with anticipated flow of spending	0	0	0	0		x		\$ -
Reconcile project Budget(s) Quarterly throughout the entire project timeline. This lump sum accounts for (6) quarterly Reconciliations over the duration of the project starting the first quarter of 2025. For budget purposes each quarterly reconciliation accounts for 6 hours of work from the budget specialist. R&C will work with AETTA and the appropriate city stakeholders during these budget reconciliation	0	0	0	36		x		\$ 3,960.00
Review/Approve project & program invoices in lump sum under each section of project below.	0	0	0	0		x		\$ -
Build Key Dates schedule (Program)	0	0	0	0		x		\$ -
Build Project/Program schedules	1.2	12	2.4	0		x		\$ 2,538.00
Manage Program schedules included in lump sum under each section of project below.	0	0	0	0		x		\$ -
Establish/Review approved agreements (GC/Prof./Arch)	0.8	8	1.6	0		x		\$ 1,692.00
Select/Coordinate Professional Services needed	0.4	4	0.8	0		x		\$ 846.00
Draft Approved Agreements (8-10 Professional Services) in lump sum	0	0	0	0		x		\$ -
Agreement coordination (Architect AIA) in lump sum	0	0	0	0		x		\$ -
BOC Meetings / Coordination in lump sum	0	0	0	0		x		\$ -
Board Meetings / Prep / Etc. in lump sum	0	0	0	0		x		\$ -
Manage Energy Incentives / Grants in lump sum	0	0	0	0		x		\$ -
Misc. Program Items (non Project)	0	0	0	0		x		\$ -
Lump Sum of the recommended 1.0 items above.	0	0	0	0		x		\$ -
1.0 Phase Subtotal	6.4	64	10.4	41.6				\$ 17,896.00
2.0 Design Phase								
Schematic Design Phase								
Facilitate Design meetings with A/E and appropriate stakeholders	In Lump sum							\$ -
Review Schematic Design with Client & Architect	In Lump sum							\$ -
Construction Document Review (CDR)	In Lump sum							\$ -
Coordinate Cost Estimate Budget	In Lump sum							\$ -
Project Management - Schedule	In Lump sum							\$ -
Project Management - Budget (per detailed note under 1.0 above)	In Lump sum							\$ -
Consultant coordination	In Lump sum							\$ -
Land Use Consultant	In Lump sum							\$ -
Survey / Soils Consultant	In Lump sum							\$ -
HazMat Consultant	In Lump sum							\$ -
Test / Balance / Commissioning Consultant	In Lump sum							\$ -
Data / Technology Consultant	In Lump sum							\$ -
Exterior Envelope Consultant	In Lump sum							\$ -
Miscellaneous Coordination / Communications	In Lump sum							\$ -
SD Design Meetings	In Lump sum							\$ -
In Lump sum								\$ -

Design Development Phase	In Lump sum							\$	-
Furniture Fixtures Equipment (FFE) - Procurement	In Lump sum							\$	-
Facilitate Design meetings with A/E and appropriate stakeholders	In Lump sum							\$	-
Review DD Design with Client & Architect	In Lump sum							\$	-
Construction Document Review (CDR)	In Lump sum							\$	-
Coordinate Cost Estimate Budget	In Lump sum							\$	-
Project Management - Schedule	In Lump sum							\$	-
Project Management - Budget (per detailed note under 1.0 above)	In Lump sum							\$	-
Meet with Client to review 50% complete documents	In Lump sum							\$	-
Review cost estimate	In Lump sum							\$	-
Miscellaneous Coordination / Communications	In Lump sum							\$	-
DD Design Meetings	In Lump sum							\$	-
	In Lump sum							\$	-
Construction Document Phase	In Lump sum							\$	-
Facilitate Design meetings with A/E and appropriate stakeholders	In Lump sum							\$	-
Review CD Design with Client & Architect	In Lump sum							\$	-
Construction Document Review Coordination (CDR)	In Lump sum							\$	-
Coordinate Cost Estimate Budget	In Lump sum							\$	-
Meet with Client to review 50% complete documents	In Lump sum							\$	-
Review cost estimate	In Lump sum							\$	-
Project Management - Schedule	In Lump sum							\$	-
Project Management - Budget (per detailed note under 1.0 above)	In Lump sum							\$	-
Meet with Client to review 75% complete documents	In Lump sum							\$	-
Meet with Client to review 100% complete documents	In Lump sum							\$	-
Permit Applications / Follow up w/ Jurisdiction	In Lump sum							\$	-
Miscellaneous Coordination / Communications	In Lump sum							\$	-
CD Design Meetings	In Lump sum							\$	-
Lump Sum of the recommended 2.0 items above and identified on the Exhibit A. (Assumes (1-2) persons, Assumes 6 hours per week for 42 weeks) January 1, 2025 - November 1, 2025 <i>* We want to better understand the Design Schedule to assure we account for bidding etc. as this design phase could change based</i>		25.2	252	37.8	0		x	\$	52,164.00
2.0 Phase Subtotal		25.2	252	37.8	0			\$	52,164.00
3.0 Bid/Award Phase									
Prepare Front end Bid Docs (Drawings/Specs/DIV1&2)	In Lump sum						x	\$	-
Facilitate the Bid Process on procurement of GC's	In Lump sum						x	\$	-
Develop/Coordinate with team DIV1&2 and coordinate with City on development of General Contractors agreement and General Conditions	In Lump sum						x	\$	-
Prepare Construction Schedule (Detailed)	In Lump sum						x	\$	-
Prepare Budgets / Buy Out project w/ Sub-Contractors	In Lump sum						x	\$	-
Agreement coordination (AIA 133 & 201)	In Lump sum						x	\$	-
Complete sub-contractor agreements (Completed by GC)	In Lump sum						x	\$	-
Miscellaneous Coordination / Communications	In Lump sum						x	\$	-
Miscellaneous Coordination Meetings	In Lump sum						x	\$	-
Bid Phase Lump Sum of the recommended 3.0 items above and identified on the Exhibit A. (Assumes (1-2) persons, Assumes 8 hours per week for 8 weeks) November 2, 2025 - December 31, 2025 <i>*We want to better understand the Design Schedule to assure we account for bidding etc. as this Bid/Awarded of GC phase could change based on better understanding of Schedule. The experience that we have and leveraging relationships that we have indicates this building will take 10-12 months to build so we would want to work backwards on if there are any critical "grand opening" dates and we'd work backwards.</i>		6.4	64	9.6	0		x	\$	13,248.00
3.0 Phase Subtotal		6.4	64	9.6	0			\$	13,248.00
4.0 Pre-Con / Construction Phase									
Facilitate Pre-Construction Conference Meeting / Minutes	In Lump sum							\$	-
Review Submittals from Sub-Contractors	In Lump sum							\$	-
Review RFI's	In Lump sum							\$	-
Manage Budget / Paid to date sub-contractors	In Lump sum							\$	-
Manage Schedule / 3 week look ahead	In Lump sum							\$	-
Attend and help facilitate OAC Meetings	In Lump sum							\$	-
Submit / Review Progress Payment Requests / Change Orders	In Lump sum							\$	-
Site visits / Construction Admin (Added CA) for quality control. This will include coordination through the A/E team on making sure the appropriate stakeholders (City, Special inspection, Envelop Consultant, Cx, Owner at timely milestones)	In Lump sum							\$	-
Help facilitate/Manage Punch lists to Sub-Contractors	In Lump sum							\$	-
Miscellaneous Coordination / Communications	In Lump sum							\$	-
Miscellaneous Coordination Meetings	In Lump sum							\$	-
Attend Board Meetings as necessary, assume 5 board meetings	In Lump sum							\$	-
Furniture Fixtures Equipment (FFE) - Coordination on site	In Lump sum							\$	-

Item 2.

Pre-Con / Construction Phase	Lump Sum of the recommended 4.0 items above and identified on the Exhibit A. (Assumes (1-2) persons, Assumes 6 hours per week for 4 weeks) January 1, 2026 - February 1, 2026 <i>*We want to better understand the Design Schedule to assure we account for bidding etc. as this Bid/Awarded of GC phase could change this construction phase timeline based on better understanding of Schedule</i>	2.4	24	2.4	2.4		x	\$	5,124.00	Item 2.
Construction Phase	Lump Sum of the recommended 4.0 items above and identified on the Exhibit A. (Assumes (1-2) persons, Assumes 8 hours per week for 43 weeks) February 2, 2026 - December 31, 2026 <i>*We want to better understand the Design Schedule to assure we account for bidding etc. as this Bid/Awarded of GC phase could change this construction phase timeline based on better understanding of Schedule. The experience that we have and leveraging relationships that we have indicates this building will take 10-12 months to build so we would want to work backwards on if there are any critical "grand opening" dates and we'd work backwards</i>	34.4	344	34.4	34.4		x	\$	73,444.00	
4.0 Phase Subtotal		36.8	368	36.8	36.8			\$	78,568.00	
5.0 Warranty / Close out Phase										
	Coordinate/Review As-Built Drawings for Client/Architect							\$	-	
	Coordinate/Review O&M's for Client/Architect							\$	-	
	Develop/Manage warranty closeout phase							\$	-	
	State of Washington Contract Closeout (intents/Affidavits), Notice of Completion Etc.							\$	-	
	Closeout Paperwork Reviews							\$	-	
	Lump Sum of the recommended 5.0 items above. (Assumes (1-2) persons, Assumes 2 hours per week for 8 weeks) January 1, 2027 - March 1, 2027		16	4			x	\$	3,160.00	
5.0 Phase Subtotal		0	16	4	0			\$	3,160.00	
6.0 Reimbursable Expenses										
	Printing/Misc. Items (T&M)							\$	-	
	Miles / Driving (T&M) (Assumes (2) persons, assumes 1 trip per week for (n/a weeks) @.55 Cents per mile)							\$	-	
	Lump Sum of the recommended 6.0 items above.	4500					x	\$	4,500.00	
6.0 Subtotal		4500	0	0	0			\$	4,500.00	
7.0 Lump Sum Monthly Proposal										
	Includes scopes items identified in Exhibit "A" Scope of Services narrative							\$	-	
	Lump Sum of the recommended 7.0 items above.	0						\$	-	
7.0 Subtotal		0	0	0	0			\$	-	
8.0 Amendments / Additional services										
	Amendment #1 (see signed amendment for breakdown)							\$	-	
	Amendment #2 (see signed amendment for breakdown)							\$	-	
	Amendment #3 (see signed amendment for breakdown)							\$	-	
Amendments / Additional services Subtotal		\$ -	\$ -	\$ -	\$ -			\$	-	
TOTAL FEE								\$	169,536	

Notes:

- Assumptions, New Construction (Contract Procurement TBD but this assumes traditional Design Bid Build).
- Scope Assumptions** are based on preliminary meetings with Aetta and City of Camas and Washougal FD. Project timelines from January 1, 2025 (Pre-Design) - March 1, 2027 (Final Closeout). Scopes will be for project listed above.
- Budget Assumptions: \$TBD:** The current budget has not been discussed at this time. This fee was not based off of cost of work (COW) or cost of Project (COP). This fee was based off assumptions and anticipated hours. Hours can be adjusted if there is more/less scope defined after the project startup phase.
- Proposal assumes all services will be complete March 1 2027. Services beyond that date will be billed at actual cost.

Estimated Fee Breakdown Clarifications

- Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
- Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

AETTA ARCHITECTS, PC
2024 RATES AND REIMBURSABLES*

Rates:

Principal	\$260.00 per hour
Sr Project Manager	\$240.00 per hour
Project Manager	\$220.00 per hour
Architect III	\$200.00 per hour
Designer III	\$180.00 per hour
Architect II	\$160.00 per hour
Designer II	\$140.00 per hour
Architect I	\$120.00 per hour
Designer I	\$100.00 per hour
Intern	\$100.00 per hour
Admin.	\$ 80.00 per hour

Reimbursables:

Project Expenses	Cost + 10%
In-House Plots	\$2.50 per sheet
In-House Prints – Color	\$0.30 per sheet
In-House Prints – B/W	\$0.15 per sheet
Mileage	Current IRS Reimbursable rate

**Rates subject to change*



Staff Report

January 21, 2025 Council Workshop Meeting

CAMAS COMMUNITY SURVEY RESULTS
Presenter: Bryan Rachal, Director of Communications
Time Estimate: 30 minutes

Phone	Email
360.817.7035	brachal@cityofcamas.us

BACKGROUND: Camas issues a community survey every two years. The survey is conducted by ETC Institute. ETC will provide a brief presentation to Council explaining the results.

SUMMARY: Camas has conducted community surveys since 2017. The results are tabulated to determine where Camas ranks among residents, Cities in the Northwest and nationally. The survey and results are attached. In order to reach a goal of 400 completed surveys, ETC mails the survey to approximately 3,000 randomly selected households.

BENEFITS TO THE COMMUNITY: The benefit a survey provides the community is a snapshot of a two-year period. Has the City gotten better over two years in the eyes of residents? It also shows residents how we compare to other cities in our area and across the nation. This helps move the City forward by showing areas where residents think we should be focusing more resources etc. This item supports all residents because there is a broad sampling of responses.

BUDGET IMPACT: This cost the City \$17,000 and was taken from the Communications Budget.

RECOMMENDATION: No further recommendations.



2024 City of Camas, WA Community Survey Findings Report December 2024

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1 Executive Summary

2024 City of Camas Community Survey Executive Summary



Purpose

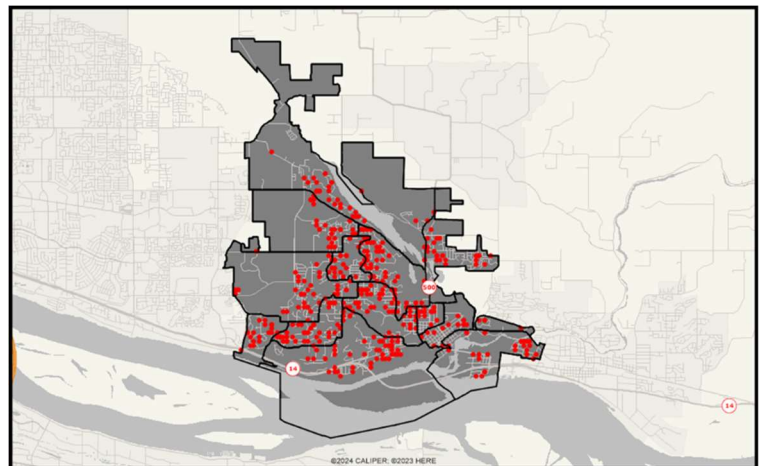
ETC Institute administered a community survey to residents of the City of Camas during the fall of 2024. The purpose of the survey was to help the City of Camas identify whether residents are satisfied with the services the City provides. The results of this survey will influence dozens of decisions that will be made about the City's future. Responses will also help the City Council gauge the success of its efforts to carry out the community's vision for the City and to address the many opportunities and challenges facing the community. This is the fourth community survey ETC Institute has administered for the City of Camas; the previous surveys were conducted in 2022, 2019, and 2017.

Methodology

The six-page survey, cover letter and postage paid return envelope were mailed to a random sample of households in the City of Camas. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online.

After the surveys were mailed, ETC Institute followed up with households that received the survey to encourage participation. To prevent people who were not residents of Camas from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not counted.

The goal was to obtain completed surveys from at least 400 residents. The goal was met, with a total of 447 residents completing the survey. The overall results for the sample of 437 households have a precision of at least +/-4.6% at the 95% level of confidence. The map to the right shows the location of all survey respondents.



This report contains:

- an executive summary of the methodology for administering the survey and major findings
- charts showing the overall results for most questions on the survey
- benchmarking data that show how the results for Camas compare to other communities
- Importance-Satisfaction analysis to determine priority actions for the City to address
- tables that show the results of the random sample for each question on the survey
- a copy of the survey instrument

2024 City of Camas Community Survey Executive Summary



Major Findings

Major City Services. Respondents were asked to rate their overall satisfaction with 16 major categories of services provided by the City of Camas. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the quality of the City’s garbage services (90%), the quality of the City’s public library services (90%), and fire, emergency medical, and ambulance services (87%). The three services respondents think should receive the most emphasis over the next two years are maintenance of city streets (42%), effectiveness of economic development efforts (41%), and quality of city parks/trails/open space (32%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

Perceptions of the City. Respondents were asked to rate their overall satisfaction with seven items related to their perception of the City. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the overall feeling of safety in the City (86%), overall quality of services provided by the City (78%), and overall image of the City (79%). Most respondents (87%) say they are either “satisfied” (48%) or “very satisfied” (39%) with the overall quality of life in the City.

Parks and Recreation. Respondents were asked to rate their overall satisfaction with 10 parks and recreation services. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the quality/maintenance of the City’s parks/trails (81%), the appearance/maintenance of existing city parks (79%), and quality of seasonal special events (75%). The two services respondents think should receive the most emphasis over the next two years are quality/maintenance of the City’s parks/trails (44%), appearance/maintenance of existing city parks (25%), and quantity of the City’s open space (21%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

Public Safety Services. Respondents were asked to rate their overall satisfaction with 10 public safety services. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with how quickly fire/rescue personnel responded to emergencies (90%), the quality of local fire protection/rescue services (89%), and how quickly police respond to emergencies (82%). The two services respondents think should receive the most emphasis over the next two years are the city’s overall efforts to prevent crime (47%) and the visibility of police in the community (24%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

2024 City of Camas Community Survey Executive Summary



Communication. Respondents were asked to rate their overall satisfaction with six items related to City communication. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the availability of information on services and programs (54%), the quality of the City’s website (51%), and the City’s efforts to keep you informed (49%). The two items respondents think should receive the most emphasis over the next two years are the City’s efforts to keep you informed (51%) and the level of public involvement in decision-making (46%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

Customer Service and City Processes. Respondents were asked to rate their overall satisfaction with six items related to customer service. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the trash customer service (85%) and City utility billing and payment customer service (78%). Regarding City processes, respondents were most satisfied with paying their City utility bill (86%) and contacting City employees (73%). Over half of respondents (55%) report calling, emailing, or visiting the City with a question, problem, or complaint in the last year. Almost half of those respondents say a question (49%) lead to that interaction followed by a request (36%). The department contacted by the most respondents was City services (40%) or customer service (19%). Respondents were most satisfied with the professionalism of employees (84%), knowledge and competence of employees (76%), and level of care they were given (76%).

Street Maintenance. Respondents were asked to rate their overall satisfaction with seven items related to street maintenance. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with street sweeping (71%), maintenance of major city streets (68%), and adequacy of city street lighting (67%). The two services respondents think should receive the most emphasis over the next two years are the maintenance of major city streets (49%), maintenance of streets in their neighborhood (39%), and condition of sidewalks in the City (25%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

2024 City of Camas Community Survey Executive Summary



Code Enforcement. Respondents were asked to rate their overall satisfaction with seven items related to code enforcement. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the enforcement of codes to protect public safety and health (54%) and enforcing the cleanup of litter in public right-of-ways (45%). The two services respondents think should receive the most emphasis over the next two years are enforcing the cleanup of litter in public right-of-ways (53%) and enforcing codes to protect public safety/health (46%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

Code Enforcement. Respondents were asked to rate their overall satisfaction with six items related to library services. Respondents were most satisfied (rating “satisfied” or “very satisfied”) with the digital resources available (84%), selection of resources available (84%), and events for children (81%). The two services respondents think should receive the most emphasis over the next two years are the selection of resources available (38%) and events for children (30%). These services were further analyzed in the “Importance-Satisfaction” section of this report.

Level of Service Provided. Respondents were asked to rate how the level of service provided by the City should change for seven items. The highest percentage of respondents thought the level of service should increase (rating “little higher” or “much higher”) for the maintenance of infrastructure (67%), parks, trails, and open space (51%), and law enforcement (42%). Thirty-nine percent (39%) of respondents said they would be willing to pay more in taxes or fees to support an increase in service level and 37% said they were not willing.

Pace of Development. The highest percentage of respondents thought the pace of development was moving too slowly (rating “too slow” or “much too slow”) was housing options for aging populations (60%), employment opportunities (50%), and restaurants (49%). Forty-three percent (43%) of these respondents say they would be willing to pay more in taxes or fees to support this new community amenity.

2024 City of Camas Community Survey Executive Summary



How the City of Camas Compares to Other Communities Nationally

Satisfaction ratings for the City of Camas **rated above the U.S. average in 35 of the 38 areas** that were assessed. The City of Camas rated significantly higher than the U.S. average (difference of 5% or more) in 33 of these areas. Listed below are the comparisons between the City of Camas and the U.S. average:

Service	Camas	U.S.	Difference	Category
Quality of customer service you receive	78%	39%	39%	Major Categories of City Services
Quality of services provided by the City	78%	49%	29%	Perceptions of the City
City's overall efforts to prevent crime	77%	49%	28%	Public Safety
Quality of police services	81%	53%	28%	Major Categories of City Services
How quickly police respond to emergencies	83%	56%	27%	Public Safety
Overall image of the City	79%	53%	26%	Perceptions of the City
Quality of city sewer services	79%	53%	26%	Major Categories of City Services
Quality of the City's public library services	90%	64%	26%	Major Categories of City Services
Quality of the City's parks & recreation programs	73%	49%	24%	Major Categories of City Services
Quality of the City's garbage services	90%	68%	22%	Major Categories of City Services
Value you receive for your city tax dollars & fees	54%	33%	21%	Perceptions of the City
Effectiveness of communication with the public	58%	37%	21%	Major Categories of City Services
Overall feeling of safety in the City	86%	66%	20%	Perceptions of the City
Visibility of police in the community	73%	54%	19%	Public Safety
Maintenance of major City streets	68%	50%	18%	Street Maintenance
Maintenance of city streets	59%	41%	18%	Major Categories of City Services
How quickly fire & rescue personnel respond	89%	72%	17%	Public Safety
Enforcement of city codes & ordinances	57%	40%	17%	Major Categories of City Services
Enforcement of local traffic laws	65%	50%	15%	Public Safety
Effectiveness of storm water runoff management	64%	50%	14%	Major Categories of City Services
Quality of local fire protection & rescue services	90%	76%	14%	Public Safety
How quickly ambulance personnel respond	82%	69%	13%	Public Safety
Quality of city water utilities	65%	52%	13%	Major Categories of City Services
Condition of sidewalks in the City	59%	47%	12%	Street Maintenance
Quality of local ambulance service	82%	71%	11%	Public Safety
Maintenance of streets in your neighborhood	59%	49%	10%	Street Maintenance
Quality of the City's website	51%	42%	9%	Communication
Adequacy of City street lighting	67%	59%	8%	Street Maintenance
Availability of information on services & programs	54%	46%	8%	Communication
City's efforts to keep you informed	49%	43%	6%	Communication
City's social media	44%	39%	5%	Communication
Level of public involvement in decision-making	39%	34%	5%	Communication
On-street bicycle infrastructure	47%	42%	5%	Street Maintenance
Snow removal on major City streets	62%	58%	4%	Street Maintenance
Timeliness of information provided by City	45%	43%	2%	Communication
How well the City is managing growth/development	36%	39%	-3%	Perceptions of the City
Enforcing sign regulation	41%	45%	-4%	Code Enforcement
Enforcing the mowing & trimming of grass & weeds	39%	46%	-7%	Code Enforcement

2024 City of Camas Community Survey Executive Summary



How the City of Camas Compares to Other Communities Regionally

Satisfaction ratings for the City of Camas **rated above the average for communities in the Northwest Region in 36 of the 38 areas** that were assessed. The City of Camas rated significantly higher than this average (difference of 5% or more) in 32 of these areas. Listed below are the comparisons between the City of Camas and the average for communities in the Northwest Region:

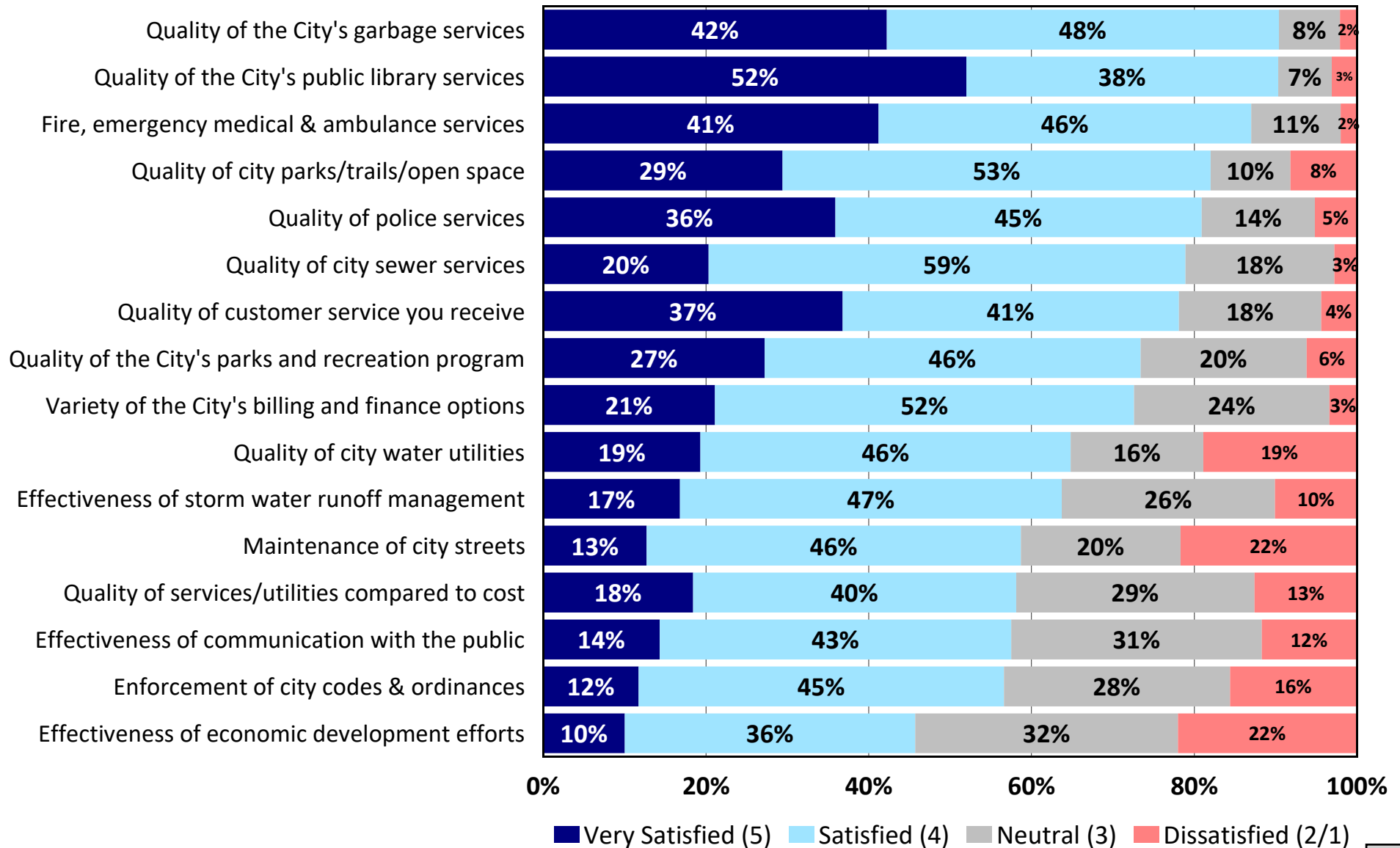
Service	Camas	Northwest Region	Difference	Category
Quality of customer service you receive	78%	38%	40%	Major Categories of City Services
Quality of services provided by the City	78%	44%	34%	Perceptions of the City
Overall image of the City	79%	50%	29%	Perceptions of the City
City's overall efforts to prevent crime	77%	49%	28%	Public Safety
Overall feeling of safety in the City	86%	60%	26%	Perceptions of the City
Quality of the City's public library services	90%	64%	26%	Major Categories of City Services
Quality of police services	81%	56%	25%	Major Categories of City Services
Quality of the City's parks & recreation programs	73%	48%	25%	Major Categories of City Services
Enforcement of city codes & ordinances	57%	34%	23%	Major Categories of City Services
Maintenance of major City streets	68%	47%	21%	Street Maintenance
Quality of city sewer services	79%	59%	20%	Major Categories of City Services
Quality of the City's garbage services	90%	71%	19%	Major Categories of City Services
Value you receive for your city tax dollars & fees	54%	36%	18%	Perceptions of the City
Effectiveness of communication with the public	58%	41%	17%	Major Categories of City Services
How quickly police respond to emergencies	83%	66%	17%	Public Safety
Visibility of police in the community	73%	56%	17%	Public Safety
Effectiveness of storm water runoff management	64%	48%	16%	Major Categories of City Services
Enforcement of local traffic laws	65%	50%	15%	Public Safety
Quality of the City's website	51%	37%	14%	Communication
Availability of information on services & programs	54%	41%	13%	Communication
City's efforts to keep you informed	49%	36%	13%	Communication
Snow removal on major City streets	62%	50%	12%	Street Maintenance
Adequacy of City street lighting	67%	56%	11%	Street Maintenance
Level of public involvement in decision-making	39%	28%	11%	Communication
Timeliness of information provided by City	45%	35%	10%	Communication
Maintenance of streets in your neighborhood	59%	49%	10%	Street Maintenance
On-street bicycle infrastructure	47%	38%	9%	Street Maintenance
How well the City is managing growth/development	36%	28%	8%	Perceptions of the City
Condition of sidewalks in the City	59%	52%	7%	Street Maintenance
Maintenance of city streets	59%	52%	7%	Major Categories of City Services
Quality of local fire protection & rescue services	90%	85%	5%	Public Safety
City's social media	44%	39%	5%	Communication
How quickly fire & rescue personnel respond	89%	85%	4%	Public Safety
Quality of local ambulance service	82%	79%	3%	Public Safety
How quickly ambulance personnel respond	82%	80%	2%	Public Safety
Quality of city water utilities	65%	64%	1%	Major Categories of City Services
Enforcing sign regulation	41%	42%	-1%	Code Enforcement
Enforcing the mowing & trimming of grass & weeds	39%	50%	-11%	Code Enforcement

2

Charts and Graphs

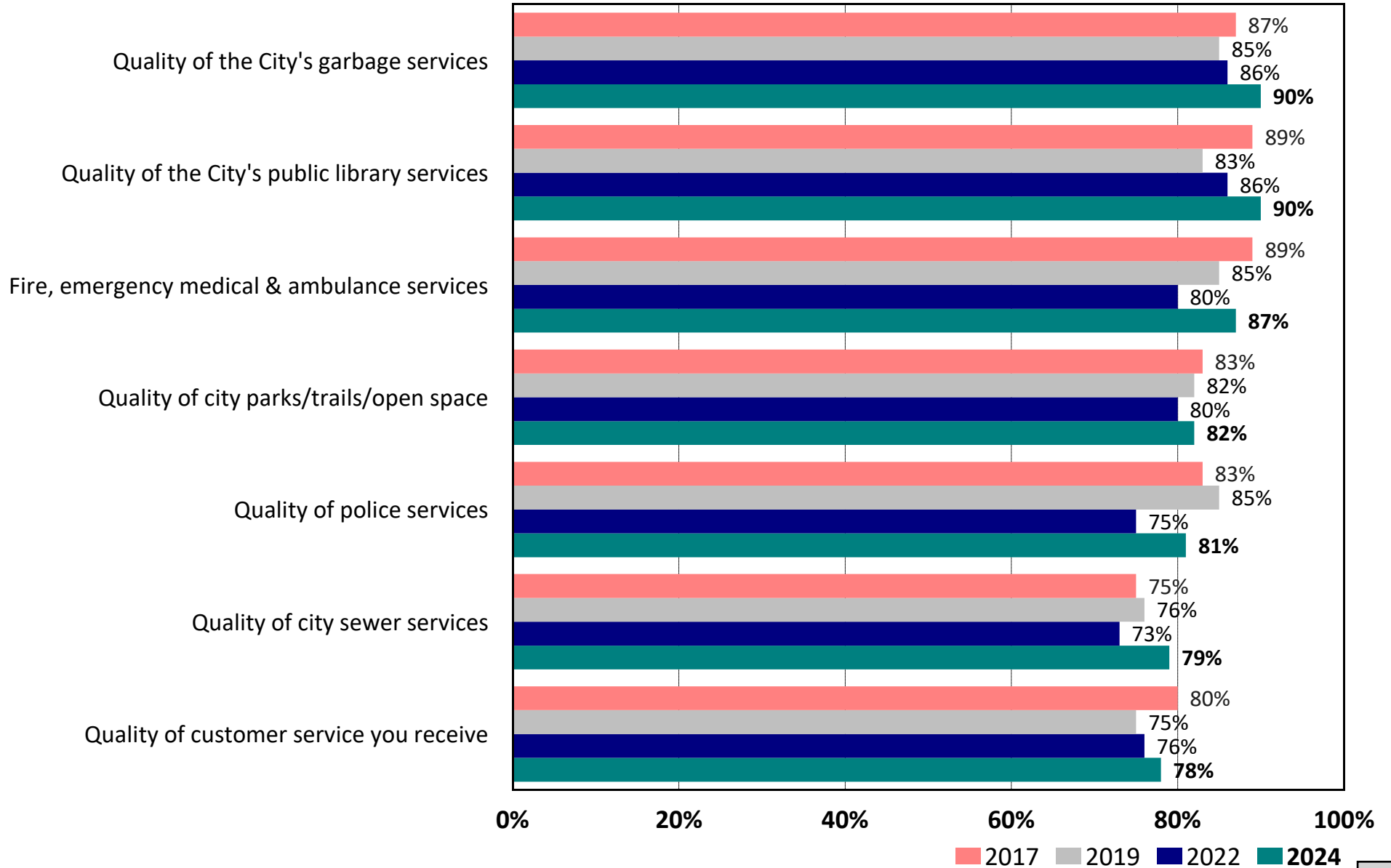
Q1. Overall Satisfaction with City Services by Major Category

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



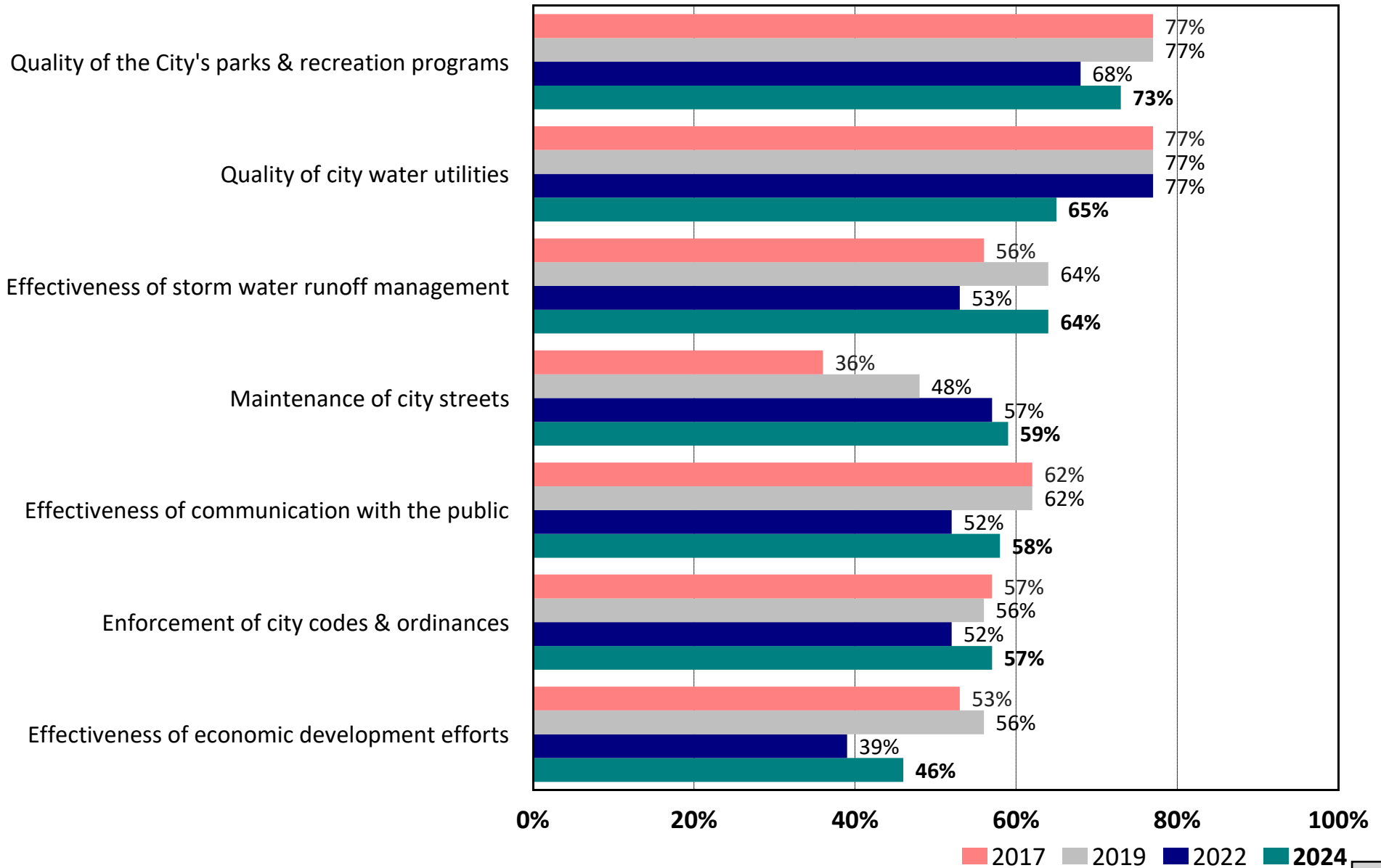
TRENDS: Overall Satisfaction with City Services by Major Category - 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



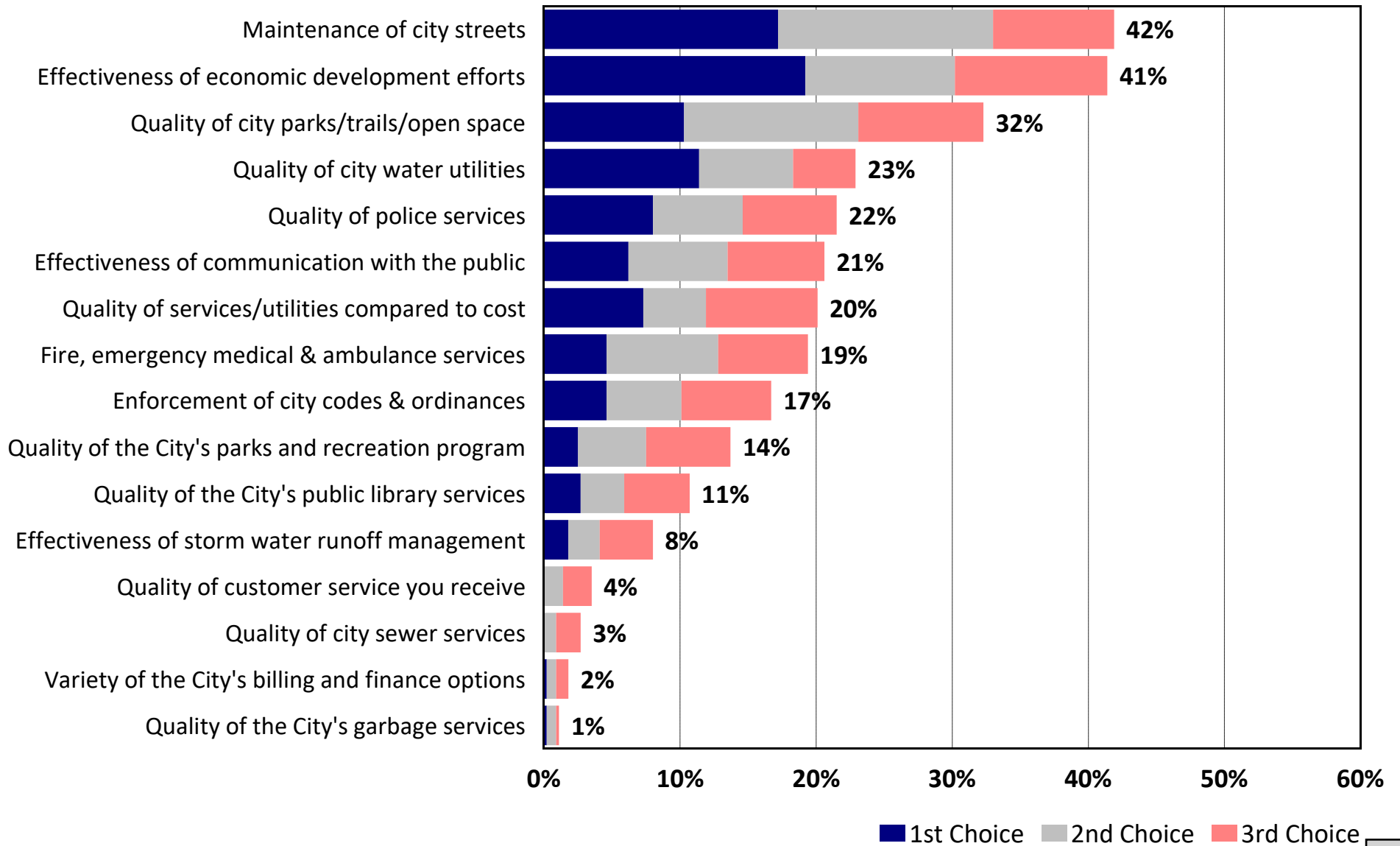
TRENDS: Overall Satisfaction with City Services by Major Category - 2017 to 2024 (Continued)

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



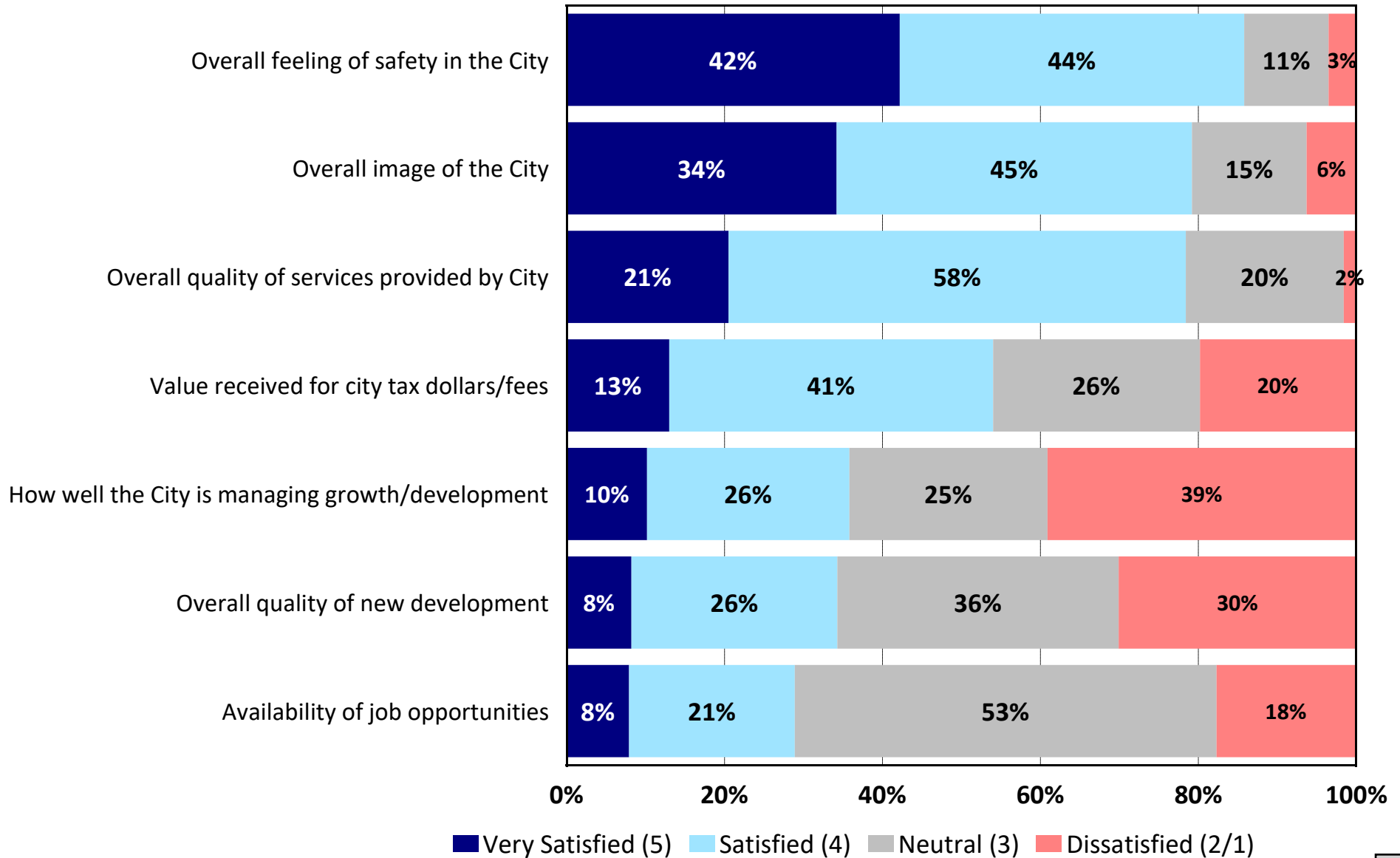
Q2. City Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top three choices



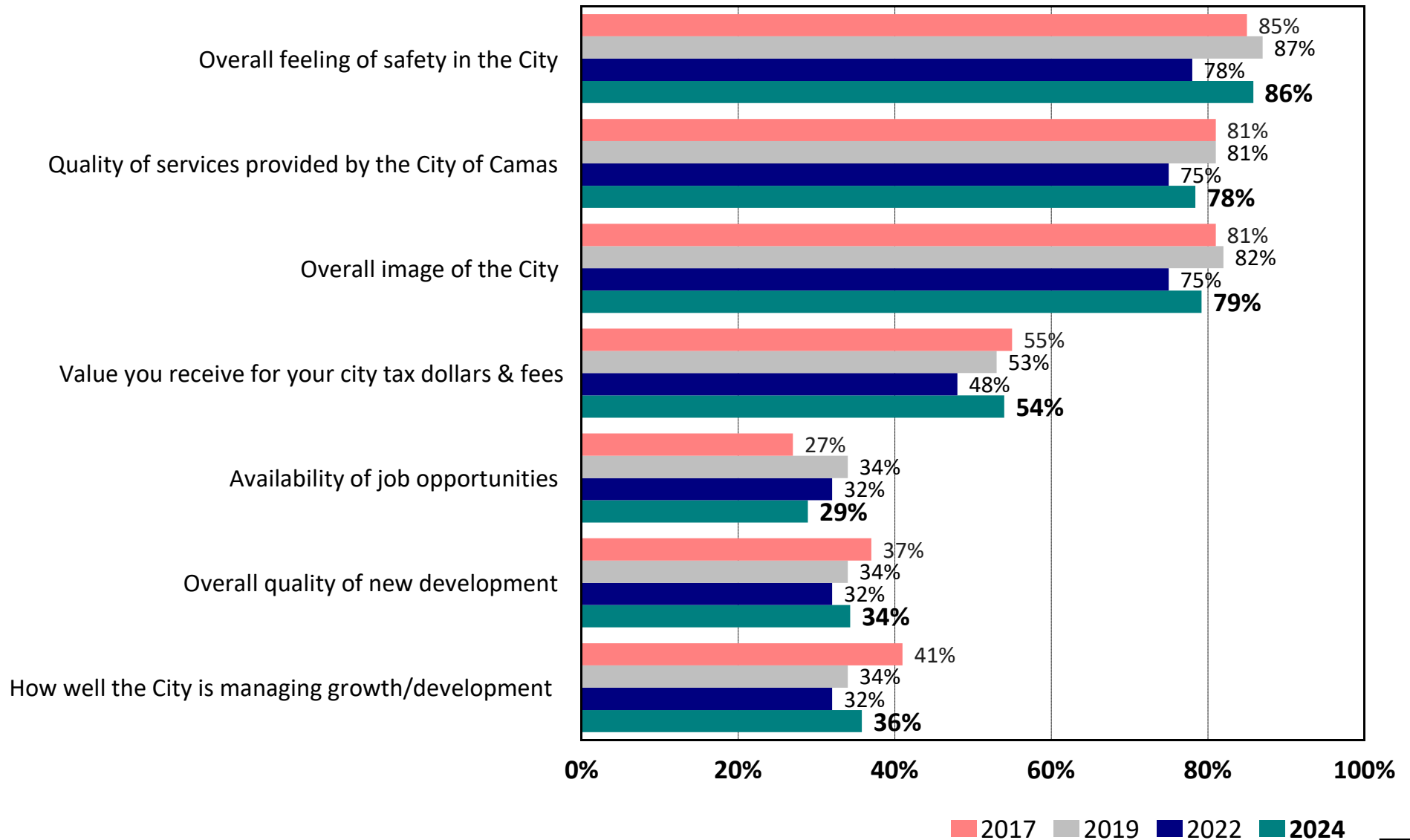
Q3. Satisfaction with Items That Influence Perceptions of the City

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



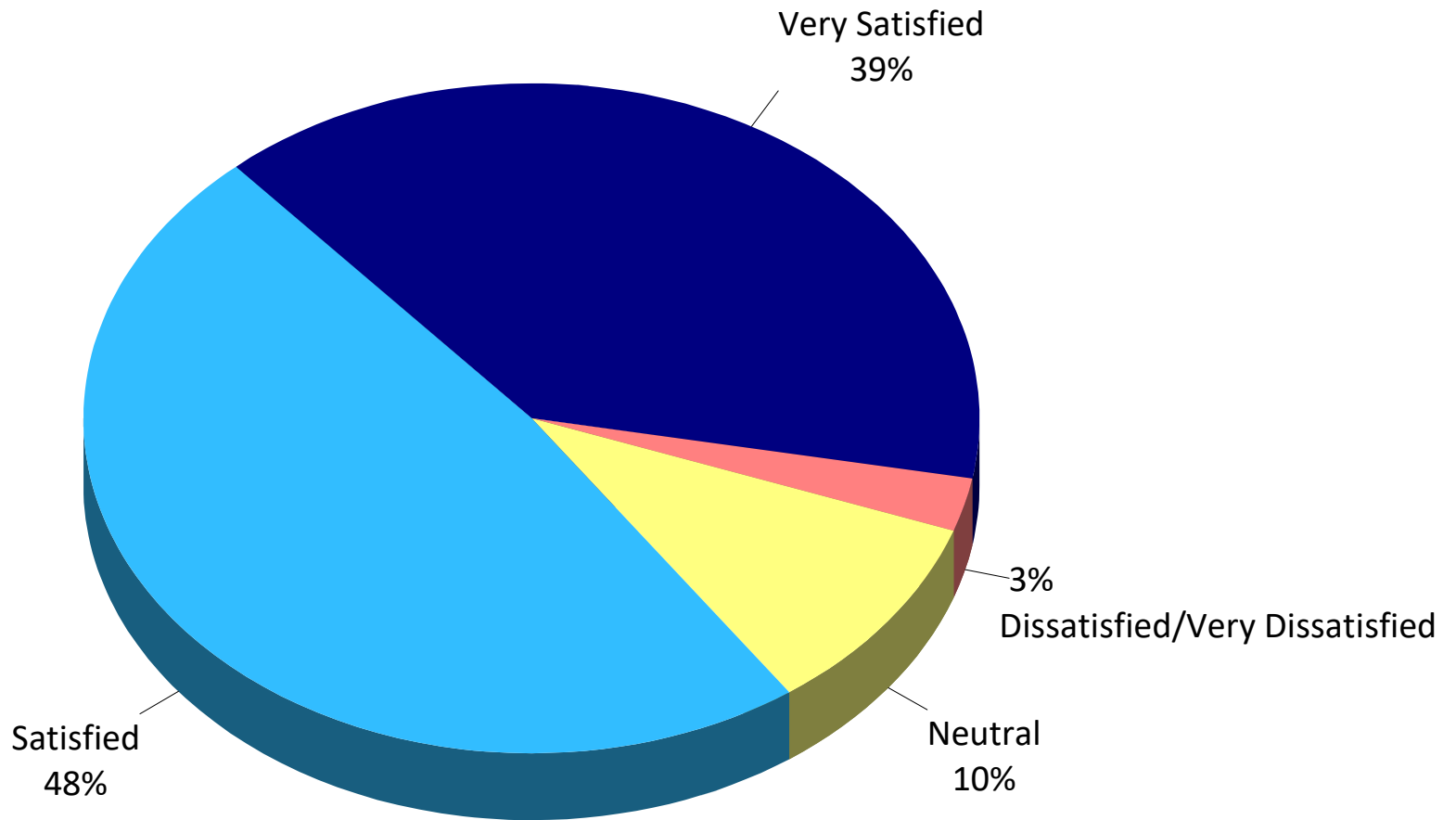
TRENDS: Satisfaction with Items That Influence Perceptions of the City - 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



Q4. How satisfied are you with the overall quality of life in the City of Camas?

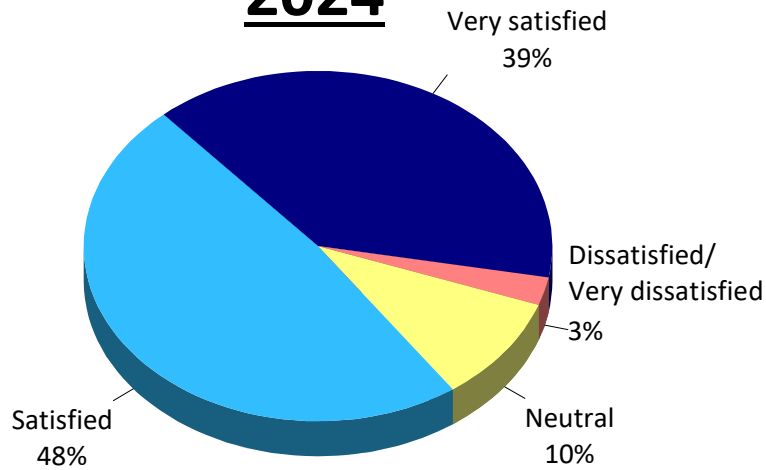
by percentage of respondents (excluding "don't know")



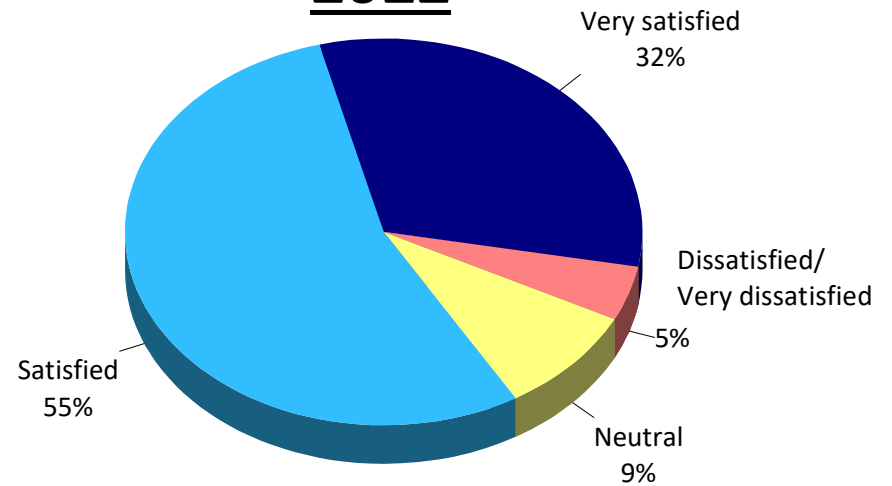
TRENDS: How satisfied are you with the overall quality of life in the City of Camas? 2017 to 2024

by percentage of respondents (excluding "don't know")

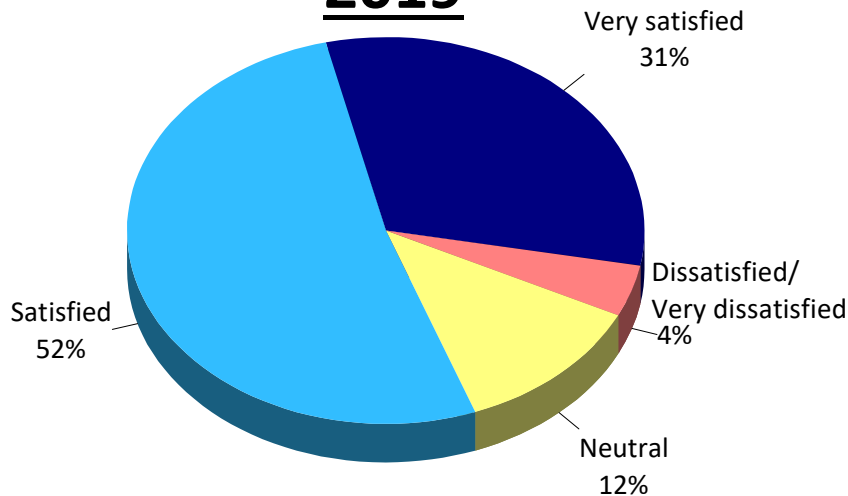
2024



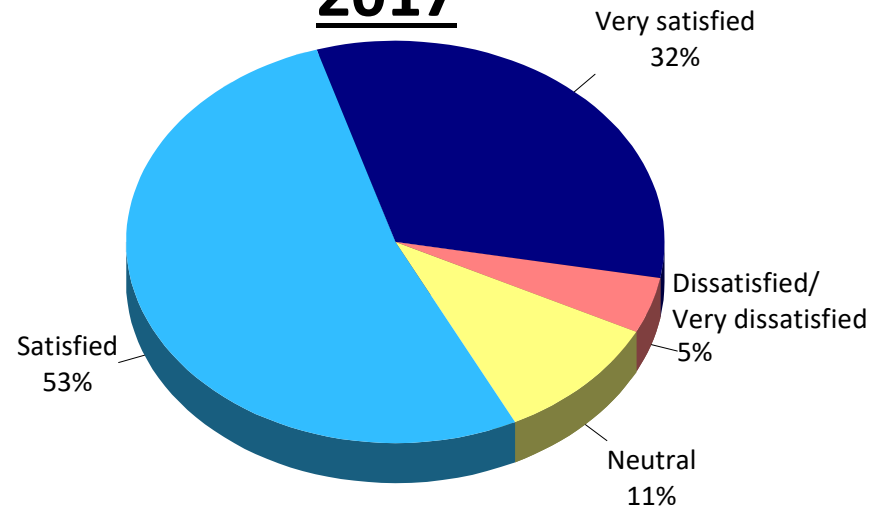
2022



2019

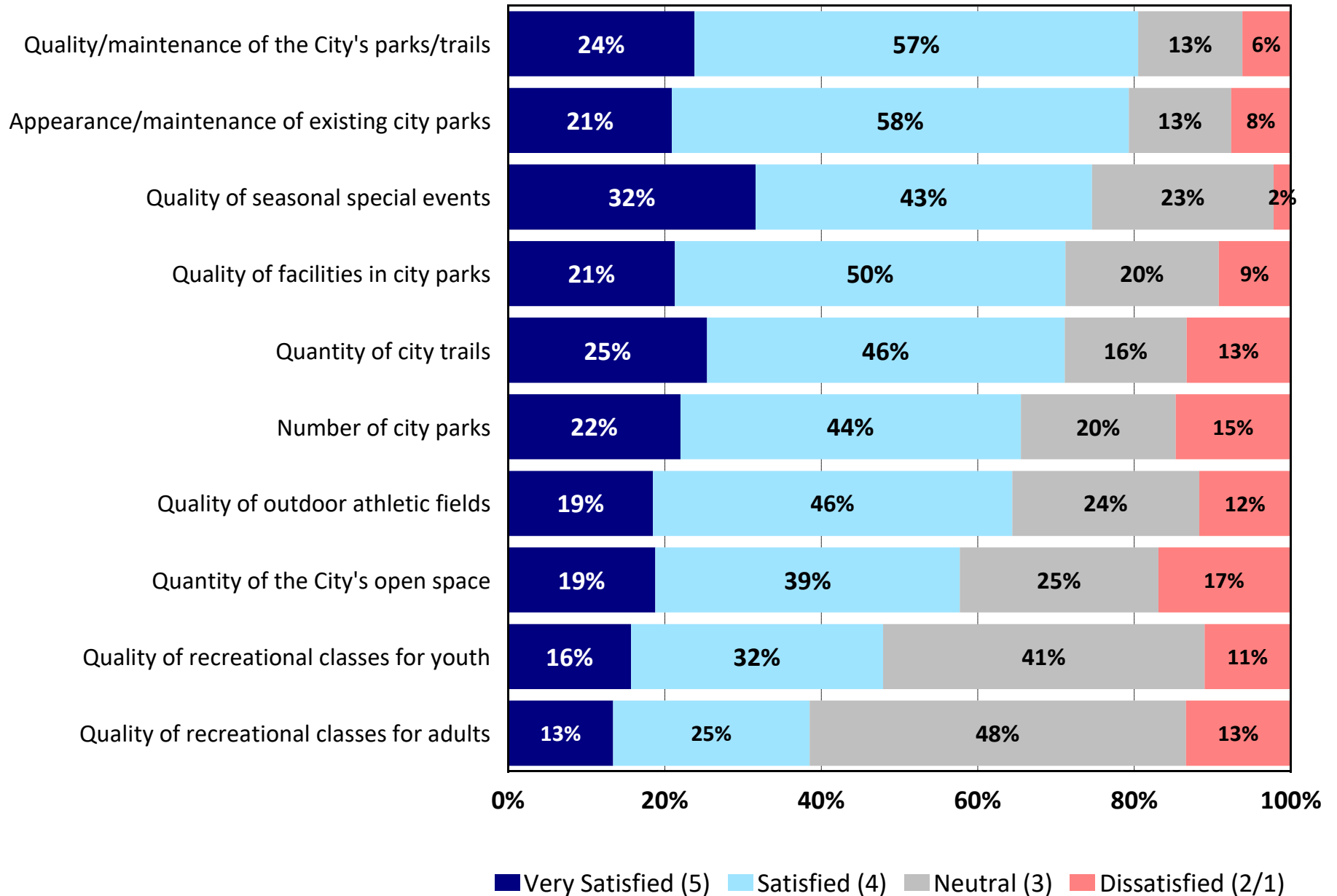


2017



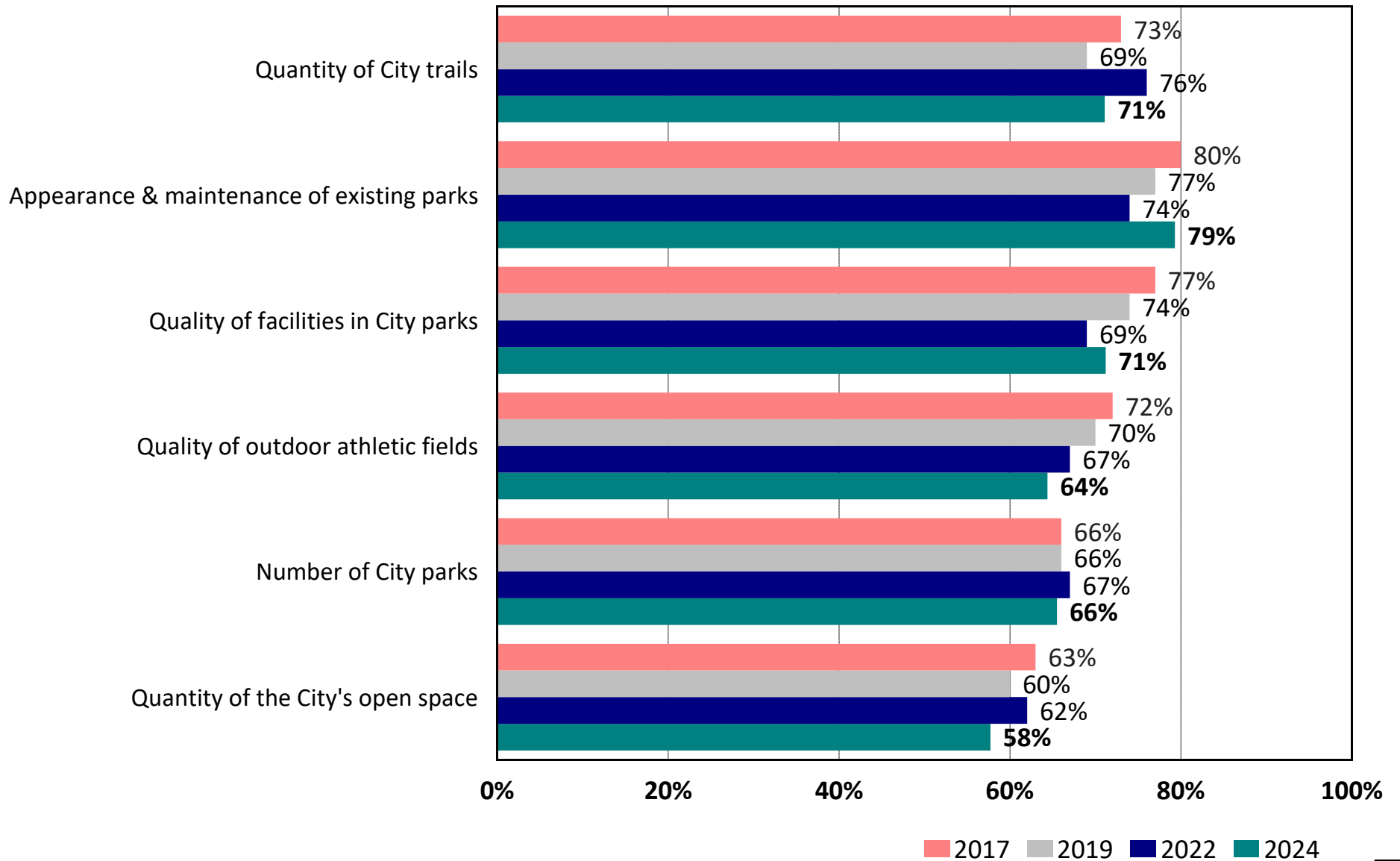
Q5. Satisfaction with Parks and Recreation

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



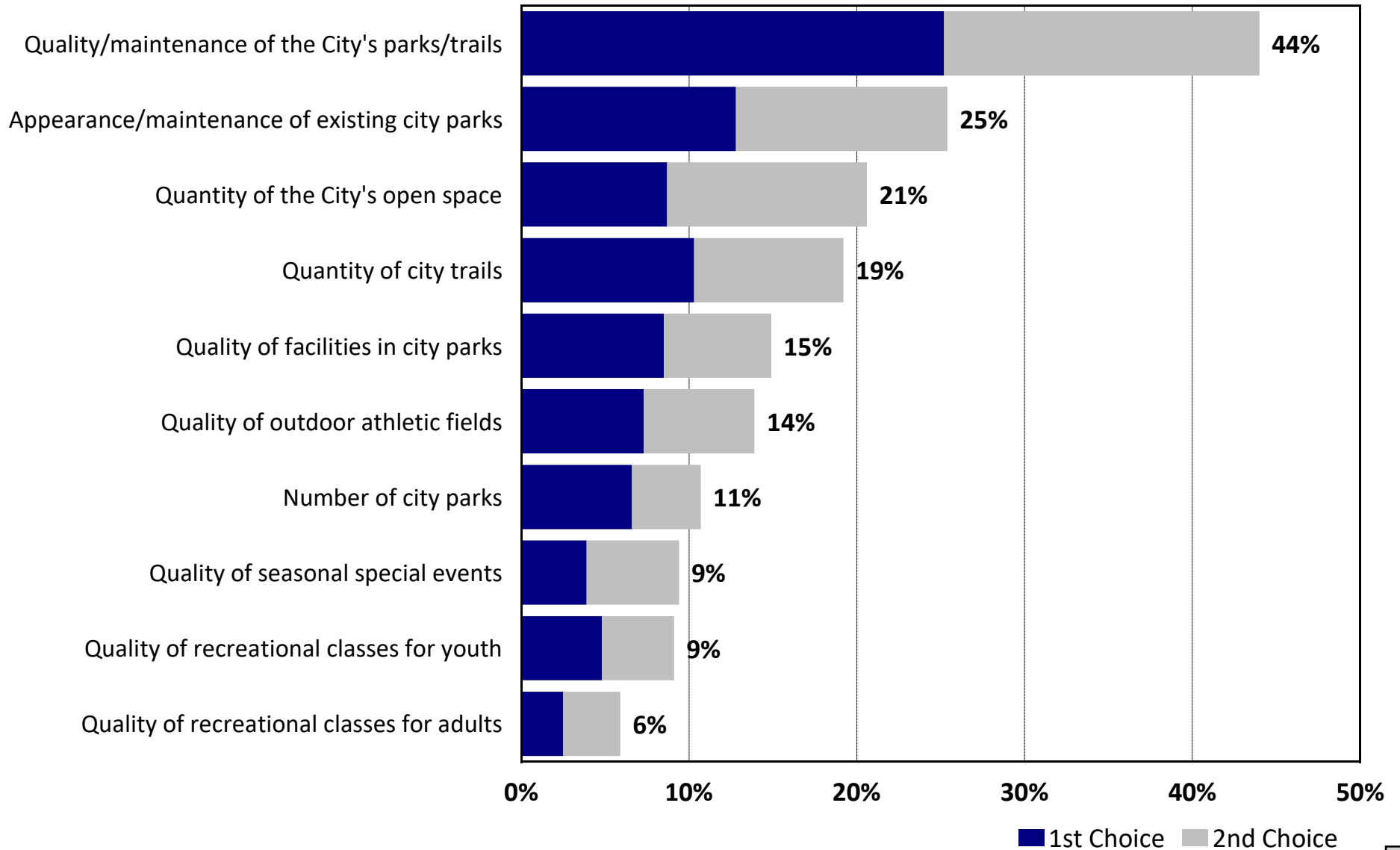
TRENDS: Satisfaction with Parks and Recreation 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



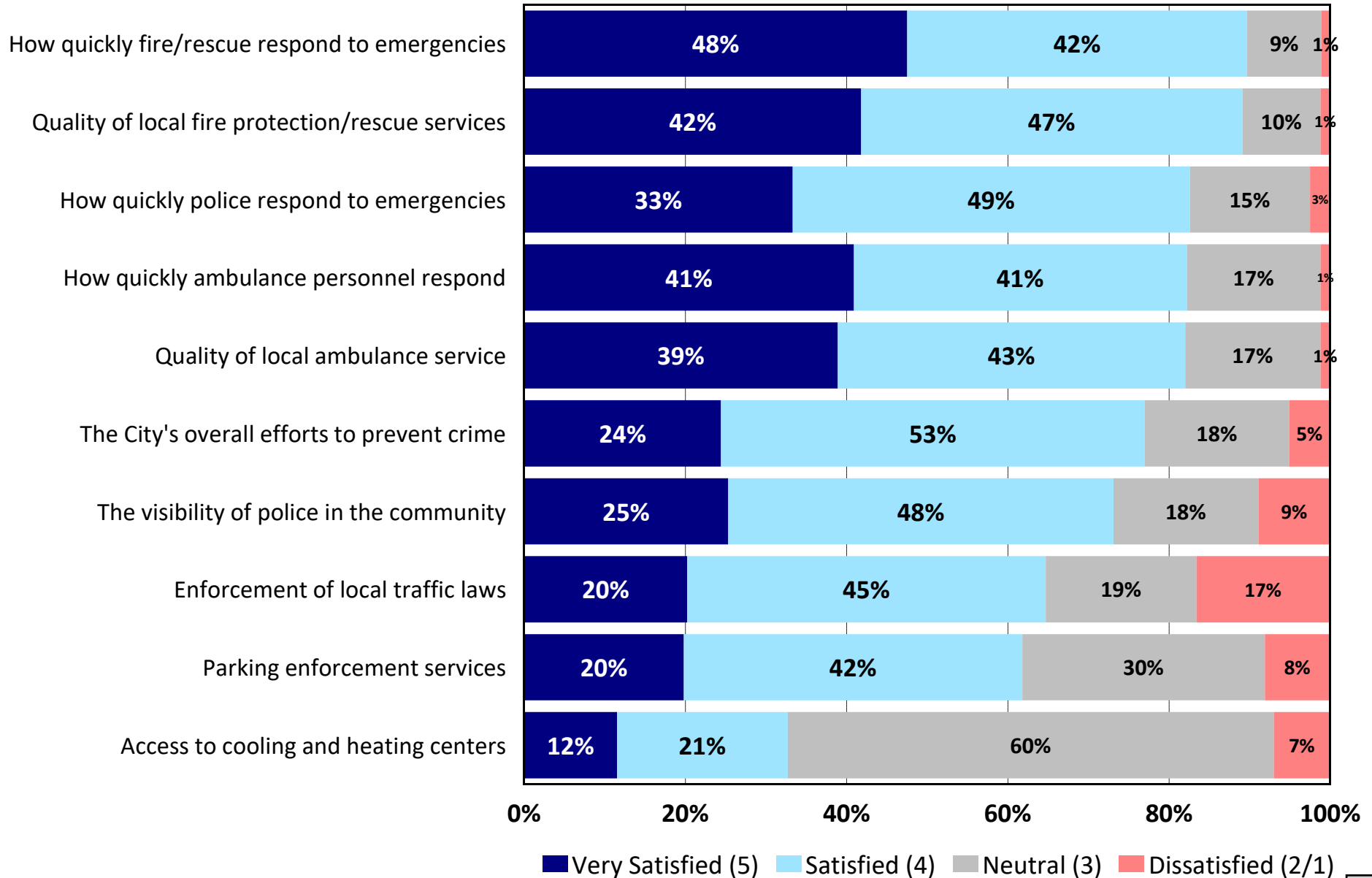
Q6. Parks and Recreation Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices



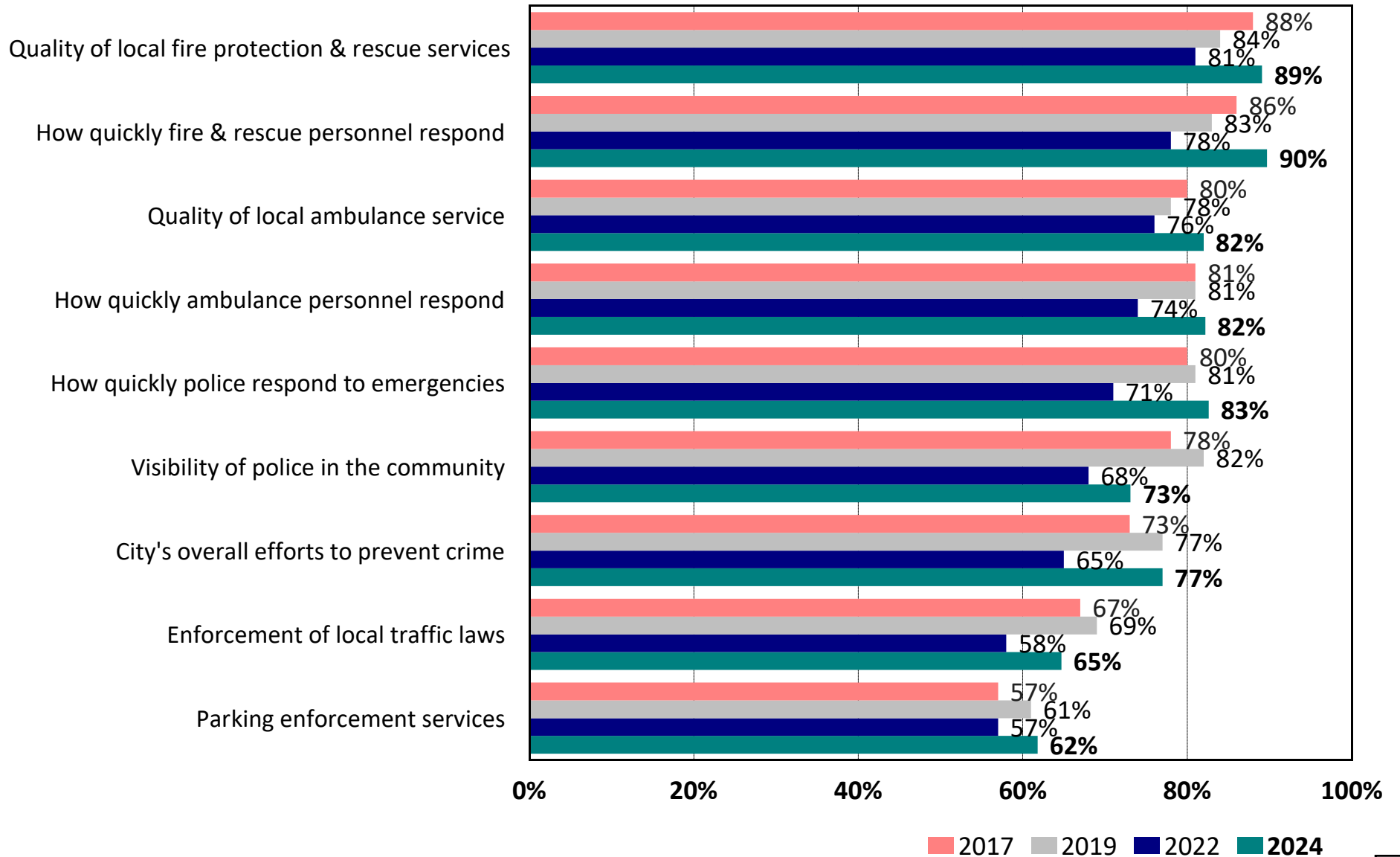
Q7. Satisfaction with Public Safety Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



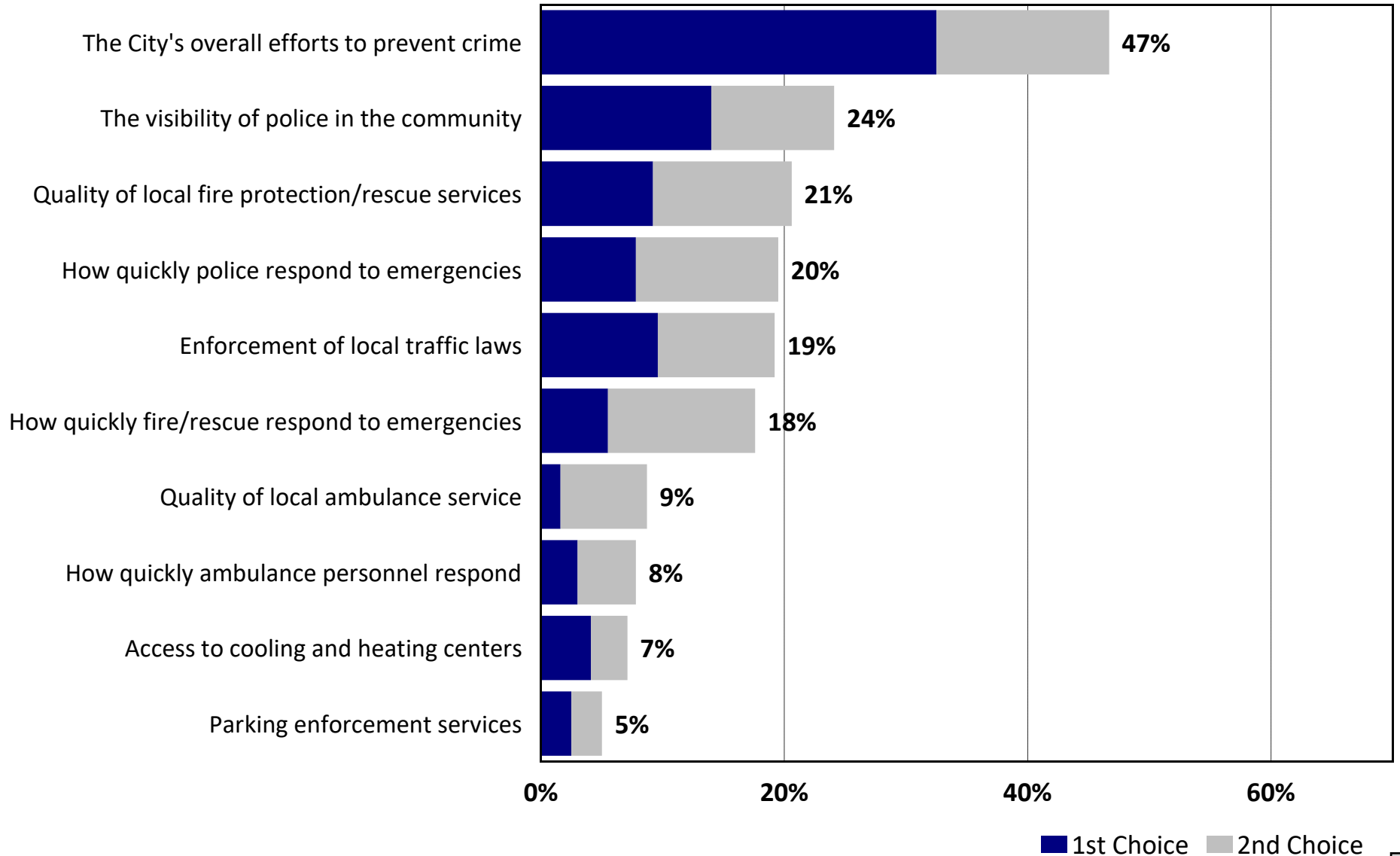
TRENDS: Satisfaction with Public Safety Services 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



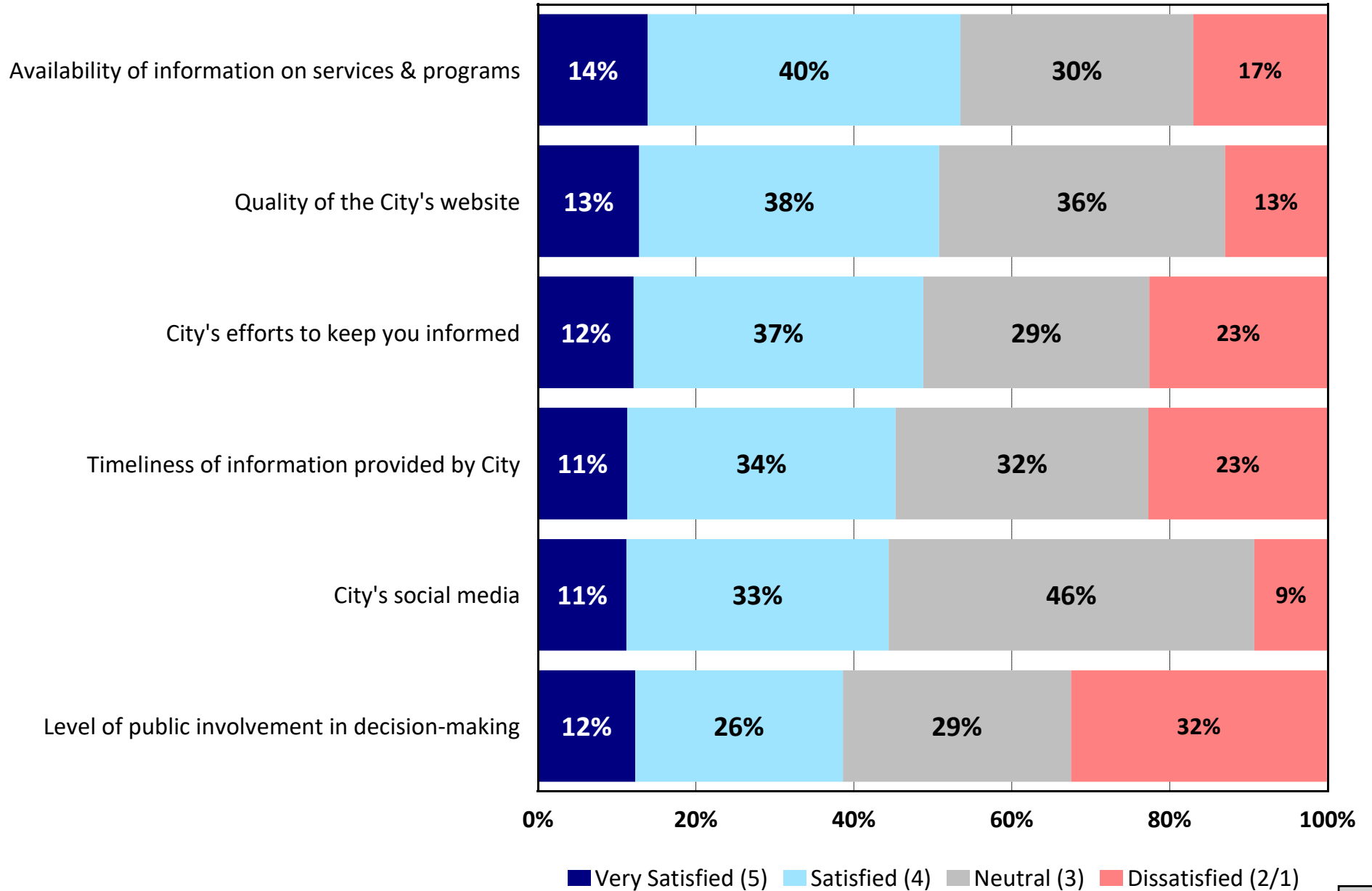
Q8. Public Safety Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices



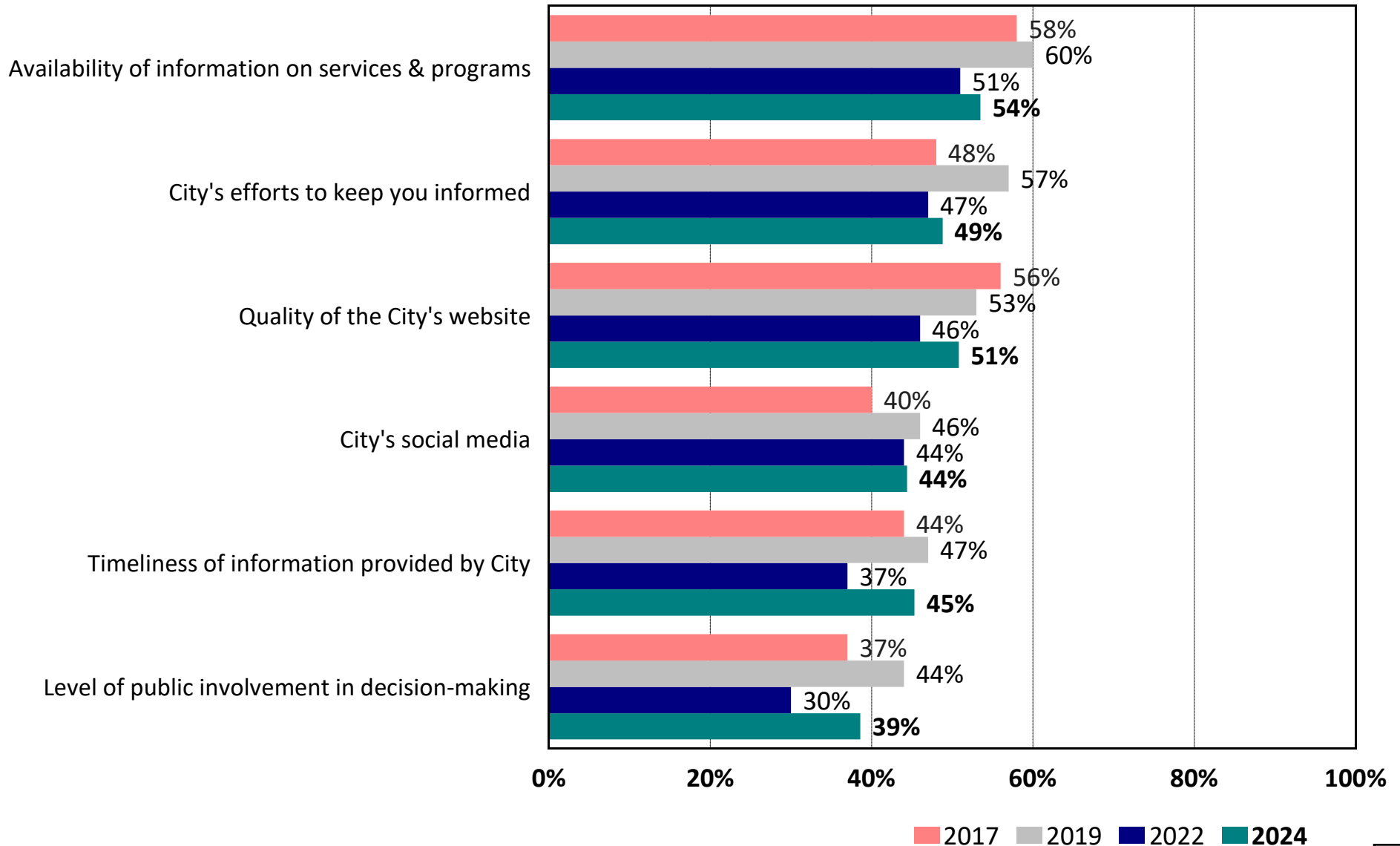
Q9. Satisfaction with City Communication

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



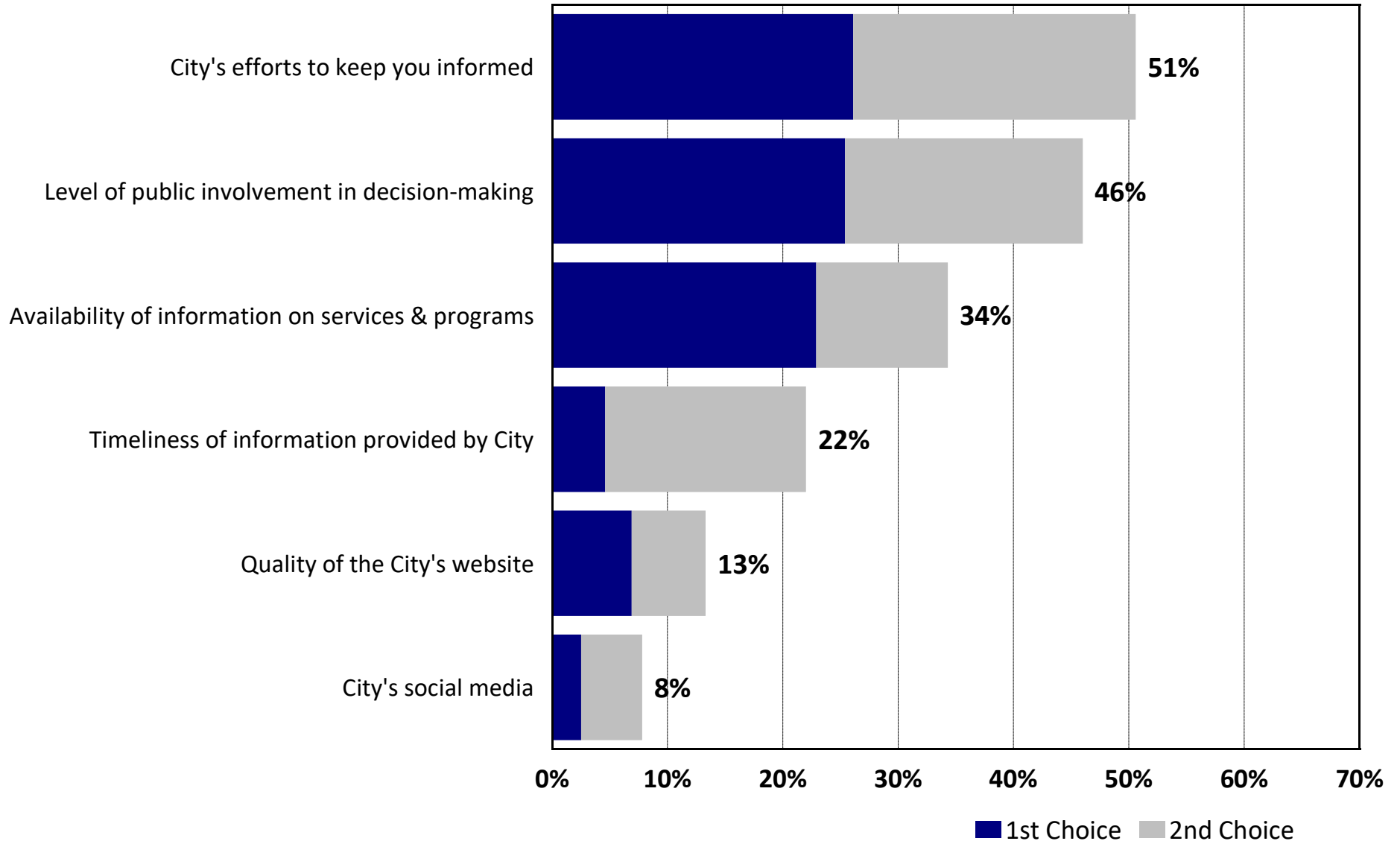
TRENDS: Satisfaction with City Communication 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



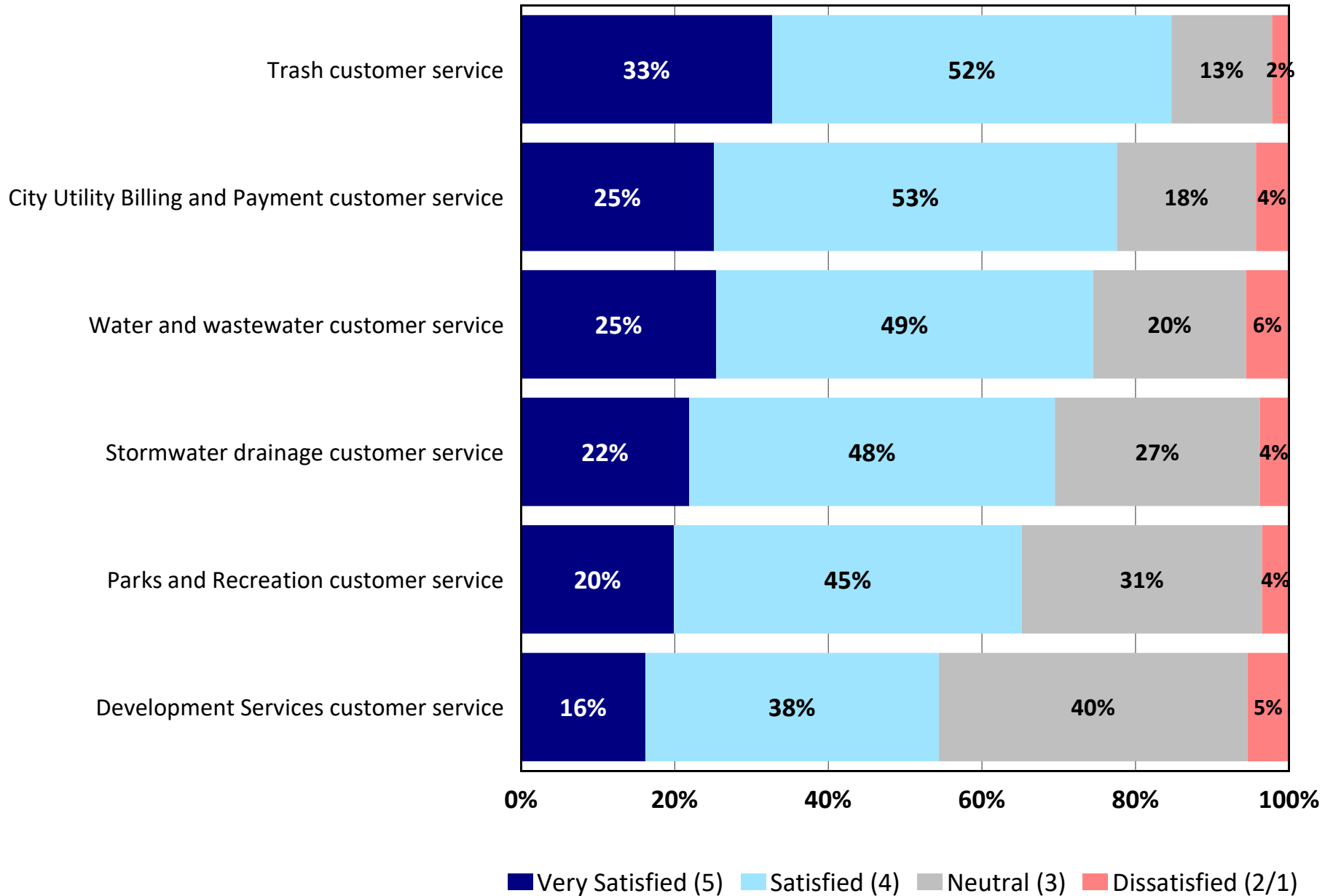
Q10. City Communication Items That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices



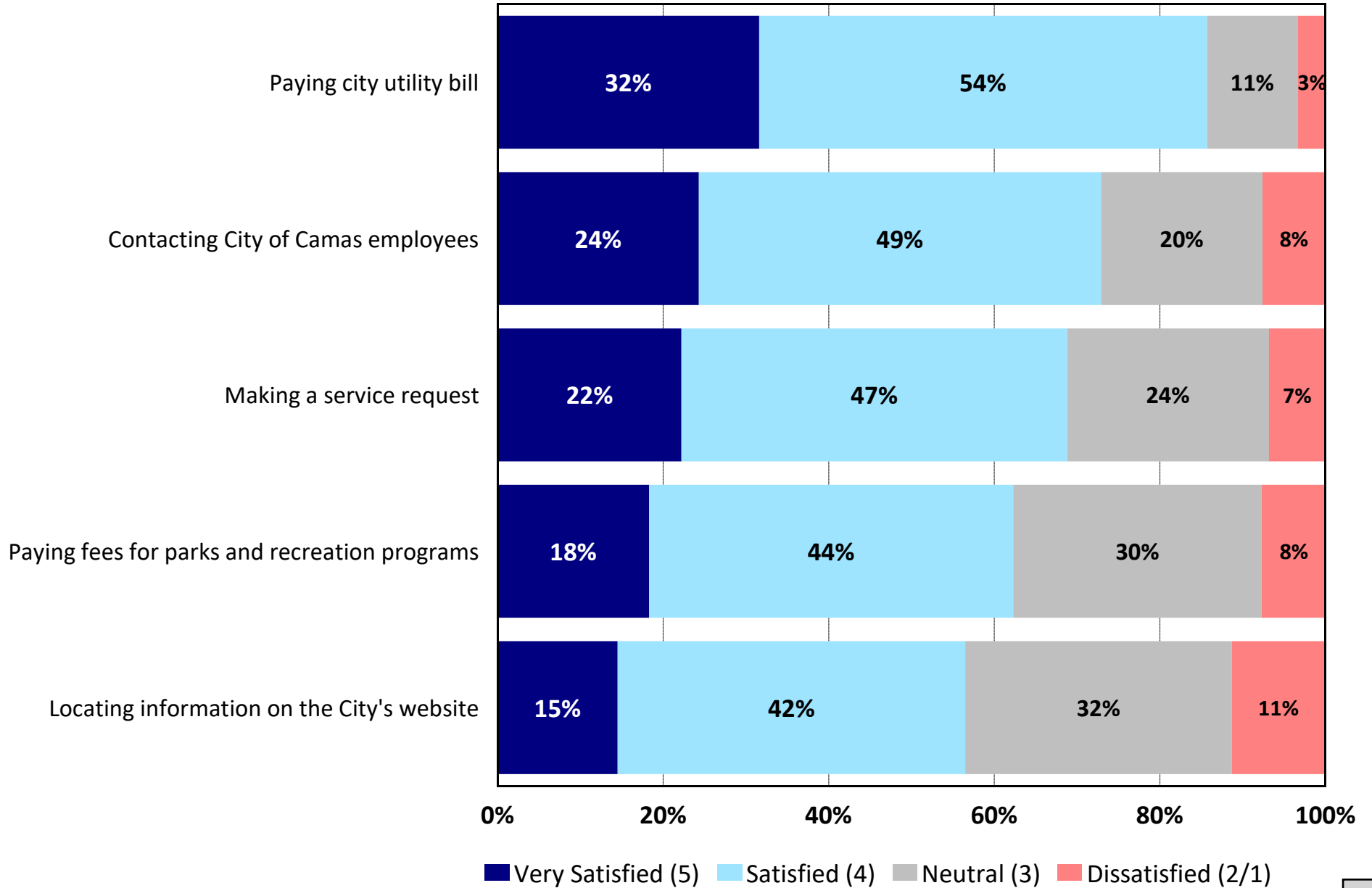
Q11(1-6). Satisfaction with Customer Service

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



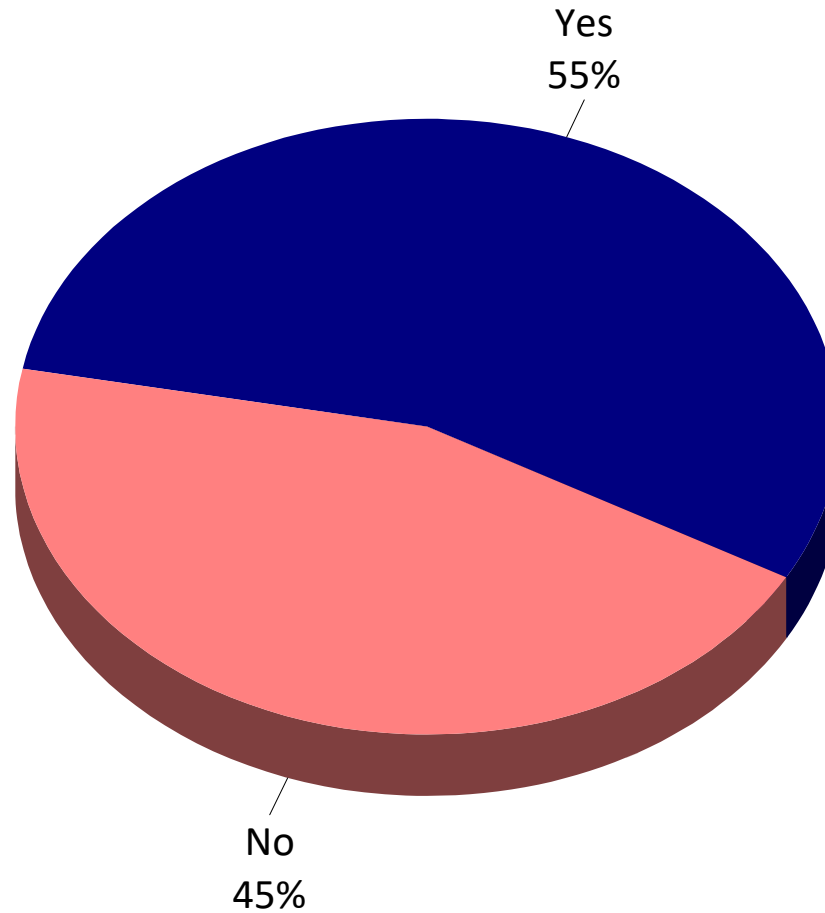
Q11(7-11). Satisfaction with City Processes

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



Q12. Have you called, sent e-mail to, or visited the City with a question, problem, or complaint during the past year?

by percentage of respondents

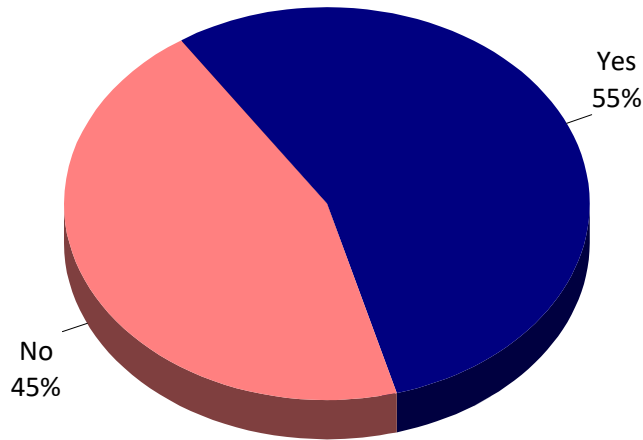


TRENDS: Have you called, sent e-mail to, or visited the City with a question, problem, or complaint during the past year?

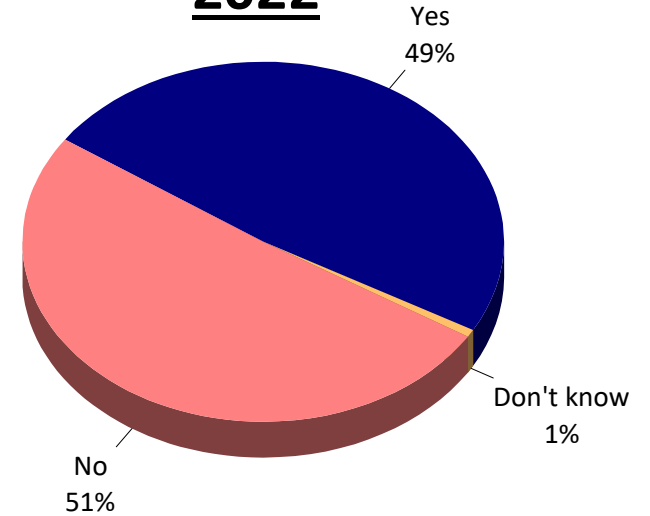
2017 to 2024

by percentage of respondents

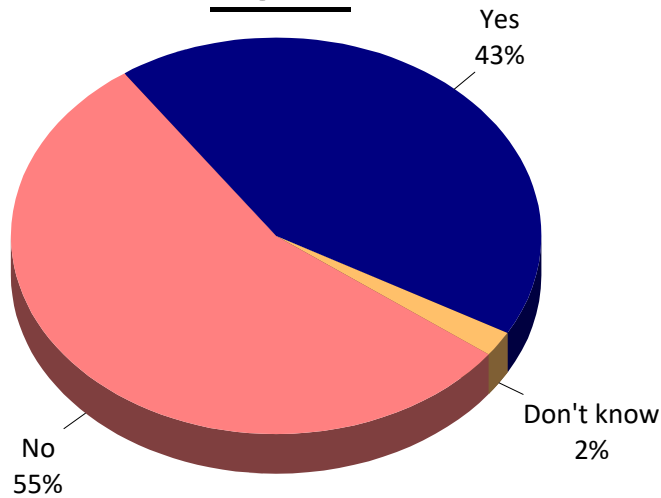
2024



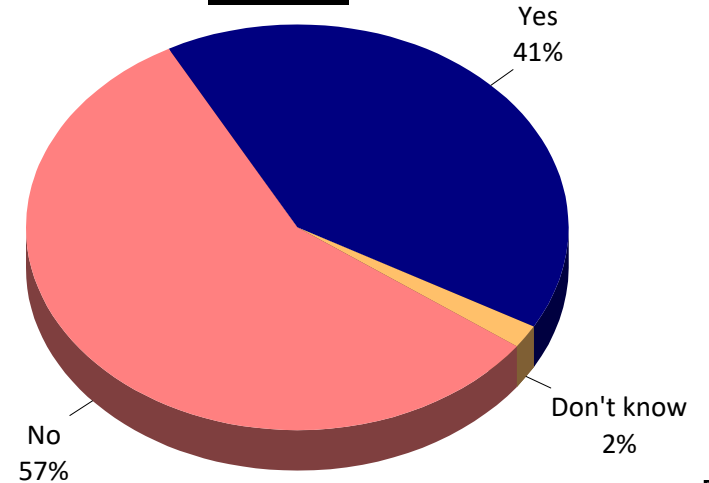
2022



2017

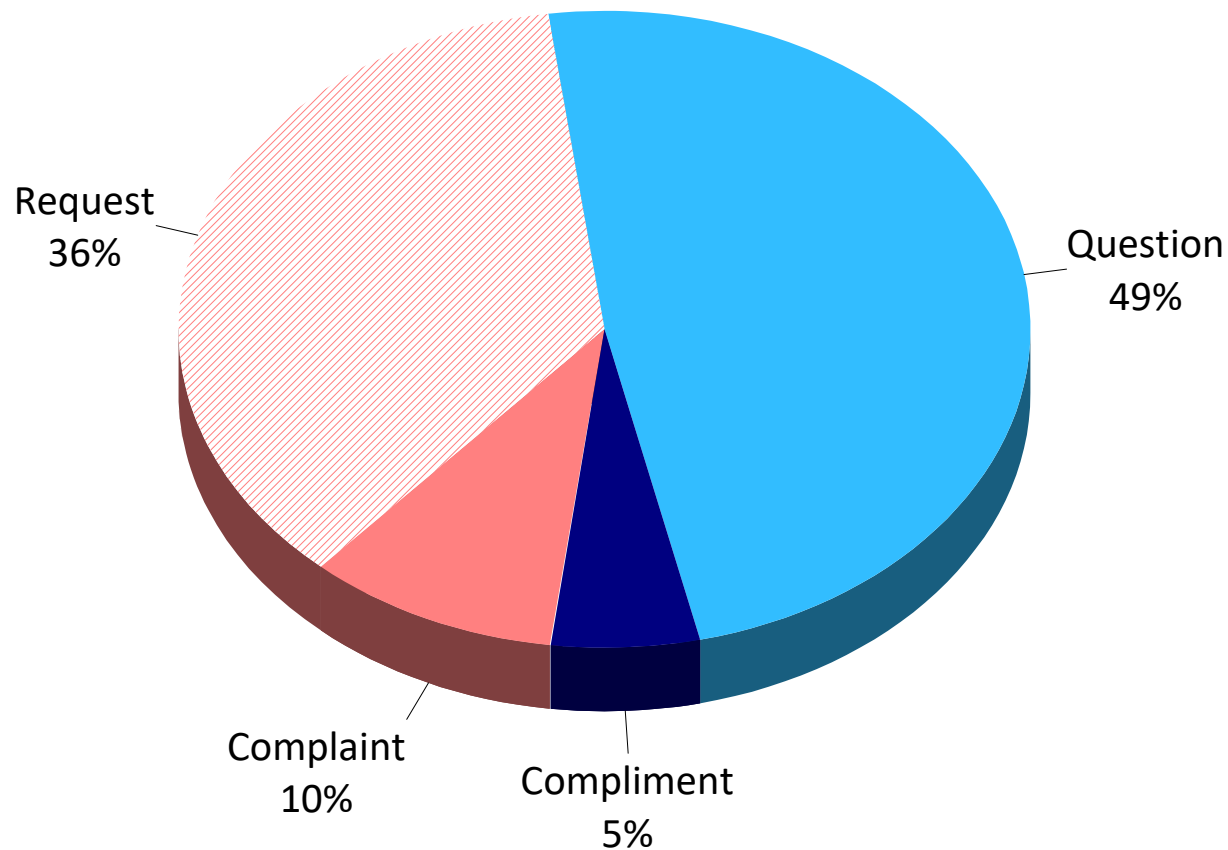


2019



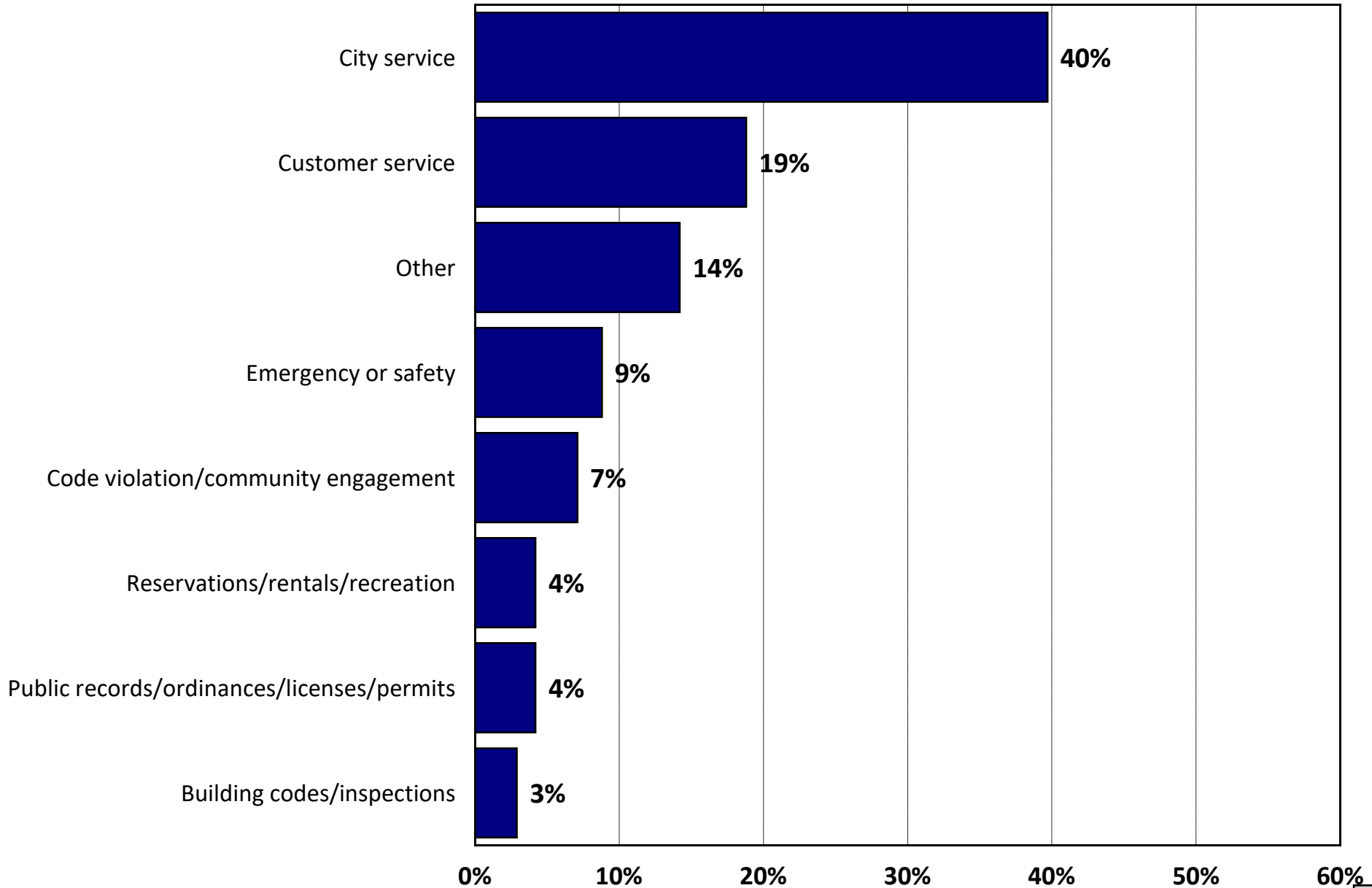
Q12a. If you have interacted with the City during the past year, what led to that interaction?

by percentage of respondents who have contacted the City in the past year



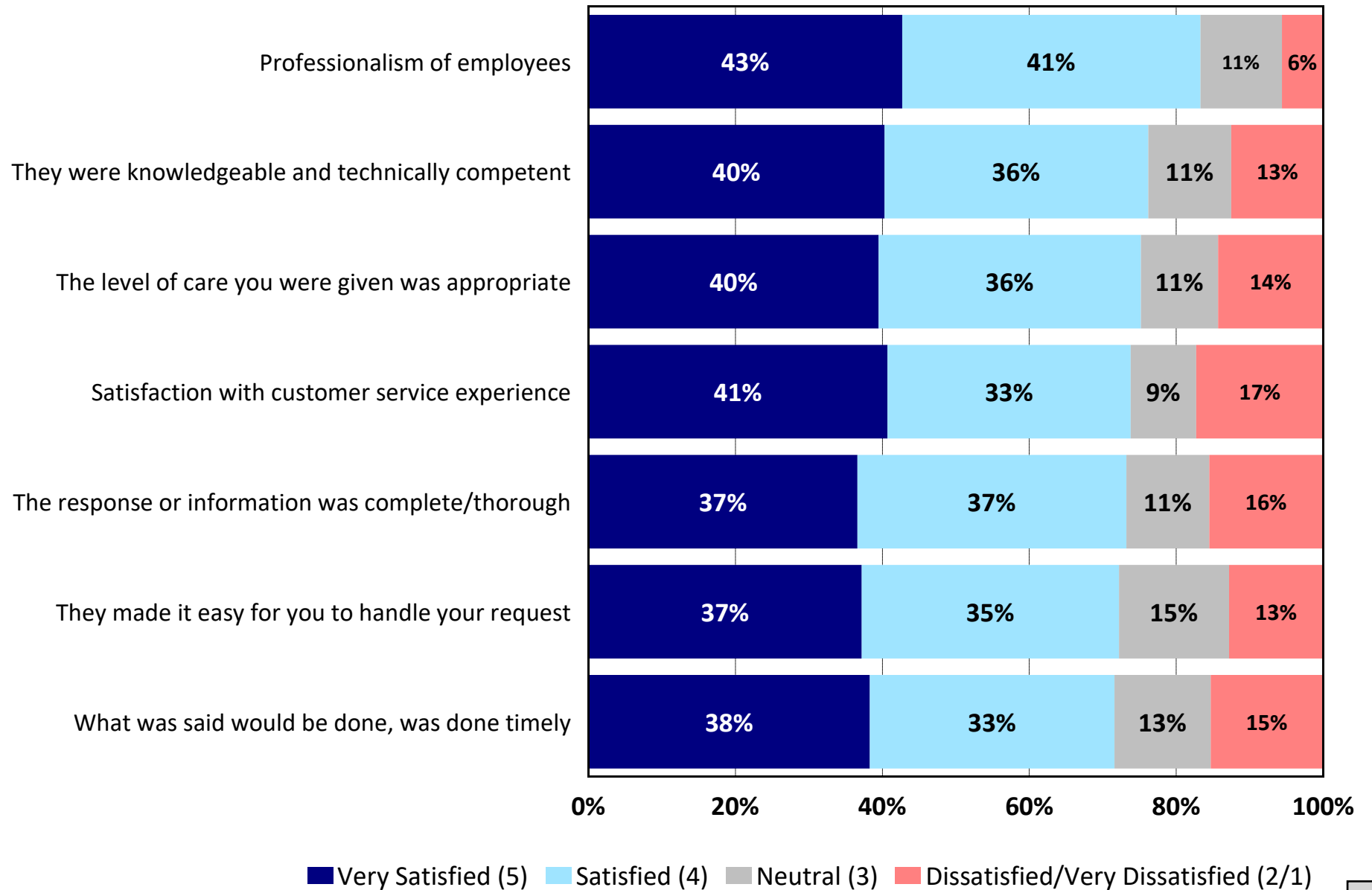
Q12b. What department did you contact?

by percentage of respondents who have contacted the City in the past year (multiple choices could be made) (excluding "not provided")



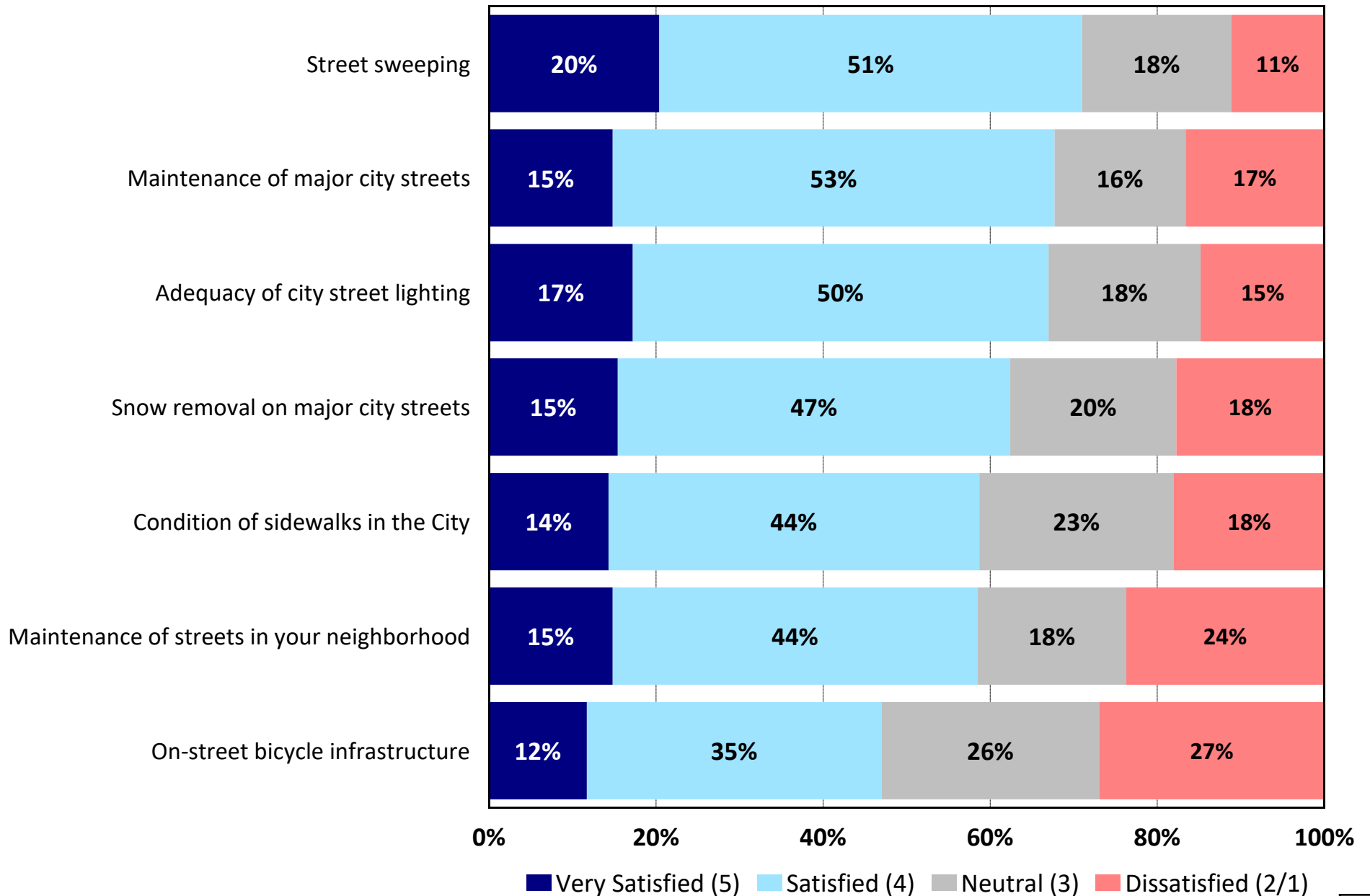
Q12c. How Often Employees Displayed Various Behaviors

by percentage of respondents who have contacted the City in the past year and rated the item as a 1 to 5 on a 5-point scale
(excluding "don't know")



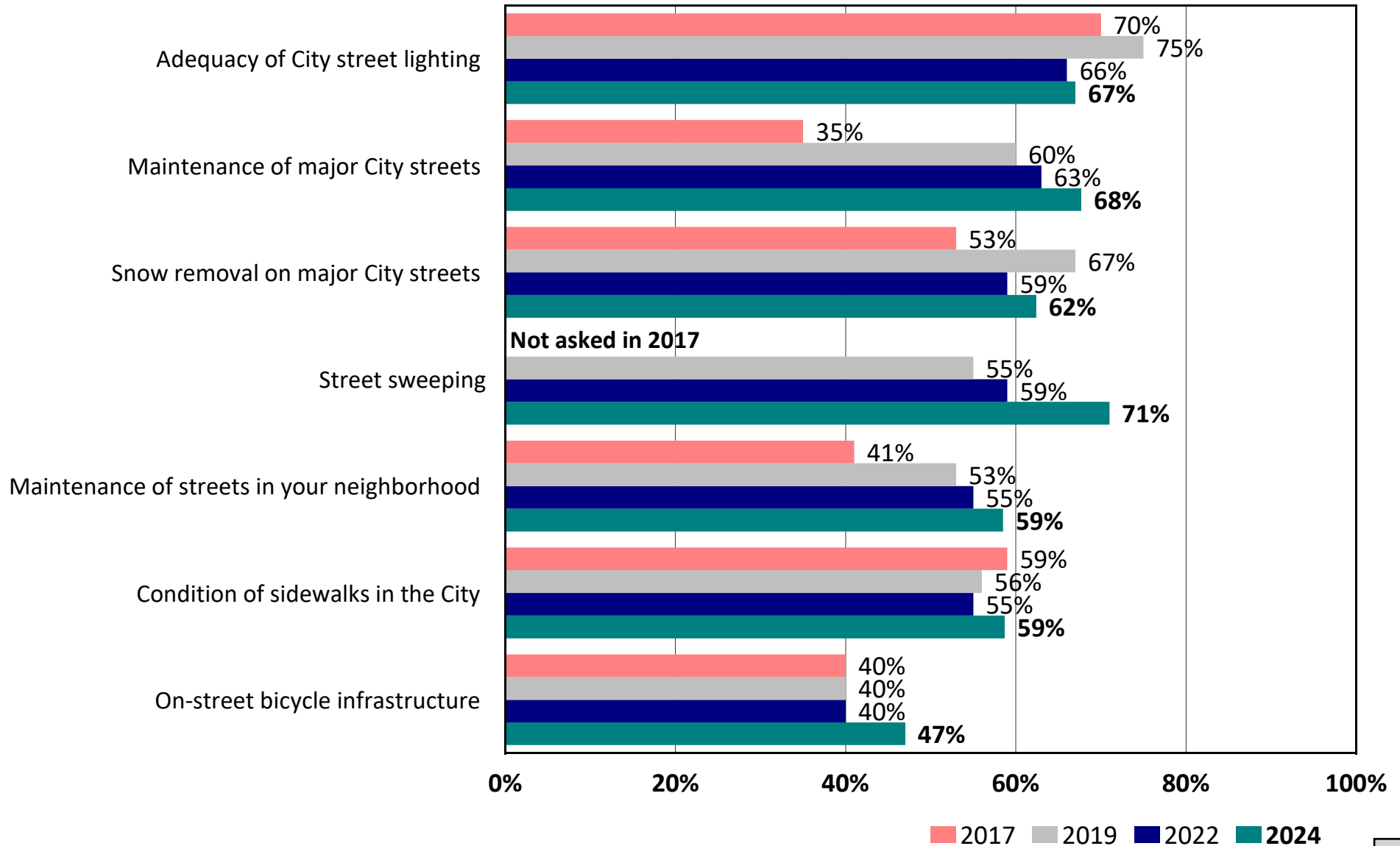
Q13. Satisfaction with Street Maintenance

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



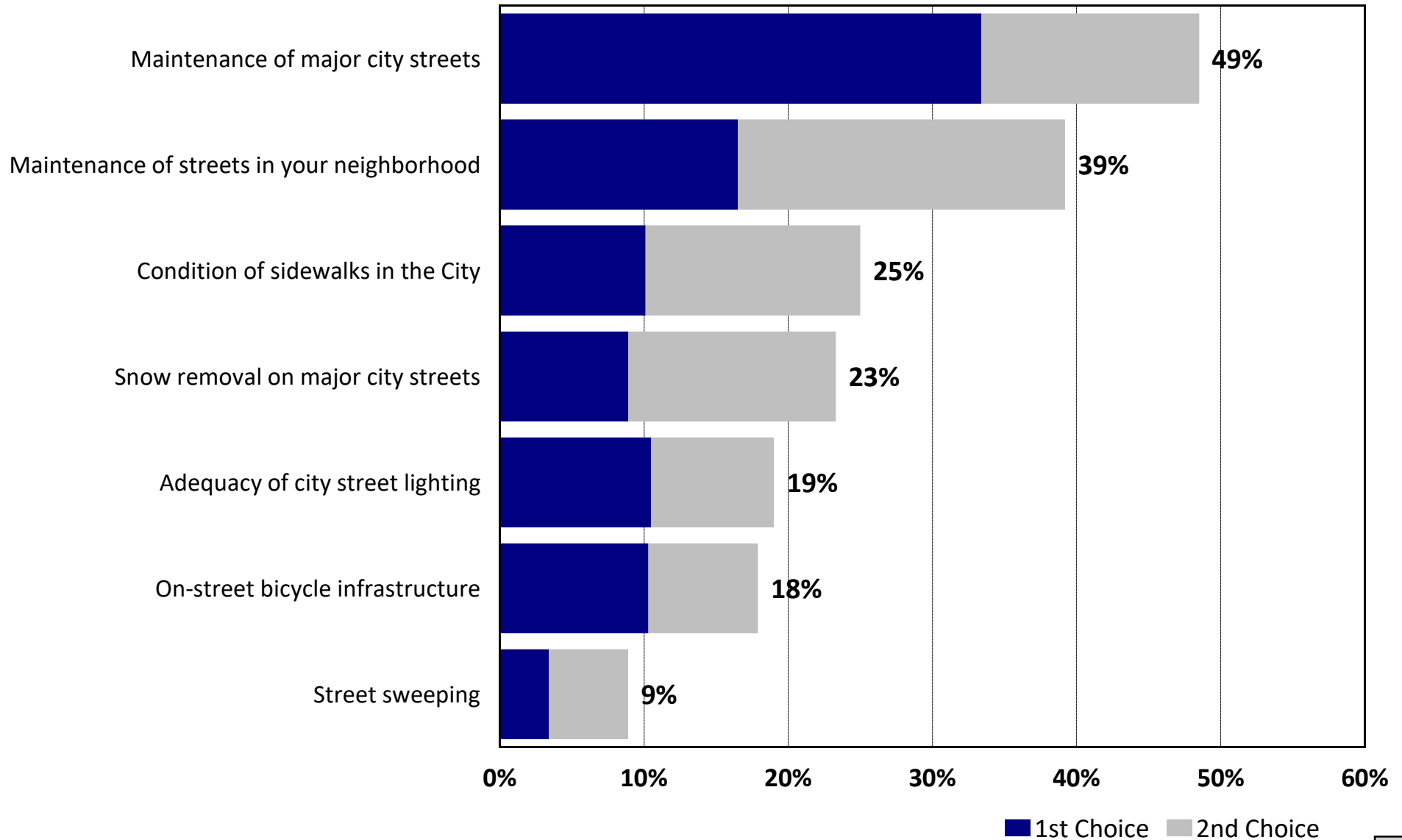
TRENDS: Satisfaction with Street Maintenance 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



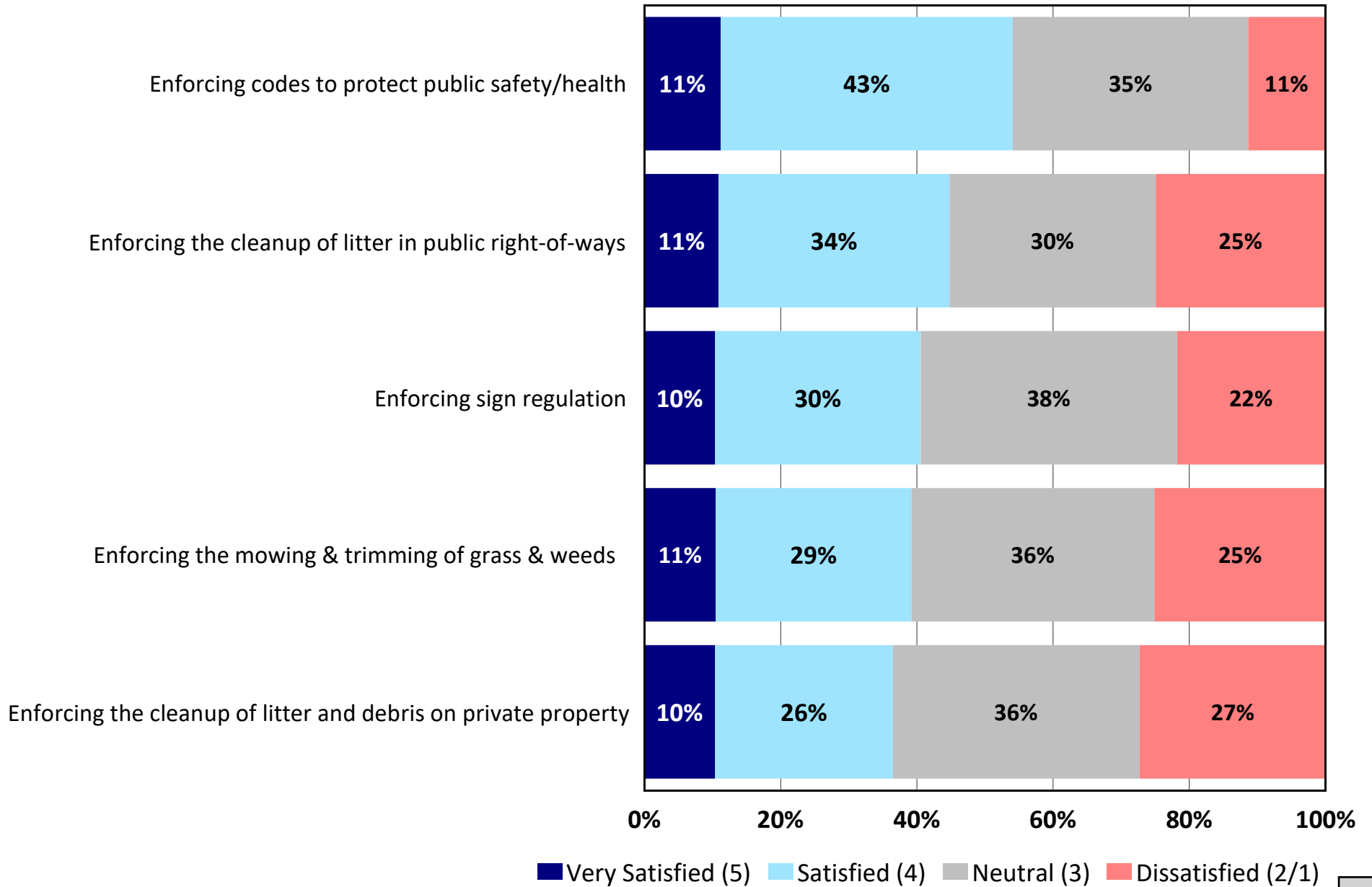
Q14. Street Maintenance Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices



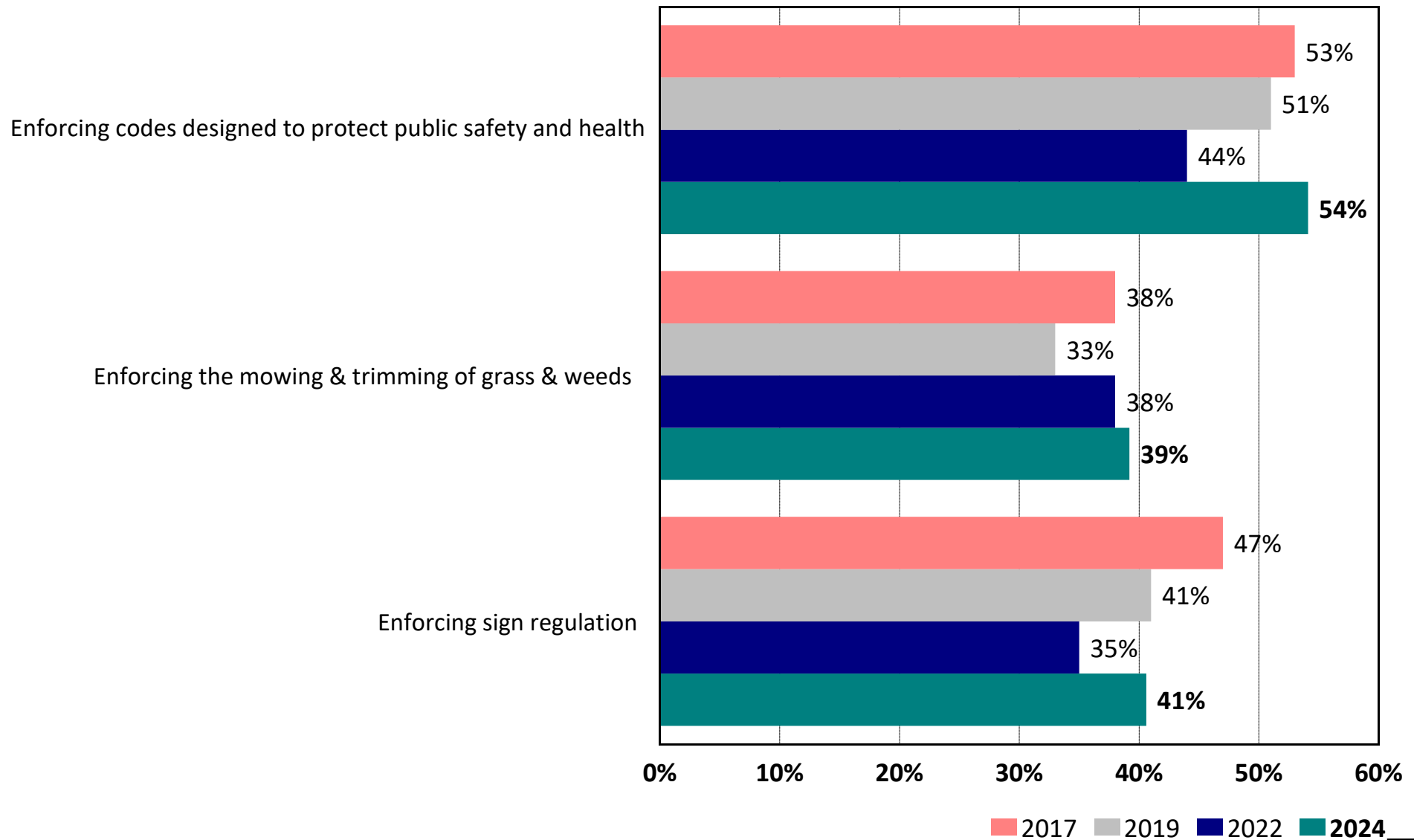
Q15. Satisfaction with Code Enforcement

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



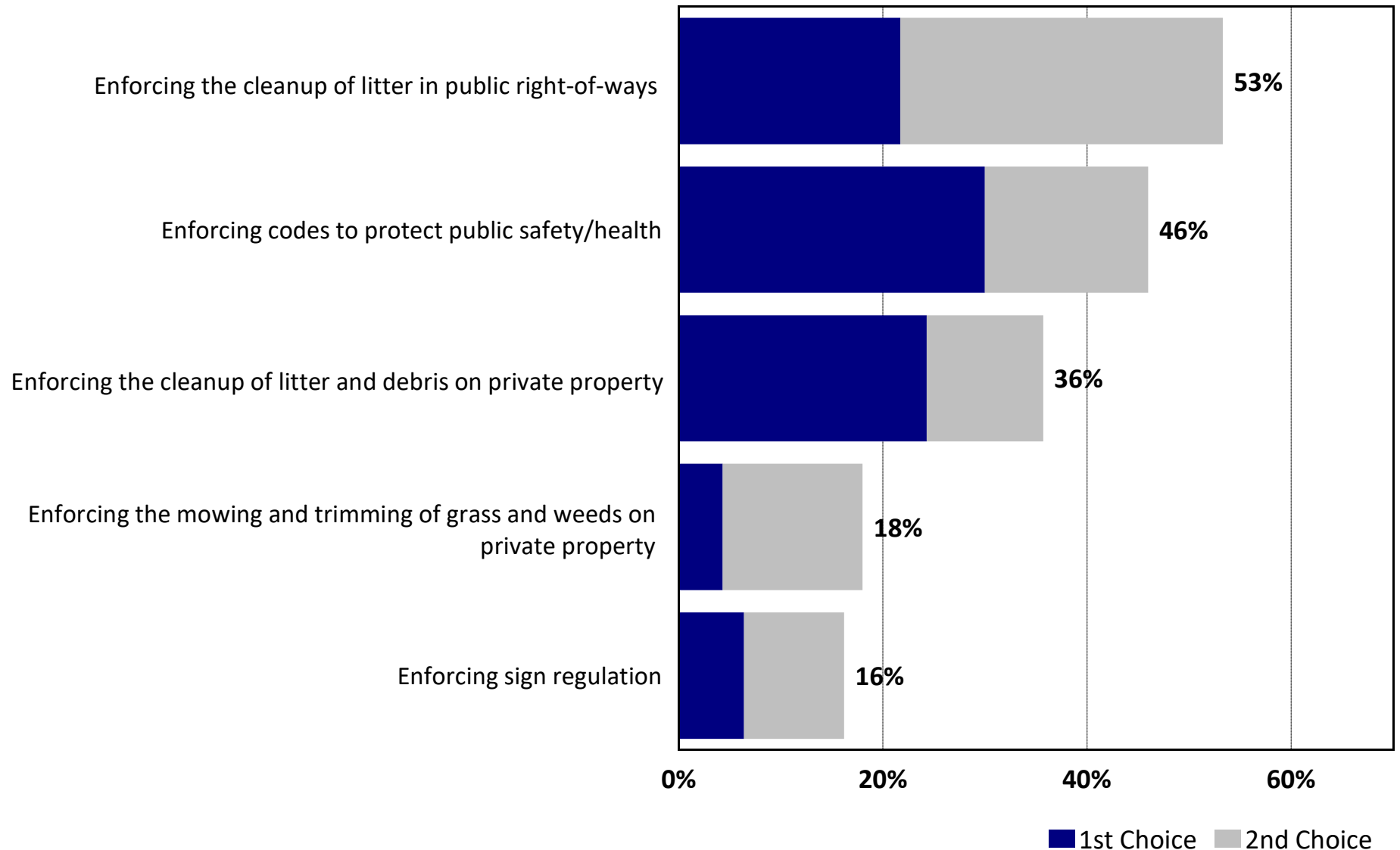
TRENDS: Satisfaction with Code Enforcement 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



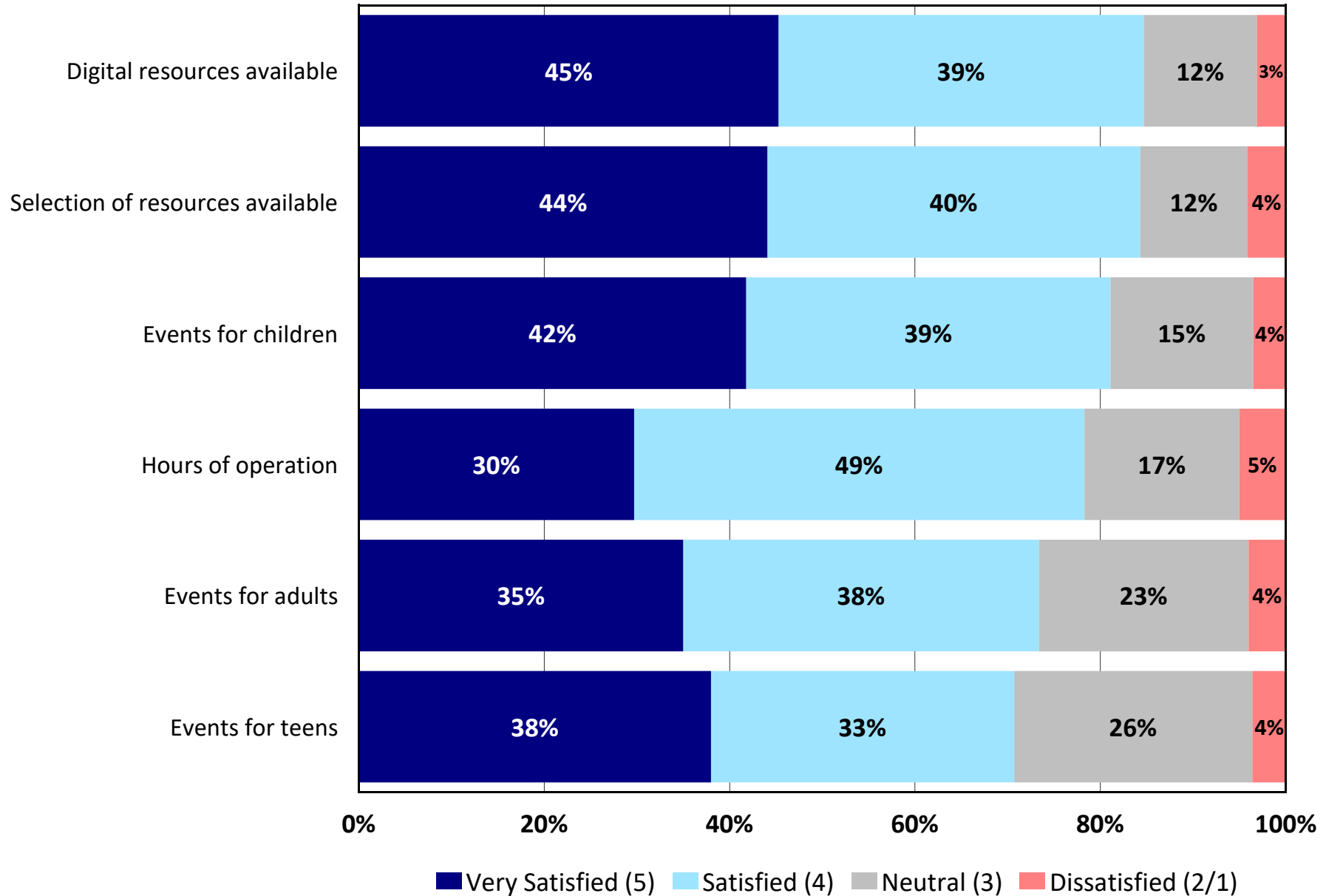
Q16. Code Enforcement Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices



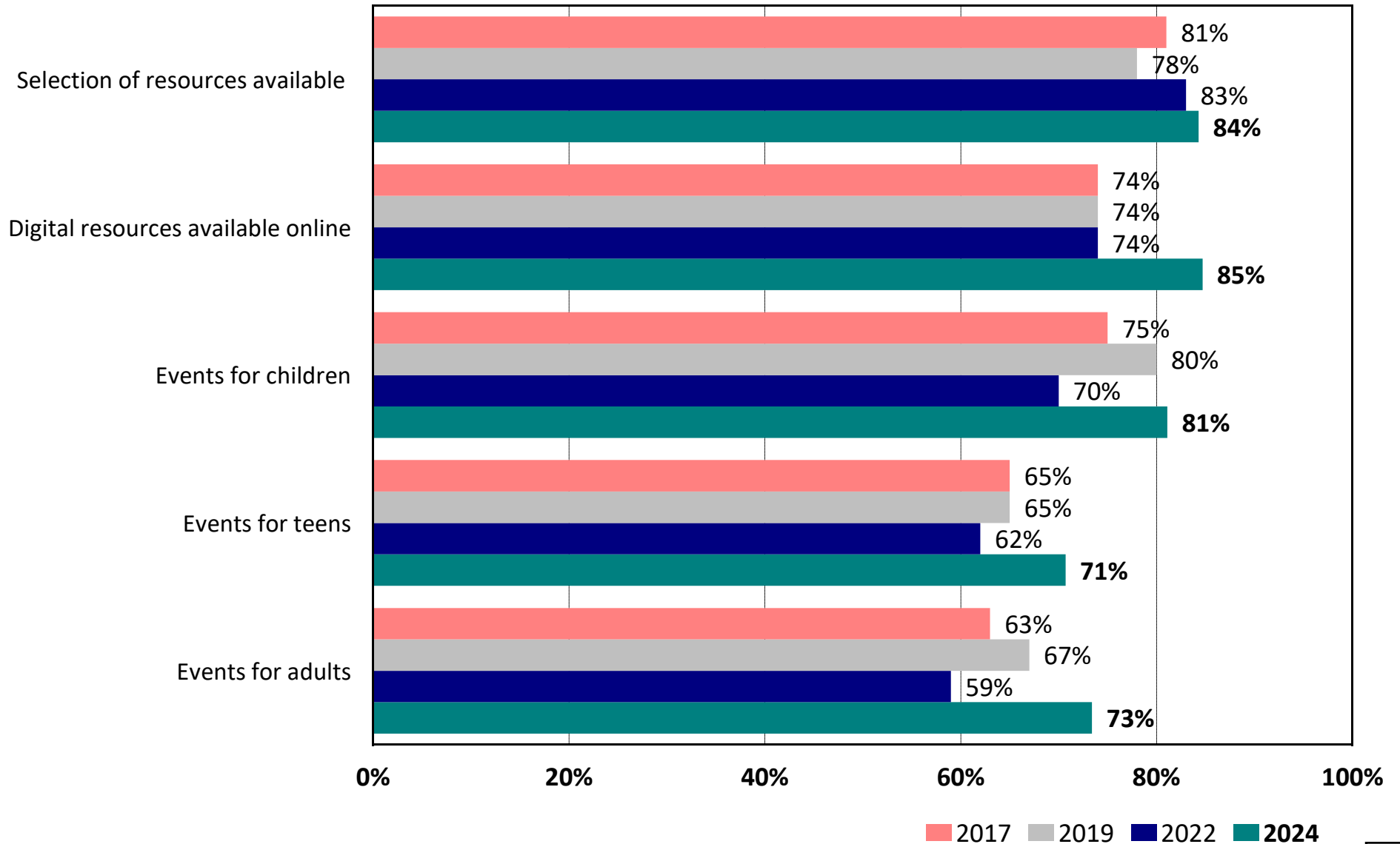
Q17. Satisfaction with Public Library Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



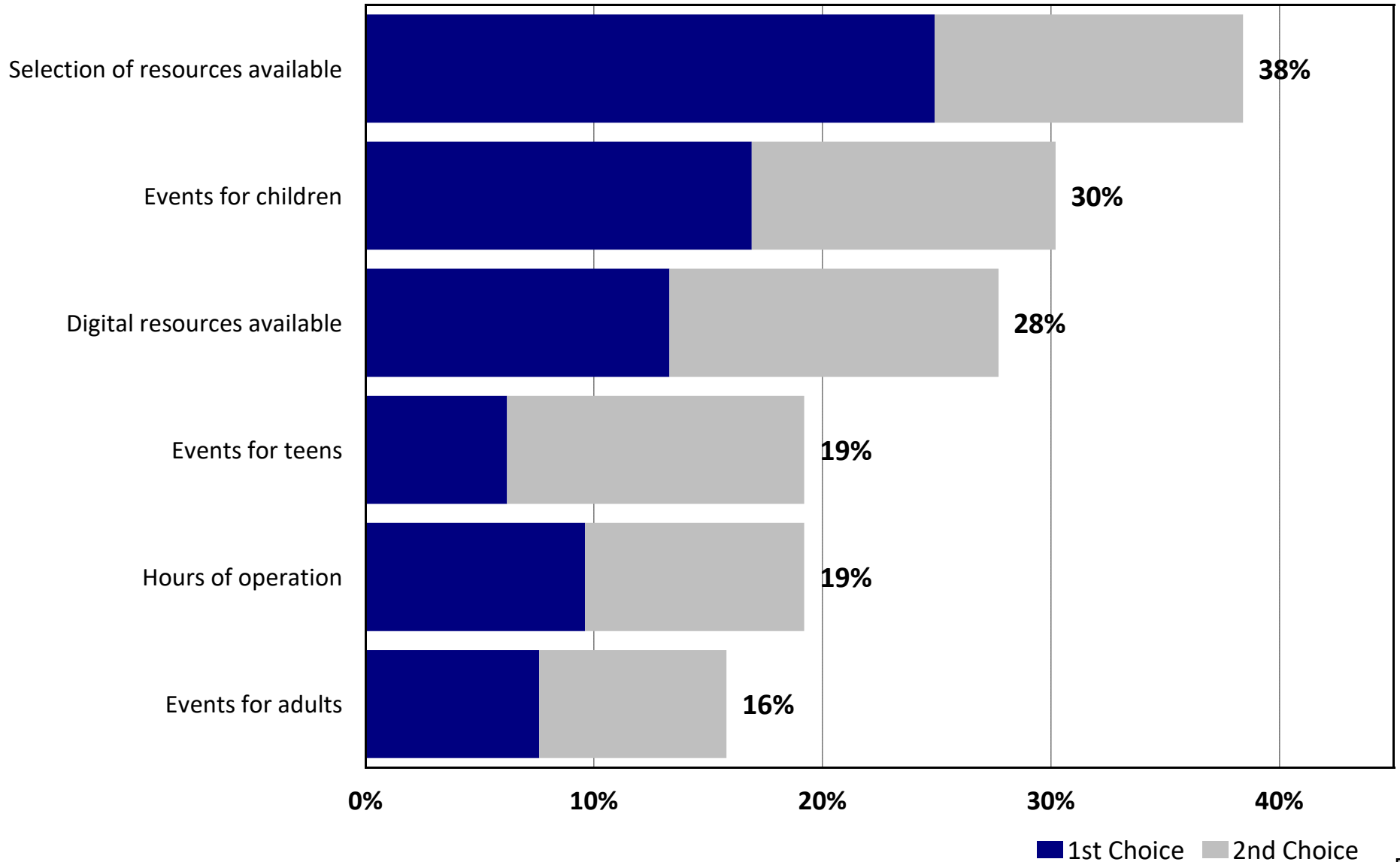
TRENDS: Satisfaction with Public Library Services 2017 to 2024

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



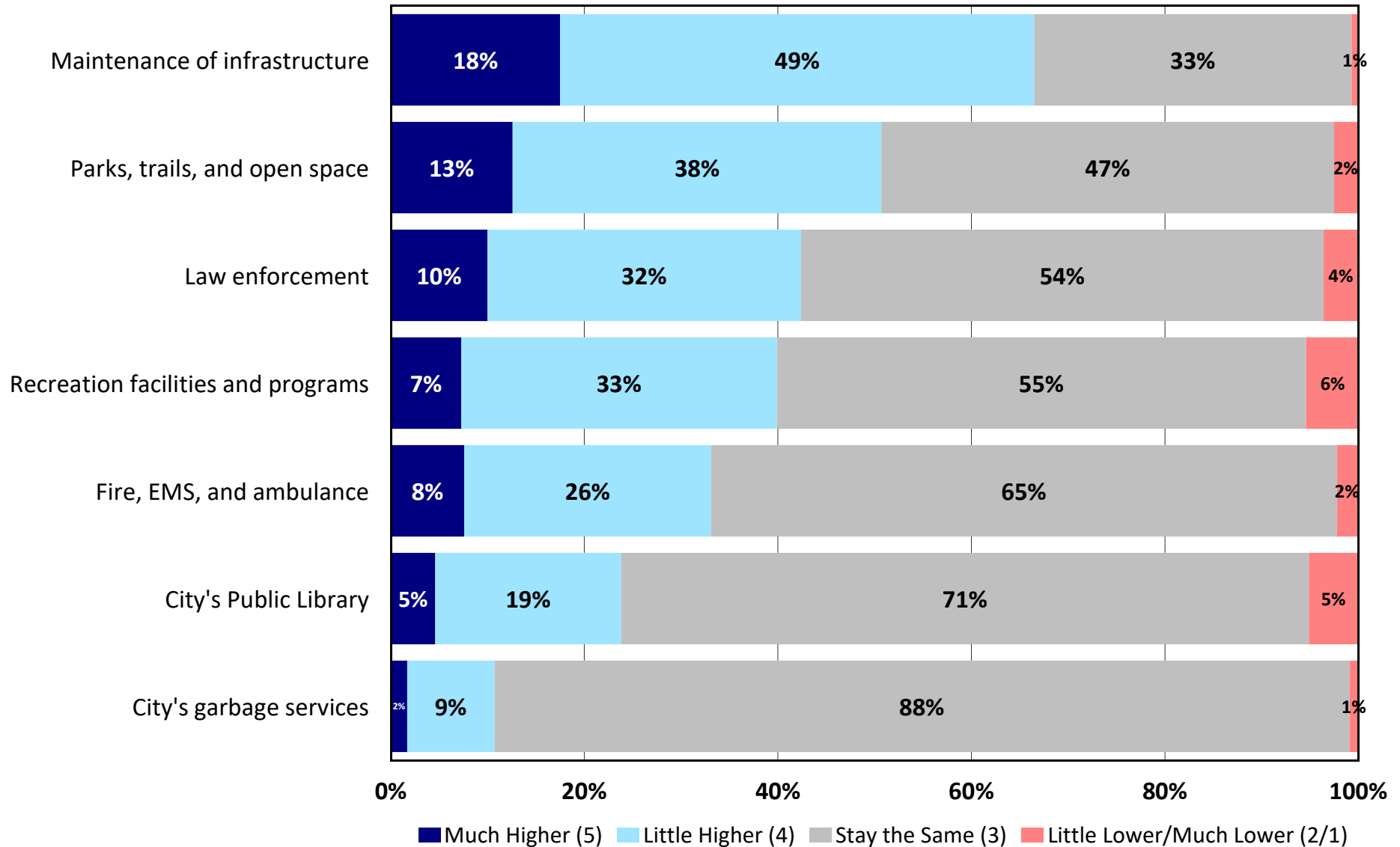
Q18. Public Library Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices



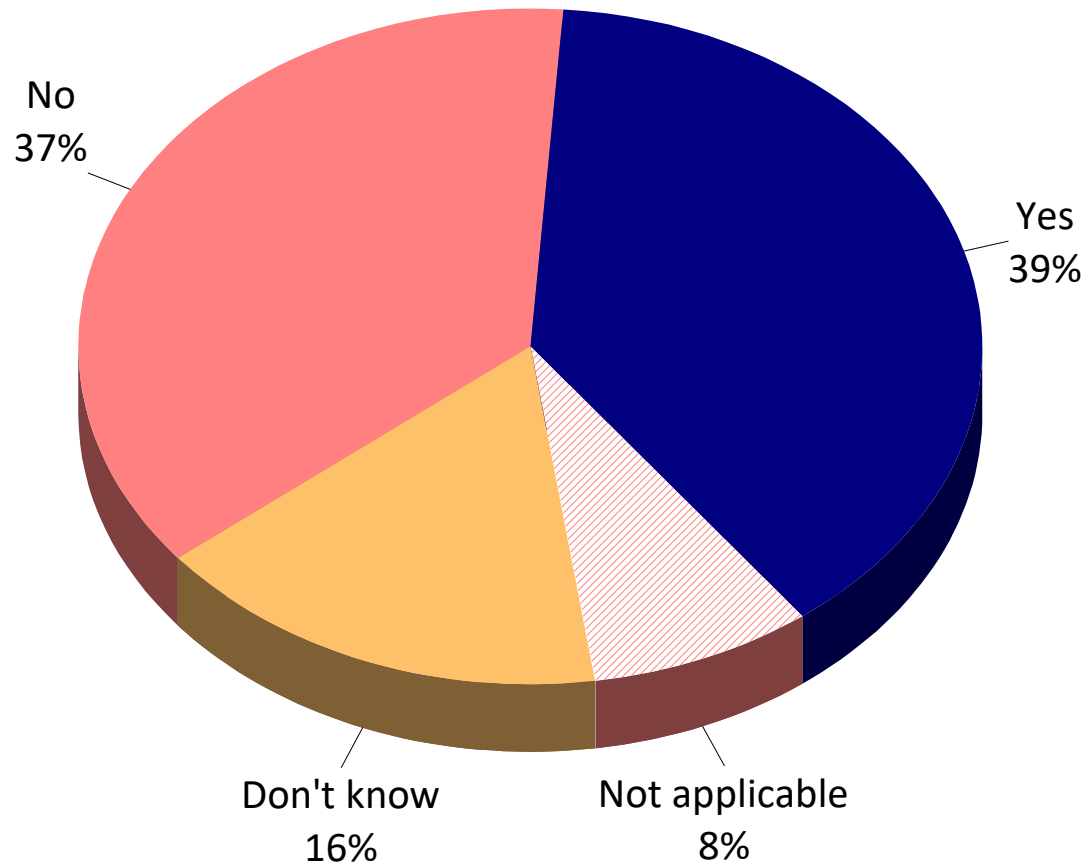
Q19. How Level of Service Provided by the City Should Change

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



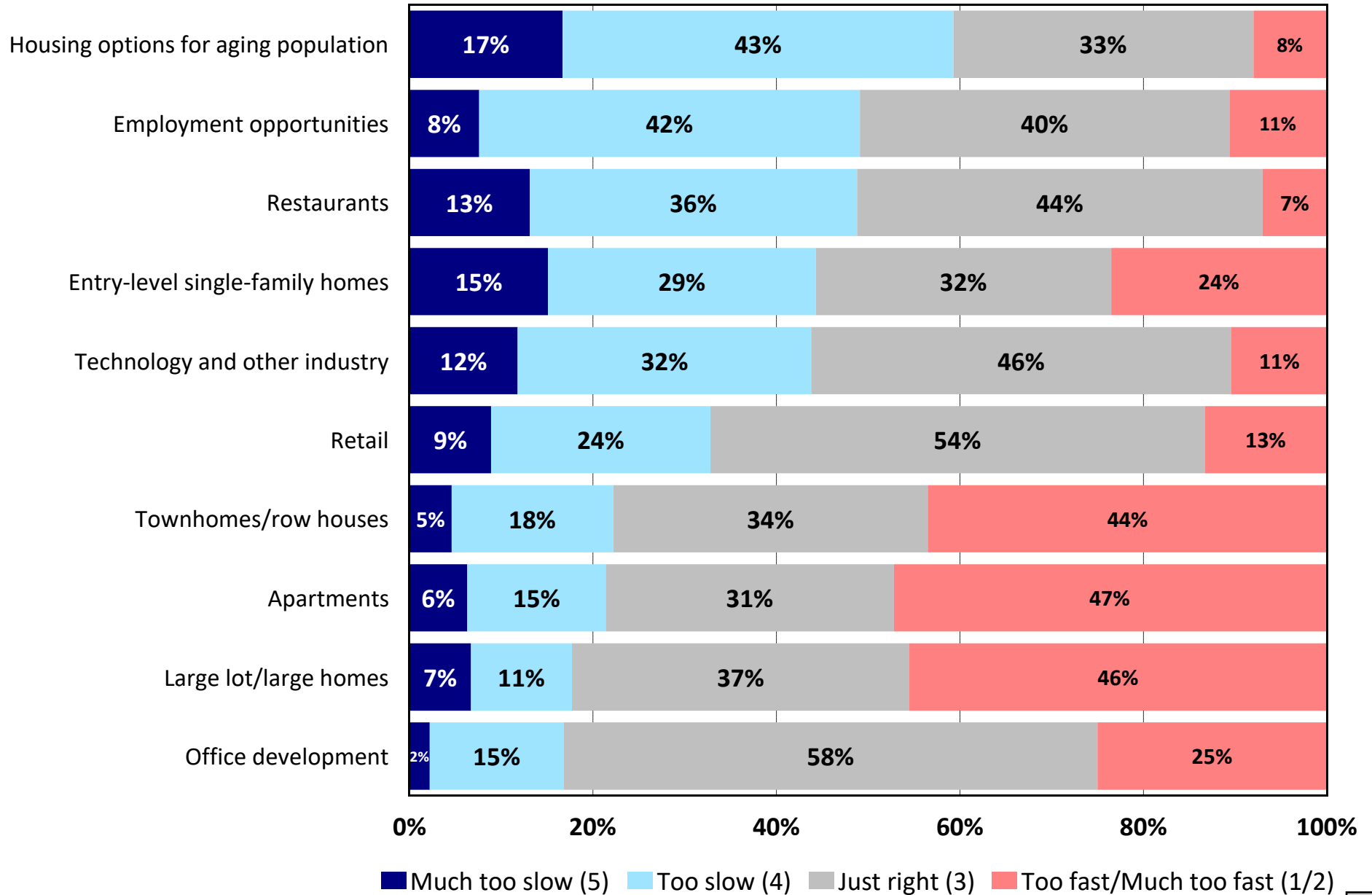
Q20. Willingness to pay more in taxes or fees to support an increase in service level?

by percentage of respondents



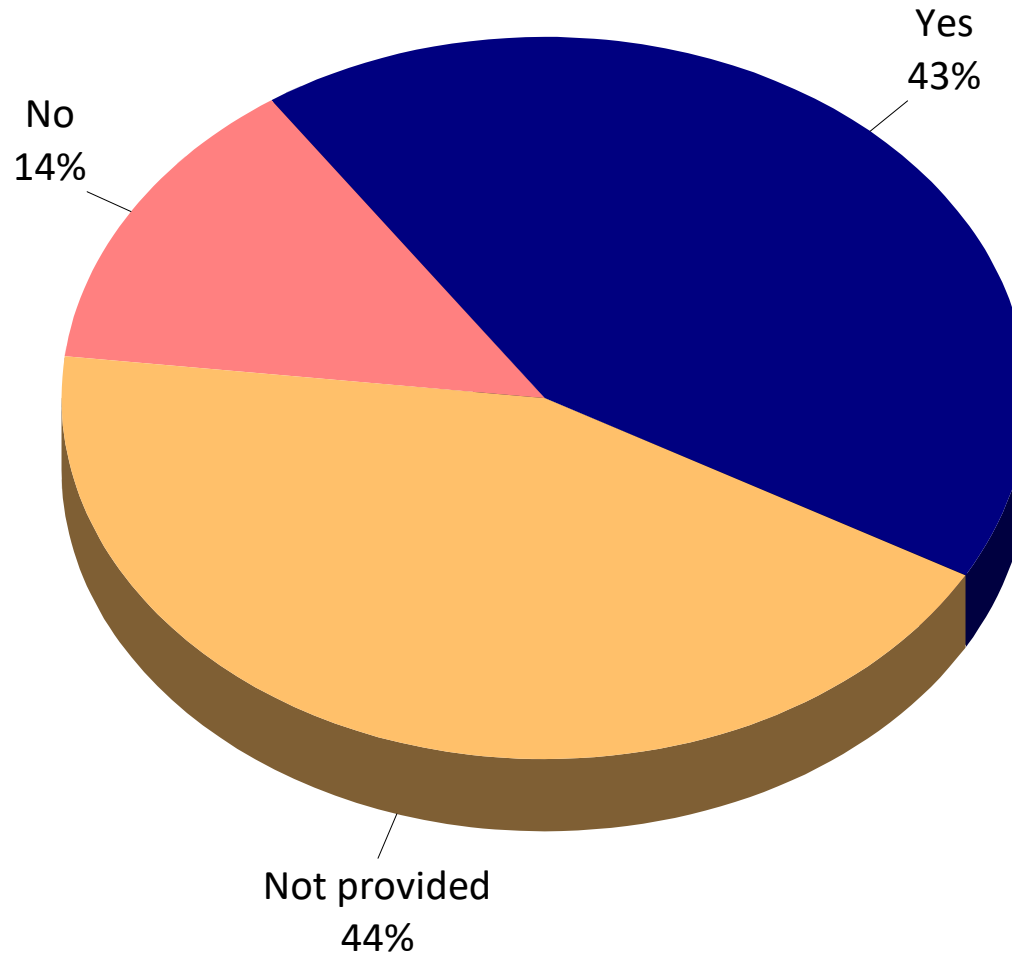
Q21. Current Pace of Development in Various Areas

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



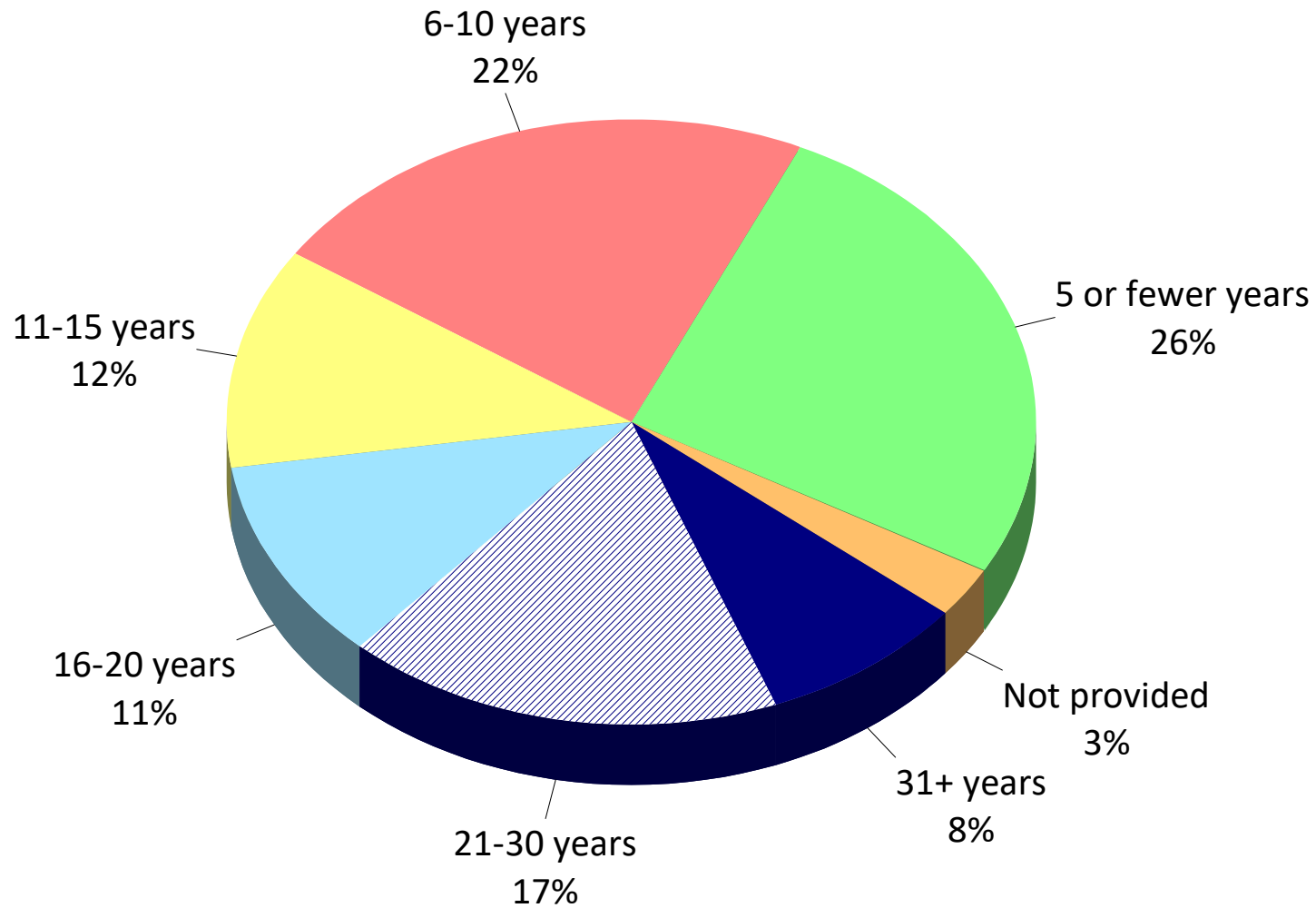
Q22a. Would you be willing to pay more in taxes or fees to support this new community amenity?

by percentage of respondents who provided a response to Question 21



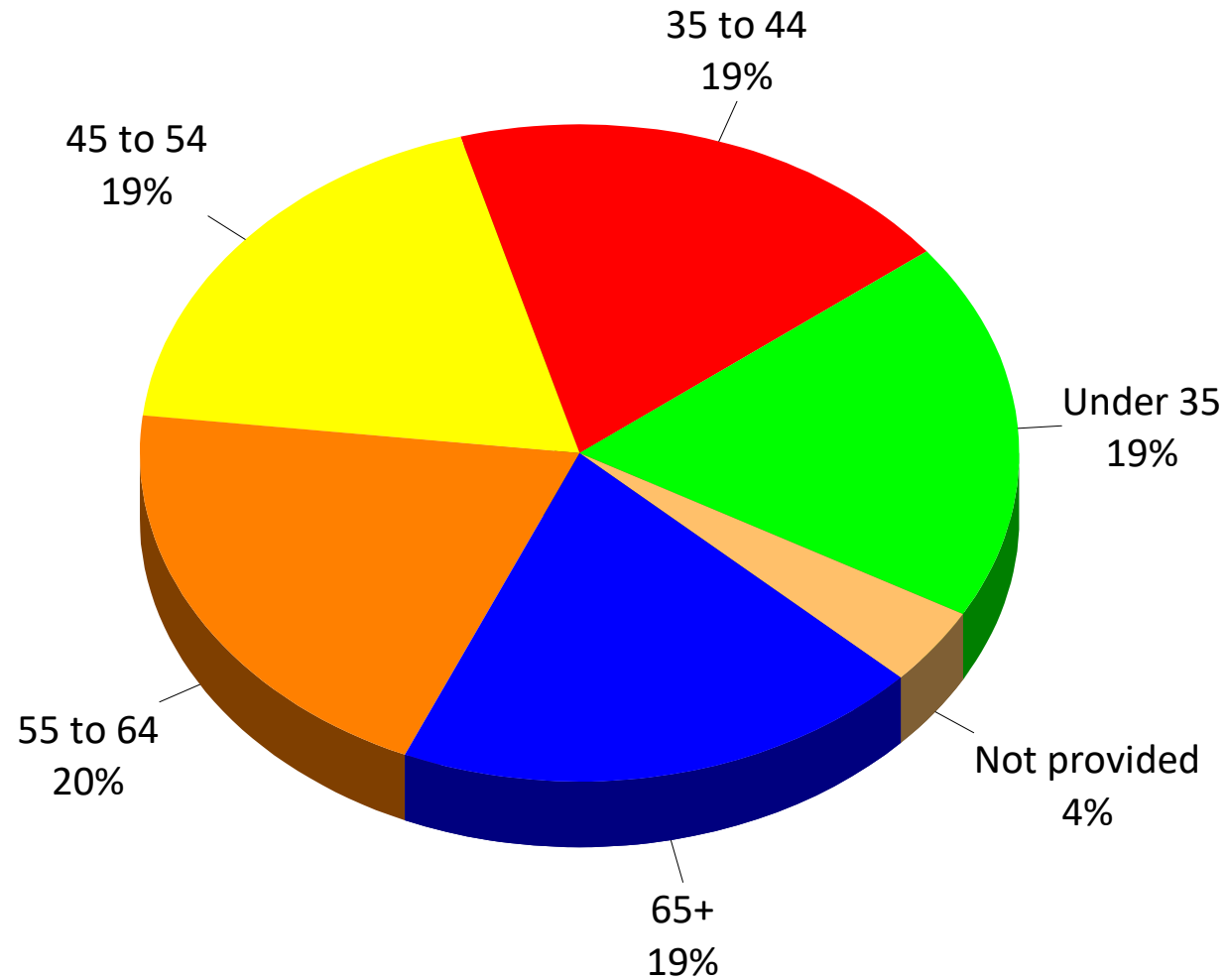
Q23. Demographics: How many years have you lived in Camas?

by percentage of respondents



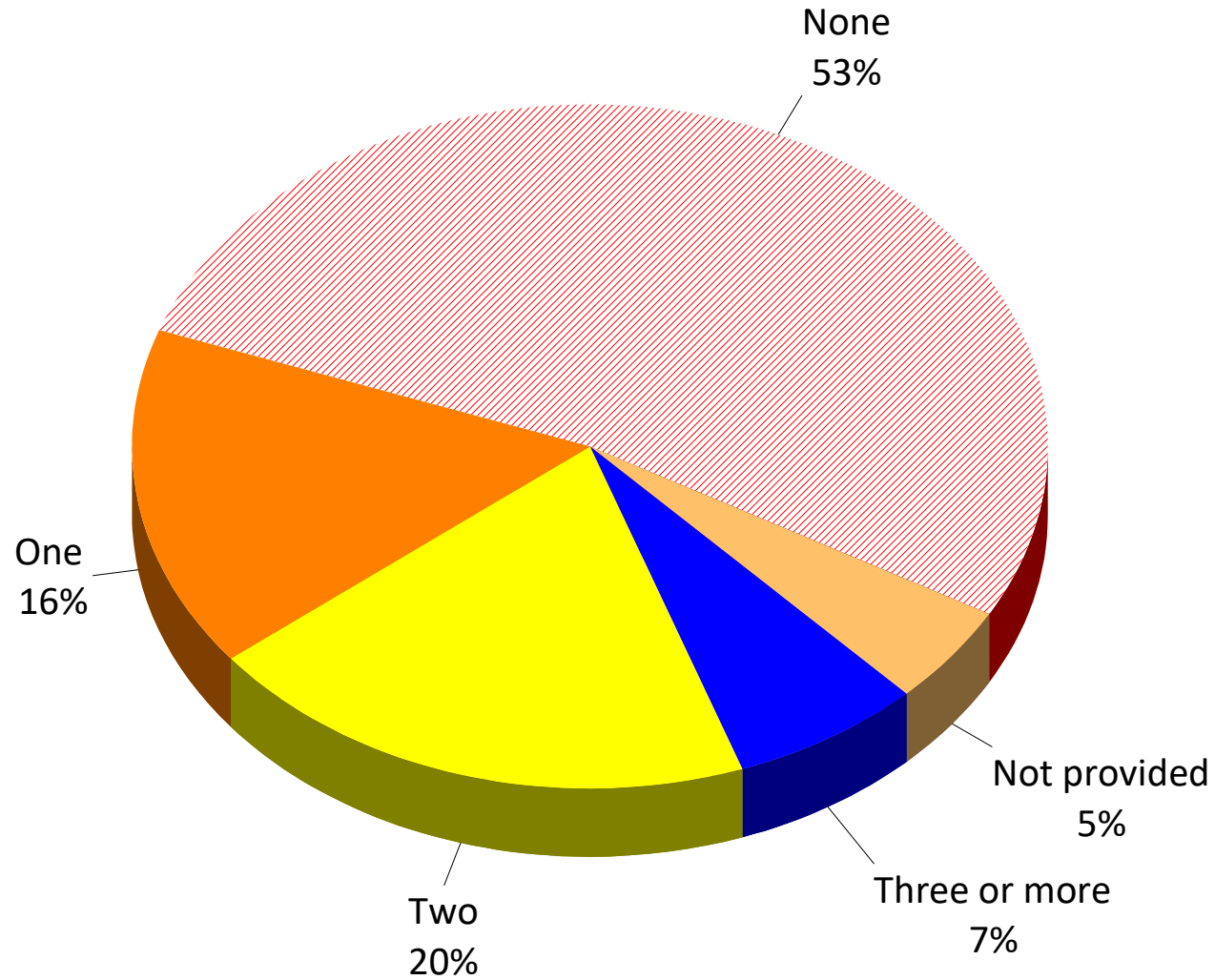
Q24. Demographics: What is your age?

by percentage of respondents



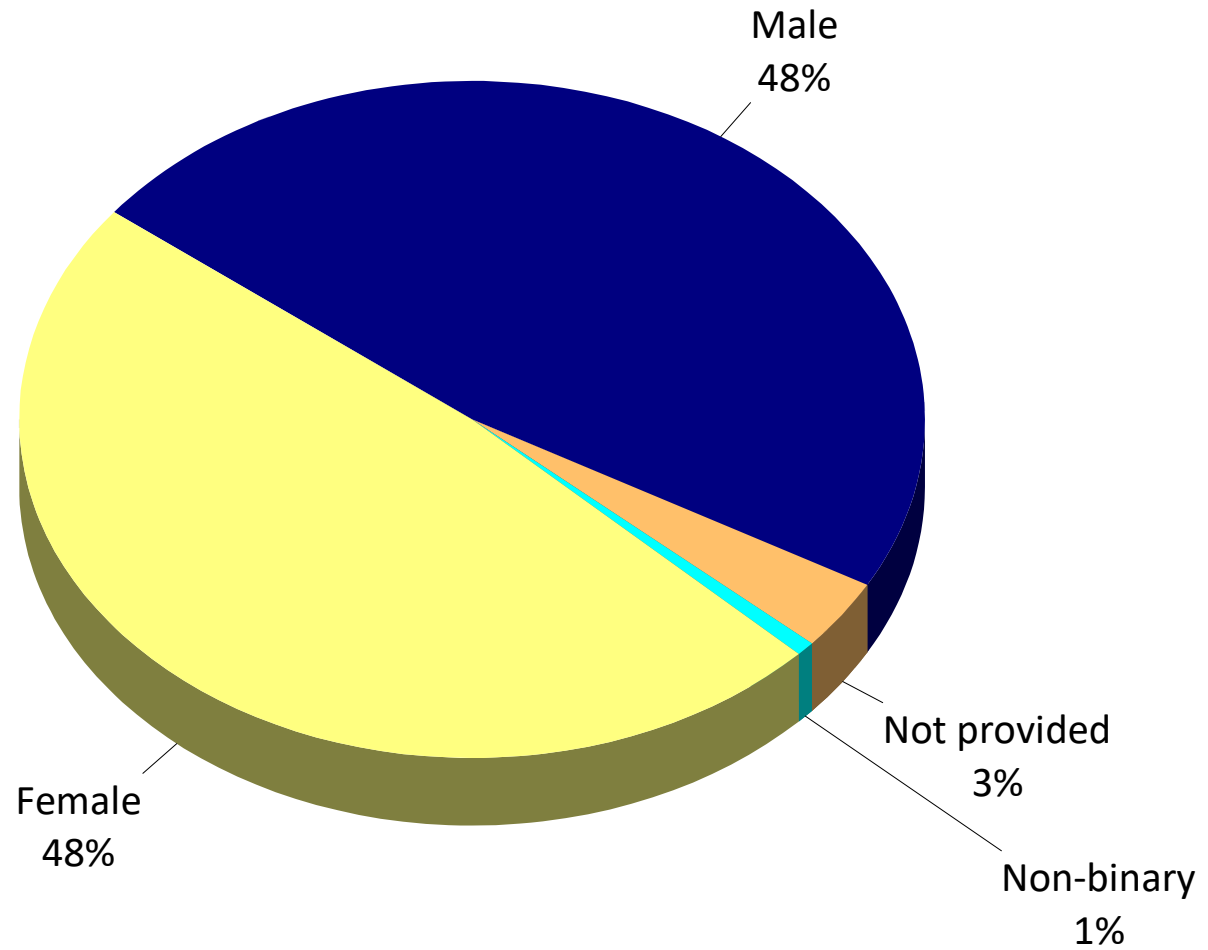
Q25. Demographics: How many children under age 18 live in your household?

by percentage of respondents



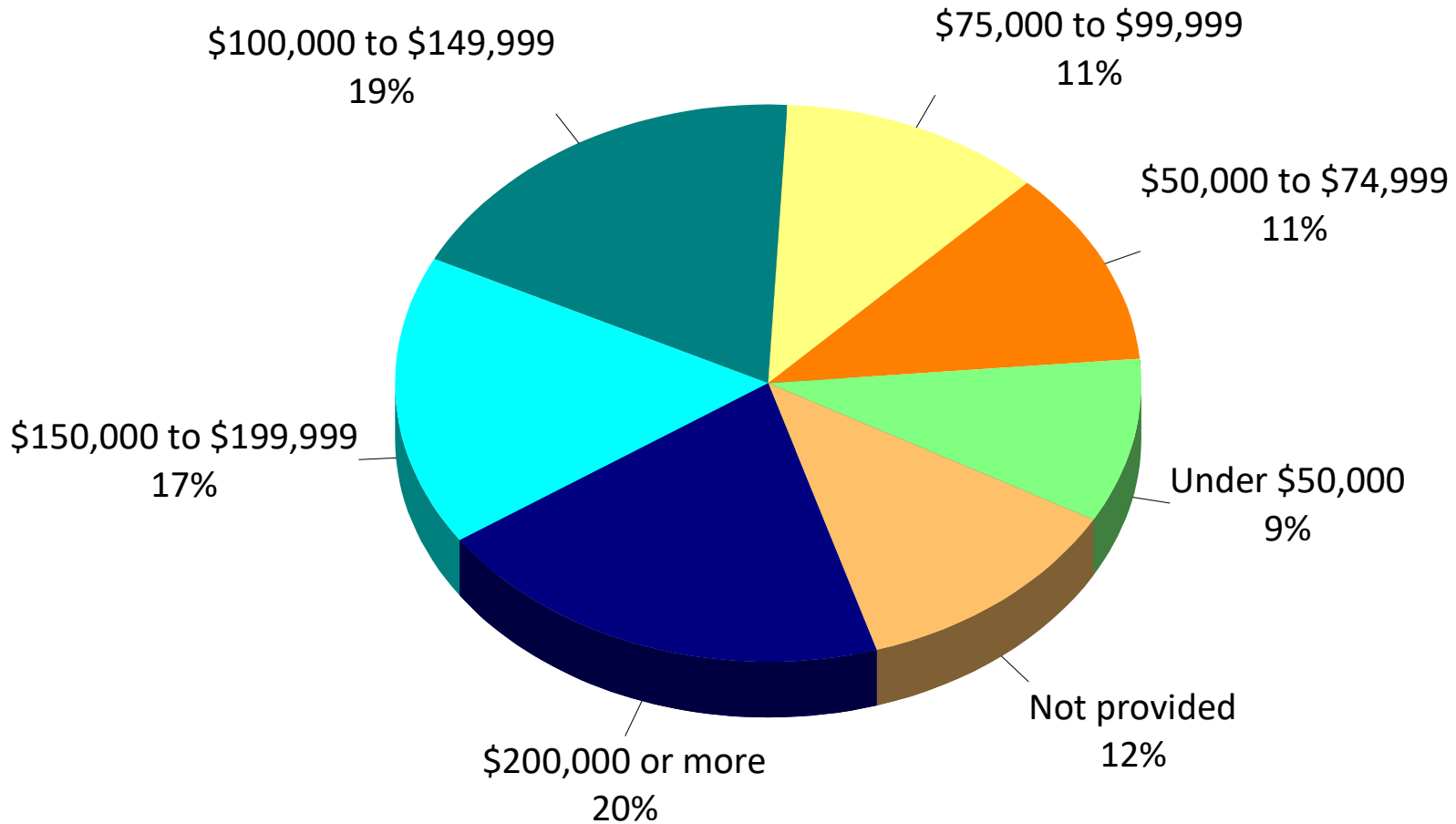
Q26. Demographics: Gender

by percentage of respondents



Q27. Demographics: Total Annual Household Income

by percentage of respondents



3 Importance-Satisfaction Rating

Importance-Satisfaction Analysis



Overview

Today, community leaders have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (I-S) rating is a unique tool that allows public officials to better understand both of these highly important decision-making criteria for each of the services they are providing. The Importance-Satisfaction (I-S) rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high.

The rating is calculated by summing the percentage of responses for items selected as the top two or three most important services for the City to provide. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the City's performance in the related area (the sum of the ratings of 4 and 5 on a 5-point scale).

$$\text{I-S Rating} = \text{Importance} \times (1 - \text{Satisfaction})$$

Example of the Calculation

Respondents were asked to identify the public safety services that should receive the most emphasis over the next two years. Almost half (47%) of the households surveyed selected "*the City's overall efforts to prevent crime*" as one of the most important services for the City to emphasize over the next two years.

With regard to satisfaction, 77% of respondents surveyed rated "*the City's overall efforts to prevent crime*" as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied"). The I-S rating was calculated by multiplying the sum of the most important percentages by one minus the sum of the satisfaction percentages. In this example, 47% was multiplied by 23% (1-0.77). This calculation yielded an I-S rating of 0.1074, which ranked first out of ten public safety services analyzed.

The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top choices of importance and 0% indicate they are positively satisfied with the delivery of the service.

The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service
- If none (0%) of the respondents selected the service as one of the most important areas.

Importance-Satisfaction Analysis



Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis over the next two years. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- Definitely Increase Emphasis (I-S > 0.20)
- Increase Current Emphasis (I-S = 0.10 - 0.20)
- Maintain Current Emphasis (I-S < 0.10)

Tables showing the results for the City of Camas are provided on the following pages.

2024 Importance-Satisfaction Rating

City of Camas, WA

Major Categories of Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
Effectiveness of economic development efforts	41%	2	46%	16	0.2248	1
<u>High Priority (IS >.10)</u>						
Maintenance of city streets	42%	1	59%	12	0.1730	2
<u>Medium Priority (IS <.10)</u>						
Effectiveness of communication with the public	21%	6	58%	14	0.0876	3
Quality of services/utilities compared to cost	20%	7	58%	13	0.0842	4
Quality of city water utilities	23%	4	65%	10	0.0806	5
Enforcement of city codes & ordinances	17%	9	57%	15	0.0725	6
Quality of city parks/trails/open space	32%	3	82%	4	0.0581	7
Quality of police services	22%	5	81%	5	0.0411	8
Quality of the City's parks and recreation programs	14%	10	73%	8	0.0364	9
Effectiveness of storm water runoff management	8%	12	64%	11	0.0290	10
Fire, emergency medical & ambulance services	19%	8	87%	3	0.0252	11
Quality of the City's public library services	11%	11	90%	2	0.0104	12
Quality of customer service you receive	4%	13	78%	7	0.0077	13
Quality of city sewer services	3%	14	79%	6	0.0057	14
Variety of the City's billing and finance options	2%	15	73%	9	0.0049	15
Quality of the City's garbage services	1%	16	90%	1	0.0011	16

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

City of Camas, WA

Parks and Recreation

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Quantity of the City's open space	21%	3	58%	8	0.0871	1
Quality and maintenance of the City's parks and trails	44%	1	81%	1	0.0858	2
Quantity of city trails	19%	4	71%	5	0.0555	3
Appearance and maintenance of existing city parks	25%	2	79%	2	0.0526	4
Quality of outdoor athletic fields	14%	6	64%	7	0.0495	5
Quality of recreational classes for youth	9%	9	48%	9	0.0474	6
Quality of facilities in city parks	15%	5	71%	4	0.0429	7
Number of city parks	11%	7	66%	6	0.0369	8
Quality of recreational classes for adults	6%	10	39%	10	0.0363	9
Quality of seasonal special events	9%	8	75%	3	0.0239	10

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

City of Camas, WA

Public Safety

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS >.10)						
The City's overall efforts to prevent crime	47%	1	77%	6	0.1074	1
Medium Priority (IS <.10)						
Enforcement of local traffic laws	19%	5	65%	8	0.0678	2
The visibility of police in the community	24%	2	73%	7	0.0646	3
Access to cooling and heating centers	7%	9	33%	10	0.0478	4
How quickly police respond to emergencies	20%	4	83%	3	0.0339	5
Overall quality of local fire protection and rescue services	21%	3	89%	2	0.0225	6
Parking enforcement services	5%	10	62%	9	0.0191	7
How quickly fire and rescue personnel respond to emergencies	18%	6	90%	1	0.0181	8
Quality of local ambulance service	9%	7	82%	5	0.0157	9
How quickly ambulance personnel respond to emergencies	8%	8	82%	4	0.0139	10

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating City of Camas, WA Communication

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
The level of public involvement in decision making	46%	2	39%	6	0.2824	1
City efforts to keep you informed about local issues	51%	1	49%	3	0.2591	2
<u>High Priority (IS >.10)</u>						
The availability of information about city programs and services	34%	3	54%	1	0.1595	3
Timeliness of information provided by the City	22%	4	45%	4	0.1203	4
<u>Medium Priority (IS <.10)</u>						
Overall quality of the City's website	13%	5	51%	2	0.0654	5
City's social media (Facebook, Nextdoor, Engage Camas, etc.)	8%	6	44%	5	0.0434	6

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

City of Camas, WA

Street Maintenance

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS >.10)						
Maintenance of streets in your neighborhood	39%	2	59%	6	0.1623	1
Maintenance of major city streets	49%	1	68%	2	0.1567	2
Condition of sidewalks in the City	25%	3	59%	5	0.1028	3
Medium Priority (IS <.10)						
On-street bicycle infrastructure (bike lanes/signs/arrows)	18%	6	47%	7	0.0943	4
Snow removal on major city streets	23%	4	62%	4	0.0876	5
Adequacy of city street lighting	19%	5	67%	3	0.0627	6
Street sweeping	9%	7	71%	1	0.0258	7

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

City of Camas, WA

Code Enforcement

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Enforcing the cleanup of litter in public right-of-ways	53%	1	45%	2	0.2942	1
Enforcing the cleanup of litter and debris on private property	36%	3	37%	5	0.2267	2
Enforcing codes designed to protect public safety and health	46%	2	54%	1	0.2111	3
High Priority (IS >.10)						
Enforcing the mowing and trimming of grass and weeds on private property	18%	4	39%	4	0.1094	4
Medium Priority (IS <.10)						
Enforcing sign regulation	16%	5	41%	3	0.0962	5

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

City of Camas, WA

Public Library Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Selection of resources available at the public library	38%	1	84%	2	0.0603	1
Events for children (early literacy development, storytimes, summer reading program, etc.)	30%	2	81%	3	0.0571	2
Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	19%	4	71%	6	0.0563	3
Digital resources available online with library card (eBooks and eAudio, movies, music, databases, etc.)	28%	3	85%	1	0.0424	4
Events for adults (informational, literary, participatory, entertainment, etc.)	16%	6	73%	5	0.0420	5
Hours of operation	19%	5	78%	4	0.0417	6

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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4

Benchmarks

Benchmarking



Overview

ETC Institute's *DirectionFinder*® program was originally developed in 1999 to help community leaders use statistically-valid community survey data as a tool for making better decisions. Since November 1999, the survey has been administered in more than 500 cities and counties in 49 states. Most participating communities conduct the survey on an annual or biennial basis.

This report contains benchmarking data from two sources: (1) a national survey that was administered by ETC Institute during the summer of 2023 to a random sample of over 10,000 residents in the continental United States and (2) a regional survey that was administered by ETC Institute during the summer of 2023 to a random sample of residents living in the Northwest Region of the United States. The Plains Region includes the states of Alaska, Hawaii, Idaho, Montana, Oregon, and Washington.

The charts on the following pages show how the results for the City of Camas compares to the national average and the Northwest regional average. The blue bar shows the results for Camas. The red bar shows the Northwest regional average from communities that administered the *DirectionFinder*® survey during the summer of 2023. The yellow bar shows the results of a national survey that was administered by ETC Institute to a random sample of more than 10,000 U.S. residents during the summer of 2023.

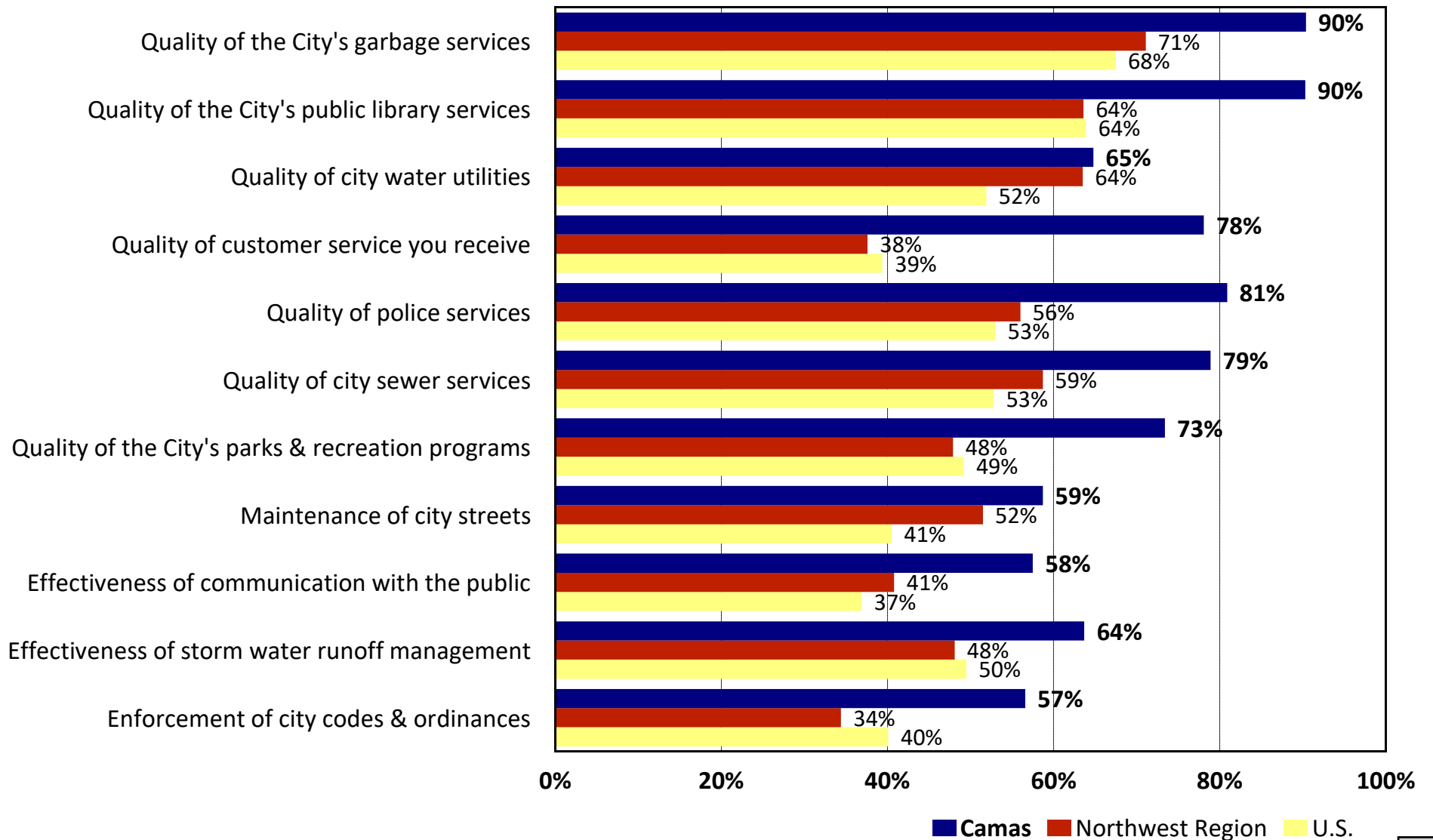
The charts on the following pages exclude the “don’t know” responses to aid in data comparison.

National Benchmarks

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Satisfaction with Major Categories of Service Camas vs. Northwest Region vs. the U.S.

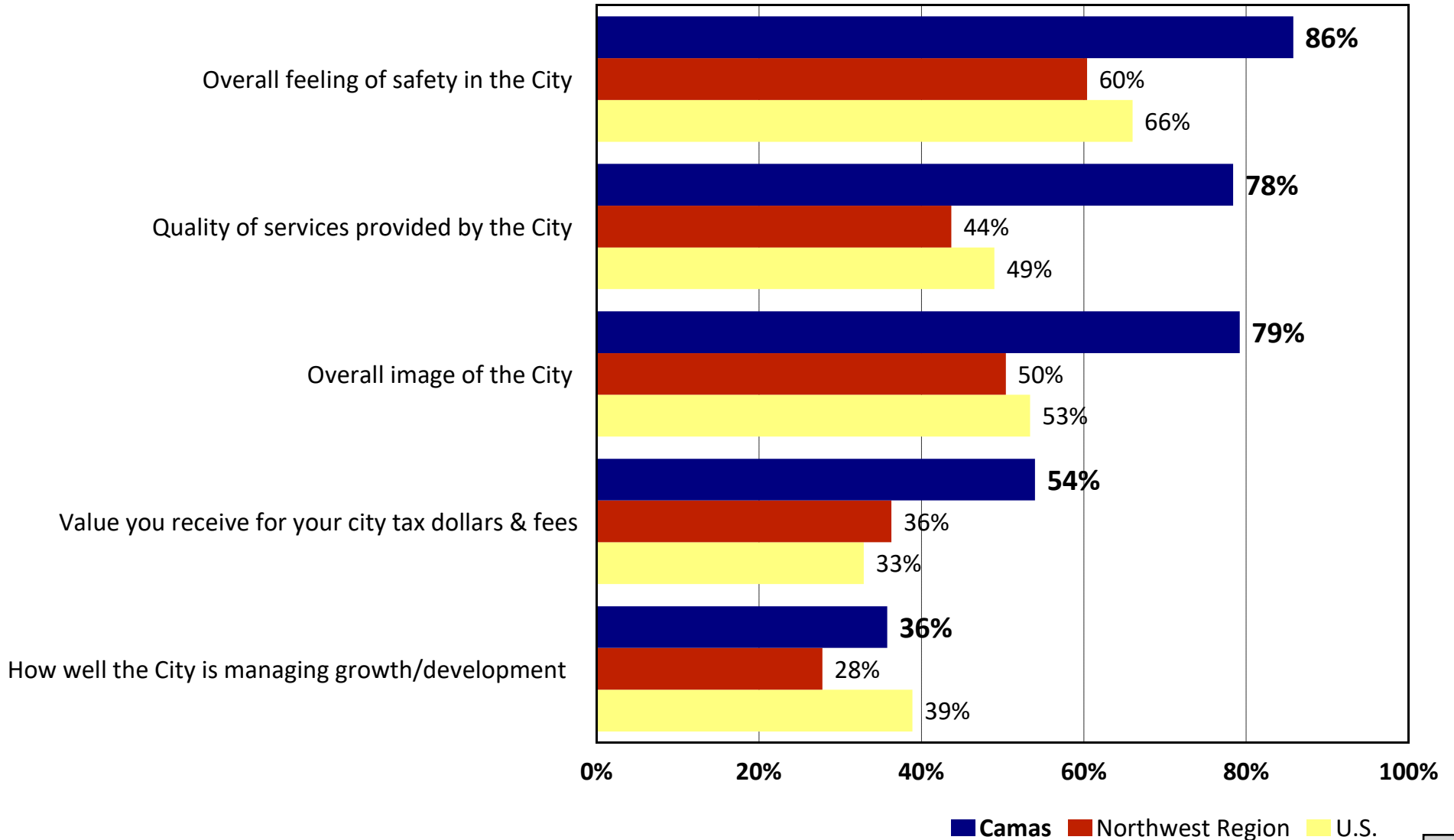
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with Perceptions of the City

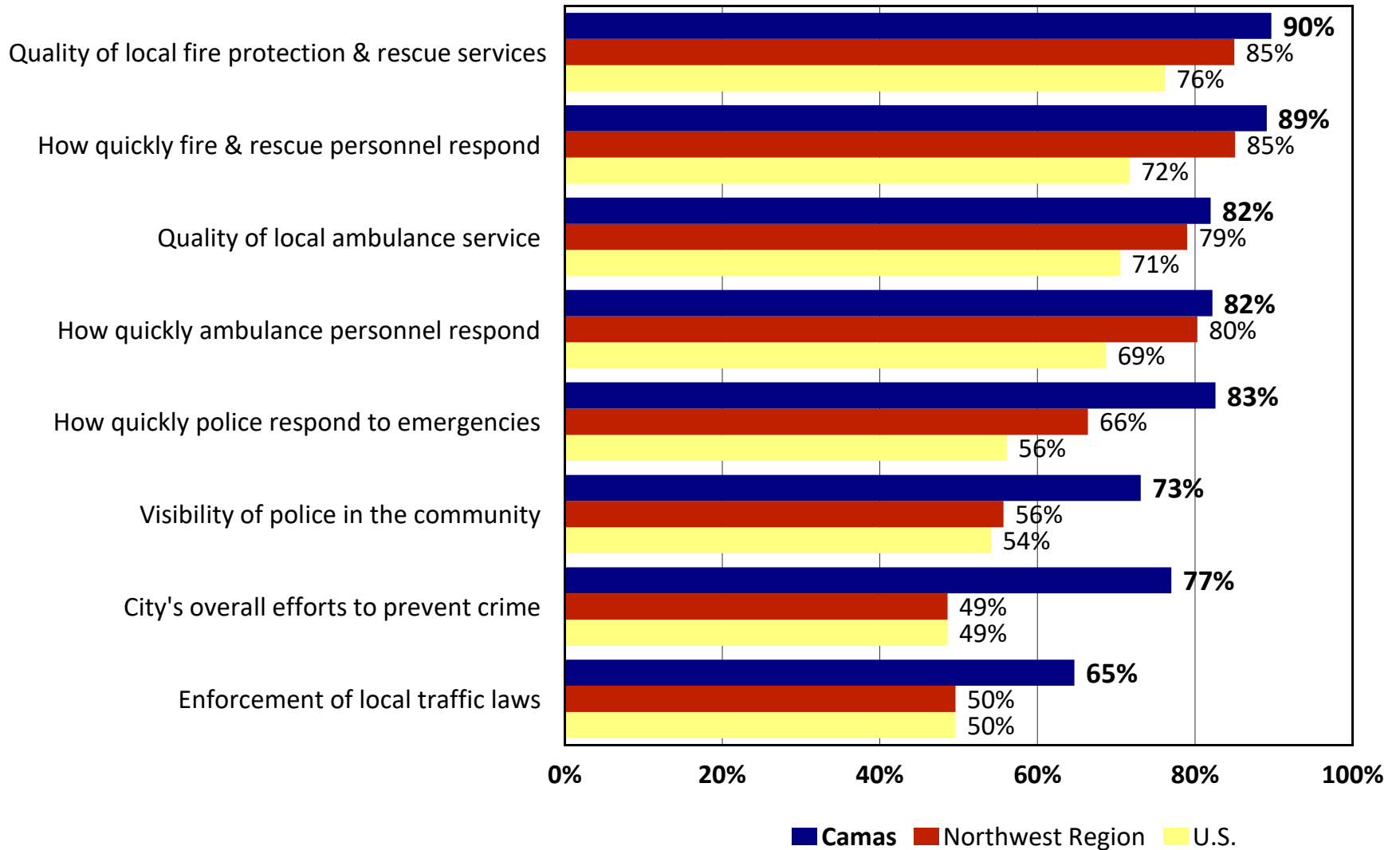
Camas vs. Northwest Region vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Overall Satisfaction with Public Safety Camas vs. Northwest Region vs. the U.S.

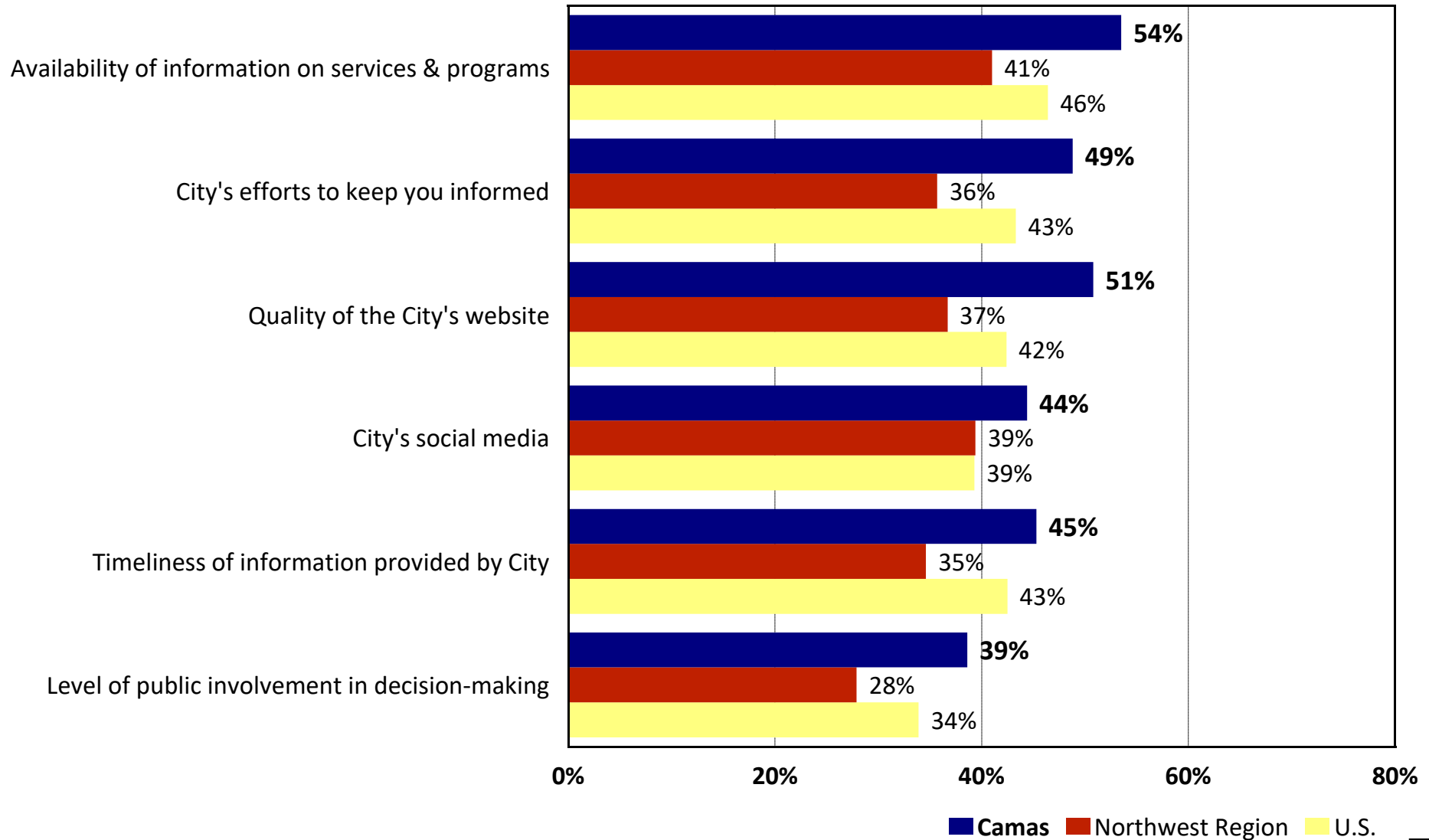
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Overall Satisfaction with Communication

Camas vs. Northwest Region vs. the U.S.

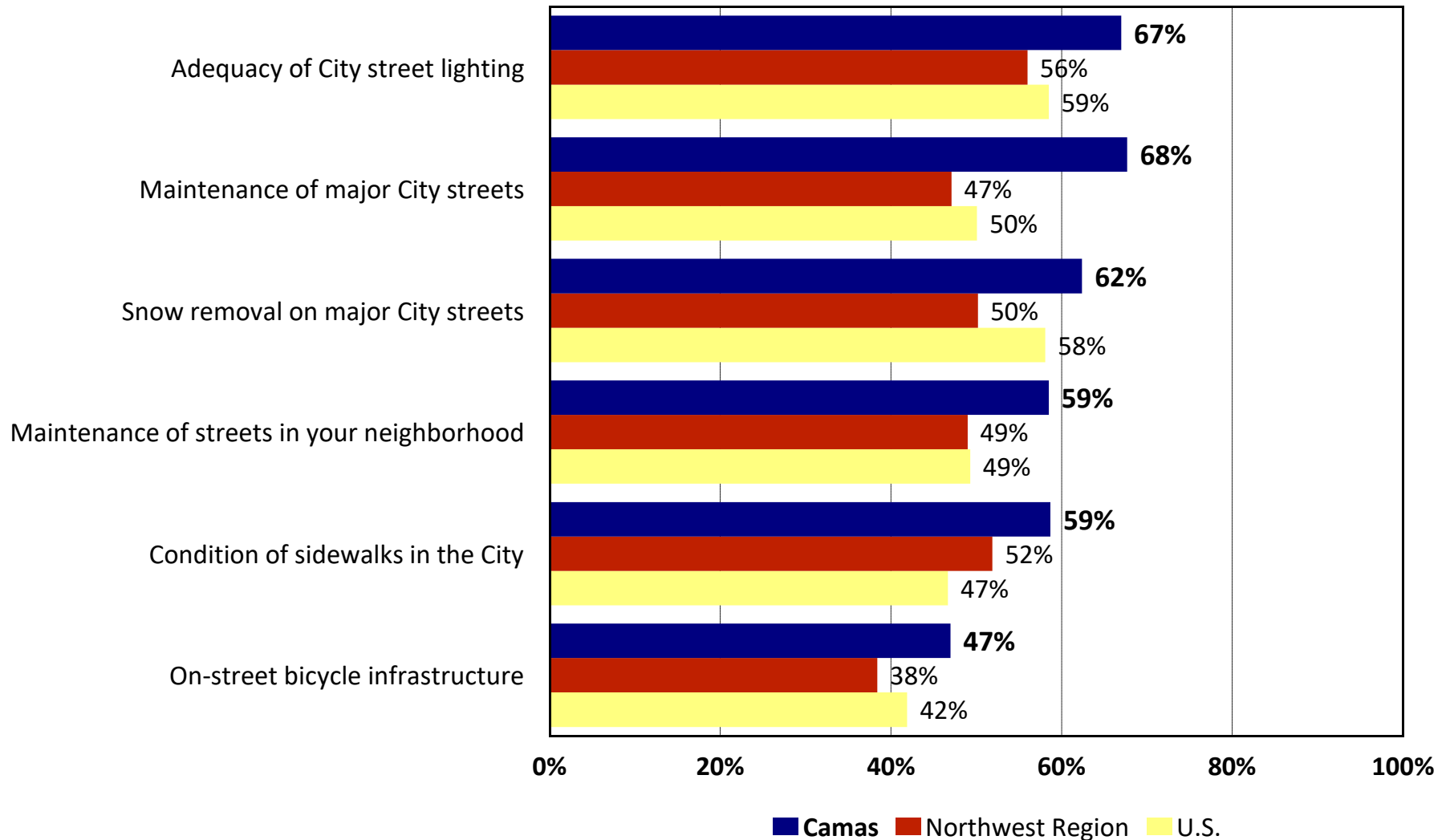
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Overall Satisfaction with Street Maintenance

Camas vs. Northwest Region vs. the U.S.

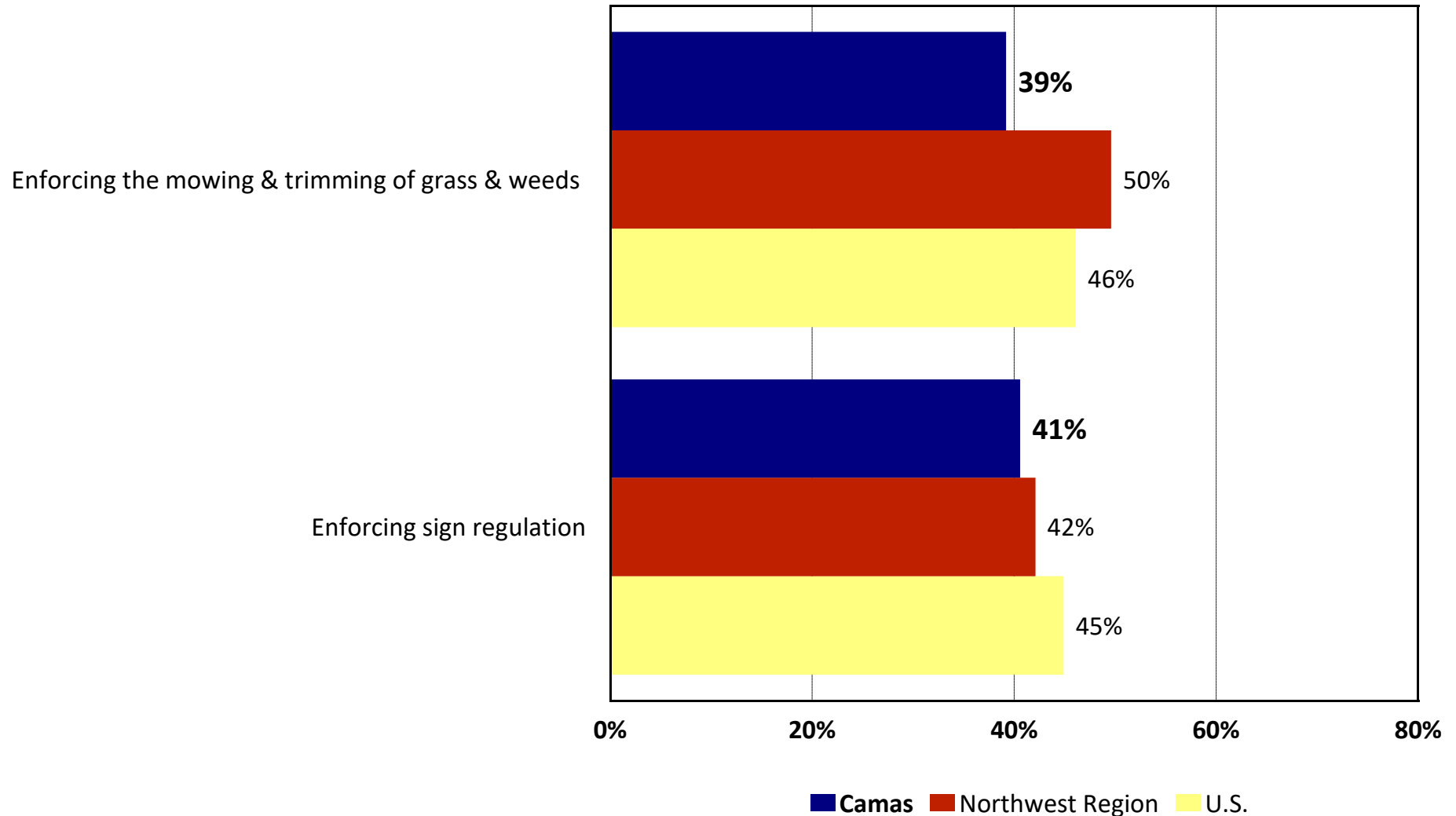
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Overall Satisfaction with Code Enforcement

Camas vs. Northwest Region vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



5

Tabular Data

Q1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q1-1. Overall effectiveness of City communication with the public	13.5%	40.7%	29.1%	9.6%	1.4%	5.7%
Q1-2. Overall effectiveness of City economic development efforts	8.7%	31.1%	28.1%	14.4%	4.8%	12.8%
Q1-3. Overall effectiveness of City management of storm water runoff	14.6%	41.0%	22.9%	7.3%	1.6%	12.6%
Q1-4. Overall enforcement of City codes & ordinances	10.3%	39.6%	24.5%	9.6%	4.1%	11.9%
Q1-5. Overall maintenance of City streets	12.6%	45.5%	19.5%	16.5%	5.0%	0.9%
Q1-6. Overall quality of City parks/trails/open space	28.8%	51.5%	9.6%	6.9%	1.1%	2.1%
Q1-7. Overall quality of City sewer services	18.3%	52.9%	16.5%	2.3%	0.2%	9.8%
Q1-8. Overall quality of City water utilities	17.8%	42.1%	15.1%	13.0%	4.3%	7.6%
Q1-9. Overall variety of City's billing & finance options	18.3%	44.6%	20.8%	3.0%	0.0%	13.3%
Q1-10. Overall quality of customer service you receive from City employees	32.3%	36.2%	15.3%	3.0%	0.9%	12.4%
Q1-11. Overall quality of fire, emergency medical & ambulance services	33.4%	37.1%	8.9%	1.1%	0.5%	19.0%
Q1-12. Overall quality of police services	33.2%	41.6%	12.8%	2.5%	2.3%	7.6%

Q1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q1-13. Overall quality of City's garbage services	41.2%	47.1%	7.3%	1.6%	0.5%	2.3%
Q1-14. Overall quality of City's parks & recreation programs	23.8%	40.5%	17.8%	3.7%	1.8%	12.4%
Q1-15. Overall quality of City's public library services	46.9%	34.6%	5.9%	2.1%	0.7%	9.8%
Q1-16. Overall quality of services/utilities compared to cost of these services/qualities	16.9%	36.6%	27.0%	8.9%	2.7%	7.8%

(WITHOUT "DON'T KNOW")

Q1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q1-1. Overall effectiveness of City communication with the public	14.3%	43.2%	30.8%	10.2%	1.5%
Q1-2. Overall effectiveness of City economic development efforts	10.0%	35.7%	32.3%	16.5%	5.5%
Q1-3. Overall effectiveness of City management of storm water runoff	16.8%	46.9%	26.2%	8.4%	1.8%
Q1-4. Overall enforcement of City codes & ordinances	11.7%	44.9%	27.8%	10.9%	4.7%
Q1-5. Overall maintenance of City streets	12.7%	46.0%	19.6%	16.6%	5.1%
Q1-6. Overall quality of City parks/trails/open space	29.4%	52.6%	9.8%	7.0%	1.2%
Q1-7. Overall quality of City sewer services	20.3%	58.6%	18.3%	2.5%	0.3%
Q1-8. Overall quality of City water utilities	19.3%	45.5%	16.3%	14.1%	4.7%
Q1-9. Overall variety of City's billing & finance options	21.1%	51.5%	24.0%	3.4%	0.0%
Q1-10. Overall quality of customer service you receive from City employees	36.8%	41.3%	17.5%	3.4%	1.0%

(WITHOUT "DON'T KNOW")

Q1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q1-11. Overall quality of fire, emergency medical & ambulance services	41.2%	45.8%	11.0%	1.4%	0.6%
Q1-12. Overall quality of police services	35.9%	45.0%	13.9%	2.7%	2.5%
Q1-13. Overall quality of City's garbage services	42.2%	48.2%	7.5%	1.6%	0.5%
Q1-14. Overall quality of City's parks & recreation programs	27.2%	46.2%	20.4%	4.2%	2.1%
Q1-15. Overall quality of City's public library services	52.0%	38.3%	6.6%	2.3%	0.8%
Q1-16. Overall quality of services/utilities compared to cost of these services/qualities	18.4%	39.7%	29.3%	9.7%	3.0%

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q2. Top choice	Number	Percent
Overall effectiveness of City communication with the public	27	6.2 %
Overall effectiveness of City economic development efforts	84	19.2 %
Overall effectiveness of City management of storm water runoff	8	1.8 %
Overall enforcement of City codes & ordinances	20	4.6 %
Overall maintenance of City streets	75	17.2 %
Overall quality of City parks/trails/open space	45	10.3 %
Overall quality of City water utilities	50	11.4 %
Overall variety of City's billing & finance options	1	0.2 %
Overall quality of fire, emergency medical & ambulance services	20	4.6 %
Overall quality of police services	35	8.0 %
Overall quality of City's garbage services	1	0.2 %
Overall quality of City's parks & recreation programs	11	2.5 %
Overall quality of City's public library services	12	2.7 %
Overall quality of services/utilities compared to cost of these services/qualities	32	7.3 %
None chosen	16	3.7 %
Total	437	100.0 %

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q2. 2nd choice	Number	Percent
Overall effectiveness of City communication with the public	32	7.3 %
Overall effectiveness of City economic development efforts	48	11.0 %
Overall effectiveness of City management of storm water runoff	10	2.3 %
Overall enforcement of City codes & ordinances	24	5.5 %
Overall maintenance of City streets	69	15.8 %
Overall quality of City parks/trails/open space	56	12.8 %
Overall quality of City sewer services	4	0.9 %
Overall quality of City water utilities	30	6.9 %
Overall variety of City's billing & finance options	3	0.7 %
Overall quality of customer service you receive from City employees	6	1.4 %
Overall quality of fire, emergency medical & ambulance services	36	8.2 %
Overall quality of police services	29	6.6 %
Overall quality of City's garbage services	3	0.7 %
Overall quality of City's parks & recreation programs	22	5.0 %
Overall quality of City's public library services	14	3.2 %
Overall quality of services/utilities compared to cost of these services/qualities	20	4.6 %
None chosen	31	7.1 %
Total	437	100.0 %

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

<u>Q2. 3rd choice</u>	<u>Number</u>	<u>Percent</u>
Overall effectiveness of City communication with the public	31	7.1 %
Overall effectiveness of City economic development efforts	49	11.2 %
Overall effectiveness of City management of storm water runoff	17	3.9 %
Overall enforcement of City codes & ordinances	29	6.6 %
Overall maintenance of City streets	39	8.9 %
Overall quality of City parks/trails/open space	40	9.2 %
Overall quality of City sewer services	8	1.8 %
Overall quality of City water utilities	20	4.6 %
Overall variety of City's billing & finance options	4	0.9 %
Overall quality of customer service you receive from City employees	9	2.1 %
Overall quality of fire, emergency medical & ambulance services	29	6.6 %
Overall quality of police services	30	6.9 %
Overall quality of City's garbage services	1	0.2 %
Overall quality of City's parks & recreation programs	27	6.2 %
Overall quality of City's public library services	21	4.8 %
Overall quality of services/utilities compared to cost of these services/qualities	36	8.2 %
None chosen	47	10.8 %
Total	437	100.0 %

(SUM OF TOP 3 CHOICES)**Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 3)**

Q2. Top choice	Number	Percent
Overall effectiveness of City communication with the public	90	20.6 %
Overall effectiveness of City economic development efforts	181	41.4 %
Overall effectiveness of City management of storm water runoff	35	8.0 %
Overall enforcement of City codes & ordinances	73	16.7 %
Overall maintenance of City streets	183	41.9 %
Overall quality of City parks/trails/open space	141	32.3 %
Overall quality of City sewer services	12	2.7 %
Overall quality of City water utilities	100	22.9 %
Overall variety of City's billing & finance options	8	1.8 %
Overall quality of customer service you receive from City employees	15	3.4 %
Overall quality of fire, emergency medical & ambulance services	85	19.5 %
Overall quality of police services	94	21.5 %
Overall quality of City's garbage services	5	1.1 %
Overall quality of City's parks & recreation programs	60	13.7 %
Overall quality of City's public library services	47	10.8 %
Overall quality of services/utilities compared to cost of these services/qualities	88	20.1 %
None chosen	16	3.7 %
Total	1233	

Q3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q3-1. Overall quality of services provided by City of Camas	19.9%	56.3%	19.5%	1.4%	0.2%	2.7%
Q3-2. Overall value that you receive for your City tax dollars & fees	12.6%	39.8%	25.4%	14.2%	5.0%	3.0%
Q3-3. Overall image of City	33.9%	44.6%	14.4%	5.7%	0.5%	0.9%
Q3-4. How well City is managing growth & development	9.8%	24.7%	24.3%	25.4%	12.4%	3.4%
Q3-5. Overall feeling of safety in City	41.6%	43.0%	10.5%	3.2%	0.2%	1.4%
Q3-6. Availability of job opportunities	5.3%	14.0%	35.5%	9.8%	1.8%	33.6%
Q3-7. Overall quality of new development	7.6%	24.0%	32.7%	18.8%	8.9%	8.0%

(WITHOUT "DON'T KNOW")

Q3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q3-1. Overall quality of services provided by City of Camas	20.5%	57.9%	20.0%	1.4%	0.2%
Q3-2. Overall value that you receive for your City tax dollars & fees	13.0%	41.0%	26.2%	14.6%	5.2%
Q3-3. Overall image of City	34.2%	45.0%	14.5%	5.8%	0.5%
Q3-4. How well City is managing growth & development	10.2%	25.6%	25.1%	26.3%	12.8%
Q3-5. Overall feeling of safety in City	42.2%	43.6%	10.7%	3.2%	0.2%
Q3-6. Availability of job opportunities	7.9%	21.0%	53.4%	14.8%	2.8%
Q3-7. Overall quality of new development	8.2%	26.1%	35.6%	20.4%	9.7%

Q4. How satisfied are you with the overall quality of life in the City of Camas?

Q4. How satisfied are you with overall quality of life in City of Camas	Number	Percent
Very satisfied	169	38.7 %
Satisfied	208	47.6 %
Neutral	43	9.8 %
Dissatisfied	10	2.3 %
Very dissatisfied	1	0.2 %
Don't know	6	1.4 %
Total	437	100.0 %

(WITHOUT "DON'T KNOW")

Q4. How satisfied are you with the overall quality of life in the City of Camas? (without "don't know")

Q4. How satisfied are you with overall quality of life in City of Camas	Number	Percent
Very satisfied	169	39.2 %
Satisfied	208	48.3 %
Neutral	43	10.0 %
Dissatisfied	10	2.3 %
Very dissatisfied	1	0.2 %
Total	431	100.0 %

Q5. For each of the parks and recreation items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q5-1. Quality of facilities such as picnic shelters & playgrounds in City parks	19.7%	46.0%	18.1%	7.6%	0.9%	7.8%
Q5-2. Quality & maintenance of City's parks & trails	22.9%	54.5%	12.8%	5.0%	0.9%	3.9%
Q5-3. Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	14.9%	36.8%	19.2%	7.3%	2.1%	19.7%
Q5-4. Appearance & maintenance of existing City parks	20.1%	56.3%	12.6%	5.7%	1.6%	3.7%
Q5-5. Number of City parks	20.6%	40.7%	18.5%	11.2%	2.5%	6.4%
Q5-6. Quantity of City trails	23.6%	42.3%	14.4%	10.3%	2.1%	7.3%
Q5-7. Quantity of City's open space	17.6%	36.4%	23.8%	12.6%	3.2%	6.4%
Q5-8. Quality of recreational classes for youth	8.5%	17.4%	22.2%	4.1%	1.8%	46.0%
Q5-9. Quality of recreational classes for adults	7.3%	13.7%	26.3%	5.7%	1.6%	45.3%
Q5-10. Quality of seasonal special events (i.e., Spring Egg Scramble, Summer Movies & Concerts in the Park, Fall Pumpkin Party, & Winter Hometown Holiday)	25.9%	35.2%	19.0%	1.4%	0.5%	18.1%
Q5-11. Other	1.1%	0.2%	0.2%	3.0%	5.0%	90.4%

(WITHOUT "DON'T KNOW")

Q5. For each of the parks and recreation items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q5-1. Quality of facilities such as picnic shelters & playgrounds in City parks	21.3%	49.9%	19.6%	8.2%	1.0%
Q5-2. Quality & maintenance of City's parks & trails	23.8%	56.7%	13.3%	5.2%	1.0%
Q5-3. Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	18.5%	45.9%	23.9%	9.1%	2.6%
Q5-4. Appearance & maintenance of existing City parks	20.9%	58.4%	13.1%	5.9%	1.7%
Q5-5. Number of City parks	22.0%	43.5%	19.8%	12.0%	2.7%
Q5-6. Quantity of City trails	25.4%	45.7%	15.6%	11.1%	2.2%
Q5-7. Quantity of City's open space	18.8%	38.9%	25.4%	13.4%	3.4%
Q5-8. Quality of recreational classes for youth	15.7%	32.2%	41.1%	7.6%	3.4%
Q5-9. Quality of recreational classes for adults	13.4%	25.1%	48.1%	10.5%	2.9%
Q5-10. Quality of seasonal special events (i. e., Spring Egg Scramble, Summer Movies & Concerts in the Park, Fall Pumpkin Party, & Winter Hometown Holiday)	31.6%	43.0%	23.2%	1.7%	0.6%
Q5-11. Other	11.9%	2.4%	2.4%	31.0%	52.4%

Q6. Which TWO parks and recreation items listed in Question 5 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q6. Top choice	Number	Percent
Quality of facilities such as picnic shelters & playgrounds in City parks	37	8.5 %
Quality & maintenance of City's parks & trails	110	25.2 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	32	7.3 %
Appearance & maintenance of existing City parks	56	12.8 %
Number of City parks	29	6.6 %
Quantity of City trails	45	10.3 %
Quantity of City's open space	38	8.7 %
Quality of recreational classes for youth	21	4.8 %
Quality of recreational classes for adults	11	2.5 %
Quality of seasonal special events (i.e., Spring Egg Scramble, Summer Movies & Concerts in the Park, Fall Pumpkin Party, & Winter Hometown Holiday)	17	3.9 %
Other	4	0.9 %
None chosen	37	8.5 %
Total	437	100.0 %

Q6. Which TWO parks and recreation items listed in Question 5 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q6. 2nd choice	Number	Percent
Quality of facilities such as picnic shelters & playgrounds in City parks	28	6.4 %
Quality & maintenance of City's parks & trails	82	18.8 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	29	6.6 %
Appearance & maintenance of existing City parks	55	12.6 %
Number of City parks	18	4.1 %
Quantity of City trails	39	8.9 %
Quantity of City's open space	52	11.9 %
Quality of recreational classes for youth	19	4.3 %
Quality of recreational classes for adults	15	3.4 %
Quality of seasonal special events (i.e., Spring Egg Scramble, Summer Movies & Concerts in the Park, Fall Pumpkin Party, & Winter Hometown Holiday)	24	5.5 %
None chosen	76	17.4 %
Total	437	100.0 %

(SUM OF TOP 2 CHOICES)**Q6. Which TWO parks and recreation items listed in Question 5 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)**

<u>Q6. Top choice</u>	<u>Number</u>	<u>Percent</u>
Quality of facilities such as picnic shelters & playgrounds in City parks	65	14.9 %
Quality & maintenance of City's parks & trails	192	43.9 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	61	14.0 %
Appearance & maintenance of existing City parks	111	25.4 %
Number of City parks	47	10.8 %
Quantity of City trails	84	19.2 %
Quantity of City's open space	90	20.6 %
Quality of recreational classes for youth	40	9.2 %
Quality of recreational classes for adults	26	5.9 %
Quality of seasonal special events (i.e., Spring Egg Scramble, Summer Movies & Concerts in the Park, Fall Pumpkin Party, & Winter Hometown Holiday)	41	9.4 %
Other	4	0.9 %
None chosen	37	8.5 %
Total	798	

Q7. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q7-1. Visibility of police in the community	24.7%	46.7%	17.6%	7.3%	1.4%	2.3%
Q7-2. City's overall efforts to prevent crime	22.2%	47.8%	16.2%	3.9%	0.7%	9.2%
Q7-3. Enforcement of local traffic laws	19.0%	41.9%	17.6%	11.0%	4.6%	5.9%
Q7-4. Parking enforcement services	16.7%	35.5%	25.4%	4.6%	2.3%	15.6%
Q7-5. How quickly police respond to emergencies	21.5%	31.8%	9.6%	0.9%	0.7%	35.5%
Q7-6. Overall quality of local fire protection & rescue services	31.6%	35.7%	7.3%	0.9%	0.0%	24.5%
Q7-7. How quickly fire & rescue personnel respond to emergencies	30.7%	27.2%	5.9%	0.7%	0.0%	35.5%
Q7-8. Quality of local ambulance service	23.3%	25.9%	10.1%	0.5%	0.2%	40.0%
Q7-9. How quickly ambulance personnel respond to emergencies	23.1%	23.3%	9.4%	0.5%	0.2%	43.5%
Q7-10. Access to cooling & heating centers	4.1%	7.6%	21.5%	2.3%	0.2%	64.3%

(WITHOUT "DON'T KNOW")**Q7. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")**

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q7-1. Visibility of police in the community	25.3%	47.8%	18.0%	7.5%	1.4%
Q7-2. City's overall efforts to prevent crime	24.4%	52.6%	17.9%	4.3%	0.8%
Q7-3. Enforcement of local traffic laws	20.2%	44.5%	18.7%	11.7%	4.9%
Q7-4. Parking enforcement services	19.8%	42.0%	30.1%	5.4%	2.7%
Q7-5. How quickly police respond to emergencies	33.3%	49.3%	14.9%	1.4%	1.1%
Q7-6. Overall quality of local fire protection & rescue services	41.8%	47.3%	9.7%	1.2%	0.0%
Q7-7. How quickly fire & rescue personnel respond to emergencies	47.5%	42.2%	9.2%	1.1%	0.0%
Q7-8. Quality of local ambulance service	38.9%	43.1%	16.8%	0.8%	0.4%
Q7-9. How quickly ambulance personnel respond to emergencies	40.9%	41.3%	16.6%	0.8%	0.4%
Q7-10. Access to cooling & heating centers	11.5%	21.2%	60.3%	6.4%	0.6%

Q8. Which TWO public safety items from Question 7 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q8. Top choice	Number	Percent
Visibility of police in the community	61	14.0 %
City's overall efforts to prevent crime	142	32.5 %
Enforcement of local traffic laws	42	9.6 %
Parking enforcement services	11	2.5 %
How quickly police respond to emergencies	34	7.8 %
Overall quality of local fire protection & rescue services	40	9.2 %
How quickly fire & rescue personnel respond to emergencies	24	5.5 %
Quality of local ambulance service	7	1.6 %
How quickly ambulance personnel respond to emergencies	13	3.0 %
Access to cooling & heating centers	18	4.1 %
None chosen	45	10.3 %
Total	437	100.0 %

Q8. Which TWO public safety items from Question 7 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q8. 2nd choice	Number	Percent
Visibility of police in the community	44	10.1 %
City's overall efforts to prevent crime	62	14.2 %
Enforcement of local traffic laws	42	9.6 %
Parking enforcement services	11	2.5 %
How quickly police respond to emergencies	51	11.7 %
Overall quality of local fire protection & rescue services	50	11.4 %
How quickly fire & rescue personnel respond to emergencies	53	12.1 %
Quality of local ambulance service	31	7.1 %
How quickly ambulance personnel respond to emergencies	21	4.8 %
Access to cooling & heating centers	13	3.0 %
None chosen	59	13.5 %
Total	437	100.0 %

Q8. Which TWO public safety items from Question 7 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

Q8. Top choice	Number	Percent
Visibility of police in the community	105	24.0 %
City's overall efforts to prevent crime	204	46.7 %
Enforcement of local traffic laws	84	19.2 %
Parking enforcement services	22	5.0 %
How quickly police respond to emergencies	85	19.5 %
Overall quality of local fire protection & rescue services	90	20.6 %
How quickly fire & rescue personnel respond to emergencies	77	17.6 %
Quality of local ambulance service	38	8.7 %
How quickly ambulance personnel respond to emergencies	34	7.8 %
Access to cooling & heating centers	31	7.1 %
None chosen	45	10.3 %
Total	815	

Q9. For each of the communication items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q9-1. Availability of information about City programs & services	12.6%	35.9%	26.8%	14.0%	1.4%	9.4%
Q9-2. City efforts to keep you informed about local issues	11.2%	34.1%	26.5%	19.0%	2.1%	7.1%
Q9-3. Overall quality of City's website	10.1%	30.0%	28.6%	8.7%	1.6%	21.1%
Q9-4. Level of public involvement in decision making	10.1%	21.5%	23.6%	17.8%	8.7%	18.3%
Q9-5. Timeliness of information provided by City	9.4%	28.1%	26.5%	15.8%	3.0%	17.2%
Q9-6. City's social media (Facebook, Nextdoor, Engage Camas, etc.)	6.9%	20.4%	28.4%	5.3%	0.5%	38.7%

(WITHOUT "DON'T KNOW")

Q9. For each of the communication items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q9-1. Availability of information about City programs & services	13.9%	39.6%	29.5%	15.4%	1.5%
Q9-2. City efforts to keep you informed about local issues	12.1%	36.7%	28.6%	20.4%	2.2%
Q9-3. Overall quality of City's website	12.8%	38.0%	36.2%	11.0%	2.0%
Q9-4. Level of public involvement in decision making	12.3%	26.3%	28.9%	21.8%	10.6%
Q9-5. Timeliness of information provided by City	11.3%	34.0%	32.0%	19.1%	3.6%
Q9-6. City's social media (Facebook, Nextdoor, Engage Camas, etc.)	11.2%	33.2%	46.3%	8.6%	0.7%

Q10. Which TWO communication items from Question 9 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q10. Top choice	Number	Percent
Availability of information about City programs & services	100	22.9 %
City efforts to keep you informed about local issues	114	26.1 %
Overall quality of City's website	30	6.9 %
Level of public involvement in decision making	111	25.4 %
Timeliness of information provided by City	20	4.6 %
City's social media (Facebook, Nextdoor, Engage Camas, etc.)	11	2.5 %
None chosen	51	11.7 %
Total	437	100.0 %

Q10. Which TWO communication items from Question 9 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q10. 2nd choice	Number	Percent
Availability of information about City programs & services	50	11.4 %
City efforts to keep you informed about local issues	107	24.5 %
Overall quality of City's website	28	6.4 %
Level of public involvement in decision making	90	20.6 %
Timeliness of information provided by City	76	17.4 %
City's social media (Facebook, Nextdoor, Engage Camas, etc.)	23	5.3 %
None chosen	63	14.4 %
Total	437	100.0 %

(SUM OF TOP 2 CHOICES)

Q10. Which TWO communication items from Question 9 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

Q10. Top choice	Number	Percent
Availability of information about City programs & services	150	34.3 %
City efforts to keep you informed about local issues	221	50.6 %
Overall quality of City's website	58	13.3 %
Level of public involvement in decision making	201	46.0 %
Timeliness of information provided by City	96	22.0 %
City's social media (Facebook, Nextdoor, Engage Camas, etc.)	34	7.8 %
None chosen	51	11.7 %
Total	811	

Q11(1-6). Organizational Excellence: Please rate the quality of customer service for the following service areas.

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q11-1. Water & wastewater customer service	19.9%	38.4%	15.6%	4.1%	0.2%	21.7%
Q11-2. Stormwater drainage customer service	14.6%	31.8%	17.8%	2.3%	0.2%	33.2%
Q11-3. Trash customer service	27.9%	44.4%	11.2%	1.6%	0.2%	14.6%
Q11-4. Development Services customer service	7.6%	17.8%	18.8%	2.1%	0.5%	53.3%
Q11-5. Parks & Recreation customer service	11.7%	26.5%	18.3%	1.8%	0.2%	41.4%
Q11-6. City Utility Billing & Payment customer service	20.4%	42.6%	14.6%	2.5%	0.9%	19.0%

(WITHOUT "DON'T KNOW")

Q11(1-6). Organizational Excellence: Please rate the quality of customer service for the following service areas. (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q11-1. Water & wastewater customer service	25.4%	49.1%	19.9%	5.3%	0.3%
Q11-2. Stormwater drainage customer service	21.9%	47.6%	26.7%	3.4%	0.3%
Q11-3. Trash customer service	32.7%	52.0%	13.1%	1.9%	0.3%
Q11-4. Development Services customer service	16.2%	38.2%	40.2%	4.4%	1.0%
Q11-5. Parks & Recreation customer service	19.9%	45.3%	31.3%	3.1%	0.4%
Q11-6. City Utility Billing & Payment customer service	25.1%	52.5%	18.1%	3.1%	1.1%

Q11(7-11). Organizational Excellence: Please rate the ease of doing the following City processes.

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q11-7. Contacting City of Camas employees	18.3%	36.6%	14.6%	4.6%	1.1%	24.7%
Q11-8. Making a service request	15.8%	33.2%	17.4%	3.9%	0.9%	28.8%
Q11-9. Locating information on City's website	11.2%	32.5%	24.9%	6.6%	2.1%	22.7%
Q11-10. Paying City utility bill	28.4%	48.5%	9.8%	2.7%	0.2%	10.3%
Q11-11. Paying fees for parks & recreation programs	10.8%	25.9%	17.6%	3.9%	0.7%	41.2%

(WITHOUT "DON'T KNOW")

Q11(7-11). Organizational Excellence: Please rate the ease of doing the following City processes. (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q11-7. Contacting City of Camas employees	24.3%	48.6%	19.5%	6.1%	1.5%
Q11-8. Making a service request	22.2%	46.6%	24.4%	5.5%	1.3%
Q11-9. Locating information on City's website	14.5%	42.0%	32.2%	8.6%	2.7%
Q11-10. Paying City utility bill	31.6%	54.1%	11.0%	3.1%	0.3%
Q11-11. Paying fees for parks & recreation programs	18.3%	44.0%	30.0%	6.6%	1.2%

Q12. Customer Experience. Have you interacted with (call or in person) the City during the past year?

Q12. Have you interacted with City during past year	Number	Percent
Yes	241	55.1 %
No	196	44.9 %
Total	437	100.0 %

Q12a. If you have interacted with the City during the past year, what led to that interaction?

Q12a. What led to that interaction	Number	Percent
Compliment	13	5.4 %
Question	116	48.1 %
Request	87	36.1 %
Complaint	23	9.5 %
Not provided	2	0.8 %
Total	241	100.0 %

(WITHOUT "NOT PROVIDED")

Q12a. If you have interacted with the City during the past year, what led to that interaction? (without "not provided")

Q12a. What led to that interaction	Number	Percent
Compliment	13	5.4 %
Question	116	48.5 %
Request	87	36.4 %
Complaint	23	9.6 %
Total	239	100.0 %

Q12b. What was the specific interaction with the City?

<u>Q12b. What was the specific interaction with City</u>	<u>Number</u>	<u>Percent</u>
City service (street maintenance, trash, water, wastewater)	95	39.4 %
Emergency or safety	21	8.7 %
Reservations/rentals/recreation	10	4.1 %
Public records/ordinances/licenses/permits	10	4.1 %
Code violation/community engagement (tall grassweeds/mowing, illegal parking/dumping, abandoned vehicles)	17	7.1 %
Building codes/inspections	7	2.9 %
Customer service (start/stop/schedule water or trash service, utility bill, basic information)	45	18.7 %
Other	34	14.1 %
Not provided	2	0.8 %
Total	241	100.0 %

(WITHOUT "NOT PROVIDED")**Q12b. What was the specific interaction with the City? (without "not provided")**

<u>Q12b. What was the specific interaction with City</u>	<u>Number</u>	<u>Percent</u>
City service (street maintenance, trash, water, wastewater)	95	39.7 %
Emergency or safety	21	8.8 %
Reservations/rentals/recreation	10	4.2 %
Public records/ordinances/licenses/permits	10	4.2 %
Code violation/community engagement (tall grassweeds/mowing, illegal parking/dumping, abandoned vehicles)	17	7.1 %
Building codes/inspections	7	2.9 %
Customer service (start/stop/schedule water or trash service, utility bill, basic information)	45	18.8 %
Other	34	14.2 %
Total	239	100.0 %

Q12c. Several factors that may influence your perception of the quality of customer service you receive from city employees are listed below. Please rate your satisfaction with each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

(N=241)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q12c-1. Level of care you were given was appropriate	39.0%	35.3%	10.4%	11.6%	2.5%	1.2%
Q12c-2. Response or information you were given was complete & thorough	36.1%	36.1%	11.2%	10.4%	5.0%	1.2%
Q12c-3. What was said would be done, was done in a timely manner	35.3%	30.7%	12.0%	9.1%	5.0%	7.9%
Q12c-4. They made it easy for me to handle my request	36.1%	34.0%	14.5%	8.7%	3.7%	2.9%
Q12c-5. They were knowledgeable & technically competent	38.6%	34.4%	10.8%	7.5%	4.6%	4.1%
Q12c-6. Professionalism of employees	41.5%	39.4%	10.8%	4.1%	1.2%	2.9%
Q12c-7. Overall satisfaction with your customer service experience	39.8%	32.4%	8.7%	12.4%	4.6%	2.1%

(WITHOUT "DON'T KNOW")

Q12c. Several factors that may influence your perception of the quality of customer service you receive from city employees are listed below. Please rate your satisfaction with each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." (without "don't know")

(N=241)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q12c-1. Level of care you were given was appropriate	39.5%	35.7%	10.5%	11.8%	2.5%
Q12c-2. Response or information you were given was complete & thorough	36.6%	36.6%	11.3%	10.5%	5.0%
Q12c-3. What was said would be done, was done in a timely manner	38.3%	33.3%	13.1%	9.9%	5.4%
Q12c-4. They made it easy for me to handle my request	37.2%	35.0%	15.0%	9.0%	3.8%
Q12c-5. They were knowledgeable & technically competent	40.3%	35.9%	11.3%	7.8%	4.8%
Q12c-6. Professionalism of employees	42.7%	40.6%	11.1%	4.3%	1.3%
Q12c-7. Overall satisfaction with your customer service experience	40.7%	33.1%	8.9%	12.7%	4.7%

Q13. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q13-1. Maintenance of major City streets	14.4%	51.7%	15.3%	13.5%	2.7%	2.3%
Q13-2. Maintenance of streets in your neighborhood	14.4%	42.6%	17.4%	17.8%	5.3%	2.5%
Q13-3. Snow removal on major City streets	14.2%	43.2%	18.3%	11.2%	5.0%	8.0%
Q13-4. Adequacy of City street lighting	16.7%	48.3%	17.6%	11.9%	2.5%	3.0%
Q13-5. Condition of sidewalks in City	13.7%	42.8%	22.4%	13.7%	3.7%	3.7%
Q13-6. On-street bicycle infrastructure (bike lanes/signs/arrows)	9.6%	29.1%	21.5%	17.2%	5.0%	17.6%
Q13-7. Street sweeping	19.0%	47.1%	16.7%	8.5%	1.8%	6.9%

(WITHOUT "DON'T KNOW")**Q13. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")**

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q13-1. Maintenance of major City streets	14.8%	52.9%	15.7%	13.8%	2.8%
Q13-2. Maintenance of streets in your neighborhood	14.8%	43.7%	17.8%	18.3%	5.4%
Q13-3. Snow removal on major City streets	15.4%	47.0%	19.9%	12.2%	5.5%
Q13-4. Adequacy of City street lighting	17.2%	49.8%	18.2%	12.3%	2.6%
Q13-5. Condition of sidewalks in City	14.3%	44.4%	23.3%	14.3%	3.8%
Q13-6. On-street bicycle infrastructure (bike lanes/signs/arrows)	11.7%	35.3%	26.1%	20.8%	6.1%
Q13-7. Street sweeping	20.4%	50.6%	17.9%	9.1%	2.0%

Q14. Which TWO street related items from Question 13 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q14. Top choice	Number	Percent
Maintenance of major City streets	146	33.4 %
Maintenance of streets in your neighborhood	72	16.5 %
Snow removal on major City streets	39	8.9 %
Adequacy of City street lighting	46	10.5 %
Condition of sidewalks in City	44	10.1 %
On-street bicycle infrastructure (bike lanes/signs/arrows)	45	10.3 %
Street sweeping	15	3.4 %
None chosen	30	6.9 %
Total	437	100.0 %

Q14. Which TWO street related items from Question 13 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q14. 2nd choice	Number	Percent
Maintenance of major City streets	66	15.1 %
Maintenance of streets in your neighborhood	99	22.7 %
Snow removal on major City streets	63	14.4 %
Adequacy of City street lighting	37	8.5 %
Condition of sidewalks in City	65	14.9 %
On-street bicycle infrastructure (bike lanes/signs/arrows)	33	7.6 %
Street sweeping	24	5.5 %
None chosen	50	11.4 %
Total	437	100.0 %

(SUM OF TOP 2 CHOICES)

Q14. Which TWO street related items from Question 13 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

Q14. Top choice	Number	Percent
Maintenance of major City streets	212	48.5 %
Maintenance of streets in your neighborhood	171	39.1 %
Snow removal on major City streets	102	23.3 %
Adequacy of City street lighting	83	19.0 %
Condition of sidewalks in City	109	24.9 %
On-street bicycle infrastructure (bike lanes/signs/arrows)	78	17.8 %
Street sweeping	39	8.9 %
None chosen	30	6.9 %
Total	824	

Q15. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q15-1. Enforcing cleanup of litter & debris on private property	7.3%	18.3%	25.4%	14.9%	4.3%	29.7%
Q15-2. Enforcing mowing & trimming of grass & weeds on private property	7.6%	20.6%	25.6%	13.7%	4.3%	28.1%
Q15-3. Enforcing codes designed to protect public safety & health	8.0%	30.7%	24.7%	5.3%	2.7%	28.6%
Q15-4. Enforcing sign regulation	7.1%	20.6%	25.6%	11.2%	3.7%	31.8%
Q15-5. Enforcing cleanup of litter in public right-of-ways	8.2%	25.6%	22.9%	14.6%	4.1%	24.5%

(WITHOUT "DON'T KNOW")

Q15. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q15-1. Enforcing cleanup of litter & debris on private property	10.4%	26.1%	36.2%	21.2%	6.2%
Q15-2. Enforcing mowing & trimming of grass & weeds on private property	10.5%	28.7%	35.7%	19.1%	6.1%
Q15-3. Enforcing codes designed to protect public safety & health	11.2%	42.9%	34.6%	7.4%	3.8%
Q15-4. Enforcing sign regulation	10.4%	30.2%	37.6%	16.4%	5.4%
Q15-5. Enforcing cleanup of litter in public right-of-ways	10.9%	33.9%	30.3%	19.4%	5.5%

Q16. Which TWO code enforcement items from Question 15 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q16. Top choice	Number	Percent
Enforcing cleanup of litter & debris on private property	106	24.3 %
Enforcing mowing & trimming of grass & weeds on private property	19	4.3 %
Enforcing codes designed to protect public safety & health	131	30.0 %
Enforcing sign regulation	28	6.4 %
Enforcing cleanup of litter in public right-of-ways	95	21.7 %
None chosen	58	13.3 %
Total	437	100.0 %

Q16. Which TWO code enforcement items from Question 15 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q16. 2nd choice	Number	Percent
Enforcing cleanup of litter & debris on private property	50	11.4 %
Enforcing mowing & trimming of grass & weeds on private property	60	13.7 %
Enforcing codes designed to protect public safety & health	70	16.0 %
Enforcing sign regulation	43	9.8 %
Enforcing cleanup of litter in public right-of-ways	138	31.6 %
None chosen	76	17.4 %
Total	437	100.0 %

(SUM OF TOP 2 CHOICES)

Q16. Which TWO code enforcement items from Question 15 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

Q16. Top choice	Number	Percent
Enforcing cleanup of litter & debris on private property	156	35.7 %
Enforcing mowing & trimming of grass & weeds on private property	79	18.1 %
Enforcing codes designed to protect public safety & health	201	46.0 %
Enforcing sign regulation	71	16.2 %
Enforcing cleanup of litter in public right-of-ways	233	53.3 %
None chosen	58	13.3 %
Total	798	

Q17. Satisfaction with Public Library Services. For each of the items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q17-1. Selection of resources available at public library	36.6%	33.4%	9.6%	2.5%	0.9%	16.9%
Q17-2. Digital resources available online with library card (eBooks & eAudio, movies, music, databases, etc.)	33.2%	28.8%	8.9%	1.8%	0.5%	26.8%
Q17-3. Events for adults (informational, literary, participatory, entertainment, etc.)	23.8%	26.1%	15.3%	1.8%	0.9%	32.0%
Q17-4. Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	21.3%	18.3%	14.4%	1.6%	0.5%	43.9%
Q17-5. Events for children (early literacy development, storytimes, summer reading program, etc.)	26.8%	25.2%	9.8%	1.6%	0.7%	35.9%
Q17-6. Hours of operation	24.0%	39.4%	13.5%	3.4%	0.7%	19.0%

(WITHOUT "DON'T KNOW")**Q17. Satisfaction with Public Library Services. For each of the items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")**

(N=437)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q17-1. Selection of resources available at public library	44.1%	40.2%	11.6%	3.0%	1.1%
Q17-2. Digital resources available online with library card (eBooks & eAudio, movies, music, databases, etc.)	45.3%	39.4%	12.2%	2.5%	0.6%
Q17-3. Events for adults (informational, literary, participatory, entertainment, etc.)	35.0%	38.4%	22.6%	2.7%	1.3%
Q17-4. Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	38.0%	32.7%	25.7%	2.9%	0.8%
Q17-5. Events for children (early literacy development, storytimes, summer reading program, etc.)	41.8%	39.3%	15.4%	2.5%	1.1%
Q17-6. Hours of operation	29.7%	48.6%	16.7%	4.2%	0.8%

Q18. Which TWO public library items from Question 17 do you think should receive the MOST EMPHASIS from City leaders over the next two years?

Q18. Top choice	Number	Percent
Selection of resources available at public library	109	24.9 %
Digital resources available online with library card (eBooks & eAudio, movies, music, databases, etc.)	58	13.3 %
Events for adults (informational, literary, participatory, entertainment, etc.)	33	7.6 %
Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	27	6.2 %
Events for children (early literacy development, storytimes, summer reading program, etc.)	74	16.9 %
Hours of operation	42	9.6 %
None chosen	94	21.5 %
Total	437	100.0 %

Q18. Which TWO public library items from Question 17 do you think should receive the MOST EMPHASIS from City leaders over the next two years?

Q18. 2nd choice	Number	Percent
Selection of resources available at public library	59	13.5 %
Digital resources available online with library card (eBooks & eAudio, movies, music, databases, etc.)	63	14.4 %
Events for adults (informational, literary, participatory, entertainment, etc.)	36	8.2 %
Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	57	13.0 %
Events for children (early literacy development, storytimes, summer reading program, etc.)	58	13.3 %
Hours of operation	42	9.6 %
None chosen	122	27.9 %
Total	437	100.0 %

(SUM OF TOP 2 CHOICES)

Q18. Which TWO public library items from Question 17 do you think should receive the MOST EMPHASIS from City leaders over the next two years? (top 2)

Q18. Top choice	Number	Percent
Selection of resources available at public library	168	38.4 %
Digital resources available online with library card (eBooks & eAudio, movies, music, databases, etc.)	121	27.7 %
Events for adults (informational, literary, participatory, entertainment, etc.)	69	15.8 %
Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	84	19.2 %
Events for children (early literacy development, storytimes, summer reading program, etc.)	132	30.2 %
Hours of operation	84	19.2 %
None chosen	94	21.5 %
Total	752	

Q19. Expectations for Services. Using a scale from 1 to 5, where 5 means the level of service provided by the City "should be much higher" than it is now and 1 means it "should be much lower," please indicate how the level of service provided by the City should change in each of the areas listed below.

(N=437)

	Should be much higher	Should be a little higher	Should stay the same	Should be a little lower	Should be much lower	Don't know
Q19-1. Law enforcement	9.4%	30.4%	50.8%	1.6%	1.8%	5.9%
Q19-2. Fire, EMS, & ambulance	6.6%	22.2%	56.3%	1.1%	0.7%	13.0%
Q19-3. Parks, trails, & open space	11.7%	35.2%	43.2%	2.1%	0.2%	7.6%
Q19-4. Recreation facilities & programs	6.4%	28.8%	48.3%	4.6%	0.2%	11.7%
Q19-5. Maintenance of infrastructure (streets, sidewalks)	16.7%	46.9%	31.4%	0.7%	0.0%	4.3%
Q19-6. City's public library	4.1%	17.2%	63.6%	2.5%	2.1%	10.5%
Q19-7. City's garbage services	1.6%	8.5%	83.5%	0.7%	0.2%	5.5%

(WITHOUT "DON'T KNOW")

Q19. Expectations for Services. Using a scale from 1 to 5, where 5 means the level of service provided by the City "should be much higher" than it is now and 1 means it "should be much lower," please indicate how the level of service provided by the City should change in each of the areas listed below. (without "don't know")

(N=437)

	Should be much higher	Should be a little higher	Should stay the same	Should be a little lower	Should be much lower
Q19-1. Law enforcement	10.0%	32.4%	54.0%	1.7%	1.9%
Q19-2. Fire, EMS, & ambulance	7.6%	25.5%	64.7%	1.3%	0.8%
Q19-3. Parks, trails, & open space	12.6%	38.1%	46.8%	2.2%	0.2%
Q19-4. Recreation facilities & programs	7.3%	32.6%	54.7%	5.2%	0.3%
Q19-5. Maintenance of infrastructure (streets, sidewalks)	17.5%	49.0%	32.8%	0.7%	0.0%
Q19-6. City's public library	4.6%	19.2%	71.1%	2.8%	2.3%
Q19-7. City's garbage services	1.7%	9.0%	88.4%	0.7%	0.2%

Q20. Would you be willing to pay more in taxes or fees to support an increase in the service level?

Q20. Would you be willing to pay more in taxes or fees to support an increase in service level	Number	Percent
Not applicable—I do not think any levels of service need to be higher	35	8.0 %
Yes—I would be willing to pay more in taxes & fees	169	38.7 %
No—I would not be willing to pay more in taxes & fees	161	36.8 %
Don't know	72	16.5 %
Total	437	100.0 %

(WITHOUT "DON'T KNOW")

**Q20. Would you be willing to pay more in taxes or fees to support an increase in the service level?
(without "don't know")**

Q20. Would you be willing to pay more in taxes or fees to support an increase in service level	Number	Percent
Not applicable—I do not think any levels of service need to be higher	35	9.6 %
Yes—I would be willing to pay more in taxes & fees	169	46.3 %
No—I would not be willing to pay more in taxes & fees	161	44.1 %
Total	365	100.0 %

Q21. Land Development. Using a 5-point scale, where 5 means "much too slow" and 1 means "much too fast," please rate the City's current pace of development in each of the following areas.

(N=437)

	Much too slow	Too slow	Just right	Too fast	Much too fast	Don't know
Q21-1. Employment opportunities	4.1%	22.4%	21.7%	3.2%	2.5%	46.0%
Q21-2. Office development	1.4%	8.9%	35.7%	9.6%	5.7%	38.7%
Q21-3. Retail	7.1%	19.0%	42.8%	7.8%	2.7%	20.6%
Q21-4. Restaurants	11.2%	30.4%	37.8%	4.6%	1.4%	14.6%
Q21-5. Technology & other industry	8.2%	22.4%	32.0%	5.9%	1.4%	30.0%
Q21-6. Housing options for aging population	11.9%	30.4%	23.3%	4.3%	1.4%	28.6%
Q21-7. Apartments	5.0%	12.1%	25.2%	18.5%	19.2%	19.9%
Q21-8. Townhomes/row houses	3.7%	14.0%	27.2%	18.3%	16.2%	20.6%
Q21-9. Entry-level single-family homes	12.8%	24.7%	27.2%	11.2%	8.7%	15.3%
Q21-10. Large lot/large homes	5.5%	8.9%	30.0%	19.0%	18.1%	18.5%

(WITHOUT "DON'T KNOW")

Q21. Land Development. Using a 5-point scale, where 5 means "much too slow" and 1 means "much too fast," please rate the City's current pace of development in each of the following areas. (without "don't know")

(N=437)

	Much too slow	Too slow	Just right	Too fast	Much too fast
Q21-1. Employment opportunities	7.6%	41.5%	40.3%	5.9%	4.7%
Q21-2. Office development	2.2%	14.6%	58.2%	15.7%	9.3%
Q21-3. Retail	8.9%	23.9%	53.9%	9.8%	3.5%
Q21-4. Restaurants	13.1%	35.7%	44.2%	5.4%	1.6%
Q21-5. Technology & other industry	11.8%	32.0%	45.8%	8.5%	2.0%
Q21-6. Housing options for aging population	16.7%	42.6%	32.7%	6.1%	1.9%
Q21-7. Apartments	6.3%	15.1%	31.4%	23.1%	24.0%
Q21-8. Townhomes/row houses	4.6%	17.6%	34.3%	23.1%	20.5%
Q21-9. Entry-level single-family homes	15.1%	29.2%	32.2%	13.2%	10.3%
Q21-10. Large lot/large homes	6.7%	11.0%	36.8%	23.3%	22.2%

Q22a. Would you be willing to pay more in taxes or fees to support this new community amenity?

Q22a. Would you be willing to pay more in taxes or fees to support this new community amenity	Number	Percent
Yes	186	42.6 %
No	60	13.7 %
Not provided	191	43.7 %
Total	437	100.0 %

(WITHOUT "NOT PROVIDED")

Q22a. Would you be willing to pay more in taxes or fees to support this new community amenity? (without "not provided")

Q22a. Would you be willing to pay more in taxes or fees to support this new community amenity	Number	Percent
Yes	186	75.6 %
No	60	24.4 %
Total	246	100.0 %

Q23. Approximately how many years have you lived in Camas?

Q23. How many years have you lived in Camas	Number	Percent
0-5	115	26.3 %
6-10	98	22.4 %
11-15	51	11.7 %
16-20	48	11.0 %
21-30	76	17.4 %
31+	37	8.5 %
Not provided	12	2.7 %
Total	437	100.0 %

(WITHOUT "NOT PROVIDED")**Q23. Approximately how many years have you lived in Camas? (without "not provided")**

Q23. How many years have you lived in Camas	Number	Percent
0-5	115	27.1 %
6-10	98	23.1 %
11-15	51	12.0 %
16-20	48	11.3 %
21-30	76	17.9 %
31+	37	8.7 %
Total	425	100.0 %

Q24. What is your age?

Q24. Your age	Number	Percent
18-34	81	18.5 %
35-44	82	18.8 %
45-54	83	19.0 %
55-64	89	20.4 %
65+	85	19.5 %
Not provided	17	3.9 %
Total	437	100.0 %

(WITHOUT "NOT PROVIDED")**Q24. What is your age? (without "not provided")**

Q24. Your age	Number	Percent
18-34	81	19.3 %
35-44	82	19.5 %
45-54	83	19.8 %
55-64	89	21.2 %
65+	85	20.2 %
Total	420	100.0 %

Q25. How many children under the age of 18 live in your household?

Q25. How many children under 18 live in your household	Number	Percent
0	230	52.6 %
1	70	16.0 %
2	86	19.7 %
3+	30	6.9 %
Not provided	21	4.8 %
Total	437	100.0 %

(WITHOUT "NOT PROVIDED")**Q25. How many children under the age of 18 live in your household? (without "not provided")**

Q25. How many children under 18 live in your household	Number	Percent
0	230	55.3 %
1	70	16.8 %
2	86	20.7 %
3+	30	7.2 %
Total	416	100.0 %

Q26. What is your gender?

Q26. Your gender	Number	Percent
Male	208	47.6 %
Female	211	48.3 %
Non-binary	3	0.7 %
Prefer not to answer	15	3.4 %
Total	437	100.0 %

(WITHOUT "PREFER NOT TO ANSWER")

Q26. What is your gender? (without "prefer not to answer")

<u>Q26. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	208	49.3 %
Female	211	50.0 %
Non-binary	3	0.7 %
Total	422	100.0 %

Q27. Would you say your total annual household income is:

<u>Q27. Your total annual household income</u>	<u>Number</u>	<u>Percent</u>
Under \$50K	41	9.4 %
\$50K to \$74,999	50	11.4 %
\$75K to \$99,999	50	11.4 %
\$100K to \$149,999	81	18.5 %
\$150K to \$199,999	73	16.7 %
\$200K+	88	20.1 %
Not provided	54	12.4 %
Total	437	100.0 %

(WITHOUT "NOT PROVIDED")

Q27. Would you say your total annual household income is: (without "not provided")

<u>Q27. Your total annual household income</u>	<u>Number</u>	<u>Percent</u>
Under \$50K	41	10.7 %
\$50K to \$74,999	50	13.1 %
\$75K to \$99,999	50	13.1 %
\$100K to \$149,999	81	21.1 %
\$150K to \$199,999	73	19.1 %
\$200K+	88	23.0 %
Total	383	100.0 %

6

Open-Ended Responses

Open-Ended Question Responses

Q2a—"In the event that cuts are required due to shortfalls, which area of service would you first reduce?"

- "Development" of parks that turns lovely greenspace into concrete-covered brights for adult entertainment.
- administration
- Administration bloat.
- ALL ARE IMPORTANT. PEOPLE SHOULD BE WORKING AT LESS PAY BY VOLUNTEERING SERVICES
- ALL areas should have to share in reducing budgets.
- Animal control
- Any DEI directives and costs of implementing any of it.
- Any DEI related activities. The Lacamas Lake parking attendants, what a waste of money to pay people to sit there, only in government would this be possible. New construction projects.
- Anything that can be deferred, such as capitol improvements, future arks infrastructure, etc.
- Areas that would affect the least number of residents, or do the least harm.
- billing and finance
- billing and finance
- billing and finance
- billing and finance
- billing and finance
- Buying properties
- Can not see a cut that could happen without deterioration of city.
- Capital and Fire EMS are where to start. As a government employee, I know that these are two high cost areas where frugality is possible for periods of time as increase revenue streams develop. You will need buy-in from city employees, so make sure they are given the "why" and included in the planning process.
- Cities efforts to develop area north of Lacamas Lake.
- City billing and finance services
- City codes enforcement.
- City Council
- City economic development
- City economic development
- City economic development

- City economic development
- City employee customer service
- city employees
- city employees service
- "City events. Reduce first Fridays and Farmers Market Wednesdays to only twice a month. I realize it helps local businesses, but businesses don't put money in my pocket. But it costs taxpayers money to hold these events. The cops, the set up, the take down, trash collection etc..
- Too much!"
- City leaders salaries
- City leadership. Terrible. City pool debocal, drug rehabilitation next to school and church, Everett Street mess, running Acorn & Oak out of town, round about from hell.
- City management of storm water runoff
- City parks
- City parks and programs.
- City parks and recs.
- CITY PARKS/TRAILS/OPEN SPACE
- CITY PARKS/TRAILS/OPEN SPACE
- City planning dept. Stop the sprawl.
- City public library
- City street maintenance
- City streets
- City streets
- City's billing and finance options.
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- codes
- codes/parks
- Communication
- Communication

- Communication
- Communication
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- Communication
- Communication
- Communication mailings
- COMMUNICATION ON CITY SEWER SERVICES
- Communication since it doesn't seem to exist.
- communication with public
- COMMUNICATION WITH THE PUBLIC AND CITY ECONOMIC DEVELOPMENT EFFORTS
- Communication with the public.
- compliance, enforcement
- Consultant fees.
- consultants, administration
- Customer service
- Customer service
- Customer service
- Customer service
- Customer service
- Customer service
- Customer service
- Customer service reps, library
- Customer service, parks and rec
- Cut city staff
- Cut the people in the job positions that are allowing the take down of historical buildings, allowing large developments on farm and agricultural lands. The Camas of yesterday is being wiped out. Stop the madness. Listen to the people, not the builders and the investors.
- Development
- Development and construction
- development new housing
- Director of finance, parks and rec
- Economic development **(x34 Responses)**
- Economic development should be at the bottom of the list of city activities while safety, environmental, and daily quality-of-life issues should be first priority
- Economic development, the city is big enough.

- Economic development. Our city is changing in a way that does not meet citizens ideas and needs.
- ECONOMIC DEVELOPMENT-WE HAVE TOO MUCH NEW HOUSING DEVELOPMENTS
- Economic development-we need the other services.
- Enforcement of city codes and ordinances.
- Enforcement of city ordinances.
- Enforcement of ordinances
- Environmental projects, consultations.
- Equal percent from all services except police & fire
- Excessive spending in Fire Department
- Expanding roads for development
- Fire department overtime
- Fire/EMS
- Fix the PFA in the water supply.
- Garbage service
- Garbage service
- Garbage service
- Growth downtown, no more apartments.
- I think communication can be reduced, but overall I think all points contribute to the beautiful town of camas
- I would expect first that City staff take a critical look at the use of outside consultants, who are very expensive, with an eye towards using City staff with expertise in those areas instead. Secondly, I would defer street and park maintenance for a year or two.
- I would not cut service -- I would increase revenue streams via a utility tax or other small increases to make up the shortfall.
- I would support a tax increase rather than cutting services.
- I'd increase costs rather than cut services
- Increase city economic development efforts without increasing expenses.
- LEAVE REC PROGRAMS TO PRIVATE SECTOR; WHATS THE STATUS OF PFAS ON WELL 13?; SUBDIVISIONS ALONG LAKES AND RIVERS DISPOSE TOO MUCH TOXINS-FLOW INTO STORM DRAINS
- Library (**x23 Responses**)
- Library and local government overheads.
- Library and park services. City communication and economic development.
- library and parks
- Library and Parks and Rec
- Low income housing.

- Maintenance
- Major projects and consultant costs should be first on the chopping block, with remaining revenues focused on service delivery and quality.
- Marketing and surveys
- Need more information on cost/benefit tradeoffs.
- need to add more services
- Outsourcing on planning.
- Overall effectiveness of city economic development efforts. The constant construction and dump trucks running through town is heartbreaking. Please stop allowing housing and multi-family housing building.
- Overall quality of billing and finance options.
- OVERALL QUALITY OF CITY PARKS/TRAILS/OPEN SPACE
- Overtime for fire department. Spending money on consultants for roundabouts, field evaluations and where to put a fire station! Cut any funds wasted on North shore development
- Park programs but not park services
- park/rec programs
- parking enforcement downtown. That's all I can think of to reduce costs.
- PARKING ENFORCEMENT, MOSQUITO PATROL, LESS RECREATION PROGRAMS
- parking/patrols
- Parks
- Parks
- Parks
- Parks
- Parks
- Parks & Rec
- Parks & Rec
- Parks & Rec
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- Parks & Rec
- PARKS AND REC OR OPEN SPACE
- parks and rec programs
- parks and rec programs
- parks and rec programs
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- parks and rec programs
- parks and rec programs
- parks and rec programs
- parks and rec programs
- Parks and rec programs and economic development efforts.
- PARKS AND RECREATION PROGRAMS-NOT PARK FACILITIES
- Parks and trails
- Parks and trails

- Parks and trails
- Parks and trails
- Parks and trails
- Parks, trail and open space
- parks/rec, administration costs
- parks/trails, open space
- parks/trails, open space
- Planning and zoning.
- Police
- Police
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- Police
- Police
- "Police force. Despite continued complaints regarding lack of speed enforcement in my neighborhood (Sierra Dr) nothing happens. The residents peace of mind, respect to property owners has been sacrificed in order to create a fast lane in/out of Camas. The total lack of respect to home owners is unacceptable
- Some residents have also complained on Nextdoor app that police will not respond to crimes, such as video evidence of someone breaking into USPS boxes. I cannot confirm this, but would not surprise me."
- Police services
- Police services
- Police services
- Police services
- Police services
- police/fire
- politicians salaries
- Pool planning
- public library service
- public library service
- public library service
- public library service

- public library service
- public library service
- QUALITY OF CITY PARKS/TRAILS/OPEN SPACE
- Quality of parks and rec services
- Raise the prices. It was disappointing that the school levy didn't increase year over year. That felt like an obvious budget shortfall was in our future. Prices increase and revenue needs to in order to support it. The point of moving to Camas is great schools and nice parks. The community needs to be willing to pay for those. We all benefit from a more desirable community.
- Recreation programs
- Reduction ins a variety of programs, not just one department.
- School support staff; way too many non-essential workers involved in the school system
- Schools
- schools, property taxes too high
- seasonal special events
- Services for non-residents
- STAFF/EMPLOYEES
- Staffing of unnecessary people, purchasing unnecessary property and items.
- Stay in budgets, have a reserve.
- Stop COLA increases on city salaries.
- storm run off, politician payouts
- stormwater
- stormwater
- stormwater
- stormwater
- stormwater
- Street maintenance
- Street maintenance
- Street maintenance
- That is for you to decide and not leave it up to the general population so you aren't the 'bad guy" that laid people off.
- The “extras” have to go first - improvements to recreation. The population has grown so rapidly in the past 15 years that we need to focus on infrastructure.
- The city manager, not necessary, all these surveys nobody listens to, no more roundabouts. Camas has added many new housing developments, where is all this new tax revenue going? Balance the budget and stop raising taxes and utilities nobody can afford it.

- The police. I have never seen so many cops in this small of a town in my life. The crime rate in the area is in no need of this and they are just too much. You see them bored and out harassing teenagers for no reason.
- There is nowhere for kids to swim.
- Unnecessary services and budget items
- utilities
- utilities
- Variety of billing and finance options
- Variety of City's Billing Options
- While I love the library and its services, it seems to be the first area that could be developed privately and would be the first to reduce funding.
- With a good economic plan, hopefully this is not necessary but if so, park and rec is a nice to have vs. clean and safe water is a must have.
- You don't need budget cuts, you need to charge impact fees to developers!!!! All the extra weight has every main artery in Camas crumbling and failing! Every year you send out crews to mark problem areas with spray paint yet never address them! Go back to chip sealing roads if you have to! You charge way too much for property taxes to have roads that are this messed up!

Q5—"Other": Satisfaction with parks and recreation items.

- A city rec center would be amazing.
- add disc golf
- adherence to code/policy
- all the consultants
- Ambiguous question. You put "other" on the survey, and I said "neutral." I'm not even sure what "other" means in this context.
- BATHROOMS IN PARKS
- bike access
- Camas Days
- Camas is amazing. love it here. We recently moved back to the PNW from Florida so the bar was very low, but you guys are crushing it.
- Camas needed to buy Camp Currie. The county wants it to be like Lewisville... it's a long time gem for groups. Is there anything the city can do?
- Can see obvious waste. Parking attendants at the lake parking lot is ridiculous. Camas rec employees seem great, but also seem to not work a full day from my limited exposure to them.
- CITY NEEDS MORE OPEN SPACE AND TRAILS

- City of Camas Tax Payers are on the hook for the costs of the lake yet we have people from surrounding communities using all the facilities that don't contribute. Camas Tax payers should have a sticker and everyone else should pay a fee to use our facilities.
- City pool
- City pool
- connect trails
- Connecting parks.
- Crown Park
- Crown Park redevelopment is turning what was once a jewel into a mess of pavement while adding little value. Replacing a pool with a splash park is dumb and wasteful.
- First Friday events.
- Indoor athletic facility.
- Lakes-need to fix.
- lighting in parks
- Limited parks, trails, and safe access for the North end of the city
- maintenance of street islands
- mole infestation at cemetery
- more library lectures/programs
- More picnic shelters and dog parks.
- no need for splash park
- Pickleball courts
- pickleball lessons/rules
- Pool
- Pool
- pool/rec center
- restore Crown Park
- Sidewalk safety for the disabled.
- space for dog parks
- tennis
- The city's water quality should be viewed a crisis. As a parent, and nursing a newborn, I find it insulting and dangerous that the city warns me not to drink the water and to find an alternate source.
- The Lake
- This city must develop aggressive policies regarding camping/homelessness in our city and overnight camping in our parks before it gets more out of control AND enforce these regulations.
- upgrade to Crown Park

- walkways
- We have plenty of parks and they look nice. Could we put more funding into fixing the roads?
- Would love to see the medians better maintained. For example, 38th Ave near Evergreen Tennis is covered in weeds and overgrown plants.

Q12b—“Other”: What was the specific interaction with the City?

- An issue with finding the 6-year transportation plan on the city website
- animal control
- cemetery
- City park maintenance
- Contacted mayor and city council via email
- Development Planning
- employment question
- EVENT PERMIT
- filed a police report
- homeless
- I had a question about trees in my yard and what regulations were involved in replacing, etc. a tree that was dying. I left several messages with the person I was directed to talk with and never received a call back. I eventually just replaced it deciding that I could be forgiven if I did it wrong after trying to get the information. I've never heard from that department. I also want to say since this is the only spot I can describe an interaction with City employees, I don't want it to only be a bad review. My interactions with the Sewage department over years of calling upon them, their employees have always been fantastic and incredibly responsive. Also, the employees at the Library are personable, helpful, and thoughtful. The Billing Department is always efficient and polite. So, my one bad experience isn't the one only I base my feelings about City employees on. And I'm going to rate my experiences in the next Question 12c on all my good experiences not that one bad one.
- Issue regarding destruction of beaver habitat by the City in an open space.
- Needing a no parking sign moved
- Notified city of illegal bike park construction
- On city septic and the alarm went off. Had to call in to have someone come out and see why. Fast response and quickly fixed.
- Parking ticket for no reason
- parks/rec, the Easter egg hunt at Crown Park
- pipes gave out, we had to have back flow done. Cost us 200. City should have paid for it.

- Planning commission
- Property damage
- Questions about volunteering and any organized volunteer coordinator.
- RAISE LAKE LEVEL, TOO LOW ON SOME RAMPS TO LAUNCH A BOAT
- Requested a street light repair six months ago, still waiting for the repair.
- Roads.
- Safe sidewalks for the disabled. Stop lights at Drake and 6th Ave
- Storm water questions related to HOA storm water facilities and trail maintenance of a city-owned trail
- Stormwater facility management.
- stormwater retention facility
- the 35th St overflow lot isn't locked at night. due to the gravel, racers often "drift" around the lot - even during the day, when kids are present - & kick up dust clouds & gravel
- Tree issue
- Try as I might, I could not contact the individual or group responsible for pushing through unwanted zoning. So disappointed in the lack of response (or even anyone seeming to care) about community objections to dangerous zoning. I definitely have the impression that money runs the show, not the Camas residents.
- Trying to find out who to ask a question to. Couldn't get any one to answers half the numbers I called. Finally gave up and drove to City Hall.
- water bill refund request
- Worked with fire marshal on a notice sent tor me about vegetation near a fire hydrant

Q22—“Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be?”

- 911 Memorial
- a balanced budget
- A better grocery store/market. Examples include New Seasons, Whole Foods, Trader Joe's. The Safeway store in downtown Camas in inadequate,
- a big rec center
- A city pool. I was very sad when the pool closed.
- A city swimming pool! Out door/indoor would be fantastic. If we could get a YMCA that had a pool, gym, child care and more that would be amazing! So either a pool or community center that had a pool. It is so hard to find a public pool for the kids to learn to swim. Swim lessons always fill up at the community centers in Vancouver and as we

are not residents of Vancouver, Camas residents have no chance at getting into swim lessons as they fill up for residents in the first few minutes. Our library is sweet but the selection is very old and dated and just small. I know the public would help with funds for better library material specifically. Also, as children and families are such a big part of the population that uses the library and it is one of the only FREE places mothers and children can go to get out of the cold and rain, I would like to request that you use the space upstairs that is currently being used as an art gallery and use it as a children's indoor play space! It would be so well used and enjoyed by children and parents alike! A space to build with Legos, magnates, puppets, toy kitchens, and more! The play space for the kids downstairs is much too small. The staff at the library is amazing! I just think more funds could help make our library go from good to great! I know the community would love to support this cause! As for donations of money or specific items. We can do this!

- A community pool. Pickleball courts with lights.
- a dog park
- A great hall that had monthly dances, gatherings, community building exercises, etc. I'd love to get back to neighbors knowing neighbors and helping each other through relationship building. Churches are great, but people need to go outside of that box and build community because we NEED each other.
- A large community center with a pool (i.e. Firstenburg in Vancouver). Another item would be improving the various athletic fields to make them all season fields -- install turf and appropriate infrastructure to support year round use. For example, if baseball fields were converted to turf, the City could host large baseball tournaments attracting hundreds of kids and families to visit restaurants, shops, etc.
- a large rec/community center with an indoor playground
- A multi sport recreational facility/additional high school
- a park with more activities/spaces
- a performing arts center
- A rec center where the skate park is.
- A rec center. Would just love to have a community indoor/outdoor pool, walking track, etc. Really wish this would have passed and been built a few years ago.
- A SENIOR CENTER
- A swimming pool
- A swimming pool, they should not have gotten rid of the one we had!
- A trolley from north shore to downtown, would be a cool idea.
- A very nice indoor recreation center and lap pool.
- ADDITIONAL SPORTS FIELDS

- aerate Lacamas and Round Lakes
- Affordable aquatic center
- Affordable housing & community center
- Affordable pool that provides swim lessons for children.
- Affordable, accessible pool for kids to learn to swim and to play.
- Amusement park that feature swimming pool, water slides
- An affordable indoor recreation center aimed for small children would be nice. There aren't enough things for little kids to do in this city. Playgrounds that provide sun protection and rain protection would be ideal too, but we can manage with what outdoor facilities are available. Since you are asking for a new community amenity, I would suggest an indoor facility for the younger generation.
- Aquatic Center
- Aquatic Center
- Aquatic Center
- arcade or rec center
- arts center
- athletic facility
- Better maintenance of public landscaping. The medians on Pacific Rim, Parker St, Lake Rd, and more have too many weeds and a lack of attention. We need to maintain the beautiful work that our tax dollars have funded.
- better public access to parking/parks on Leadbetter side of lake, Camp Currie
- Better trail system.
- Better water quality in La Camas Lake.
- Bike elevator or e-assist up Dallas Street.
- bike lanes
- Bike only trails.
- Bike path on Old Highway 14 to 164th
- Bike trail walking trail along the north east side of Lacamas lake
- Block off Sierra drive at 38th Ave. It would be very cheap to do it and it would eliminate speeding and danger to people walking on Sierra Dr. It was designed to not have Sierra go through up to Dorothy Fox, but was changed when a resident complained, and that resident moved before the street went through. It's a danger to walkers on Sierra Dr between 43rd Ave and 38th Ave
- Bring back the community pool facility.
- Bring back the outdoor seasonal pool please.
- Bring the damn pool back
- Camp currie

- CENTER FOR SENIORS-RETIRED PEOPLE
- City pool
- City pool
- City pool and rec center.
- City pool. Increase trails around the lake.
- Clean up Lacamas lake
- Combined community/business spaces like Oaktree Station
- Community center
- Community center
- Community center like Firstenberg
- community center with a pool, courts, weights, room and hot tub/sauna
- community center with activities for older people
- community center with activities for youth , offer games, etc.
- Community Garden on Julia Street.
- Community pool
- Community pool
- Community pool
- Community pool
- Community recreation center
- Community swimming pool in a good location.
- Community swimming pool.
- Compost with garbage/yard waste service
- Composting food.
- Conveniently (and strategically) located fee-free parking lots. If paved and marked, then with spaces and travel lanes large enough for vehicles other than minis and compacts.
- Covered playground/community outdoor space that can be used during rainy months and shade during summer months.
- Direct access to the river where people eat, drink and walk.
- disc golf
- Do not put our roads on a DIET...we need more traffic flowing, not less (like in Vancouver). It rains for a good portion of the year and those bike lanes will not be utilized. Taking out lanes of traffic for bikers is really stupid.
- Dog park
- Dog park
- Don't allow drug rehab facilities so close to schools & family neighborhoods like the one near Dorothy Fox Elementary. That was a very poor decision to allow!
- Don't need a new amenity, fix what we have. Restore the community center.

- Encourage more family style restaurants
- Enlarge downtown area, adding additional stores, restaurants, and services.
- entry level single family homes
- Equity in neighborhood parks
- EV charging stations
- fix the community center for activities/programs
- Food festival
- Free meeting spaces
- fully and completely ban all fireworks and enforce the ban. Fireworks are the most consistently objectionable equality of life. Not just the mortar type.
- GREEN SPACE OR GATHERING AREAS IN DOWNTOWN
- Gym/public pool.
- Health services like Urgent Care
- Higher education opportunities.
- homeless shelter
- I don't need more amenities.
- I think a Camas Community Recreation Center with a gym, pool, something like the Firstenberg Center would be amazing for both adults and children
- I would like an off-leash dog park here in Camas.
- I would like to see more services for the homeless, elderly and in poverty.
- Improve the mill ditch trail to make a viable connection from the downtown corridor to Lacamas Lake
- improve water quality, more parks and rec
- Indoor athletic facility, turf baseball fields, pool.
- Indoor dog parks
- indoor recreation facility
- It would be nice to have a community center that is not outrageously expensive to build.
- Keep our police on to keep us protected.
- Keeping all public spaces clear of trash on weekly basis.
- kids splash park
- Leave the North shore as it is!!!!
- less churches in downtown
- Less money to schools.
- Lighting at the park and facilities for tennis, softball, pickleball and other sports
- listen to citizens
- Local pool
- local public pool and more dedicated paved bike trails

- Looking forward to taking the grandkids to the new, yet to be built splash pad at Crown Park.
- Lower MPH on 6th st, or more patrols. Safety for the public
- lower taxes
- Lower taxes, less DEI, less govt waste
- Lowering taxes, removing fluoride.
- Make LaCamas lake small motor and paddle craft only
- Modest cost.
- Moratorium on building.
- More ADA trails and family friendly access. Inclusive parks with shade and no bark chips.
- More areas with larger trees.
- More athletic facilities
- More athletic fields with parking
- more bike trails
- More city open spaces, parks and trails. Currently, there appears to be more housing developments (apartments and large homes) instead, as we see those constructions everywhere.
- More community recreation paths and trails.
- More free music concerts like the Tech Center concerts in Vancouver.
- More mixed use developments. Put a coffee shop or corner store in new developments. Make an effort to make them walkable.
- More open space
- MORE OPEN SPACE WITH TRAILS
- More options for after school activities
- More parking at Camas parks
- more parks
- more pedestrian crossings
- more police presence
- more quality restaurants downtown
- more resources to combat homelessness
- More restaurants downtown.
- More retail in Camas
- More retail stores and restaurants.
- More services for the aging and disabled.
- more sidewalk/bike improvements, less car focus
- more sidewalks
- more sidewalks for older neighborhoods

- more sidewalks/street lighting
- more tennis
- More trail connections to inter link the city together.
- More trails and green space
- More trails.
- More trash cans on the trails.
- More uninterrupted sidewalks/adequate bike lanes to promote exercise and getting around without being tied to a car
- More walking trails.
- Need snow removal equipment. Ban fireworks.
- No more bars, and nice sit down restaurants
- NONE-AMENITIES TAKE ON STAFFING AND LIABILITY
- One long, continuous bike/run trail thru Camas/Washougal.
- Open garden areas with flowers.
- Open garden areas.
- opportunities for community volunteering
- Outdoor pool
- Overall employment and industry development - particularly along the shared port/waterfront.
- Overall livability of Camas: cleanliness, well-maintained roads and infrastructure, minimizing congestion and overdevelopment, minimizing high-density housing, preserving the original "small town" feel of Camas.
- parking
- Parking in the downtown area
- Performing Arts
- Permanent farmers market
- Permanent pickleball courts.
- pick up yard debris weekly in summer/fall
- Pickleball courts that are allowed and not taken away.
- pickleball courts, ac at library
- Pickleball courts, dedicated and covered.
- Police the NW Astor freeway. Speeds in excess of 50 mph normal. Increase speed signage. Consider 30 mph from 16th to 23rd. Set up sting on crosswalks ... 1 out o 10 cars stop for pedestrians.
- Pool
- Pool
- Pool

- Pool
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- Pool
- Pool
- Pool
- Pool / Recreation center in partnership with the Camas school district
- Pool or Community Center
- pool/activity facility, but budget it correctly.
- pool/community center-affordable
- Pool/gym
- Pool/recreation center
- pool/rec center/gym
- Promote new business rather than build more houses
- Public pool
- Public pool
- Public pool
- Public pool
- public pool if economically feasible
- Public pool- not a health club. A pool similar to the one that existed and should have been fixed and not demolished.
- really good playground for upper elementary aged kids
- Rec center
- rec center with pickleball courts
- RECREATION FACILITIES AND PROGRAMS
- Redesign the mill property to unrestrictive use.
- Reduction of homelessness through housing first and accessibility to services. This would allow for a meaningful camping ban and avoid future homeless camp expansions. We should be getting way ahead of this problem before it gets worse (see Goot Park and Washougal River Greenway, especially). All of this activity would automatically improve parks and park facilities and enhance feelings of security for regular residents
- Replace the pool at Crown Park

- Restore Crown park
- Safe water. Stop building new structures until we can safely provide water to the current dwellings. Take out fluoride which is a known toxin.
- Senior Center
- Small grocery and deli store.
- Social activities for senior citizens
- Splash pad for kids
- stop housing builds
- Swimming pool
- Swimming pool
- Swimming pool
- Swimming pool
- Swimming pool
- Swimming Pool facility
- swimming pool/splash pad
- The long promised never delivered community center. The one promised to replace the pool at Crown Park, etc.
- Time of retail development.
- Transportation options for citizens
- turfed athletic fields
- Walking trails
- Walking trails at former UL Camas
- water park/pool
- water quality. No PFAS, quality is poor. It is expensive
- We can't afford any additions
- Wish you kept the Camas pool.
- Yard runoff evaluation to see how homes can cut down on pollutants and fertilizers getting into the waterways.

7 Survey Instrument

September 2024

Dear Camas Resident,

Your input on the enclosed survey is extremely important. We believe it is crucial to ask our residents whether or not they are satisfied with the services we provide. To ensure that the City's priorities are aligned with the needs of our residents, we need to know what you think.

Your household was one of a limited number selected at random to receive this survey and your participation is necessary to make the survey a success.

We greatly appreciate your time. We realize that this survey takes some time to complete, but every question is essential. The time you invest in this survey will influence dozens of decisions that will be made about the City's future. Your responses will also help the City Council gauge the success of its efforts to carry out the community's vision for the City of Camas and to address the many opportunities and challenges facing our community.

Please return your survey, or complete it online, sometime during the next week. We have selected ETC Institute to administer this survey. Your responses will remain confidential. Please return your survey in the enclosed postage-paid envelope to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061; or go to camasresidentsurvey.org to complete the survey online.

If you have any questions, please contact Bryan Rachal with the City of Camas at (360) 817-7035 or brachal@cityofcamas.us. Thanks again for taking the time to let your voice be heard.

Sincerely,



Steve Hogan

Mayor



2024 City of Camas Community Survey

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to identify and respond to citizen concerns. If you have questions, please call us at 360-834-6864 or email us at administration@cityofcamas.us.

In questions 1 and 2 we are asking your satisfaction level for individual department or primary services, and then to tell us what areas you believe need the most emphasis as we move forward. This information is important as we develop future budgets and work plans. Later in the survey, we are asking more detailed questions about department or primary services to give us feedback on how we are doing in the various services we provide.

1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

	How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Overall effectiveness of city communication with the public	5	4	3	2	1	9
02.	Overall effectiveness of city economic development efforts	5	4	3	2	1	9
03.	Overall effectiveness of city management of storm water runoff	5	4	3	2	1	9
04.	Overall enforcement of city codes and ordinances	5	4	3	2	1	9
05.	Overall maintenance of city streets	5	4	3	2	1	9
06.	Overall quality of city parks/trails/open space	5	4	3	2	1	9
07.	Overall quality of city sewer services	5	4	3	2	1	9
08.	Overall quality of city water utilities	5	4	3	2	1	9
09.	Overall variety of the City's billing and finance options	5	4	3	2	1	9
10.	Overall quality of customer service you receive from city employees	5	4	3	2	1	9
11.	Overall quality of fire, emergency medical and ambulance services	5	4	3	2	1	9
12.	Overall quality of police services	5	4	3	2	1	9
13.	Overall quality of the City's garbage services	5	4	3	2	1	9
14.	Overall quality of the City's parks and recreation programs	5	4	3	2	1	9
15.	Overall quality of the City's public library services	5	4	3	2	1	9
16.	Overall quality of services/utilities compared to the cost of these services/qualities	5	4	3	2	1	9

2. Which THREE of the above items do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 1 above.]

1st: ____ 2nd: ____ 3rd: ____

2a. In the event that cuts are required due to shortfalls, which area of service would you first reduce?

3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 3.

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall quality of services provided by the City of Camas	5	4	3	2	1	9
2. Overall value that you receive for your city tax dollars and fees	5	4	3	2	1	9
3. Overall image of the City	5	4	3	2	1	9
4. How well the City is managing growth and development	5	4	3	2	1	9
5. Overall feeling of safety in the City	5	4	3	2	1	9
6. Availability of job opportunities	5	4	3	2	1	9
7. Overall quality of new development	5	4	3	2	1	9

4. How satisfied are you with the overall quality of life in the City of Camas?

(5) Very satisfied (3) Neutral (1) Very dissatisfied
 (4) Satisfied (2) Dissatisfied (9) Don't know

5. For each of the parcs and recreation items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Quality of facilities such as picnic shelters and playgrounds in city parks	5	4	3	2	1	9
02. Quality and maintenance of the City's parks and trails	5	4	3	2	1	9
03. Quality of outdoor athletic fields (e.g., baseball, soccer, and football)	5	4	3	2	1	9
04. Appearance and maintenance of existing city parks	5	4	3	2	1	9
05. Number of city parks	5	4	3	2	1	9
06. Quantity of city trails	5	4	3	2	1	9
07. Quantity of the City's open space	5	4	3	2	1	9
08. Quality of recreational classes for youth	5	4	3	2	1	9
09. Quality of recreational classes for adults	5	4	3	2	1	9
10. Quality of seasonal special events (i.e., spring Egg Scramble, summer movies and concerts in the park, fall Pumpkin Party, and winter Hometown Holiday)	5	4	3	2	1	9
11. Other: _____	5	4	3	2	1	9

6. Which TWO parks and recreation items do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 5 above.]

1st: _____ 2nd: _____

7. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. The visibility of police in the community	5	4	3	2	1	9
02. The City's overall efforts to prevent crime	5	4	3	2	1	9
03. Enforcement of local traffic laws	5	4	3	2	1	9
04. Parking enforcement services	5	4	3	2	1	9
05. How quickly police respond to emergencies	5	4	3	2	1	9
06. Overall quality of local fire protection and rescue services	5	4	3	2	1	9
07. How quickly fire and rescue personnel respond to emergencies	5	4	3	2	1	9
08. Quality of local ambulance service	5	4	3	2	1	9
09. How quickly ambulance personnel respond to emergencies	5	4	3	2	1	9
10. Access to cooling and heating centers	5	4	3	2	1	9

Item 3.

8. Which TWO public safety items from Question 7 on the previous page do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 7.]

1st: ____ 2nd: ____

9. For each of the communication items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The availability of information about city programs and services	5	4	3	2	1	9
2. City efforts to keep you informed about local issues	5	4	3	2	1	9
3. Overall quality of the City's website	5	4	3	2	1	9
4. The level of public involvement in decision making	5	4	3	2	1	9
5. Timeliness of information provided by the City	5	4	3	2	1	9
6. City's social media (Facebook, Nextdoor, Engage Camas, etc.)	5	4	3	2	1	9

10. Which TWO communication items do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 9 above.]

1st: ____ 2nd: ____

11. Organizational Excellence. Please rate your satisfaction with the following.

Please rate the quality of customer service for the following service areas:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Water and wastewater customer service	5	4	3	2	1	9
02. Stormwater drainage customer service	5	4	3	2	1	9
03. Trash customer service	5	4	3	2	1	9
04. Development Services customer service	5	4	3	2	1	9
05. Parks and Recreation customer service	5	4	3	2	1	9
06. City Utility Billing and Payment customer service	5	4	3	2	1	9
Please rate the ease of doing the following city processes:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
07. Contacting City of Camas employees	5	4	3	2	1	9
08. Making a service request	5	4	3	2	1	9
09. Locating information on the City's website	5	4	3	2	1	9
10. Paying city utility bill	5	4	3	2	1	9
11. Paying fees for parks and recreation programs	5	4	3	2	1	9

12. Customer Experience. Have you interacted with (call or in person) the City during the past year?

____(1) Yes [Answer Q12a-c.] ____ (2) No [Skip to Q13.]

12a. If you have interacted with the City during the past year, what led to that interaction?

____(1) Compliment ____ (2) Question ____ (3) Request ____ (4) Complaint

12b. What was the specific interaction with the City? [Check only one.]

- ____ (1) City service (street maintenance, trash, water, wastewater)
- ____ (2) Emergency or safety
- ____ (3) Reservations/Rentals/Recreation
- ____ (4) Public Records/Ordinances/Licenses/Permits
- ____ (5) Code violation/community engagement
(tall grassweeds/mowing, illegal parking/dumping, abandoned vehicles)
- ____ (6) Building codes/inspections
- ____ (7) Customer service (start/stop/schedule water or trash service, utility bill, basic information)
- ____ (8) Other: _____

12c. Several factors that may influence your perception of the quality of customer service receive from city employees are listed below. Please rate your satisfaction with each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

Customer Service	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The level of care you were given was appropriate	5	4	3	2	1	9
2. The response or information you were given was complete and thorough	5	4	3	2	1	9
3. What was said would be done, was done in a timely manner	5	4	3	2	1	9
4. They made it easy for you to handle your request	5	4	3	2	1	9
5. They were knowledgeable and technically competent	5	4	3	2	1	9
6. Professionalism of employees	5	4	3	2	1	9
7. Overall satisfaction with your customer service experience	5	4	3	2	1	9

13. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Maintenance of major city streets	5	4	3	2	1	9
2. Maintenance of streets in your neighborhood	5	4	3	2	1	9
3. Snow removal on major city streets	5	4	3	2	1	9
4. Adequacy of city street lighting	5	4	3	2	1	9
5. Condition of sidewalks in the City	5	4	3	2	1	9
6. On-street bicycle infrastructure (bike lanes/signs/arrows)	5	4	3	2	1	9
7. Street sweeping	5	4	3	2	1	9

14. Which TWO street related items do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 13 above.]

1st: ____ 2nd: ____

15. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Enforcing the cleanup of litter and debris on private property	5	4	3	2	1	9
2. Enforcing the mowing and trimming of grass and weeds on private property	5	4	3	2	1	9
3. Enforcing codes designed to protect public safety and health	5	4	3	2	1	9
4. Enforcing sign regulation	5	4	3	2	1	9
5. Enforcing the cleanup of litter in public right-of-ways	5	4	3	2	1	9

16. Which TWO code enforcement items do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 15 above.]

1st: ____ 2nd: ____

17. Satisfaction with Public Library Services. For each of the items listed below, please rate satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Selection of resources available at the public library	5	4	3	2	1	9
2. Digital resources available online with library card (eBooks and eAudio, movies, music, databases, etc.)	5	4	3	2	1	9
3. Events for adults (informational, literary, participatory, entertainment, etc.)	5	4	3	2	1	9
4. Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)	5	4	3	2	1	9
5. Events for children (early literacy development, storytimes, summer reading program, etc.)	5	4	3	2	1	9
6. Hours of operation	5	4	3	2	1	9

18. Which TWO public library items do you think should receive the MOST EMPHASIS from city leaders over the next two years? [Write-in your answers below using the numbers from the list in Question 17 above.]

1st: ____ 2nd: ____

19. Expectations for Services. Using a scale from 1 to 5, where 5 means the level of service provided by the City "Should Be Much Higher" than it is now and 1 means it "Should Be Much Lower," please indicate how the level of service provided by the City should change in each of the areas listed below.

How should the level of service provided by the City in the following areas change:	Should Be Much Higher	Should Be a Little Higher	Should Stay the Same	Should Be a Little Lower	Should Be Much Lower	Don't Know
1. Law enforcement	5	4	3	2	1	9
2. Fire, EMS, and ambulance	5	4	3	2	1	9
3. Parks, trails, and open space	5	4	3	2	1	9
4. Recreation facilities and programs	5	4	3	2	1	9
5. Maintenance of infrastructure (streets, sidewalks)	5	4	3	2	1	9
6. City's Public Library	5	4	3	2	1	9
7. City's garbage services	5	4	3	2	1	9

20. Would you be willing to pay more in taxes or fees to support an increase in the service level?

- ____(1) Not applicable - I do not think any levels of service need to be higher
- ____(2) Yes - I would be willing to pay more in taxes and fees
- ____(3) No - I would not be willing to pay more in taxes and fees
- ____(9) Don't know

21. Land Development. Using a five-point scale, where 5 means "Much Too Slow" and 1 means "Much Too Fast," please rate the City's current pace of development in each of the following areas.

Growth Management	Much Too Slow	Too Slow	Just Right	Too Fast	Much Too Fast	Don't Know
01. Employment opportunities	5	4	3	2	1	9
02. Office development	5	4	3	2	1	9
03. Retail	5	4	3	2	1	9
04. Restaurants	5	4	3	2	1	9
05. Technology and other industry	5	4	3	2	1	9
06. Housing options for aging population	5	4	3	2	1	9
07. Apartments	5	4	3	2	1	9
08. Townhomes/row houses	5	4	3	2	1	9
09. Entry-level single-family homes	5	4	3	2	1	9
10. Large lot/large homes	5	4	3	2	1	9

22. **Community amenities provided by the City can enhance the quality of life in Camas. If you identify ONE new community amenity that could be provided by the City, what would it be?**

Item 3.

- 22a. *[If you listed something in Question 22.]* **Would you be willing to pay more in taxes or fees to support this new community amenity?**

____(1) Yes ____ (2) No

Demographics

23. **Approximately how many years have you lived in Camas?** _____ years
24. **What is your age?** _____ years
25. **How many children under the age of 18 live in your household?** _____ children
26. **What is your gender?**
 ____ (1) Male ____ (2) Female ____ (3) Non-binary ____ (4) Prefer not to answer
27. **Would you say your total annual household income is:**
 ____ (1) Under \$50,000 ____ (3) \$75,000 to \$99,999 ____ (5) \$150,000 to \$199,999
 ____ (2) \$50,000 to \$74,999 ____ (4) \$100,000 to \$149,999 ____ (6) \$200,000 or more
28. **Would you be willing to participate in future surveys sponsored by the City of Camas?**
 ____ (1) Yes *[Answer Q28a.]* ____ (2) No

- 28a. **Please provide your contact information.**

Mobile Phone Number: _____

Email Address: _____

This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed postage-paid envelope addressed to:
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having difficulties with city services. If your address is not correct, please provide the correct information. Thank You.



2024 City of Camas, WA

Appendix A: GIS Maps



Interpreting the Maps

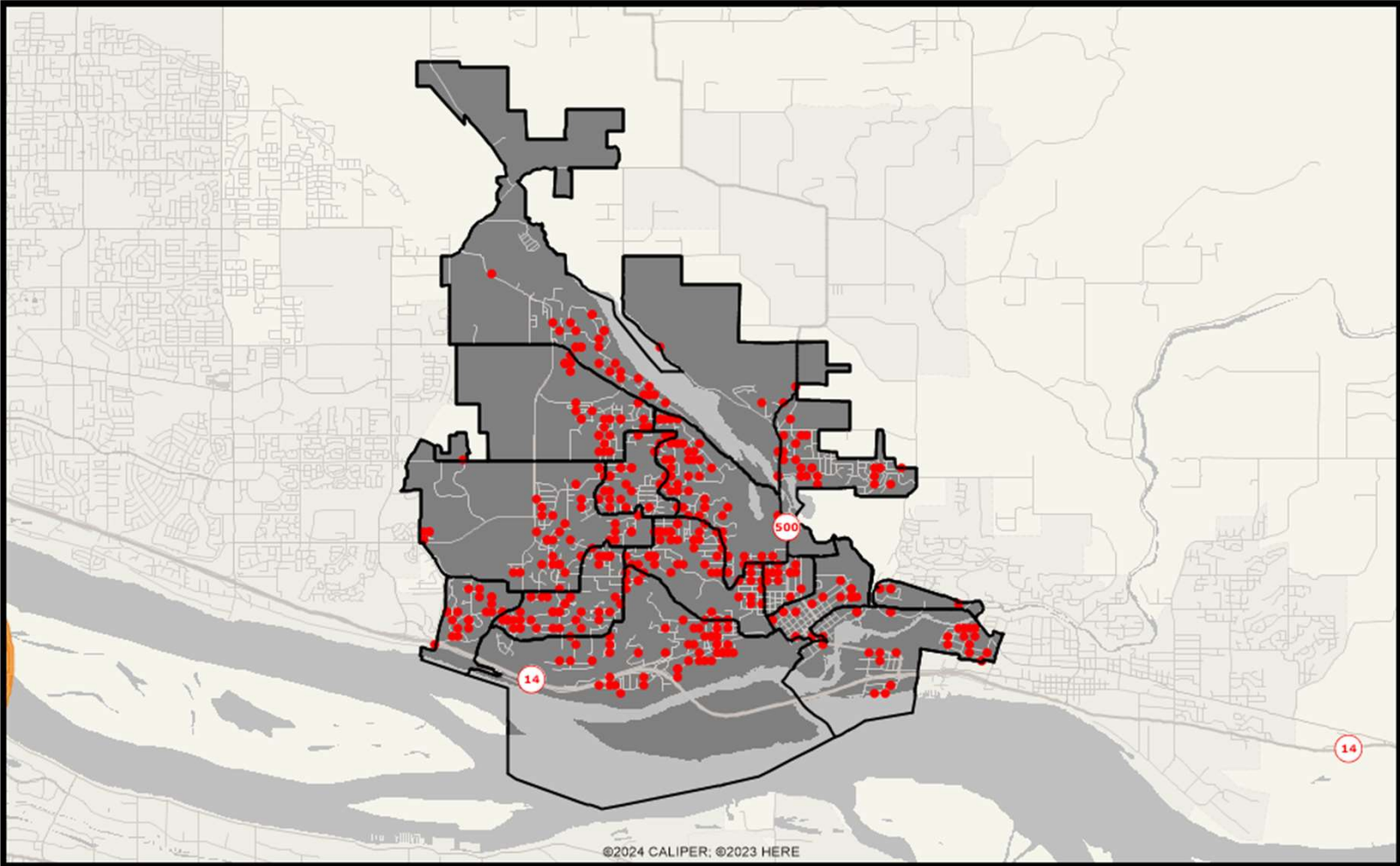
The maps on the following pages show the mean ratings for several questions on the survey by Census Block Group. If all areas on a map are the same color, then residents generally feel the same about that issue regardless of the location of their home.

When reading the maps, please use the following color scheme as a guide:

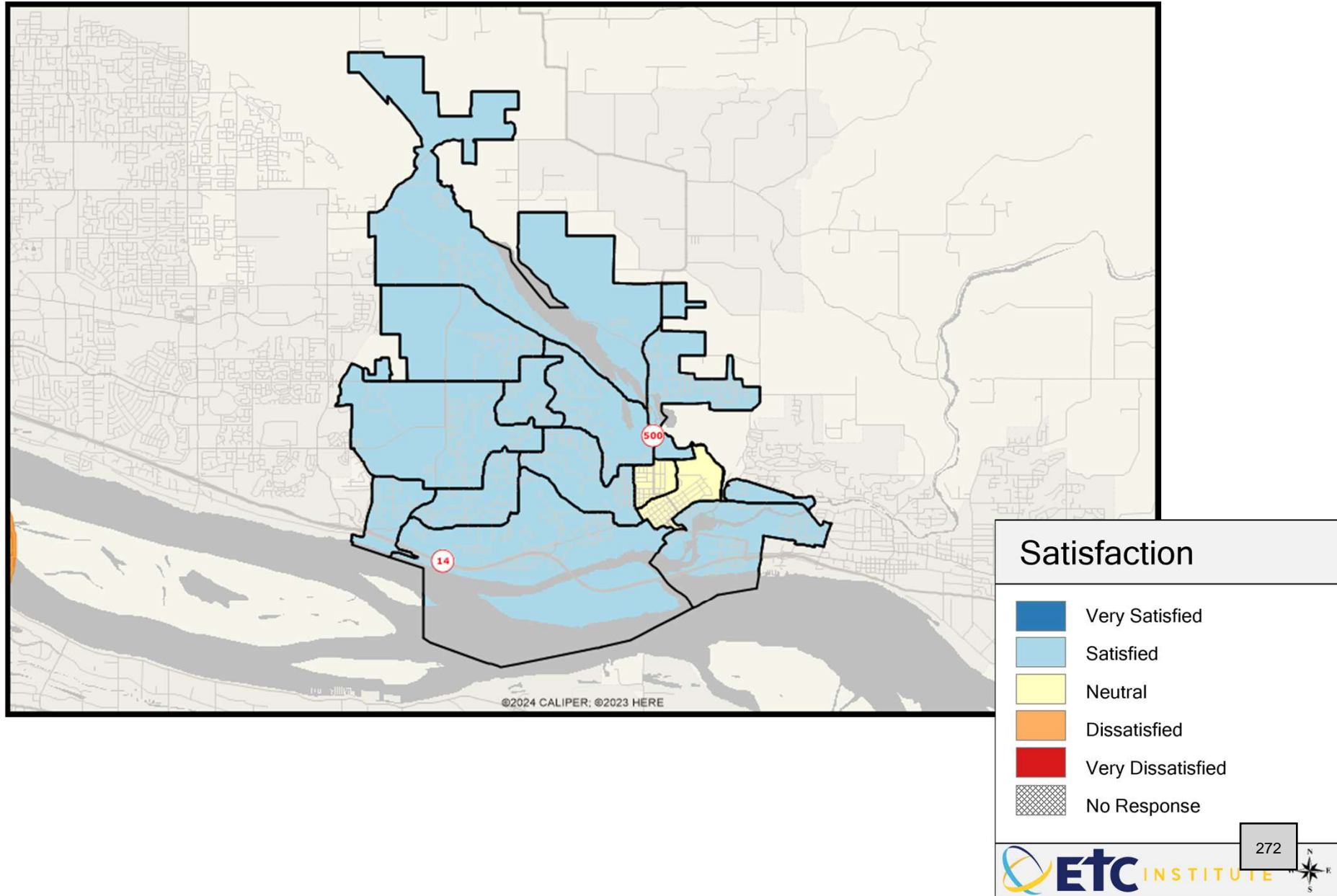
- **DARK/LIGHT BLUE** shades indicate POSITIVE ratings. Shades of blue generally indicate satisfaction with a service, ratings of “satisfied” or “very satisfied”
- **OFF-WHITE** shades indicate NEUTRAL ratings. Shades of neutral generally indicate that residents thought the quality of service delivery is adequate.
- **ORANGE/RED** shades indicate NEGATIVE ratings. Shades of orange/red generally indicate dissatisfaction with a service, ratings of “dissatisfied” or “very dissatisfied”

Location of Respondents

(Boundaries by Census Block Group)



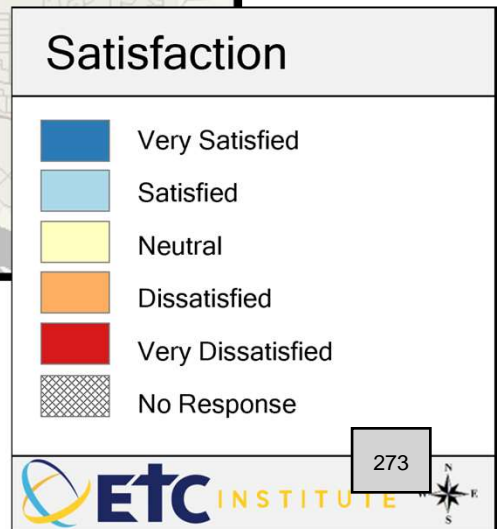
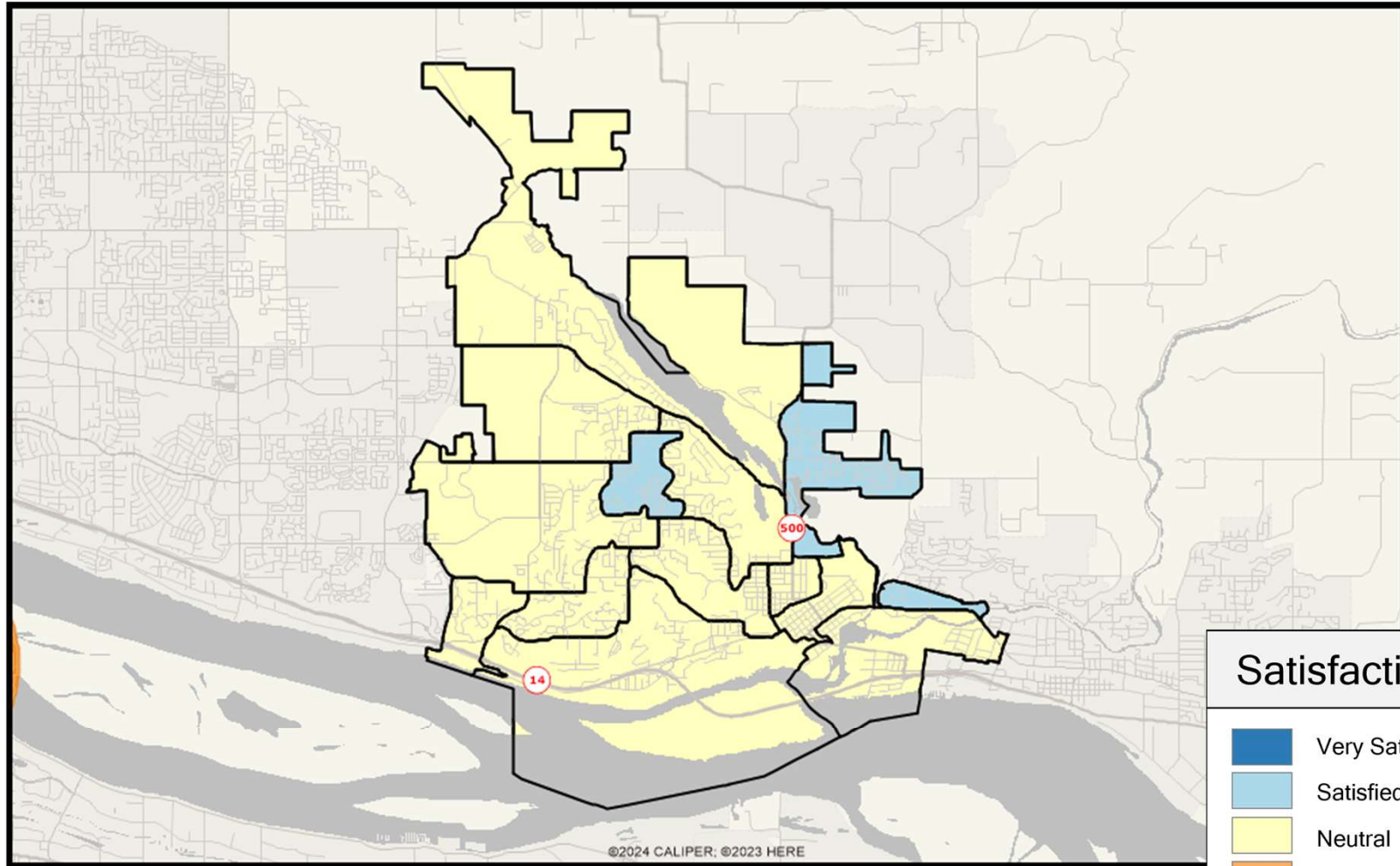
Q1-01. Overall effectiveness of city communication with the public Item 3.
public
Mean: 3.59



Q1-02. Overall effectiveness of city economic development efforts

Item 3.

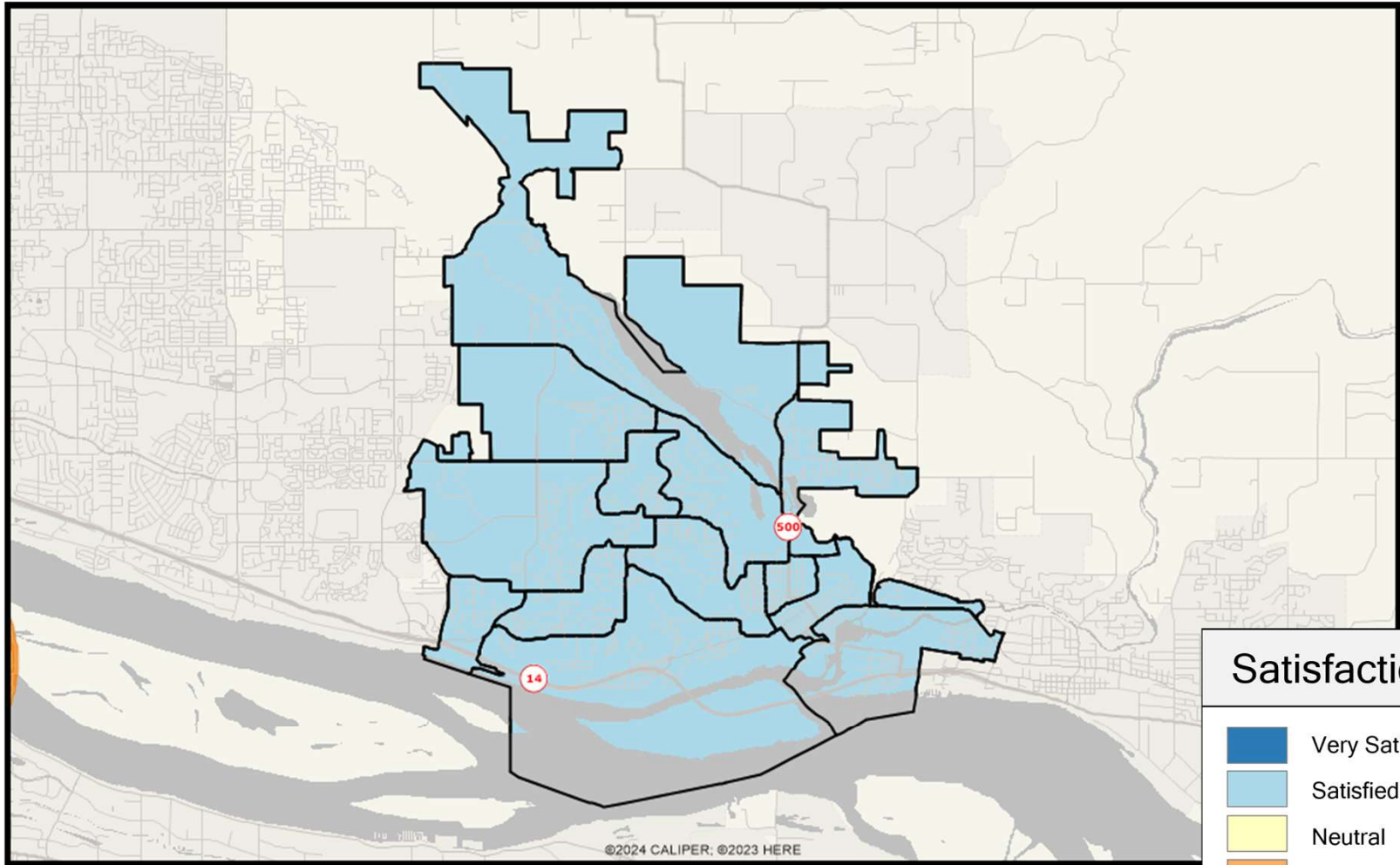
Mean: 3.28



Q1-03. Overall effectiveness of city management of storm water runoff

Mean: 3.68

Item 3.



Satisfaction

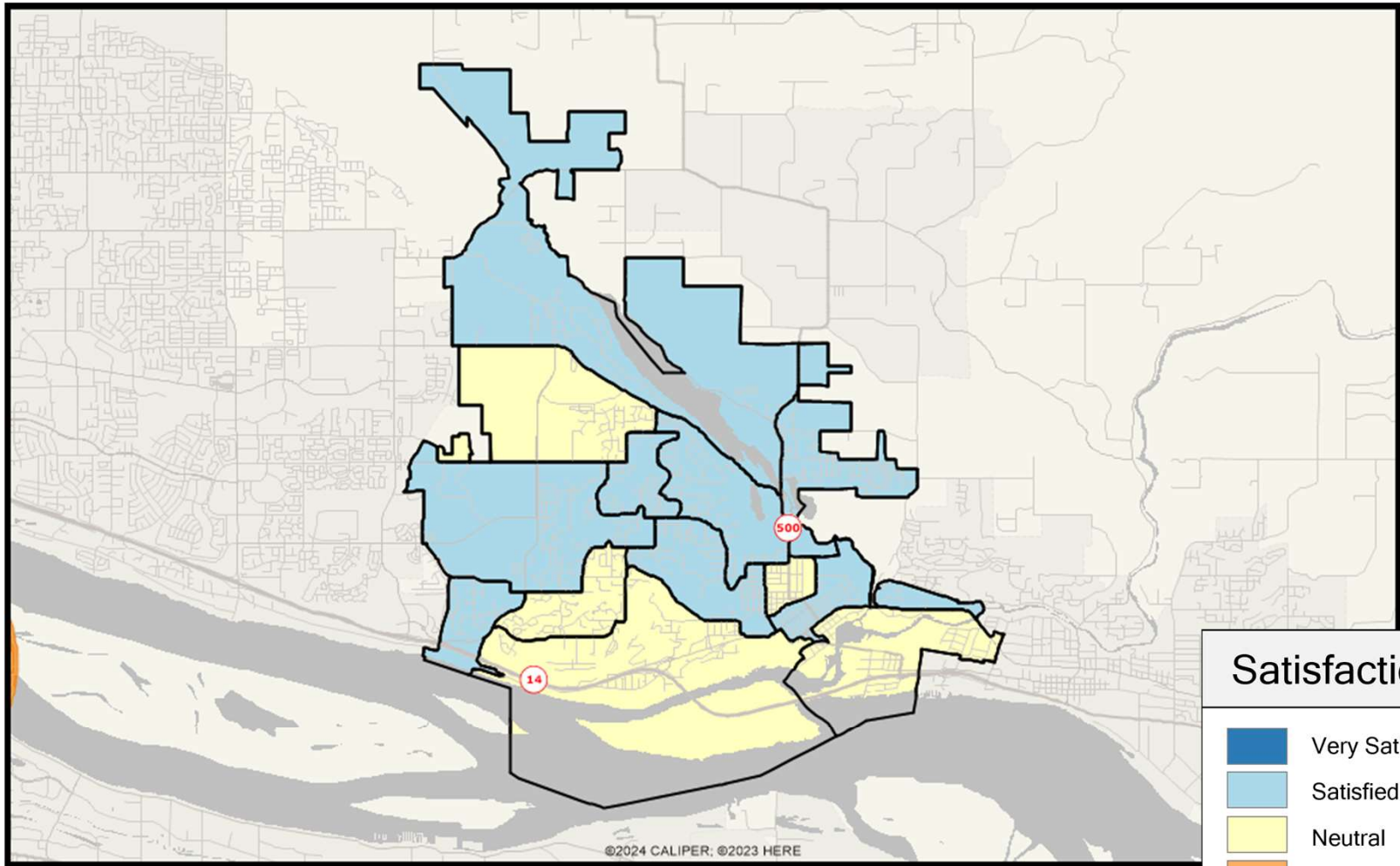
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

274

Q1-04. Overall enforcement of city codes and ordinances

Mean: 3.48



Satisfaction

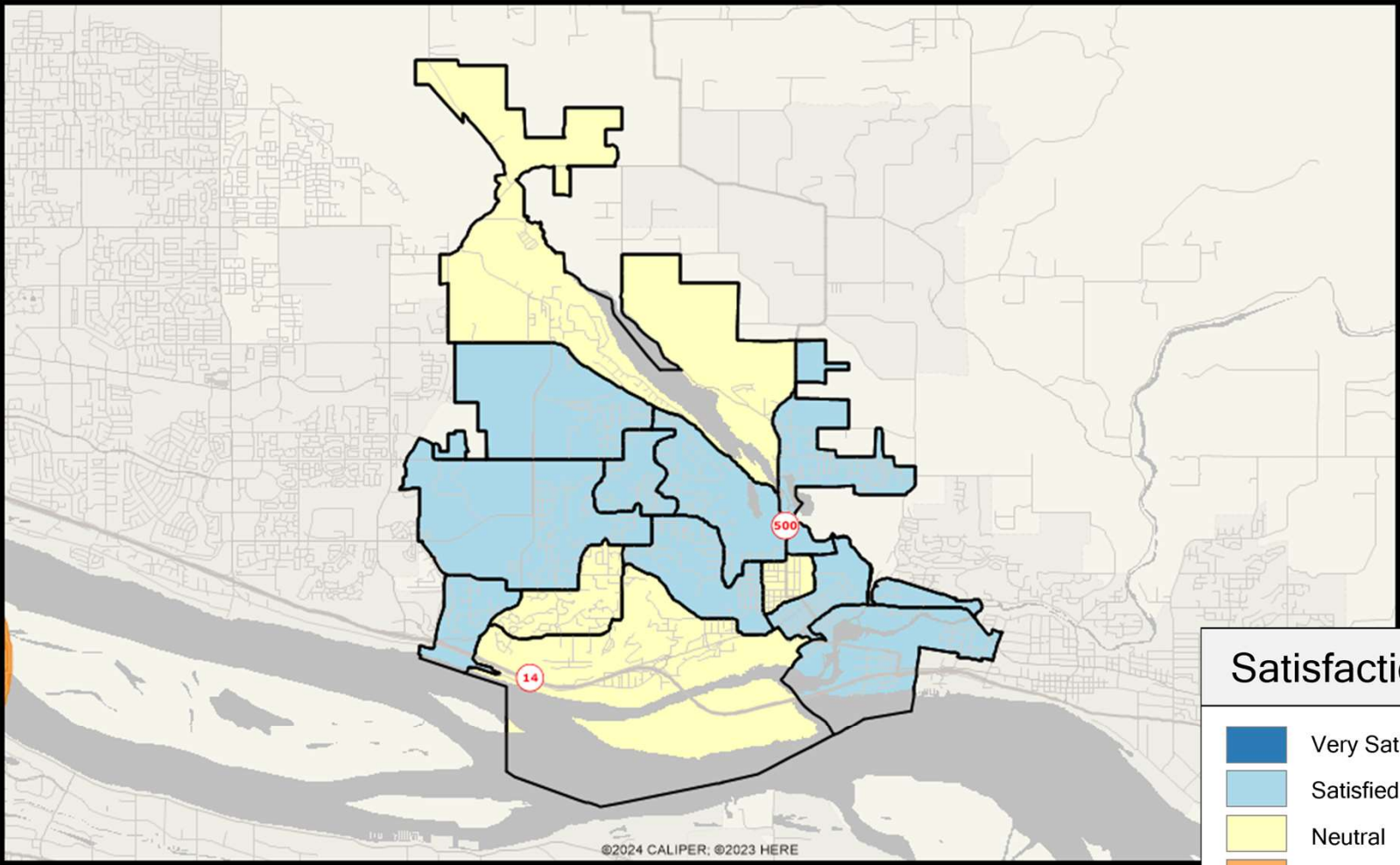
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

275

Q1-05. Overall maintenance of city streets

Mean: 3.45



Satisfaction

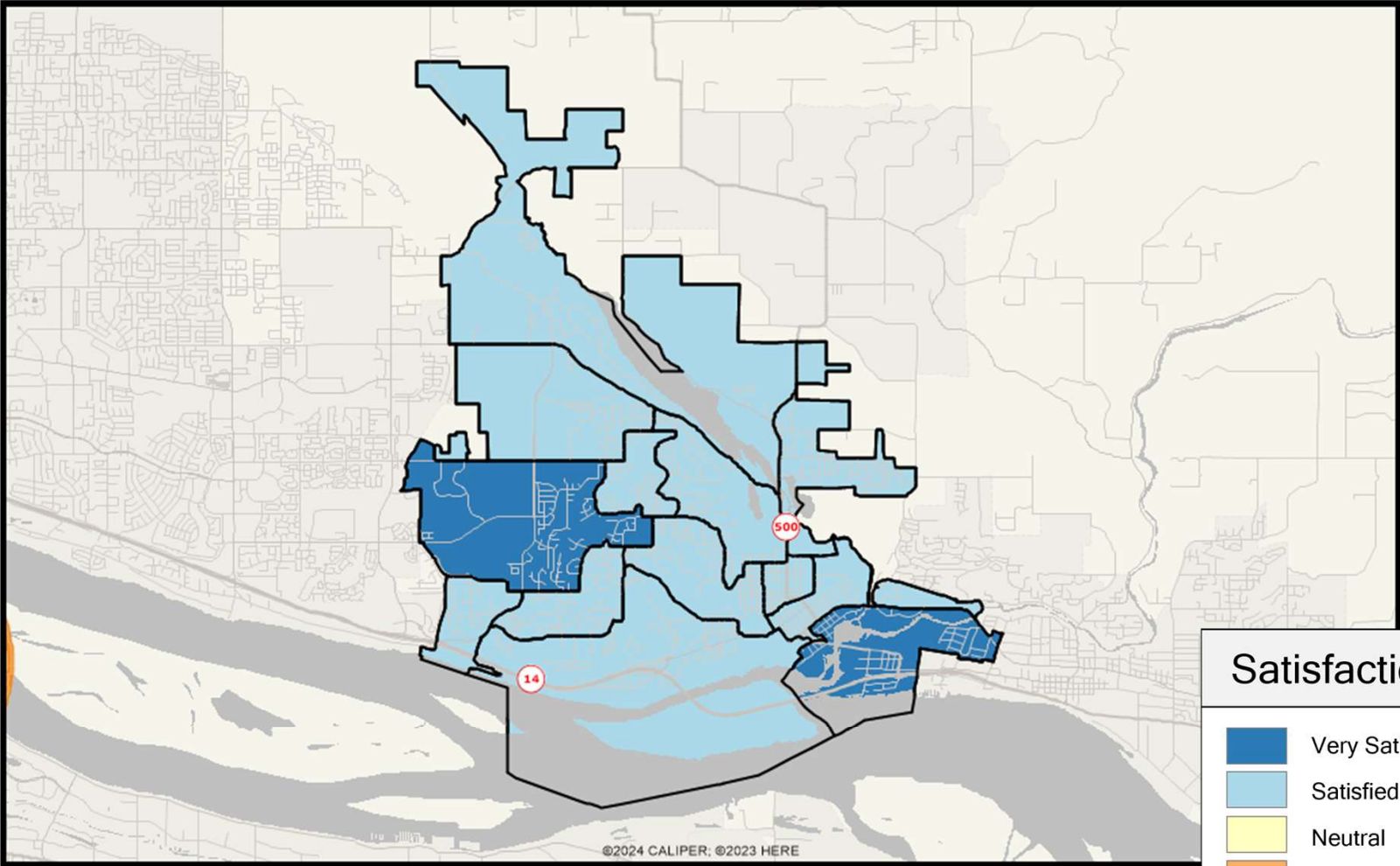
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

276

Q1-06. Overall quality of city parks/trails/open space

Mean: 4.02



Satisfaction

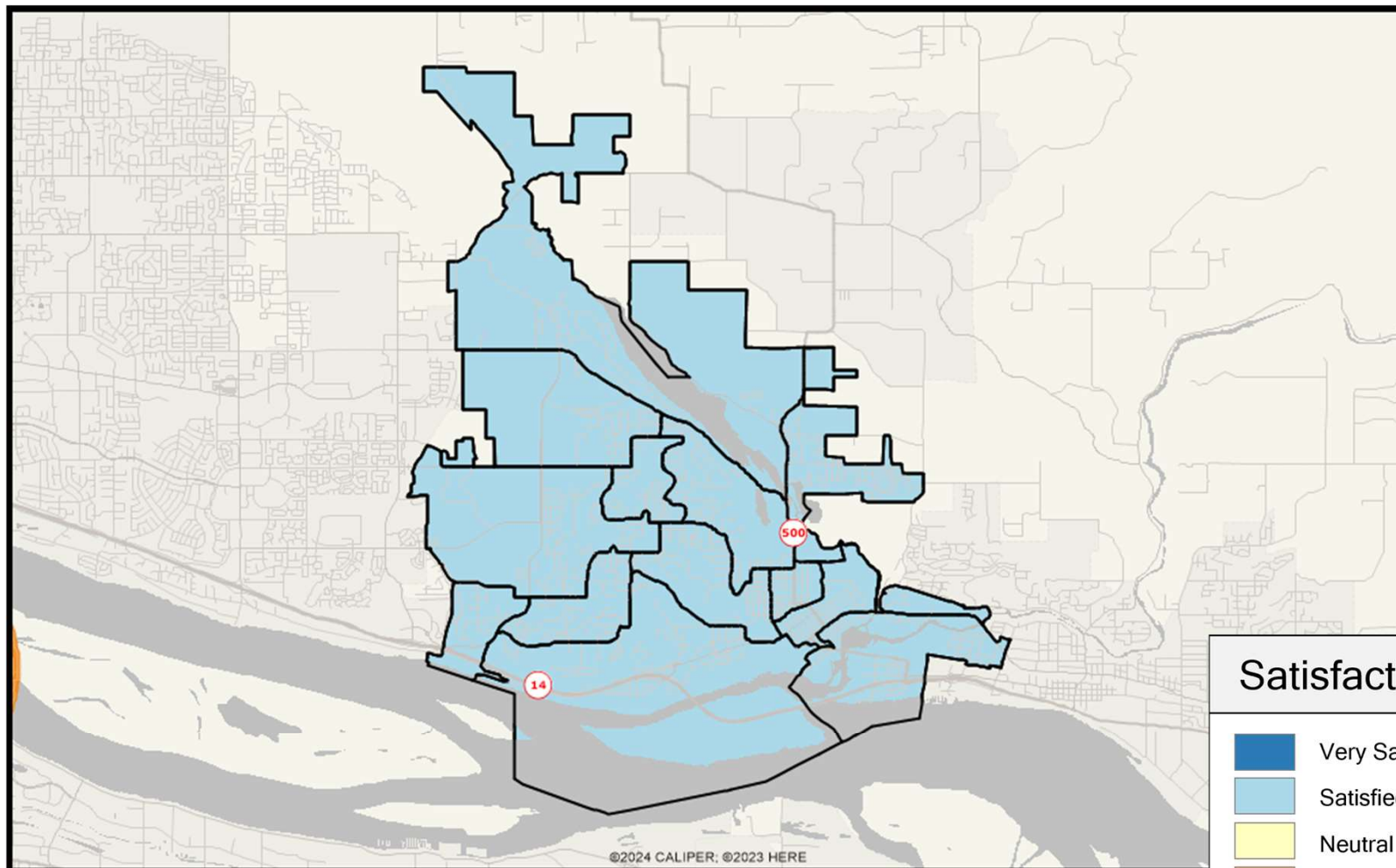
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

277

Q1-07. Overall quality of city sewer services

Mean: 3.96



Satisfaction

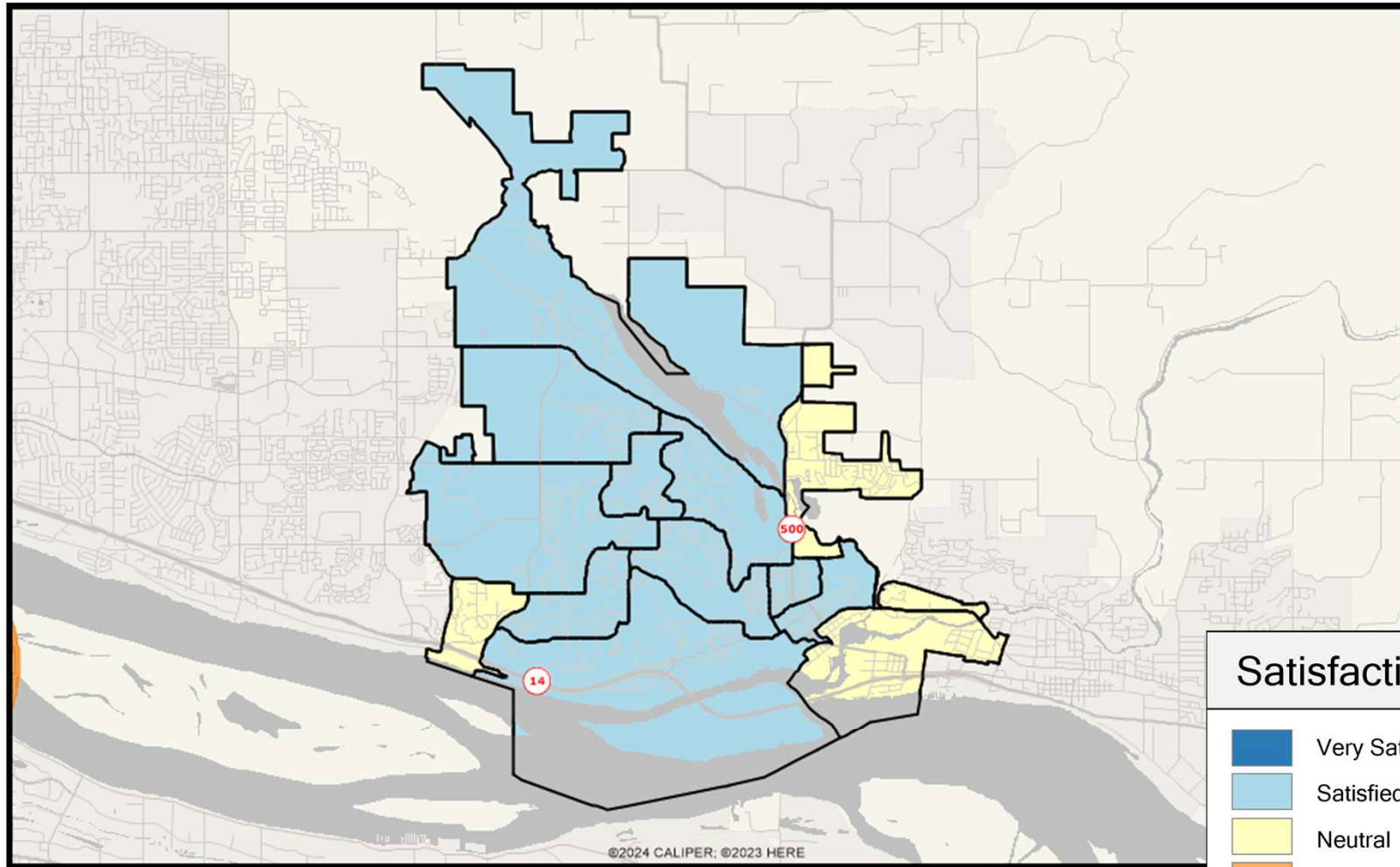
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

278

Q1-08. Overall quality of city water utilities

Mean: 3.61



Satisfaction

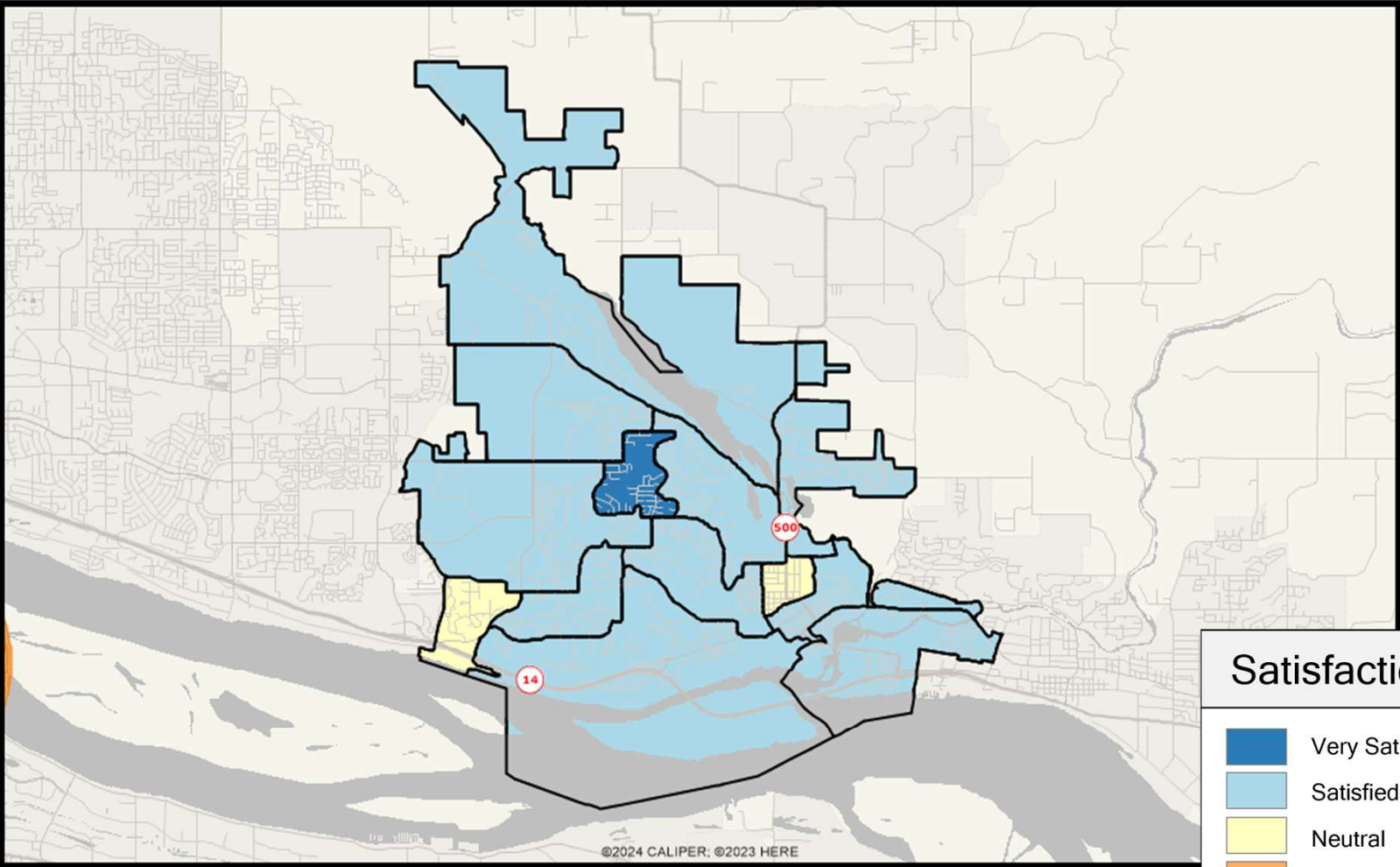
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

279

Q1-09. Overall variety of the City's billing and finance options

Mean: 3.9



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

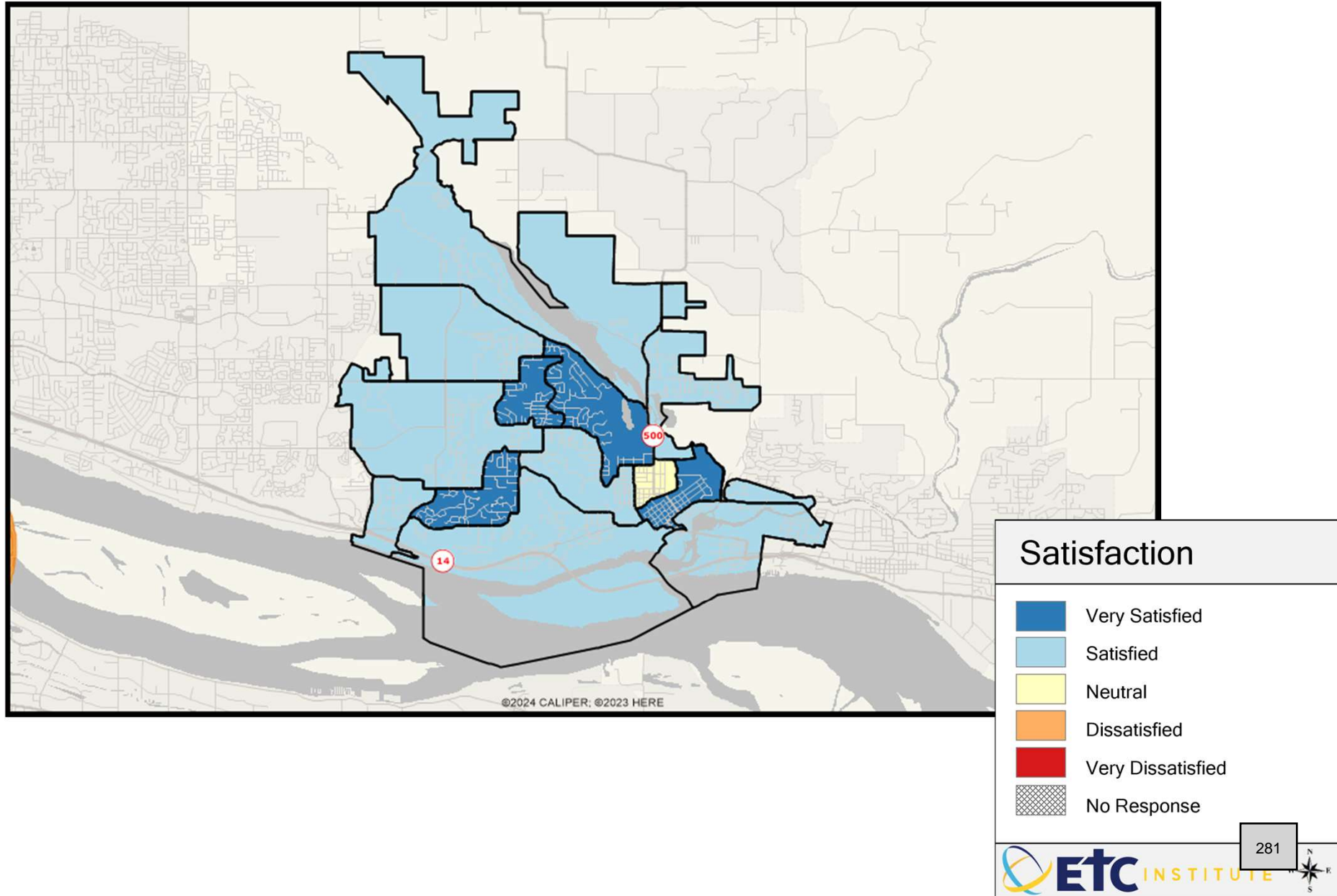
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280

Q1-10. Overall quality of customer service you receive from city employees

Item 3.

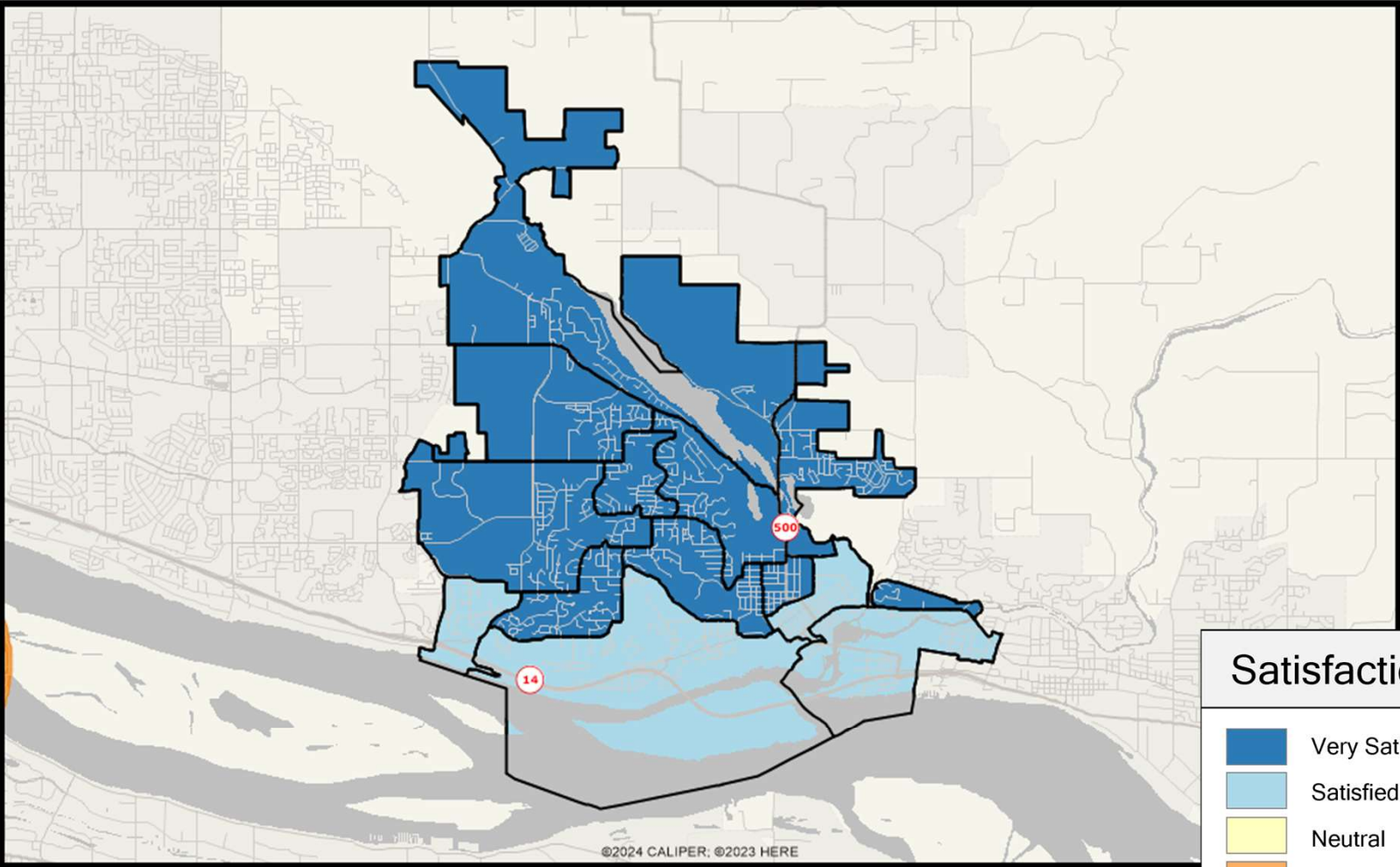
Mean: 4.09



Q1-11. Overall quality of fire, emergency medical and ambulance services

Item 3.

Mean: 4.26



Satisfaction

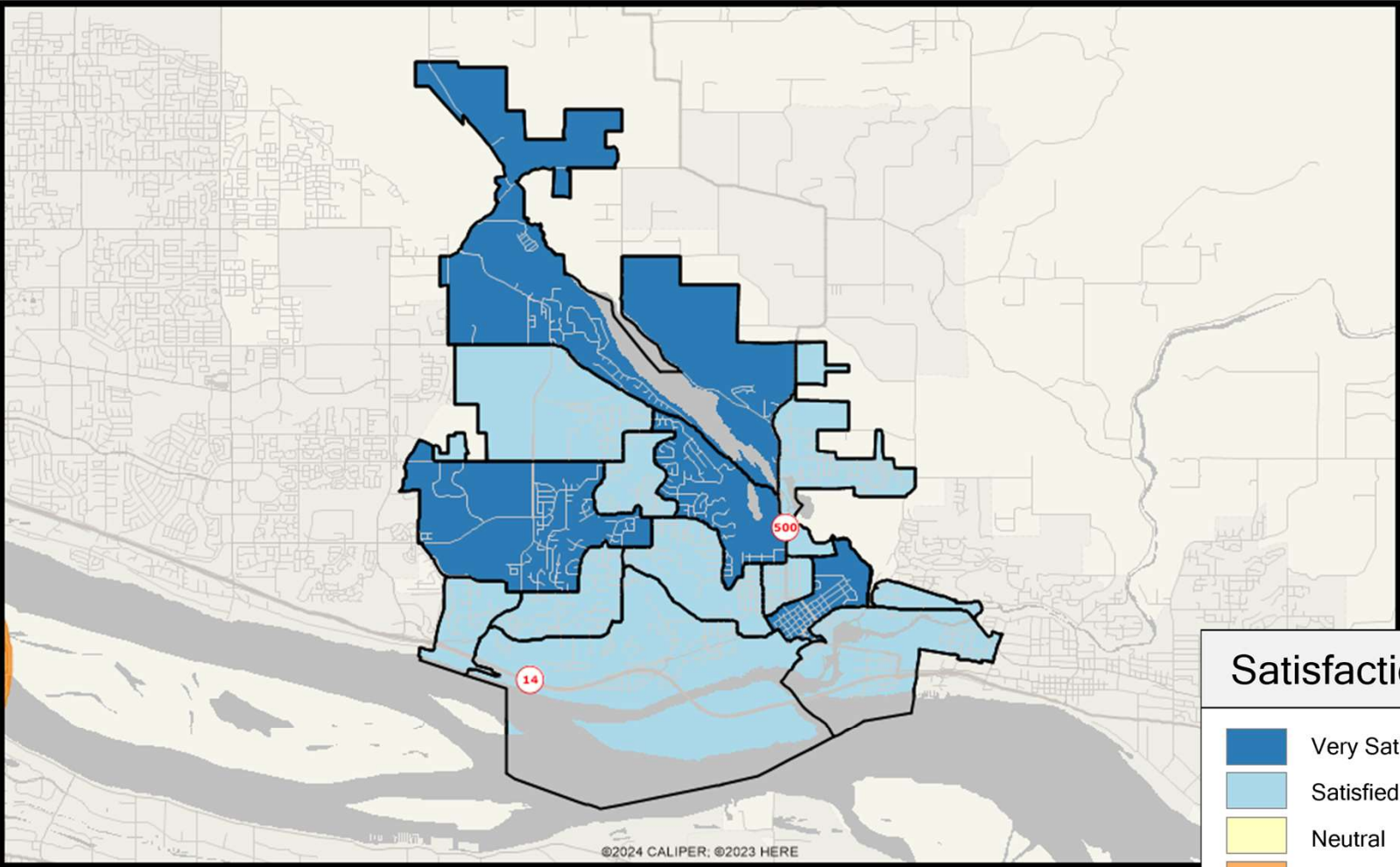
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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282

Q1-12. Overall quality of police services

Mean: 4.09



Satisfaction

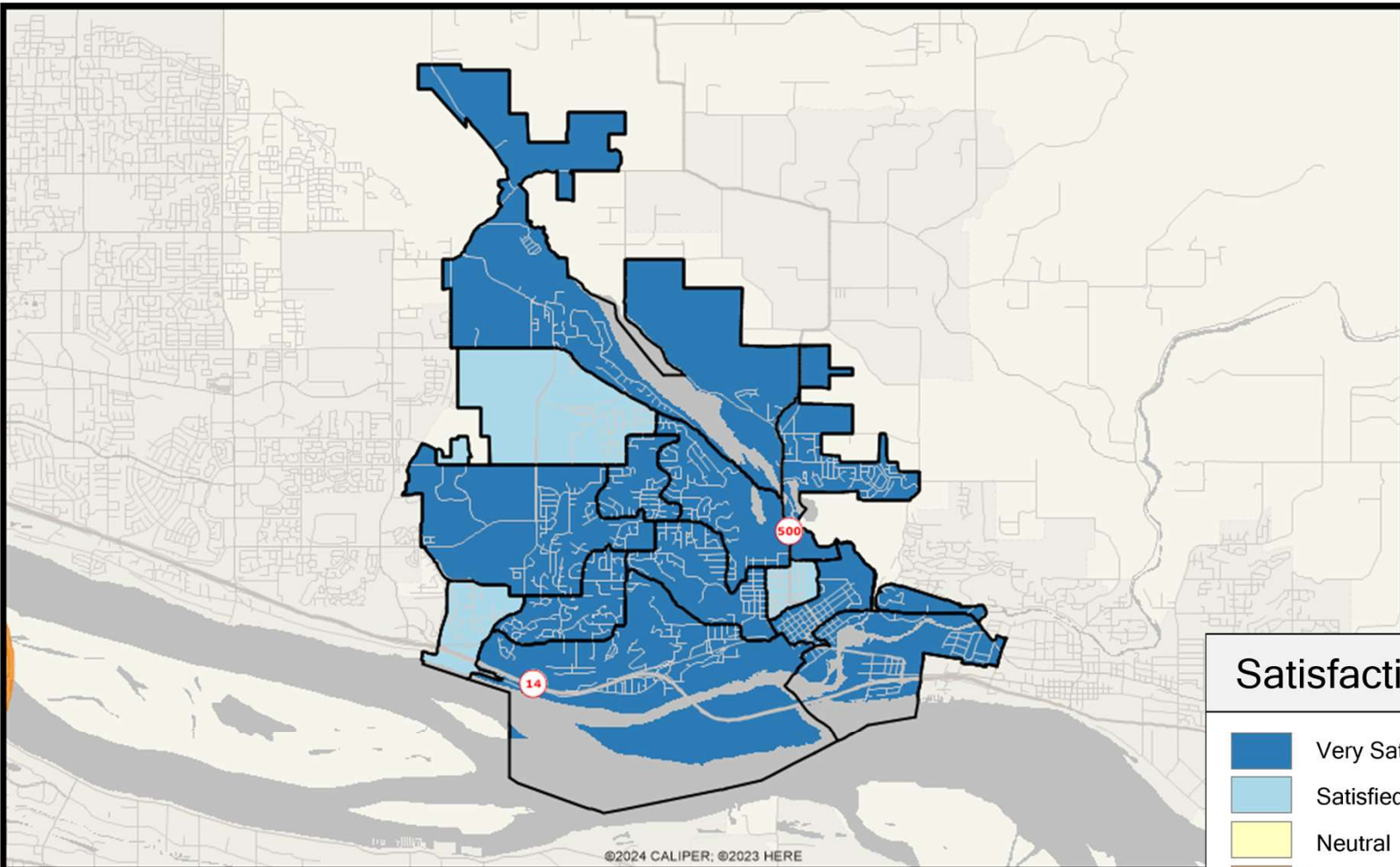
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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283

Q1-13. Overall quality of the City's garbage services

Mean: 4.3



Satisfaction

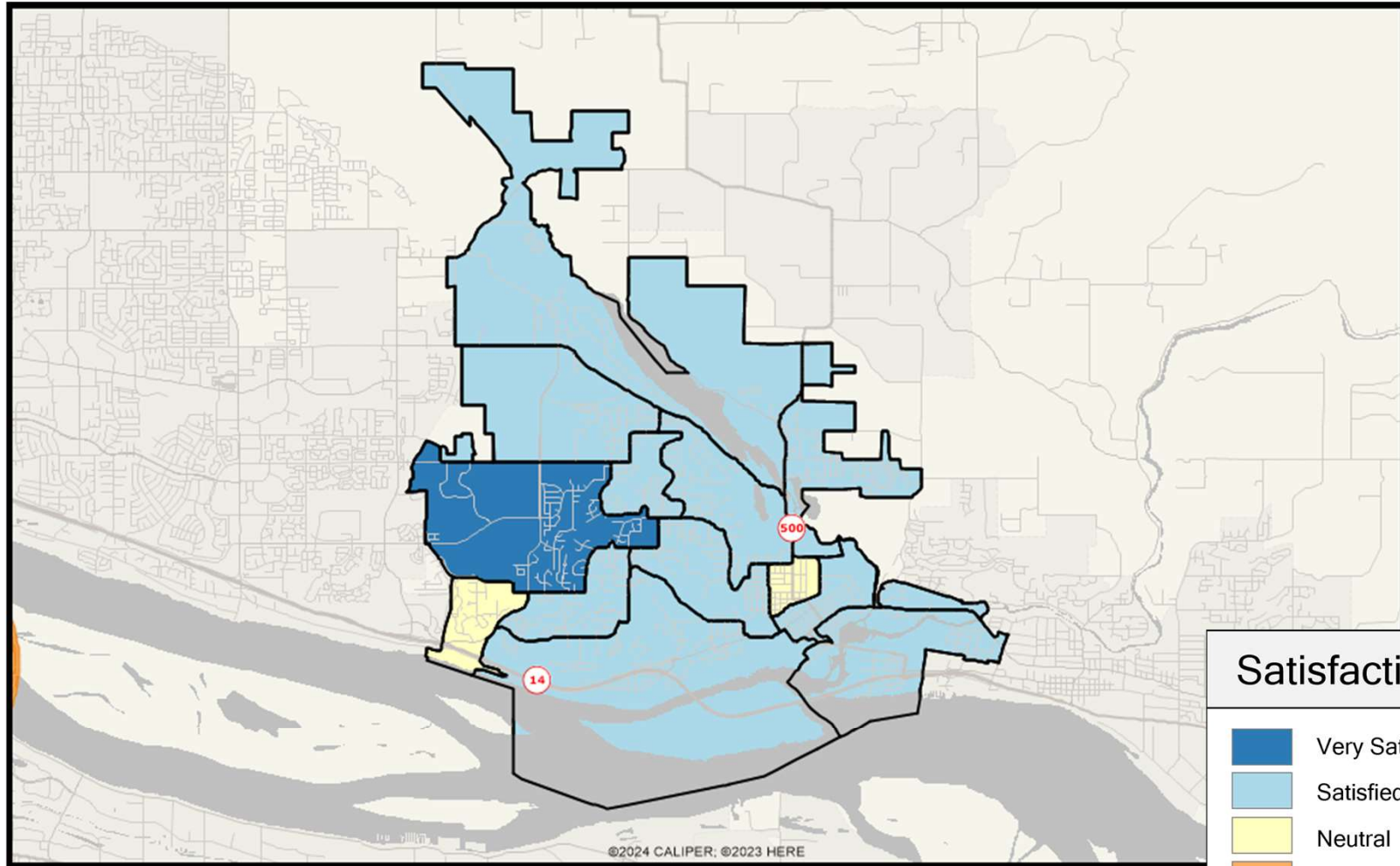
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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Q1-14. Overall quality of the City's parks and recreation programs

Mean: 3.92

Item 3.



Satisfaction

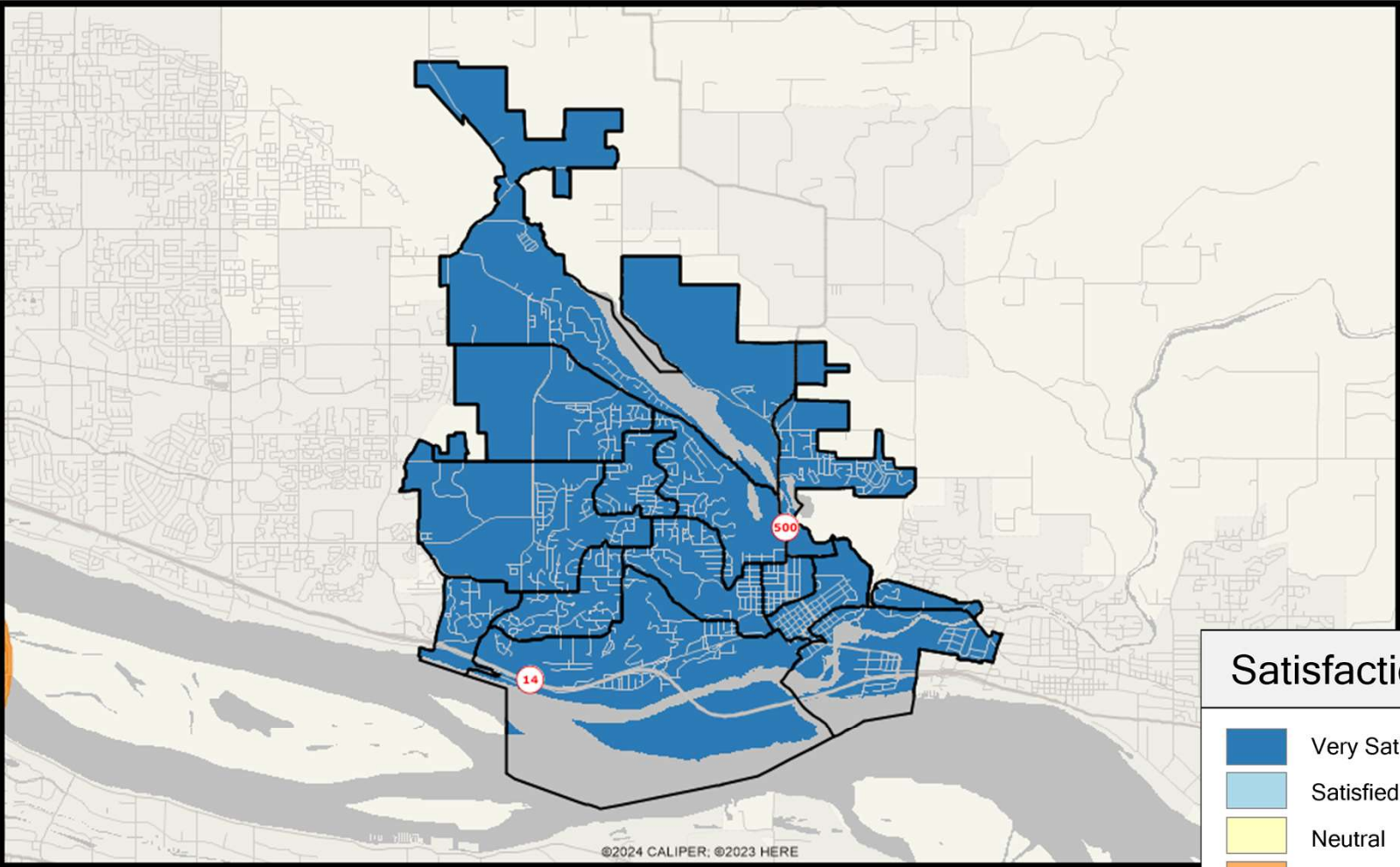
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

285

Q1-15. Overall quality of the City's public library services

Mean: 4.39



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

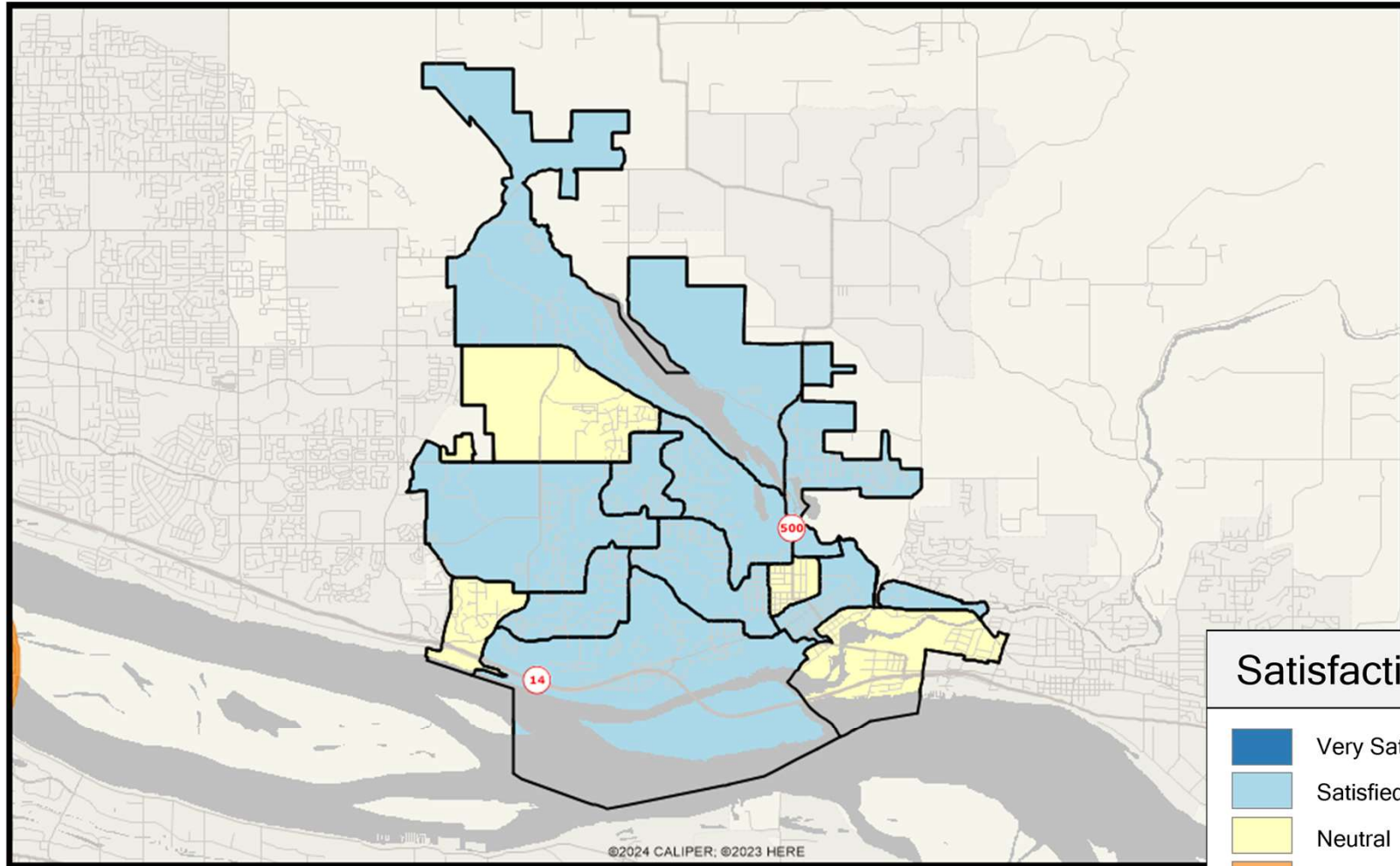
ETC INSTITUTE

286

Q1-16. Overall quality of services/utilities compared to the cost of these services/qualities

Item 3.

Mean: 3.61



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

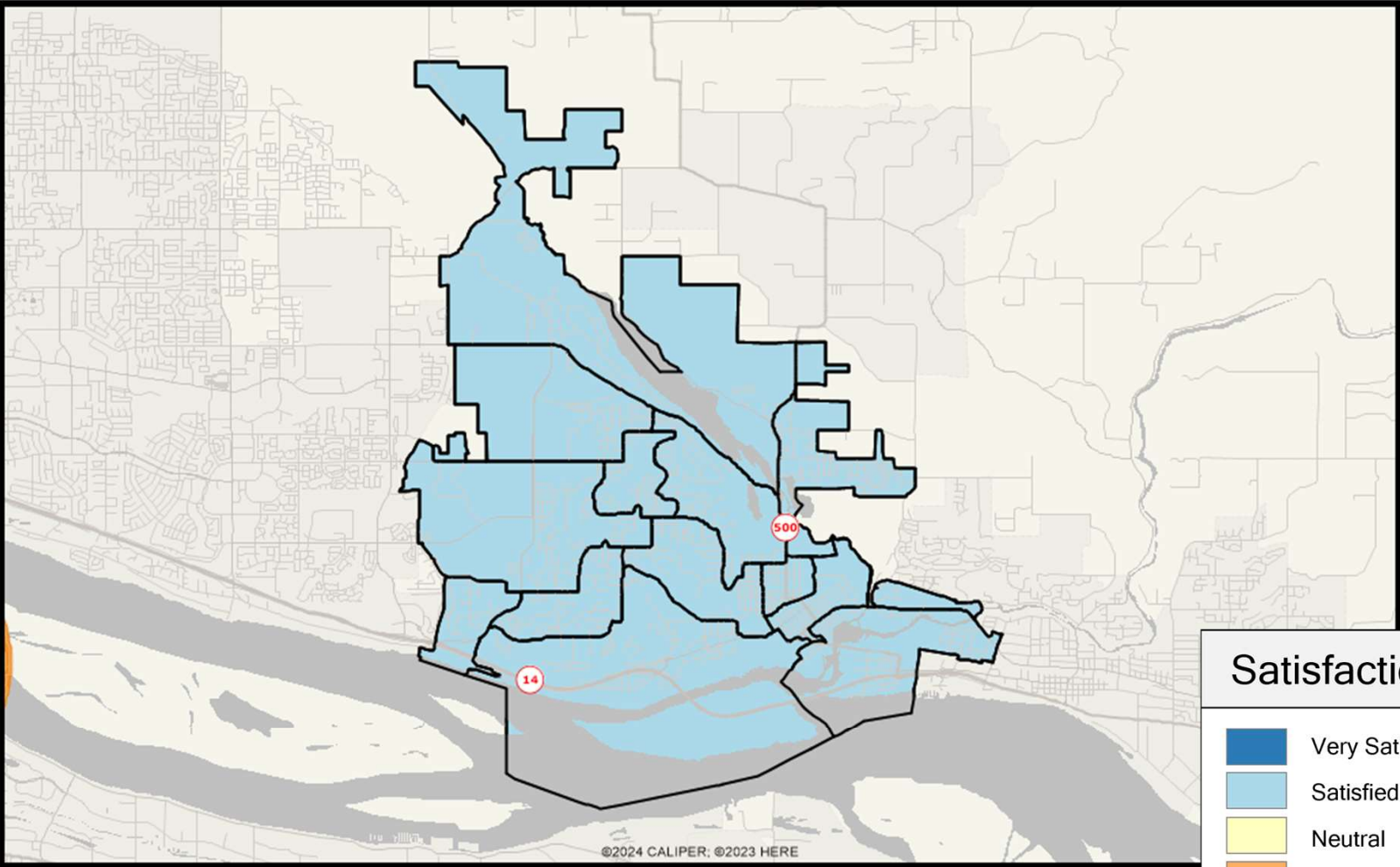
ETC INSTITUTE

287

Q3-01. Overall quality of services provided by the City of Camas

Mean: 3.97

Item 3.



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

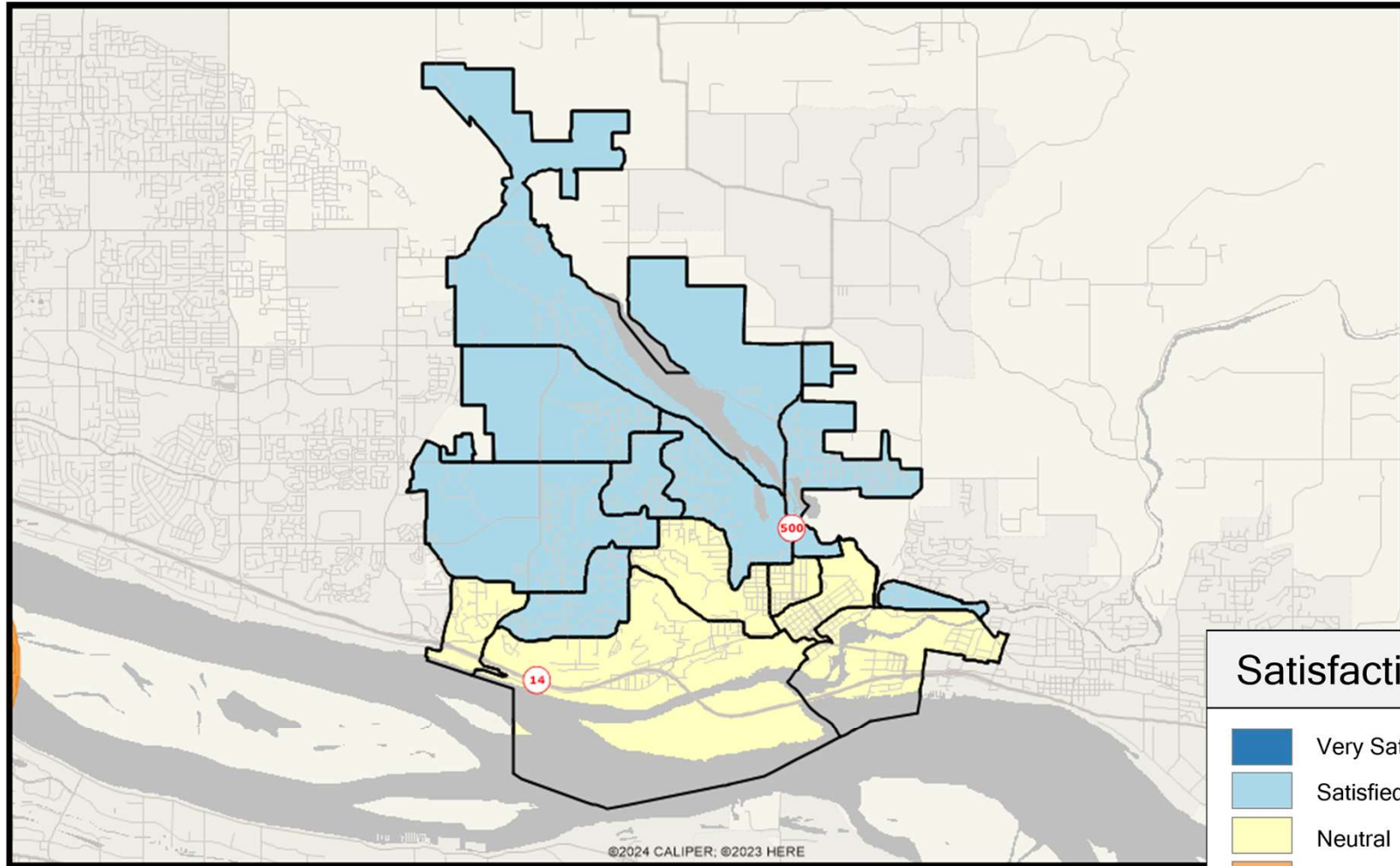
ETC INSTITUTE

288

Q3-02. Overall value that you receive for your city tax dollars and fees

Item 3.

Mean: 3.42



Satisfaction

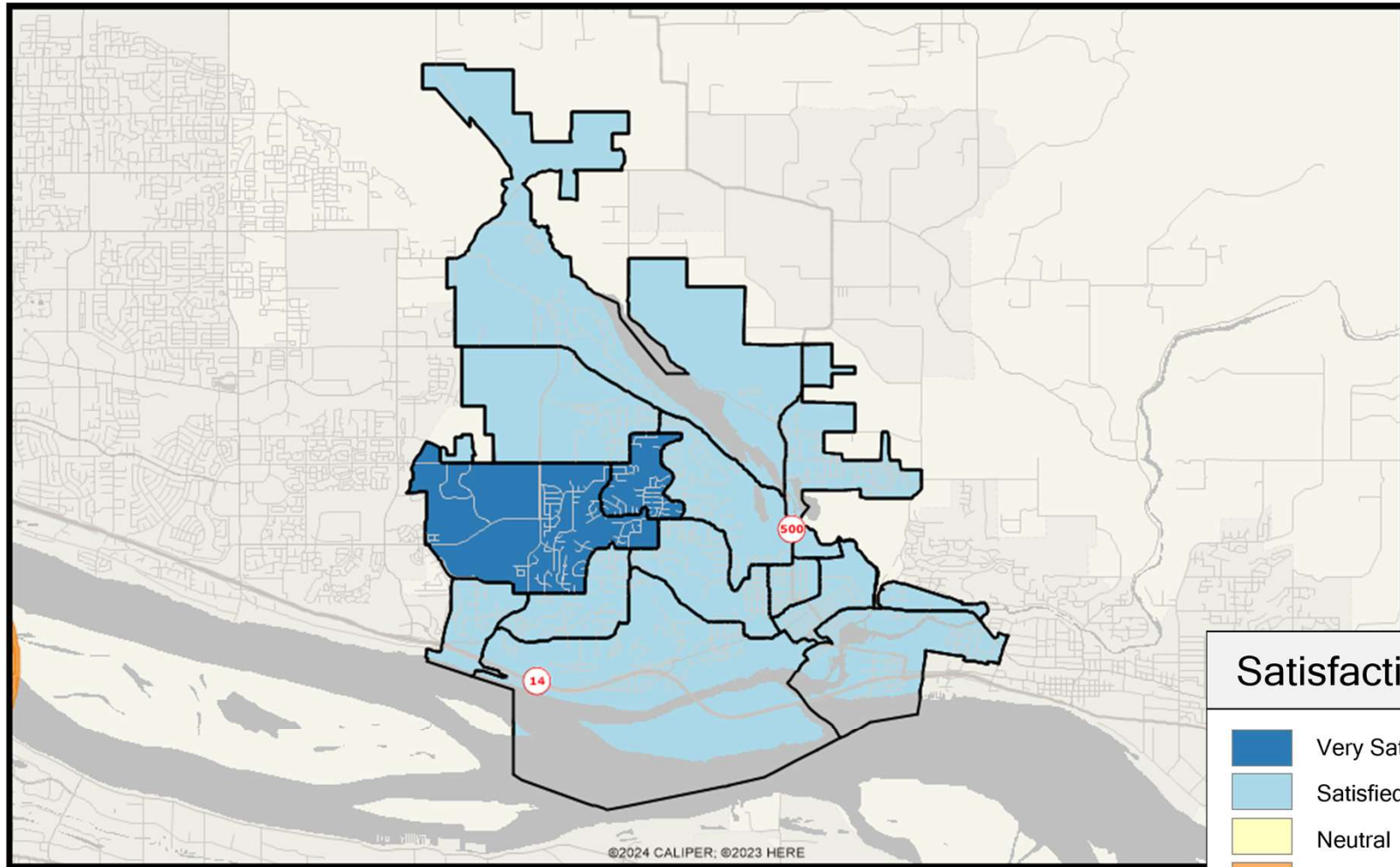
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

289

ETC INSTITUTE

Q3-03. Overall image of the City

Mean: 4.07



Satisfaction

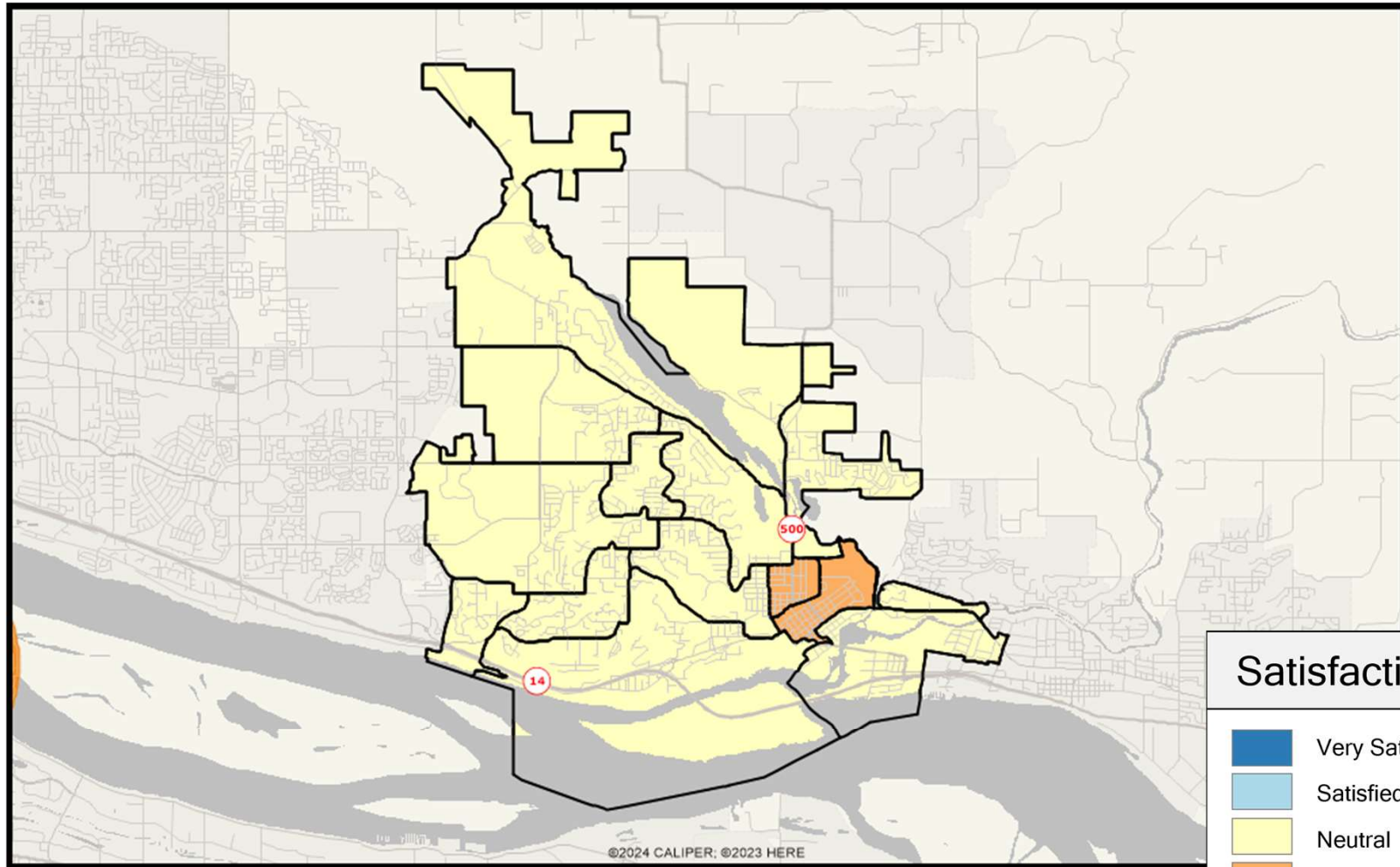
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

ETC INSTITUTE

290

Q3-04. How well the City is managing growth and development

Mean: 2.94



Satisfaction

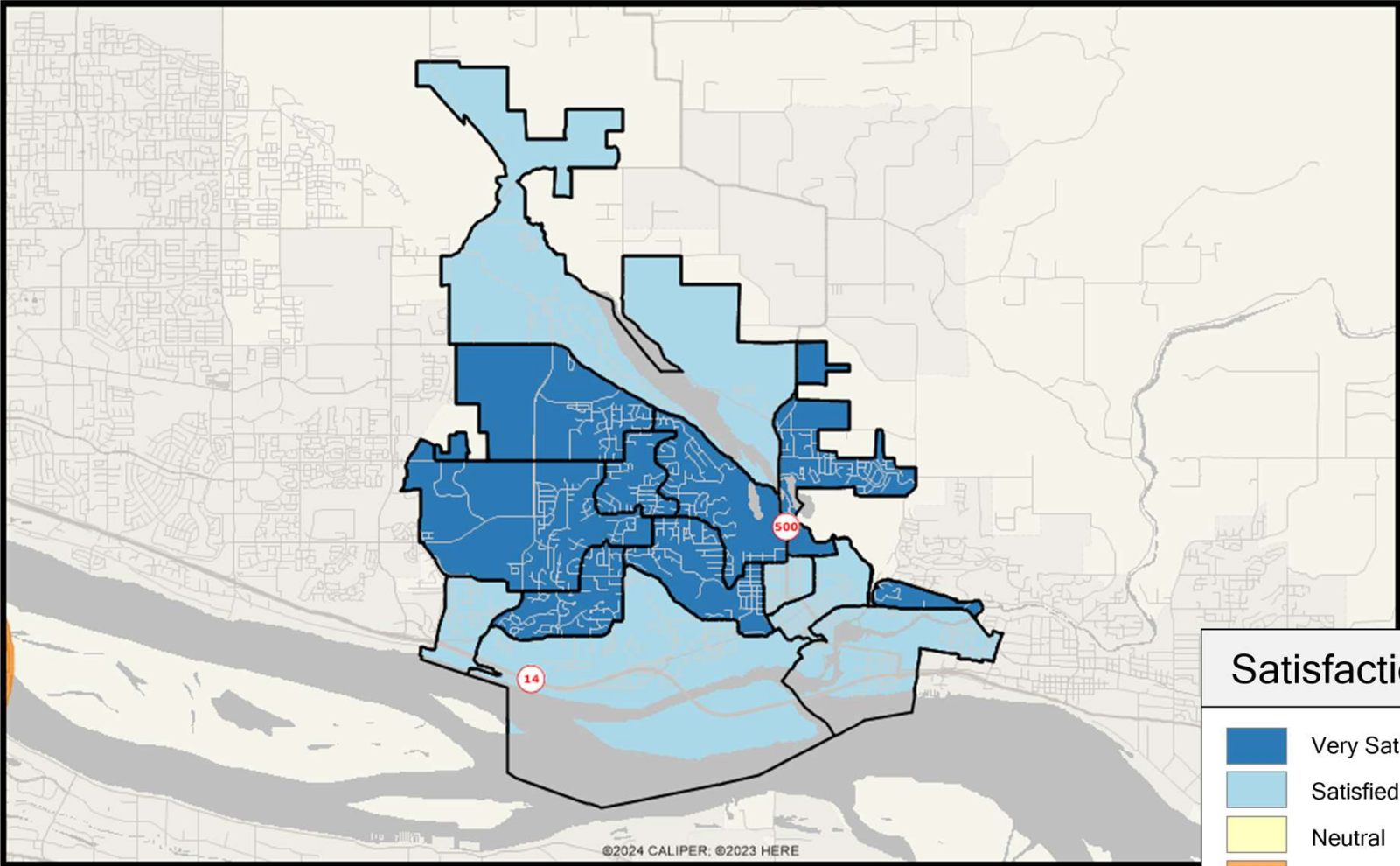
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

291

ETC INSTITUTE

Q3-05. Overall feeling of safety in the City

Mean: 4.24



Satisfaction

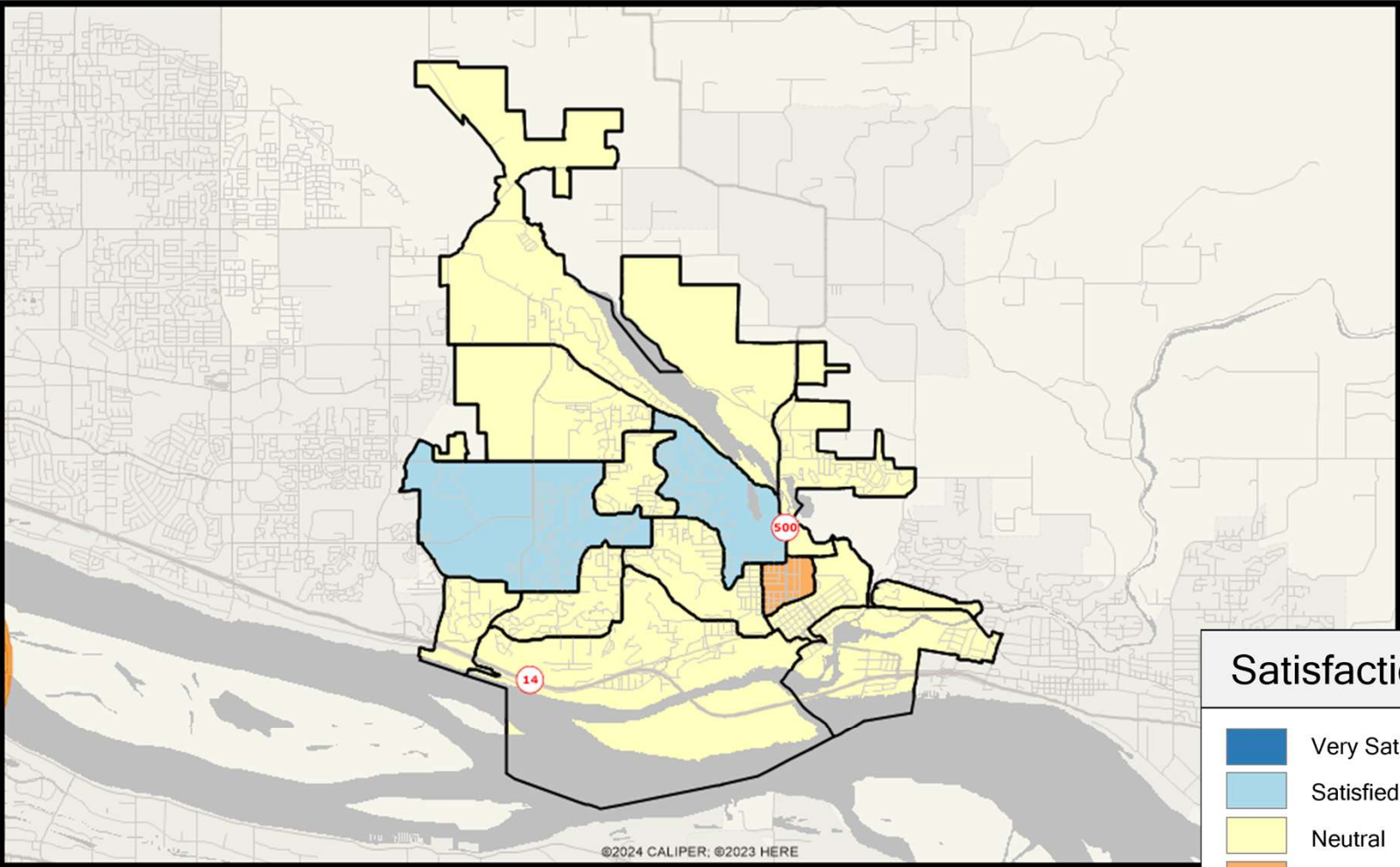
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

292

Q3-06. Availability of job opportunities

Mean: 3.17



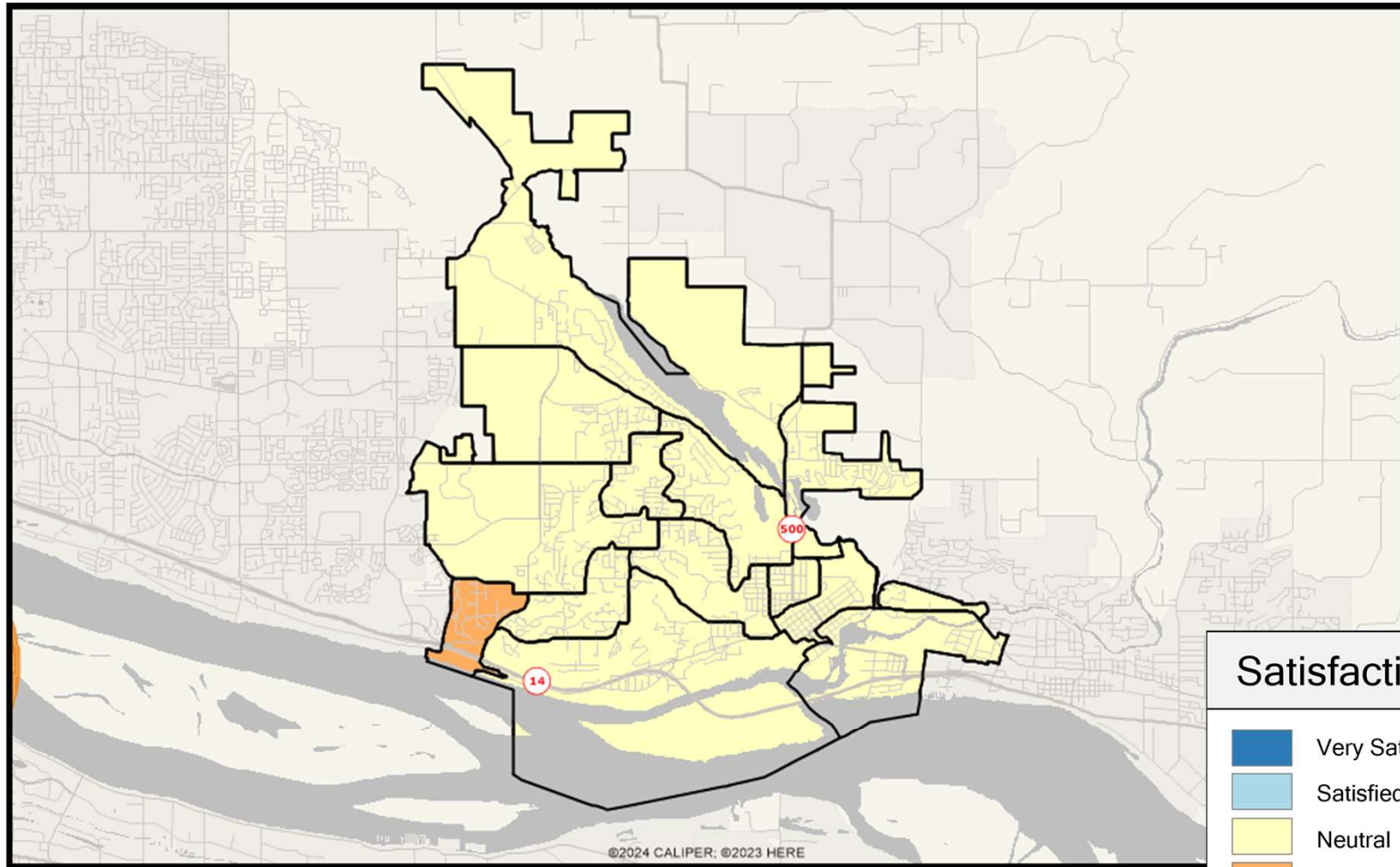
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

293

Q3-07. Overall quality of new development

Mean: 3.03



Satisfaction

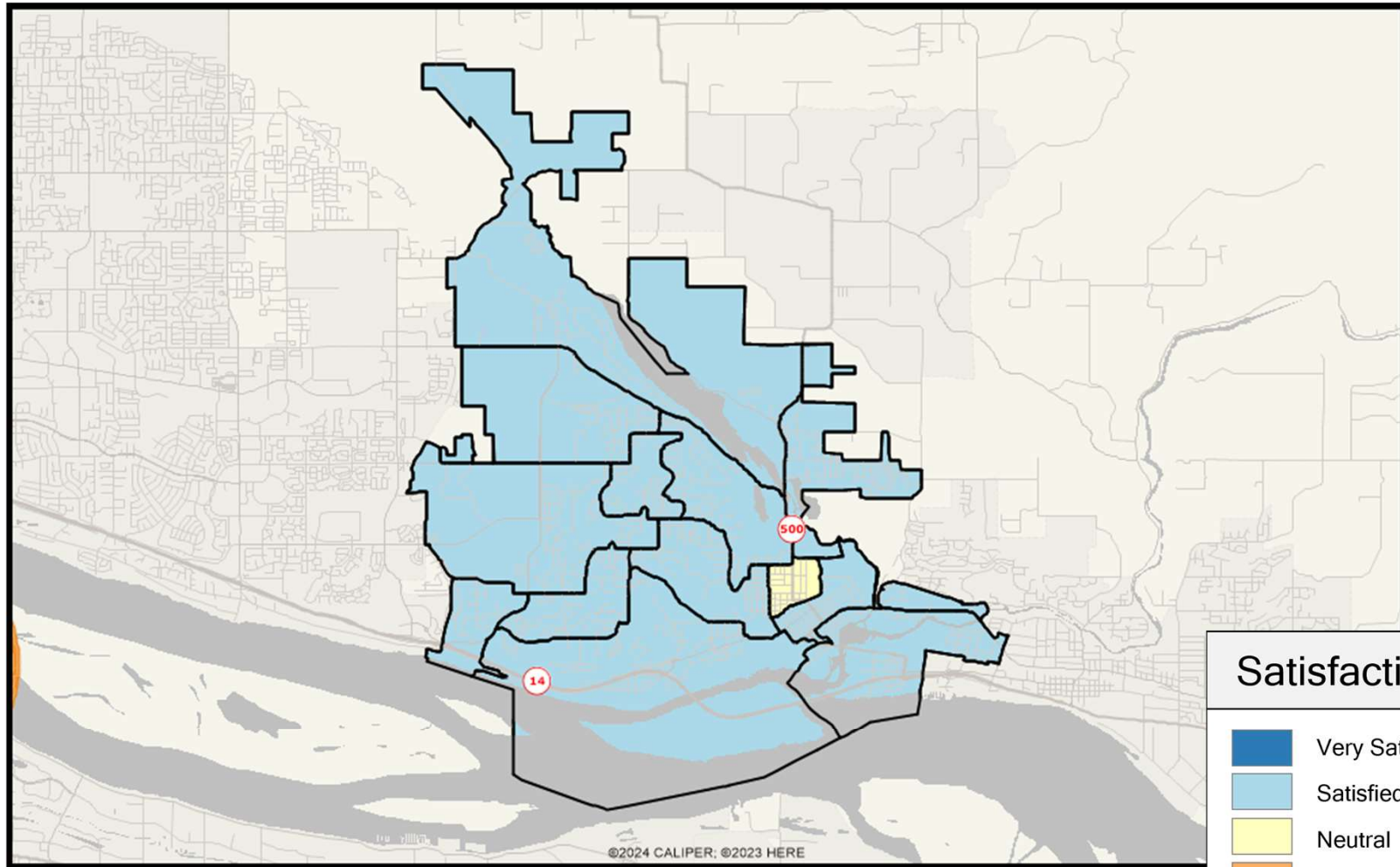
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

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294

Q5-01. Quality of facilities such as picnic shelters and playgrounds in city parks

Mean: 3.82



Satisfaction

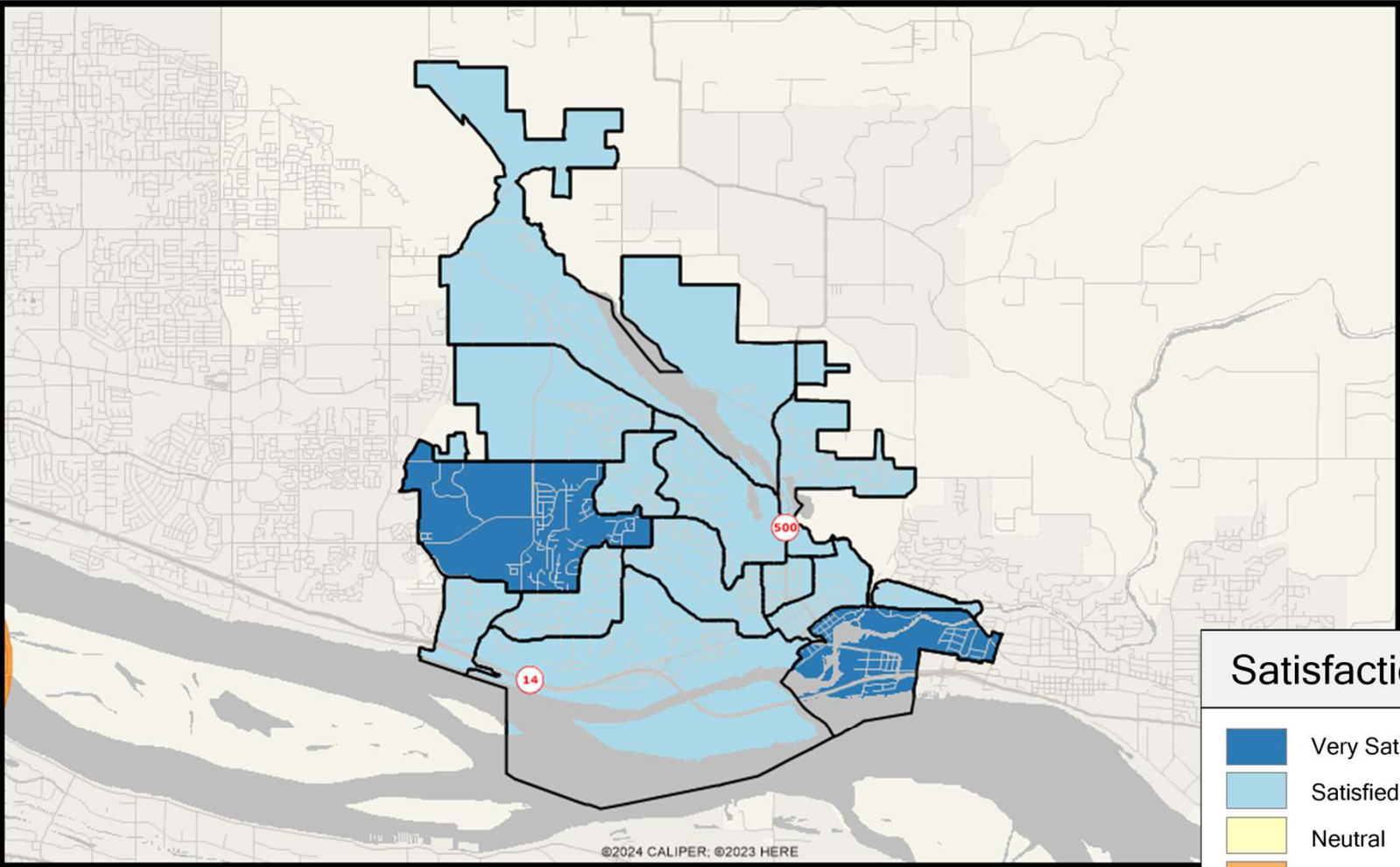
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

295

Q5-02. Quality and maintenance of the City's parks and trails

Mean: 3.97



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

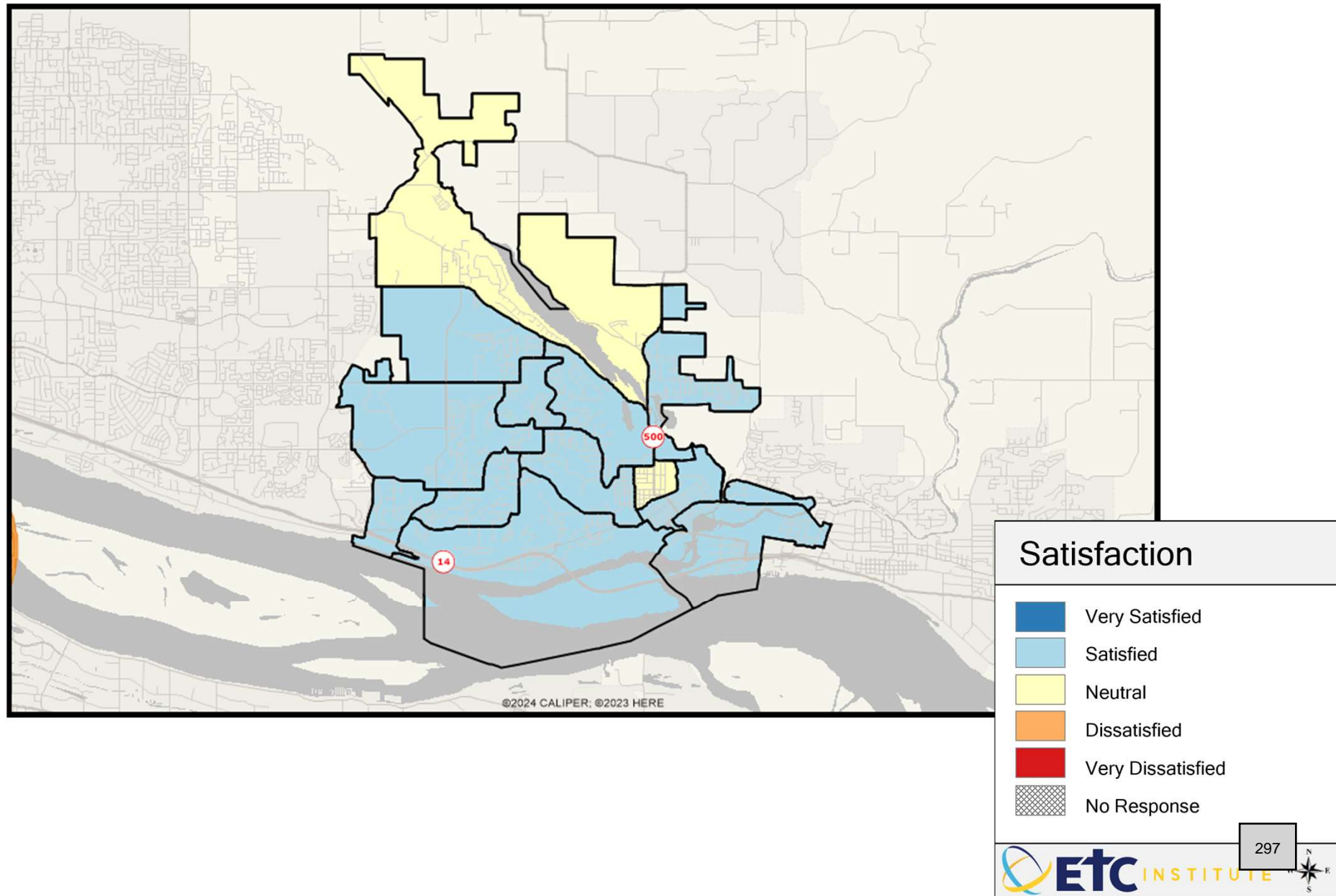
ETC INSTITUTE

296

Q5-03. Quality of outdoor athletic fields (e.g., baseball, soccer and football)

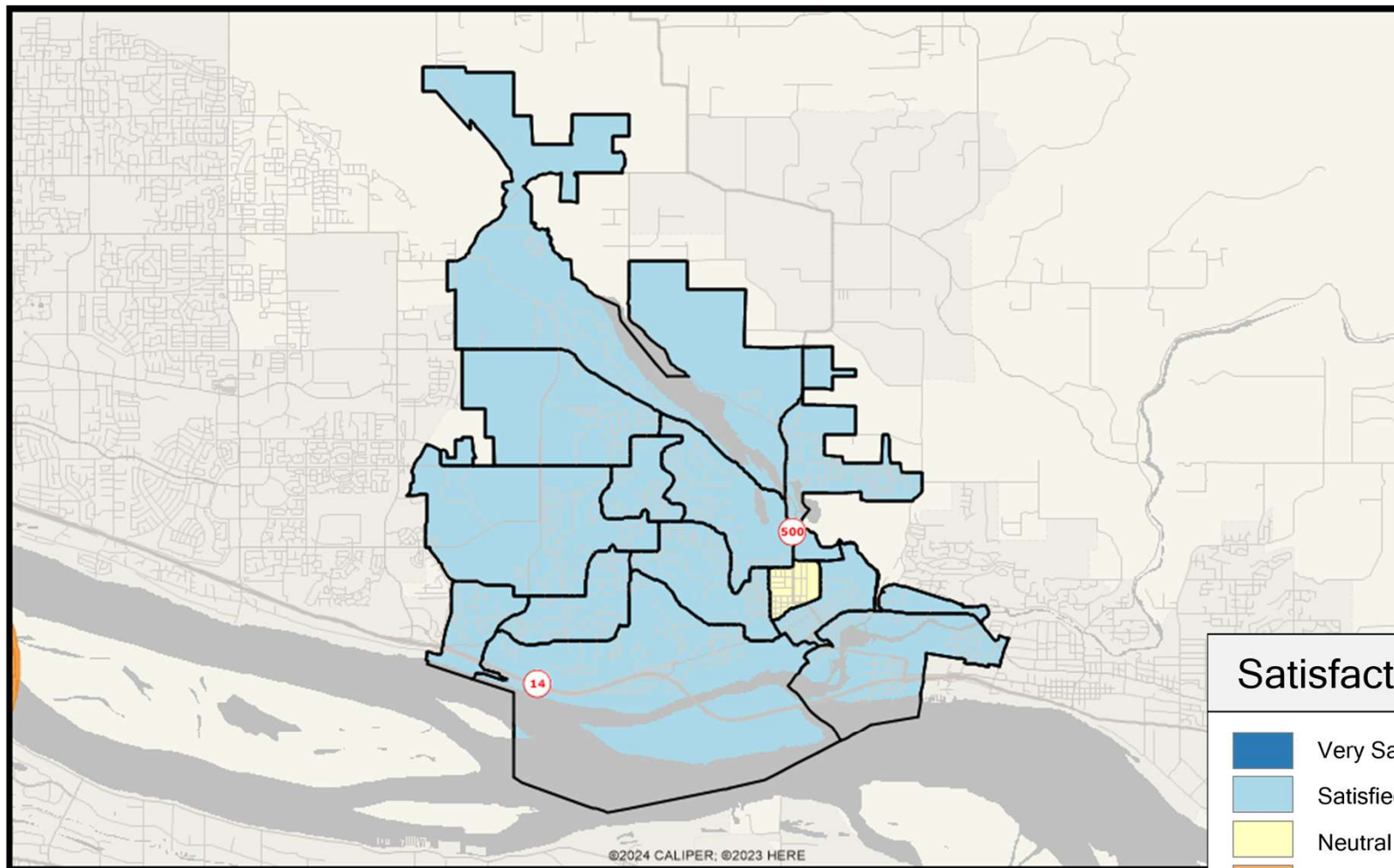
Item 3.

Mean: 3.69



Q5-04. Appearance and maintenance of existing city parks

Mean: 3.91



Satisfaction

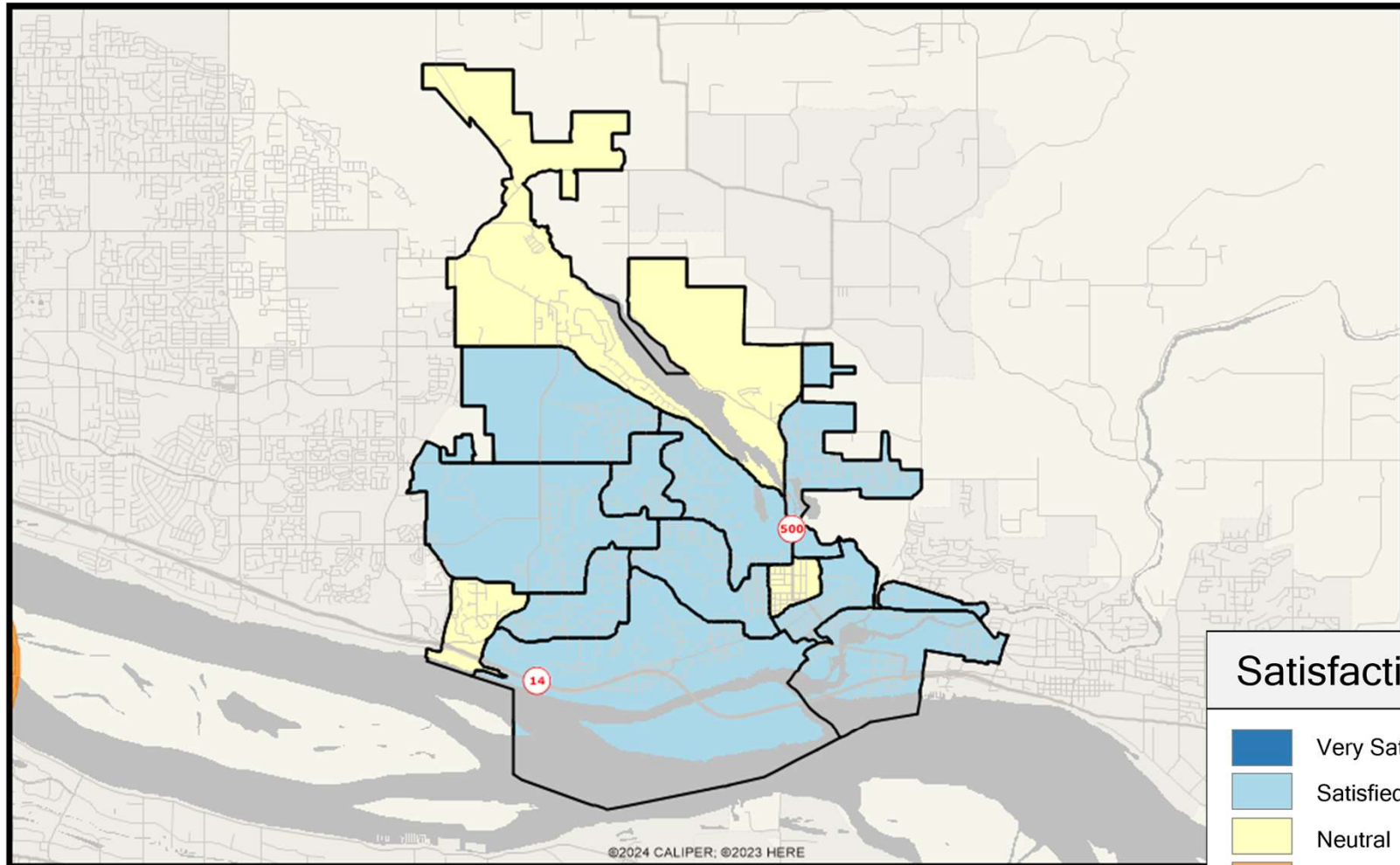
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

298

Q5-05. Number of city parks

Mean: 3.7



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

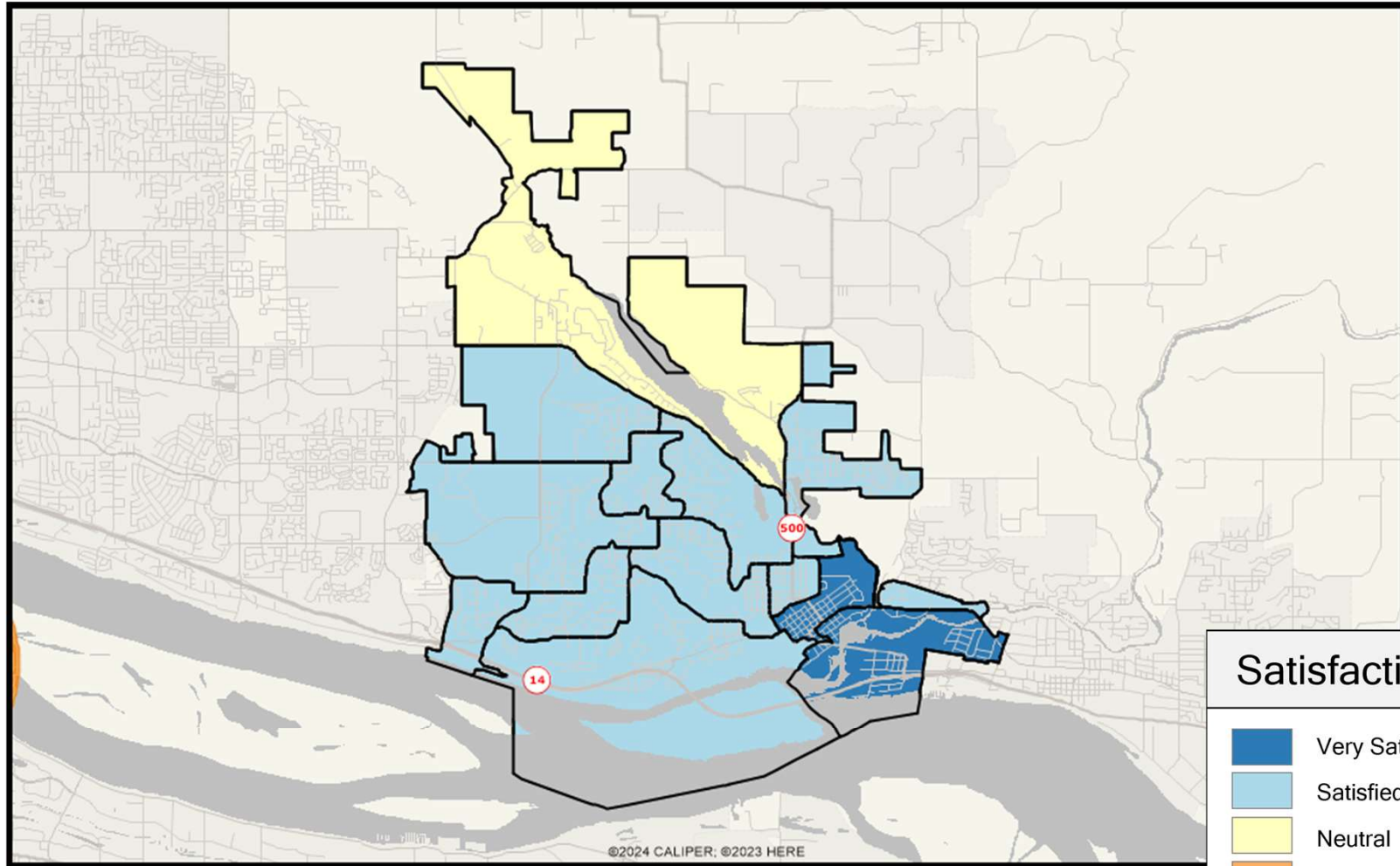
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299

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Q5-06. Quantity of city trails

Mean: 3.81



Satisfaction

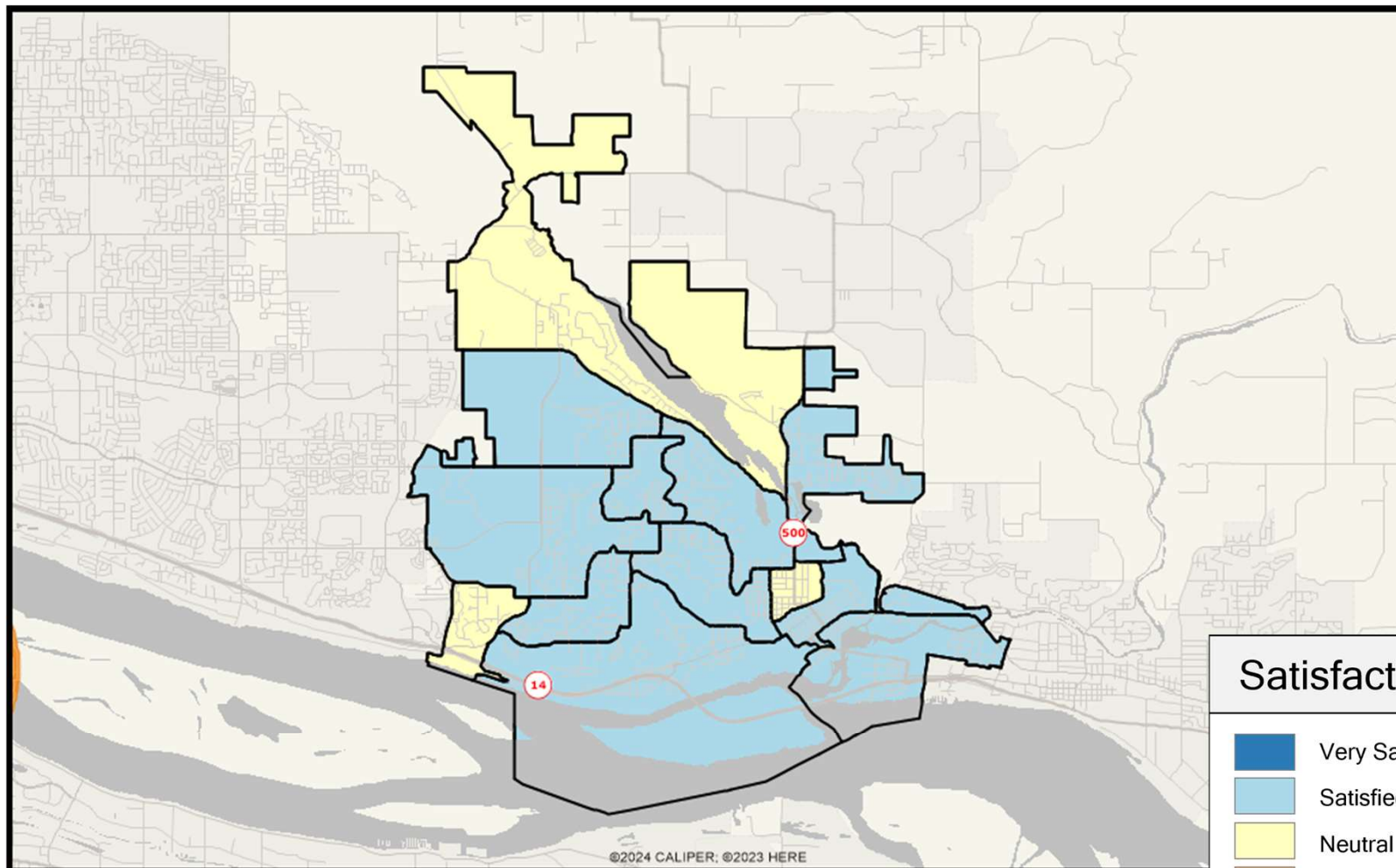
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

300

Q5-07. Quantity of the City's open space

Mean: 3.56



Satisfaction

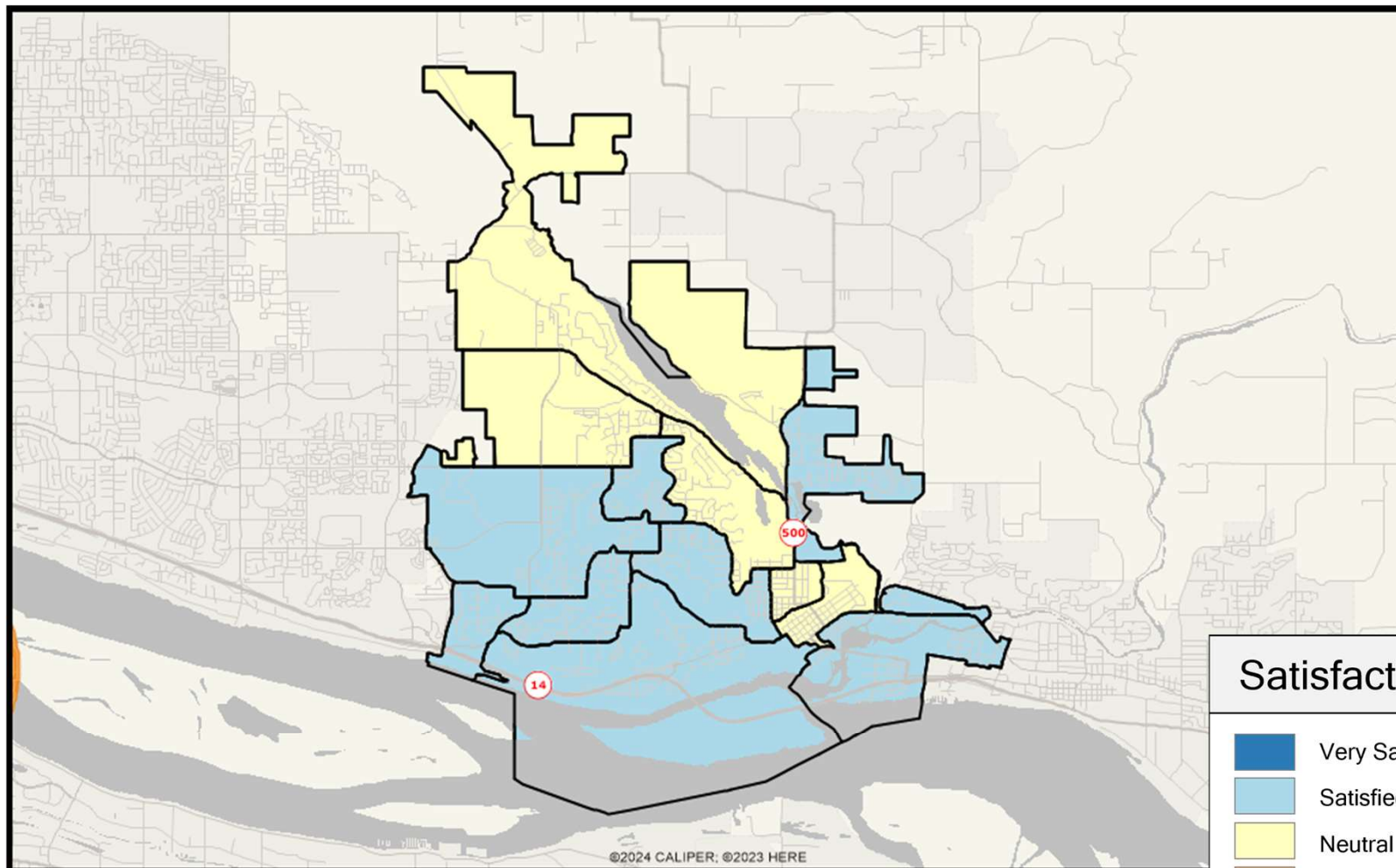
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

301

Q5-08. Quality of recreational classes for youth

Mean: 3.49



Satisfaction

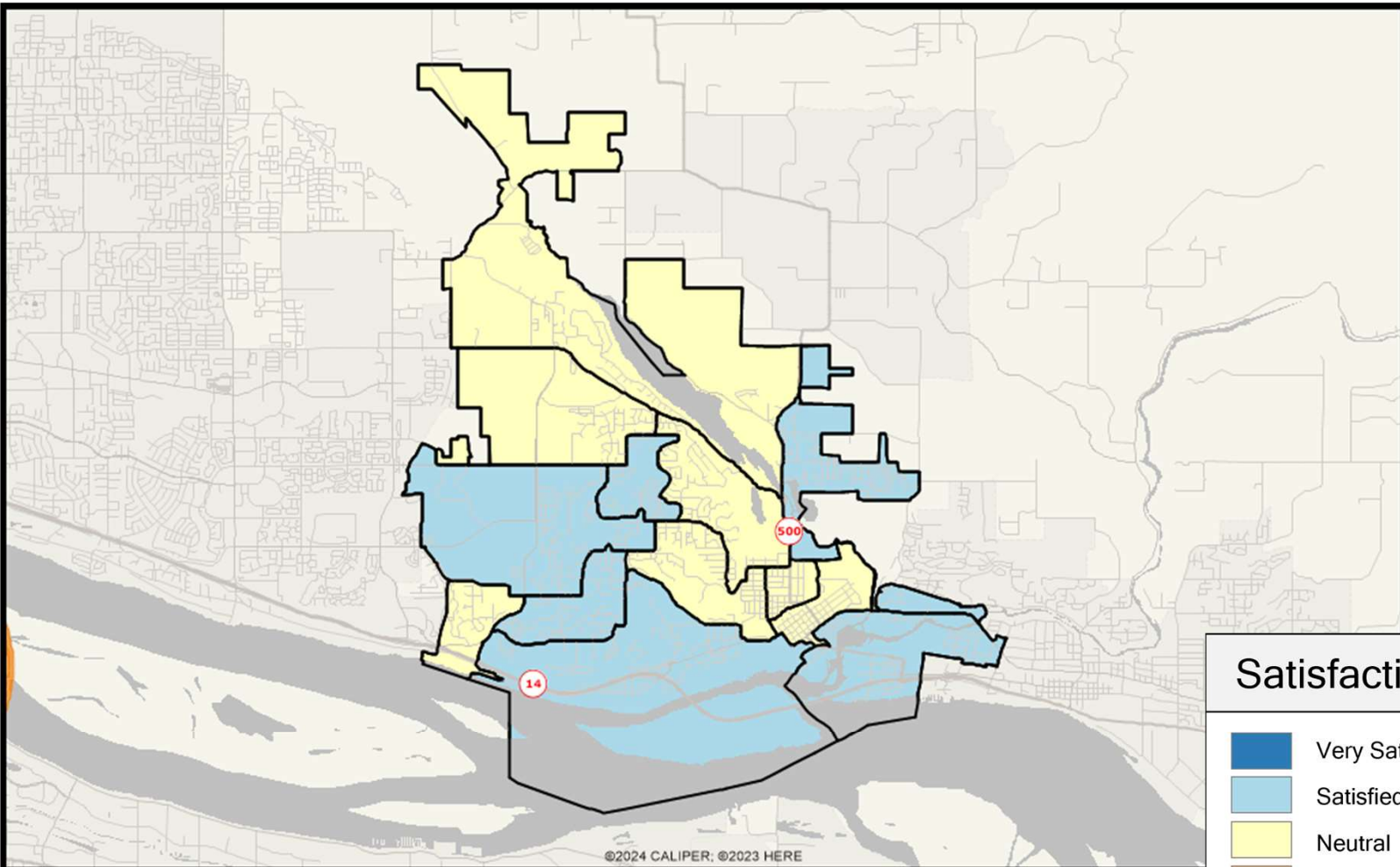
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

302

Q5-09. Quality of recreational classes for adults

Mean: 3.36



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

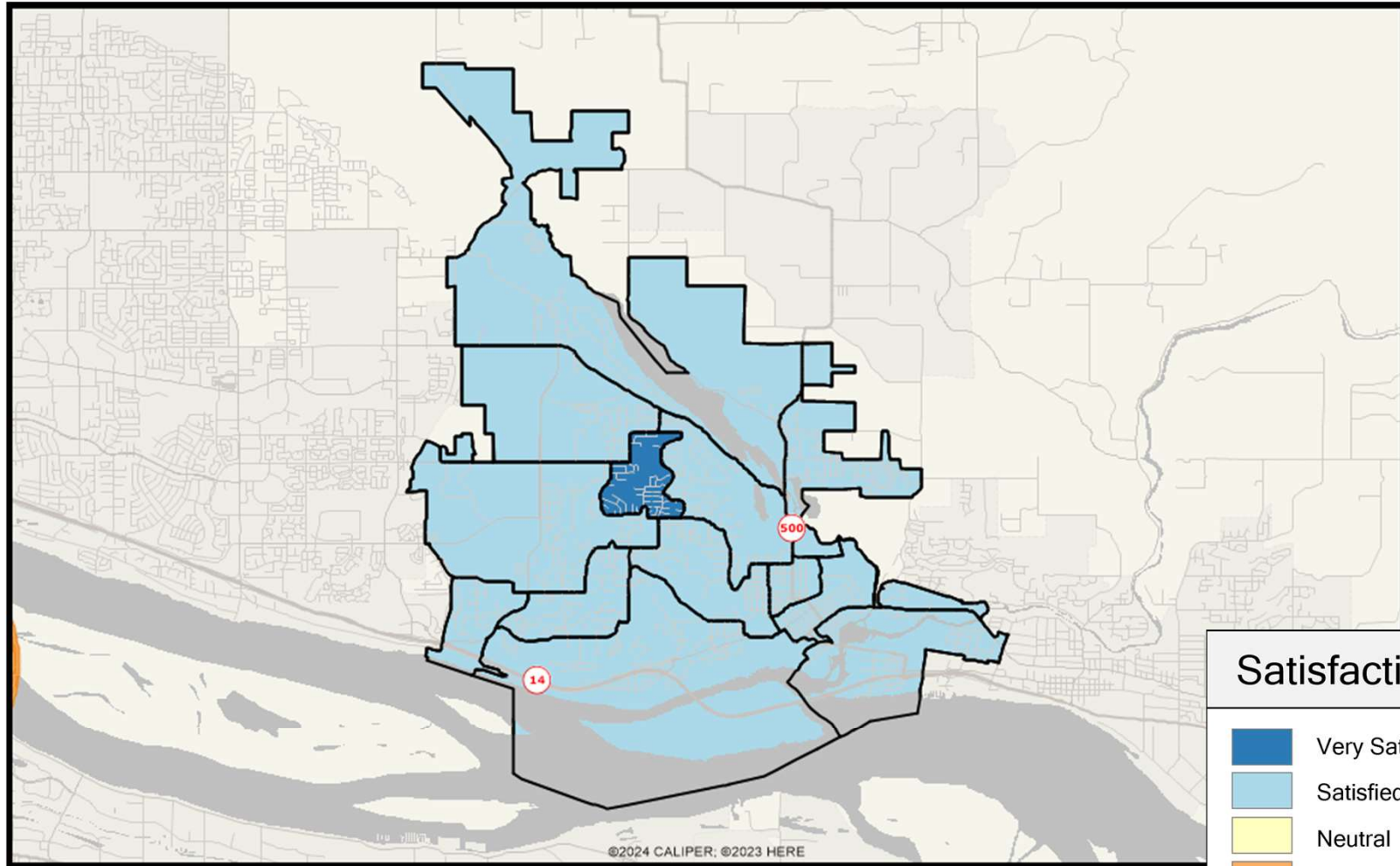
ETC INSTITUTE

303

Q5-10. Quality of seasonal special events (i.e., spring Egg Scramble, summer movies and concerts in the park, fall Pumpkin Party, and winter Hometown Holiday)

Item 3.

Mean: 4.03



Satisfaction

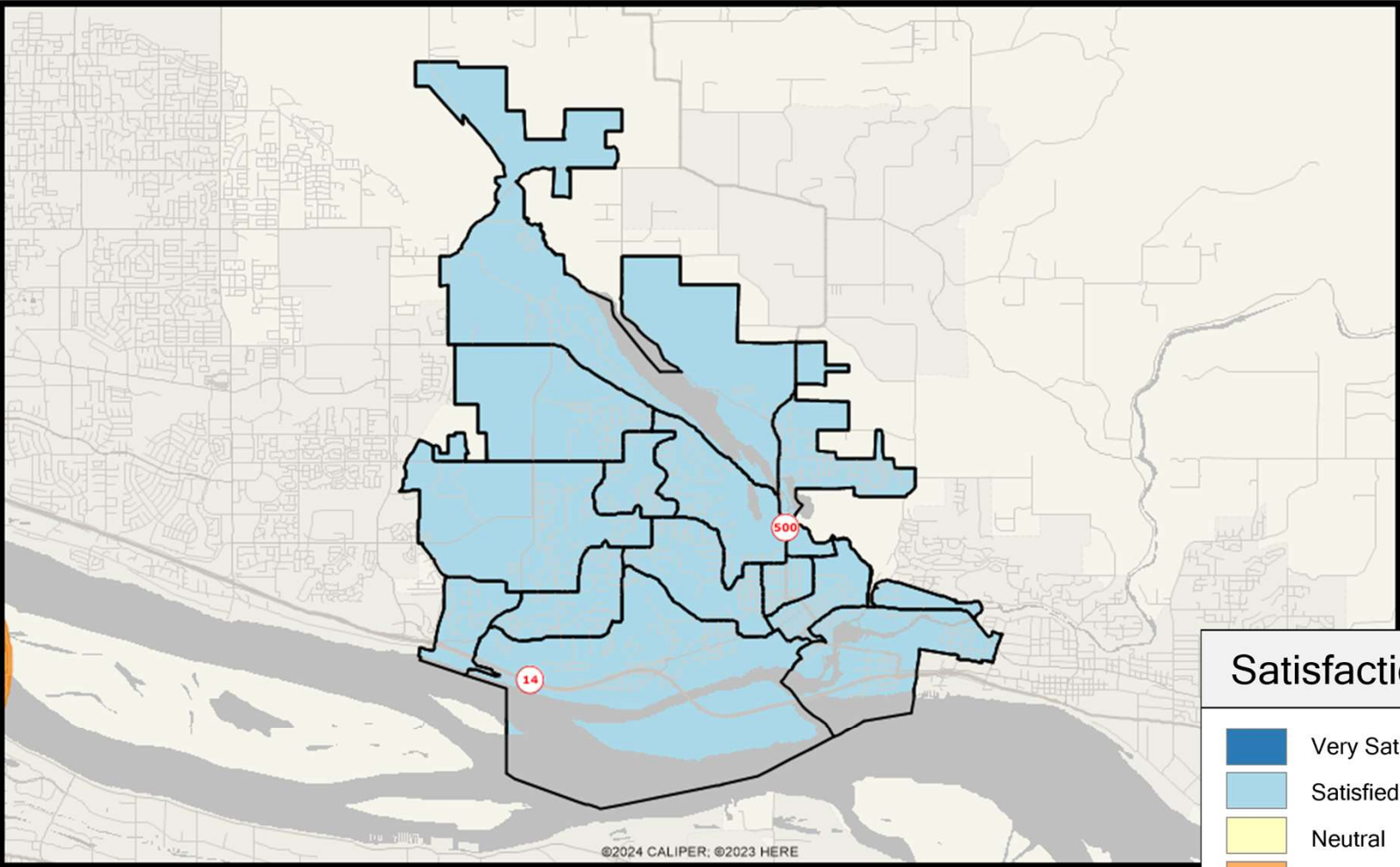
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

304

Q7-01. The visibility of police in the community

Mean: 3.88



Satisfaction

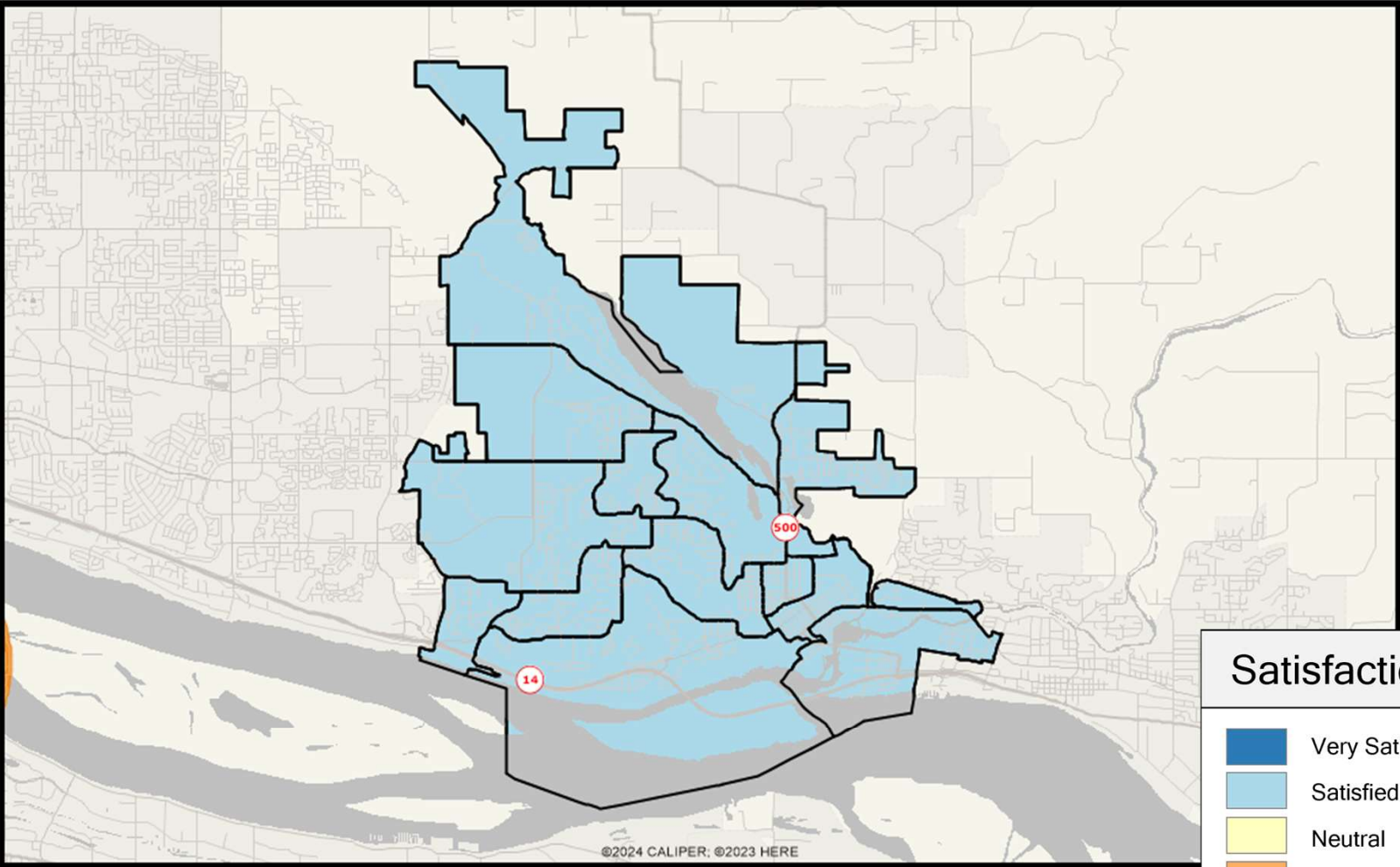
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

305

Q7-02. The City's overall efforts to prevent crime

Mean: 3.96



Satisfaction

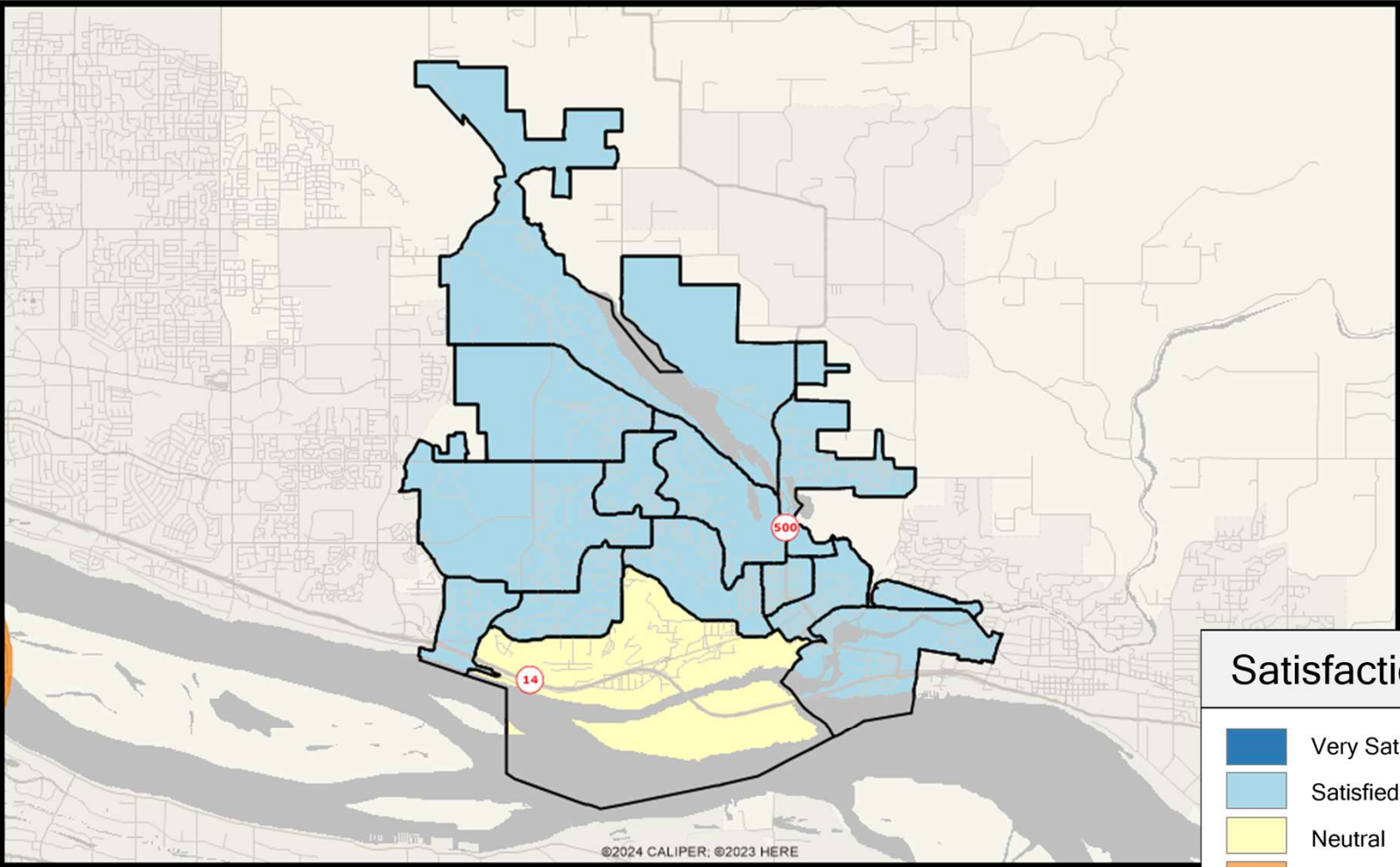
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

306

Q7-03. Enforcement of local traffic laws

Mean: 3.64



Satisfaction

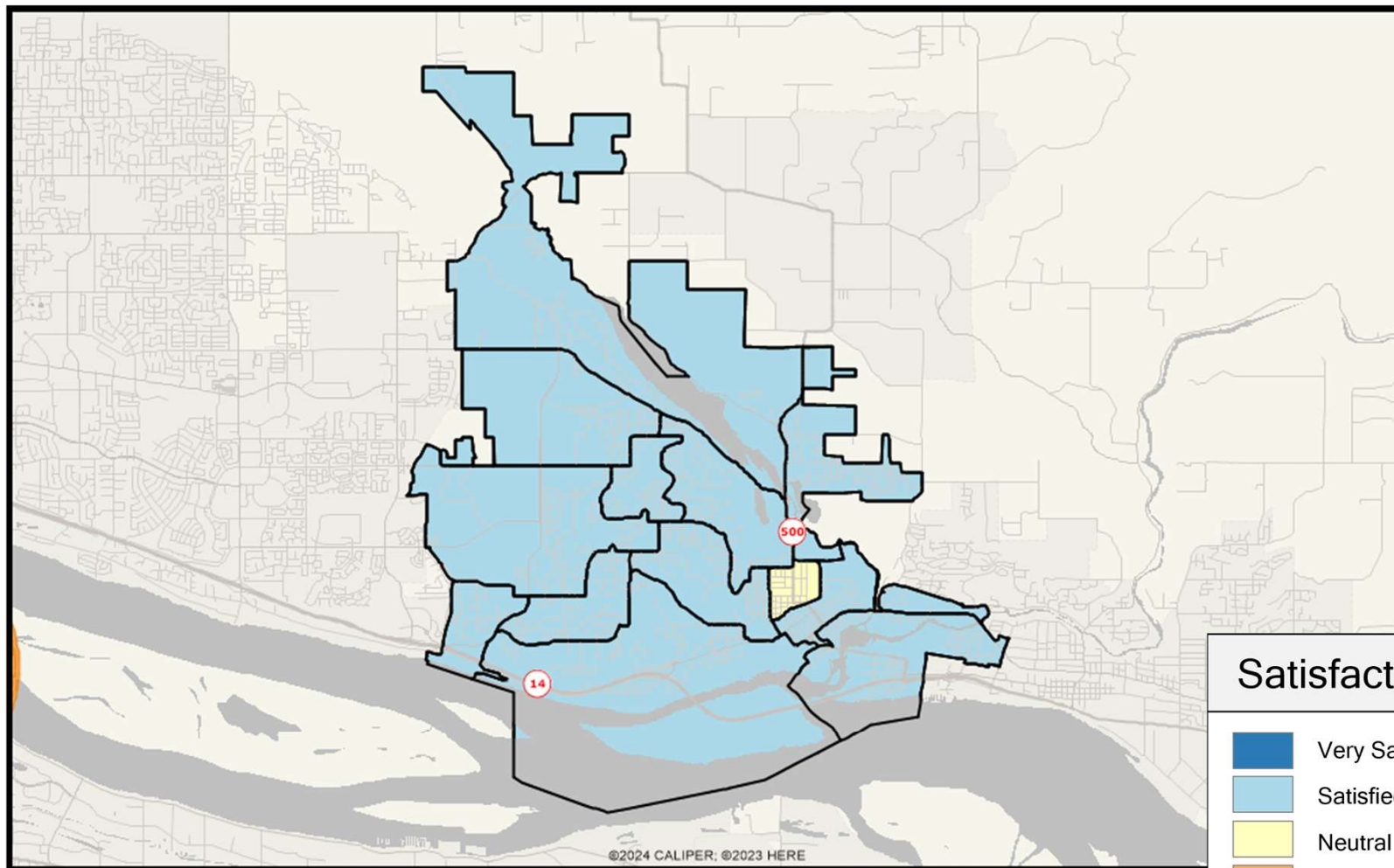
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

307

Q7-04. Parking enforcement services

Mean: 3.71



Satisfaction

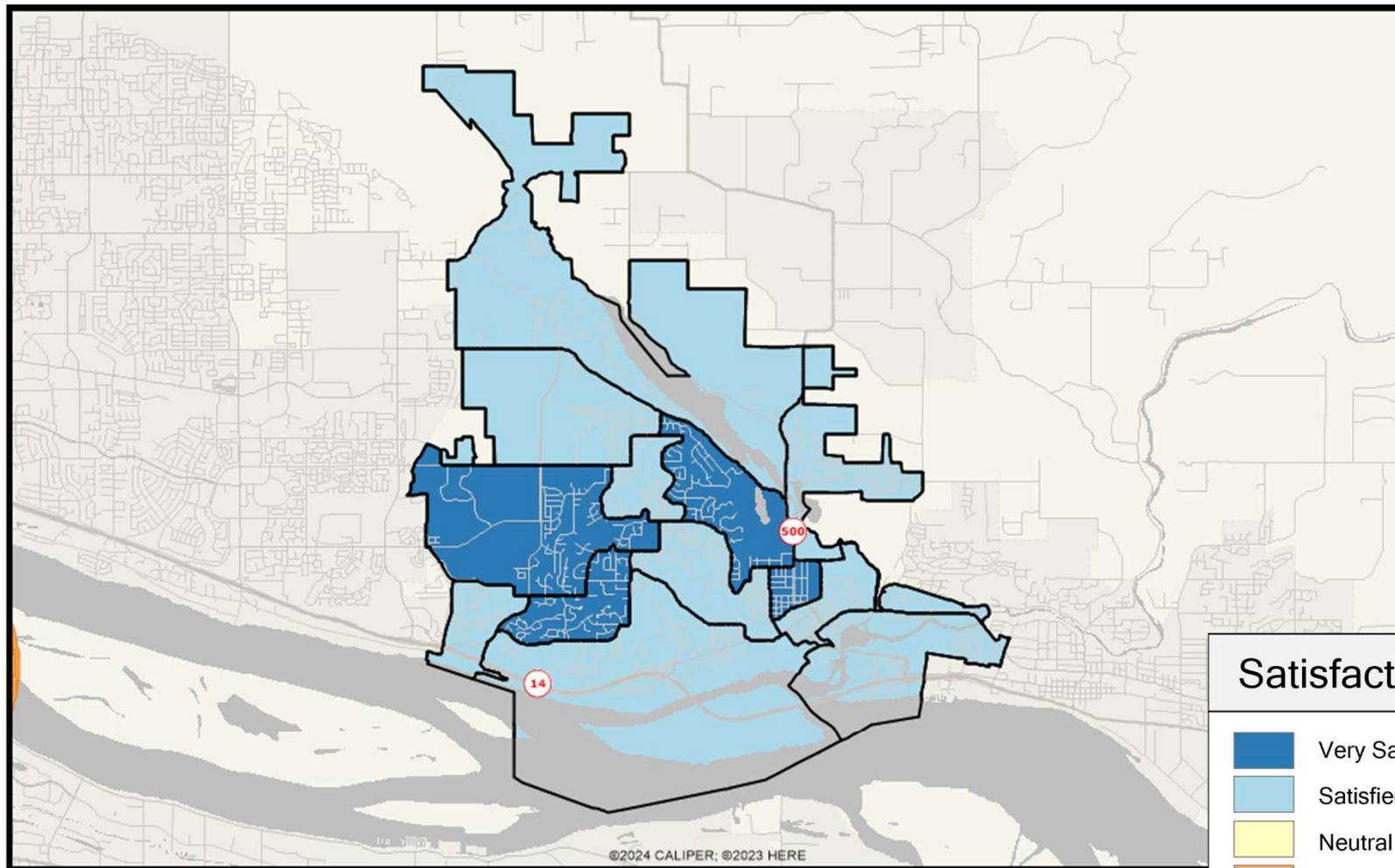
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

308

Q7-05. How quickly police respond to emergencies

Mean: 4.12



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

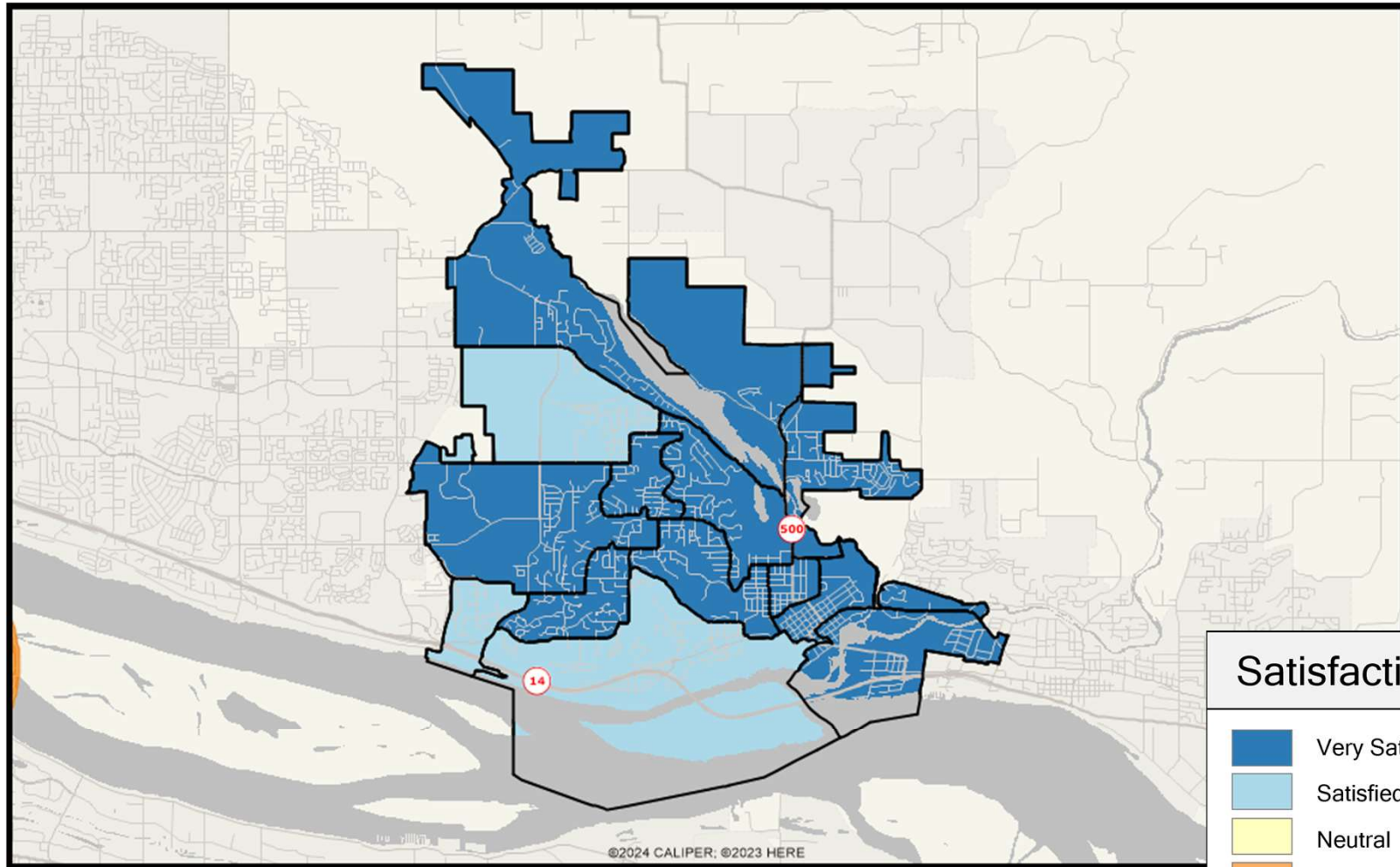
ETC INSTITUTE

309

Q7-06. Overall quality of local fire protection and rescue services

Mean: 4.3

Item 3.



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

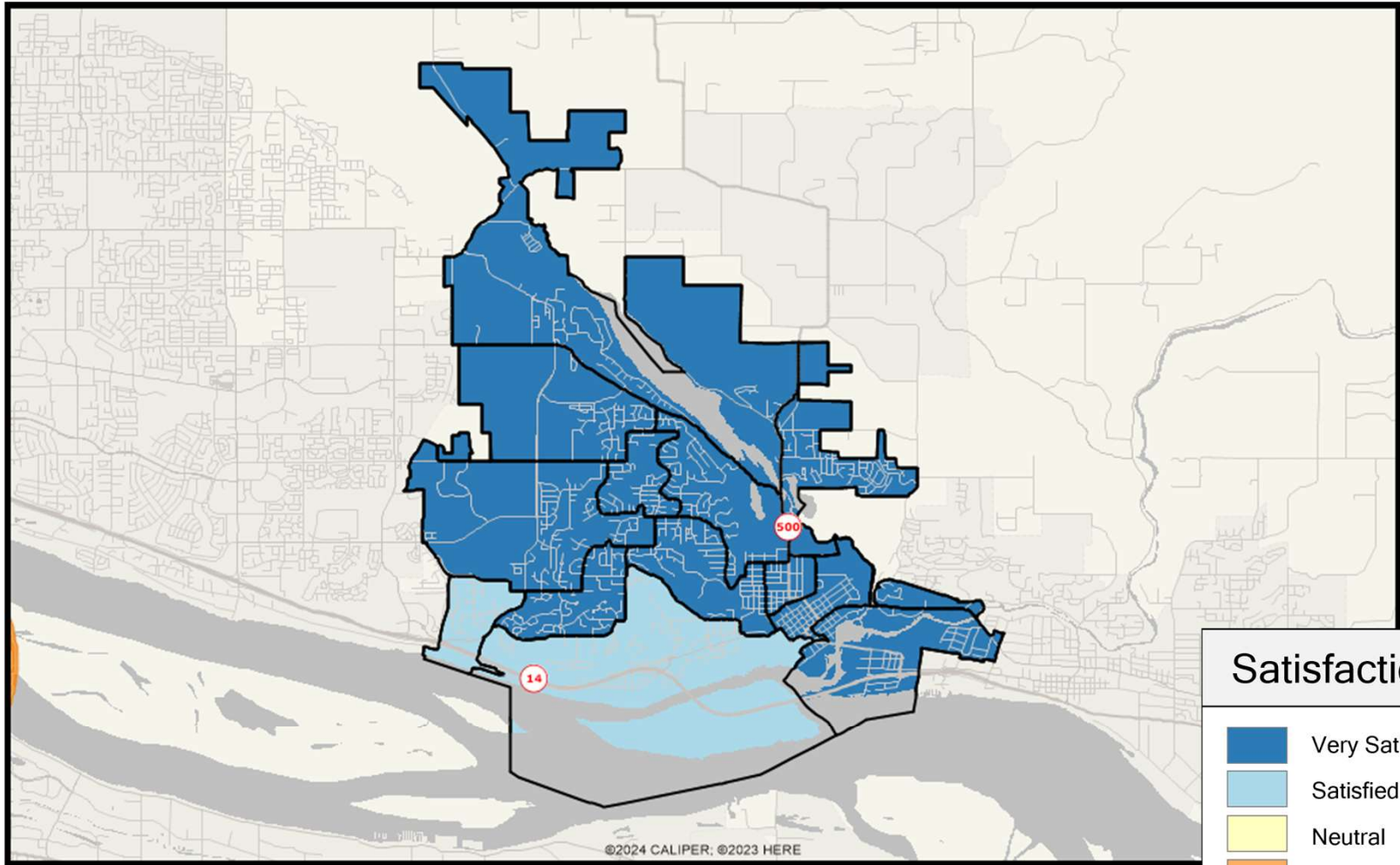
ETC INSTITUTE

310

Q7-07. How quickly fire and rescue personnel respond to emergencies

Mean: 4.36

Item 3.



Satisfaction

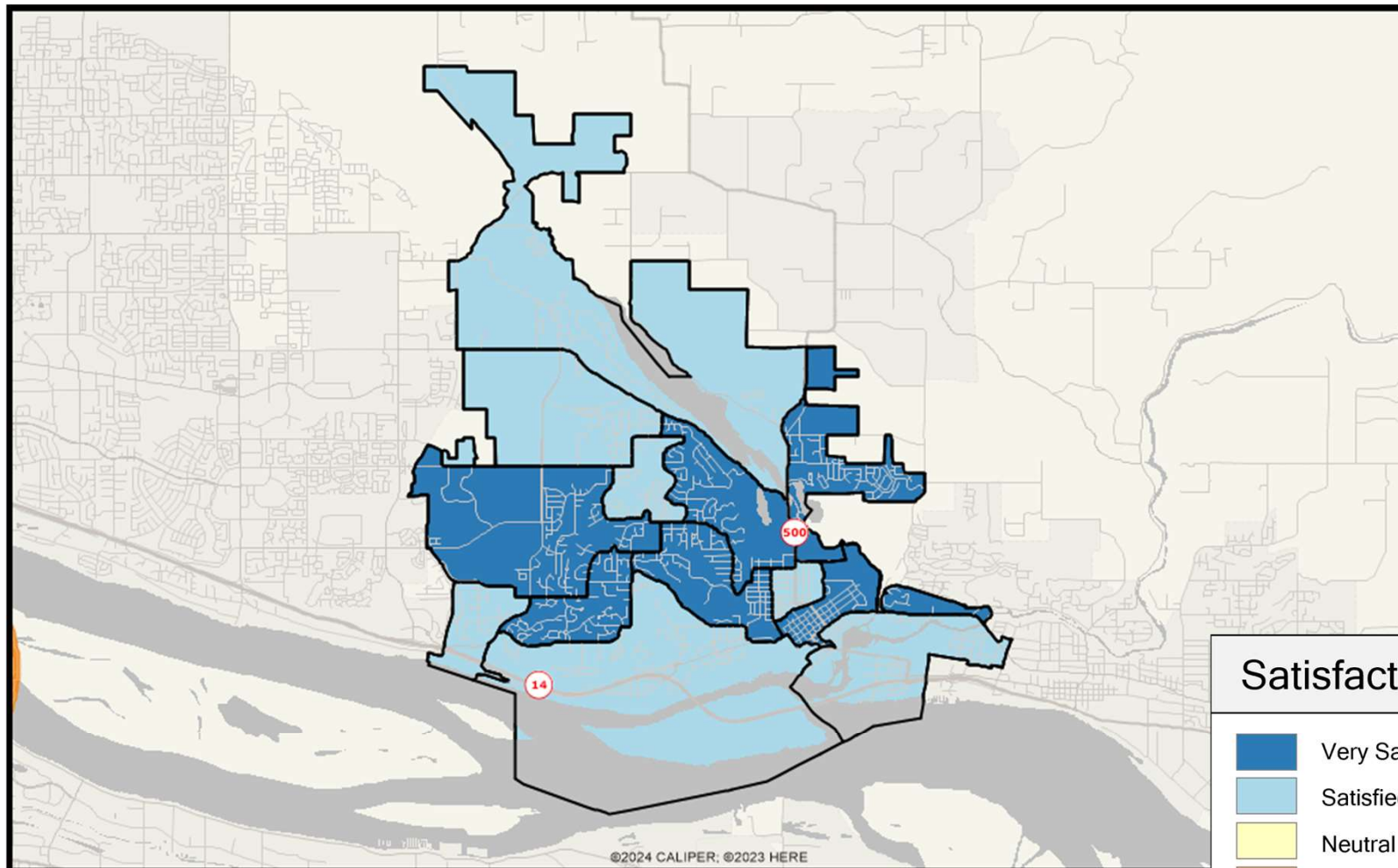
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

311

Q7-08. Quality of local ambulance service

Mean: 4.19



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

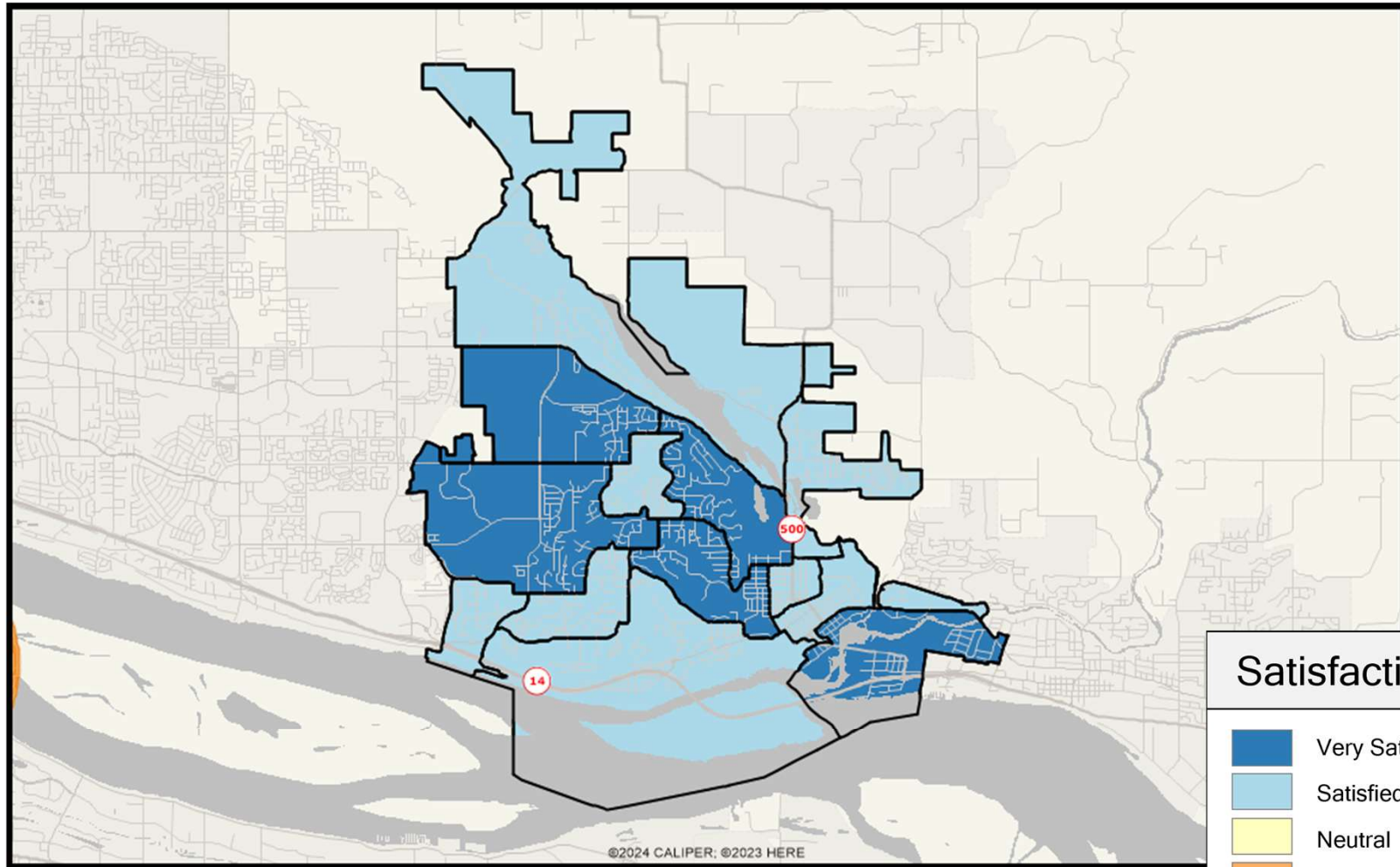
ETC INSTITUTE

312

Q7-09. How quickly ambulance personnel respond to emergencies

Mean: 4.21

Item 3.



Satisfaction

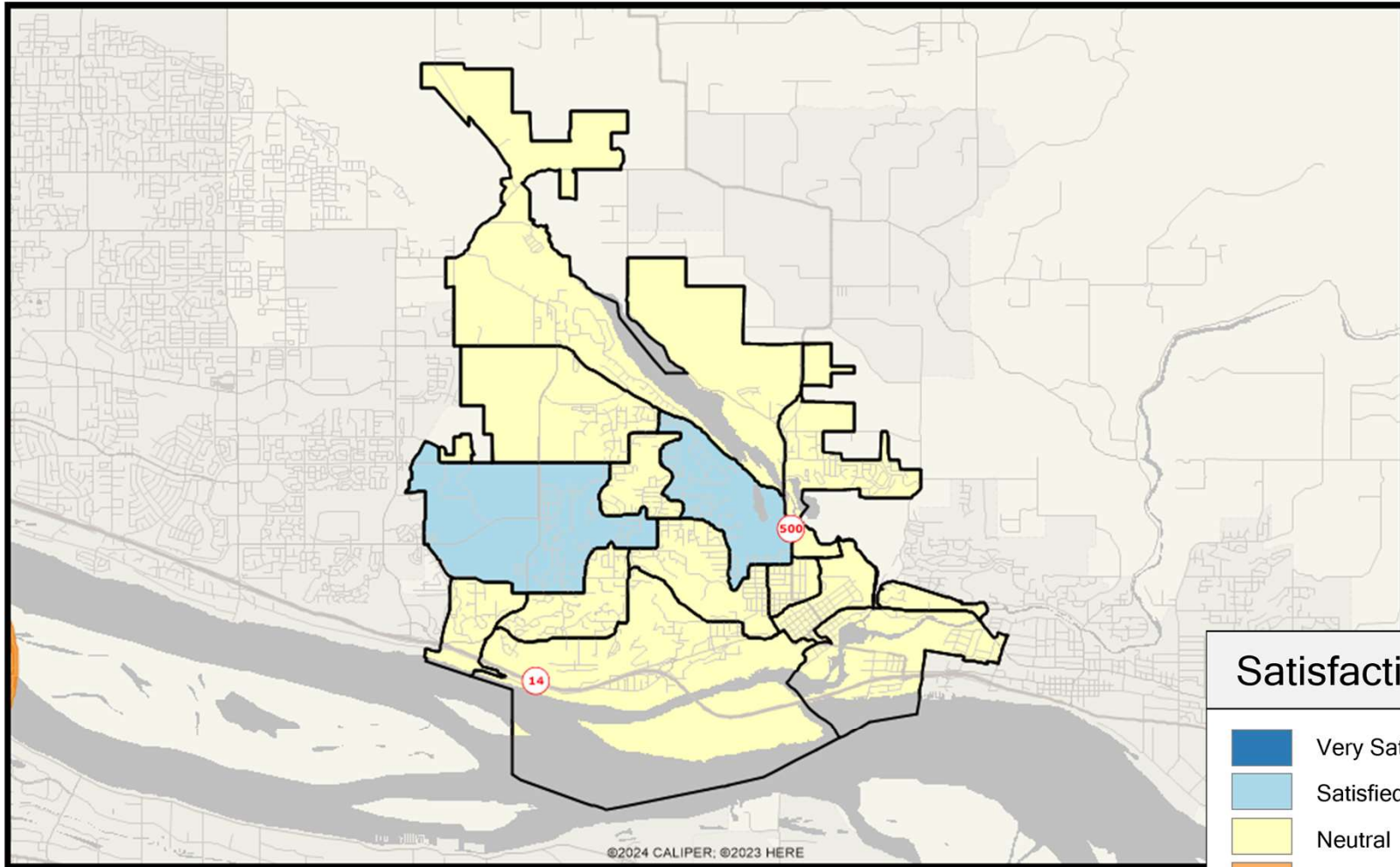
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

313

Q7-10. Access to cooling and heating centers

Mean: 3.37



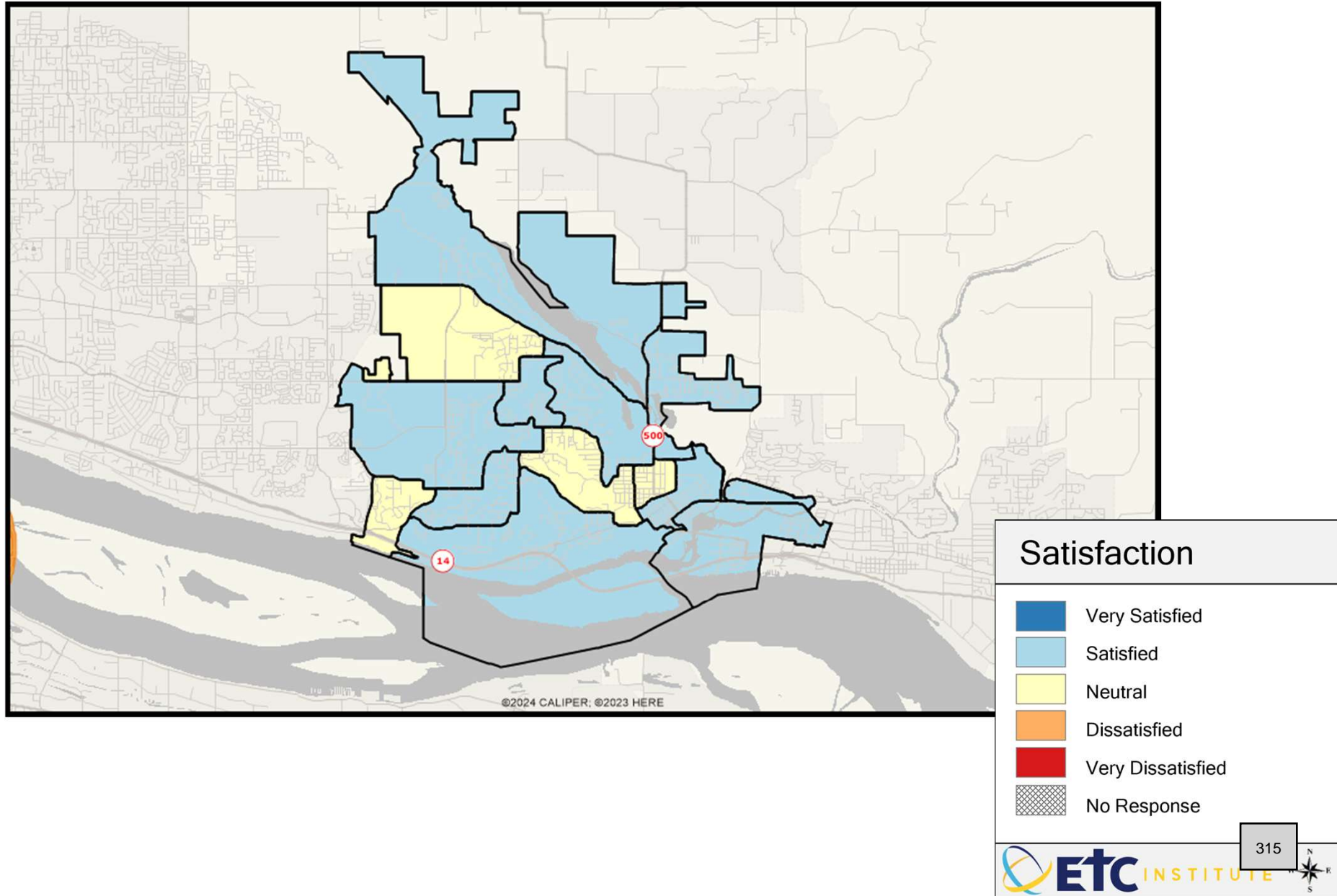
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

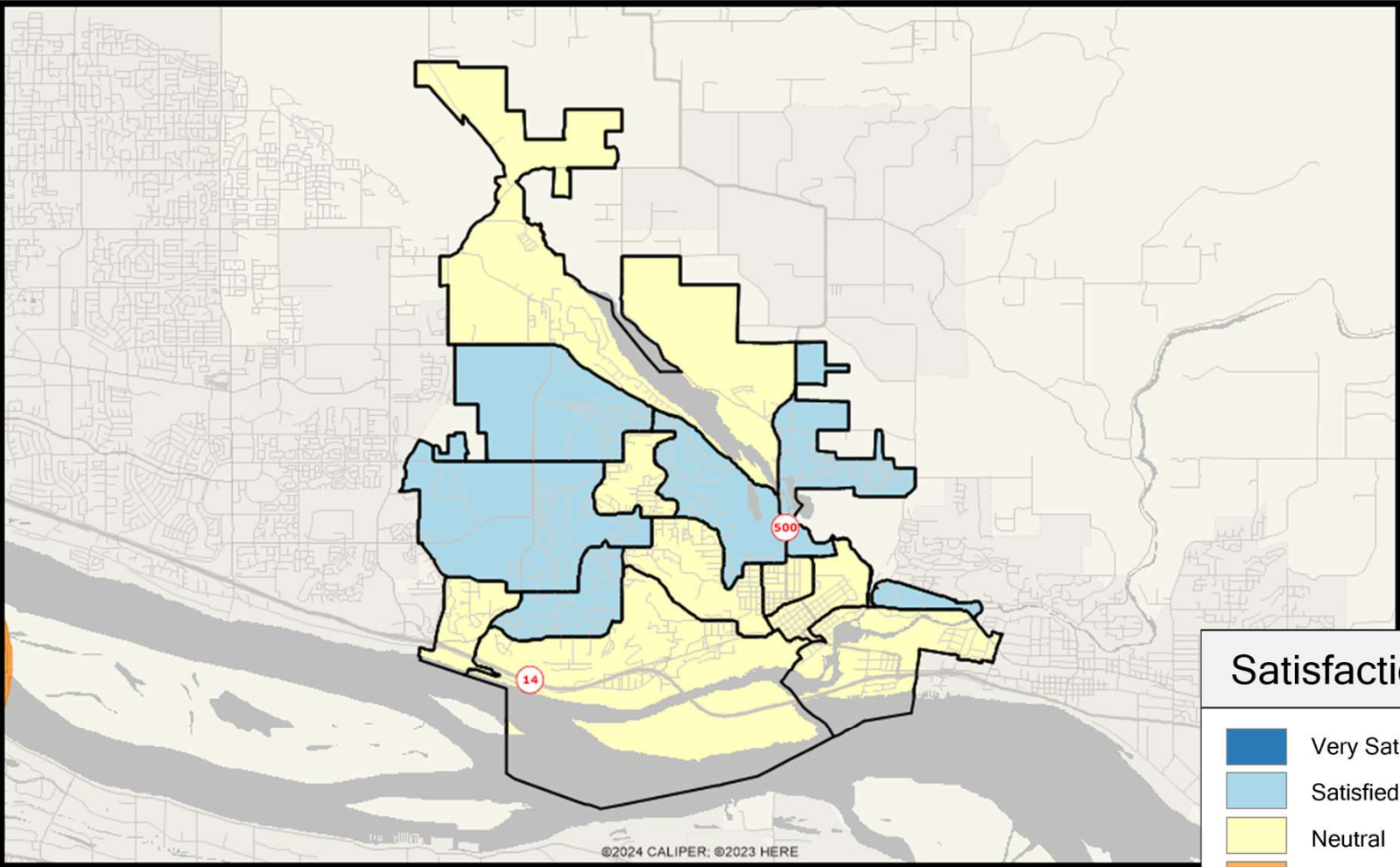
314

Q9-01. The availability of information about city programs and services Item 3.
Mean: 3.49



Q9-02. City efforts to keep you informed about local issues

Mean: 3.36



Satisfaction

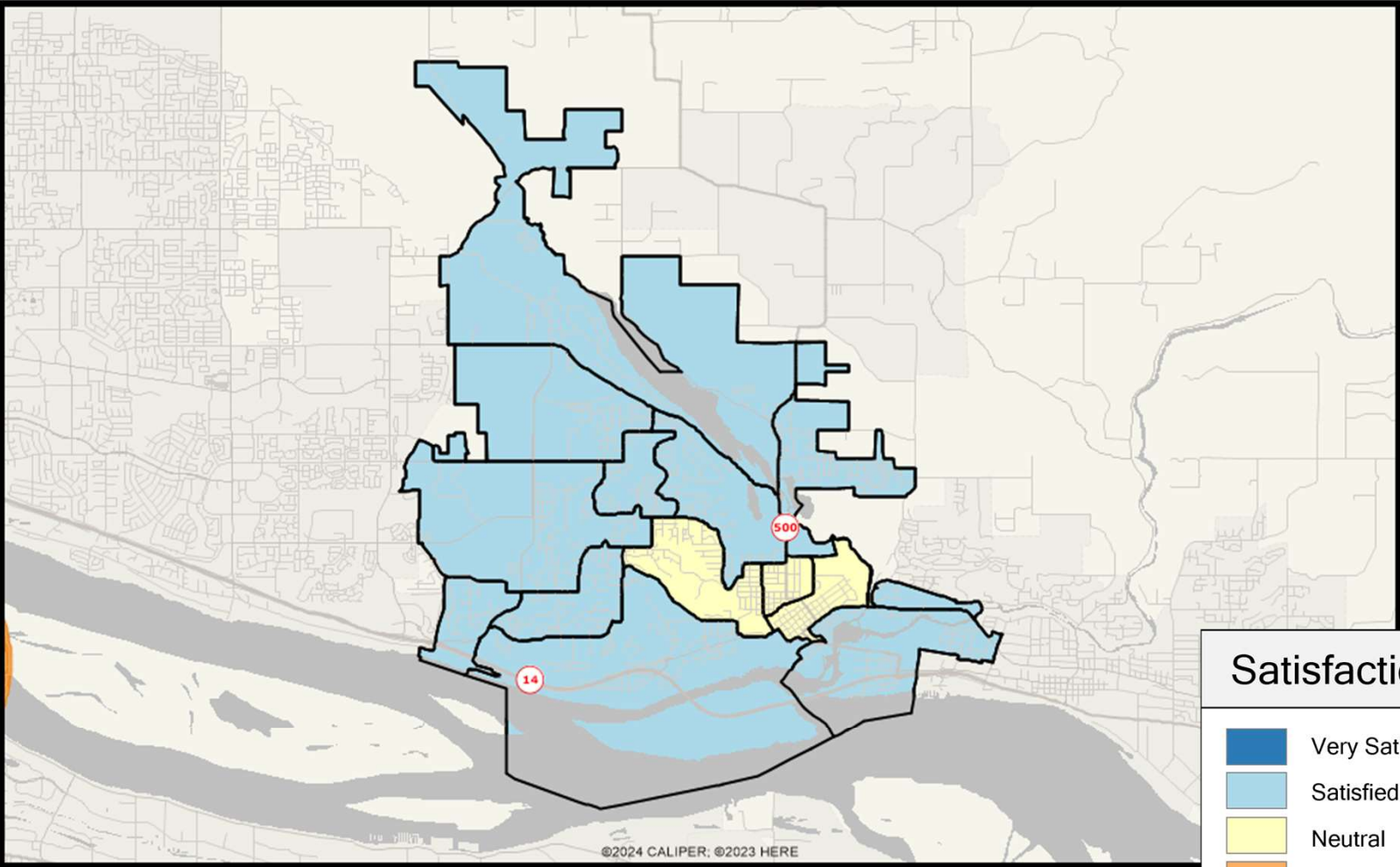
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

316

Q9-03. Overall quality of the City's website

Mean: 3.48



Satisfaction

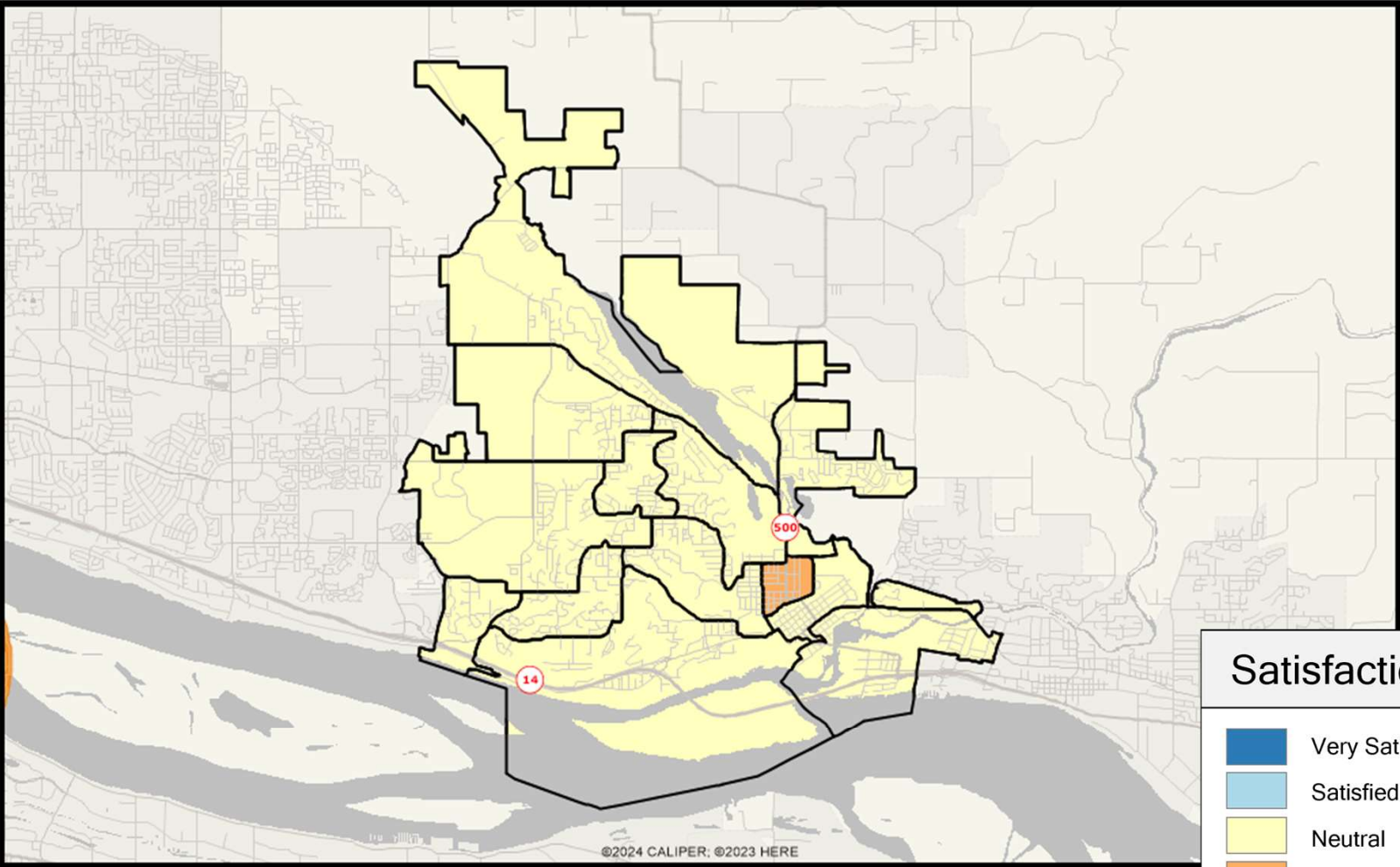
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

317

Q9-04. The level of public involvement in decision making

Mean: 3.08



Satisfaction

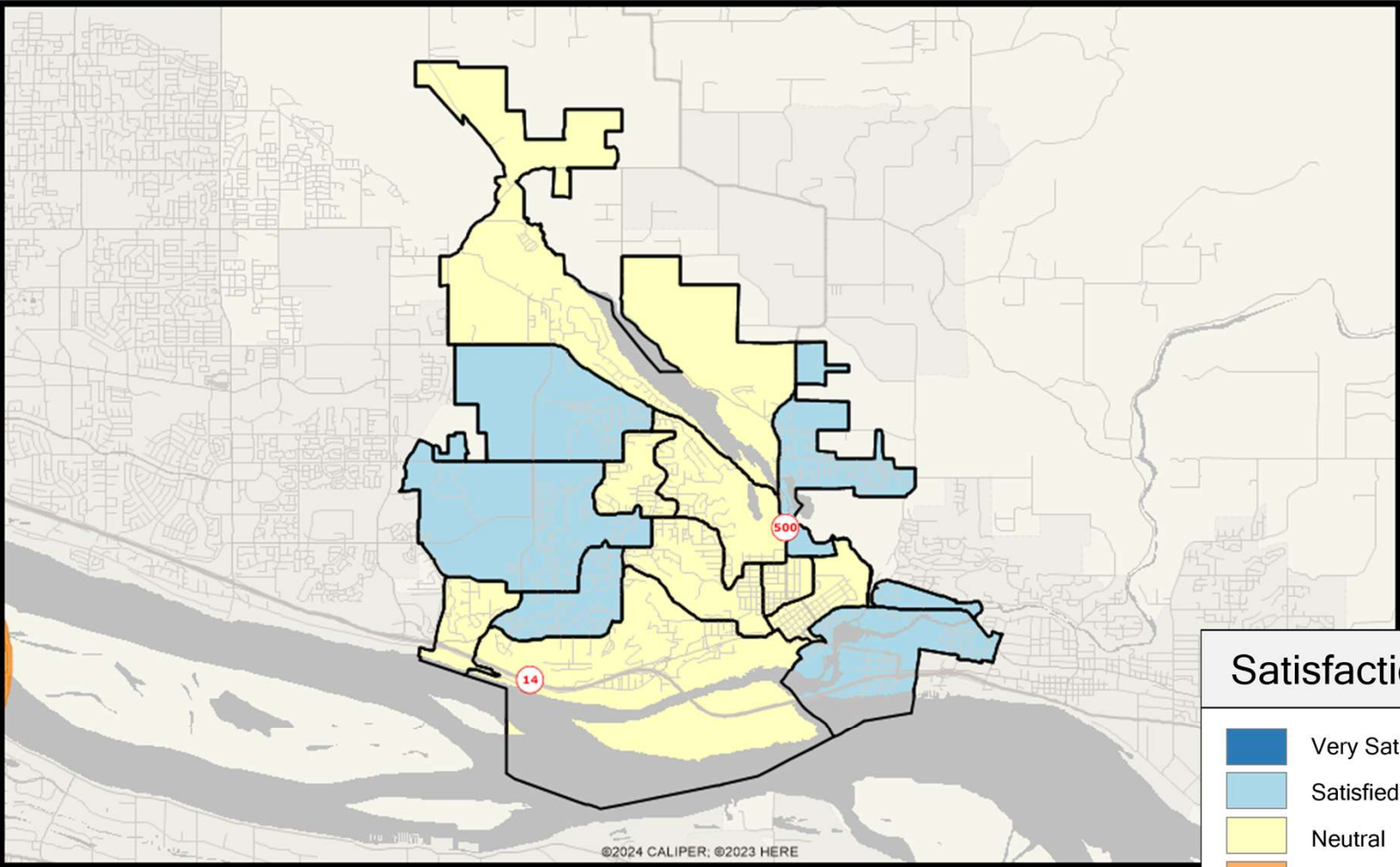
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

318

Q9-05. Timeliness of information provided by the City

Mean: 3.3



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

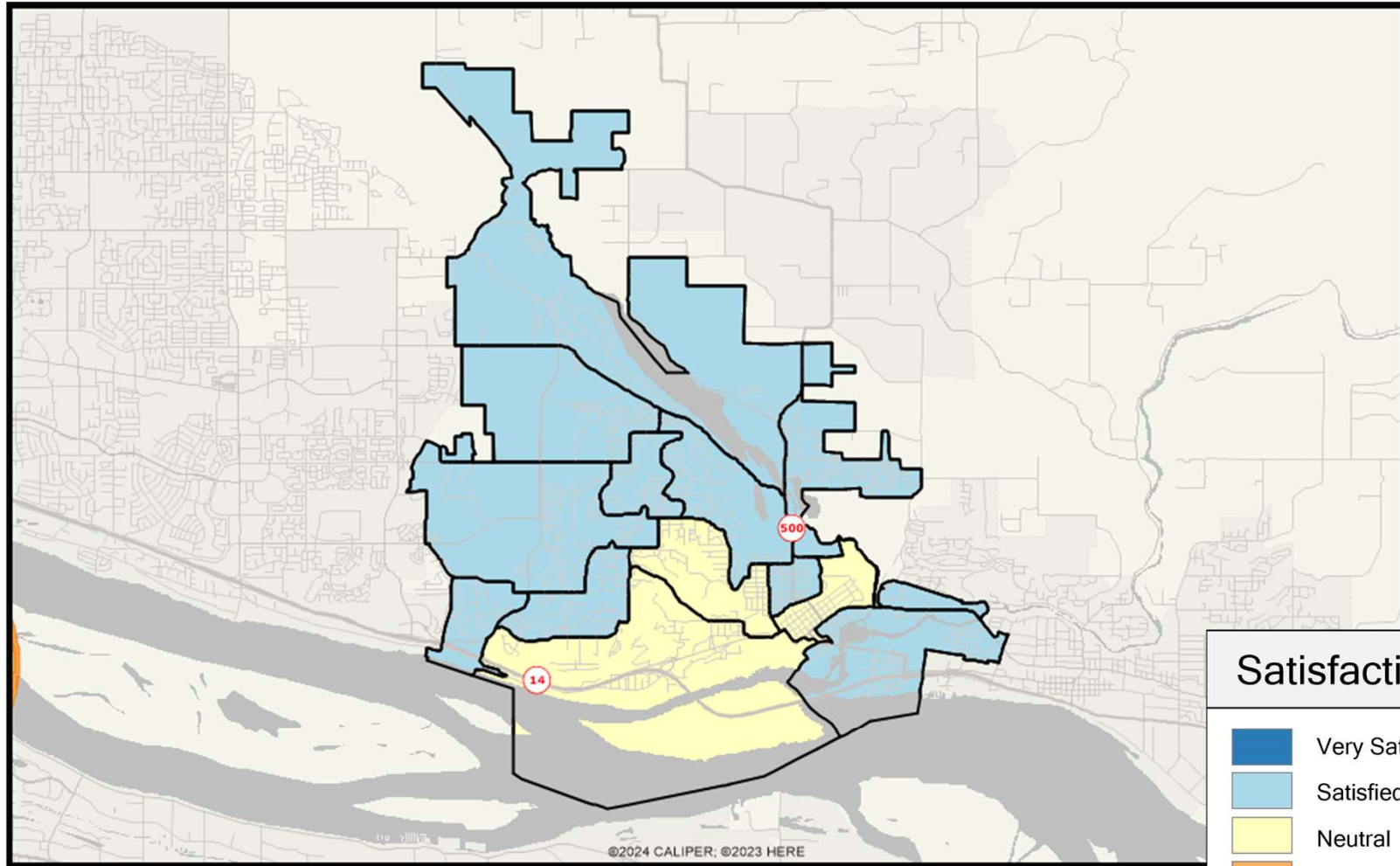
ETC INSTITUTE

319

Q9-06. City's social media (Facebook, Nextdoor, Engage Camas, etc.)

Mean: 3.46

Item 3.



Satisfaction

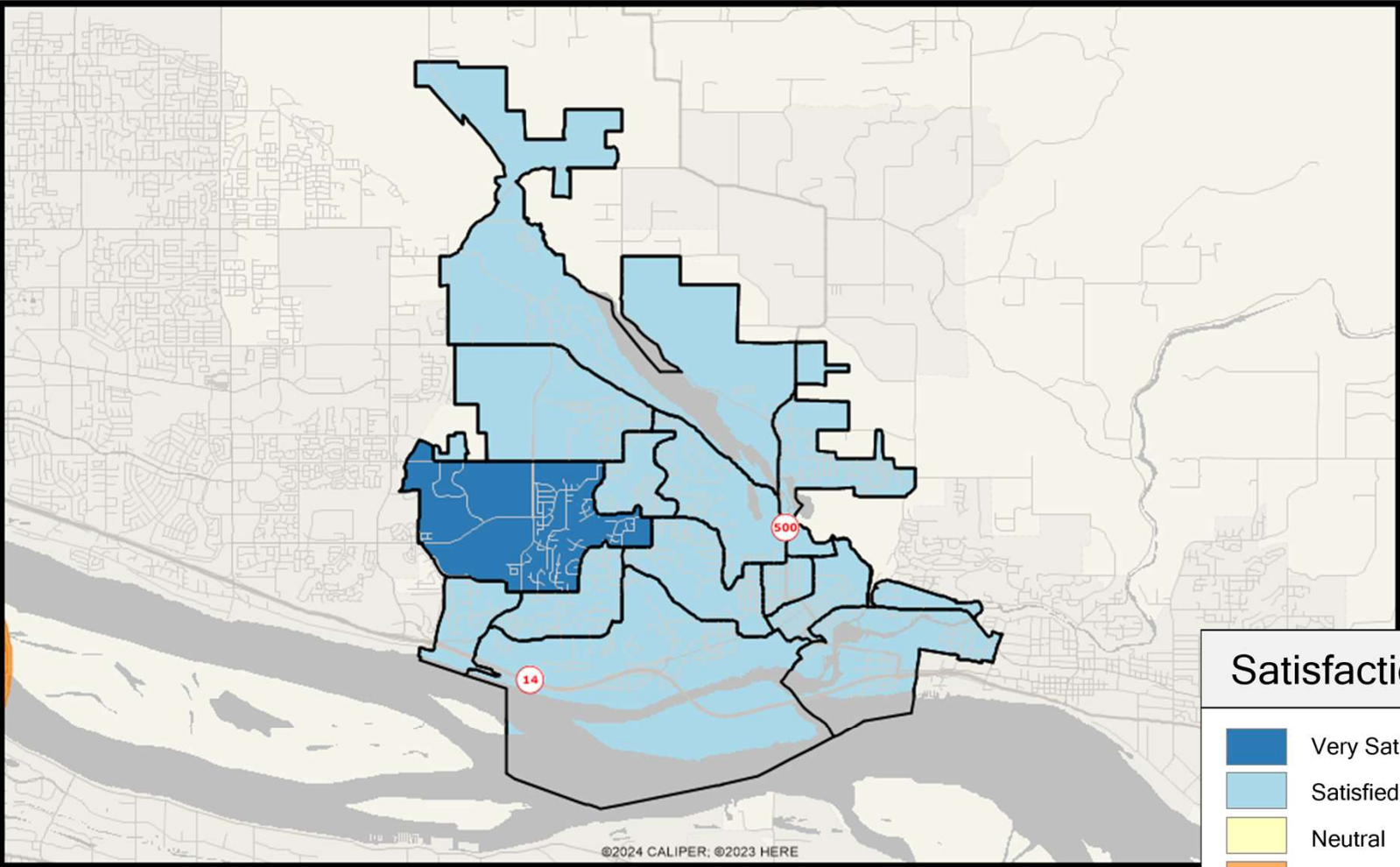
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

320

Q11-01. Water and wastewater customer service

Mean: 3.94



Satisfaction

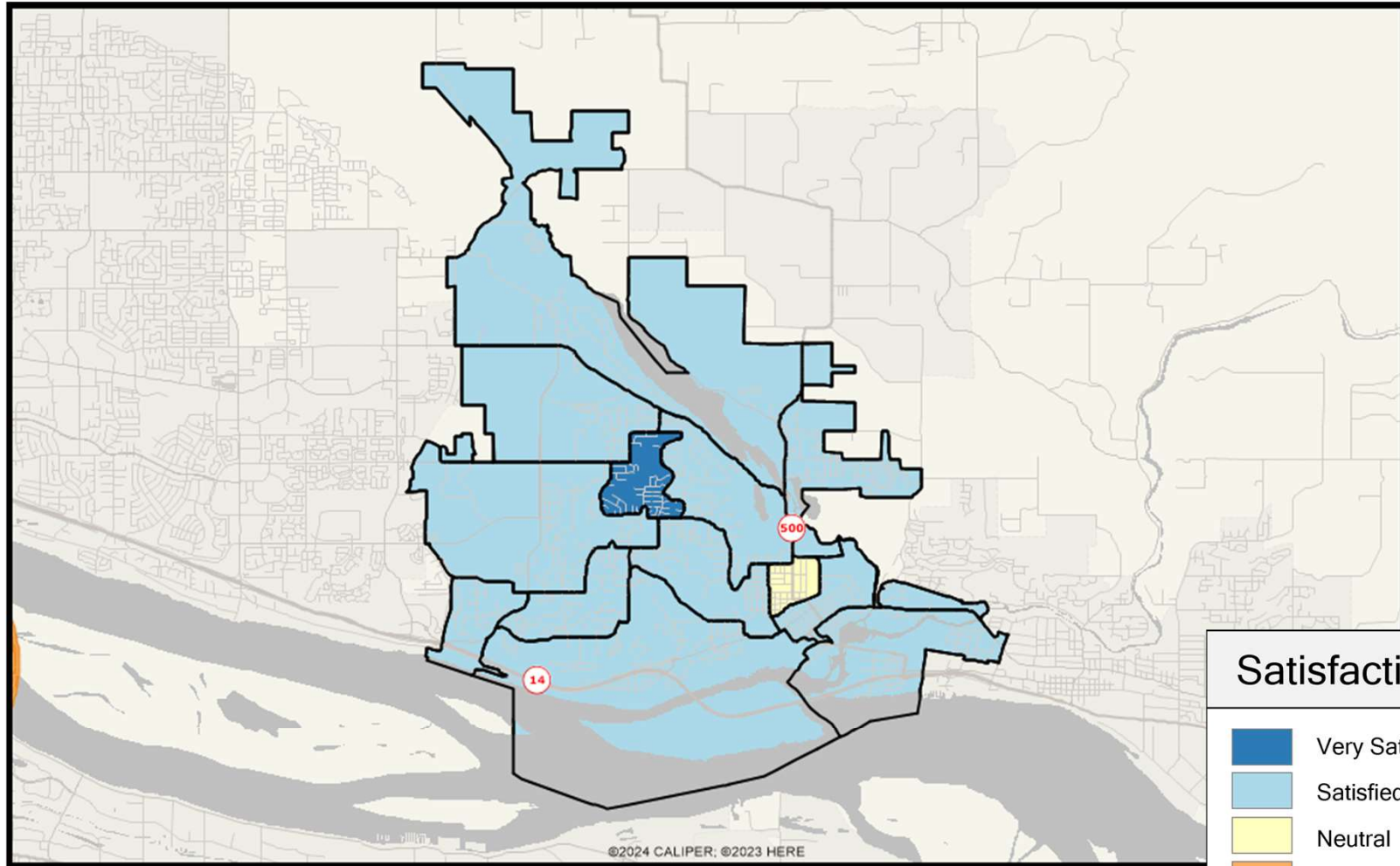
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

321

Q11-02. Stormwater drainage customer service

Mean: 3.87



Satisfaction

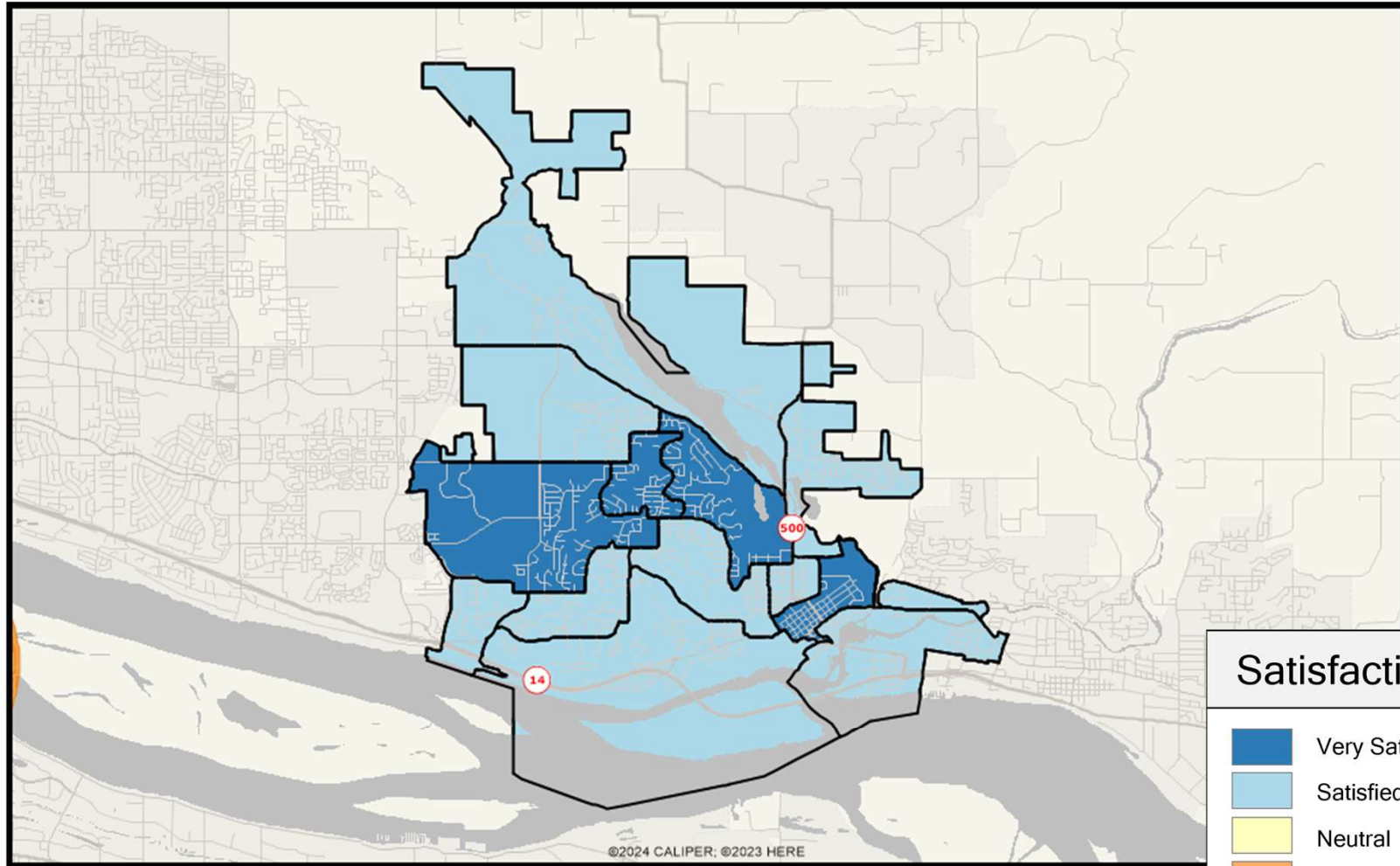
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

322

Q11-03. Trash customer service

Mean: 4.15



Satisfaction

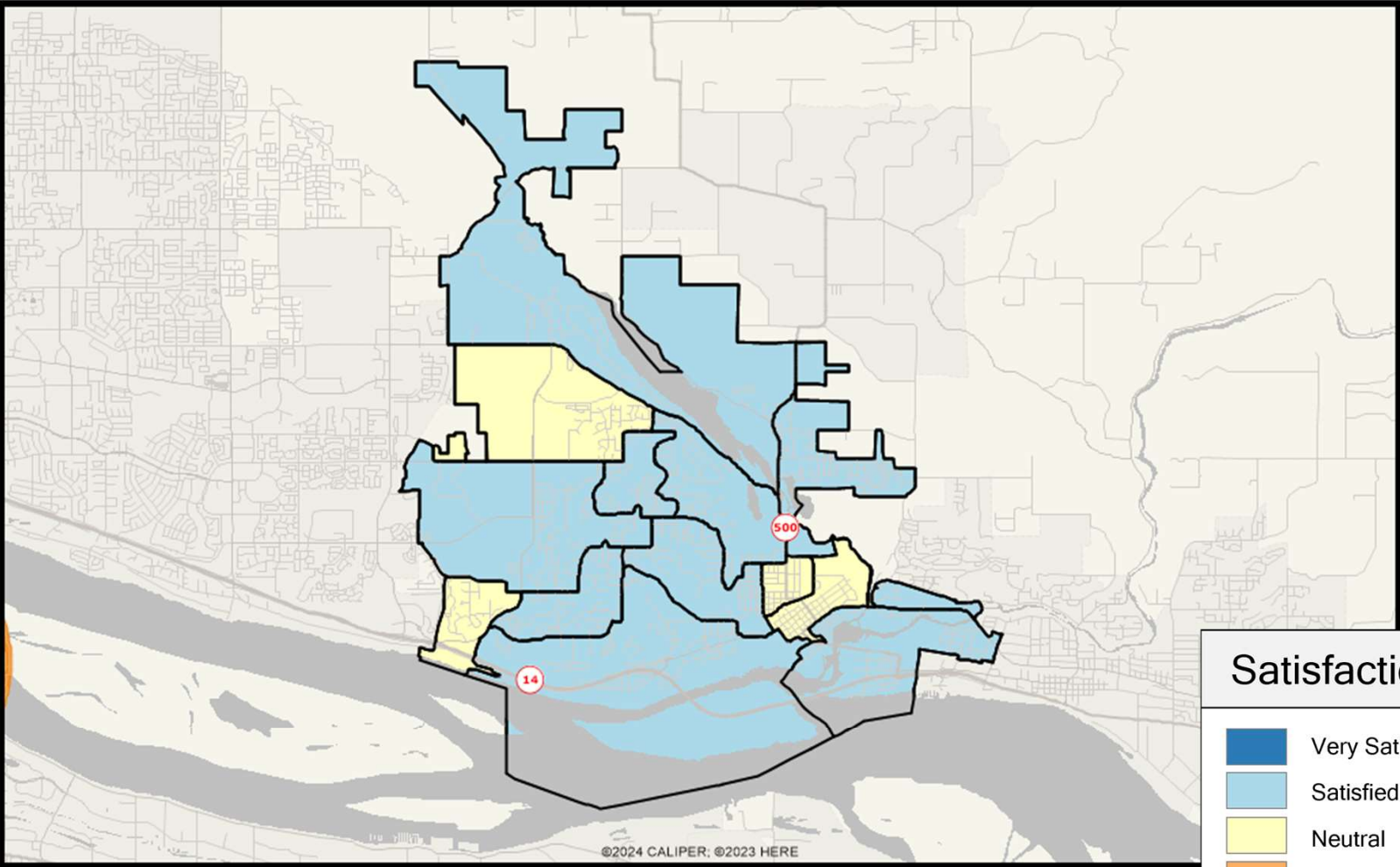
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

323

Q11-04. Development Services customer service

Mean: 3.64



Satisfaction

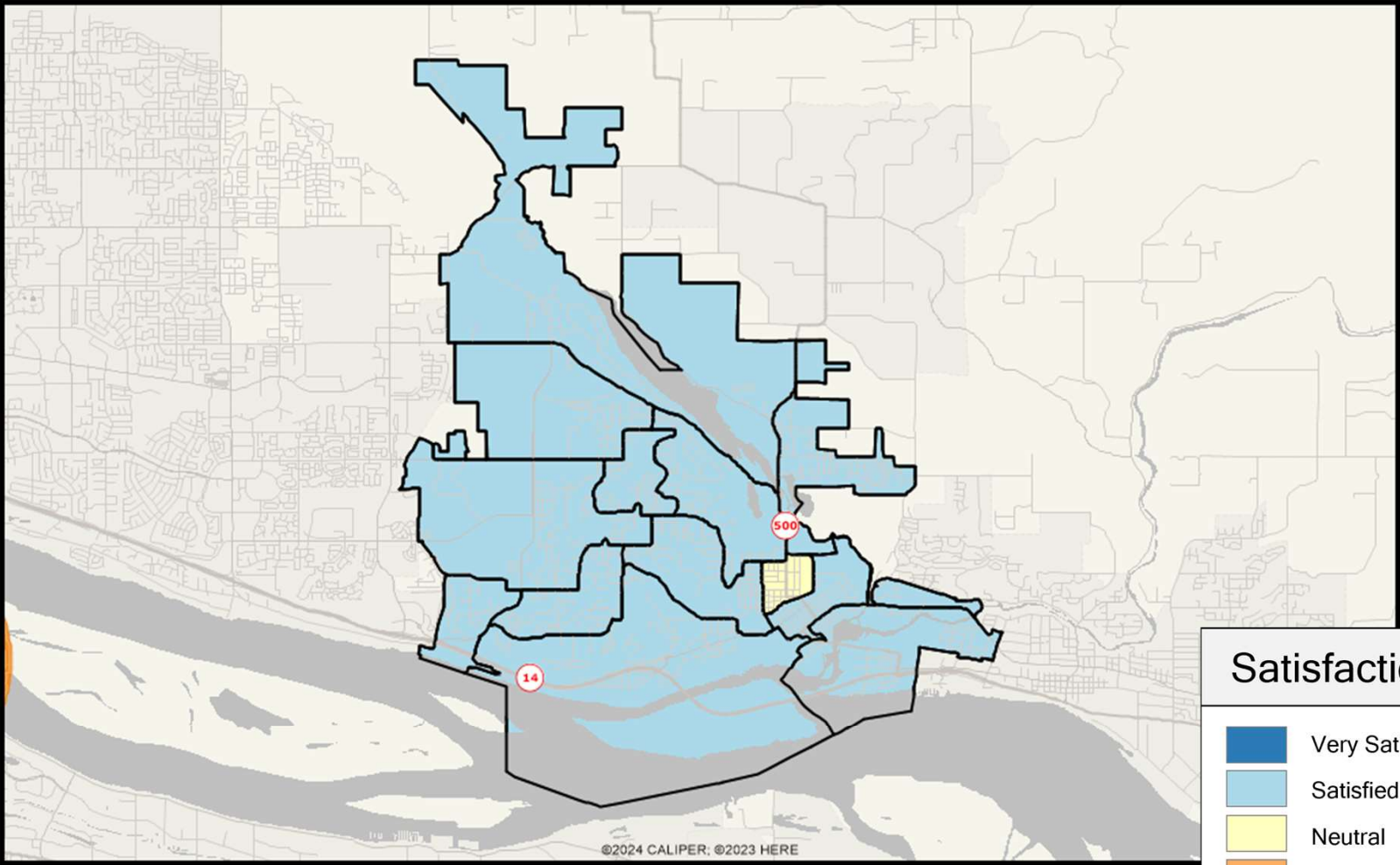
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

324

Q11-05. Parks and Recreation customer service

Mean: 3.81



Satisfaction

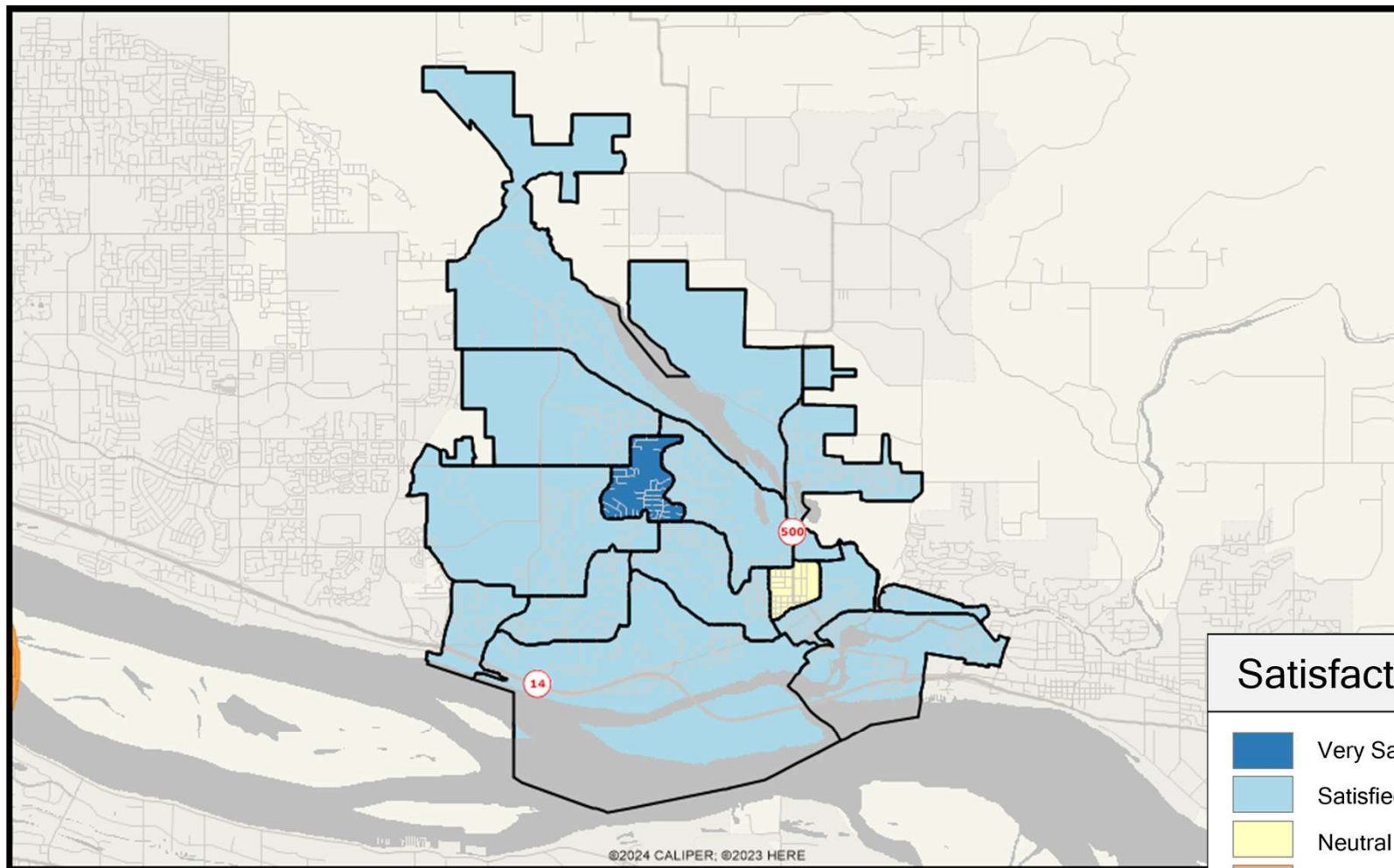
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

325

Q11-06. City Utility Billing and Payment customer service

Mean: 3.97



Satisfaction

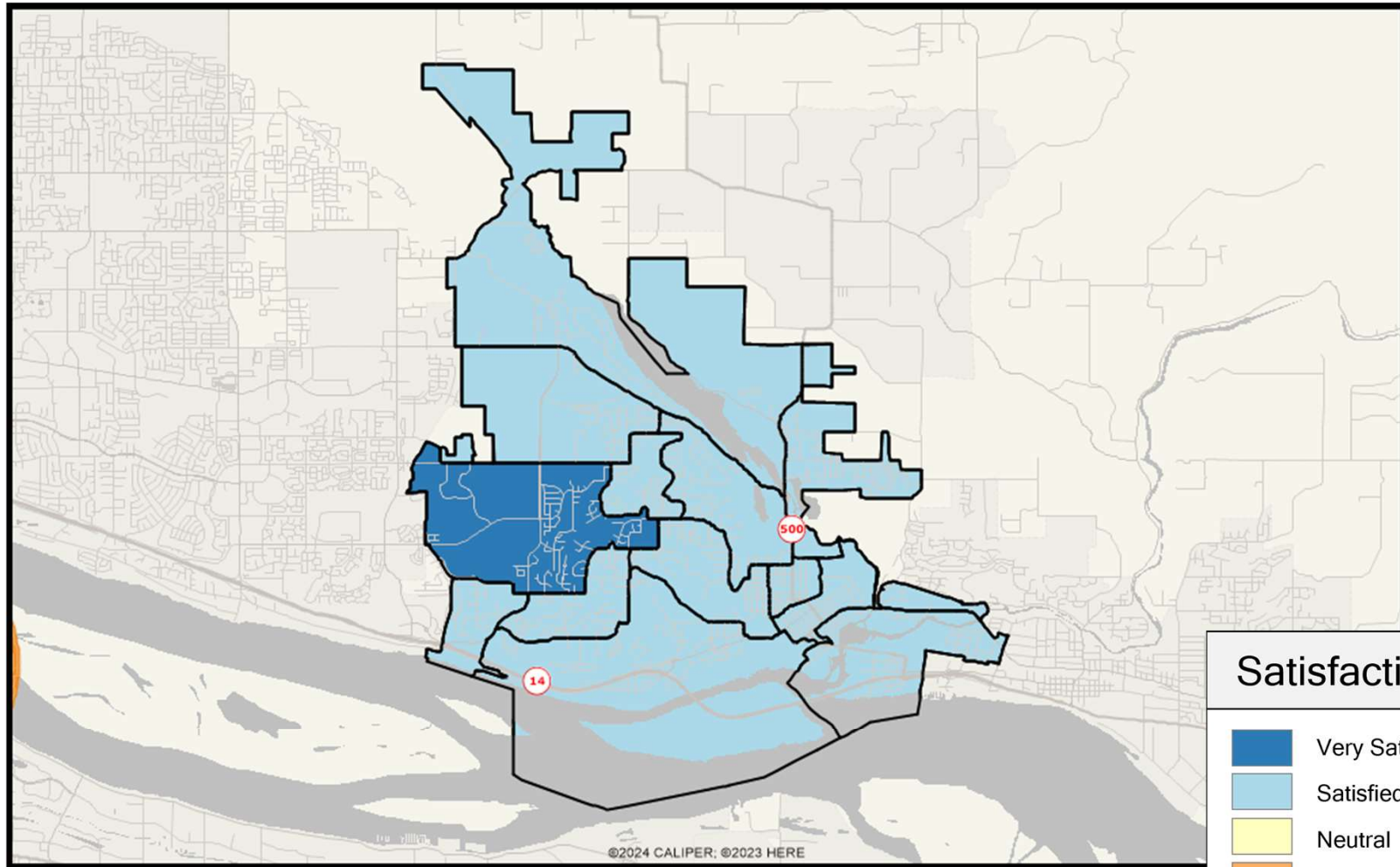
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

326

Q11-07. Contacting City of Camas employees

Mean: 3.88



Satisfaction

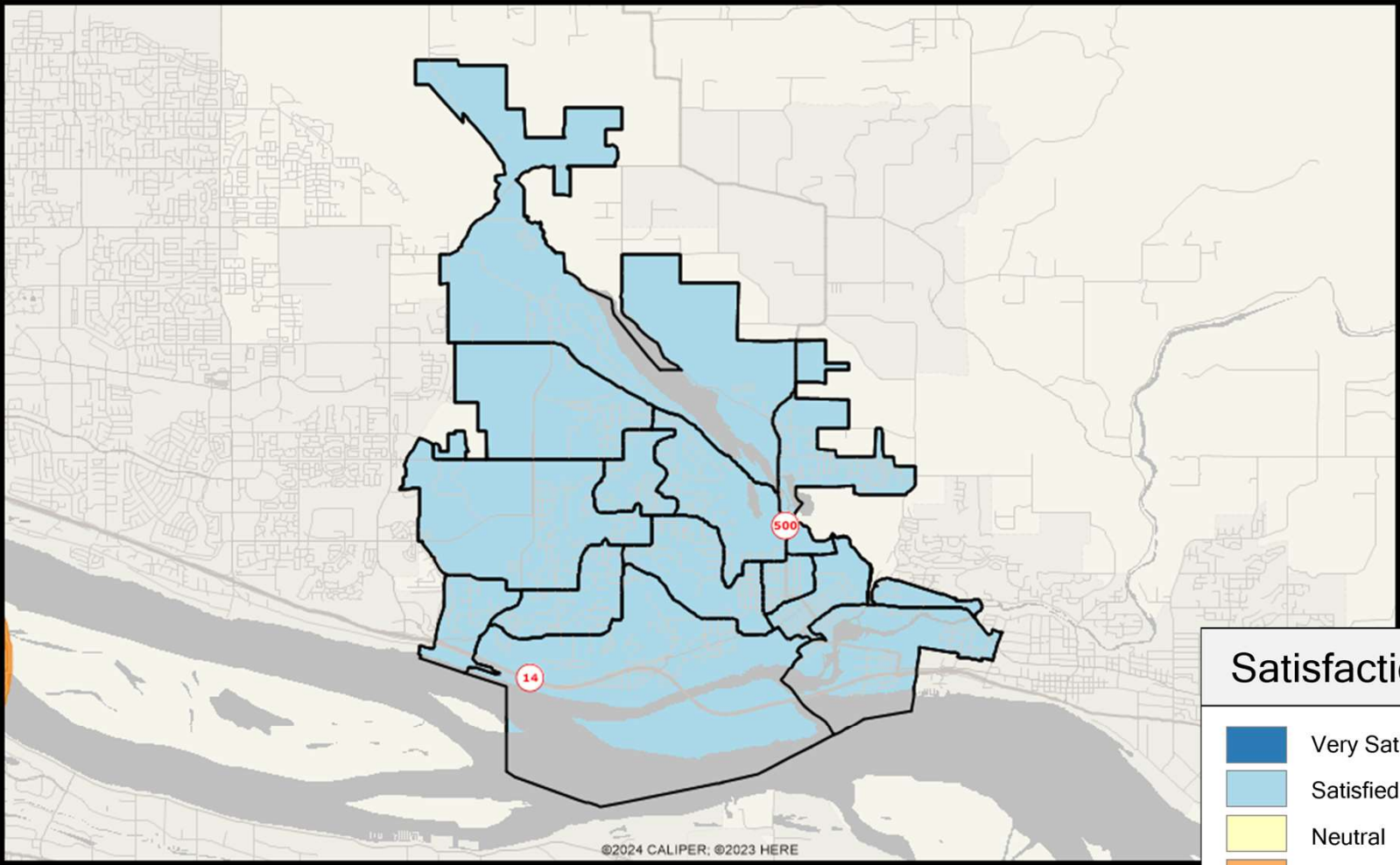
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

327

Q11-08. Making a service request

Mean: 3.83



Satisfaction

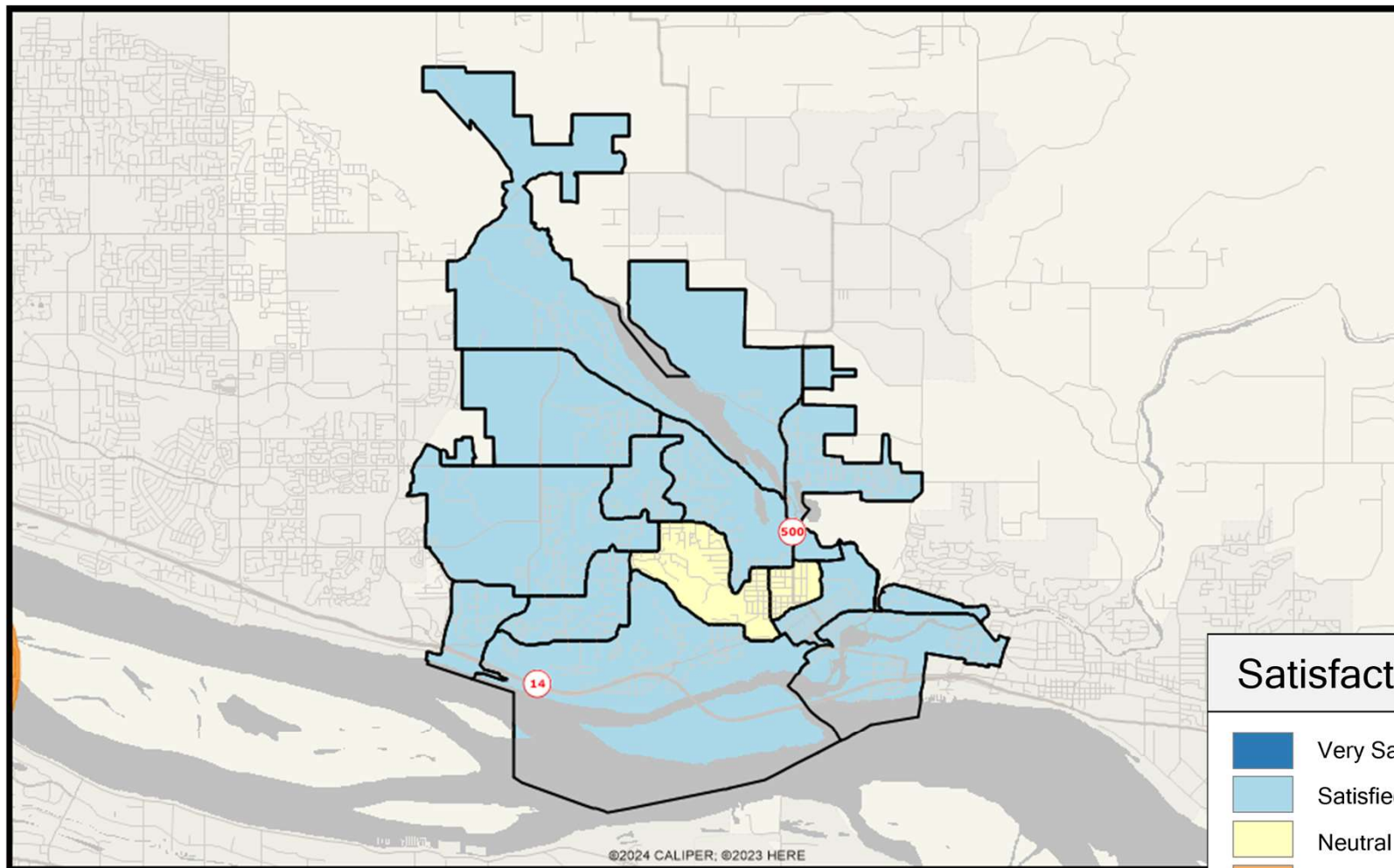
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

328

Q11-09. Locating information on the City's website

Mean: 3.57



Satisfaction

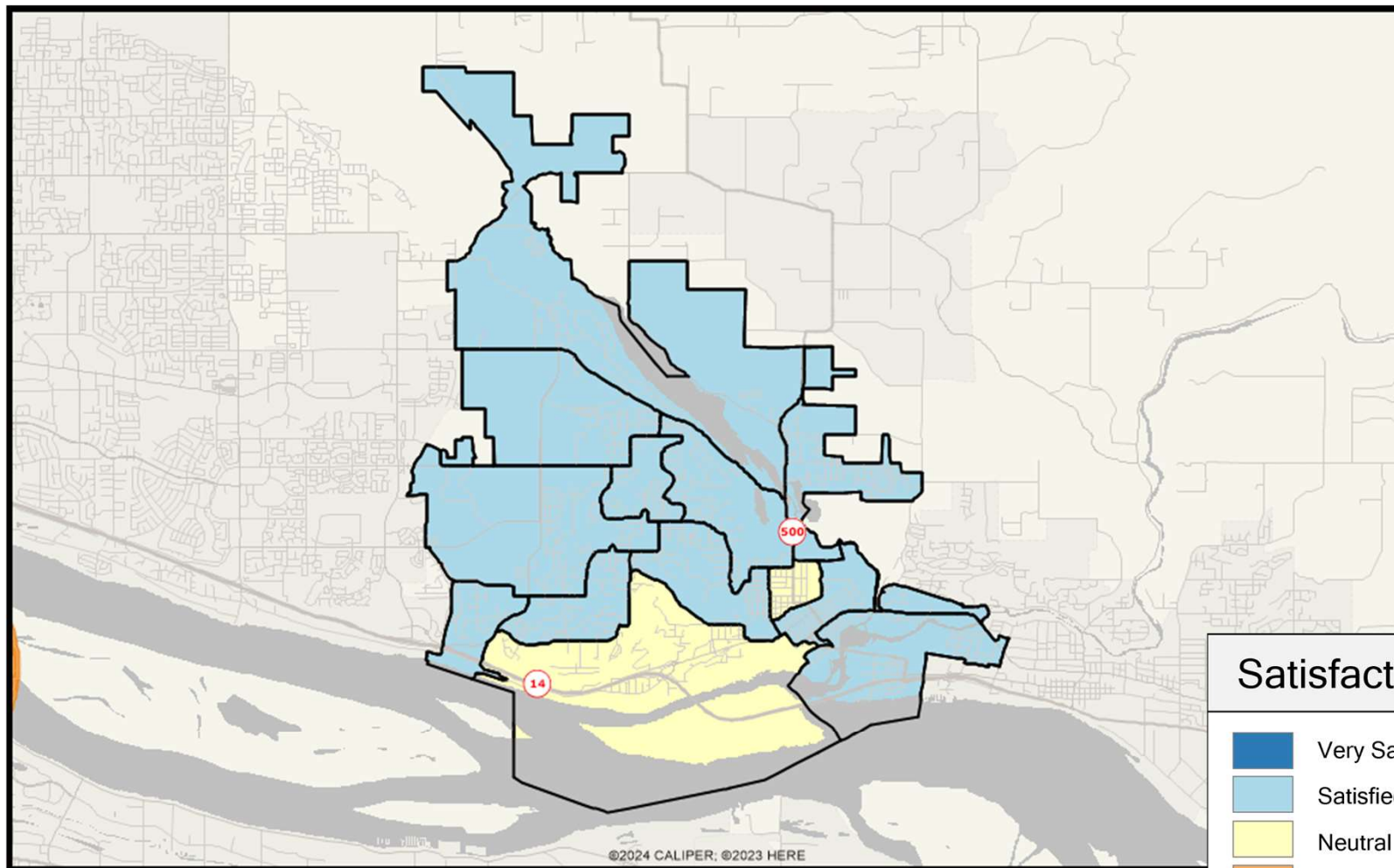
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

329

Q11-11. Paying fees for parks and recreation programs

Mean: 3.72



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

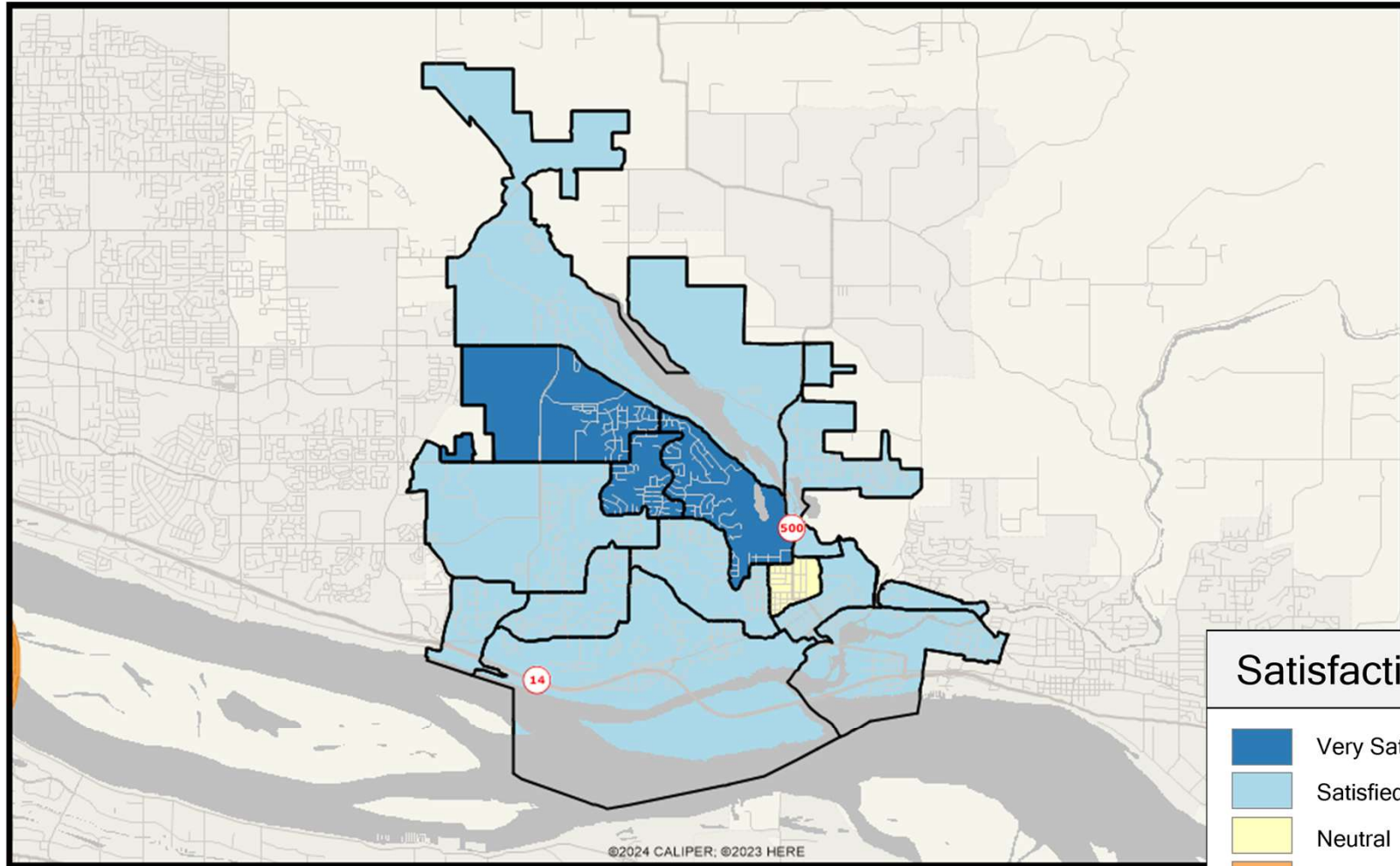
331

Q12c-

Item 3.

01.9The9level9of9care9you9were9given9was9appropriate

Mean: 3.98



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

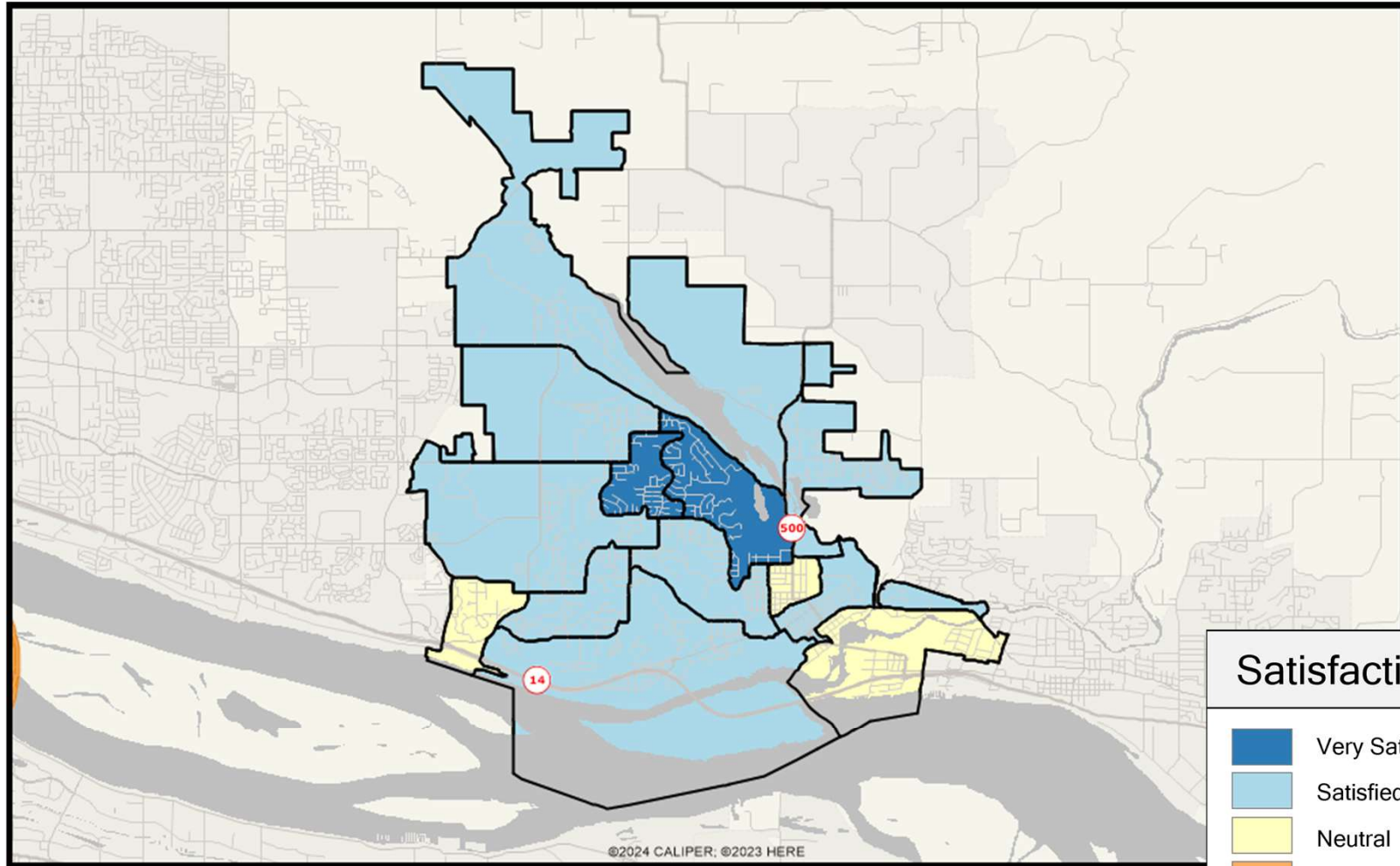
332

Q12c-

Item 3.

02.9The9response9or9information9you9were9given9was9co
mplete9and9thorough

Mean: 3.89



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

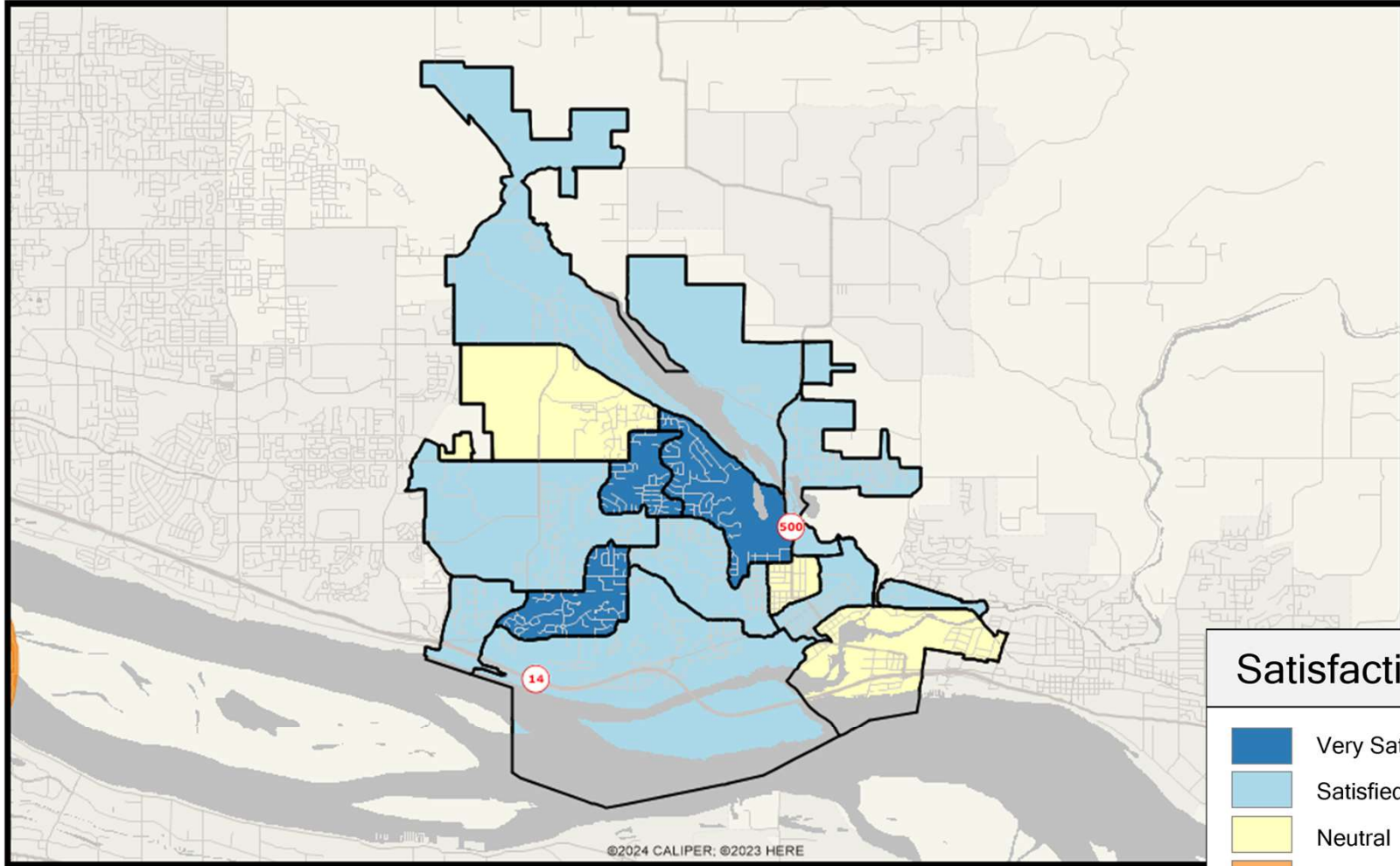
333

Q12c-

Item 3.

03.9 What was said would be done, was done in a timely manner

Mean: 3.89



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Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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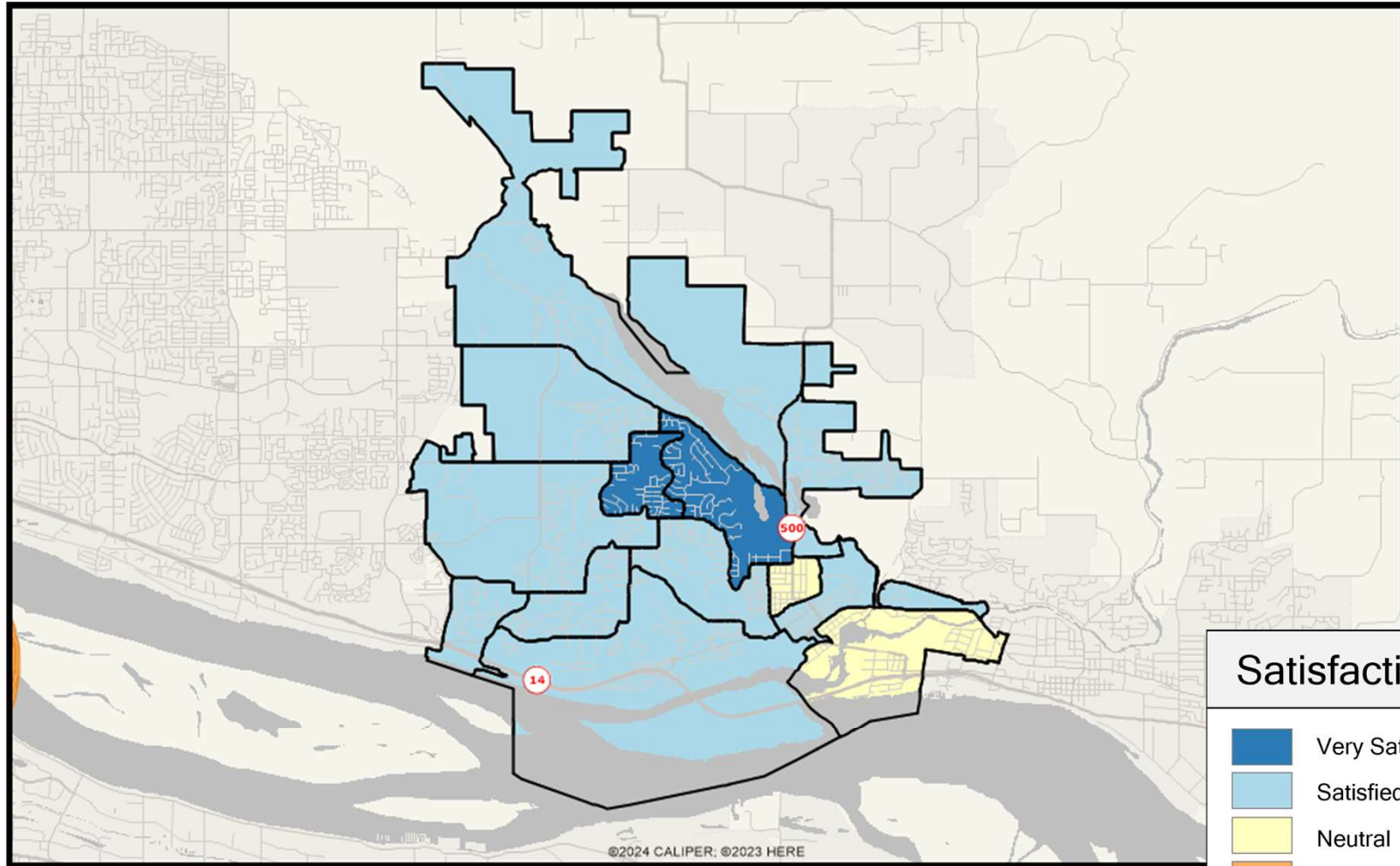
334

Q12c-

Item 3.

04.9 They made it easy for you to handle your request

Mean: 3.93



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

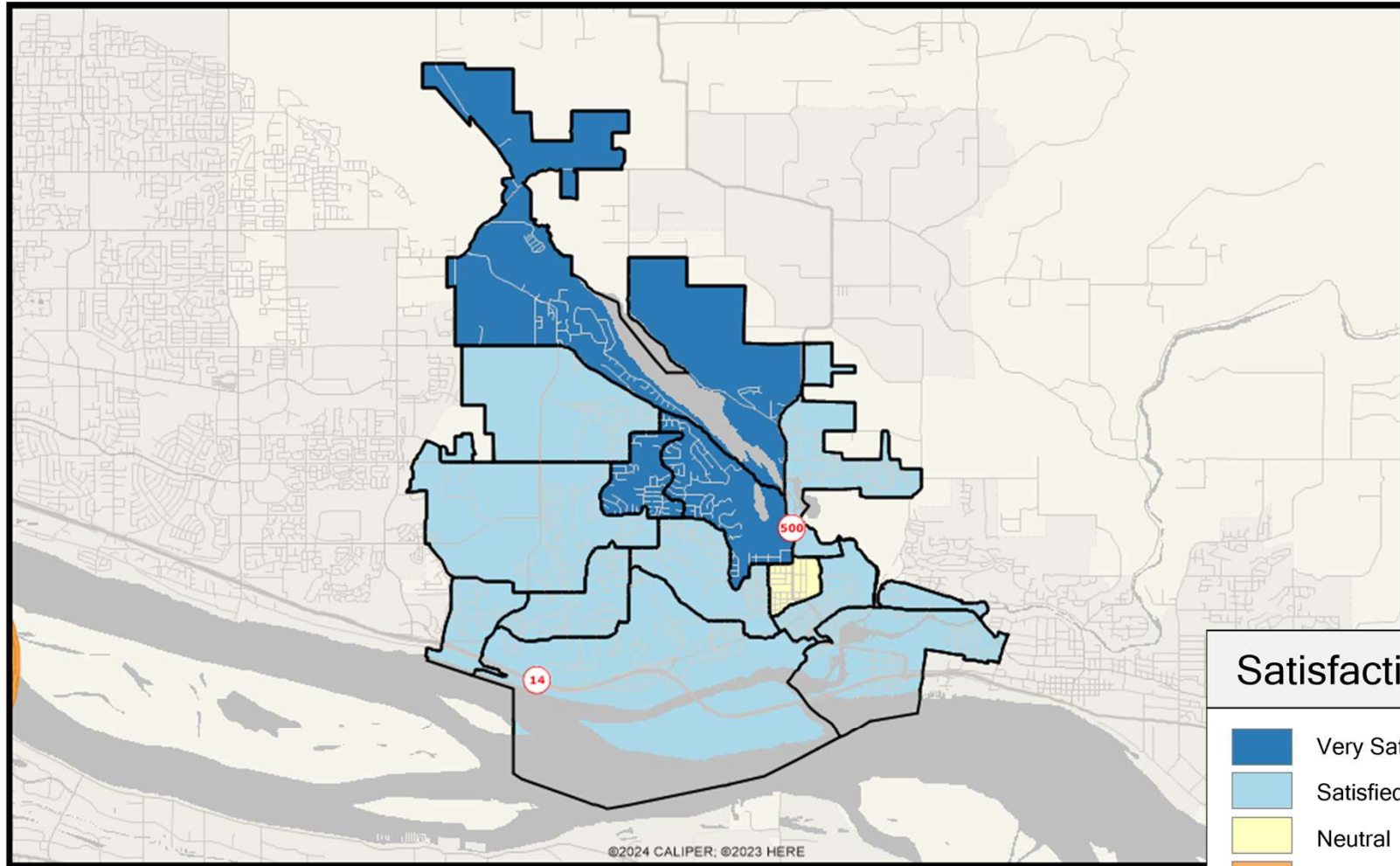
335

Q12c-

Item 3.

05.9They9were9knowledgeable9and9technically9competent

Mean: 3.99



Satisfaction

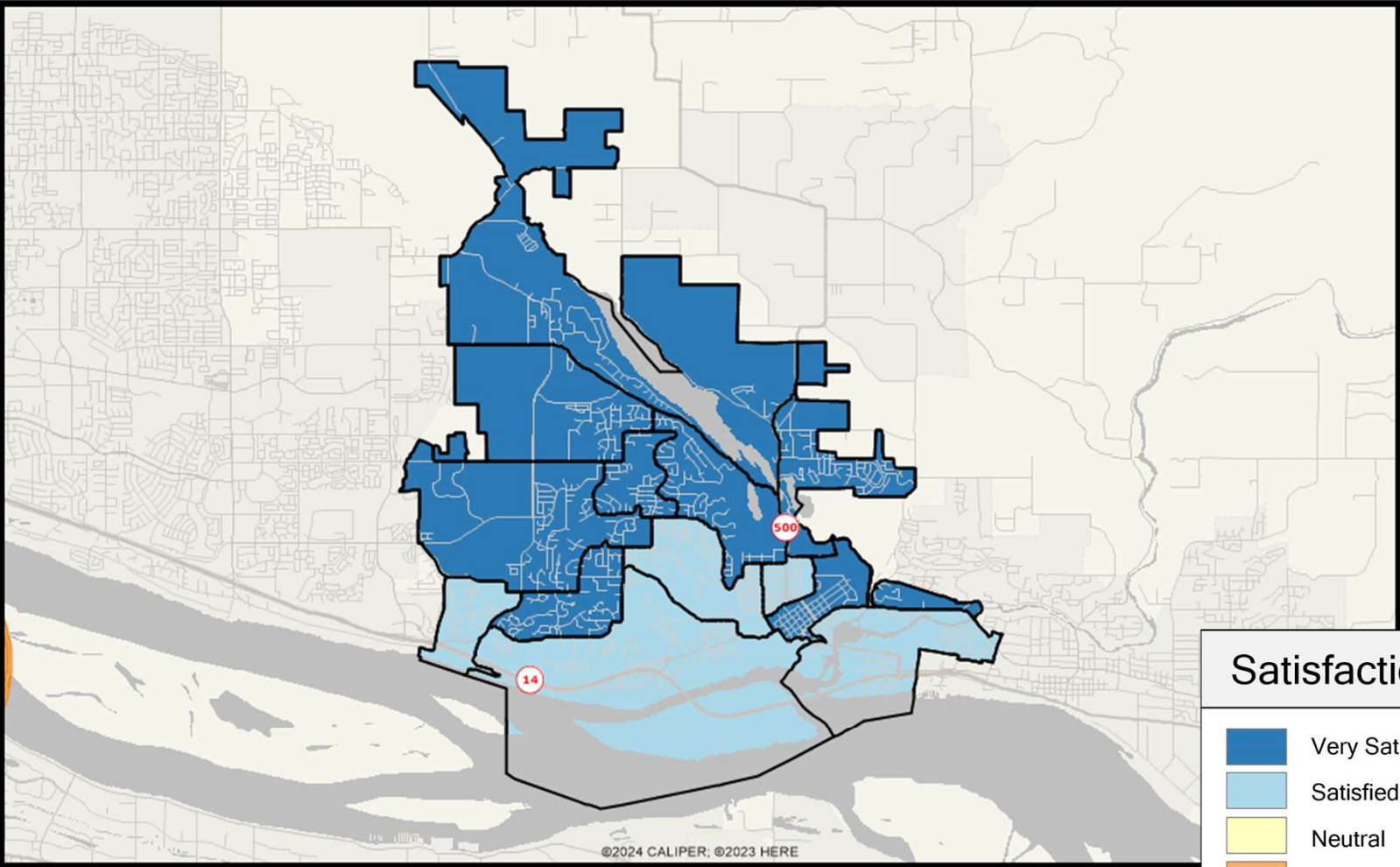
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

336

Q12c-06.9 Professionalism 9 of 9 employees

Mean: 4.19



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

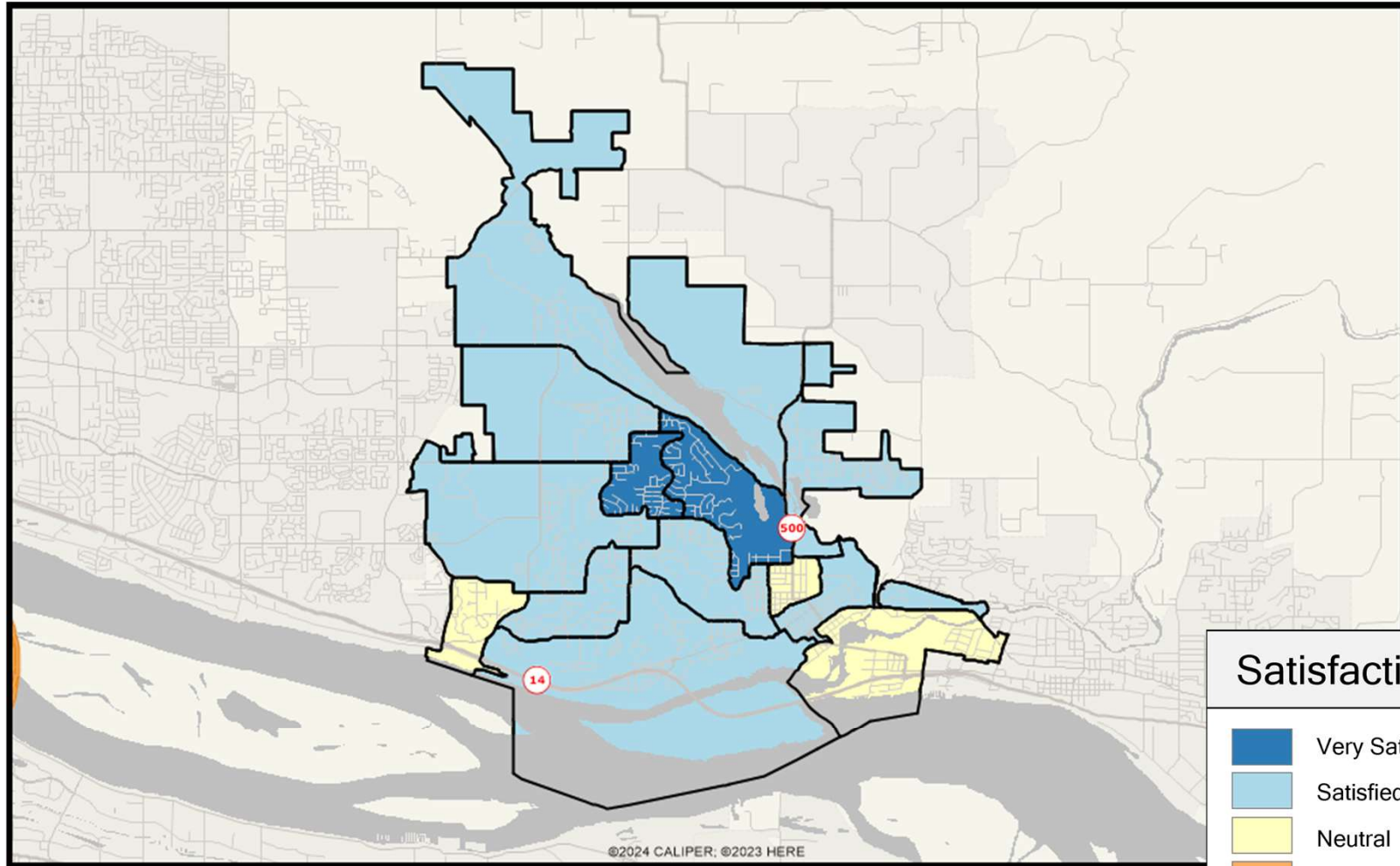
337

Q12c-

Item 3.

07.90 Overall satisfaction with your customer service experience

Mean: 3.92



Satisfaction

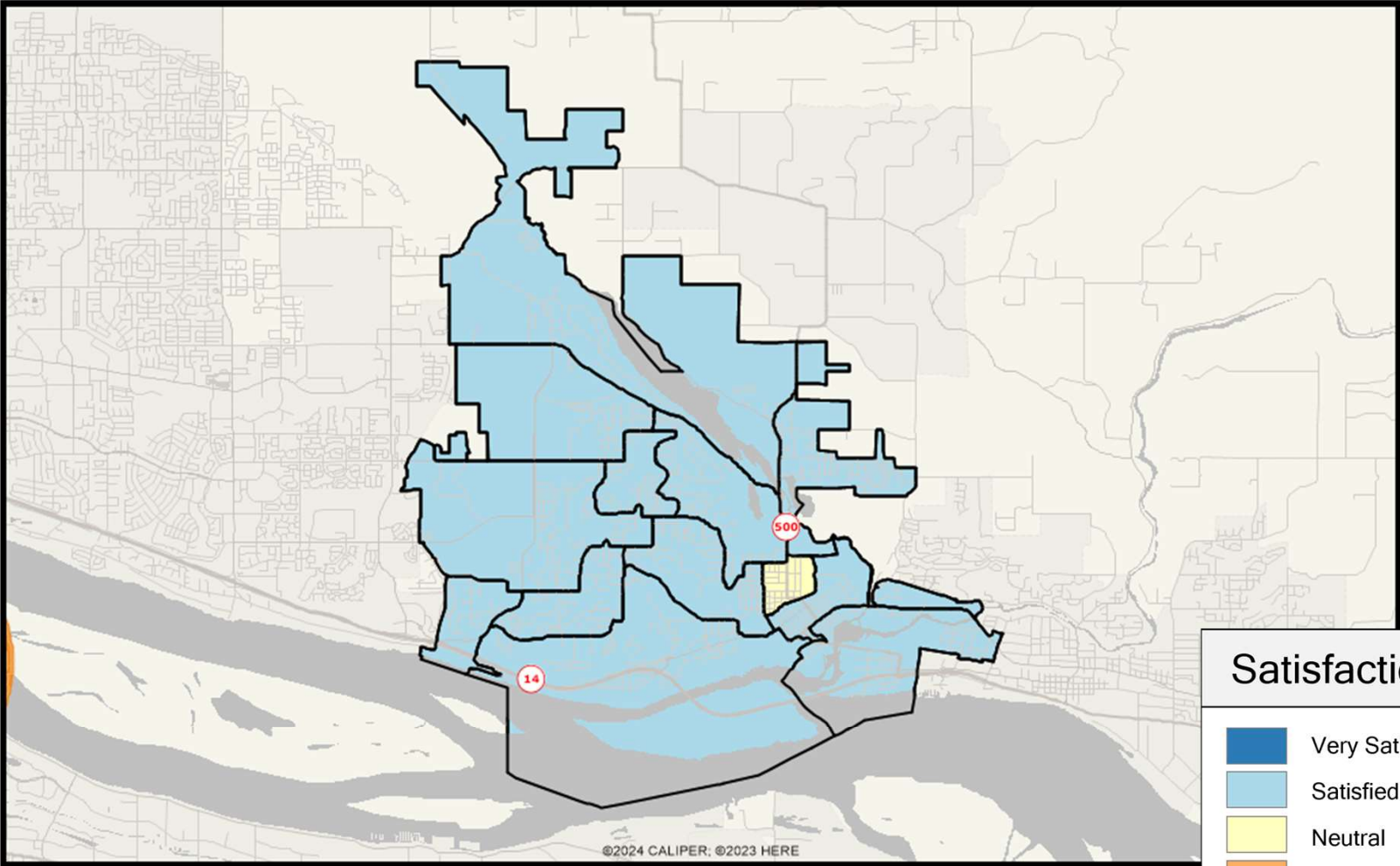
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

338

Q13-01. Maintenance of major city streets

Mean: 3.63



Satisfaction

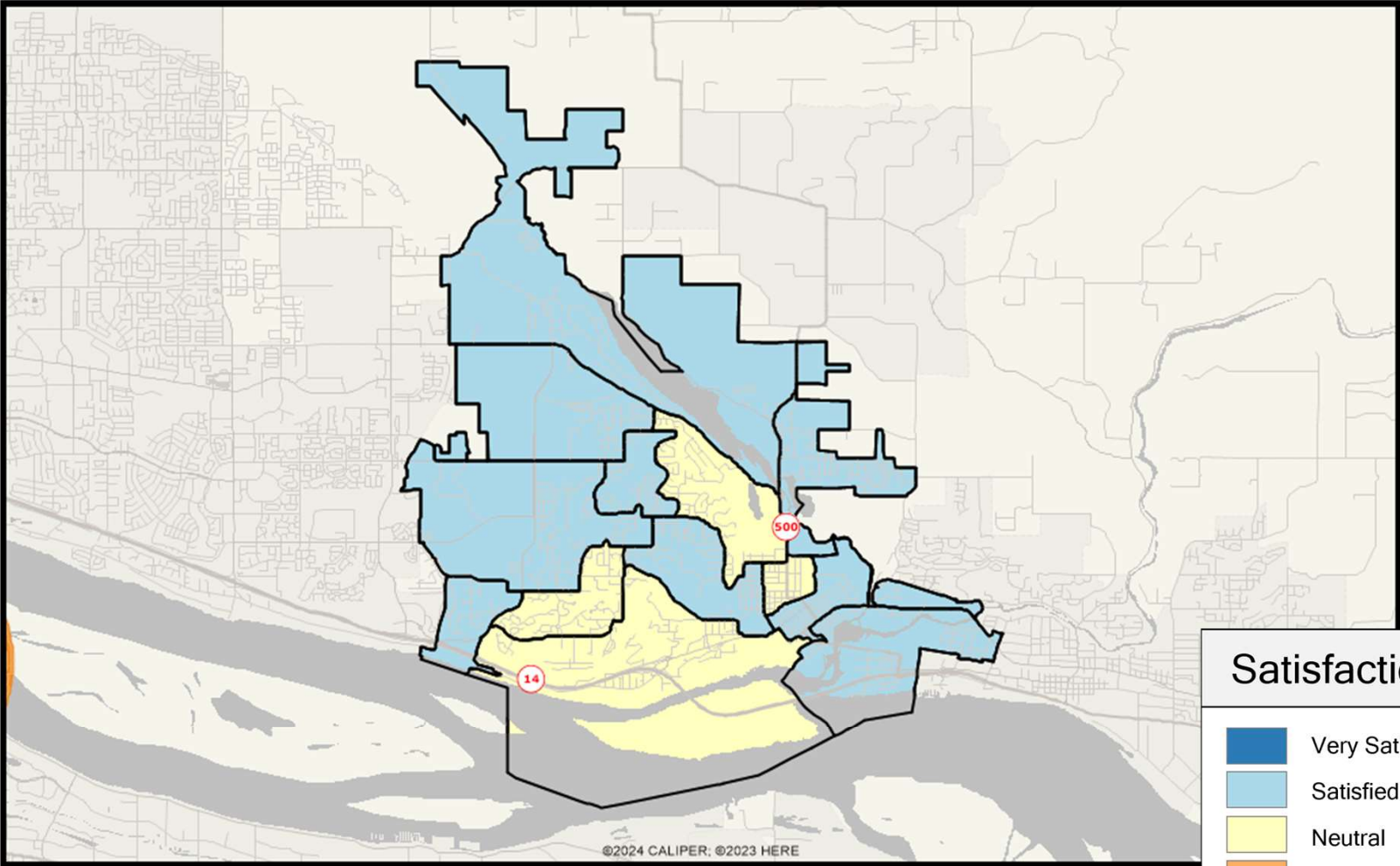
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

339

Q13-02. Maintenance of streets in your neighborhood

Mean: 3.44



Satisfaction

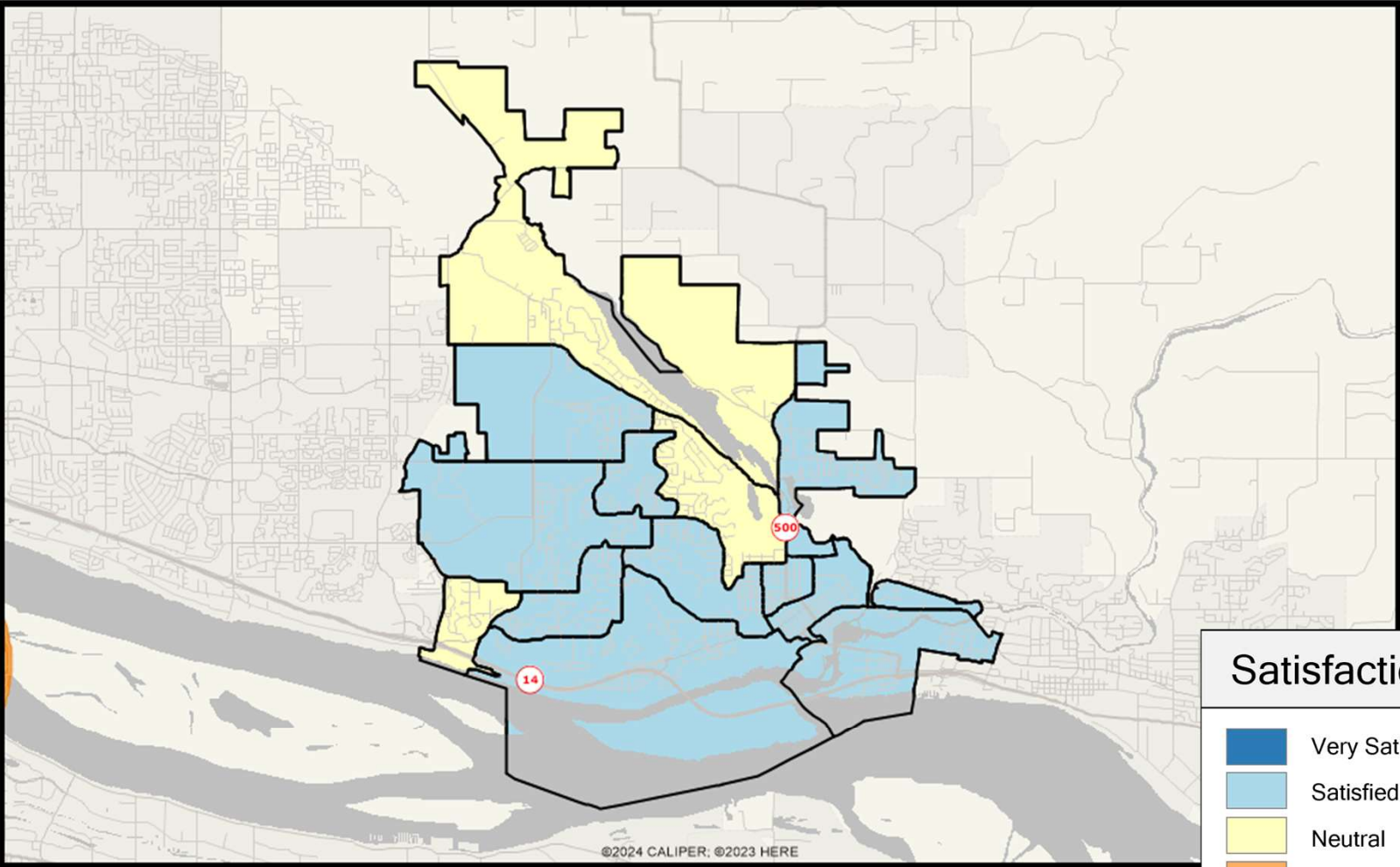
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

340

Q13-03. Snow removal on major city streets

Mean: 3.55



Satisfaction

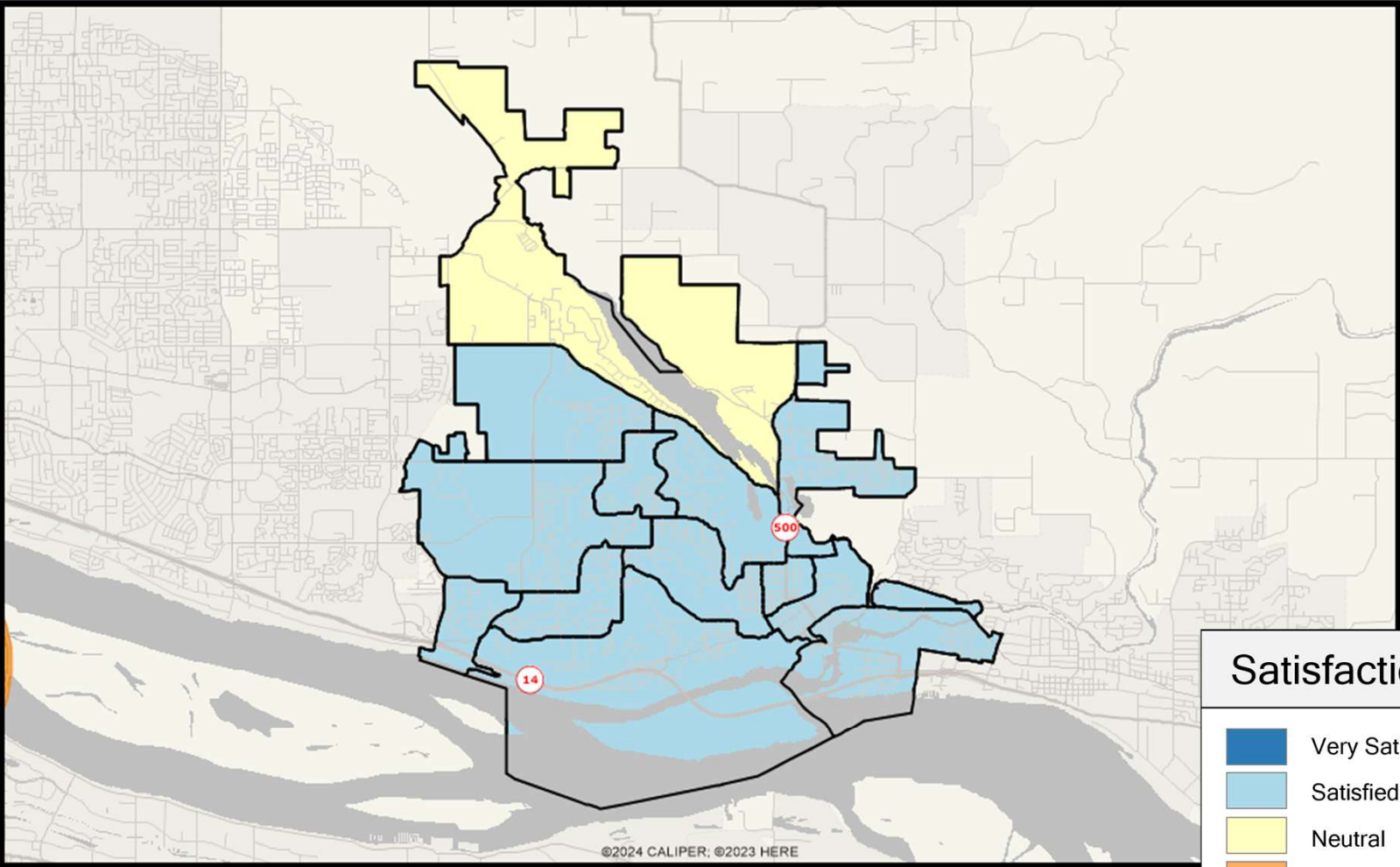
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

341

Q13-04. Adequacy of city street lighting

Mean: 3.67



Satisfaction

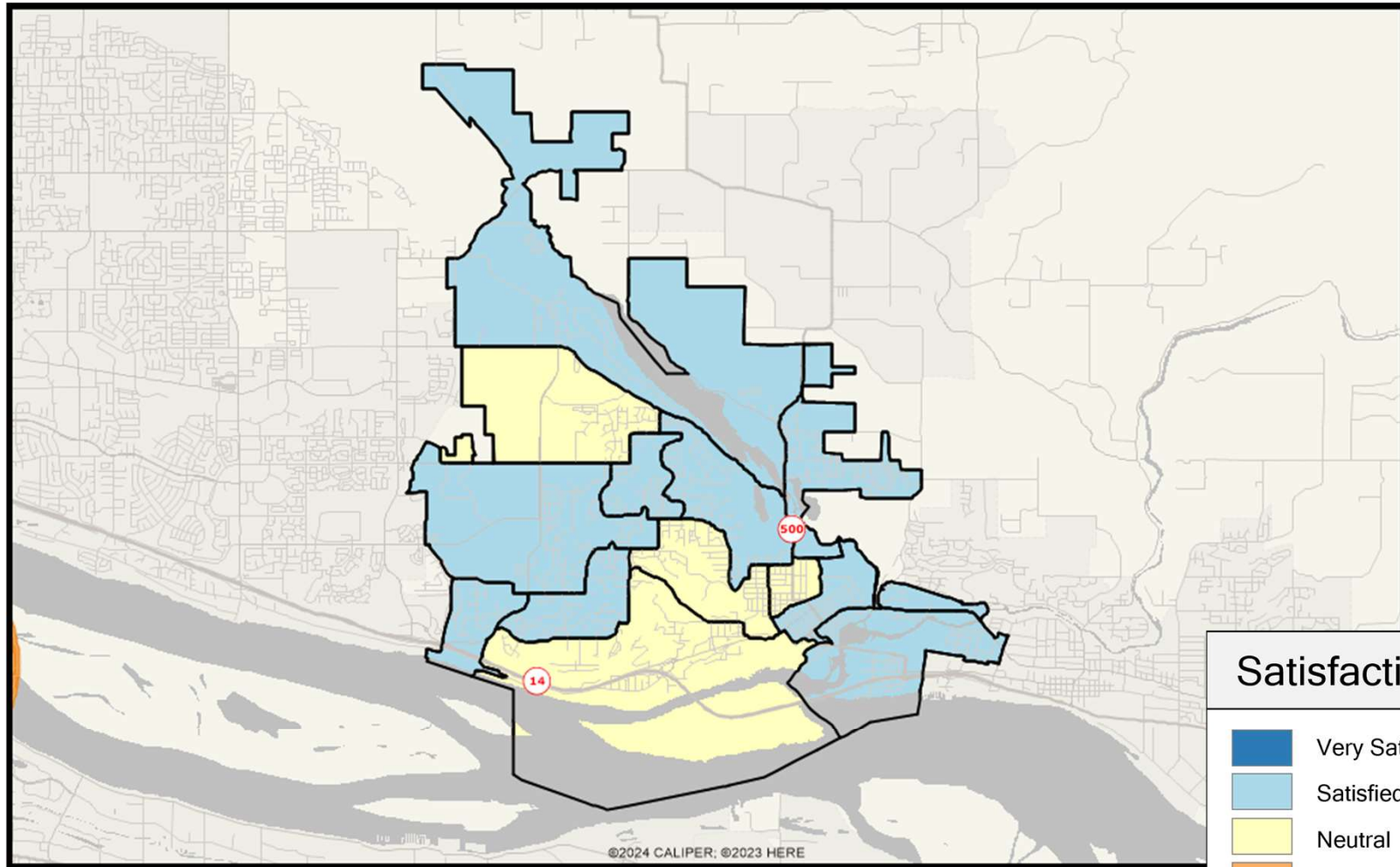
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

342

Q13-05. Condition of sidewalks in the City

Mean: 3.51



Satisfaction

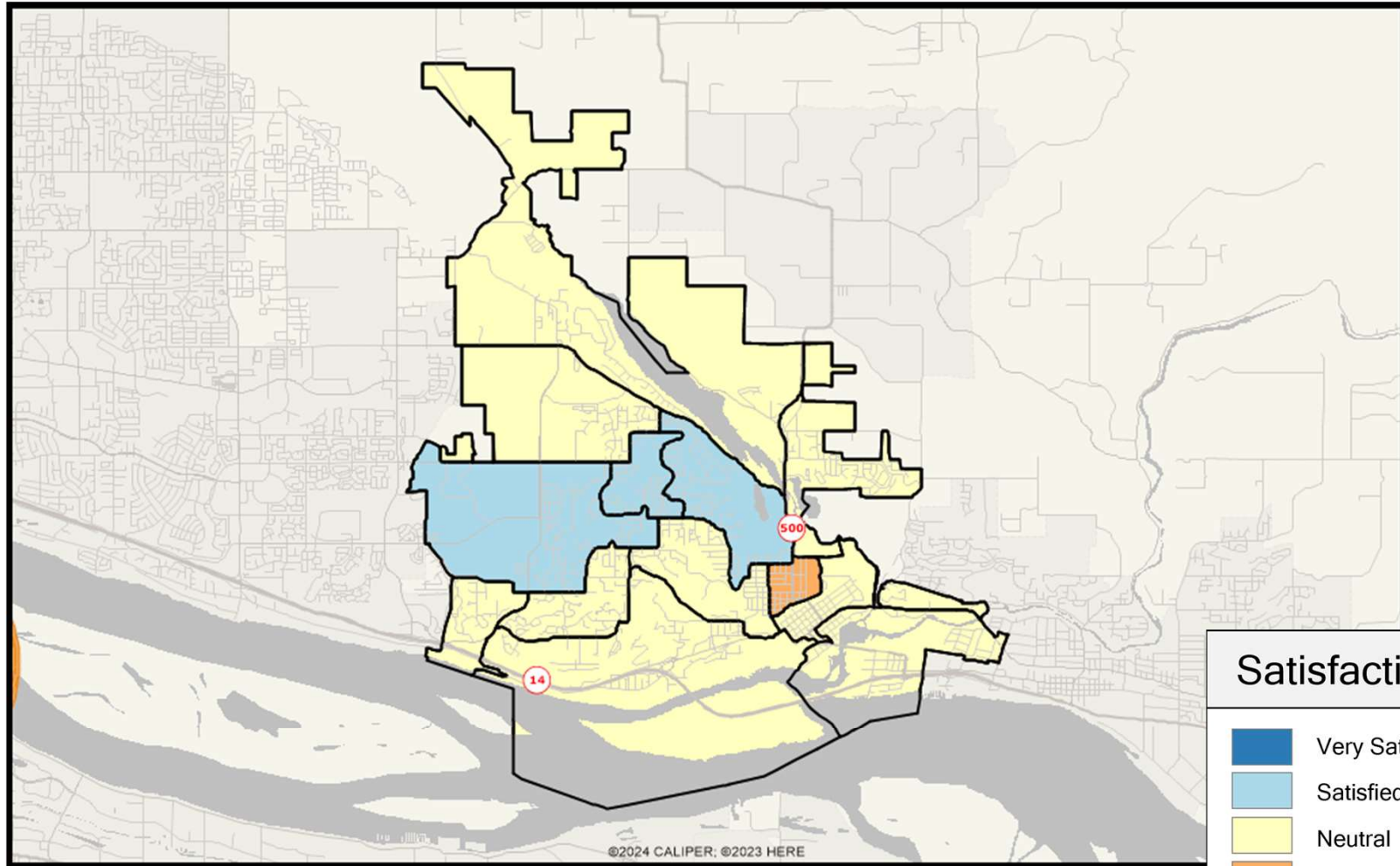
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

343

Q13-06. On-street bicycle infrastructure (bike lanes/signs/arrows)

Mean: 3.26



Satisfaction

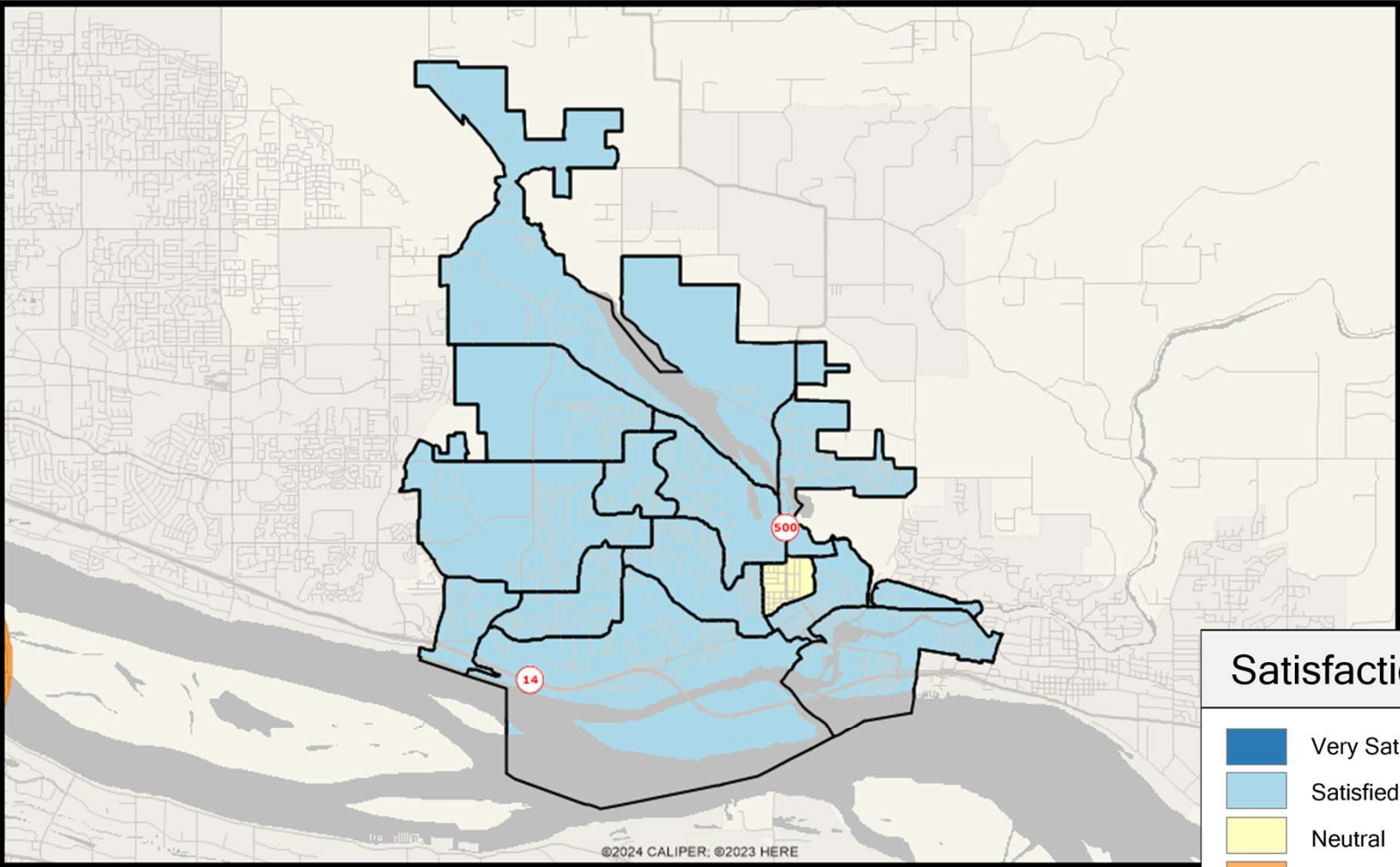
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

344

Q13-07. Street sweeping

Mean: 3.78



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

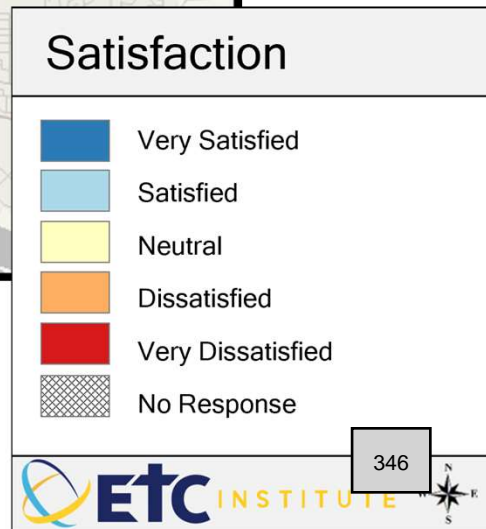
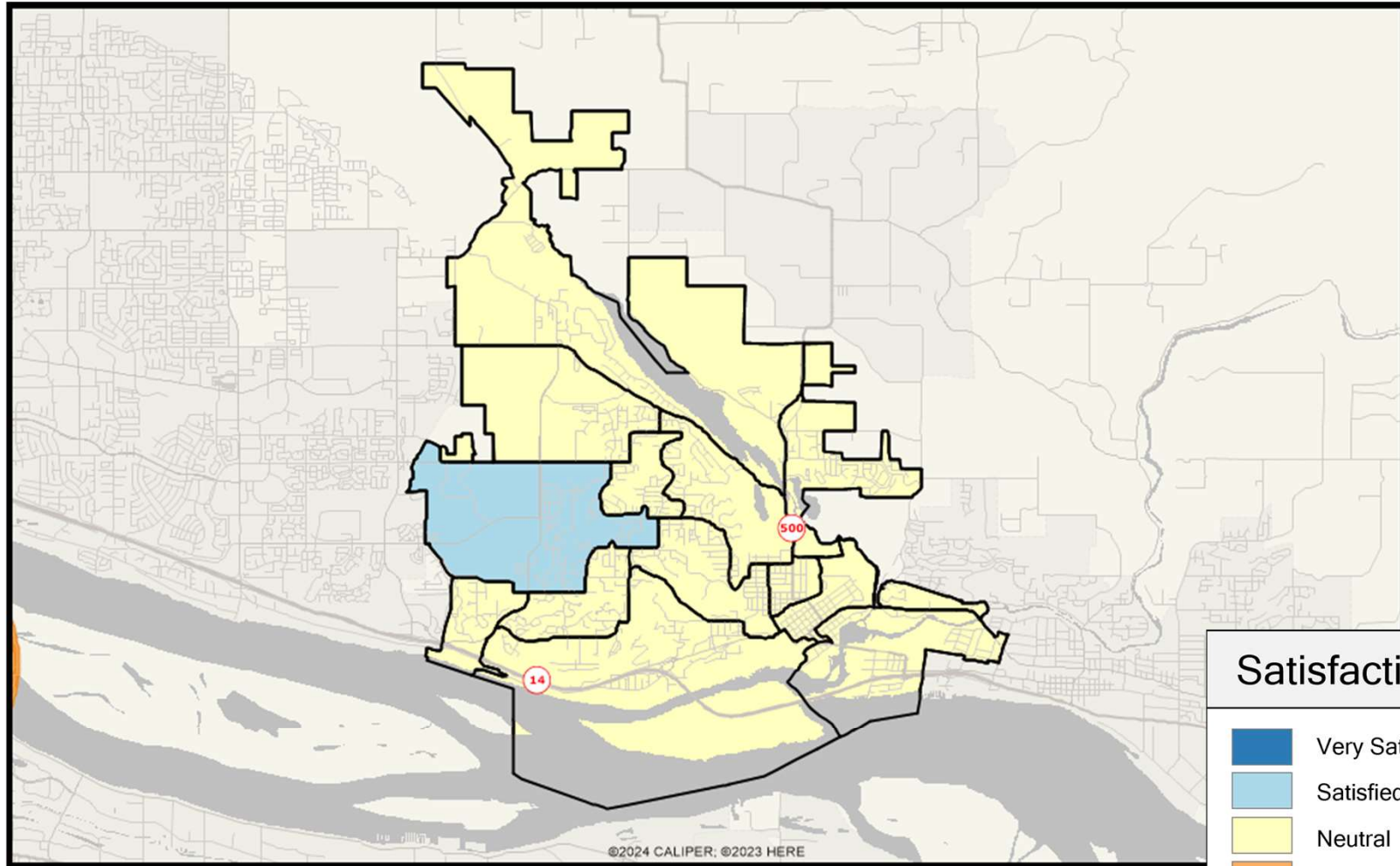
ETC INSTITUTE

345

Q15-01. Enforcing the cleanup of litter and debris on private property

Item 3.

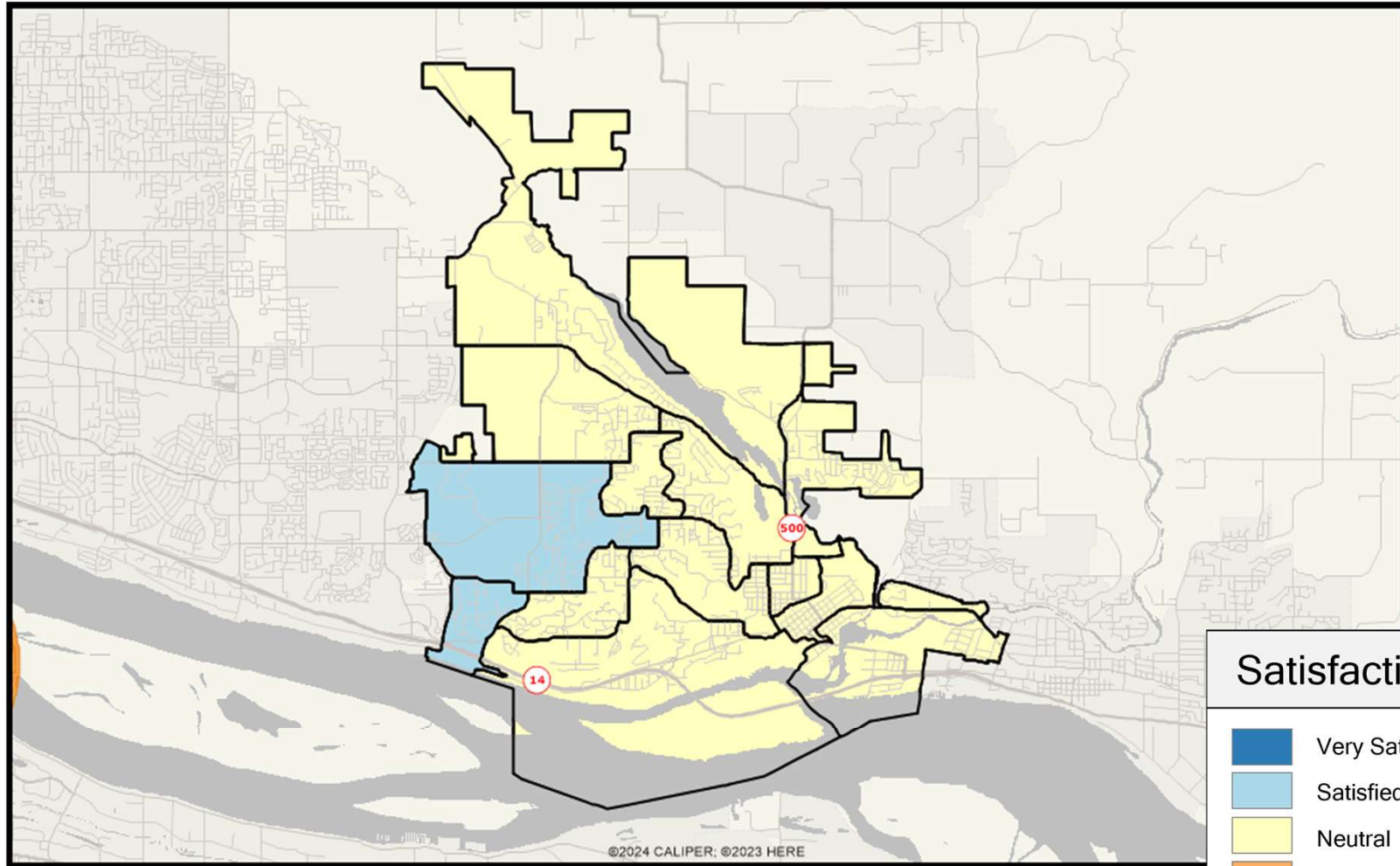
Mean: 3.13



Q15-02. Enforcing the mowing and trimming of grass and weeds on private property

Item 3.

Mean: 3.18



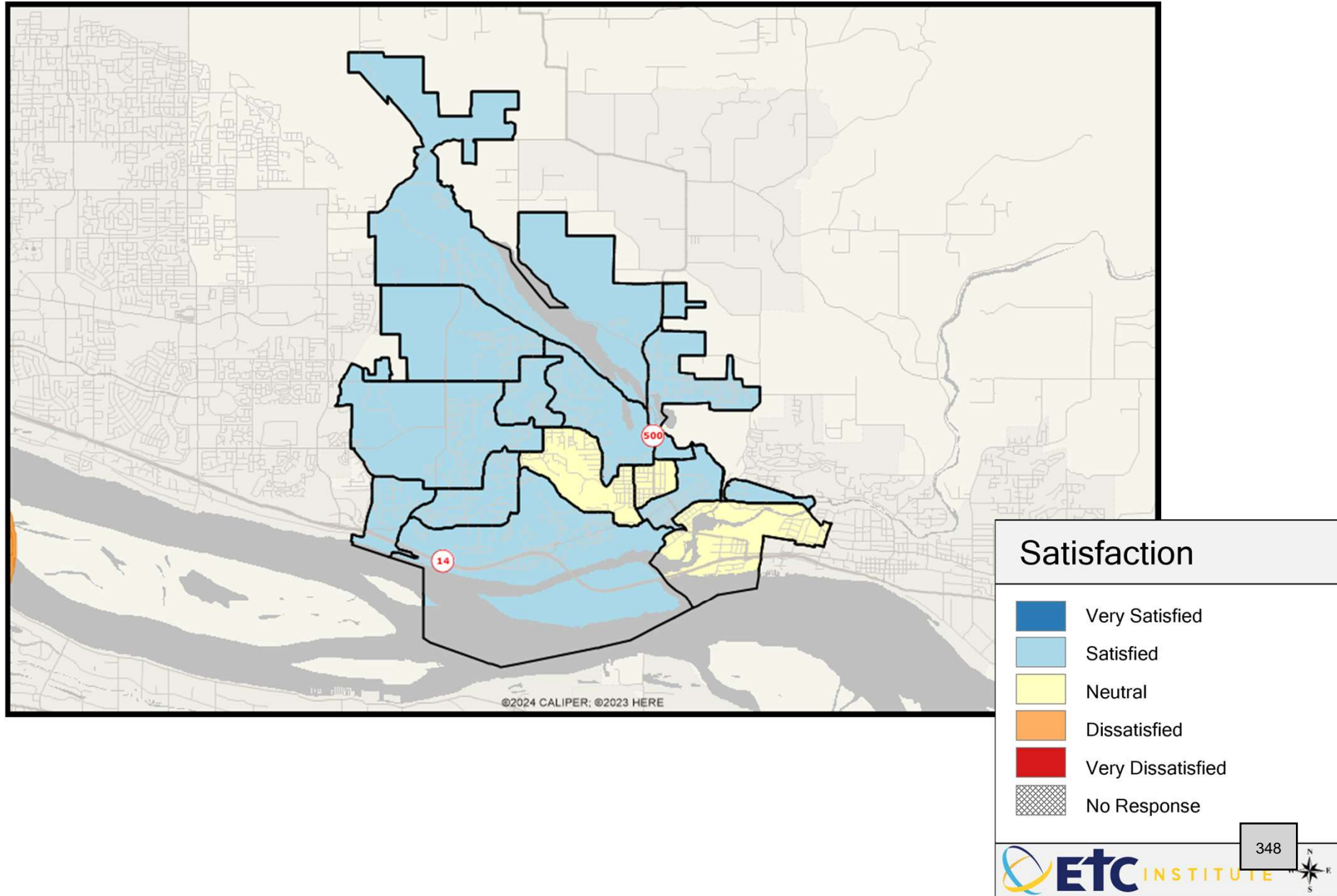
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

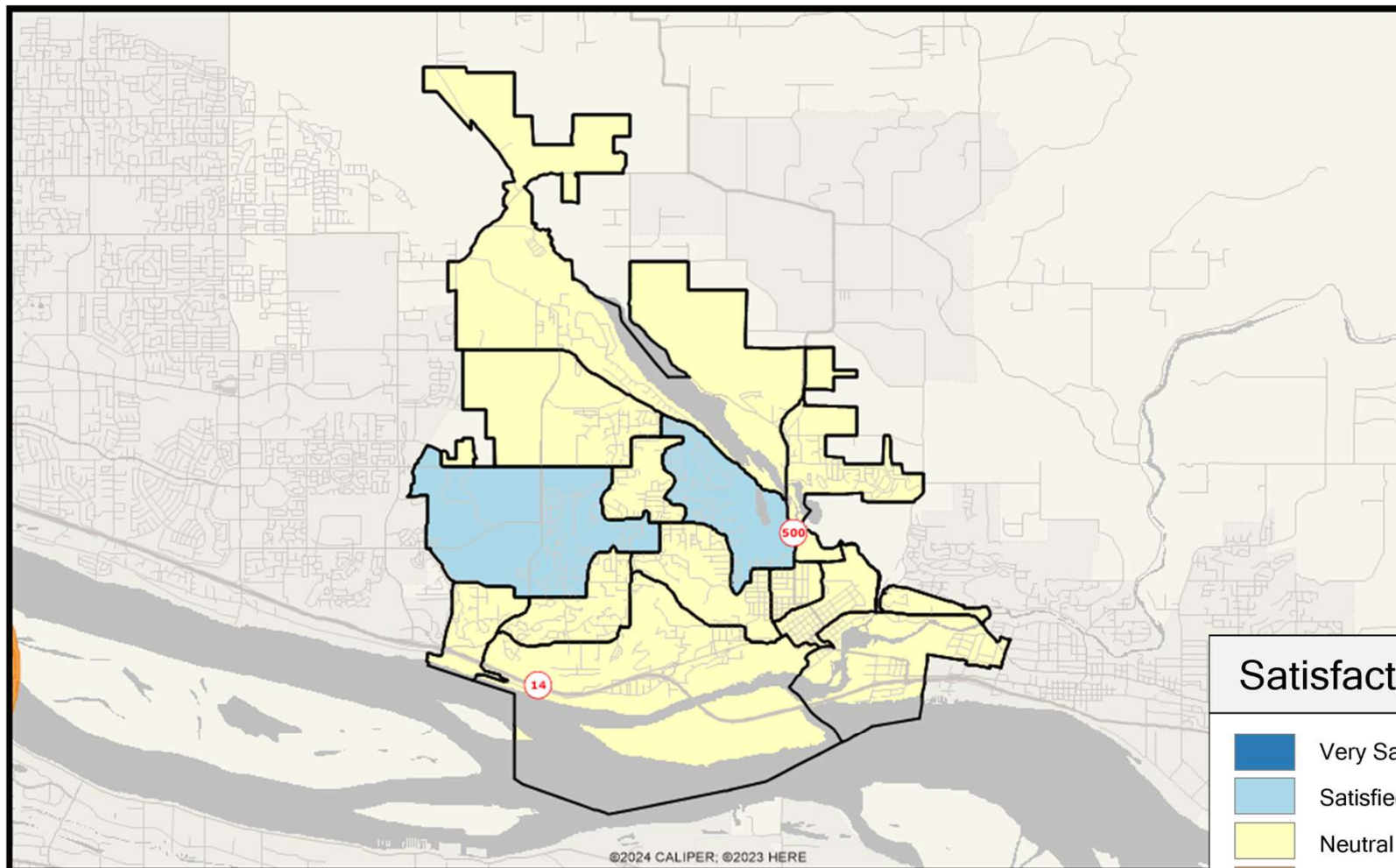
347

Q15-03. Enforcing codes designed to protect public safety and health Item 3.
Mean: 3.5



Q15-04. Enforcing sign regulation

Mean: 3.24



Satisfaction

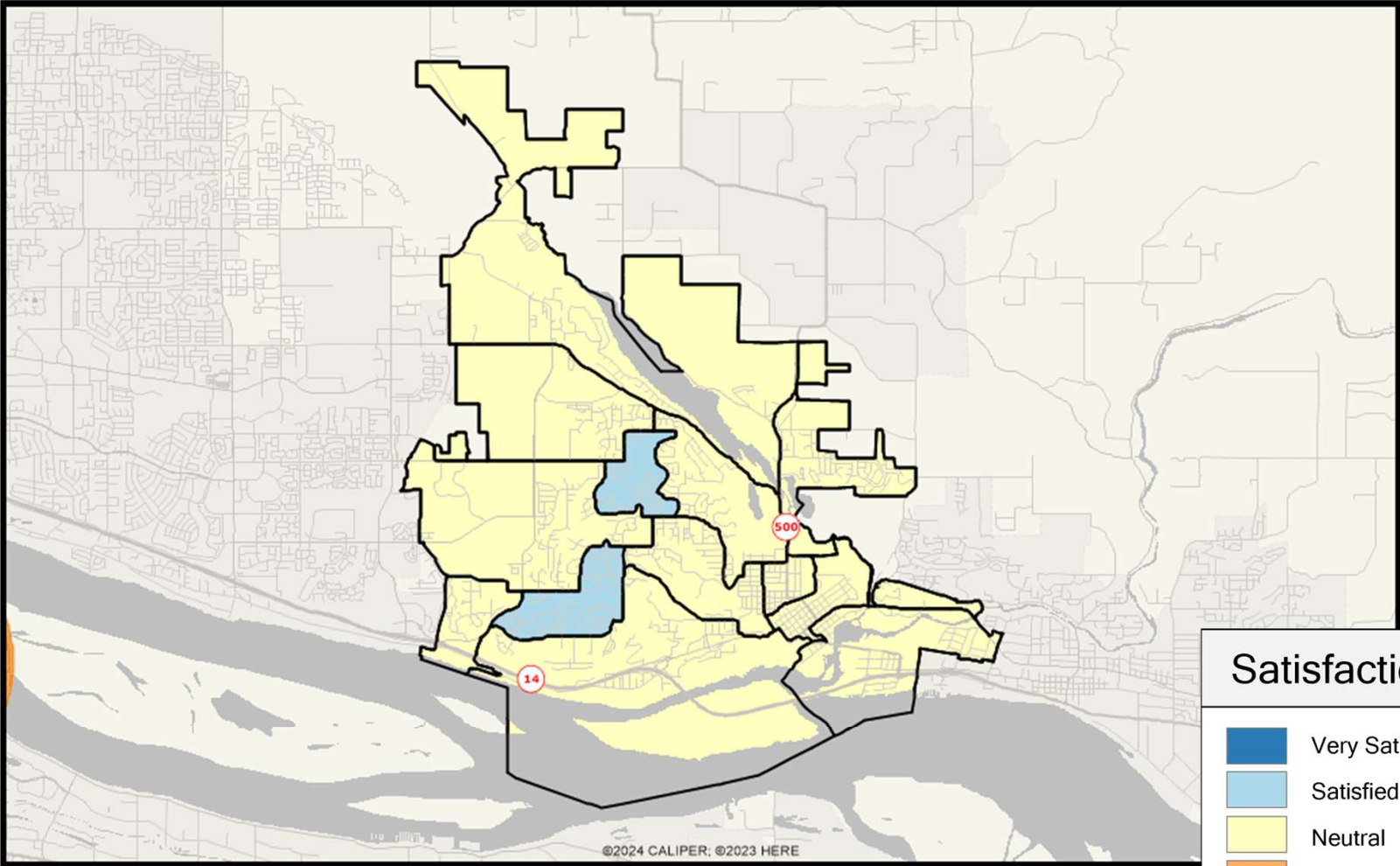
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

349

Q15-05. Enforcing the cleanup of litter in public right-of-ways

Mean: 3.25



Satisfaction

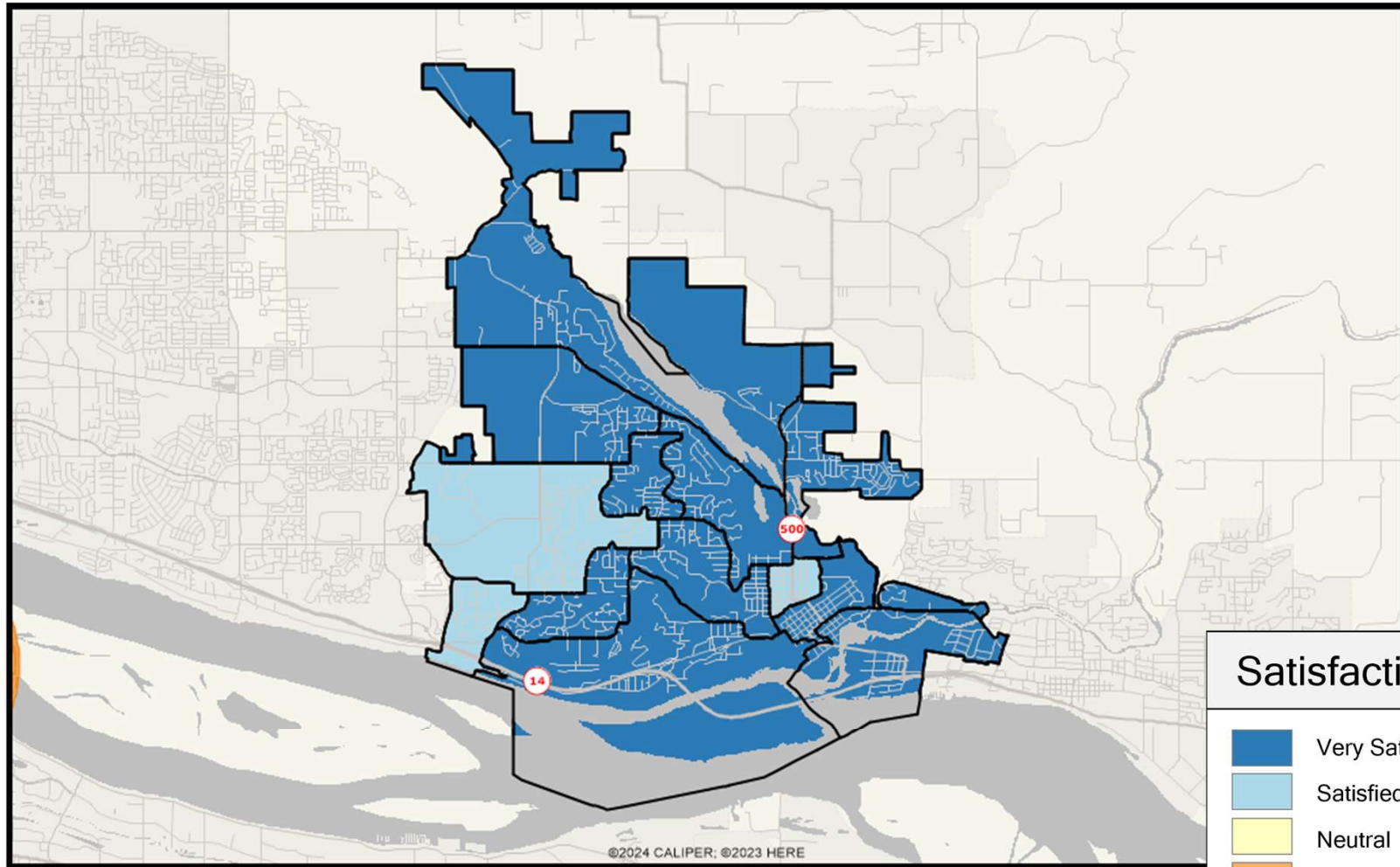
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

350

Q17-01. Selection of resources available at the public library

Mean: 4.23



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

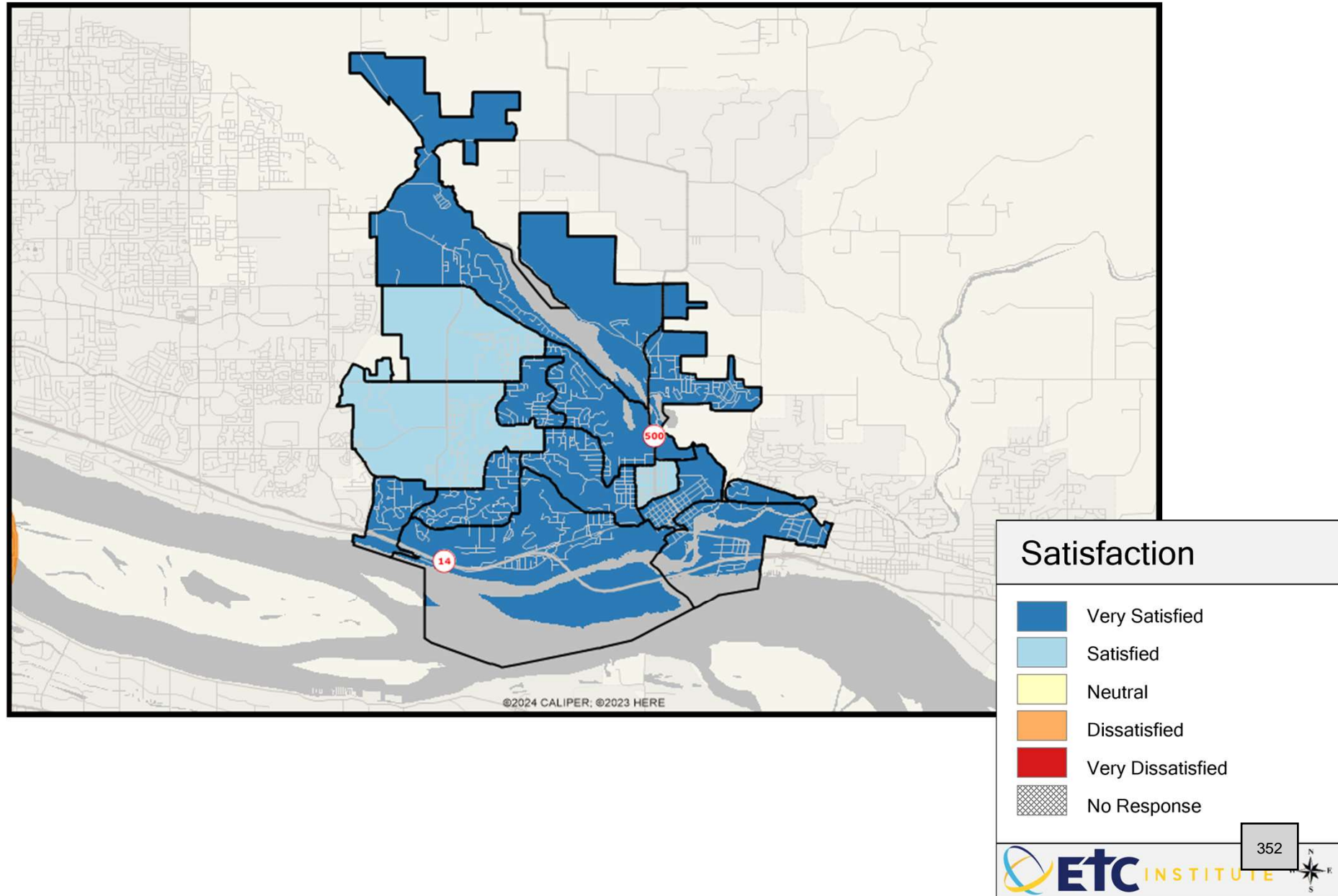
ETC INSTITUTE

351

Q17-02. Digital resources available online with library card (eBooks and eAudio, movies, music, databases, etc.)

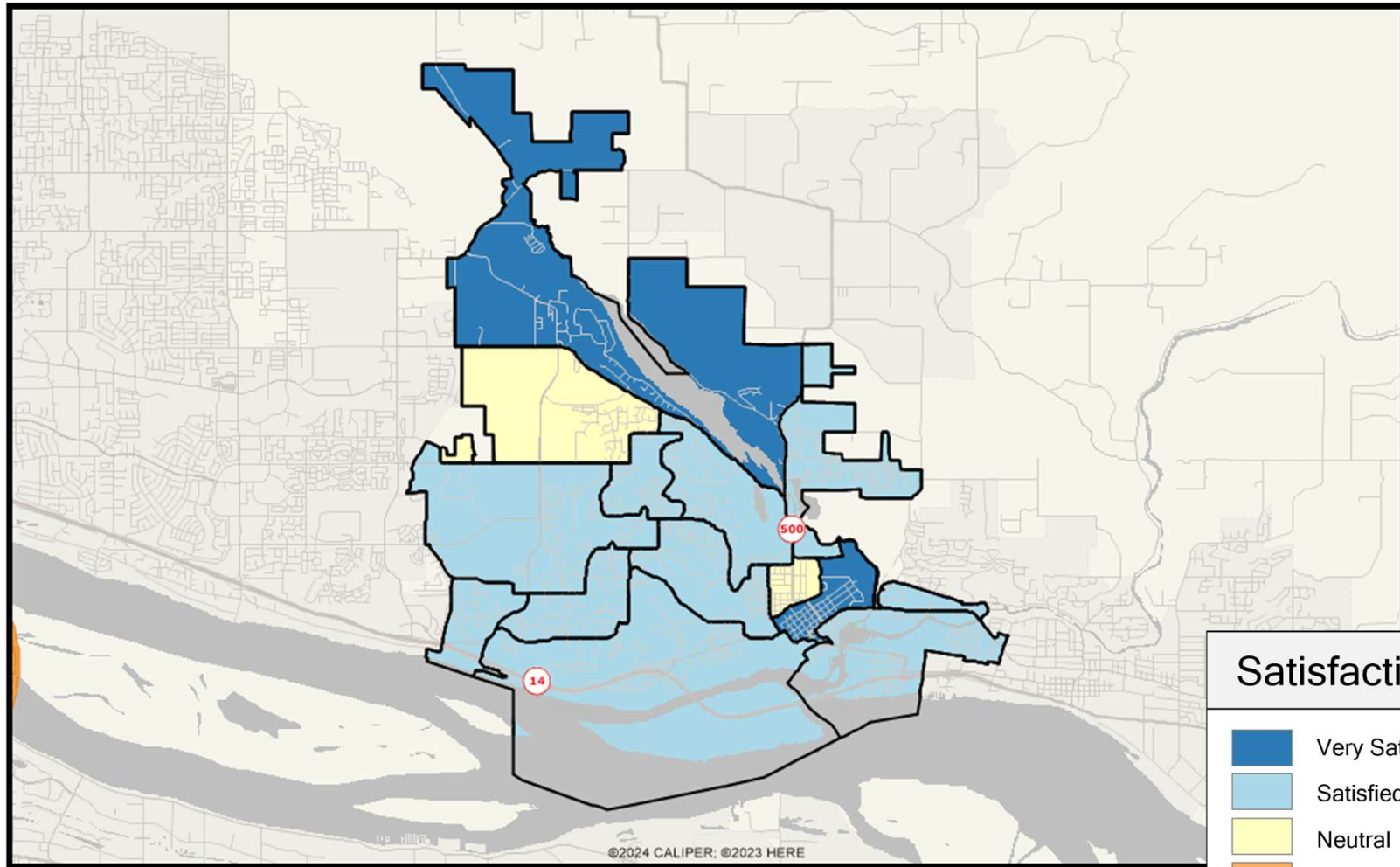
Item 3.

Mean: 4.26



Q17-03. Events for adults (informational, literary, participatory, entertainment, etc.)

Mean: 4.03



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

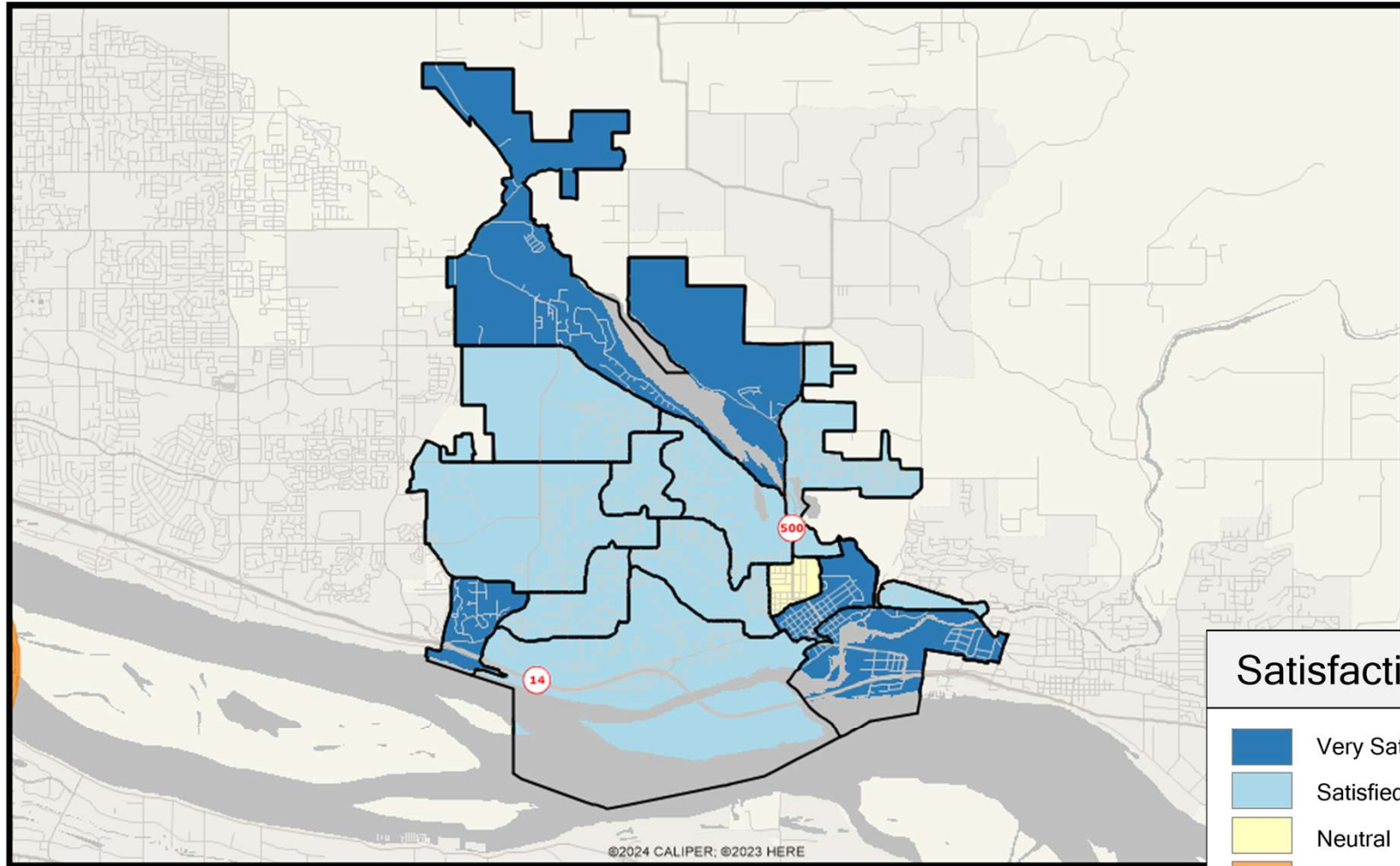
ETC INSTITUTE

353

Q17-04. Events for teens (Teen Library Council, book club, crafts, summer reading, etc.)

Item 3.

Mean: 4.04



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

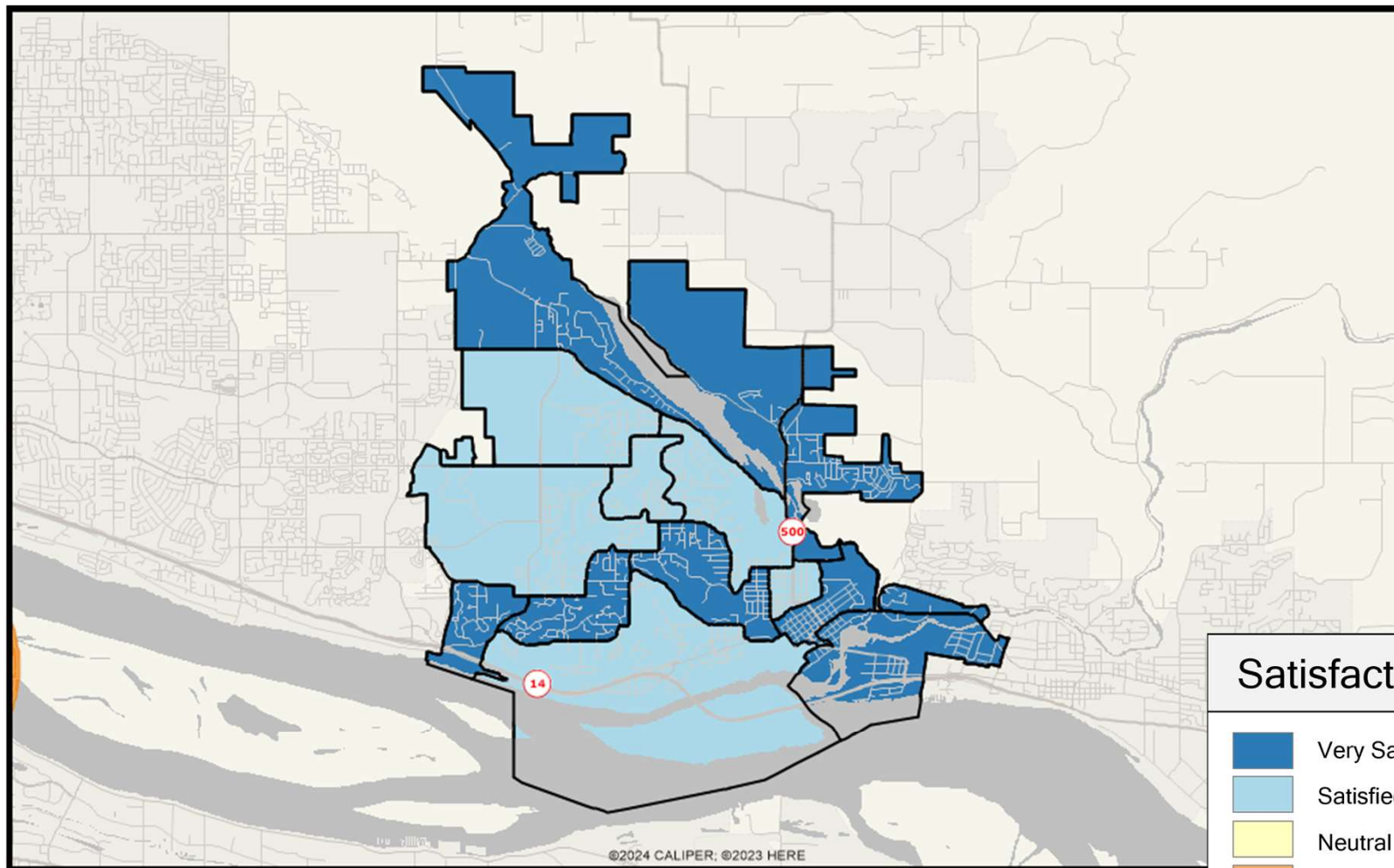
ETC INSTITUTE

354

Q17-05. Events for children (early literacy development, storytimes, summer reading program, etc.)

Item 3.

Mean: 4.18



Satisfaction

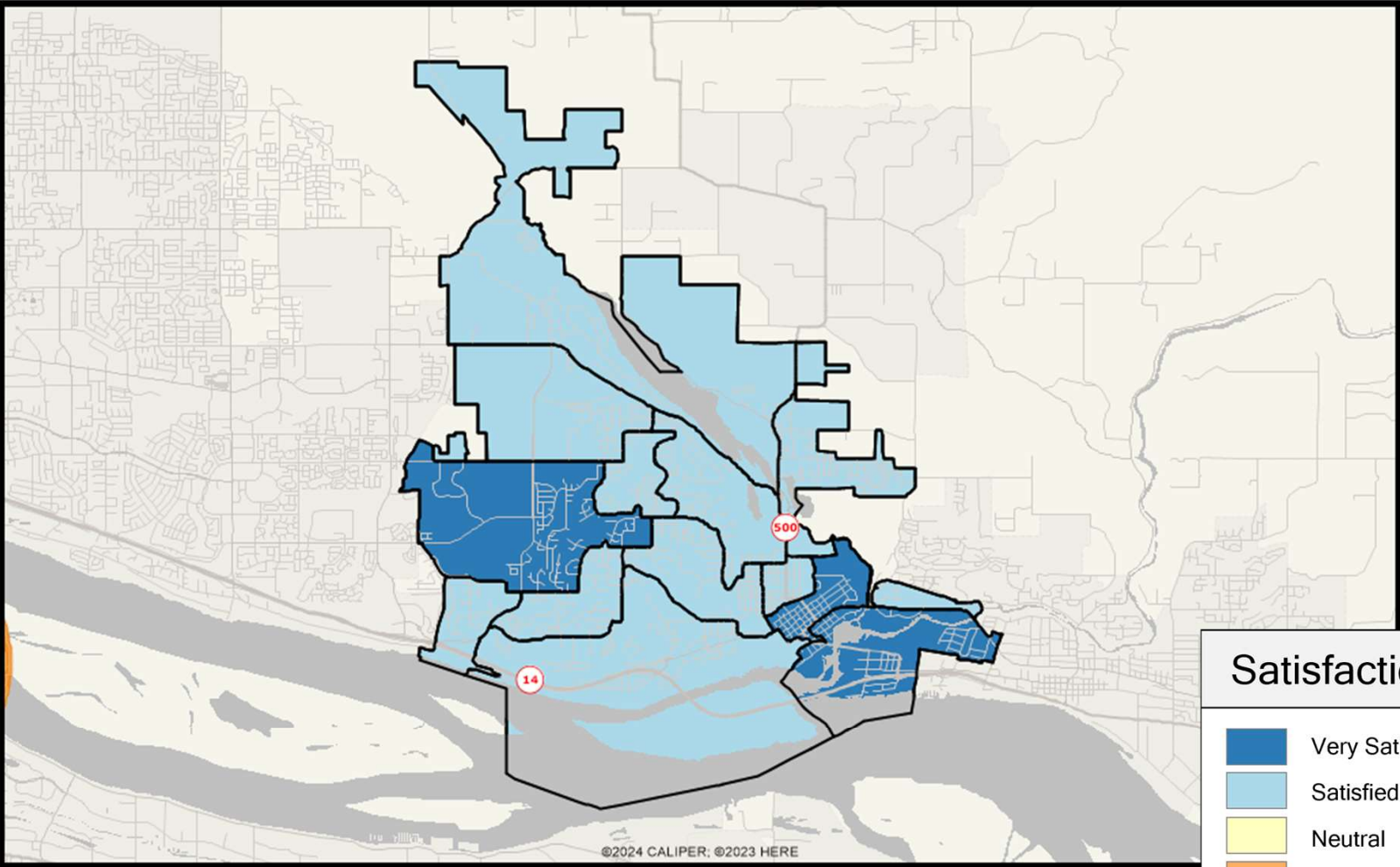
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

355

Q17-06. Hours of operation

Mean: 4.02

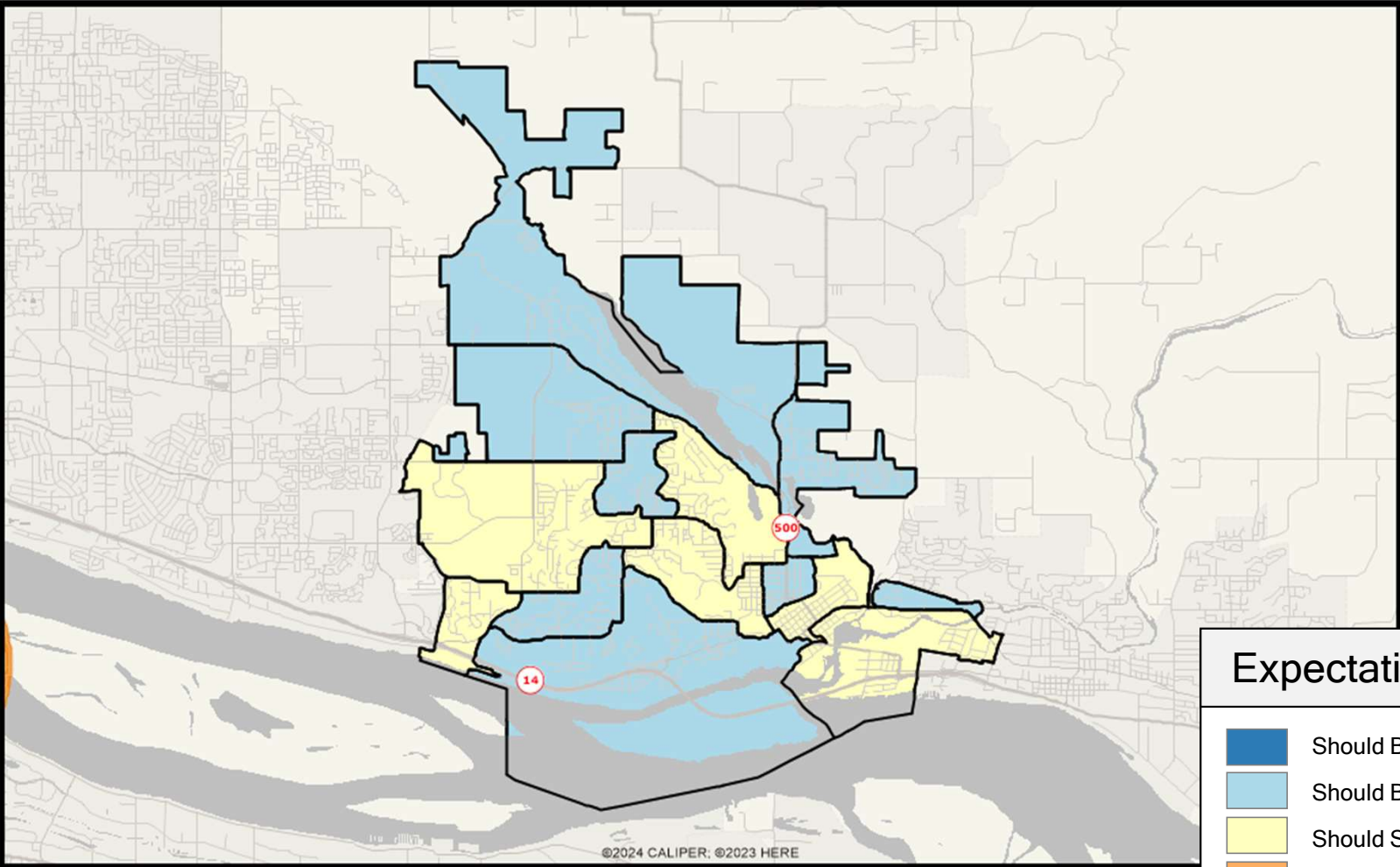


Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

Q19-01. Law enforcement

Mean: 3.47



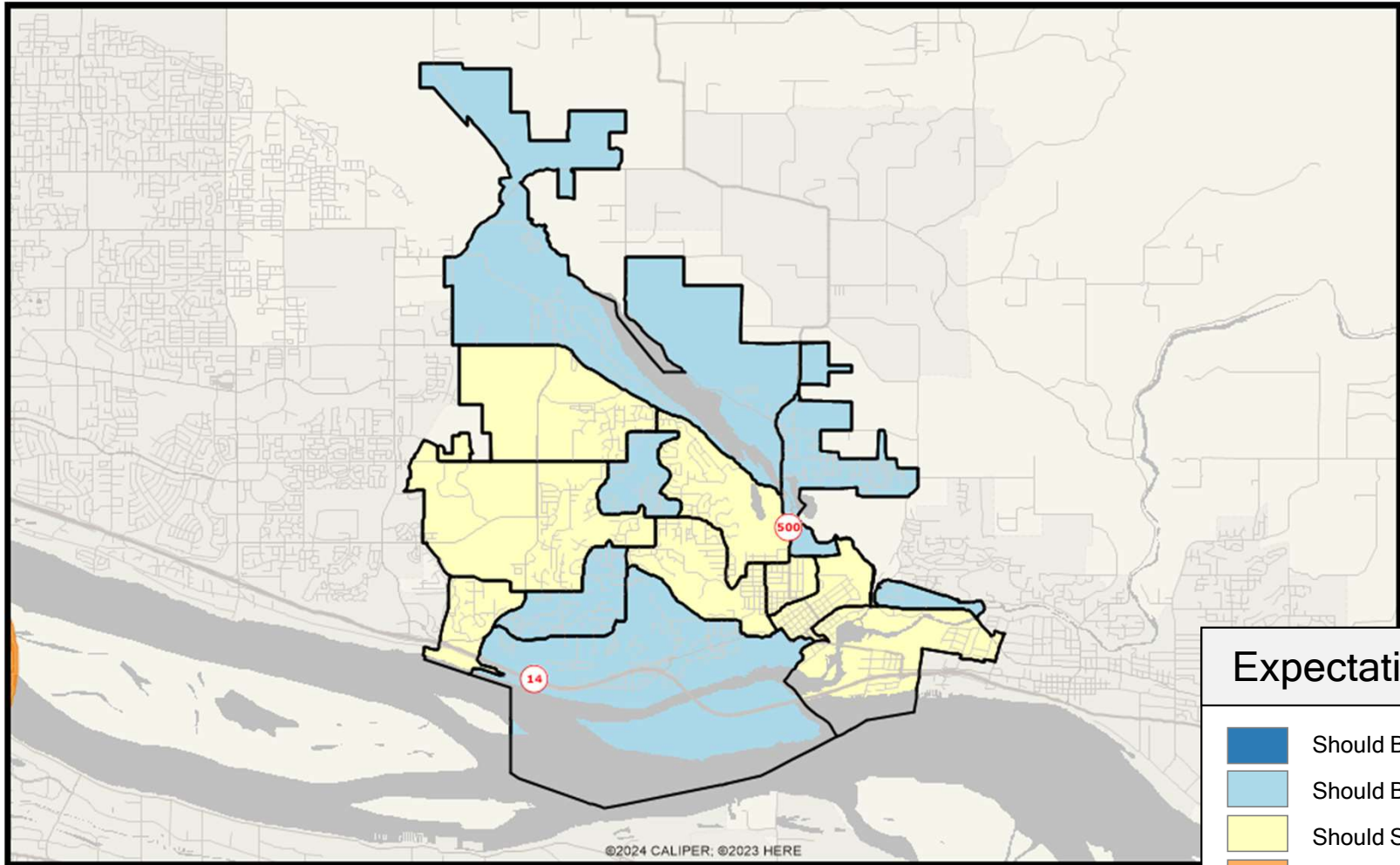
Expectation

- Should Be Much Higher
- Should Be a Little Higher
- Should Stay the Same
- Should Be a Little Lower
- Should Be Much Lower
- No Response

357

Q19-02. Fire, EMS, and ambulance

Mean: 3.38



Expectation

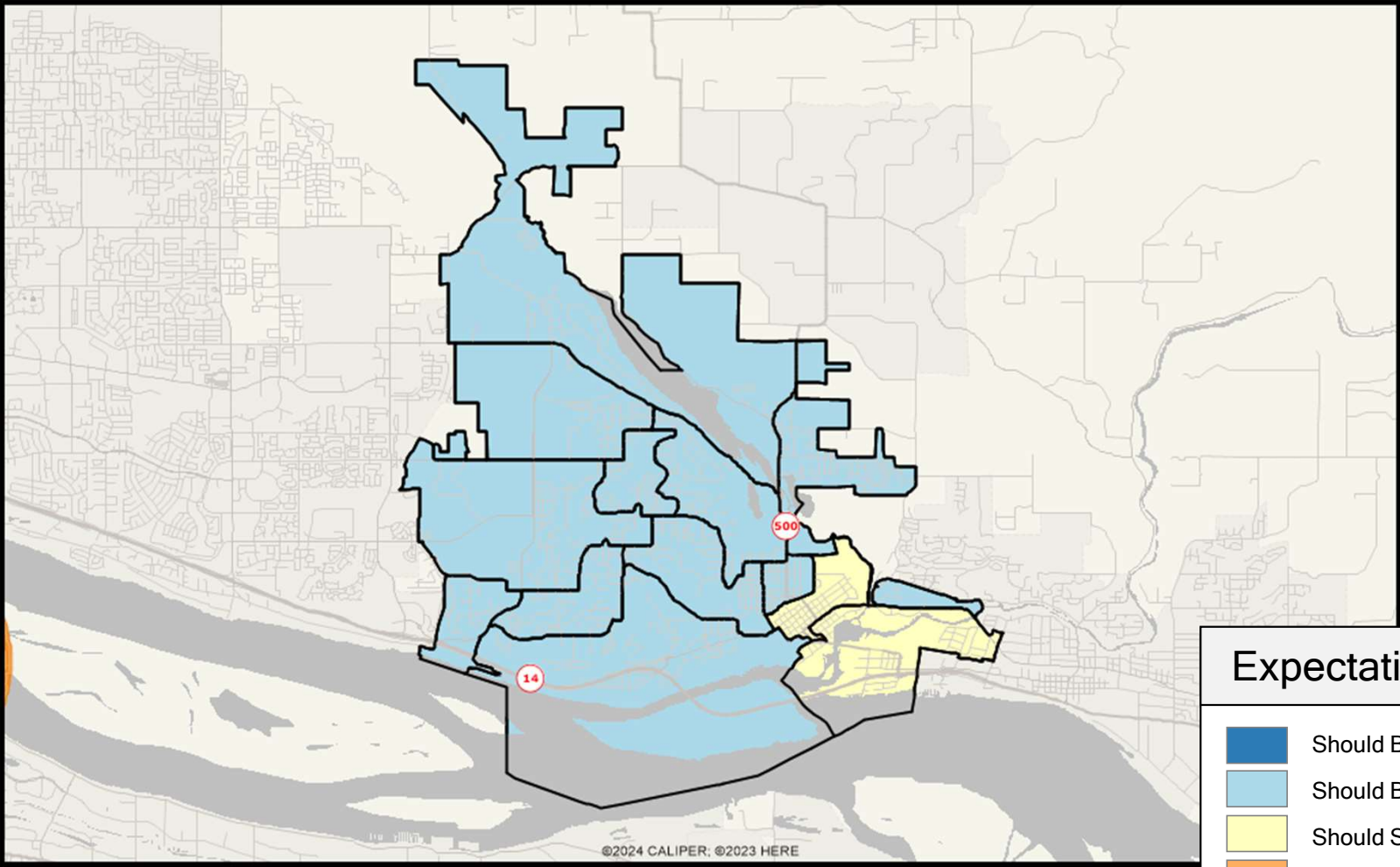
- Should Be Much Higher
- Should Be a Little Higher
- Should Stay the Same
- Should Be a Little Lower
- Should Be Much Lower
- No Response

ETC INSTITUTE

358

Q19-03. Parks, trails, and open space

Mean: 3.61



Expectation

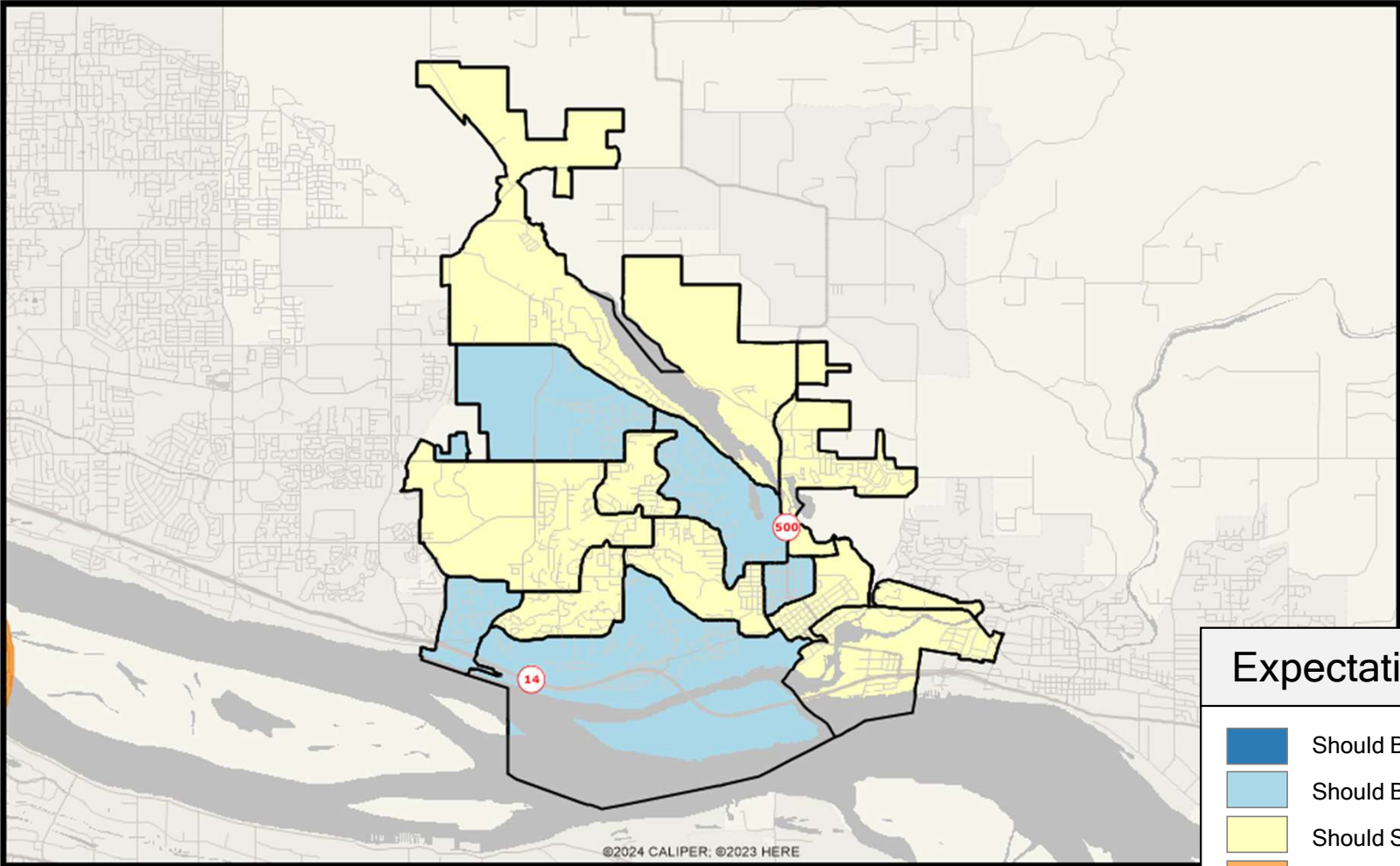
- Should Be Much Higher
- Should Be a Little Higher
- Should Stay the Same
- Should Be a Little Lower
- Should Be Much Lower
- No Response

ETC INSTITUTE

359

Q19-04. Recreation facilities and programs

Mean: 3.41



Expectation

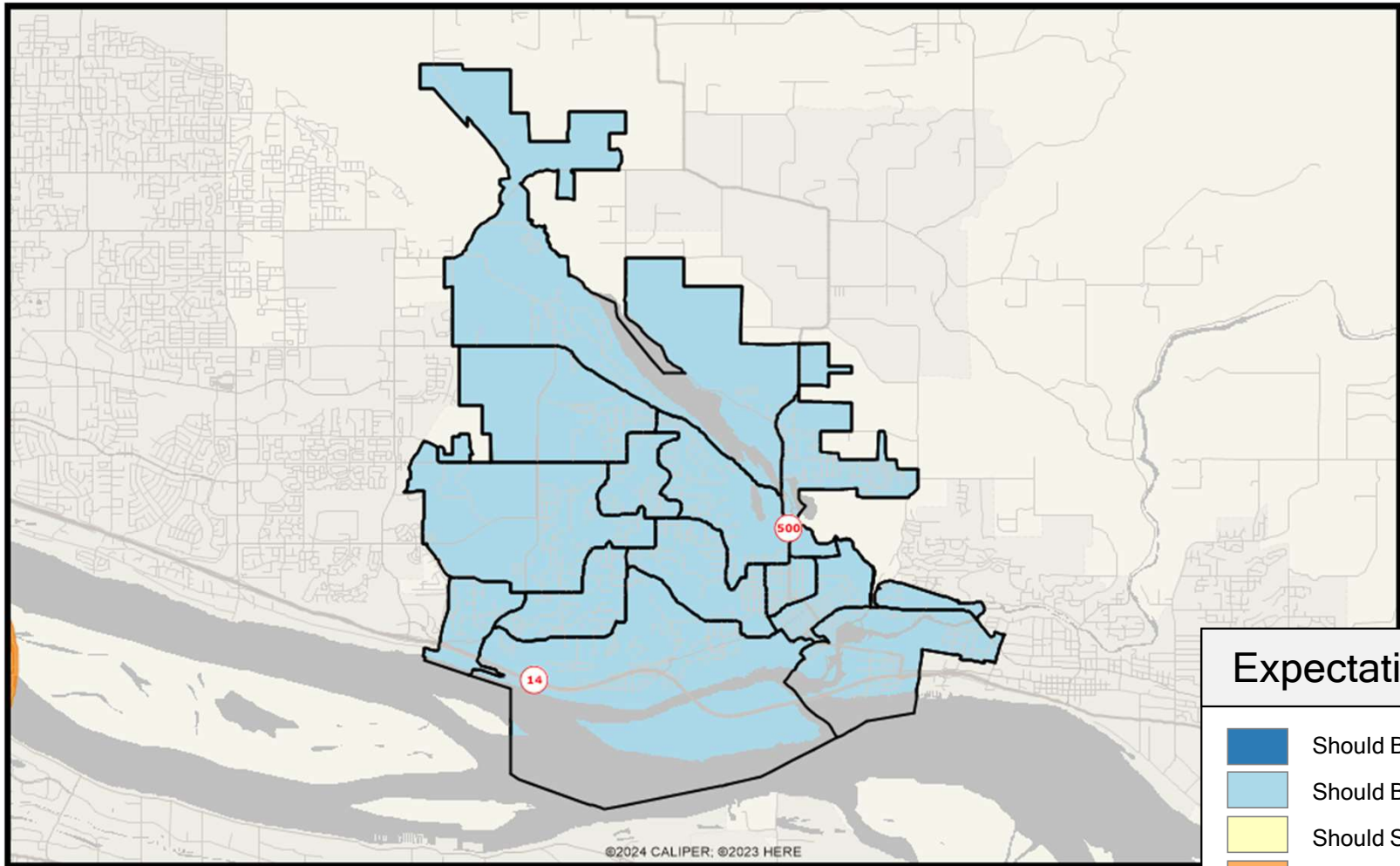
- Should Be Much Higher
- Should Be a Little Higher
- Should Stay the Same
- Should Be a Little Lower
- Should Be Much Lower
- No Response

ETC INSTITUTE

360

Q19-05. Maintenance of infrastructure (streets, sidewalks)

Mean: 3.83



Expectation

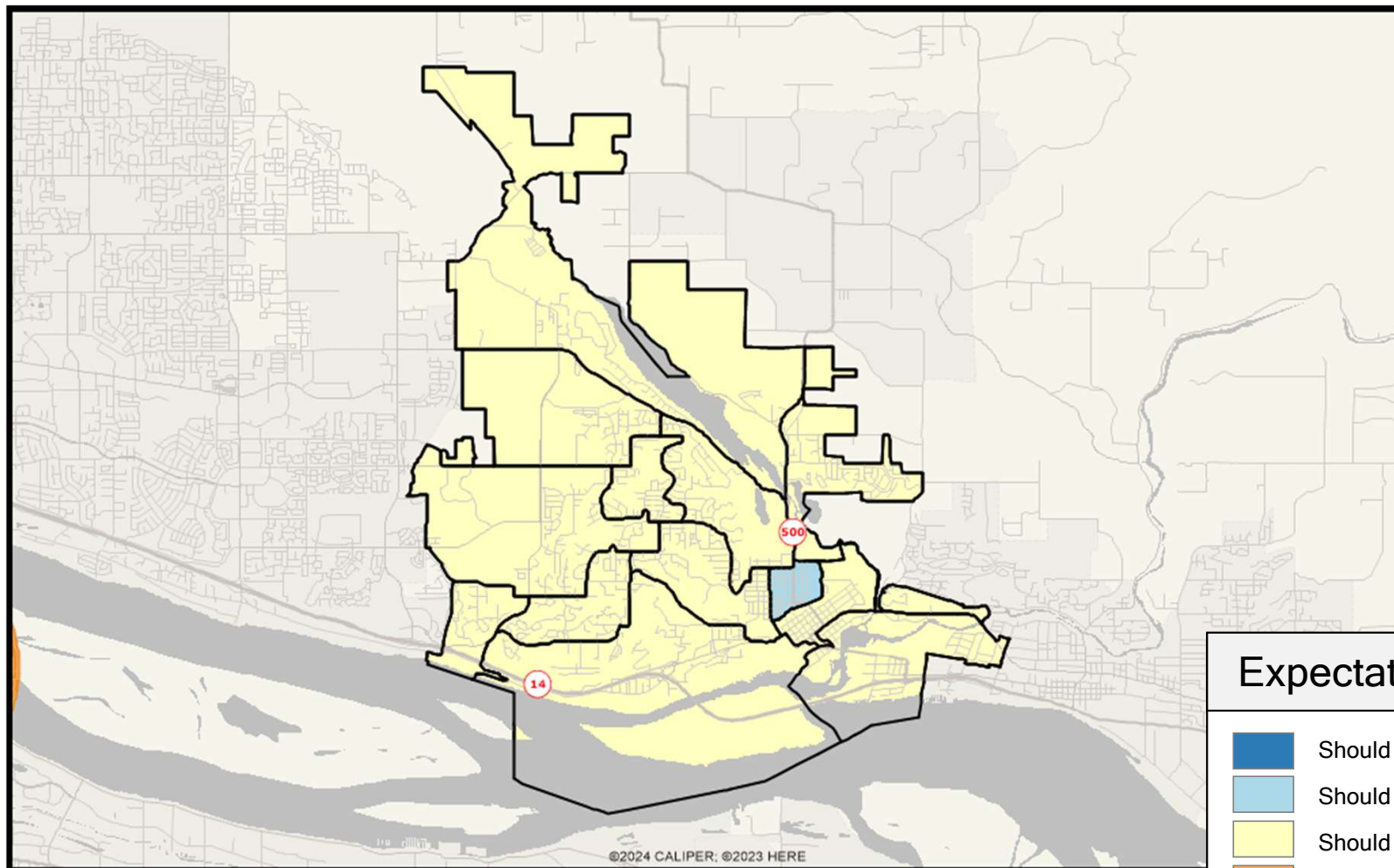
- Should Be Much Higher
- Should Be a Little Higher
- Should Stay the Same
- Should Be a Little Lower
- Should Be Much Lower
- No Response

ETC INSTITUTE

361

Q19-06. City's Public Library

Mean: 3.21



Expectation

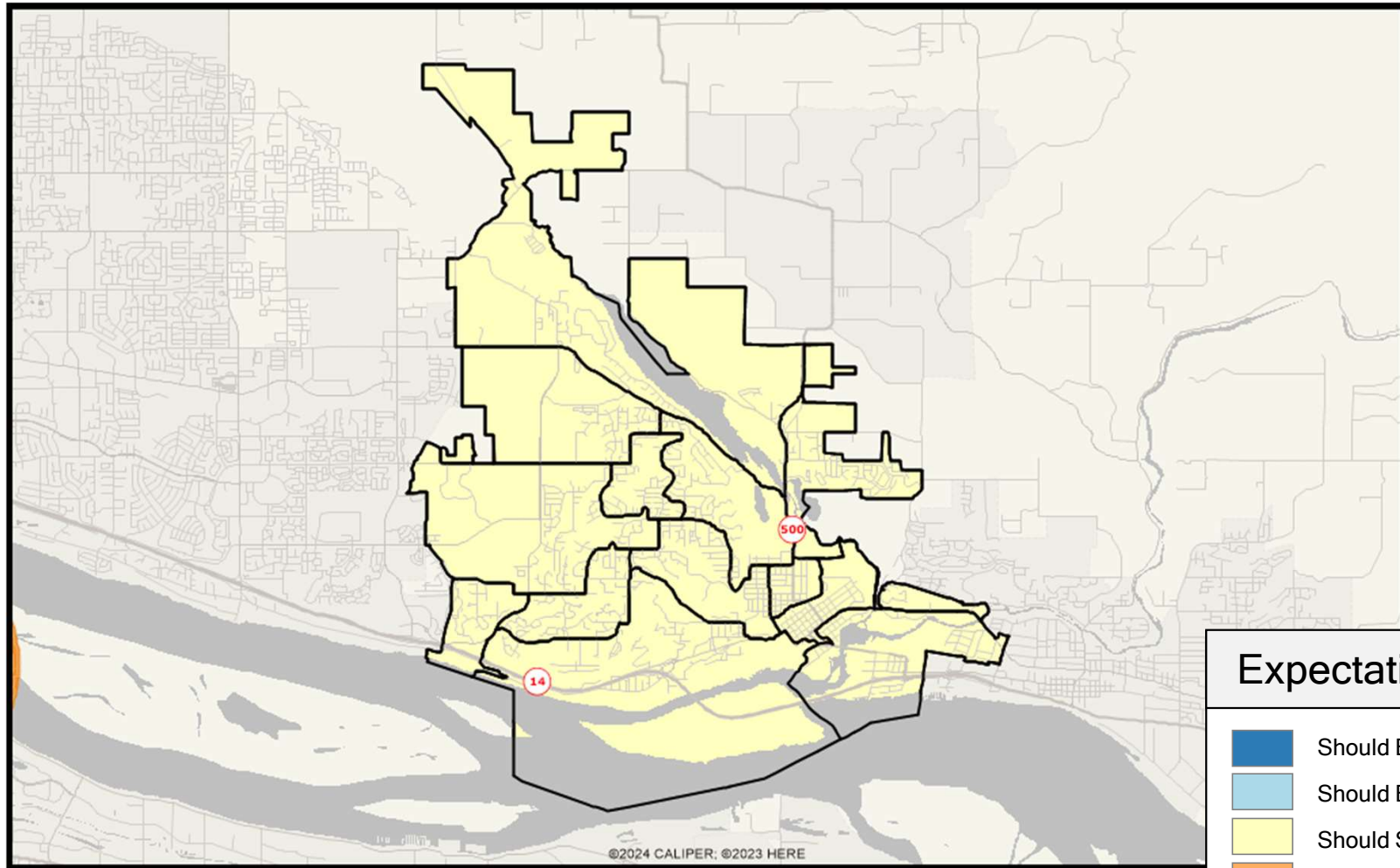
	Should Be Much Higher
	Should Be a Little Higher
	Should Stay the Same
	Should Be a Little Lower
	Should Be Much Lower
	No Response

ETC INSTITUTE

362

Q19-07. City's garbage services

Mean: 3.11



Expectation

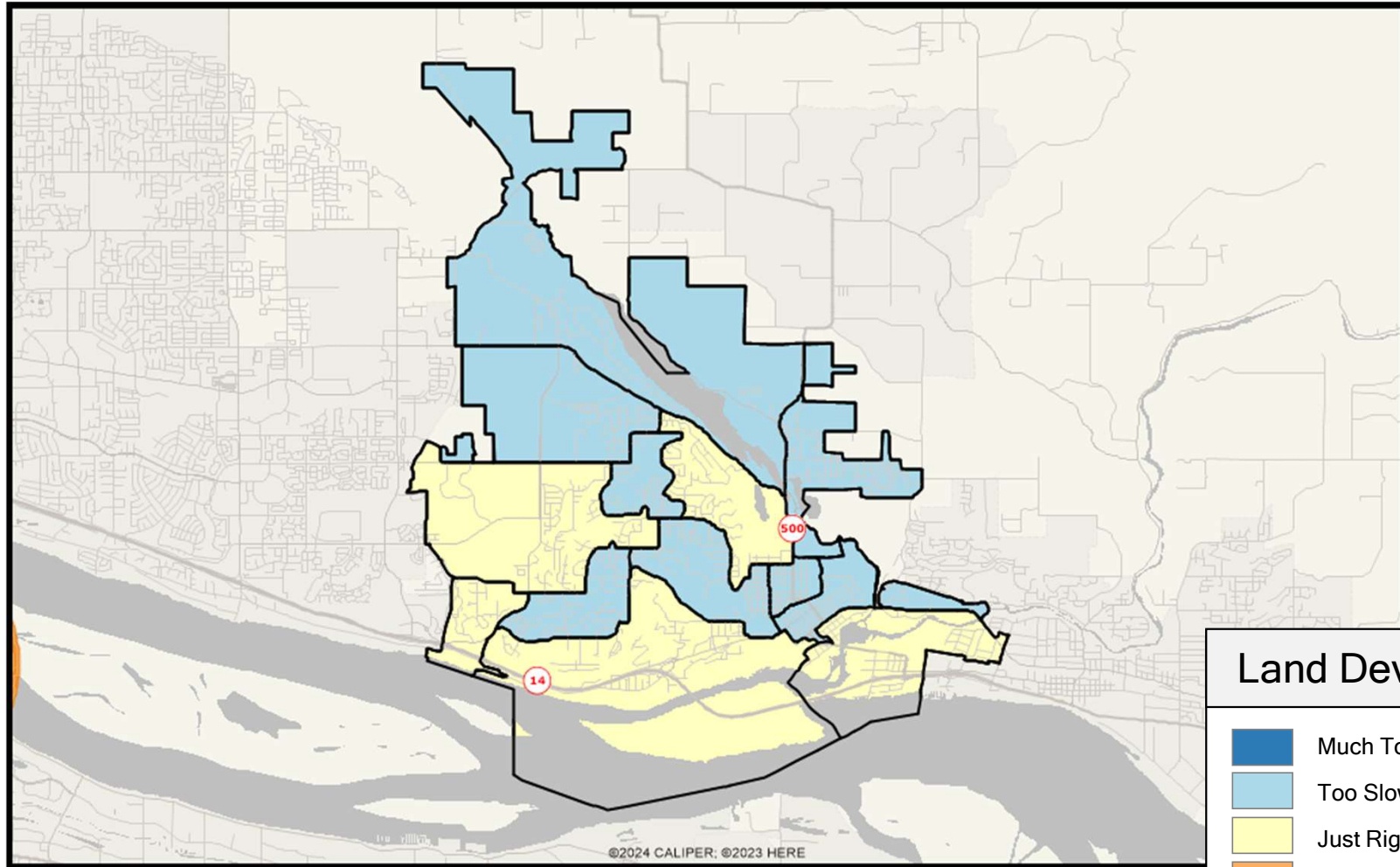
	Should Be Much Higher
	Should Be a Little Higher
	Should Stay the Same
	Should Be a Little Lower
	Should Be Much Lower
	No Response

ETC INSTITUTE

363

Q21-01. Employment opportunities

Mean: 3.42



Land Development

- Much Too Slow
- Too Slow
- Just Right
- Too Fast
- Much Too Fast
- No Response

ETC INSTITUTE

364

Q21-02. Office development

Mean: 2.85



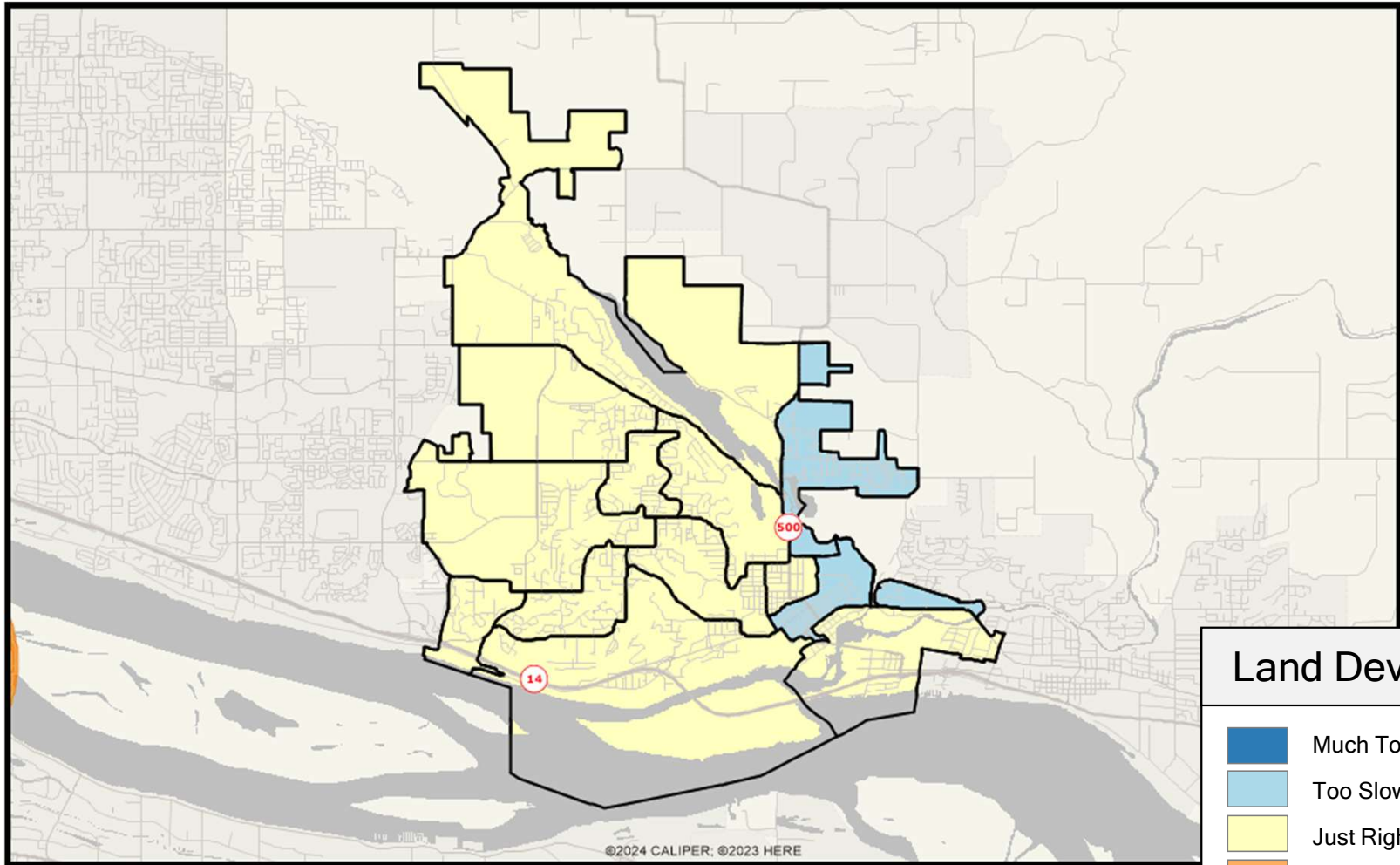
Land Development

	Much Too Slow
	Too Slow
	Just Right
	Too Fast
	Much Too Fast
	No Response

365

Q21-03. Retail

Mean: 3.25



Land Development

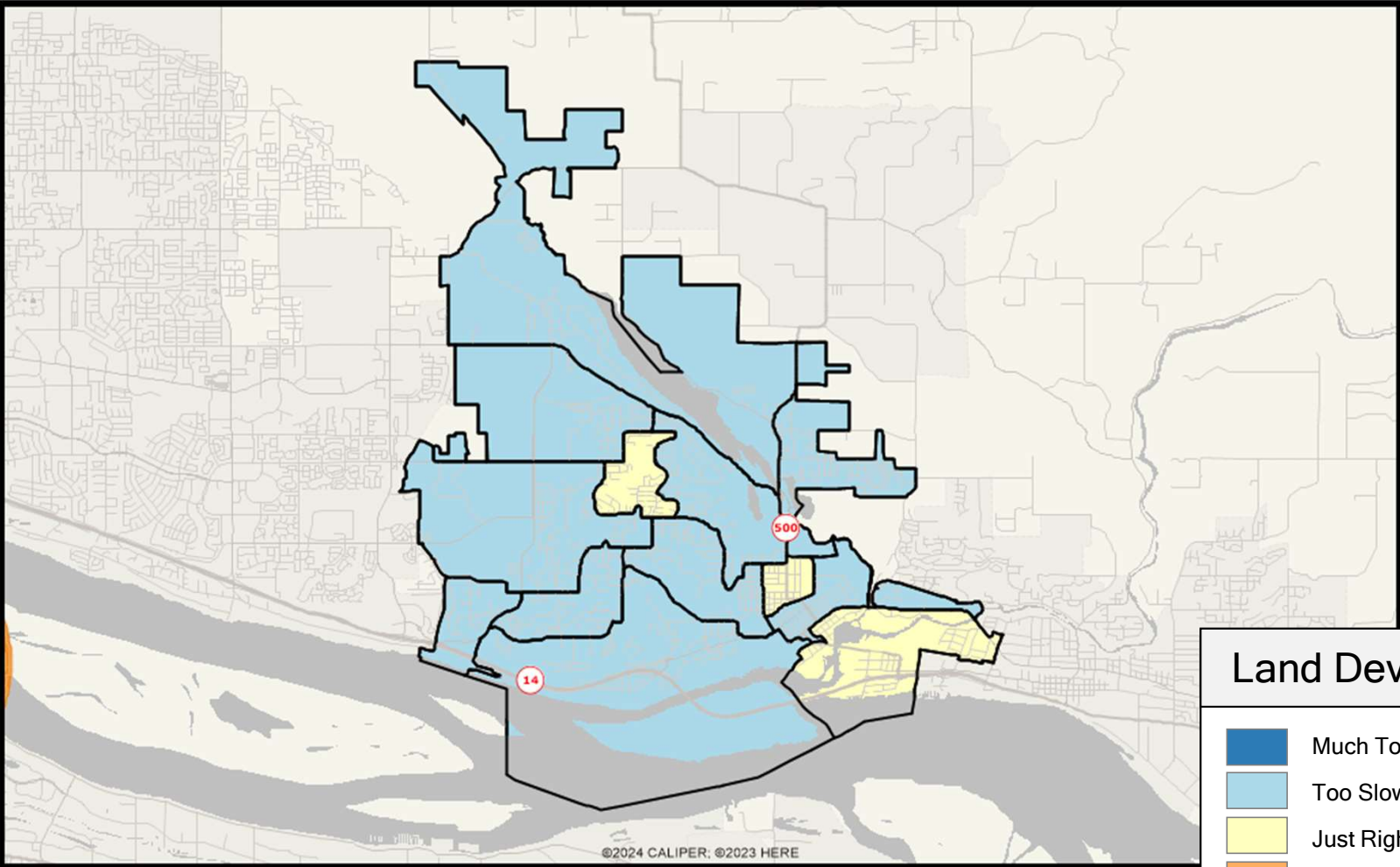
- Much Too Slow
- Too Slow
- Just Right
- Too Fast
- Much Too Fast
- No Response

ETC INSTITUTE

366

Q21-04. Restaurants

Mean: 3.53



Land Development

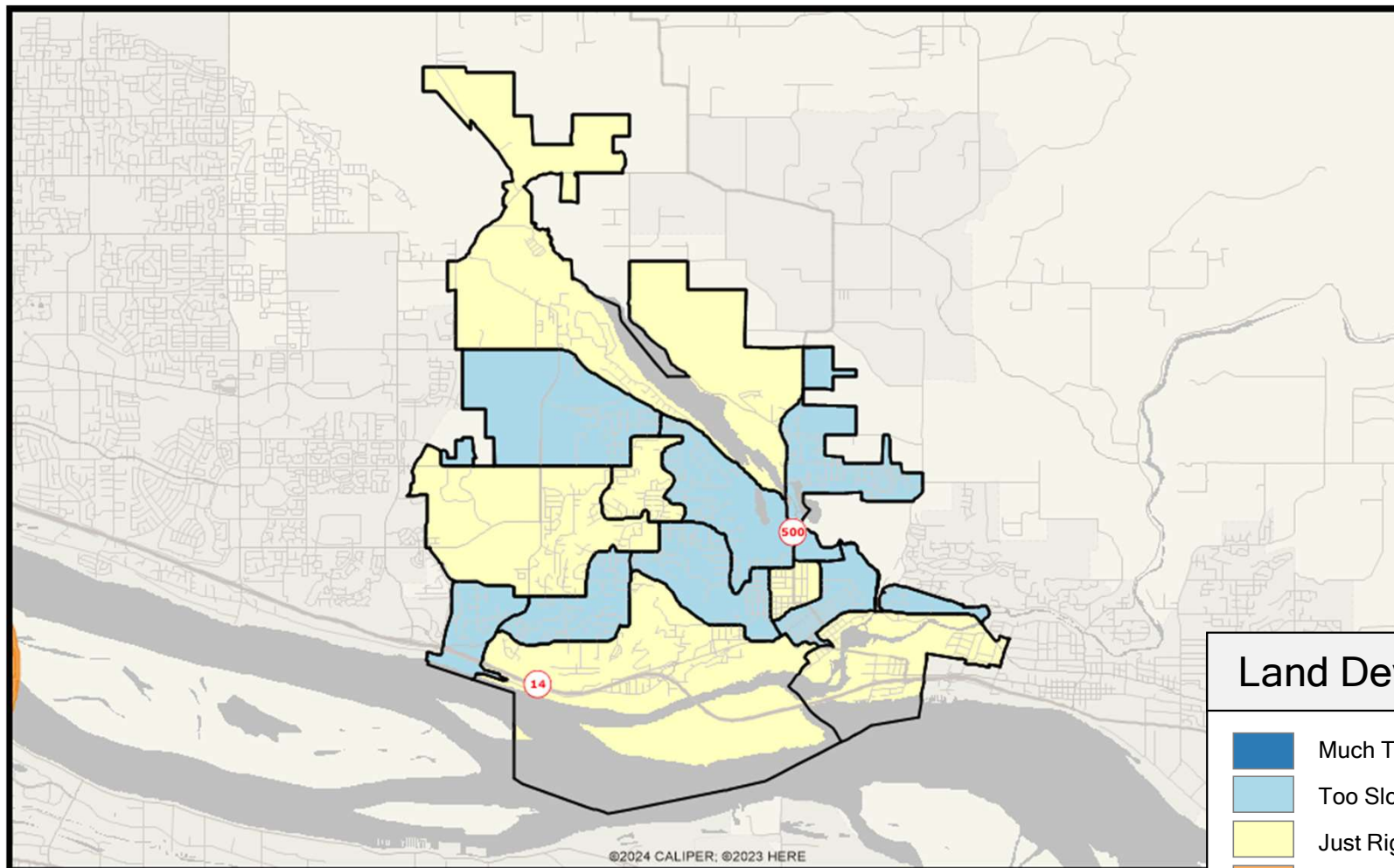
- Much Too Slow
- Too Slow
- Just Right
- Too Fast
- Much Too Fast
- No Response

ETC INSTITUTE

367

Q21-05. Technology and other industry

Mean: 3.43



Land Development

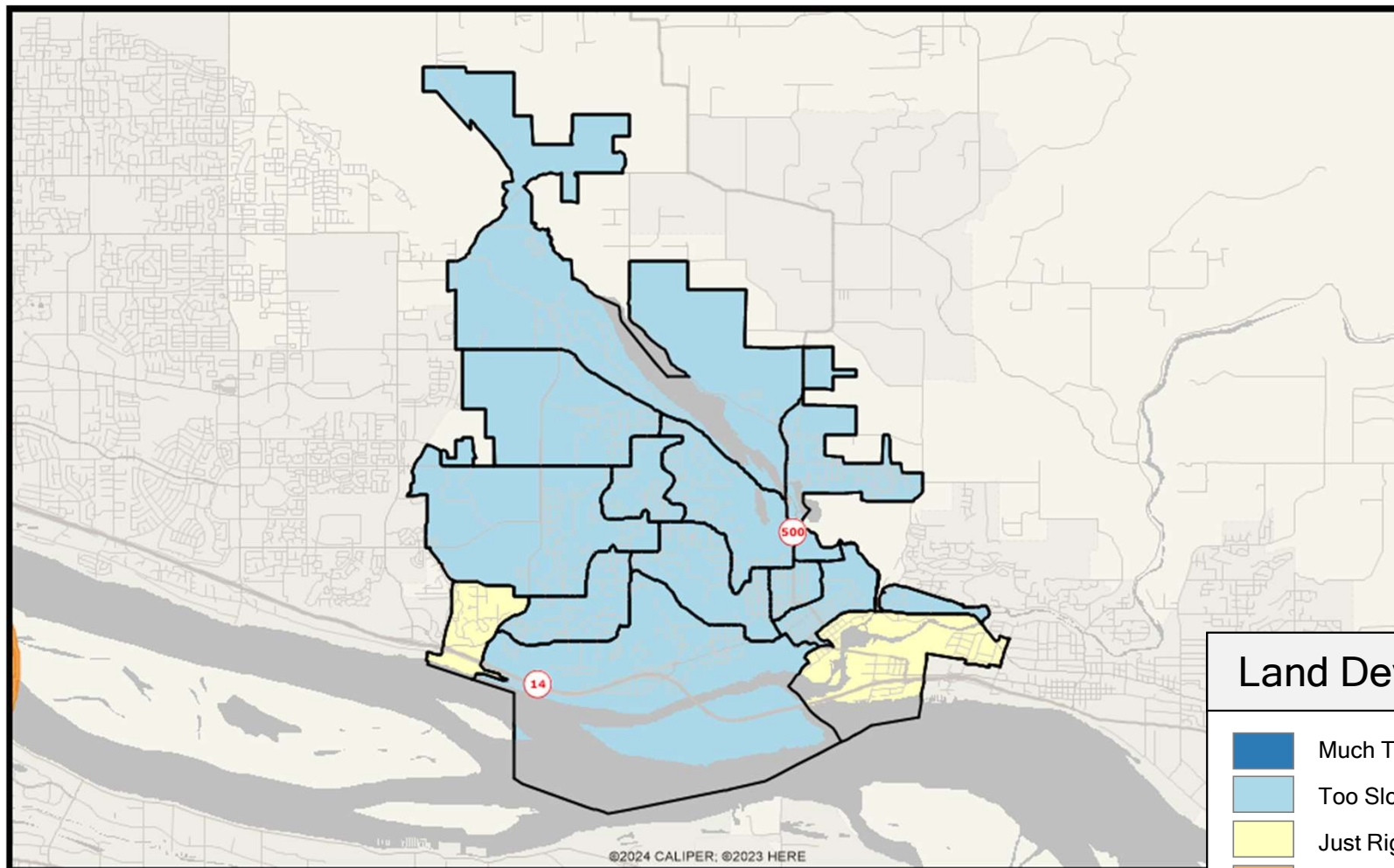
- Much Too Slow
- Too Slow
- Just Right
- Too Fast
- Much Too Fast
- No Response

ETC INSTITUTE







368



Q21-06. Housing options for aging population

Mean: 3.66



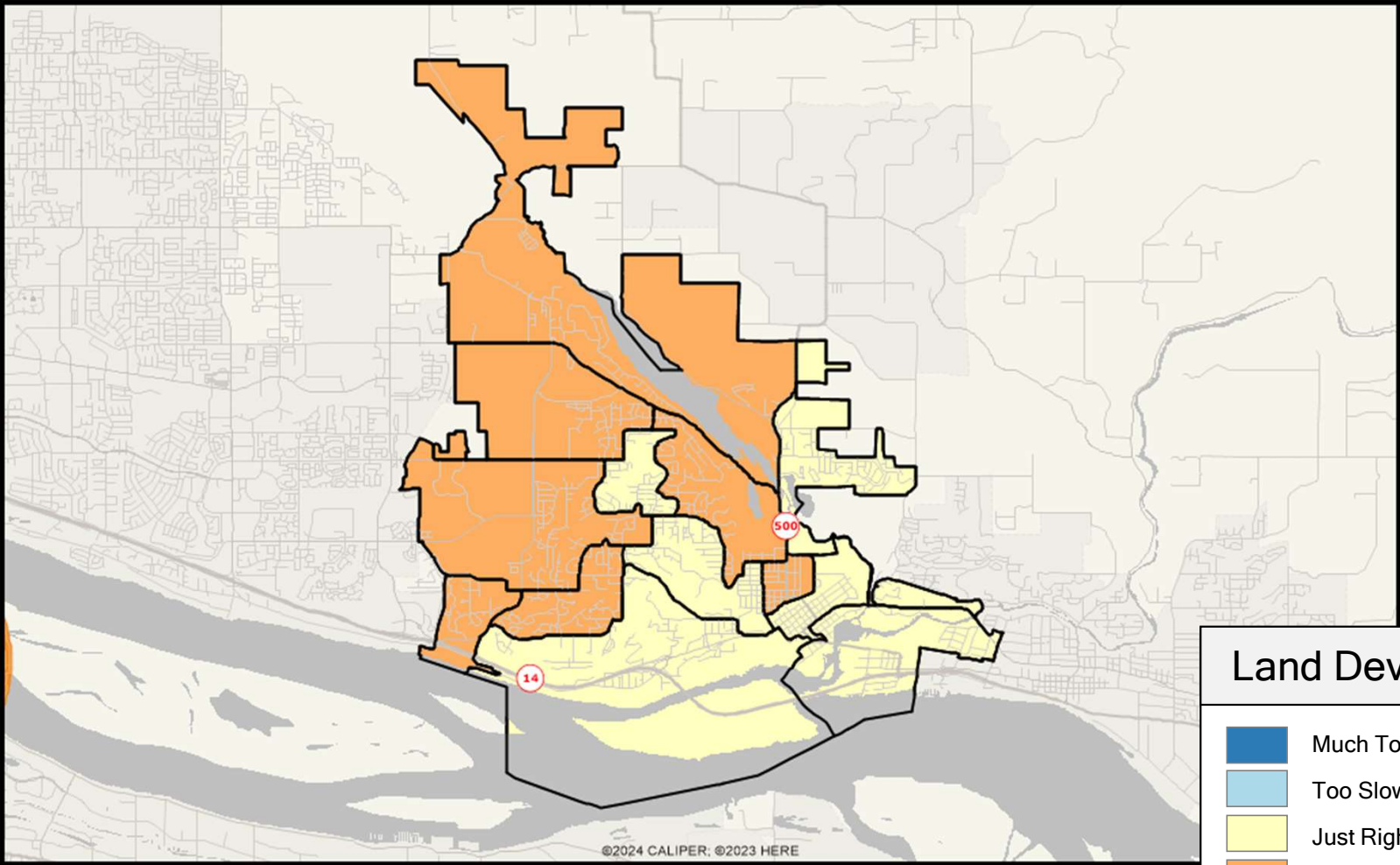
Land Development

-  Much Too Slow
-  Too Slow
-  Just Right
-  Too Fast
-  Much Too Fast
-  No Response

 369 

Q21-07. Apartments

Mean: 2.57



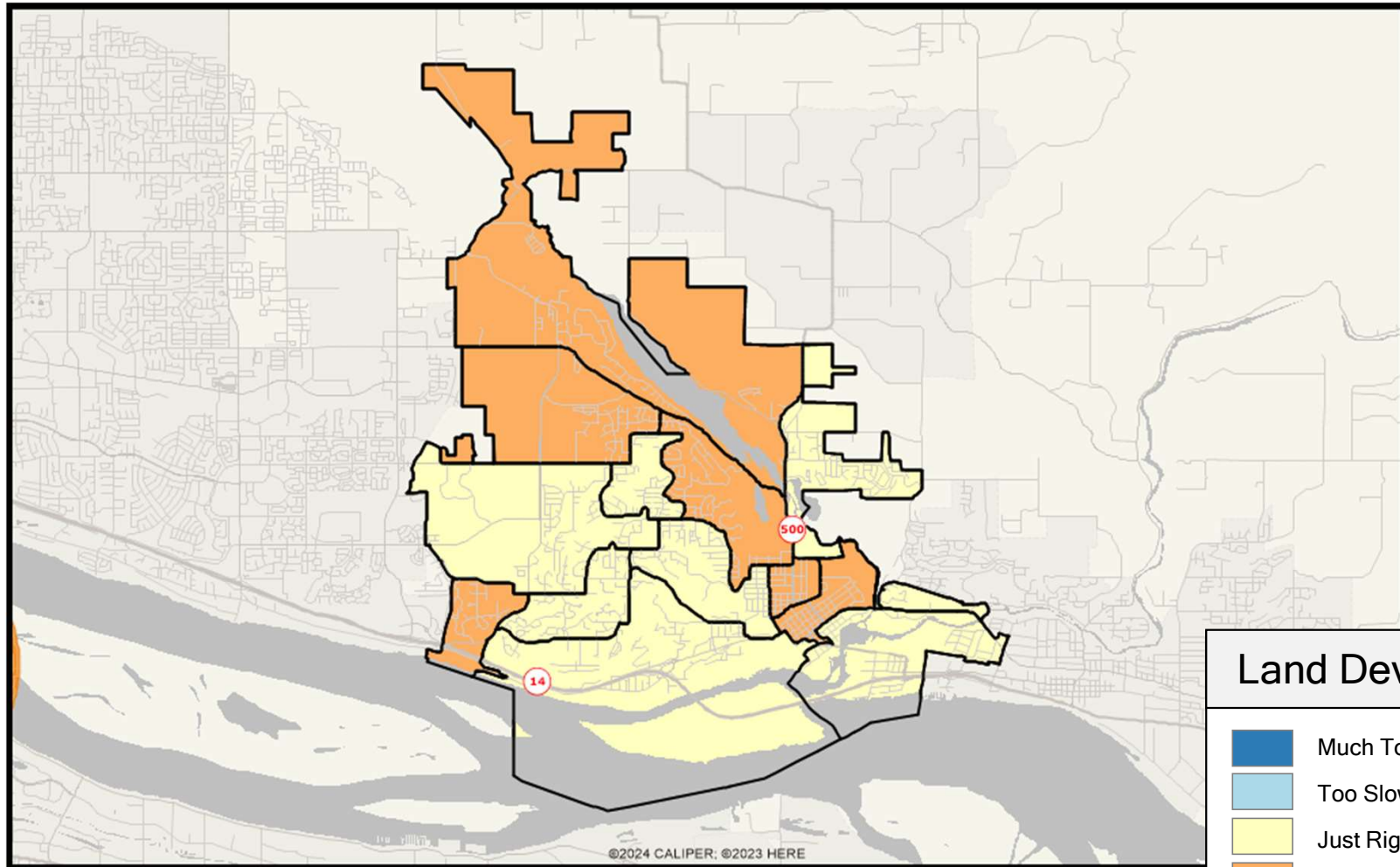
Land Development

- Much Too Slow
- Too Slow
- Just Right
- Too Fast
- Much Too Fast
- No Response

370

Q21-08. Townhomes/row houses

Mean: 2.63



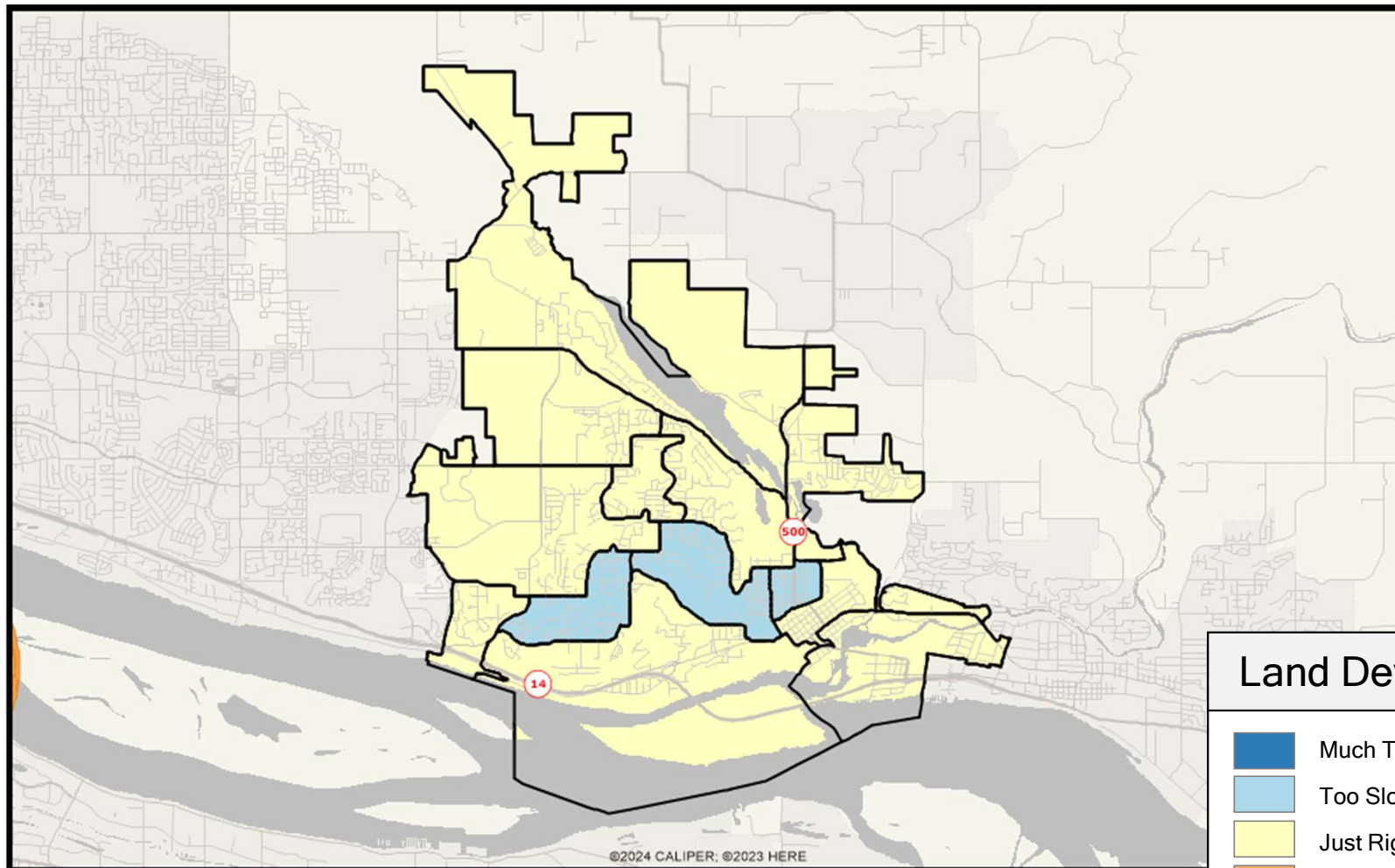
Land Development

	Much Too Slow
	Too Slow
	Just Right
	Too Fast
	Much Too Fast
	No Response

371

Q21-09. Entry-level single-family homes

Mean: 3.26



Land Development

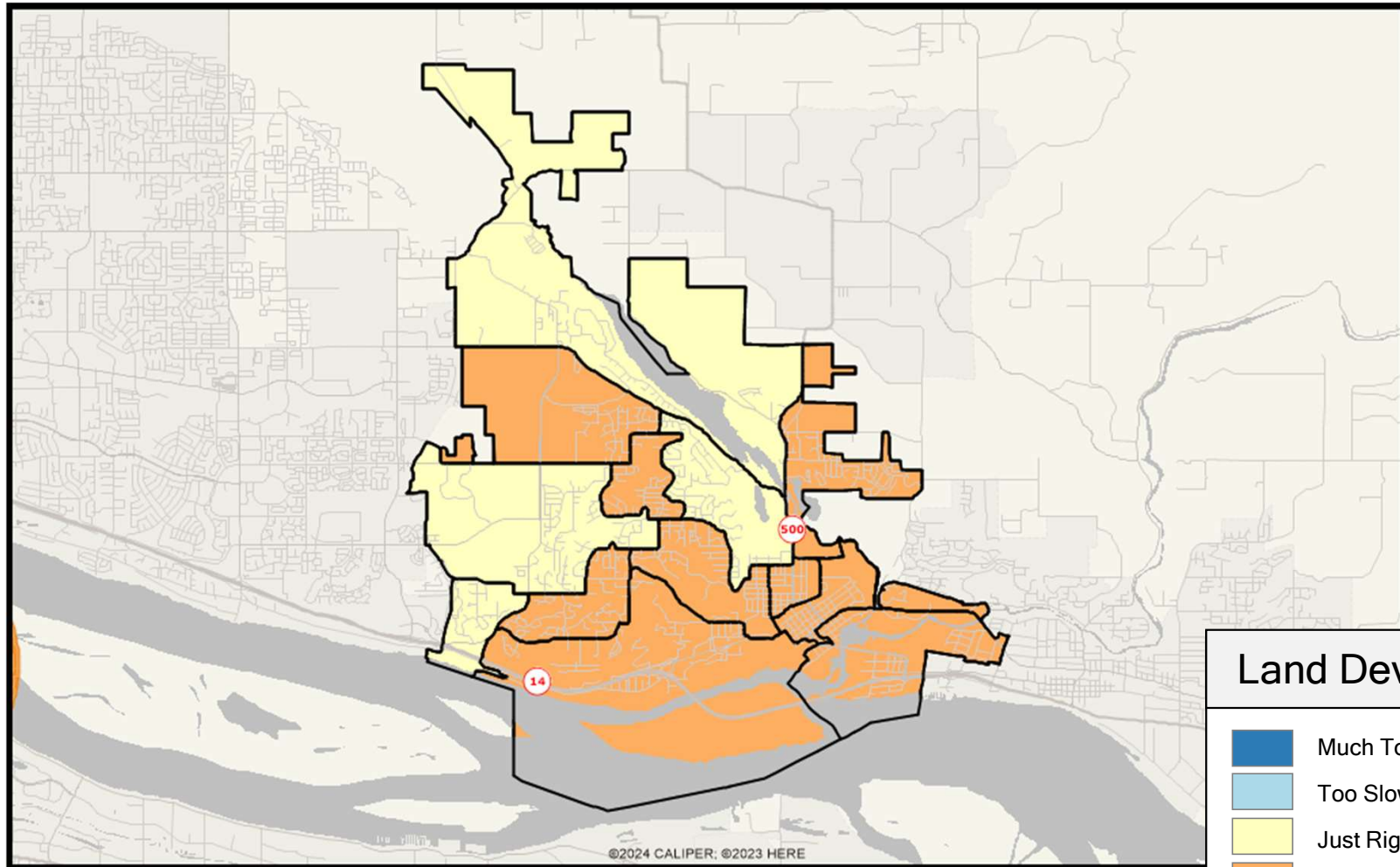
- Much Too Slow
- Too Slow
- Just Right
- Too Fast
- Much Too Fast
- No Response

ETC INSTITUTE

372

Q21-10. Large lot/large homes

Mean: 2.57



Land Development

	Much Too Slow
	Too Slow
	Just Right
	Too Fast
	Much Too Fast
	No Response

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373

To: Steve Wall, Public Works Director
Brian Monnin, Engineer III – Stormwater
City of Camas, WA

November 20, 2024

From: Rob Annear, Ph.D., P.E, Annear Water Resources, LLC (AWR)
Mark Rosenkranz, CLM, Aquatic Insight, LLC

Subject: Proposal for Monitoring Plan Update

Introduction

Based on our conversation with the City of Camas on September 18th, 2024 AWR and Aquatic Insight have developed this proposal to update the Lacamas, Round and Fallen Leaf Monitoring Program. The overall goal of this project is to develop an updated monitoring plan that can be used for 1) ongoing data collection, 2) to identify when to conduct lake treatments (and post treatment monitoring) and 3) responding to cyanobacteria harmful algal bloom (cHAB) events.

Scope of Work

The scope of work is broken into two tasks: 1) review the past data analysis and interpretation of lake limnology and 2) utilize the lake ecology insights to develop an updated monitoring plan for 2025 and beyond.

Task 1. Data Review and Interpretation

Objective

The objective of this task is to review past data analysis and interpretations of the water quality and limnology in the lakes to inform updating the monitoring plan.

Activities

- Review the data analysis summary by Geosyntec (expected January 2025)
- Review the LCMP monitoring data results
- Review the Lacamas Watershed Council data from 2022 to 2024
- Review any data collected by Aquatechnex in 2024
- Review existing stormwater data collected in 2022 to present.
- Review current monitoring plan, developed by Geosyntec.
- Review previous conceptual models of the lake limnology and develop a refined conceptual model for specific time periods and processes in the lakes to help target monitoring and lake treatments.
- Draft initial sections of the updated monitoring plan to summarize the conceptual models of interest.
- Develop a short PowerPoint and check in meeting with the City.

Assumptions

- No new extensive data analysis will be conducted as part of this task.
- The City will provide all of the data and reports to be reviewed in this task.

Deliverables



- PowerPoint slide deck presenting key conceptual models of the lake.

Task 2. Update Monitoring Plan

Objective

The objective of this task is to update the lake monitoring plan for: ongoing data collection, supporting lake treatments, and responding to cHAB events for Lacamas, Round and Fallen Leaf Lakes.

Activities

- Develop key concepts and framework
- Based on the results of Task 1, develop the key concepts and framework for the new monitoring plan, leveraging past data collection, conceptual models and goals for this plan.
- The key concepts should include multiple “subplans” for situations like:
 - Baseline monitoring
 - Triggers for treatment
 - Before, during and after algal blooms
- The framework should also include recommendations and guidance on which treatment strategies to implement in specific water quality conditions, such as during high spring flow, between diatom and cyanobacteria activity, and during late season turn-over events for example.
- Develop a short PowerPoint on the key concepts and framework for the new monitoring plan and meet with the City for the feedback.
- Develop a first draft Monitoring Plan
- Present the first draft Monitoring Plan to the City in a meeting and seek feedback.
- Finalize the first draft Monitoring Plan and submit to the City for review.
- Respond to City comments, and finalize the new Monitoring Plan.

Assumptions

- The draft Monitoring Plan will undergo one round of review before being finalized.
- The City will provide one set of consolidated comments on the draft Monitoring Plan.

Deliverables

- Draft and Final Monitoring Plan for Lacamas, Round and Fallen Leaf Lakes

Task 3. Cove Management

Objective

The objective of this task is to develop an approach to managing water quality in the cove area of Lacamas Lake (Figure 1), which tends to be more isolated from the rest of the lake.



Figure 1. Cove area in Lacamas Lake.

Activities

- Work with the City to establish water quality goals for the cove area
- Develop some key ideas and strategies for managing this area of the lake
- Share these ideas with the City in a short PowerPoint and seek feedback.
- Based on feedback further refine and flush out management strategies for the cove and then develop a draft technical memorandum documenting the strategies and submit to the City for review.
- Respond to City comments, and finalize the technical memorandum.

Assumptions

- The draft technical memorandum will undergo one round of review before being finalized.
- The City will provide one set of consolidated comments on the draft technical memorandum.

Deliverables

- Draft and Final technical memorandum for managing the cove in Lacamas Lake.

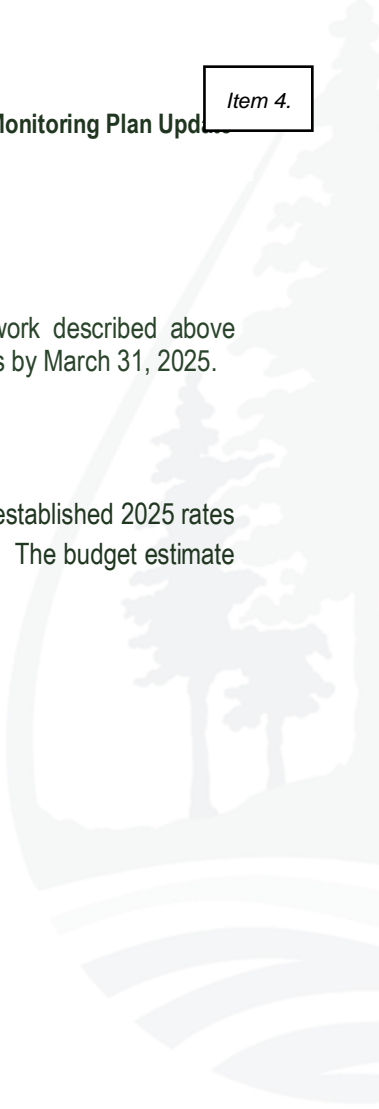
Schedule

Once under contract and the Geosyntec review is completed (January 2025), we will begin the work described above immediately, anticipating a start date of January 15, 2025. The schedule for completing the three tasks is by March 31, 2025.

Budget

The budget for the project is provided in the table below. The rates used in this budget are AWR Team established 2025 rates and will remain constant for the duration of the project. The budget requested for the project is \$46,300. The budget estimate was developed with no markup on expenses, and no markup on subconsultant costs by AWR.

Task	Title	Cost
1	Data Review and Interpretation	\$14,900
2	Update Monitoring Plan	\$26,600
3	Cove Management	\$4,800
	Total	\$46,300





Staff Report

January 21, 2025 Council Workshop Meeting

Professional Services Agreement for Lake Monitoring Plan Update

Presenter: Steve Wall, Public Works Director

Time Estimate: 5 minutes

Phone	Email
360.817.7899	swall@cityofcamas.us

BACKGROUND: This project is a continuation of the Lacamas, Round and Fallen Leaf Lakes Management Plan. The overall goal of this project is to develop an updated monitoring plan that can be used for 1) ongoing data collection, 2) to identify when to conduct lake treatments (and post treatment monitoring) and 3) responding to cyanobacteria harmful algal bloom (cHAB) events.

SUMMARY: The scope of work from Annear Water Resources, LLC, is broken into three tasks: 1) review the past data analysis and interpretation of water quality and lake limnology to inform updates to the monitoring plan and 2) utilize the lake ecology insights to develop an updated monitoring plan for ongoing data collection, supporting lake treatments, and responding to cyanotoxin events for Lacamas, Round and Fallen Leaf Laker through 2025 and beyond and 3) develop an approach to managing water quality in the cove area of Lacamas Lake which becomes isolated from the body of the lake and has a history of water samples exceeding public health trigger levels.

BENEFITS TO THE COMMUNITY: Continue to implement efforts described in the 2022 Lake Management Plan to improve water quality in Lacamas, Round and Fallen Leaf Lakes. The collection and analysis of baseline data will ensure data driven management decisions which will have a positive impact on water quality and the community’s ability to enjoy the benefits of the lake system.

BUDGET IMPACT: The cost of this proposal is \$46,300 and there are sufficient funds in the Stormwater Fund to cover this expense.

RECOMMENDATION: Staff recommends this item be placed on the February 3rd, 2025 Council Regular Meeting Consent Agenda for Council’s consideration.

RESOLUTION NO. 25-001

A RESOLUTION of the City Council of the City of Camas, Washington opposing any extension of Light Rail as part of the I-5 Interstate Bridge Replacement project.

WHEREAS, the City of Camas believes it is critically important to replace the I-5 Interstate Bridge given its age and condition, which acts to impede private and commercial traffic capacity and creates potential hazards for all commuters, including residents of the City; and

WHEREAS, the proposed I-5 Interstate Bridge Replacement project (IBR Project) includes an extension of Light Rail (LRT) some 9,690 feet from Delta Park to downtown Vancouver; and

WHEREAS, the documented cost of the LRT component of the IBR Project would require \$2,000,000,000 for capital infrastructure; and

WHEREAS, in addition \$21,790,090 is anticipated to be expended for the annual operating expenses of LRT upon completion, of which \$1,551,920 must be paid by C-TRAN and the municipalities which support it, including Camas, through their continuing .7% sales tax contribution; and

WHEREAS, the annual operating expense obligation is expected to increase, with the sales tax contribution of the municipalities to rise to a minimum of .9% sales tax revenue or more; and

WHEREAS, C-TRAN, supported by the tax dollars of the City of Camas and other municipalities, currently provides public transportation services over the I-5 Interstate Bridge which have been operated in an efficient and effective manner; and

WHEREAS, the C-TRAN services in this area and for Clark County in general provide flexible and frequent routes for our citizens using a variety of vehicles and propulsion modes that are responsive to current and future ridership needs, all in compatibility with the vehicular infrastructure which will be part of and developed for the IBR Project; and

WHEREAS, maintaining the current level of service in the operations of C-TRAN over the I-5 Interstate Bridge would not require any special engineering or vehicular weight considerations absent the inclusion of the LRT component; and

WHEREAS, the LRT component of the IBR Project is further superfluous to the actual needs of our community, given the historically low ridership on the C-TRAN Commuter Express to downtown Portland due to multiple factors including decreased downtown employment, high

commercial occupancy rates, shifting business and work patterns, increased remote work opportunities and increased employment opportunities present in Clark County, all of which do not support a Light Rail project light that was designed to support an anticipated rise in ridership; and

WHEREAS, in the event C-TRAN ridership in the I-5 corridor does in fact increase in the future, there are cost-effective, flexible resources which would be readily engaged to support it, without the necessity of any Light Rail component; and

WHEREAS, as relates the citizens of Camas and their adjacency to the I-205 Bridge, which cannot support Light Rail infrastructure, the perceived benefit of LRT as part of the IBR Project is limited to the I-5 corridor only; and

WHEREAS, at a time when all governmental budgets are under scrutiny, with significant competition for resources related to providing the core functions essential to our citizens, the Camas City Council is united in concluding that the capital and maintenance costs of the LRT component of the IBR Project is entirely too burdensome to our city, would provide little to no benefit now or in the future, and should not be included as part of the IBR Project.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Camas as follows:

Section I

The City states its opposition to the Light Rail extension as part of the I-5 Interstate Bridge Replacement project and urges this component to be removed in its entirety.

ADOPTED at a regular meeting of the Council of the City of Camas, this 21st day of January 2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



WE COMPOST PILOT PROGRAM: COMMUNITY HUBS

CLARK COUNTY SOLID WASTE



CLARK COUNTY WASHINGTON
 PUBLIC HEALTH
 SOLID WASTE AND RECYCLING

Food Waste Only!

V5017186

WE COMPOST PILOT PROGRAM

Providing FREE curbside food waste carts to residents at neighborhood locations throughout Clark County



50 tons of food waste kept out of the landfill since 2021!

HOW TO NAVIGATE YOUR COMMUNITY HUB

Request a FREE compost pail

Collect food scraps

Find the community hub closest to you
& deposit your food scraps

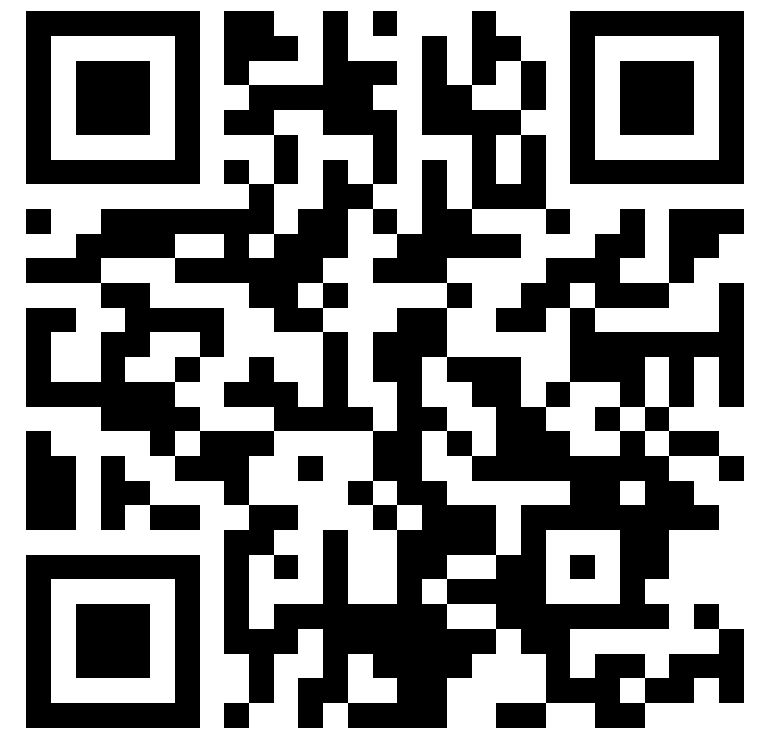
* TSMC WA or a community hub located along your commute



ACTIVE COMMUNITY HUBS: 13

- 2 education centers
- 2 food bank
- 1 commercial business
- 8 congregations

Scan for
Location Map



TSMC WASHINGTON



Became a hub June '24

5,763 pounds diverted!

Access from NW Parker St

WE COMPOST SUCCESS

- 2022 = 10,144 pounds of food waste diverted from landfill
- 2023 = 36,242 pounds of food waste diverted from landfill
- 2024 = 54,963 pounds of food waste diverted from landfill

All time food waste diverted = >100k pounds of food waste! City of Camas, help us keep the number growing!



“When the truck arrives, just by looking at it, we can tell the load came from Clark County due to how low the contamination is. We’re always excited to get material from you guys.”

- Dirt Hugger “Site Quarterback” Andrew Voodre



NEXT STEPS

- **Establish a second community hub in Camas**
- **Community events**
- **Increase use at TSMC Washington community hub**





FREE Spring Workshops



BACKYARD COMPOST BIN



WORM BIN



5 Years
 Limited Warranty*
 *plastic only

WORMFACTORY BASIC
 SELF-SORTING

Self-Sorting Upward Migrating Composter

with 5 year limited Warranty
 On 80 Page Manual
www.Naturesfootprints.com/WF369



BOKASHI



THANK YOU FOR LISTENING!

CONTACT US

+360-921-3051

solidwaste@clark.wa.gov

www.clarkgreenneighbors.org/wecompost



CLARK COUNTY WASHINGTON
PUBLIC HEALTH
SOLID WASTE AND RECYCLING



CHECK OUT OUR CVTV!

