



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

March 5, 2018
6:00 p.m.

PRELIMINARY AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Housing Affordability & Community Services Committee
 - b. Public Works Committee
4. **Public Comment**
5. **Consent Agenda (Action)**
 - a. Minutes of February 26, 2018
 - b. Approval of Claims in the amount of: \$296,359.55
6. **Public Hearings**
 - a. Closed Record Decision Hearing: Anacortes School District 5,000 Square Foot Building, Conditional Use Permit CUP-2018-0001 (Discussion/Possible Action)
7. **Other Business**
 - a. Contract Award: WTP Chlorine Conversion Project 18-036-WTR-001 (Action)
 - b. Contract Modification: Blue Heron Reservoir 16-039-WTR-004 (Action)
 - c. Contract Award: 2018 Asphalt Overlay - Utility and Pedestrian Improvements Project 18-001-TRN-001 [M Avenue/Fir Crest Boulevard] (Action)
 - d. * City Hall Seismic Update (Discussion)
8. **Adjournment**

Per Resolution 1949, citizens wishing to comment on items not on the agenda may do so under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting. Citizens wishing to speak will please sign in at the back of the Council Chambers prior to the start of the meeting. The Mayor may limit comments to those who have signed in, and may limit the time allotted to each speaker to facilitate the orderly progress of the meeting.*

The City of Anacortes encourages people with disabilities to participate in public meetings.
For assistance with special needs, please contact Cherri Kahns at 360-299-1950 at least 48 hours prior to this meeting.



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning March 12, 2018

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes and vouchers are not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

March 12, 2018

- Washington Park Update (Discussion)
- Municipal Broadband Update (Discussion)
- Contract Modification: NoaNet (Action)

March 19, 2018

- Confirmation of Appointment of Library Director Ruth Barefoot (Discussion/Possible Action)
- Internet Service Provider Update (Discussion)
- Agricultural Irrigation Water (Discussion)

March 26, 2018

- 2019/2020 Budget Kickoff: Departmental Goals and Objectives for the Upcoming Biennium (Discussion)

April 2, 2018

- Public Works Quarterly Update (Discussion)
- Operations Building Electrical Upgrades (Action)

April 9, 2018

- 2019/2020 Budget Kickoff: Departmental Goals and Objectives for the Upcoming Biennium - Continued from March 26 (Discussion)

April 16, 2018

April 23, 2018

May 7, 2018

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Public Works, Monday, Mar 5, 2018, 5:00 PM, Public Works Director's Office, City Hall
- Port/City Liaison, Tuesday, Mar 6, 2018, 8:30 AM, Port of Anacortes
- Planning, Monday, Mar 12, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Mar 14, 2018, 5:00 PM, Main Conference Room, City Hall
- Skagit County Law & Justice Council, Wednesday, Mar 14, 2018, 8:15 AM, Sheriff's Dept. Training Room, Mt. Vernon
- Public Works, Monday, Mar 19, 2018, 5:00 PM, Public Works Director's Office, City Hall
- Planning, Monday, Mar 26, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Mar 28, 2018, 5:00 PM, Main Conference Room, City Hall

City Council Minutes – February 26, 2018

At 6:00 p.m. Mayor Laurie Gere called to order the regular Anacortes City Council meeting of February 26, 2018. Councilmembers Eric Johnson, Anthony Young, Ryan Walters, Bruce McDougall and Matt Miller were present. Councilmembers Brad Adams and Liz Lovelett were absent. The assembly joined in the Pledge of Allegiance.

Mr. Young moved, seconded by Mr. Johnson, to excuse the absences of Ms. Lovelett who was ill and Mr. Adams who was traveling. The motion carried unanimously by voice vote.

Announcements and Committee Reports

Planning Committee: Mr. Walters reported from the committee meeting earlier in the evening at which those present continued discussion of draft impact fee Ordinance 3022. He said committee members were please with the progress to date. Mr. Walters reported that the group also discussed amendments to Title 13, Public Services, which was due for a complete rewrite. He said interim amendments to that chapter would be proposed soon to reduce general facility charges for low income housing projects.

Public Comment

Tom Glade, representing Evergreen Islands, talked about the history of Ship Harbor which, he said, exists in its current state because Evergreen Islands filed an appeal with the Shorelines Hearing Board regarding Shoreline Permit 125 that was filed for the Ship Harbor Marina project. Mr. Glade described and displayed a site plan of the proposed project, then a site plan of the project following EI's appeal which moved the marina east and moved all construction out of the wetland. Mr. Glade closed with a current aerial photograph of Ship Harbor which shows nothing but wetlands and trees. Mr. Glade's exhibits were added to the packet materials for the meeting.

Consent Agenda

Mr. Johnson moved, seconded by Mr. Miller, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Minutes of February 20, 2018
- b. Approval of Claims in the amount of: \$255,954.49

The following vouchers/checks were approved for payment:
EFT numbers: 88188 through 88232, total \$73,811.52
Check numbers: 88233 through 88276, total \$168,833.91
Wire transfer numbers: 227722 through 228768, total \$4,086.47

OTHER BUSINESS

Community Action of Skagit County Presentation: Services Center

Joan Penney, Community Action of Skagit County, requested City Council support for the agency's new services center. She referred to her slide presentation which was included in the packet materials for the meeting. Ms. Penney introduced CA board members and volunteers present including Dan Peek, Mayor Gere, Councilmember Anthony Young and Planning Commissioner Jeff Mount. Ms. Penney described the steadily increasing demands on human service non-profit agencies in response to expanding need in a difficult economy in the face of rapidly increasing housing costs. She presented CA's plan to purchase a new service center at 160 Cascade Place in Burlington, which would be less expensive than building a new facility or expanding the existing services center and would expand CA's available space from 12,000 SF to 26,988 SF. Ms. Penney

explained the planned layout of the new facility and the programs each section would house to address and prevent homelessness. She stressed that CA serves all of Skagit County including Anacortes and requested that Anacortes contribute \$50K over three years towards the cost of the new center. Bill Henkel, Executive Director of Community Action of Skagit County, then elaborated on the specific services provided to Anacortes citizens and the number of Anacortes seniors and youth served, both on site in Anacortes and through CA's office in Mount Vernon. Ms. Penney noted that 60% of CA's clients are employed but still are in need of services to meet daily needs. She shared an infographic depicting nearly 30,000 Skagit County residents served by CA in 2017 and \$5.6M spent in the local economy. Ms. Penney said that a \$50K contribution from the City of Anacortes would equate to \$24 per Anacortes citizen served in 2016.

Mr. Young observed that CA works in concert with local Anacortes non-profits and that poverty is affecting everyone at every level, including those who are fully employed. Mr. Johnson asked why CA had elected to move rather than expand at its current site. Ms. Penney said that CA's building was not structurally sound to add a second story and that the site did not provide adequate parking to expand. Mr. McDougall asked if the 2013 Community Needs Assessment was being updated. Mr. Henkel said that updated data had recently been collected and would be released for community use on March 27. Mr. Johnson asked if other Skagit County cities were supporting the new center. Ms. Penney said Sedro-Woolley had agreed to contribute \$25K and that CA was asking both Burlington and Mount Vernon to contribute \$50K each as well. Mr. Walters noted that the ask was not proportional to the citizens served in each city. He asked when CA needed the funds and if it was asking for cash or a pledge. Ms. Penney said either would work towards the 2018 closing date and added that CA was preparing to take out a bridge loan until all pledged funding was collected. Several councilmembers said they preferred that any Anacortes funding be contingent on complete funding and execution of the project.

Mayor Gere invited members of the audience to comment on this agenda item. No one present wished to address the Council.

Mayor Gere suggested that the request be studied in committee, then brought back to full Council for action. She thanked CA for its work throughout the county.

Ordinance 3021: Budget Amendment

Finance Director Steve Hoglund presented Ordinance 3021 amending the 2018 budget. Mr. Hoglund explained each line item of the amendment, referring to his memo which was included in the packet materials for the meeting. Mr. Walters asked about the library items that had been included when the draft budget amendment had been reviewed by the Finance Committee. Mr. Hoglund advised that Mayor Gere suggested postponing action on those pending arrival of the new library director. Mr. Walters requested more information on the Washington Park item. Washington Park Manager Bob Vaux described the work performed by city staff on the upper restroom remodel project and said the budget amendment would cover contracting the HVAC system for the building to complete the project, which he anticipated would total out at \$160K rather than the \$260K originally budgeted. Mr. Walters asked if the Azure cloud based disaster recovery system would allow city computers to be fully functional in case of a building fire or a natural disaster. Mr. Hoglund said that the Azure solution had been selected precisely to achieve that result.

Mr. Johnson moved, seconded by Mr. Young, to approve Ordinance 3021 amending the 2018 budget. Vote: Ayes – Young, Walters, McDougall, Miller and Johnson. Motion carried.

Contracting Update

City Attorney Darcy Swetnam presented an update on ongoing improvements to the city's contracting process. Her slide presentation was added to the packet materials for the meeting. She introduced Contract Specialist Tiffany Matson. Ms. Swetnam outlined the life cycle of contracting including procurement, contract administration and archiving. She summarized the contracting process and changes in it since 2016 as the city moved from decentralized contracting by departments to the current centralized contracting service administered

by the Legal Department, largely by Ms. Matson whose position was created in 2017. Ms. Swetnam listed further refinements under way including revisions to the purchasing policy which would come to Council for consideration and eventual adoption, pending decision on key policy questions. She mentioned that the contracting rules could also be adopted by ordinance into municipal code. Ms. Swetnam explained the contract routing process beginning with staff review, through approval by Council if required, and ultimately concluding with signature by the mayor. She highlighted additional information recently added to agenda bills for contracts presented to City Council for approval, including links to prior action on agreements. She invited Council to advise if additional information was desired. Ms. Swetnam concluded with a preview of further enhancements planned for 2018 during implementation of Laserfiche, including public access to all contracts via a website portal.

Mr. Johnson asked about the large number of contract modifications that come before Council for approval and suggested several alternative thresholds used by other jurisdictions to determine which modifications require Council action. Ms. Swetnam reiterated that staff are currently strictly interpreting the mayor's signature authority delegated by Council but invited Council to revisit that threshold. Mr. Walters and Mr. Miller praised the revised agenda bill format with links to prior Council action on each contract. Mr. Young observed that Laserfiche would soon let the public do some of its own research and achieve more direct access to documents.

Mayor Gere invited members of the audience to comment on this agenda item. No one present wished to address the Council.

Contract Modification: Fiber Build 14-056-IDS-001

Public Works Director Fred Buckenmeyer requested consent to issue a contract modification to Henkels and McCoy, Inc. in the amount of \$16,520.07, increasing the total contract price to \$1,060,383.20, in order for the contractor to provide an additional 14,000 feet of conduit as well as labor to install the four fiber termination panels purchased under Modification 02 for the fiber telemetry project. Mr. Johnson asked for a status report on the overall budget for the project. Mr. Buckenmeyer said the project was well within budget. Mr. Miller pointed out that the original contract bid was approximately \$30K below the engineering estimate but that the final contract total with all modifications would be slightly over the estimated cost. Mr. McDougall asked where the extra 14,000 LF of conduit had been installed. Mr. Buckenmeyer explained that the city had supplied the materials for the project under separate contract and that designer NoaNet's quantity estimate was slightly low but that conduit could only be purchased in spools of 14,000 LF so a portion of the additional conduit was still available for a future phase. Mr. Walters asked that contract agenda bills include that type of explanatory information.

Mr. Walters moved, seconded by Mr. Miller, to approve Contract Modification 03 for Henkels and McCoy as presented. Vote: Ayes – Walters, McDougall, Miller, Johnson and Young. Motion carried.

Guemes Channel Trail Update

Parks & Recreation Director Gary Robinson updated Council on the Guemes Channel and Tommy Thompson trails. His slide presentation was added to the packet materials for the meeting. He summarized the history of the trail from initial acquisition of the BNSF rail corridor over twenty years prior through construction of the six segments currently completed. Mr. Robinson mentioned the segment currently under construction between the east end of the Tommy Thompson trestle and the March Point park and ride and potential enhancements for the future. He depicted potential alternative routes from 11th Street to connect to the 6th Street segment depending on whether signage, striping, lane adjustment or sidewalk adjustments would best facilitate that connection. Mr. Robinson discussed the future waterfront section between the Triton and GEMS properties and the Vision to Action exercise that was intended to facilitate conception and realization of that section. He noted that the GEMS to Lovrics section included multiple private property/home owners with whom the city was working. He depicted two possible routes along that section, one in the railroad corridor along the water and one above the

bank along the Oakes Avenue corridor. He then briefly discussion the Lovrics property, which the trail could go through or around.

Mr. Robinson then discussed the future trail segment between Edwards Way and the Washington State Ferry Terminal. He noted strong community desire to move the trail forward and said this was one section where progress was more possible due to fewer ownership questions to resolve and some available grant funding. Mr. Robinson enumerated the remaining land ownership and topographical challenges in that area. He explained the survey directed by the city to explore a route that would minimize to the extent possible the impacts on the wetland buffer. He noted that he requested a survey for a 12-foot wide path to be consistent with the rest of the trail corridor but acknowledged that the trail might have to narrow and change in other ways in order to be permitted in specific locations. Mr. Robinson said the neighborhood connections shown on the drawing were purely conceptual. He then displayed photos of what trail surfaces could look like.

Mr. Robinson then briefly discussed factors affecting routing the trail across the Washington State Ferry Terminal and through Western Washington University's property at Shannon Point. He concluded by emphasizing that the city had made no proposal for a trail at this time in any of the remaining unbuilt sections, that a public trail within a wetland buffer is an allowed conditioned use with mitigation, that public access to nature is an important part of the Anacortes community, and that the six sections of the trail successfully built thus far had included significant debate and discussion. He encouraged continued spirited, open, honest, fact based discussion about these trails, noting that how and where they were constructed was important to the community.

Mr. Walters requested a formal planning process for continuing the GCT resulting in a document that would be approved by City Council. He also requested a comprehensive geotechnical review of the bluff above the existing trail. He also asked for a report on the status of mitigation activities required by the final phase of the eastward expansion of the trail, which the Swinomish Tribal Community had indicated to Mr. Walters had not been completed. Mr. Robinson said he could not respond to allegations that had not been presented to him but advised that staff was working with the consultant who permitted that portion of the trail as well as state agencies to report on the mitigation measures called for and the success of the mitigation steps taken to date, including repeated replanting of some sections.

Mayor Gere thanked Mr. Robinson for his comprehensive presentation.

At approximately 9:12 p.m. Mayor Gere called a 3-minute break. At 8:18 p.m. the mayor called the meeting back to order.

Mr. McDougall said that he agreed with the points made by Mr. Walters prior to the break.

Mayor Gere invited members of the audience to comment in the order in which they had signed up before the meeting.

Alan Hanson, president of the Sunset Cove HOA, expressed support the trail north of Sunset Cove through the WWU property. He thanked Mr. Robinson for his efforts and supported immediate construction of that western segment.

Katherine O'Hara, speaking as a board member of the Skagit Audubon Society, said Audubon was concerned about the plan to build a large paved walkway with retaining walls through a wetland buffer zone with its likely adverse impact on bird life in that area. She urged public discussion of other possible routes. Ms. O'Hara then added her own comments as a private citizen and frequent trail user, saying she was troubled by the lack of public discussion of a route through the wetland buffer. She said the city should take more time to consider the shared and competing interests and to discuss openly and publicly alternatives to a route through the wetland

buffer zone. She said there was no need to rush through the process for western segments of the trail since it still ended at the Lovrics gate to the east.

Warren Tessler, speaking as an active cyclist and occasional walker and as Parks Foundation board member, said Mr. Robinson had raised many points on planning to date and on significant planning yet to occur. Mr. Tessler agreed that perhaps a more formal planning process ought to be put in place. He asked the community to keep in mind that the trail system built to date was a tremendous asset that many community members enjoyed every day and that the completed system would be an even greater asset. He urged the community to work together to find a way to do that. He reminded that other communities have faced and resolved similar challenges.

John Pope, 4001 Peters Lane, said he personally had been working on the GCT/TTT concept for 20 years and reminded that many citizens had been very supportive of it. Mr. Pope said he was surprised to learn that during good faith outreach efforts by the city, concept drawings had resulted in miscommunication. He said wetlands advocacy needed to be understood and worked with. Mr. Pope said a perimeter upland trail might be the best way to protect the Ship Harbor wetland buffer, which would keep spurious trails from damaging the wetland. He urged professionals and community members to work as partners to achieve two ecological ends: alternative transportation and wetland preservation.

Michele Pope, 4001 Peters Lane, remarked on the room full of familiar faces to whom she had presented the trail concept over the years at many community gatherings and from whom trail supporters had collected over 500 signatures in just two years. Ms. Pope urged the community to use conversation instead of confrontation and work together to achieve access.

John Lucke, 1405 Portalis Court, speaking personally and for his HOA, said Mr. Walters had addressed many of Mr. Lucke's concerns. He said the primary thing is to get community input. He said access points to his neighborhood were shown on the plan but there had been no discussion with the local homeowners. The HOA board then received requests from homeowners to get involved. He said his neighbors use the trail on a regular basis via deeded access through San Juan Passage. He said Portalis supports and appreciates the trail but would like to see the landscaping better maintained.

Tom Glade, 210 Mansfield Court, representing Evergreen Islands, said EI was generally supportive of the GCT but was resolutely opposed to the route currently proposed for Phase II which was inside the Ship Harbor wetland buffer for its entire length. Referencing a letter submitted earlier, Mr. Glade said EI had been deeply involved with the Ship Harbor property for at least 30 years and was a major stakeholder in determining the future of the wetlands. He summarized the history of the critical areas ordinance in Anacortes. On behalf of Evergreen Islands, Mr. Glade asked the city to prohibit any uses in the Category 1 wetland of regional significance and to manage the wetland as an environmental preserve rather than a park. He suggested that in the near term, a bike lane along SR20 would be an option that would satisfy the intent of EI's settlement agreement and restricted covenant.

Martha Hall, 2617 16th Street, said that the Shoreline Master Program, the Critical Areas Ordinance, and wetlands standards all required no net loss of ecological function and value and no effect on endangered species for Phase 7. Ms. Hall said that had not been achieved and that the plantings were not optional. She suggested that the city meet the requirements for Phase 7 before considering any other phases. Ms. Hall reminded that the Shoreline Master Program called for public access to be balanced with protection, which means not replacing trees with pavement along a shoreline or in a wetland buffer. Ms. Hall said there was no balance in Anacortes and that nearly the entire shoreline had a paved pathway along a treeless shoreline lined with rip rap which was not healthy for marine species.

Catherine Houck, 2318 20th Street, observed that as a cyclist, as a supporter of safe routes to school and bicycle trails, and as an ecologist, she was in a tough spot. She said she supported the Guemes Channel Trail concept but that Anacortes could do much better at balancing access to the shoreline and the way it builds trails with environmental stewardship. She urged learning from trail sections already built, including the need for more geotechnical engineering before permitting construction on slopes that are going to fail and building trails under those failing slopes. She also observed that the planting pockets aren't working because there's not enough space or soil for trees which also suffer from deer predation. Ms. Houck said applying lessons learned from existing GCT segments could result in a better future phases. Regarding the route depicted through the Ship Harbor wetland buffer, Ms. Houck said she had walked the route and recommended putting it elsewhere. Instead, she suggested locating the trail upland, outside the wetland buffer, and planting native trees and plants along the route to buffer the trail from the neighborhoods and create an additional beautiful place. She said this was an opportunity to do something really well and to balance cycling, waterfront views and natural resources.

Vicki Stasch, 2003 39th Street, said that her household moved to Anacortes because of its trail system and that she had previously served on the GCT committee. Ms. Stasch said the GCT would make a big difference in the community, enhancing quality of life. She added that trail systems are incredibly important to economic development because quality of life draws people. She concurred that the trail plan needed to balance precious resources with the need to transport walkers and cyclists. Ms. Stasch cited Victoria's example of making a waterside trail work through a variety of surfaces, fences, and signage.

Brian Wetcher, 814 26th Street, summarized his 35 years of involvement with the Ship Harbor wetlands and actively promoting connecting trails and wildlife corridors throughout Anacortes. Mr. Wetcher noted that the Ship Harbor agreement expressly prohibited incursion into the wetland buffer. Mr. Wetcher hoped that the concept of a paved trail would turn into a trail more like the ACFL trails located outside the wetland buffer. He expressed concern that the substrate bedding required for a paved trail may affect the hydrology of the wetland. Mr. Wetcher urged the city to consider major bike and handicapped access traffic in some other alternative access outside the buffer.

Ramona Hammerly, 1710 7th Street, said her concern was putting a trail across a bluff for several miles, between Lovrics and Ship Harbor. She said it's started to slough and the sloughed material has been dumped on the water side of the trail which smothers plantings. Ms. Hammerly said the trail was wider than what was there from the railroad and that the shoreline had been hardened. She said the bluff closer to the Guemes Ferry dock was even steeper and she hoped that the city would get a geologist to look at that.

Mr. Young noted that he had been a supporter of the GCT and that as a new councilmember he was listening to and learning from all sides of the issue. He said he would be walking the area in the week ahead. Mr. Walters and Mr. Johnson made additional suggestions for a planning process for the GCT. Mr. Walters suggested that Council's next consideration of this topic ought to consider a Parks Department proposal for a process.

Johnny Chase, 4211 Glasgow Way, said he was worried about fiscal responsibility for any of these trails. He referenced agenda item 5c from the November 13, 2017 City Council meeting at which Council approved a change order for the environmental consultant for Phase 2 of the GCT. Mr. Chase said the consultant received a \$50K modification on a \$79K contract and that the information the consultant provided to the Parks Department was extremely unacceptable for \$129K. He said that if the planning cost had already increased by 64.5%, what would happen when the trail was constructed? He anticipated additional costs for planning and design. Mr. Chase indicated he would prefer to eliminate some of the current controversy that arose from a lack of knowledge of wetland buffers. He asked that Council and staff make sure the city was getting its money's worth from consultants.

Mayor Gere thanked the assembly for their comments and said the topic would come back before Council with a process and a plan.

Parks and Recreation Comprehensive Plan Update

Mr. Robinson introduced Washington Park Manager Bob Vaux to report on the Parks and Recreation Comprehensive Plan update process currently underway. Mr. Robinson noted that the Parks comprehensive plan had not historically aligned with the city's comprehensive plan but that for the current effort the city's adopted 2016 Comprehensive Plan had determined the goals and policies for the Parks and Recreation element which would shape the Parks Comp Plan update. Mr. Vaux reported that public input was being collected through an online survey which had already received over 400 responses, three community meetings, and staff/consultant interviews with Mayor Gere, the three councilmembers who serve on the Parks and Recreation Committee and the four sitting Park Commissioners. He advised that after the survey closed at the end of the week staff would begin tabulating the feedback and drafting a plan informed by those three data sources. Mr. Vaux added that Planning Department staff were guiding the process to be sure it coordinated with the adopted 2016 Comprehensive Plan and noted that the draft would include extensive public process before the Parks Commission, SEPA review, and the Planning Commission before coming to City Council for action. Mr. Vaux emphasized the value of constructing a plan with good grant funding potential.

Mayor Gere invited members of the audience to comment on this agenda item.

Martha Hall said she was surprised and not pleased to see that on the display boards at the public meetings the Ship Harbor Preserve was listed as a linear park. She said that didn't make sense. Ms. Hall said the Anacortes Community Forest Lands should be included in the Parks Comprehensive Plan update. She said the ACFL desperately needed a new management plan and that its current plan wasn't in compliance with the city comprehensive plan, the critical areas ordinance, or the Shoreline Master Program. Ms. Hall said the prior Parks comp plan had not been followed, specifically that Volunteer Park and Smiley's Bottom badly needed a master plan. She said mass projects had been built there impacting the buffer and wetlands. She asked why comp plans are developed if they aren't followed. Ms. Hall said she didn't see that public process was used at Volunteer Park as she was never allowed to give any input on the development of that park.

Vernon Lauridsen, 2219 32nd Street, said the Parks Department was using "comprehensive plan" in a different way than many community members thought of that term in relation to the 2016 Comprehensive Plan. Mr. Lauridsen said the plan prepared by the Parks Department met the department's needs to be competitive for state grant funding but said that was entirely different from what the Growth Management Act required. He said GMA requires a parks and recreation element to be integrated with the city's comprehensive plan and consistent with it. Mr. Lauridsen said the current departmental effort may be important but was not the comprehensive plan as most people think of it and would not be compliant. He asked that the Parks Department sit down with the Planning Department, read the terms of the GMA, and comply with them.

Mr. Walters urged the Parks department to be cautious about using the survey data as it was not statistically valid and urged using national survey data instead. He said he did not object to having a separate plan for management of the ACFL. Mr. Robinson clarified that the ACFL management plan had been updated and would be presented for adoption along with the updated Parks & Recreation Comprehensive Plan. Mr. Walters urged retention and expansion of the detailed capital facilities portion of the Park & Recreation Comprehensive Plan as that was the heart of what GMA requires per RCW 36.70a.070(3). He emphasized the need for detailed capital facilities planning including funding for long term maintenance.

Executive Session (15 Minutes) per RCW 42.30.110 (i)

At approximately 9:25 p.m. Mayor Gere announced that City Council and the City Attorney would convene in Executive Session for approximately 15 minutes to discuss potential litigation and that following the executive session the meeting would adjourn with no action being taken.

There being no further business, at approximately 9:40 p.m. the Anacortes City Council meeting of February 26, 2018 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the March 5, 2018 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
228666	9/20/2017	13866	VALLEY ATHLETICS	WHITE MARKING PAINT	\$676.17
228924	10/2/2017	R2018-010	WASHINGTON FIRE CHIEFS	2018 MEMBERSHIP DUES	\$1,000.00
227336	12/7/2017	222958	BAY CITY SUPPLY	FACILITY SUPPLIES	\$159.33
227337	12/13/2017	222958A	BAY CITY SUPPLY	FACILITY SUPPLIES	\$261.00
227338	12/14/2017	223921	BAY CITY SUPPLY	FACILITY SUPPLIES	\$453.25
227339	12/28/2017	224757	BAY CITY SUPPLY	FACILITY SUPPLIES	\$201.99
227866	1/4/2018	224757A	BAY CITY SUPPLY	FACILITY SUPPLIES	\$409.76
227720	1/4/2018	224820	BAY CITY SUPPLY	WTP FACILITY SUPPLIES	\$56.03
228809	1/8/2018	11800	NW COMMUNICATIONS, INC	INSTALLED RADIOS- VEH #024B	\$959.14
229101	1/9/2018	201	ADVANTAGE WINDOW COVERINGS	STUDY ROOM A B C D OF LIBRARY	\$621.70
228773	1/11/2018	300000000343	PUGET SOUND ENERGY INC	PARKS/CEM/WASH. PARK/FAC/DEPOT 12/5-1/5/18	\$4,125.01
227719	1/18/2018	225697	BAY CITY SUPPLY	FACILITIES CLEANING SUPPLIES	\$77.04
228660	1/22/2018	260 037 3822 1	CASCADE NATURAL GAS CORP.	611 R AVENUE-DEPOT-12/16/17-1/19/18	\$494.86
228659	1/22/2018	538 000 0000 1	CASCADE NATURAL GAS CORP.	411 HILLCREST DR., 12-16-1/19/18	\$51.68
228622	1/22/2018	638 000 0000 0	CASCADE NATURAL GAS CORP.	411 HILLCREST DR. #B, 12/16/17-1/19/18	\$147.60
228662	1/22/2018	917 600 0000 9	CASCADE NATURAL GAS CORP.	1915 13TH ST., 12/16-1/19/18	\$159.40
228790	1/24/2018	INV00005253	DEMCO SOFTWARE	SOFTWARE RENEWAL	\$642.00
228808	1/28/2018	360-293-3725-0501135	FRONTIER COMMUNICATIONS	DEPOT PHONE 1/28-2/27/18	\$58.55
228885	1/28/2018	360-293-5868-1006005	FRONTIER COMMUNICATIONS	APD BUSINESS LINE SUMMARY; 1/28/-2/27	\$336.05
228918	1/31/2018	55011	COMMERCIAL FIRE PROTECTION INC	FIRE EXTINGUISHERS FOR TRAINING CENTER	\$91.40
228438	1/31/2018	3091299753	LEXISNEXIS	ON-LINE LEGAL LIBRARY JANUARY 2018	\$278.85
228979	2/2/2018	3138	THE STORE	7 BOXED LUNCHES, LIBRARY DIRECTOR HIRING	\$92.74
228909	2/5/2018	527	ANACORTES PRINTING	PW OPERATIONS- LETTERHEAD	\$206.15
229138	2/5/2018	33030844	INGRAM LIBRARY SERVICES, LLC	BOOKS - ADULT	\$26.00
229136	2/5/2018	33030847	INGRAM LIBRARY SERVICES, LLC	BOOKS - JUVENILE	\$59.40
229134	2/5/2018	33030848	INGRAM LIBRARY SERVICES, LLC	BOOKS - JUVENILE	\$316.31
229109	2/6/2018	227114	BAY CITY SUPPLY	FACILITY SUPPLIES	\$1,173.41
228794	2/6/2018	WAMO144859	FASTENAL COMPANY	SAFETY ITEM	\$239.48
228817	2/9/2018	1535	ACME CREATIVE	BUSINESS CARD DESIGN	\$103.24
228548	2/10/2018	39070	LAKE SIDE INDUSTRIES, INC.	CRUSHED ROCK - ACFL	\$75.74
228551	2/10/2018	39071	LAKE SIDE INDUSTRIES, INC.	CRUSHED ROCK - TRAIL 204	\$57.40
228827	2/12/2018	0188-489302	CONSOLIDATED ELECTRICAL	ESPEN LT40/835-ID LAMPS FOR THE LIBRARY	\$330.55

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
228826	2/12/2018	0188-489331	CONSOLIDATED ELECTRICAL	GREEN CREATIVE 28356 LAMPS FOR LIBRARY	\$704.71
228775	2/12/2018	0343	PUGET SOUND ENERGY INC	PARKS/CEM/WASH. PARK/FAC/DEPOT (SERVICE DATES)	\$3,899.20
228744	2/12/2018	300000290019	PUGET SOUND ENERGY INC	ALL STATIONS: 1/5 - 2/5	\$916.22
228796	2/13/2018	WAMO144968	FASTENAL COMPANY	SAFETY SUPPLIES	\$554.63
228795	2/13/2018	WAMO144969	FASTENAL COMPANY	CONCRETE ANCHORS FOR CL-17 PROJECT	\$35.63
228818	2/13/2018	0120507	PACIFIC TIRE COMPANY, INC	SERVICE TO VEH #303	\$97.65
228816	2/13/2018	0120508	PACIFIC TIRE COMPANY, INC	SERVICE TO VEH #608	\$78.12
229127	2/13/2018	296210	SMILEY'S INC	STAINLESS STEEL PARTS FOR FIBER PROJECT	\$73.73
229005	2/14/2018	9699851060	GRAINGER	FASTENERS	\$31.41
228921	2/14/2018	48771	KROESENS UNIFORMS INC	JACKETS & BELTS PORTION OF ANNUAL ORDER	\$891.80
228926	2/14/2018	H28837	LENTZ, MARTIN	REIMBURSE MARTY LENTZ FOR WORK BOOTS	\$139.13
228819	2/14/2018	0120560	PACIFIC TIRE COMPANY, INC	TIRE- SHOP STOCK	\$247.81
228968	2/14/2018	ARV/35200957	SNAP-ON INDUSTRIAL	ADJUSTABLE WRENCHES	\$372.18
228774	2/14/2018	1207206	SURETY PEST CONTROL	STA 2 - FEBRUARY SERVICE	\$44.49
229100	2/14/2018	VitovecReimb	VITOVEC, JOSEPH	RESOLUTION	\$5,000.00
228778	2/15/2018	5380000001	CASCADE NATURAL GAS CORP.	CEMETERY GAS SERVICE 1/20 - 2/15/18	\$40.66
228811	2/15/2018	comfort02152018	COMFORT GLOW HEATING	RADIANT HEATING- SHOP INVENTORY ROOM	\$1,423.74
228824	2/15/2018	0188-489428	CONSOLIDATED ELECTRICAL	ESPEN LT36W/835-ID LAMPS FOR LIBRARY	\$956.97
228887	2/15/2018	AR93049	ELECTRONIC BUSINESS MACHINES	OPERATIONS COPIES: 11/14/17 - 02/13/18	\$218.50
228972	2/15/2018	305202	FRONTIER BUILDING SUPPLY	TRUSS PACKAGE FOR SIGN ROOM	\$3,576.92
228891	2/16/2018	617	ANACORTES PRINTING	LETTERHEAD	\$206.15
228791	2/16/2018	154 700 0000 9	CASCADE NATURAL GAS CORP.	LIBRARY 1/20-2/15/18	\$1,367.16
228779	2/16/2018	26003738221	CASCADE NATURAL GAS CORP.	DEPOT GAS SERVICE 1/20 - 2/15/18	\$318.16
228776	2/16/2018	638000000000	CASCADE NATURAL GAS CORP.	CEMETERY GAS 1/20 - 2/15/18	\$65.84
228789	2/16/2018	795 700 0000 4	CASCADE NATURAL GAS CORP.	CITY HALL 01/20-2/12/18	\$1,027.48
228673	2/16/2018	197580	DOG WASTE DEPOT	20 CASES OF DOG WASTE BAGS	\$1,199.80
228913	2/16/2018	J021515	OVERHEAD DOOR CO	REPLACEMENT TRANSMITTERS	\$163.65
228910	2/16/2018	13515	RWC GROUP LTD	INTERNATIONAL DUMP TRUCK CHASSIS STREET	\$104,558.06
228810	2/16/2018	S6-3016228	SEATTLE AUTOMOTIVE DIST INC	WINDSHIELD WIPERS- SHOP STOCK	\$359.68
228685	2/16/2018	275923	U.S. MOWER	MOWER FOR PARKS USE	\$8,232.43
229102	2/17/2018	21718	KIWANIS NOON CLUB OF ANACORTES	FLAGS FOR FIRESTATION 2	\$1,063.30
229115	2/17/2018	39733	LAKE SIDE INDUSTRIES, INC.	1 1/4 & 1 1/2 ROCK FOR STREET DEPT	\$348.70
229113	2/17/2018	39781	LAKE SIDE INDUSTRIES, INC.	5/8" & 3/4" ROCK FOR WATER DEPT.	\$1,127.87
228892	2/18/2018	682257	WASHINGTON STATE UNIVERSITY	STUDY MATERIALS FOR PESTICIDE CLASS-NICHOLA MITCHELL	\$48.28
228882	2/19/2018	021718	ANACORTES TOWING LLC	TOWING; APD CASE 18-A01182	\$162.75
228912	2/19/2018	82782412	BOUND TREE MEDICAL, LLC	PHARMACEUTICALS	\$85.80
228798	2/19/2018	WAMO145048	FASTENAL COMPANY	SAFETY SUPPLIES GLOVES	\$112.41
228974	2/19/2018	305470	FRONTIER BUILDING SUPPLY	SIGN ROOM MATERIALS	\$24.30

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
228977	2/19/2018	588927	INTOXIMETERS, INC	PORTABLE BREATH TEST SUPPLIES	\$979.21
228983	2/19/2018	0542005-001	UNUM LIFE INS CO OF AMERICA	MARCH, 2018, LEOFF LONG-TERM CARE PREMIUM	\$1,024.90
229103	2/20/2018	101412	ASSOCIATION OF WASHINGTON	MARCH, SUPPLEMENTAL LIFE INSURANCE	\$409.31
228915	2/20/2018	16940000009	CASCADE NATURAL GAS CORP.	STA 2: 1/20 - 2/16	\$144.46
228914	2/20/2018	67440000007	CASCADE NATURAL GAS CORP.	STA 1: 1/20 - 2/16	\$195.57
228806	2/20/2018	9176000009	CASCADE NATURAL GAS CORP.	1915 13TH ST., VOL PARK, JAN/FEB. 2018	\$98.86
228822	2/20/2018	0188-489365	CONSOLIDATED ELECTRICAL	4 LAMP DAY LIGHT HARVEST BALLAST FOR	\$415.86
228888	2/20/2018	18-05289	EDGE ANALYTICAL, INC	3MG BOOSTER STATION FLUORIDE ANALYSIS	\$24.00
228739	2/20/2018	18-05295	EDGE ANALYTICAL, INC	TOTAL METALS AND PETROLEUM HYDROCARBONS	\$401.00
228975	2/20/2018	305612	FRONTIER BUILDING SUPPLY	2X8'S AND 2X6'S FOR SIGN ROOM	\$246.95
228782	2/20/2018	cs- Keltner	KELTNER, LEVI	PAYMENT FOR WORKING PEE WEE BASKETBALL	\$275.00
228825	2/20/2018	6903723	MOTION & FLOW CONTROL	PART- SHOP STOCK	\$521.89
228765	2/20/2018	0497153-IN	NATIONAL SAFETY, INC	ALLEGRO EYEWEAR CLEANING PADS	\$55.18
228777	2/20/2018	2507	NW CLEANERS	WEEKLY CLEANING 29-1 FOR FEBRUARY	\$488.00
228916	2/21/2018	82784968	BOUND TREE MEDICAL, LLC	PHARMACEUTICALS	\$373.09
229125	2/21/2018	529	CAPITOL ASSET & PAVEMENT SVCS	PAVEMENT SURVEY PMP UPDATE	\$19,500.00
228793	2/21/2018	WAMO144762	FASTENAL COMPANY	SAFETY SUPPLIES	\$307.59
228981	2/21/2018	009372887	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM PIECES; CAPTAIN FLOYD	\$4.34
229130	2/21/2018	944046-0	KEENEY'S OFFICE SUPPLY, INC.	OFFICE SUPPLIES - PLANNING	\$13.01
228814	2/21/2018	108420110-001	OFFICE DEPOT, INC.	STAPLES BUILDING AND PLANNING	\$67.76
228820	2/21/2018	0120781	PACIFIC TIRE COMPANY, INC	TIRES- SHOP STOCK	\$728.63
228815	2/21/2018	23494	SEBO'S DO-IT CENTER	SUPPLY- #11950	\$4.46
229094	2/21/2018	101521	SKAGIT COUNTY TREASURER	2018- 6996 SAN JUAN HILL LANE. FIDALGO	\$105.00
229095	2/21/2018	101522	SKAGIT COUNTY TREASURER	2018 - 11962 CANYON RIDGE DRIVE .1090	\$10.00
229096	2/21/2018	118208	SKAGIT COUNTY TREASURER	2018 - DIKE 12 & DR 19 3.55 ACRES	\$52.90
229098	2/21/2018	120563	SKAGIT COUNTY TREASURER	2018 - ACRES 0.17, (DR19 DK12) THE	\$10.00
229099	2/21/2018	120564	SKAGIT COUNTY TREASURER	2018 - (.0600 AC) THAT PORTION OF	\$0.09
229118	2/21/2018	120572	SKAGIT COUNTY TREASURER	2018 - .40 ACREAGE ACCOUNT - PROPERTY	\$0.70
229119	2/21/2018	120573	SKAGIT COUNTY TREASURER	2018 - 4.08 ACREAGE ACCOUNT - PROPERTY	\$15.37
228797	2/21/2018	19044	SKAGIT COUNTY TREASURER	2018 37.69 ACRES CONSERVATION EASEMENT	\$394.00
229121	2/21/2018	19056	SKAGIT COUNTY TREASURER	2018 - (40,000 AC) SE 1/4 NE 1/4	\$27.90
228802	2/21/2018	19211	SKAGIT COUNTY TREASURER	2018 .5400 AC HEART LAKE ROAD. PROPERTY	\$10.00
228803	2/21/2018	19298	SKAGIT COUNTY TREASURER	2018 CAMPBELL LAKE ROAD 20 ACRES - PROPERTY TAXES	\$27.90
228804	2/21/2018	20029	SKAGIT COUNTY TREASURER	2018 20 ACRES S1/2 SE1/4 NE1/4 - PROPERTY TAXES	\$10.00
228805	2/21/2018	21664	SKAGIT COUNTY TREASURER	2018 DIKE .30 ACRES PROPERTY TAXES	\$16.60
228799	2/21/2018	21669	SKAGIT COUNTY TREASURER	2018 PROPERTY TAXES - WTP 9.93 ACRES 14489	\$103,647.19

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
228800	2/21/2018	21670	SKAGIT COUNTY TREASURER	2018 14549 RIVER BEND ROAD - PROPERTY	\$22.29
228792	2/21/2018	21797	SKAGIT COUNTY TREASURER	2018 RIVERBEND ROAD - PROPERTY TAX	\$13.25
228801	2/21/2018	32489	SKAGIT COUNTY TREASURER	2018 WA PARK 6.5 AC LOT 1 PROPERTY TAX	\$10.00
228812	2/21/2018	32547	SKAGIT COUNTY TREASURER	2018 - 9.3200 AC HAVEKOST ROAD. PROPERTY TAXES	\$10.00
228813	2/21/2018	33387	SKAGIT COUNTY TREASURER	2018 (2.1100 AC) TR 230X400 IN SE1/4 SE1/4 NW1/4-2.11AC. PROPERTY TAXES	\$10.00
228986	2/21/2018	33431	SKAGIT COUNTY TREASURER	2018 - PTN NW1/4 SE1/4 AKA PTN TR C S/P	\$10.00
228989	2/21/2018	60751	SKAGIT COUNTY TREASURER	2018 - LAKE CAMPBELL, LOTS 1 THRU 24 ETC.	\$10.00
228991	2/21/2018	60752	SKAGIT COUNTY TREASURER	2018 - LAKE CAMPBELL TO ANA BLK 13 ALL	\$10.00
229003	2/21/2018	60763	SKAGIT COUNTY TREASURER	2018 - LAKE CAMPBELL TO ANA BLKS 32 33 34 35 - PROPERTY TAXES	\$10.00
229093	2/21/2018	60777	SKAGIT COUNTY TREASURER	2018 LAKE CAMPBELL TO ANA ALL BLKS 54 &	\$10.00
228788	2/21/2018	cs- Lindsey	SOUTH, LINDSEY	PEE WEE BASKETBALL STAFF	\$73.35
228889	2/21/2018	92110	THE HOSE SHOP, INC	HOSE	\$62.02
228984	2/21/2018	8136 50 291 0005268	WAVE	FIBER LEASE WTP TO CITY HALL 3/1-3/31/18	\$320.12
228831	2/22/2018	5117	AGREEMENT DYNAMICS, INC	COUNCIL DEPT HEAD RETREAT FACILITATOR	\$1,924.13
228884	2/22/2018	1990590563	ARAMARK	APD NYLON MATS CLEANED	\$16.28
228985	2/22/2018	1990590571	ARAMARK	OPS & PARKS LAUNDRY SVC FOR	\$62.39
228996	2/22/2018	1790899037	CASCADE DENTAL, LLC	DENTAL SERVICES, IVER JOHNSON, DOS: 2/22/18	\$372.00
229004	2/22/2018	98980000008	CASCADE NATURAL GAS CORP.	NATURAL GAS FOR WWTP	\$10.00
228925	2/22/2018	2017381	GATEWAY CONTROLS, INC	PLANT GATE REPAIR	\$368.36
229006	2/22/2018	9708023826	GRAINGER	SEALANT	\$87.13
229108	2/22/2018	I4752836	HD FOWLER COMPANY INC	WHITE MARKING PAINT	\$513.60
228978	2/22/2018	MV185225	MOTOR TRUCKS, INC	AIR FILTER- VEH #603	\$99.85
228994	2/22/2018	MV185247	MOTOR TRUCKS, INC	SENSOR CRANK SHAFT #203	\$149.40
228998	2/22/2018	001-394136	PISTON SERVICE OF ANACORTES	3" SANDING DISCS	\$33.45
229116	2/22/2018	58-14	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST SOUCIE	\$96.25
229117	2/22/2018	6-28	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST LALONDE	\$137.50
229049	2/23/2018	001-91228	CUMMINS, INC.	MOTHER BOARD AND ASSEMBLY FOR PS 15	\$1,060.77
228976	2/23/2018	306026	FRONTIER BUILDING SUPPLY	SIGN ROOM: 2X6 10' KILN DRIED DOUG FIR	\$10.35
229097	2/23/2018	00719320	HARRINGTON INDUSTRIAL	TUBE CONN BARB - 5	\$17.97
228883	2/23/2018	M18-C90071	IAPE	IAPE RENEWAL FOR 2018; EVIDENCE CUSTODIAN NEWSOM	\$50.00
228973	2/23/2018	MV185299	MOTOR TRUCKS, INC	RADIATOR CAP- VEH #603	\$44.17
228995	2/23/2018	MV185370	MOTOR TRUCKS, INC	HEATER CORE #203	\$796.29
229000	2/23/2018	001-394259	PISTON SERVICE OF ANACORTES	HD AMP BREAKER #203	\$7.47
228886	2/23/2018	0126292-IN	PUMPTech, INC	STATOR CIRCUIT	\$905.07
228917	2/24/2018	00005W5A83088	UNITED PARCEL SERVICE, INC	UPS SHIPPING CHARGES WEEK END 2-24-18	\$17.11

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
228828	2/25/2018	P795677	PLATT ELECTRIC SUPPLY INC	PANEL FOR ENCLOSURE	\$100.56
229089	2/26/2018	935674/1	ACE HARDWARE	CABLE FOR BLUE HERON TANK	\$11.71
228927	2/26/2018	1990594513	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$71.61
228971	2/26/2018	001-394380	PISTON SERVICE OF ANACORTES	HOSES- VEH #511	\$32.24
228970	2/26/2018	001-394419	PISTON SERVICE OF ANACORTES	BATTERY- VEH #143	\$116.76
229122	2/27/2018	760158	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES FOR NEW ACCOUNTANT	\$484.05
228987	2/27/2018	119750	GRAY, MATTHEW	DENTAL SERVICES, TIM OLEARY, DOS: 2/22/18	\$85.60
229091	2/27/2018	797387	GUARDIAN SECURITY SYSTEMS INC	ALARM MONITORING - MUSEUM 4/1-6/30/18	\$165.00
229133	2/27/2018	33030843	INGRAM LIBRARY SERVICES, LLC	BOOKS - ADULT	\$952.45
229135	2/27/2018	33030845	INGRAM LIBRARY SERVICES, LLC	BOOKS - ADULT	\$170.24
229137	2/27/2018	33030846	INGRAM LIBRARY SERVICES, LLC	BOOKS - ADULT	\$56.63
229131	2/27/2018	943965-0	KEENEY'S OFFICE SUPPLY, INC.	OFFICE SUPPLIES - BLDG DEPT	\$27.99
228982	2/27/2018	MV185516	MOTOR TRUCKS, INC	FUEL FILTER PACKAGE- VEH #603	\$37.25
229088	2/27/2018	20180220	THE STORE	LUNCHES FOR COUNCIL DEPT HEAD RETREAT	\$253.56
229124	2/27/2018	3003734158	THYSSENKRUPP ELEVATOR CORP	LIBRARY ELEVATOR MAINTENANCE 3/1-5/31/18	\$598.85
228911	3/1/2018	20180301	CHOWANEC, WILLIAM	MARCH RENT - 29-3	\$2,045.00
229007	3/1/2018	797381	GUARDIAN SECURITY SYSTEMS INC	CLOUD STORAGE/VIDEO FEED - SHOP 4/1-6/30/18	\$657.00
229090	3/1/2018	797383	GUARDIAN SECURITY SYSTEMS INC	ALARM MONITORING - APD 4/1-6/30/18	\$165.00
229105	3/1/2018	797385	GUARDIAN SECURITY SYSTEMS INC	ALARM MONITORING - FIDALGO CENTER 4/1-6/30/18	\$165.00
229111	3/1/2018	797386	GUARDIAN SECURITY SYSTEMS INC	ALARM MONITORING - LIBRARY 4/1-6/30/18	\$165.00
229114	3/1/2018	797388	GUARDIAN SECURITY SYSTEMS INC	ALARM MONITORING - WTP 4/1-6/30/18	\$96.00
229110	3/1/2018	798784	GUARDIAN SECURITY SYSTEMS INC	ALARM MONITORING - CITY HALL 4/1-6/30/18	\$165.00
228980	3/1/2018	3003734156	THYSSENKRUPP ELEVATOR CORP	CITY HALL ELEVATOR 3/1-5/31/18	\$598.85
227370		223249	BAY CITY SUPPLY	RETURN RECEPTACLE	(\$312.73)
227371		223783	BAY CITY SUPPLY	RETURN BABY CHANGING STATIONS	(\$2,111.41)
228990		MV185515	MOTOR TRUCKS, INC	RETURN ITEM- AIR FILTER #603	(\$99.85)
228969		001-393559	PISTON SERVICE OF ANACORTES	WIPER BLADES #170 PAID BY VISA	(\$11.65)

Total

\$296,359.55



CITY COUNCIL

Closed-Record Decision Hearing

Monday, March 5, 2018 @ 6:00 PM

By: Kevin Cricchio, AICP, WPIT, Associate Planner

Planning, Community, & Economic Development Department

CUP-2018-0001:

APPLICANT & LANDOWNER:

Anacortes School District #103
2200 "M" Avenue
Anacortes, WA 98221

SUBJECT PROPOSAL:

The applicant has applied for a Conditional Use Permit to permit the construction of a 5,000 square foot building to be used for classrooms (for both a computer lab and Career & Technical Education classes) during the 2018-2019 school year, while new classrooms are being constructed as part of the high school reconstruction project.

CUP-2018-0001:

SUBJECT PROPOSAL (CONTINUED):

In the summer of 2019, the classrooms use will be discontinued. The two classrooms therein will then be used as the school district's information technology (IT) department and as a storage and maintenance room/ area. The proposed building would be located just west of the Anacortes Middle School located at 2200 "M" Avenue and just north of the existing maintenance facility located at 1402 24th Street.

The subject property is located in the Public Use Zoning District. Public Schools in the Public Use Zoning District require an approved Conditional Use Permit per AMC 17.26.040.

CUP-2018-0001:

PROJECT LOCATION:

2202 “M” Avenue, Anacortes, WA (Anacortes Middle School)

2200 “M” Avenue, Anacortes, WA (Anacortes School District Office)

1405 22nd Street, Anacortes, WA (New Building Address)

CUP-2018-0001:

ZONING DISTRICT:

Public Use Zoning District

SURROUNDING ZONING & LAND USES:

DIRECTION:	ZONING:	PRESENT LAND-USE:
North:	Public Use Zoning District	Anacortes Middle School & Parking Lot
South:	Public Use Zoning District	Anacortes Middle School's Maintenance Building & Single-Family Residences
East:	Public Use Zoning District	Anacortes Middle School
West:	Public Use Zoning District	Anacortes Middle School Grounds & Baseball Field

CUP-2018-0001:

BACKGROUND:

1. According to Assessor's records, the subject property is 2.26 acres in area. This is one of several parcel numbers that comprise the Anacortes Middle School.
2. A pre-application conference is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a pre-application conference meeting was conducted with the applicant on Tuesday, January 2, 2018.
3. A neighborhood meeting is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a neighborhood meeting was conducted at 6:00 PM on January 4, 2018 in the Senior Center. The neighborhood meeting notice was posted on site in two different locations, published in the Anacortes American newspaper, and mailed to neighboring landowners within 300 feet of the subject property as is required by AMC 19.20.120(D).

CUP-2018-0001:

BACKGROUND (CONTINUED):

4. On January 11, 2018, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject Conditional-Use Permit application.
5. Following a review of the application material submitted, the subject application was deemed complete on January 17, 2018.
6. Per AMC Table 19.20.030-1, Conditional Use Permits are considered a Type 4 land use permit, which requires a 21-day comment period.
7. The comment period for the subject application began on January 17, 2018, and ended at 5:00 PM on February 7, 2018. Comments however were accepted until the close of the pre-decision open record public hearing.

CUP-2018-0001:

NOTICE OF APPLICATION & HEARING:

1. A notice of application & hearing was published in the Anacortes American Newspaper on January 17, 2018.
2. On January 12, 2018, the notice of application & hearing was posted in two (2) different locations on the subject property.
3. On January 12, 2018, the notice of application & hearing was also posted at city hall, the local USPS office, the library, and on the city's website.
4. On January 12, 2018, the notice of application and hearing was mailed to neighboring landowners located within 300-feet of the subject property.
5. Finally, both agencies and departments of jurisdiction were solicited for comment on January 12, 2018 via email.

CUP-2018-0001:

CRITICAL AREAS REVIEW:

There are no known critical areas on the subject property or within 300 feet to it.

STATE ENVIRONMENTAL POLICY:

The subject proposal was determined to be exempt from SEPA environmental review per WAC § 197.11.800 and AMC § 18.04.120.

CUP-2018-0001:

PUBLIC COMMENTS RECEIVED:

Public comment received can be found in **Exhibit # 04.**

AGENCY & DEPARTMENT COMMENT:

Comments from both agencies and departments of jurisdiction can be found in **Exhibit # 05.**

CUP-2018-0001:

ZONING ORDINANCE /CODE:

1. Per AMC 17.26.010, the purpose of the Public Use (P) Zoning District is to “allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.”
2. Public Schools require a Conditional Use Permit per AMC 17.26.040. Although the Anacortes Middle School already exists on the subject property, this is an additional building associated with the public school.
3. According to the AMC 17.26.060, there is no minimum setback requirement from property lines in the Public Use Zoning District.
4. According to AMC 17.26.080, there is no maximum lot coverage requirement in the Public Use Zoning District.
5. The maximum permitted height in the Public Use Zoning District is thirty-five (35) feet above original grade. If approved, the proposed structure would be approximately eighteen (18) feet (at ridge height) above existing /original grade.

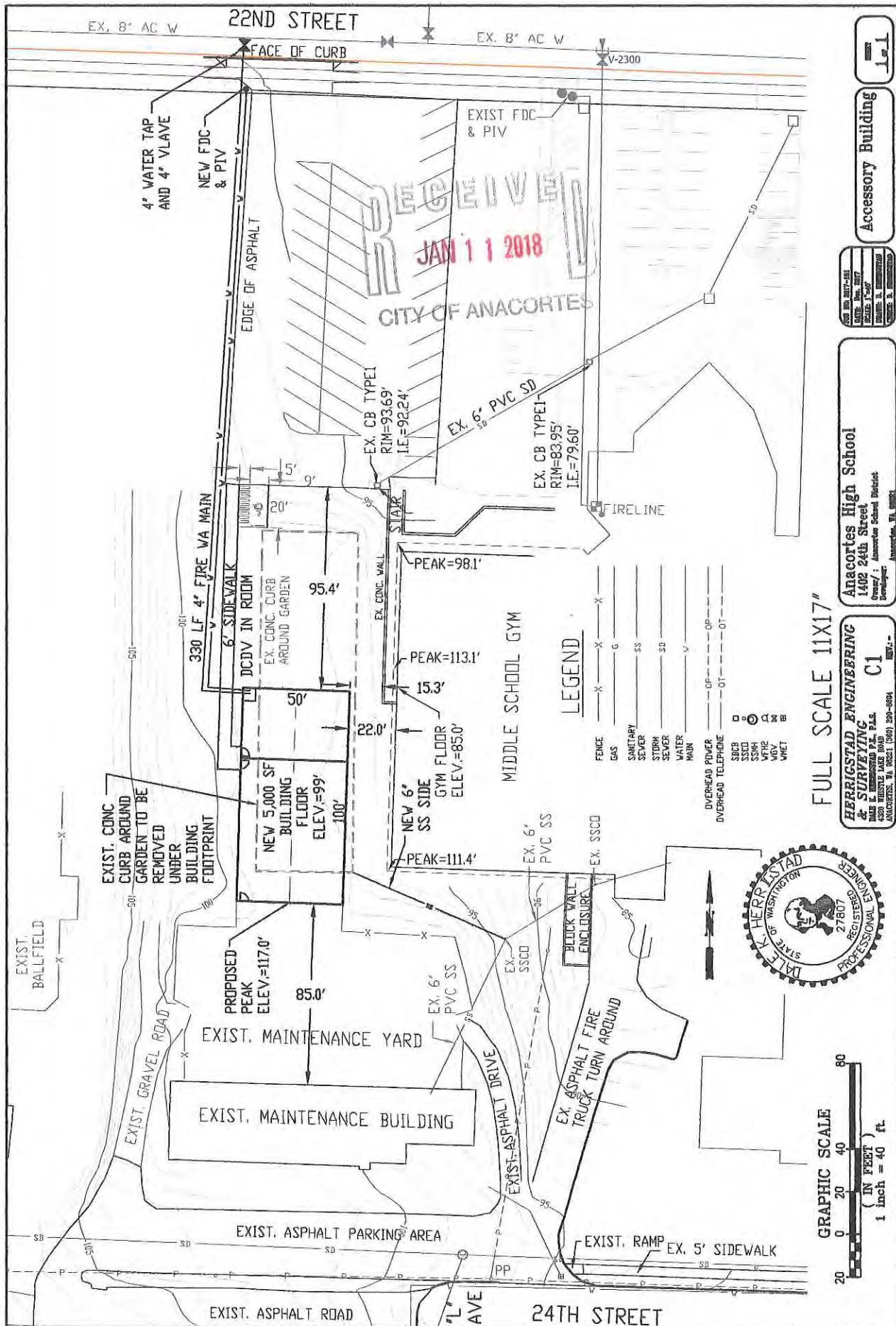
CUP-2018-0001:

STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject Conditional Use Permit subject to staff's suggested conditions of approval.

PLANNING COMMISSION:

The Planning Commission conducted a pre-decision open-record public hearing at 6:00 PM on February 14, 2018, following a 3:00 PM site visit. Following public testimony and deliberation on the matter, the Planning Commission voted 5-0 in favor of recommending approval to City Council.



JAN 11 2018

CITY OF ANACORTES

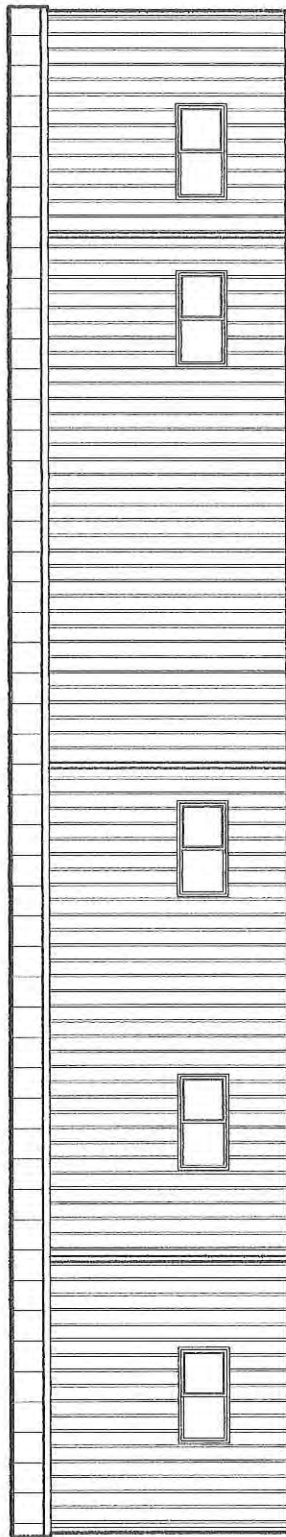
FULL SCALE 11X17"

HERRICSTAD ENGINEERING & SURVEYING
1402 24th Street
Anacortes, WA 98221 (360) 299-8894
C1

Anacortes High School
1402 24th Street
Anacortes, WA 98221
Owner: Anacortes School District
Designer: HERRICSTAD ENGINEERING & SURVEYING

Accessory Building

1 of 1



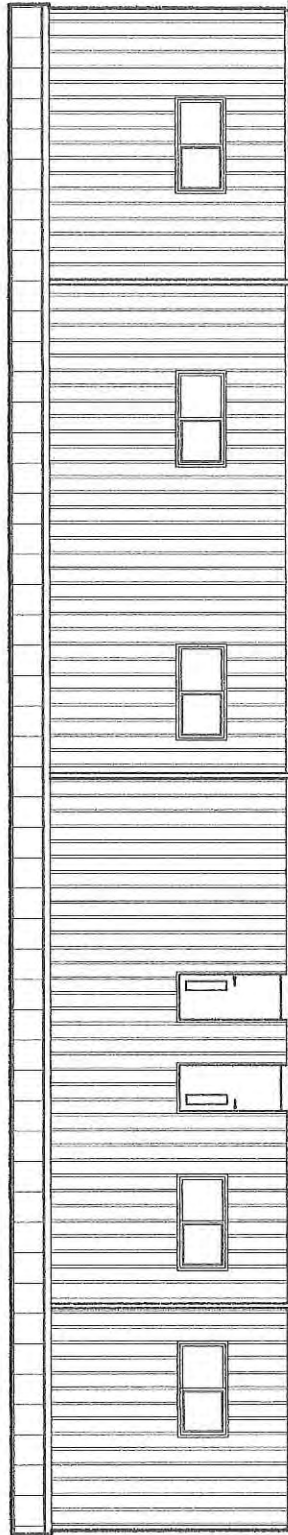
EAST ELEVATION 100'



NORTH ELEVATION 50'

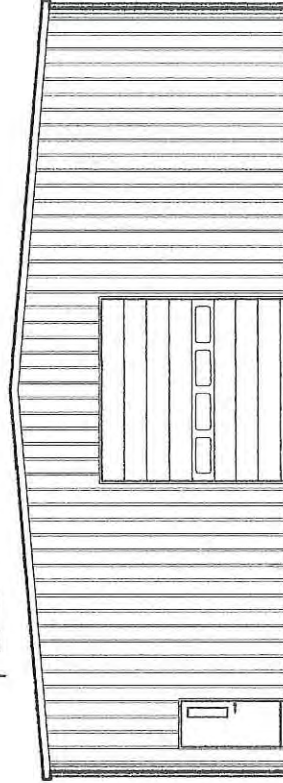
RECEIVED
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18'



WEST ELEVATION 100'

12'



SOUTH ELEVATION 50'

RECEIVED
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CITY OF ANACORTES



Subject Property



Details for Parcel: P31771



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P31771

XrefID

350124-0-015-0003

Quarter Section Township Range

24 35 01

Owner Information

ANACORTES SCHOOLS #103

2200 M AVE

ANACORTES, WA 98221

Site Address(es)**Map Links**[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)**Current Legal Description** [Abbreviation Definitions](#)

(2.2600 ac) TAX 8 BEG AT INTER OF C/L OF AVE L W/ C/L OF 23RD ST IF EXT TH W 380FT S 296 FT E 380FT N 296FT TO POB

2017 Values for 2018 Taxes* [Exemption](#)

Building Market Value \$.00

Land Market Value +\$142,400.00

Total Market Value \$142,400.00

Assessed Value \$142,400.00

Taxable Value \$.00

Sale Information

Deed Type

Sale Date

Sale Price \$.00

2018 Property Tax Summary

2018 Taxes will be available after 2/15/2018

Use the Taxes link above for 2017 taxes

* Effective date of value is January 1 of the assessment year (2017)

Legal Description at time of Assessment

*Land Use	(680) EDUCATION SERVICES (SCHOOLS)		WAC 458-53-030
Neighborhood	(6E2SCHL) ALL COUNTY EXEMPT SCHOOL		
Levy Code	0900	Fire District	
School District	SD103	Exemptions	School Owned
Utilities	*SEW, WTR-P	Acres	2.26

Improvement 1 Attributes Summary

Building Style	COMMERCIAL REAL PROPERTY		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

SITE PHOTOS:



Project Site:

Anacortes Middle
School, 2202 "M"
Avenue & 2200
"M" Avenue
Anacortes School
District Offices



Anacortes Middle School's maintenance building located off of 24th Street.
The proposed building would be behind /north of this (to the right).



Existing middle school's parking lot located off of 22nd Street. Looking south toward where the proposed building would be (far in the distance).

Looking south toward maintenance building. AMS on the left side. AMS garden space is on the right side where the proposed building would go. Garden space to be relocated onsite.





Parking lot is in foreground and AMS is on the left side with the existing garden in the middle of the picture. Baseball field is on the right side.



Maintenance building is on the left side accessed off of 24th Street. Existing parking lot is located on the right side of picture.



Maintenance
Building



Baseball field
on the left side
& maintenance
building on the
right. Looking
north

Baseball field in foreground and tennis courts in the background. Looking northwest.





Existing AMS &
ASD parking lot
located off of
22nd Street.



AMS located
on right side.
Looking east
toward 24th
Street.



AMS on the
left side
looking north
at "M"
Avenue.



Looking north at AMS. East side of maintenance building is located on the left side. Proposed building would be behind maintenance building.



West side of maintenance building. Looking north approximately.



City Council Agenda Bill

Meeting Date: 3/5/2018 **Agenda Item:**

Subject: Anacortes School District, CUP-2018-0001

Staff Contact: Kevin Cricchio, AICP, WPIT, Associate Planner

Approved for Submittal to Council by	
X	Don Measamer, Planning Director
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney

Action Type	
X	Closed-Record Decision Hearing
X	Discussion
X	Possible Action

Summary & Background: The City of Anacortes' Planning, Community, & Economic Development Department received a Conditional Use Permit to permit the construction of a 5,000 square foot building to be used for classrooms. The proposed building would be located just west of the Anacortes Middle School located at 2202 "M" Avenue and just north of the existing maintenance facility located at 1402 24th Street. The Planning Commission conducted a pre-decision open-record public hearing regarding the subject CUP at 6:00 PM on February 14, 2018, following a site visit at 3:00 PM. Following public testimony and deliberation on the matter, the Planning Commission voted 5-0 in favor of recommending approval to City Council. City Council will conduct a closed-record decision hearing regarding the subject CUP at 6:00 PM on March 5, 2018.

Recommended Motion: I move that City Council make a motion to approve the subject Conditional Use Permit subject to the recommended conditions of approval.

Attachments (listed in order presented):

Signed Planning Commission's Findings of Fact, Conclusions of Law, & Recommendation

Exhibit #01, Master Permit Application, Narrative, CUP Criteria of Approval, Drainage Analysis, Site Plan, & Building Elevations

Exhibit #02, GIS Map & Assessor's Info

Exhibit #03, Neighborhood Meeting Notice & Notice of Application & Hearing

Exhibit #04, Public Comments Received

Exhibit #05, Agency & Department Comments Received

Exhibit #06, Site Photos

Exhibit #07, Planning Commission Presentation

Exhibit #08, Planning Commission Minutes

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**PLANNING COMMISSION'S FINDINGS OF FACT,
CONCLUSIONS OF LAW, & RECOMMENDATION:**

PRE-DECISION OPEN-RECORD PUBLIC

HEARING DATE: 6:00 PM on Wednesday, February 14, 2018
Site Visit: 3:00 PM on Wednesday, February 14, 2018

CLOSED-RECORD DECISION

HEARING DATE: 6:00 PM on Monday, March 5, 2018

FILE NUMBER: CUP-2018-0001

PROJECT LOCATION: 2202 "M" Avenue, Anacortes, WA (Anacortes Middle School)
2200 "M" Avenue, Anacortes, WA (Anacortes School District Office)
1405 22nd Street, Anacortes, WA (New Building Address)

SUBJECT PARCEL: Parcel #: P31771

**APPLICANT &
LANDOWNER:** Anacortes School District #103
2200 "M" Avenue
Anacortes, WA 98221

**STAFF REPORT
PREPARED BY:** Kevin Cricchio, AICP, WPIT
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: The applicant has applied for a Conditional Use Permit to permit the construction of a 5,000 square foot building to be used for classrooms (for both a computer lab and Career & Technical Education classes) during the 2018-2019 school year, while new classrooms are being constructed as part of the high school reconstruction project. In the

summer of 2019, the classrooms use will be discontinued. The two classrooms therein will then be used as the school district's information technology (IT) department and as a storage and maintenance room/ area. The proposed building would be located just west of the Anacortes Middle School located at 2200 "M" Avenue and just north of the existing maintenance facility located at 1402 24th Street.

The subject property is located in the Public Use Zoning District. Public Schools in the Public Use Zoning District require an approved Conditional Use Permit per AMC 17.26.040.

CURRENT ZONING: Public Use Zoning District

**COMPREHENSIVE PLAN
DESIGNATION:** Public Use

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Public Use Zoning District	Anacortes Middle School & Parking Lot
South:	Public Use Zoning District	Anacortes Middle School's Maintenance Building & Single-Family Residences
East:	Public Use Zoning District	Anacortes Middle School
West:	Public Use Zoning District	Anacortes Middle School Grounds & Baseball Field

FINDINGS OF FACT:

I. GENERAL BACKGROUND:

1. According to Assessor's records, the subject property is 2.26 acres in area. This is one of several parcel numbers that comprise the Anacortes Middle School.
2. A pre-application conference is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a pre-application conference meeting was conducted with the applicant on Tuesday, January 2, 2018.
3. A neighborhood meeting is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a neighborhood meeting was conducted at 6:00 PM on January 4, 2018 in the Senior Center. The neighborhood meeting notice was posted on site in two different locations, published in the Anacortes American newspaper, and mailed to neighboring landowners within 300 feet of the subject property as is required by AMC 19.20.120(D).

4. On January 11, 2018, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject Conditional-Use Permit application.
5. Following a review of the application material submitted, the subject application was deemed complete on January 17, 2018.
6. Per AMC Table 19.20.030-1, Conditional Use Permits are considered a Type 4 land use permit, which requires a 21-day comment period.
7. The comment period for the subject application began on January 17, 2018, and ended at 5:00 PM on February 7, 2018. Comments however were accepted until the close of the pre-decision open record public hearing.

II. NOTICE OF APPLICATION (NOA) & NOTICE OF HEARING (NOH):

1. A notice of application & hearing was published in the Anacortes American Newspaper on January 17, 2018.
2. On January 12, 2018, the notice of application & hearing was posted in two (2) different locations on the subject property.
3. On January 12, 2018, the notice of application & hearing was also posted at city hall, the local USPS office, the library, and on the city's website.
4. On January 12, 2018, the notice of application and hearing was mailed to neighboring landowners located within 300-feet of the subject property.
5. Finally, both agencies and departments of jurisdiction were solicited for comment on January 12, 2018 via email.

III. CRITICAL AREA / ENVIRONMENTALLY SENSITIVE AREA REVIEW:

There are no known critical areas located either on the subject property or within 300 feet to it.

IV. STATE ENVIRONMENTAL POLICY ACT:

The subject proposal was determined to be exempt from SEPA environmental review per WAC § 197.11.800 and AMC § 18.04.120.

V. PUBLIC COMMENT:

Any public comment received can be found in **Exhibit # 04.**

VI. AGENCY & DEPARTMENT COMMENT:

Comments received from both agencies and departments of jurisdiction can be found in **Exhibit # 05.**

VII. ZONING ORDINANCE/CODE:

1. Per AMC 17.26.010, the purpose of the Public Use (P) Zoning District is to “allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.”
2. Public Schools require a Conditional Use Permit per AMC 17.26.040. Although the Anacortes Middle School already exists on the subject property, this is an additional building associated with the public school.
3. According to the AMC 17.26.060, there is no minimum setback requirement from property lines in the Public Use Zoning District.
4. According to AMC 17.26.080, there is no maximum lot coverage requirement in the Public Use Zoning District.
5. The maximum permitted height in the Public Use Zoning District is thirty-five (35) feet above original grade. If approved, the proposed structure would be approximately eighteen (18) feet (at ridge height) above existing /original grade.
6. Per AMC § 19.36.040, in order to grant a Conditional Use Permit, the decision maker must find that the use would be consistent with the following criteria as follows:

- A) The use would comply with any specific requirements for the conditional use specified elsewhere in this code.

FINDING OF FACT:

Education facilities /public schools are an allowed land use in the Public Use Zoning District per AMC 17.26.040 via an approved Conditional Use Permit. As stated above, the subject proposal appears to have met the Public Use Zoning District development regulations including but not limited to maximum permitted height, lot coverage, and minimum setbacks as measured from property lines.

- B) Access to this site is appropriate considering the anticipated volume of traffic resulting from the use.

FINDING FACT:

Staff, student, and public access to the proposed building will be from 22nd Street through an existing parking lot. A concrete sidewalk will connect the entrance of the building to the existing parking lot providing pedestrian connectivity.

- C) Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.

FINDING OF FACT:

An existing parking lot located onsite to the north of the proposed building would be used for both off-street parking and loading purposes. The Anacortes Middle School has one hundred and thirty eight (138) parking spaces located onsite. The applicant has provided a detailed analysis of off-street parking for both proposed and existing uses and how they meet the minimum number of off-street parking spaces. That said, the City of Anacortes does not address "schools" per se in AMC Chapter 17.46 regulating off-street parking requirements. Therefore, the applicant has included calculations for off-street parking requirements from neighboring jurisdictions –the City of Mount Vernon and the City of Oak Harbor in their parking analysis.

- D) The amount and location of open-space and the provision of screening is such that buffering of incompatible uses is achieved.

FINDING OF FACT:

The proposed building is located on and surrounded by Anacortes School District buildings and facilities associated with the Anacortes Middle School. No buffering is needed due to where the building would be sited and due to the lay of the land and existing topography.

- E) The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties.

FINDING OF FACT:

As conditioned below, outdoor lighting will be down-shielded thus preventing glare and light trespass.

- F) Hours and manner of operation of the propose use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses.

FINDING OF FACT:

The hours of operation will be the same as the existing school district and associated facilities located onsite.

- G) Public facilities and utilities are capable of adequately serving the proposed use.

FINDING OF FACT:

All public utilities (i.e., potable water, sanitary sewer, and stormwater) are present at the subject property.

- H) The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development.

FINDING OF FACT:

As conditioned below, stormwater generated onsite from impervious surfaces will be required to comply with the Department of Ecology's 2012 Stormwater Management Manual as amended in 2014.

- I) Any other factors deemed relevant to the decision maker.

FINDING OF FACT:

No additional factors were determined to be relevant by the decision maker.

7. The subject proposal is consistent with the above development regulations and the proposed land use is permitted in the underlying zoning districts.

VIII. CONCLUSIONS OF LAW:

1. The public notice requirements of the Conditional-Use Permit have been complied with.
2. The project is consistent with the general purposes of the City's Comprehensive Plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
3. The Planning Commission bases its Findings of Fact, Conclusions of Law & Recommendation on the entire record, including all testimony and exhibits. Any finding, which would be deemed a Conclusion of Law, and any Conclusion of Law, which should be deemed a finding is hereby adopted as such.

IX. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject Conditional Use Permit subject to staff's suggested conditions of approval listed below.

X. RECOMMENDATION:

Based on the foregoing information and analysis, the application material submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Anacortes Municipal Code (AMC), the Planning Commission recommends approval to City Council concerning the subject Conditional Use Permit subject to staff's suggested conditions of approval listed below.

XI. CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for reimbursement to the City for the full cost of posting, mailing and publication associated with the neighborhood meeting notice, notice of application & hearing, and notice of decision for this proposal. Payment shall be made prior to building permit application submittal or issuance.
2. The scope of this project shall not exceed that as set out in the conditional use permit application (including attachments), and in accordance with the determinations made and conditions imposed.
3. If any garbage dumpsters are proposed, the applicant is responsible for following the city's dumpster pad specifications. Dumpsters shall be screened by constructing an enclosure(s) around them surrounded by landscaping. Both enclosures and landscaping shall be in place prior to certificate of occupancy being issued.
4. A building permit shall be secured before any construction activities begin onsite.
5. Hours of construction /work are limited to 7:00 AM to 10:00 PM Sunday through Saturday.
6. A landscape plan shall be submitted to the City of Anacortes' Planning, Community, & Economic Development Department at time of building permit application submittal that complies with AMC Chapter 17.41 and 16.50 that regulates landscaping and tree preservation. All landscaping /trees shall be planted and in place prior to certificate of occupancy being issued.
7. Development shall comply with the Department of Ecology's 2012 Stormwater Management Manual for Western Washington as amended in 2014.
8. All exterior lighting shall be down-shielded thus preventing light trespass and impacts to the adjacent neighborhood.
9. Development shall comply with the City of Anacortes Water Department including but not limited to:
 - A. DCDA for fire located in riser room.
 - B. Coordinate with contractor for domestic install during fire line tap.
 - C. Pressure test, Bact, and flush fire line.
10. Development shall comply with the City of Anacortes Fire Department including but not limited to:
 - A. Building requires automatic sprinkler system per NFPA 13.
 - B. Sprinkler system must be monitored per NFPA 72. May be added to existing Alarm system.
 - C. Relocate FDC to street side (22nd St).

- D. Per applicant request, PIV may be eliminated, provided Sprinkler riser room has 1 hour protection and is solely accessed from the outside.
- E. Fire extinguishers per NFPA 10 must be provided.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **February 14, 2018.**

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By 
Jeremy McNett, Planning Commission Chair
Christine Cleland-McGrath, Planning Commission Vice Chair

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, Narrative, CUP Criteria of Approval, Drainage Analysis, Site Plan, & Building Elevations
Exhibit #02	GIS Map & Assessor's Info
Exhibit #03	Neighborhood Meeting Notice & Notice of Application & Hearing
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Site Photos

EXHIBIT #01:

**MASTER PERMIT APPLICATION, NARRATIVE,
CUP CRITERIA OF APPROVAL, DRAINAGE
ANALYSIS, SITE PLAN, & BUILDING ELEVATIONS**



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984, Fax: (360) 293-1938



PERMITS REQUESTED FROM THE CITY OF ANACORTES:

☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Code (AMC) Amendment
☐ Comprehensive Plan Amendment	☒ Conditional Use Permit (CUP)	☐ Cottage Housing
☐ Essential Public Facility	☐ Extension of Time for Approval	☐ Floodplain Development Permit
☐ Grade and Fill Permit	☐ Home Occupation Permit	☐ Lot Certification
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☐ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ Rezone Request	☐ SEPA Environmental Review	☐ Shoreline Exemption
☐ Shoreline Substantial Development Permit	☐ Shoreline Conditional Use Permit	☐ Shoreline Variance
☐ Short Plat /Subdivision (Preliminary)	☐ Short Plat /Subdivision (Final)	☐ Special Use Permit
☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)	☐ Variance (Level 2)

PROJECT & SITE INFORMATION:

SITE ADDRESS: 2200 M Avenue	PROJECT NAME: Anacortes School District Building
PARCEL NUMBER(S): 31771	SECTION, TOWNSHIP, & RANGE
LOT SQUARE FOOTAGE & ACREAGE:	PROJECT VALUATION: \$500,000.00
LEGAL DESCRIPTION:	PRESENT ZONING: Public
PRESENT USE OF PROPERTY: Vacant Land	CUT & FILL (CY) PROPOSED: less than 500 cy
PRE-APPLICATION CONFERENCE REQUIRED: ☒ Yes ☐ No	WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic Tank	ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS WITHIN 300 FEET: ☐ Yes ☒ No	WATER BODIES WITHIN 200 FEET: ☐ Yes ☒ No
FLOODPLAIN: Flood Zone: No FIRM Panel # Date of Panel:	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: Proposed Square Footage: 5,000 square feet	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: New Impervious Surface: 6,000 square feet	

RECEIVED
JAN 11 2018
CITY OF ANACORTES

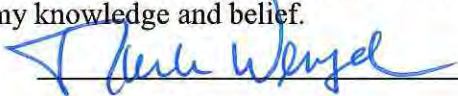
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: Anacortes School District	MAILING ADDRESS: 2200 M Avenue
CITY, STATE, ZIP: Anacortes WA. 98221	PHONE #: 360-293-1211
FAX #:	EMAIL ADDRESS: tramsay@asd103.org
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☐ Same as property owner ☐ Same as applicant	
NAME: Marc Estvold	MAILING ADDRESS: 3302 Oakes Avenue
CITY, STATE, ZIP: Anacortes WA 98221	PHONE #: 360-770-3994
FAX #:	EMAIL ADDRESS: mestvold@comcast.net
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: <u>The district proposes to construct a 5,000 square foot building to be used for classrooms during the 2018 - 2019 school year, while new classrooms are being constructed as part of the High School reconstruction project. In the summer of 2019 the classroom use will be discontinued and roughly 3,500 square feet of the building will become part of the district maintenance facility and the other 1,500 square feet will become district Information Technology offices and work area.</u> _____ _____ _____ _____	

NOTES:

- ☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or
- ☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.
- ☐ A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

SIGNATURE REQUIRED:

I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

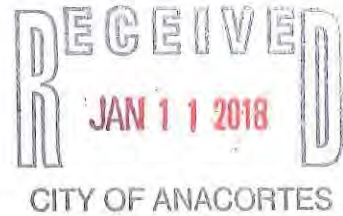
Signature: 

Print Name: Dr. Mark Wenzel

Date: 1-8-18

Title: Superintendent

Company: Anacortes School District



STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Mark Wenzel, being duly sworn, depose and say that I am (we are) the **OWNER(s)** of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: Mark Wenzel
Owner

Subscribed and sworn to before me this 8th day of January, 20 18.



Thomas S. Ramsey
Notary Public in and for the State of Washington
residing at Bellingham

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) _____, being duly sworn, depose and say that I am (we are) the **APPLICANT(s)** for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: _____
Applicant

Subscribed and sworn to before me this _____ day of _____, 20 _____.

Notary Public in and for the State of Washington
residing at _____



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONAL USE PERMIT & SPECIAL USE PERMIT CHECKLIST

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984, Fax: (360) 293-1938

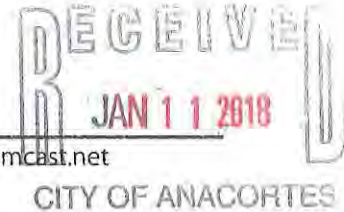


Applicant Checklist	SUBMITTAL REQUIREMENTS: The number indicates the number of copies for submittal (if applicable).	PERMIT TYPE:			
		Administrative Conditional Use Permit	Conditional Use Permit	Special Use Permit	Office Use Only
Attached	Master Permit Application (signed & notarized by all landowners involved)	3	3	3	
NA	Signed & Notarized Letter of Authorization if the applicant is not the landowner	3	3	3	
Attached	Application Fee (see Land Use Permit Fee Schedule)	✓	✓	✓	
Completed	Conduct a Pre-Application Conference prior to application submittal	✓	✓	✓	
Completed	Conduct a Neighborhood Meeting prior to application submittal (prior to the meeting, coordinate with PCED staff to determine where this can be held at, who can facilitate this, and how to do neighbor noticing)	N/A	✓	✓	
Attached	<u>Project Narrative</u> describing: the proposed work & whether a pre-application conference and neighborhood meeting were conducted prior to submittal.	N/A	3	N/A	
Attached	For Conditional Use Permits, provide a detailed explanation of how you meet each criteria of approval as listed in AMC 19.36.040.	N/A	✓	N/A	
NA	For Special Use Permits, provide a detailed explanation of how you meet each section of AMC Chapter 17.63 regulating Wireless Telecommunications Towers & Antennas. Also provide a copy of your lease.	N/A	N/A	✓	
NA	Critical Area Report –inquire with PCED to determine if required	3	3	3	
NA	Geotechnical Report –inquire with PCED to determine if required	3	3	3	
NA	SEPA Environmental Checklist –inquire with PCED to determine if required	3	3	3	
Attached	Parking, Landscape, and Tree Preservation Plan(s) –inquire with PCED to determine if required	3	3	3	
Attached	Site Plan (Drawn to Scale & Surveyed –if applicable). For residential type of uses, see “Residential Building Permit Site Plan Checklist” for the items that need to be shown on a site plan. For commercial type of uses, see “Commercial Building Permit Site Plan Checklist” for the items that need to be shown on a site plan.	3	3	3	
E-Mail	At time of submittal, provide PCED with a digital copy (on a Flash Drive, CD or emailed to pced@cityofanacortes.org) of all application material and plans submitted. PDF format preferred.	✓	✓	✓	
Attached	Provide a copy of building elevations for proposed buildings, if applicable	✓	✓	✓	



Marc L. Estvold, Inc. AIA, LEED AP
Project Management

3302 Oakes Avenue • Anacortes, Washington 98221 • 360-770-3994 • mestvold@comcast.net



Date: January 10, 2018

TO: City of Anacortes Planning Department

RE: **Anacortes School District Building, Conditional Use Permit, Project Narrative**

From: Marc Estvold

The purpose of this narrative is to provide information with regard to the Metal Building the Anacortes School District (ASD) is proposing to build to the west of the Middle School (MS) gymnasium. On January 2, 2018 the District attended a pre-application conference with the City of Anacortes to review this proposed project. On January 4, 2018 a neighborhood meeting on the project was conducted at the Anacortes Seniors Activity Center. Proper public notification was provided for this meeting which was attended by the City, the District and the public. The meeting was facilitated by an independent third party, approved in advance by the City of Anacortes Planning Department.

Current zoning for the land the building will occupy is Public, zoning to the west, north and south is residential R3, zoning to the east is also residential, R4A.

The proposed building will be a pre-engineered metal building, roughly 5,000 SF, and will be sited on the west side of the MS, just to the north of the existing district Maintenance Facility. This area is currently open grass and raised bed gardens. The building pad slopes gently from west to east towards the MS. We do not anticipate the need for significant cut and fill, or retaining walls.

As you can see from the attached site plan the orientation of the building is generally in the north / south direction. The design has a single center ridge, with a maximum height of roughly 18' above adjacent grade. The building will be provided with restrooms as required by code. The building will have exterior access doors, an overhead door and windows.

The short-term use of the building, from September 2018 to July of 2019, one school year, will be to house two classrooms for Career and Technical Education (CTE). This classroom use will likely include heavy steel working equipment, milling machines and possibly welding. There will also be a portion of the building walled off (northerly end) as a computer lab in support of the CTE activities. For the 2018/2019 school year, these two classroom areas will be used by High School students, who will walk to the building from the High School and back to the High School between periods.

Long term, after the 2018/2019 school year, the heavy use portion of the building including the steel milling machines (3,000 to 3,500 sf) will be used for district storage and maintenance. The CTE computer lab area (1,500 sf), will be used to provided needed space for the district Information Technology (IT) department.

Public and student access to the building will be off 22nd street, with parking in the existing upper level overflow paved parking area just to the west of the MS. A new HC accessible parking stall will be built to service this building in the southwest corner of the existing parking area, closest to

the building. There will also be controlled district maintenance vehicle access through the current fenced maintenance building yard on the south end of the new metal building, for loading and unloading of large equipment and materials.

The building is proposed to have an automatic fire sprinkler system with water service being feed from 22nd street. Fire truck access to the building will be provided on the existing paved parking lot to the north of the new building, or on the existing fire lane servicing the southwest corner or the MS, to the east of the new building.

Sanitary Sewer will tie to the existing maintenance facility / Middle School line. Gas, electrical, and domestic water will be tied into existing MS services where capacity allows or tied to existing services on 22nd or 24th. Existing MS and maintenance facility dumpsters will be used for garbage.

Below, please find an explanation of how each of the criteria of AMC 19.36.040 will be met:

Anacortes Municipal Code 19.36.040 Criteria

A. In order to grant a conditional use permit, the decision maker must find that the use would be consistent with the following criteria:

1. The use would comply with any specific requirements for the conditional use specified elsewhere in this code;

The proposed use is for educational purposes, an allowed conditional use in the underlying zoning of Public.

2. Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;

Pedestrian, staff and public access to the site will be mainly from 22nd street through an existing parking lot. There will also be limited, district maintenance vehicle only, access from the existing Anacortes School District maintenance building yard to the south end of the proposed building.

3. Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;

Parking for the building will be provided in the existing parking lot to the north of the proposed building location. Loading and unloading will take place from the same parking lot, north of the proposed building, or from the south end of the building by district personnel only through the existing maintenance building north yard.

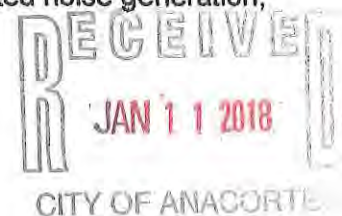
4. The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;

The building will be buffered from the residential area to the south by the existing district maintenance building, to the west by topography and distance, to the north by street trees and parking lot, and to the east by the middle school.

5. The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;

All exterior lighting will be a down light type, and orientated so they will not cause glare on neighboring properties

6. Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;



Hours and manner of operation will be the same as the adjacent district maintenance facility and Middle School

7. Public facilities and utilities are capable of adequately serving the proposed use;

All required public facilities and utilities are currently available at the site

8. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

The site is larger than required for the proposed use, topography in the area of the building is nearly flat and city storm sewer is available to the site.

9. Any other factors deemed relevant to the decision-maker. (Ord. 2992 § 1 (Att. A), 2016)

None identified.



Parking Requirements:

We looked at parking requirements in three ways:

1. City of Anacortes Municipal Code requires 1 parking space for every 4 fixed seats in an auditorium or assembly room. The Anacortes Middle School Gymnasium has fixed bleachers, 4 sections 20' long, with 9 rows of seating. This give us a total occupant load of 360 people. With one parking space required for each 4 occupants, that would require a total of 90 parking stalls.
District administrative offices, located on the 2nd floor north end, of 8,700 sf require 4 spaces per 1,000 sf, or 35 additional spaces.
Total spaces required this method = $90 + 35 = 125$ **total spaces for existing**
2. The City of Anacortes Municipal code does not address schools specifically, so we looked at the City of Mount Vernon requirements. City of Mount Vernon requirements are as follows "Elementary and middle schools: three parking spaces for each two teaching stations, plus adequate visitor parking;" The Anacortes Middle School has 33 teaching stations = 50 stalls, add to that 1 visitor stall per station = 33, this would require a total of 83 parking stalls
District administrative offices, located on the 2nd floor north end of 8,700 sf require 4 spaces per 1,000 sf, or 35 additional spaces.
Total spaces required this method = $83 + 35 = 118$ **total spaces for existing**
3. City of Oak Harbor looks at school parking as follows: "Schools, elementary and junior high – One per each employee and faculty member, plus 15 for visitor parking" The Anacortes Middle School has 58 total employees and faculty members, plus 15 spaces for visitors requires a total of 73 parking stalls.
District administrative offices, located on the 2nd floor north end of 8,700 sf require 4 spaces per 1,000 sf, or 35 additional spaces.
Total spaces required this method = $73 + 35 = 108$ **total spaces for existing**

From these three methods the highest demand appears to be 125 parking stalls for the gymnasium. Our proposed short-term building use will add two more teaching stations plus one space for visitor parking, therefor we assume a total of 130 parking stalls on site are required. Long term the building would be used for Maintenance and Information Technology requiring 10 to 12 spaces for a total requirement of around 136 spaces. There are currently 138 delineated

parking stalls on site. There are also a significant number of on street parking stalls around the school.

Landscape requirements:

Conformance with the City of Anacortes Landscape requirements would be met with a row of kinnikinnick along the new sidewalk, from the parking lot to the building. There would also be rhododendrons planted along the west and north sides of the building for buffering.

There are currently street trees along the 22nd street parking area. The building is additionally buffered from view on all four sides by:

South: view of the building will be blocked by the existing District Maintenance Building

West: view of the building will be blocked by play fields, tennis courts and topography

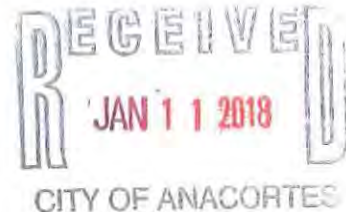
North: the building is offset a significant distance from 22nd street and there are street trees between the building and the street as well as an existing parking lot.

East: views of the building will be blocked by the Middle school

Hopefully the information above is of sufficient detail for your fullest evaluation, if you need additional information or have questions please contact me at any time.

Respectfully submitted,

Marc Estvold
Project Manager
Anacortes School District
mestvold@comcast.net
360-770-3994



HERRIGSTAD ENGINEERING PS

Civil Engineer

4320 Whistle Lake Road
Anacortes, WA 98221

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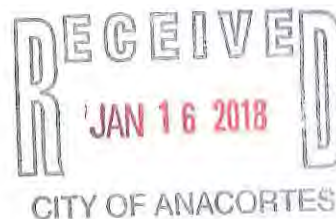
High School Accessory Building
Middle School off 22nd Street
DRAINAGE ANALYSIS

January 15, 2018

Job # 2017-161

Prepared By:

Dale K. Herrigstad P.E.



Owner:

Anacortes School District 103
2202 M Avenue
Anacortes, WA 98221

The stormwater plan will be based on the requirements of the 2014 DOE Stormwater Management Manual for Western Washington, as required by the City of Anacortes Drainage Ordinance.

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PROJECT DESCRIPTION

This project is to construct a 5,000 square foot building and 1,138 square foot parking & sidewalk areas for a total of 6,138 square foot total impervious area on a 10,000 square foot area if disturbance at the Anacortes Middle School just west of the school gym. See **"SITE PLAN" ATTACHMENT A.**

EXISTING SITE CONDITIONS

The existing site is part of the school grounds and just east of the Middle School gym in an area currently used as a vegetable garden with a concrete curb and fence at the garden perimeter. The site for the building is relatively flat with a cross slope of 2.5%. The existing gym floor elevation is 14 feet below the proposed new building floor and separated by 22 feet. The building will set 95 feet south of the parking lot and access point to the new building. A storm drainage system is located at the south end of the existing parking lot. The ground slopes up to the west approximately 8 feet. The school district maintenance shop and yard lies to the south of the proposed building site. See existing site conditions in **ATTACHMENT B.**

Soils were investigated to the north and west of the proposed building and the report is included in **ATTACHMENT C.** At the time of the soils exploration the entire garden area was saturated with standing water. The test pits were locate just north and west of the garden area. Ground water was found at 52" and 55" but anticipate at 24" and 41" due to infiltration into test pits and

the time of the explorations. All the soils encountered was imported fill which corresponds with the gym floor 14 feet lower than the site behind a retaining wall within 22 feet of the proposed building.

DOE Stormwater Management Manual Minimum requirements:

According to the 2014 DOE manual figure I-2.4.1 Flow Chart:

Does the site have 35% or more of existing impervious coverage – No

Does the site add 5000 square feet of new impervious surfaces – Yes

Does the site convert $\frac{3}{4}$ acres or more of native vegetation to lawn – No

Does the project have 2,000 square feet of new impervious surfaces – Yes

Minimum requirements #1 through #9 apply to this project. (See flow chart in ATTACHMENT D)

Minimum Requirement #1: Prepare a Stormwater Site Plan.

Volume 1, Chapter 3 steps (page 3-1).

Step 1. Collect and Analyze Information on Existing Conditions.

The site slopes in the area of the proposed building a 2.5% as noted above. The site is grass and a cultivated garden plot. The site slopes up to the west of the proposed building site with a retaining wall to the east adjacent to the Middle School Gym. See the existing site plan in ATTACHMENT B. The area just south of the Middle School gym is at a slope of 24% and also drains toward the building or parallel to the building down to a block enclosure.

A soils report has been prepared by Linda Spicher, On-site Wastewater Treatment Designer. Linda has identified the underlying soils on the site as imported fill. The anticipated water table is at 24 to 41 inches in depth west and north of the building respectively. The soils southeast of the building are not suitable at depths of 6 and 26 inches and the perched water table on the slope is at 6". (See soils report in ATTACHMENT C)

Step 2. Prepare a Preliminary Development Layout.

During construction approximately 10,000 square feet will be disturbed. A proposed layout is attached as ATTACHMENT A.

Step 3. Perform an offsite analysis:

The site currently slopes toward the Middle School Gym. No surface drains are apparent. It is assumed the retaining wall associated with the gym wall has sufficient subsurface perimeter drainage. A catch basin is located in the paved parking area just northeast of the proposed building site. It is proposed that roof drainage will be directed to this catch basin which has sufficient depth to collect the roof drainage. This drainage system crosses the Middle School parking areas to the northeast and enters the 22nd Street drainage system north of the Middle School.

The city drainage system is a 21" drain pipe at 22nd flowing East increasing in size to a 36" storm pipe before entering Fidalgo Bay 3,000 feet East of the Middle School.

Step 4. Determine and Read Applicable Minimum Requirements.

Threshold requirements: See DOE flow chart 2.4.1 in ATTACHMENT C.

The total new impervious area is over 5,000 square feet at 6,138 square feet. Minimum requirements 1 through 9 are required.

Step 5. Prepare a Permanent Stormwater Control Plan

A storm water plan is provided in the developed site plan in "ATTACHMENT A. LID options will be addressed in Minimum Requirements #5 below. Due to shallow water table infiltration is not feasible, see minimum requirement #5.

Step 6. Prepare a Construction Stormwater Pollution Prevention Plan.

See minimum requirement #2 below for SWPPP.

Step 7. Complete a Stormwater Site Plan:

The project overview has been provided at the beginning of this report along with an existing conditions description. This report is the plan.

Site plan is attached as "ATTACHMENT A.

Offsite analysis is provided in section step 3 above.

Step 8. Check compliance with all applicable minimum requirements:

The minimum requirement compliance is to take place during the review of this report and during and after construction. The report was reviewed and found to be in compliance with all applicable requirements.

Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPPP)

This project must meet the 13 elements of a SWPPP because the site exceeds the threshold of 2,000 square feet of new impervious surfacing.

Please see attached City of Anacortes 13 Elements of SWPPP specifically for this project.

Minimum Requirement #3: Source Control of Pollution

During construction the site will be open and subject to erosion. BMP's as described in the SWPPP and shown on the Erosion Control Plan must be constructed at the source to limit erosion and sediment laden runoff. The most common erosion source is exposed soils to rain, especially on steep slopes. Covering the slopes as discussed in the SWPPP shall be implemented.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

This site drainage naturally sheets to the East and collected by perimeter drain around the Middle School Gym and directed to the city storm drainage system. The new impervious area will also be collected and directed to the city storm drainage system.

Minimum Requirement #5: On-site Stormwater Management

As indicated in the soils report and from site observation the site soils are all imported fill with anticipated water table at 24" to 41". From an engineering stand point it is not advisable to introduce water to the imported fill upslope of the retaining walls for the Middle School gym that lies for the full length of the proposed building just downslope of the proposed building. The area just south of the Middle School gym is at a slope of 24% and also drains toward the building or parallel to the building.

BMP T5.13: Post-Construction Soil Quality and Depth, Lawn and landscaping areas:

All disturbed site soil will be amended as required by the post construction soil quality and depth requirements and will be implemented at the building permit stage. The design guidelines for the soil requirements are included in **ATTACHMENT D**.

LIST #2 because the site triggered Minimum requirements #1 through #9 .

ROOFS.

BMP T5.30: Full Dispersion – 65% of the site must be maintained in a forested or native condition. This BMP is not feasible because the site has been cleared of native vegetation.

BMP T5.10A: Downspout full infiltration – Infiltration system must be at least 50 feet from slopes over 40% and 10 feet from any structure or property line. Soils must be outwash or loam soils. Not feasible due to all soils in the vicinity are imported fill with a anticipated water table at 24 to 41 inches in depth.

BMP T5.14A: Rain Gardens, or BMP T7.30: Bioretention Cells, Swales, and Planter Boxes – Not feasible if the Rain Garden or Bioretention facility cannot be located on slopes less than 8% and if minimum of 1 foot vertical separation to the seasonal high table, bedrock or other impervious layer can not be achieved below rain garden or Bioretention cell.

Rain garden and Bioretention is not feasible due to the shallow water table and a rain garden or Bioretention cell depth of at least 36" there is not 12" vertical separation to the seasonal high water table of 41".

BMP T5.10B: Downspout Dispersion Systems – A vegetated flow path of at least 50 feet must be maintained between the outlet of the trench and any slope steeper than 15% and 25 feet to any structure or property line. Downspout dispersion is not feasible due to close proximity to the Middle School Gym.

BMP T5.10C: Perforated Stub Out Connections – Do not place perforated stub outs above slopes greater than 20% and maintain at least 1 foot of separation from the bottom of the trench and the seasonal water table. Not feasible due to shallow impervious rock at 0" to 21" below grade and steep slopes greater than 55% at the downhill side of the proposed house.

Roof drainage will be collected and directed to the existing drainage stub on the west property line.

OTHER HARD SURFACES (driveways and patios)

BMP T5.30: Full Dispersion – 65% of the site must be maintained in a forested or native condition. All native conditions have been removed from this site during clearing in 1998.

BMP T5.15: Permeable Pavements – Not feasible when permeable pavement area would threaten below grade basements or within 50 feet of the top of slopes greater than 20%. Also must maintain at least one foot of separation to the ground water or an underlying impermeable layer. The driveway lies on a slope of 11% from the cul-de-sac to the house location. Just north of the north end of the driveway the grade drops off to a slope over 50%. Permeable pavement is not feasible due to shallow impervious rock at

0" to 21" below grade and steep slopes in excess of 20% at the bottom of the proposed driveway.

BMP T7.30: Bioretention Cells, Swales, and Planter Boxes – Not feasible if the Bioretention facility cannot be located on slopes less than 8% and if minimum of 1 foot vertical separation to the seasonal high table, bedrock or other impervious layer.

Bioretention Cells, Swales and Planter Boxes are not feasible due to shallow impervious rock at 0" to 21" below grade and steep slopes greater than 50% at the downhill side of the proposed house.

BMP T5.12: Sheet Flow Dispersion – A vegetated flow path of at least 50 feet must be maintained between the outlet of the trench and any slope greater than 15%. Sheet flow dispersion is not feasible due to steep slopes greater than 15% at the down slope end of the proposed driveway.

BMP T5.11: Concentrated Flow Dispersion – Do not place the discharge point on or above slopes greater than 20% and maintain a vegetated flow path of at least 50 feet between the discharge point and any property line, structure or steep slope. Not feasible due to steep slopes greater than 20% below the discharge point.

Road surface water will be collected and directed towards the existing drainage stub location on the west property line.

Minimum Requirement #6: Runoff Treatment

Threshold requirements for determining the applicability of runoff treatment.

Projects in which the total of pollution-generating hard surface (PGHS) is 5,000 square feet or more in a threshold discharge area of the project, or

Projects in which the total of pollution-generative pervious surfaces (PGPS)-not including permeable pavements-is three-quarters (3/4) of an acre or more in a threshold discharge area, and from which there will be a surface discharge in a natural or man-made conveyance system from the site.

The total PGHS projected for this site including parking area is 280 square feet and less than the 5,000 square foot threshold. The roof is covered with a backed enamel coating and not a PGHS surface. 2012 Manual V-4.1.3 Flows Requiring Treatment.

The total disturbed site is 0.23 acres and less than the ¾ acre PGPS threshold.

Treatment is NOT required.

Minimum Requirement #7: Flow Control

Threshold requirements for determining the applicability of flow control.

- Projects in which the total of effective impervious surfaces is 10,000 square feet or more in a threshold discharge area, or
- Projects that convert $\frac{3}{4}$ acres or more of vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture in a threshold discharge area, and from which there is a surface discharge in a natural or man-made conveyance system from the site, or
- Projects that through a combination of effective hard surfaces and converted vegetation areas cause a 0.10 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using the Western Washington Hydrology Model or other approved model and one-hour time steps (or a 0.15 cfs increase using 15-minute time steps).

The new impervious area of 6,138 square feet (0.14 acres) (0.10 acre roof and 0.03 acre parking and sidewalks) is **BELOW** the threshold discharge area of 10,000 square feet. The overall disturbed area is 10,000 square feet (0.23 acres).

The overall site is less than $\frac{3}{4}$ of an acre

The increase in flow for the 100-year flow frequency is

100 year PREDEVELOPED (forested) 0.0253 cfs

100 year DEVELOPED 0.1.252cfs

Increase in runoff is 0.0999 cfs and **LESS** than the 0.10 cfs

Flow Control is NOT required.

WWHM2012 PROJECT REPORT

Project Name: default[5]
 Site Name: Accessory bldg
 Site Address: 22nd Street
 City : Anacortes
 Report Date: 1/13/2018
 Gage : Burlington
 Data Start : 1948/10/01
 Data End : 2009/09/30
 Precip Scale: 0.80
 Version Date: 2016/02/25
 Version : 4.2.12

PREDEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>acre</u>
SAT, Forest, Mod	.23
Pervious Total	0.23
<u>Impervious Land Use</u>	<u>acre</u>
Impervious Total	0
Basin Total	0.23

DEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>acre</u>
SAT, Lawn, Flat	.09
Pervious Total	0.09

<u>Impervious Land Use</u>	<u>acre</u>
ROOF TOPS FLAT	0.11
SIDEWALKS FLAT	0.03
Impervious Total	0.14
Basin Total	0.23

Predeveloped Landuse Totals for POC #1
 Total Pervious Area:0.23
 Total Impervious Area:0

Mitigated Landuse Totals for POC #1
 Total Pervious Area:0.09
 Total Impervious Area:0.14

Flow Frequency Return Periods for Predeveloped. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.00051
5 year	0.00174
10 year	0.003584
25 year	0.008247
50 year	0.01464
100 year	0.025333

Flow Frequency Return Periods for Mitigated. POC #1

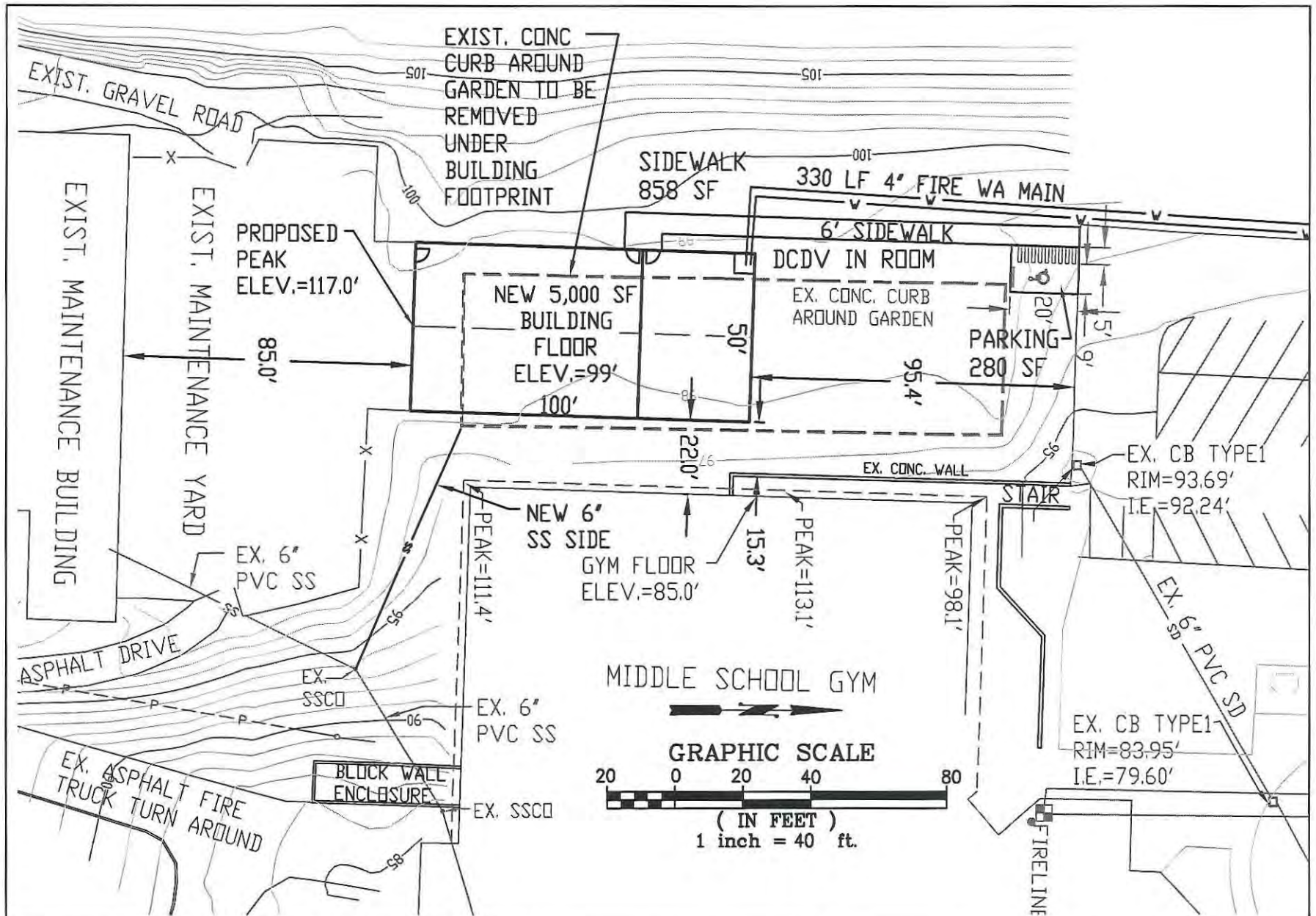
<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.044311
5 year	0.062394
10 year	0.075748
25 year	0.094247
50 year	0.109244
100 year	0.125215

Minimum Requirement #8: Wetland Protection

There are no wetlands on this site. The downstream system is enclosed to a discharge point 3,000 feet downstream to Fidalgo Bay.

Minimum Requirement #9: Operation and Maintenance

The drainage system within this project will remain private and the responsibility of the homeowners for which it serves.

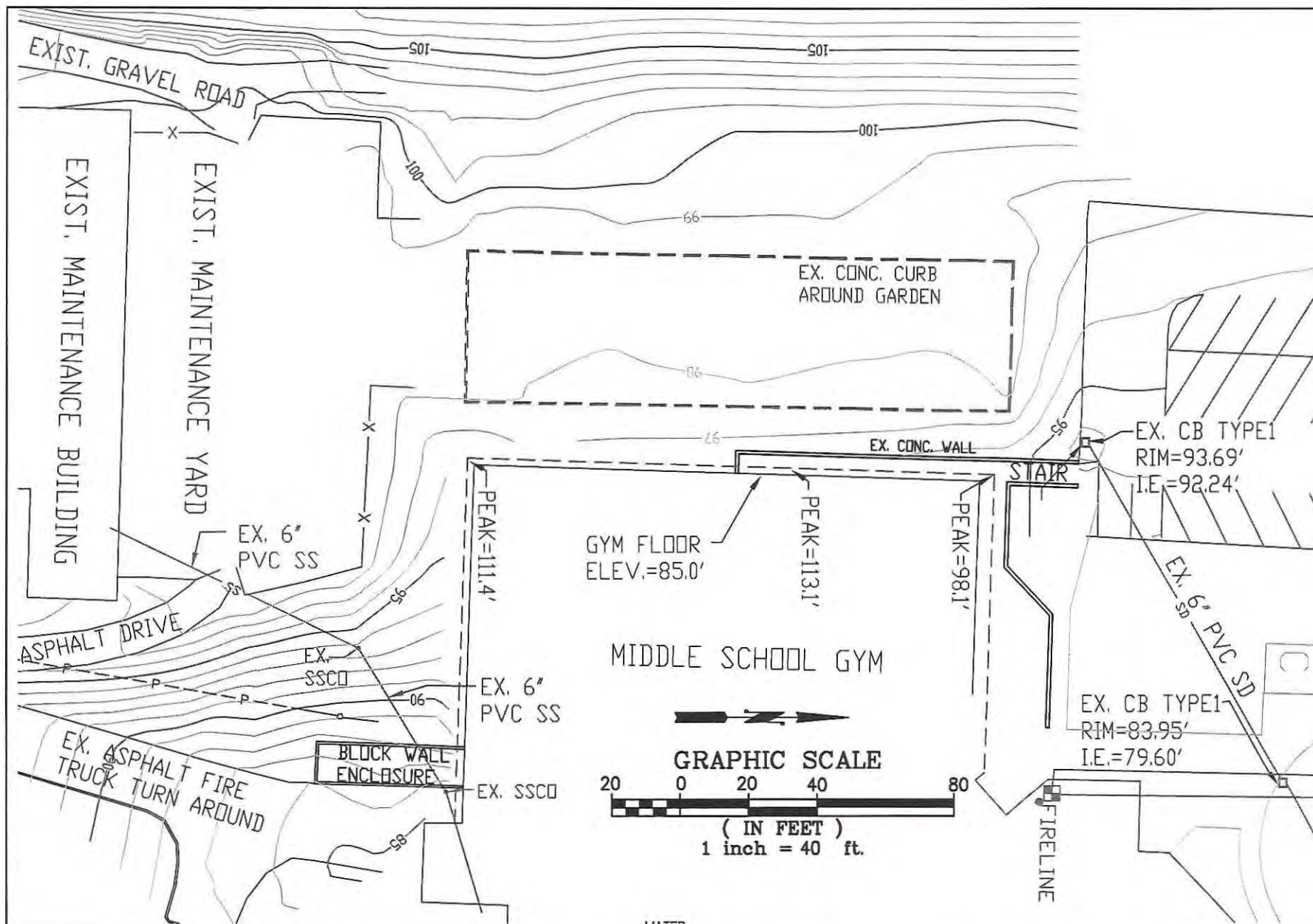


HERRIGSTAD ENGINEERING & SURVEYING
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221 299-8804

DEVELOPED SITE PLAN

HIGH SCHOOL
 ACCESSORY BUILDING

DATE
 1-15-2018
 SCALE:
 NOTED

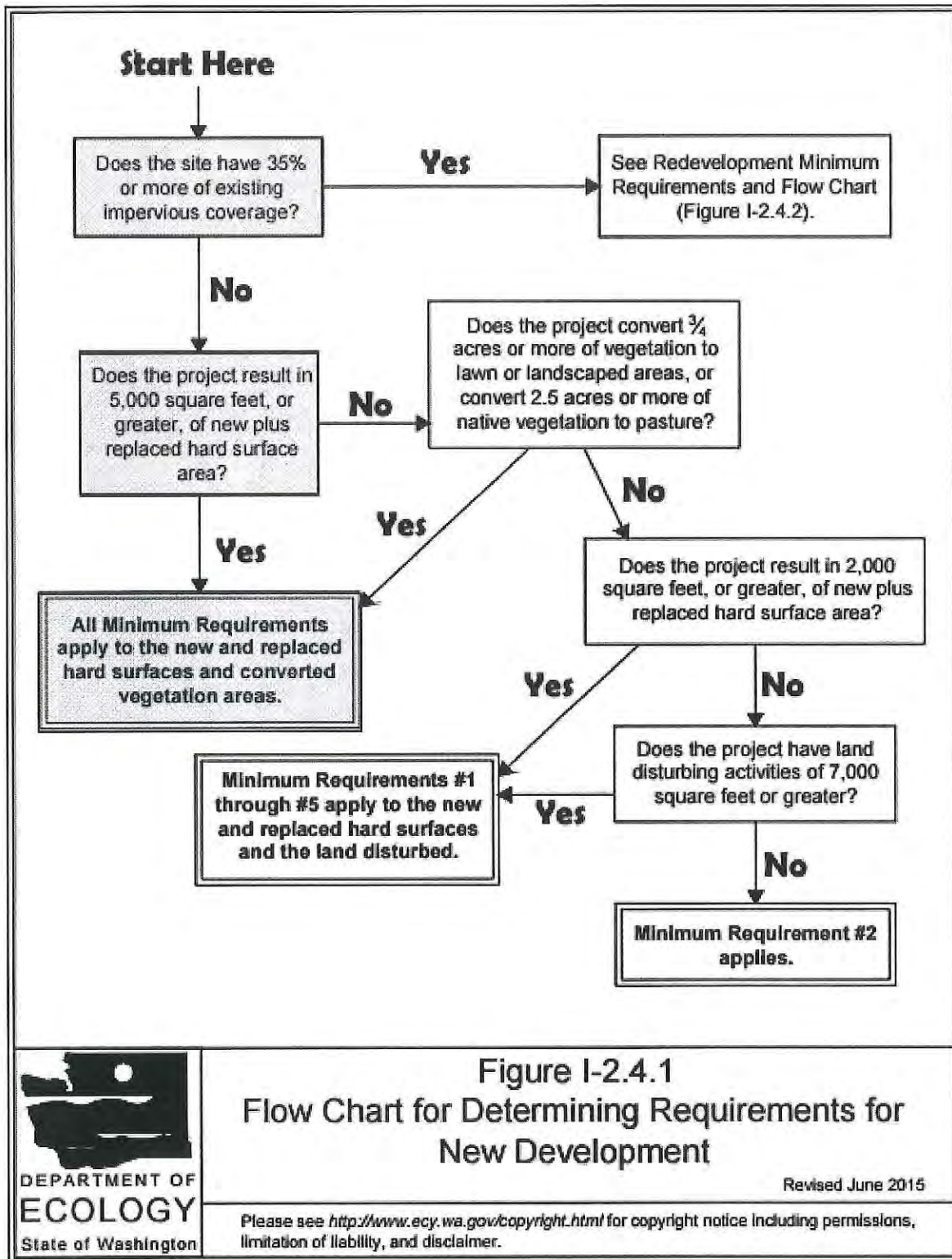


HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

EXISTING SITE PLAN

HIGH SCHOOL
ACCESSORY BUILDING

DATE
1-15-2018
SCALE:
NOTED



Soils Report

Linda Spicher, Septic System Designer
(360)708-3004

Project: Accessory Building, Anacortes High School
1402 24th Street
Anacortes, WA 98221

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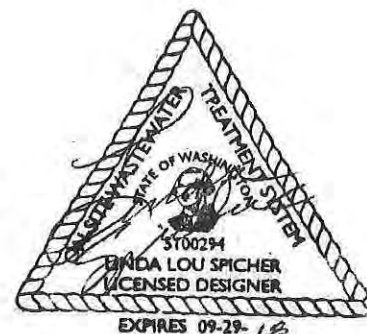
Client/Contact: Herrigstad Engineering & Surveying

Site Address: 1402 24th Street, Anacortes, WA 98221

Parcel Number: 31771

Date on Site: 01/10/18

Map Unit, Natural Resources Conservation Service:
#20 - Bow-Urban land complex, 0 to 8% slopes



Hydrologic Soil Group, Table 2.3.1 of Stormwater Management Manual for Western Washington, Volume III: D

Bow-Urban land complex soils are very deep and somewhat poorly drained. Permeability is slow, and available water capacity is high. Runoff is medium, and the hazard of water erosion is slight.

		<u>Soil Type¹</u>	<u>Loading Rate²</u>
<u>Soil Log 1</u>			
0 - 7	fine sandy silt loam, imported	6	0.2
7 - 13	medium sand, imported	3	0.8
13 - 44	tan fine sandy clay loam, slight mottles, fine roots to 13"	6	0.2
44 - 70	tan fine sandy silt loam, no mottles anticipated seasonal perched water table at 13"	6	0.2
<u>Soil Log 2</u>			
0 - 6	clay loam, previously disturbed	6	0.2
6 - 18	olive silty clay, mottles, previously disturbed	7	not suitable
18 - 26	fine sandy clay loam, roots	6	0.2
26 - 58	gray fine sandy clay, fine roots to 48" anticipated seasonal perched water table at 6"	7	not suitable

¹ One of seven numerical classifications of fine earth particles and rock fragments as described in WAC 247-272A-0220 (2)(e).

² From Chapter 247-272A WAC: "Hydraulic Loading Rate" means the amount of effluent applied to a given treatment step, in this chapter expressed as gallons per square foot per day (gal/sq. ft./day).

Soil Type³ Loading Rate⁴

Soil Log 3

0 – 10 brown medium sandy silt loam, imported
 10 – 24 red medium sandy silt loam, imported, roots
 24 – 37 olive gravelly medium sandy silty clay, no roots, mottles
 37 – 57 gray medium sandy silty clay, no mottles
 water table observed at 52"
 anticipated at 24"

Soil Log 4

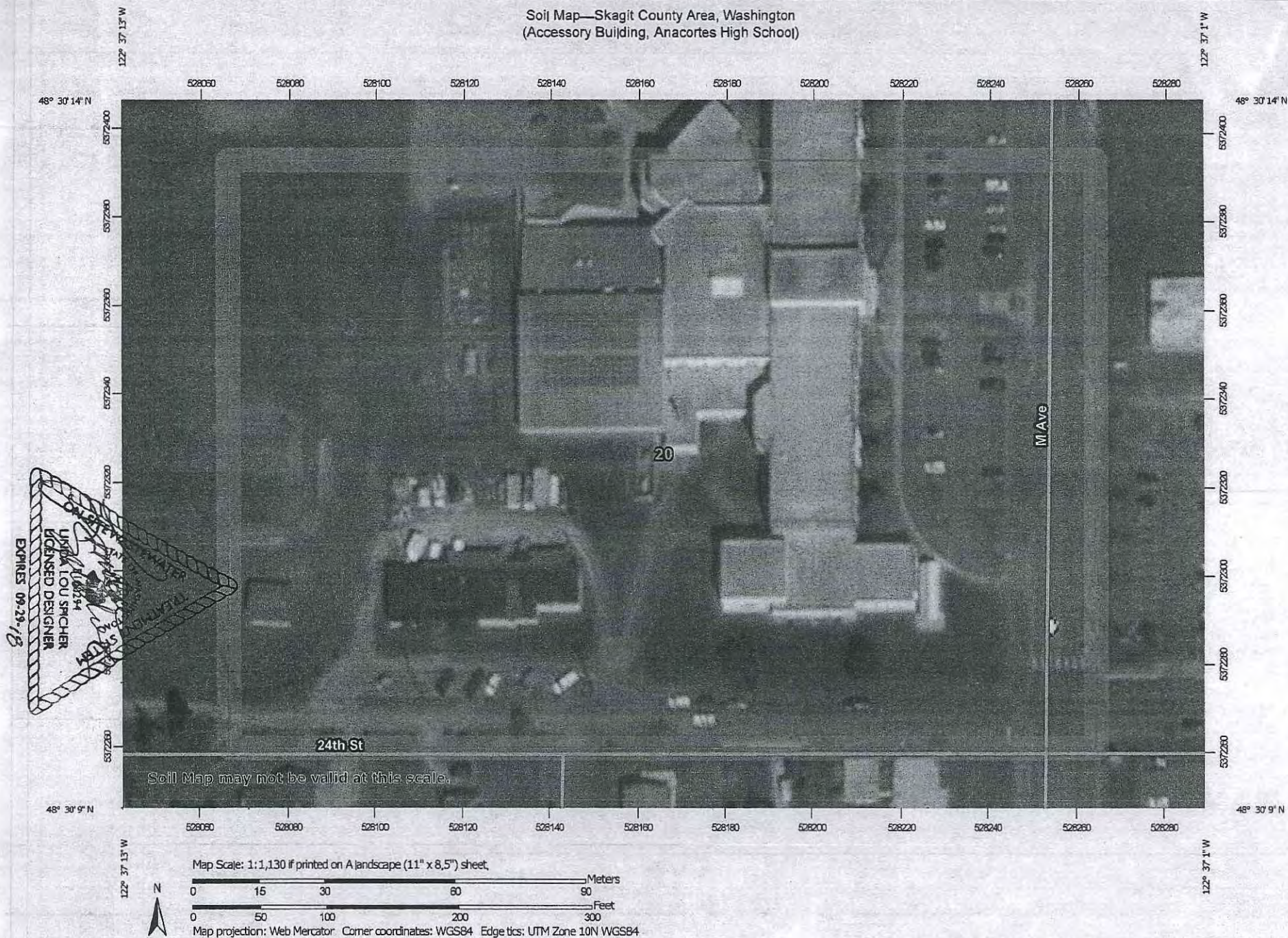
0 – 5 brown medium sandy loam, imported
 5 – 11 brown medium sandy silt loam, imported, roots
 11 – 20 gray fine sandy silty clay, imported, fine roots, no mottles
 20 – 22 asphalt, imported
 22 – 24 silty gravel, imported, no mottles
 24 – 33 gravelly medium sandy silt loam
 33 – 41 olive gravelly medium sandy silty clay, no mottles
 41 – 57 gravelly fine sandy silty clay, mottles
 water table observed at 55"
 anticipated at 41"



³ One of seven numerical classifications of fine earth particles and rock fragments as described in WAC 247-272A-0220 (2)(e).

⁴ From Chapter 247-272A WAC: "Hydraulic Loading Rate" means the amount of effluent applied to a given treatment step, in this chapter expressed as gallons per square foot per day (gal/sq. ft./day).

Soil Map—Skagit County Area, Washington
(Accessory Building, Anacortes High School)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/11/2018
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Skagit County Area, Washington

20—Bow-Urban land complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2hv1

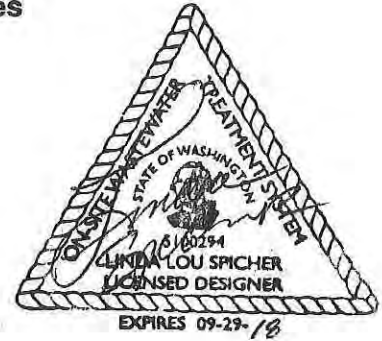
Elevation: 0 to 450 feet

Mean annual precipitation: 20 to 60 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 150 to 220 days

Farmland classification: Not prime farmland



Map Unit Composition

Bow and similar soils: 60 percent

Urban land: 35 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bow

Setting

Landform: Hillslopes, terraces

Parent material: Volcanic ash, glaciolacustrine deposits, and glacial drift

Typical profile

H1 - 0 to 7 inches: gravelly ashy loam

H2 - 7 to 17 inches: very gravelly ashy loam

H3 - 17 to 31 inches: clay loam

H4 - 31 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Other vegetative classification: Seasonally Wet Soils

(G002XN202WA)

Hydric soil rating: Yes

Map Unit Description: Bow-Urban land complex, 0 to 8 percent slopes—Skagit County Area, Washington

Accessory Building, Anacortes High School

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: No

Minor Components

Bellingham, undrained

Percent of map unit: 5 percent

Landform: Depressions

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Skagit County Area, Washington

Survey Area Data: Version 15, Nov 22, 2017





BMP T5.13: Post-Construction Soil Quality and Depth***Purpose and Definition***

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter.

Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

Applications and Limitations

Establishing a minimum soil quality and depth is not the same as preservation of naturally occurring soil and vegetation. However, establishing a minimum soil quality and depth will provide improved on-site management of stormwater flow and water quality.

Soil organic matter can be attained through numerous materials such as compost, composted woody material, biosolids, and forest product residuals. It is important that the materials used to meet the soil quality and depth BMP be appropriate and beneficial to the plant cover to be established. Likewise, it is important that imported topsoils improve soil conditions and do not have an excessive percent of clay fines.

This BMP can be considered infeasible on till soil slopes greater than 33 percent.

Design Guidelines

- Soil retention. Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.
- Soil quality. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
 1. A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0

to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.

2. Mulch planting beds with 2 inches of organic material
3. Use compost and other materials that meet these organic content requirements:
 - a. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for BMP T7.30: Bioretention Cells, Swales, and Planter Boxes (p.959), with the exception that the compost may have up to 35% biosolids or manure.

The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ratio below 25:1.

The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
 - b. Calculated amendment rates may be met through use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

The resulting soil should be conducive to the type of vegetation to be established.

- Implementation Options: The soil quality design guidelines listed above can be met by using one of the methods listed below:
 1. Leave undisturbed native vegetation and soil, and protect from compaction during construction.
 2. Amend existing site topsoil or subsoil either at default "pre-approved" rates, or at custom calculated rates based on tests of the soil and amendment.
 3. Stockpile existing topsoil during grading, and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default "pre-approved" rate or at a custom calculated rate.
 4. Import topsoil mix of sufficient organic content and depth to meet the requirements.

More than one method may be used on different portions of the same site. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended.

Planning/Permitting/Inspection/Verification Guidelines & Procedures

Local governments are encouraged to adopt guidelines and procedures similar to those recommended in Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington. This document is available at: [http://www.soilsforsalmon.org/pdf/Soil BMP Manual.pdf](http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf)

Maintenance

- Establish soil quality and depth toward the end of construction and once established, protect from compaction, such as from large machinery use, and from erosion.
- Plant vegetation and mulch the amended soil area after installation.
- Leave plant debris or its equivalent on the soil surface to replenish organic matter.
- Reduce and adjust, where possible, the use of irrigation, fertilizers, herbicides and pesticides, rather than continuing to implement formerly established practices.

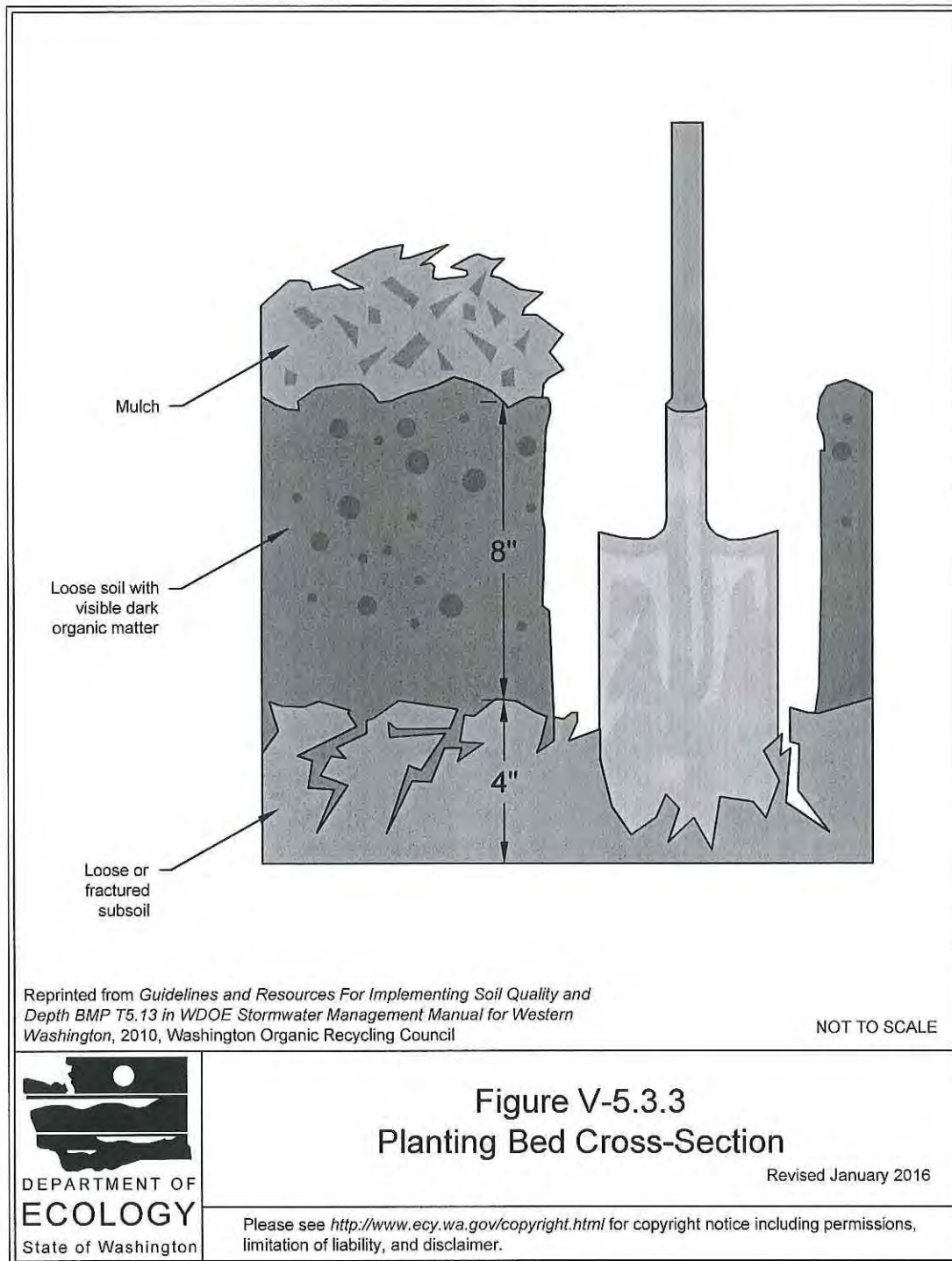
Runoff Model Representation

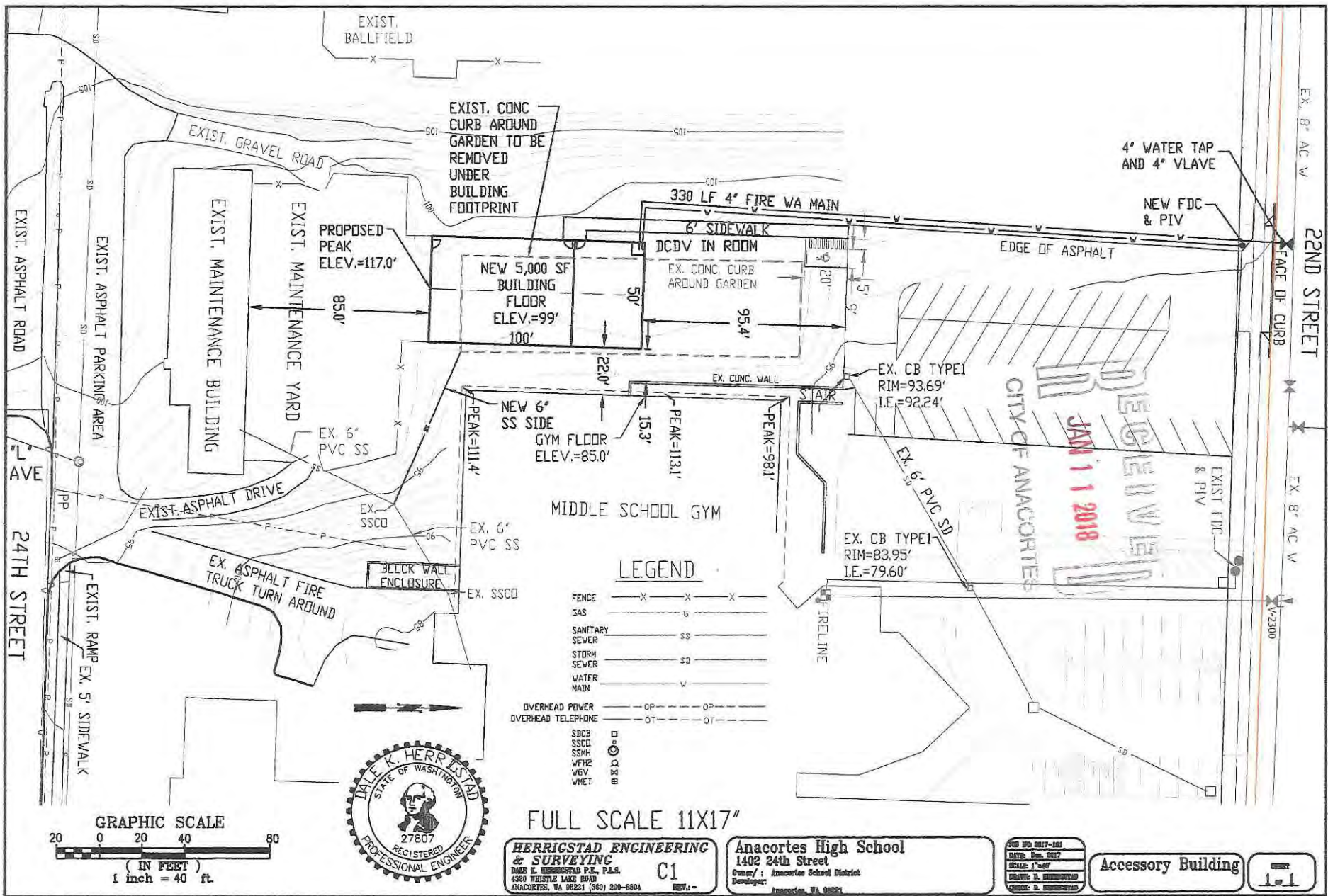
Areas meeting the design guidelines may be entered into approved runoff models as "Pasture" rather than "Lawn."

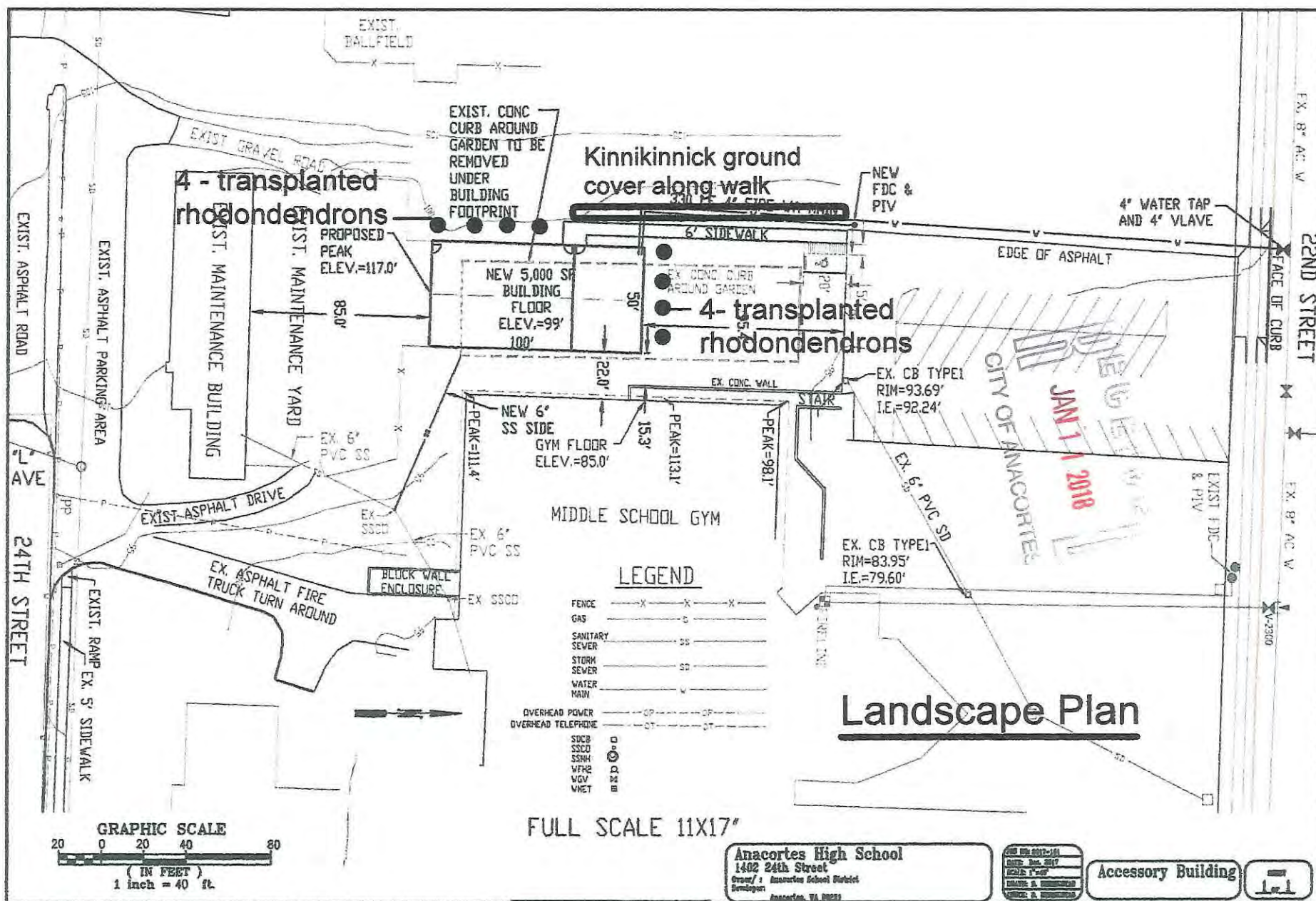
Flow reduction credits can be taken in runoff modeling when BMP T5.13: Post-Construction Soil Quality and Depth is used as part of a dispersion design under the conditions described in:

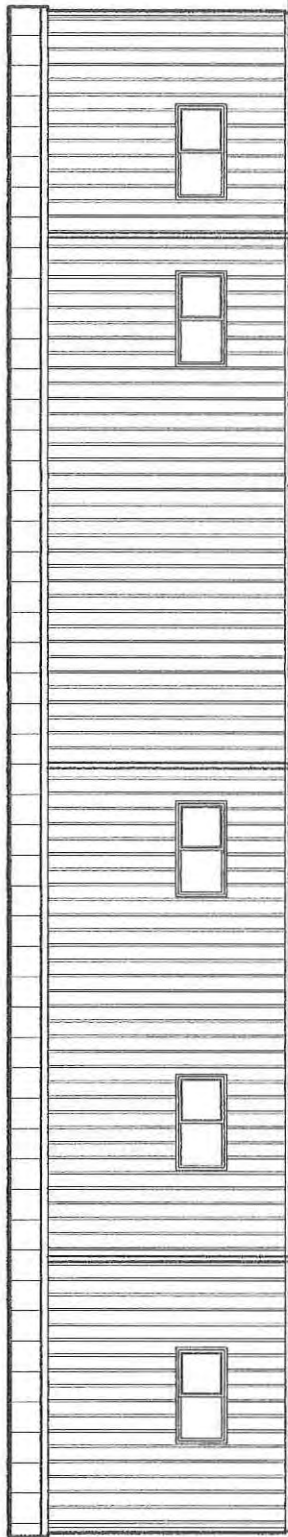
- BMP T5.10B: Downspout Dispersion Systems (p.905)
- BMP T5.11: Concentrated Flow Dispersion (p.905)
- BMP T5.12: Sheet Flow Dispersion (p.908)
- BMP T5.18: Reverse Slope Sidewalks (p.937)
- BMP T5.30: Full Dispersion (p.939) (for public road projects)

Figure V-5.3.3 Planting bed Cross-Section









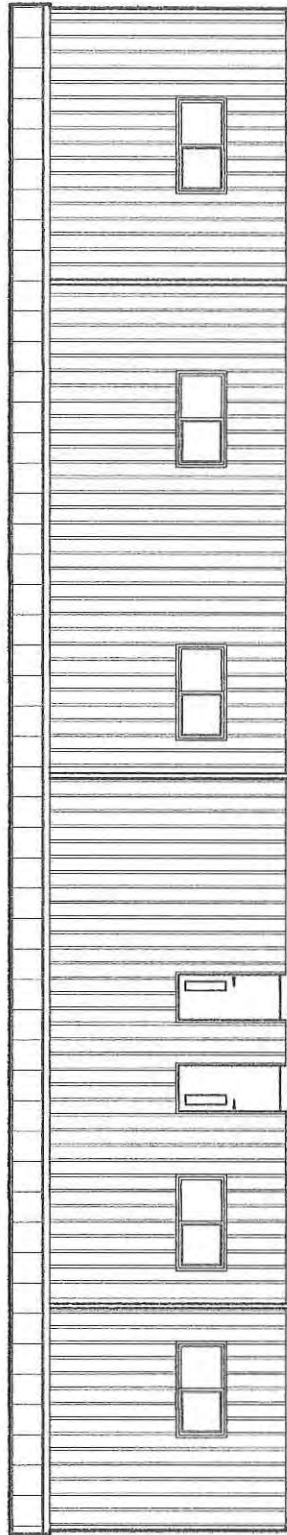
EAST ELEVATION 100'



NORTH ELEVATION 50'

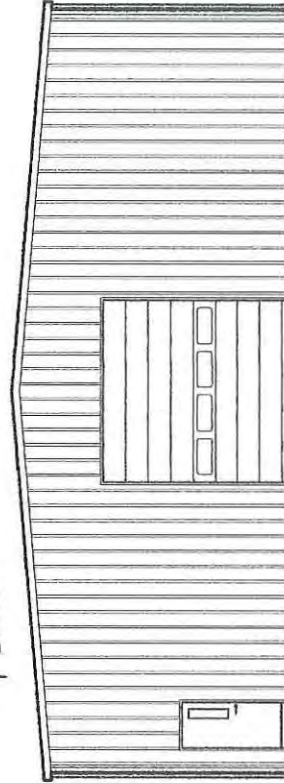
RECEIVED
JAN 11 2018
CITY OF ANACORTES

18'



WEST ELEVATION 100'

12'



SOUTH ELEVATION 50'

RECEIVED
JAN 11 2018
CITY OF ANACORTES

EXHIBIT #02:

GIS MAP & ASSESSORS'S INFO



Subject Property



Details for Parcel: P31771



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P31771

XrefID

350124-0-015-0003

Quarter Section Township Range

24 35 01

Owner Information

ANACORTES SCHOOLS #103

2200 M AVE

ANACORTES, WA 98221

Site Address(es)**Map Links**[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)**Current Legal Description** [Abbreviation Definitions](#)

(2.2600 ac) TAX 8 BEG AT INTER OF C/L OF AVE L WI C/L OF 23RD ST IF EXT TH W 380FT S 296 FT E 380FT N 296FT TO POB

2017 Values for 2018 Taxes* [Exemption](#)

Building Market Value \$.00

Land Market Value +\$142,400.00

Total Market Value \$142,400.00

Assessed Value \$142,400.00

Taxable Value \$.00

Sale Information

Deed Type

Sale Date

Sale Price \$.00

2018 Property Tax Summary

2018 Taxes will be available after 2/15/2018

Use the Taxes link above for 2017 taxes

* Effective date of value is January 1 of the assessment year (2017)

Legal Description at time of Assessment

*Land Use	(680) EDUCATION SERVICES (SCHOOLS)		WAC 458-53-030
Neighborhood	(6E2SCHL) ALL COUNTY EXEMPT SCHOOL		
Levy Code	0900	Fire District	
School District	SD103	Exemptions	School Owned
Utilities	*SEW, WTR-P	Acres	2.26
Improvement 1 Attributes Summary			
Building Style	COMMERCIAL REAL PROPERTY		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

EXHIBIT #03:

NEIGHBORHOOD MEETING NOTICE & NOTICE OF APPLICATION & HEARING



NEIGHBORHOOD MEETING:

A neighborhood meeting will be held at **6:00 PM on Thursday, January 4, 2018, in the City of Anacortes' Senior Activity Center located at 1701 22nd Street, Anacortes, Washington**, concerning the applicant's proposed development.

The applicant is proposing to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. There would also be a service access from the existing Maintenance Facility yard, to the south end of the new building. Utilities would service the building from the east and be shared with the existing middle school utilities. The subject property is located in the Public Use Zoning District. The proposed development is generally located south of 22nd Street, west of "M" Avenue and east of "J" Avenue just north of the district's maintenance facility.

Applicant: Anacortes School District; 2200 "M" Avenue, Anacortes, WA 98221; Phone #: (360) 293-1211

Project Location: 2200 "M" Avenue

Parcel(s) Numbers Involved: Parcel #: P31771

Required Project Permits/Approvals: The following permits /approvals may be required as part of the proposed development: Conditional Use Permit, Stormwater Drainage Analysis, & Building Permit. This however just concerns a neighborhood meeting at this time.

For Project Information: Kevin Cricchio, AICP, WPIT, Associate Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: December 20, 2017

Publish: December 20, 2017



NOTICE OF APPLICATION & HEARING:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant is proposing to construct an approximate 5,000 square foot building on the west side of the middle school (2200 “M” Avenue), just to the north of the existing district maintenance facility building to be used as classrooms during 2018-2019 school year while new classrooms are being constructed as part of the high school reconstruction project. In the summer of 2019, the classroom use will be discontinued and roughly 3,500 square feet of the building will become part of the district maintenance facility and the other 1,500 square feet will become district information technology office and work area. The subject property is located in the Public Use Zoning District. The parcel #: is P31771.

Applicant: Anacortes School District; 2200 “M” Avenue, Anacortes, WA 98221

Project Location: 2200 “M” Avenue / 1405 22nd Street **File Number:** CUP-2018-0001

Date of Application: January 11, 2018

Date of Completeness: January 17, 2018

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends at **5:00 PM on February 7, 2018**. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Pre-decision Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Building Permit Application Approval & Stormwater Drainage Analysis

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

SEPA Review: SEPA review is not required.

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday, February 14, 2018**, to make a recommendation on the application to City Council. The Planning Commission will conduct a **3:00 PM site visit** onsite prior to this hearing. **Closed-Record Decision Hearing:** A closed-record decision hearing to make a decision on the application will be held by the **City Council at 6:00 PM on Monday, March 5, 2018**. Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, WPIT, Associate Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: January 17, 2018

Publish: January 17, 2018

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

**NO PUBLIC COMMENTS HAVE
BEEN RECEIVED TO DATE.**

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED

From: [Kennedy, Jack](#)
To: [Cricchio, Kevin](#)
Subject: PRE-2017-0036, Anacortes School District
Date: Tuesday, January 2, 2018 3:32:12 PM

1. Building requires automatic sprinkler system per NFPA 13.
2. Sprinkler system must be monitored per NFPA 72. May be added to existing Alarm system.
3. Relocate FDC to street side (22nd St).
4. Per applicant request, PIV may be eliminated, provided Sprinkler riser room has 1 hour protection and is solely accessed from the outside.
5. Fire extinguishers per NFPA 10 must be provided.

This information is preliminary in nature and subject to change as addition information is provided.

Jack Kennedy
Assistant Chief/Fire Marshal
Anacortes Fire Department
360-293-1932 Office
360-661-3437 Cell



Development Review Group (DRG)

Name of Applicant: Anacortes School District

Brief Description: 5000 SQ' Addition

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

OK

Water Department: TBN

Comments:

See other comment sheet

Solid Waste: MK

Comments:

Create Dumpster pad for dumpster at the current location.

Sandi Andersen: SJA

Comments:



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

January 12, 2018

RE: Anacortes School District 5000 SQ' Addition; Parcel #: P31771; CUP-2018-0001

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

CUP-2018-0001: The applicant has applied for a Conditional Use Permit to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. Please provide any requirements to me by **5:00 PM on February 7th, 2018.**

Applicant/ Landowner:

Anacortes School District
2200 "M" Avenue
Anacortes, WA 98221

Conditions &/or Requirements:

ACCESSING FROM 22ND ST. ALL UTILITIES ARE FROM 22ND ST.
NO PUBLIC WORKS/ENGINEERING ISSUES.

Signature:

Don Measamer

Date:

01.12.18

Dept. / Agency Name:

CoA Planning



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, Director of Planning, Community and Economic Development

PH (360) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

December 18, 2017

RE: Anacortes School District 5000 SQ' Addition; PRE-2017-0036; Parcel #: P31771

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

PRE-2017-0036: The applicant is proposing to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. The pre-application conference has been scheduled for **1:30 PM on Tuesday, January 2, 2018**, in the main conference room of the Park's Department. Please provide any requirements to me by **5:00 PM on December 28th**.

Applicant/Landowner:

Anacortes School District
2200 "M" Avenue
Anacortes, WA 98221

01.02.18:
Based on Meeting Discussion - ALL
ACCESS will BE FROM 22ND ST, NOT
24TH. NO PW ISSUES.
SRL

Conditions &/or Requirements:

- EXTEND SW CURB CUTBACK ON 24TH TO END OF RIGHT. INSTALL TYPE B
DRIVEWAY APPROACHES @ EACH ENTRANCE.

6' SW'S.

Signature:

Date:

12.20.17

Dept. / Agency Name:

COA PW'S ENG.

From: [Nemeth, Terry](#)
To: [Cricchio, Kevin](#)
Subject: Re: PRE-2017-0036, Anacortes School District
Date: Wednesday, January 3, 2018 11:00:50 AM

DCDA for fire located in riser room

Coordinate with contractor for domestic install during fire line tap

Pressure test, Bact and flush fire line

I think that's it
Thanks

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Cricchio, Kevin" <kevinc@cityofanacortes.org>
Date: 1/2/18 4:21 PM (GMT-08:00)
To: "Nemeth, Terry" <nemetht@cityofanacortes.org>
Subject: PRE-2017-0036, Anacortes School District

Terry,

Can you please email me your requirements for the ASD pre-application conference that occurred today? Thanks.

Kevin Cricchio, AICP, WPIT | Associate Planner | Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Kennedy, Jack
Sent: Tuesday, January 2, 2018 3:32 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Subject: PRE-2017-0036, Anacortes School District

1. Building requires automatic sprinkler system per NFPA 13.
2. Sprinkler system must be monitored per NFPA 72. May be added to existing Alarm system.
3. Relocate FDC to street side (22nd St).
4. Per applicant request, PIV may be eliminated, provided Sprinkler riser room has 1 hour protection and is solely accessed from the outside.
5. Fire extinguishers per NFPA 10 must be provided.



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

January 12, 2018

RE: Anacortes School District 5000 SQ' Addition; Parcel #: P31771; CUP-2018-0001

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

CUP-2018-0001: The applicant has applied for a Conditional Use Permit to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. Please provide any requirements to me by **5:00 PM on February 7th, 2018.**

Applicant/ Landowner:

Anacortes School District
2200 "M" Avenue
Anacortes, WA 98221

Conditions &/or Requirements:

*Coordinate with City Water during fire system hot
tap to also provide domestic water*

Signature:

A handwritten signature in black ink, appearing to be "Don Measamer".

Date:

1-17-18

Dept. / Agency Name:

Water dept.

EXHIBIT #06:

SITE PHOTOS



SITE PHOTOS:



Project Site:

Anacortes Middle
School, 2202 "M"
Avenue & 2200
"M" Avenue
Anacortes School
District Offices



Anacortes Middle School's maintenance building located off of 24th Street.
The proposed building would be behind /north of this (to the right).



Existing middle school's parking lot located off of 22nd Street. Looking south toward where the proposed building would be (far in the distance).

Looking south toward maintenance building. AMS on the left side. AMS garden space is on the right side where the proposed building would go. Garden space to be relocated onsite.





Parking lot is in foreground and AMS is on the left side with the existing garden in the middle of the picture. Baseball field is on the right side.



Maintenance building is on the left side accessed off of 24th Street. Existing parking lot is located on the right side of picture.



Maintenance
Building



Baseball field
on the left side
& maintenance
building on the
right. Looking
north

Baseball field in foreground and tennis courts in the background. Looking northwest.





Existing AMS &
ASD parking lot
located off of
22nd Street.



AMS located
on right side.
Looking east
toward 24th
Street.



AMS on the
left side
looking north
at "M"
Avenue.



Looking north at AMS. East side of maintenance building is located on the left side. Proposed building would be behind maintenance building.



West side of maintenance building. Looking north approximately.

EXHIBIT #07:

PLANNING COMMISSION PRESENTATION



PLANNING COMMISSION

Pre-Decision Open-Record Public Hearing

Wednesday February 14, 2018 @ 6:00 PM with a 3:00 PM Site Visit

By: Kevin Cricchio, AICP, WPIT, Associate Planner

Planning, Community, & Economic Development Department

CUP-2018-0001:

APPLICANT & LANDOWNER:

Anacortes School District #103
2200 "M" Avenue
Anacortes, WA 98221

SUBJECT PROPOSAL:

The applicant has applied for a Conditional Use Permit to permit the construction of a 5,000 square foot building to be used for classrooms (for both a computer lab and Career & Technical Education classes) during the 2018-2019 school year, while new classrooms are being constructed as part of the high school reconstruction project.

CUP-2018-0001:

SUBJECT PROPOSAL (CONTINUED):

In the summer of 2019, the classrooms use will be discontinued. The two classrooms therein will then be used as the school district's information technology (IT) department and as a storage and maintenance room/ area. The proposed building would be located just west of the Anacortes Middle School located at 2200 "M" Avenue and just north of the existing maintenance facility located at 1402 24th Street.

The subject property is located in the Public Use Zoning District. Public Schools in the Public Use Zoning District require an approved Conditional Use Permit per AMC 17.26.040.

CUP-2018-0001:

PROJECT LOCATION:

2202 “M” Avenue, Anacortes, WA (Anacortes Middle School)

2200 “M” Avenue, Anacortes, WA (Anacortes School District Office)

1405 22nd Street, Anacortes, WA (New Building Address)

CUP-2018-0001:

ZONING DISTRICT:

Public Use Zoning District

SURROUNDING ZONING & LAND USES:

DIRECTION:	ZONING:	PRESENT LAND-USE:
North:	Public Use Zoning District	Anacortes Middle School & Parking Lot
South:	Public Use Zoning District	Anacortes Middle School's Maintenance Building & Single-Family Residences
East:	Public Use Zoning District	Anacortes Middle School
West:	Public Use Zoning District	Anacortes Middle School Grounds & Baseball Field

CUP-2018-0001:

BACKGROUND:

1. According to Assessor's records, the subject property is 2.26 acres in area. This is one of several parcel numbers that comprise the Anacortes Middle School.
2. A pre-application conference is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a pre-application conference meeting was conducted with the applicant on Tuesday, January 2, 2018.
3. A neighborhood meeting is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a neighborhood meeting was conducted at 6:00 PM on January 4, 2018 in the Senior Center. The neighborhood meeting notice was posted on site in two different locations, published in the Anacortes American newspaper, and mailed to neighboring landowners within 300 feet of the subject property as is required by AMC 19.20.120(D).

CUP-2018-0001:

BACKGROUND (CONTINUED):

4. On January 11, 2018, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject Conditional-Use Permit application.
5. Following a review of the application material submitted, the subject application was deemed complete on January 17, 2018.
6. Per AMC Table 19.20.030-1, Conditional Use Permits are considered a Type 4 land use permit, which requires a 21-day comment period.
7. The comment period for the subject application began on January 17, 2018, and ended at 5:00 PM on February 7, 2018. Comments however were accepted until the close of the pre-decision open record public hearing.

CUP-2018-0001:

NOTICE OF APPLICATION & HEARING:

1. A notice of application & hearing was published in the Anacortes American Newspaper on January 17, 2018.
2. On January 12, 2018, the notice of application & hearing was posted in two (2) different locations on the subject property.
3. On January 12, 2018, the notice of application & hearing was also posted at city hall, the local USPS office, the library, and on the city's website.
4. On January 12, 2018, the notice of application and hearing was mailed to neighboring landowners located within 300-feet of the subject property.
5. Finally, both agencies and departments of jurisdiction were solicited for comment on January 12, 2018 via email.

CUP-2018-0001:

CRITICAL AREAS REVIEW:

There are no known critical areas on the subject property or within 300 feet to it.

STATE ENVIRONMENTAL POLICY:

The subject proposal was determined to be exempt from SEPA environmental review per WAC § 197.11.800 and AMC § 18.04.120.

CUP-2018-0001:

PUBLIC COMMENTS RECEIVED:

Public comment received can be found in **Exhibit # 04.**

AGENCY & DEPARTMENT COMMENT:

Comments from both agencies and departments of jurisdiction can be found in **Exhibit # 05.**

CUP-2018-0001:

ZONING ORDINANCE /CODE:

1. Per AMC 17.26.010, the purpose of the Public Use (P) Zoning District is to “allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.”
2. Public Schools require a Conditional Use Permit per AMC 17.26.040. Although the Anacortes Middle School already exists on the subject property, this is an additional building associated with the public school.
3. According to the AMC 17.26.060, there is no minimum setback requirement from property lines in the Public Use Zoning District.
4. According to AMC 17.26.080, there is no maximum lot coverage requirement in the Public Use Zoning District.
5. The maximum permitted height in the Public Use Zoning District is thirty-five (35) feet above original grade. If approved, the proposed structure would be approximately eighteen (18) feet (at ridge height) above existing /original grade.

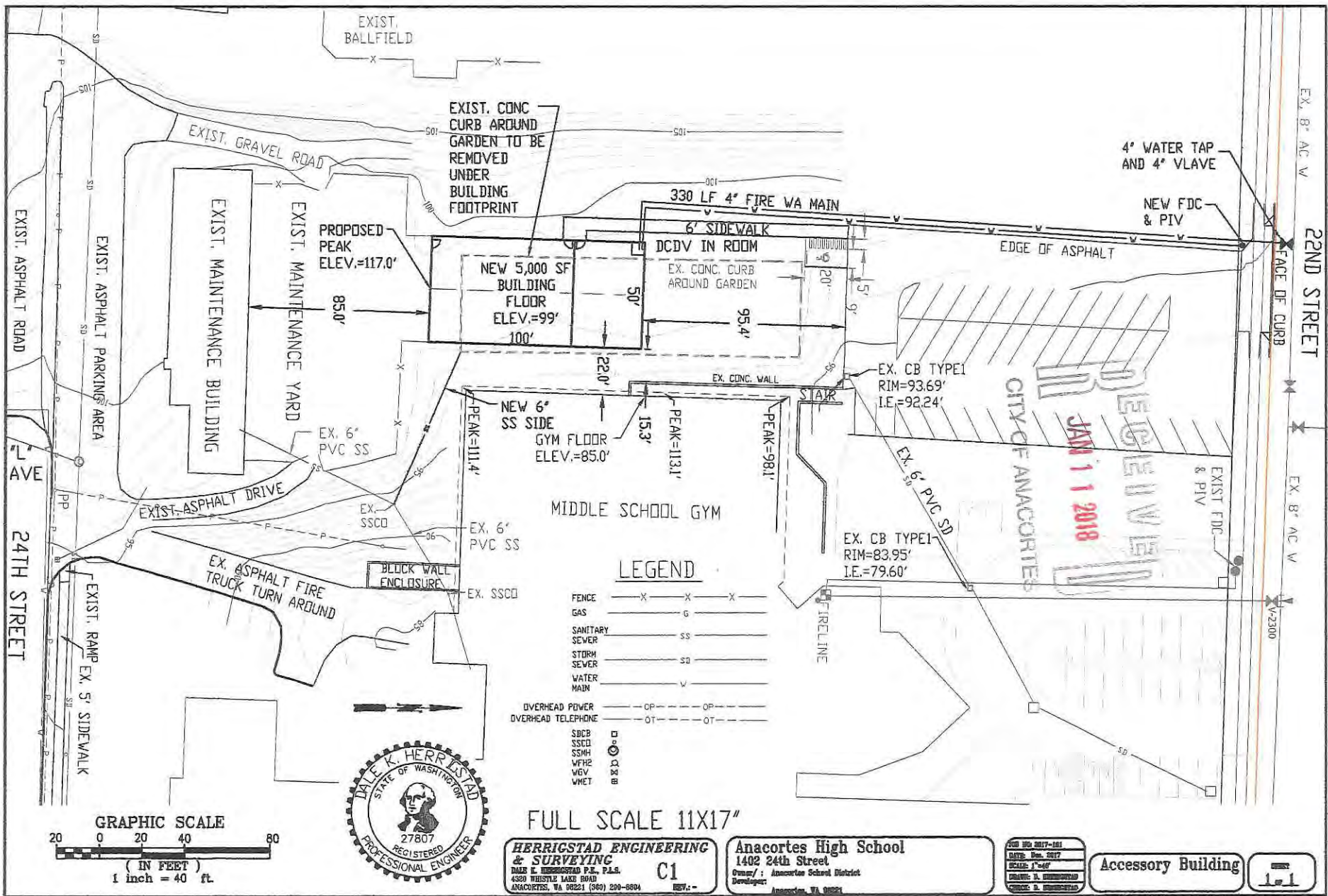
CUP-2018-0001:

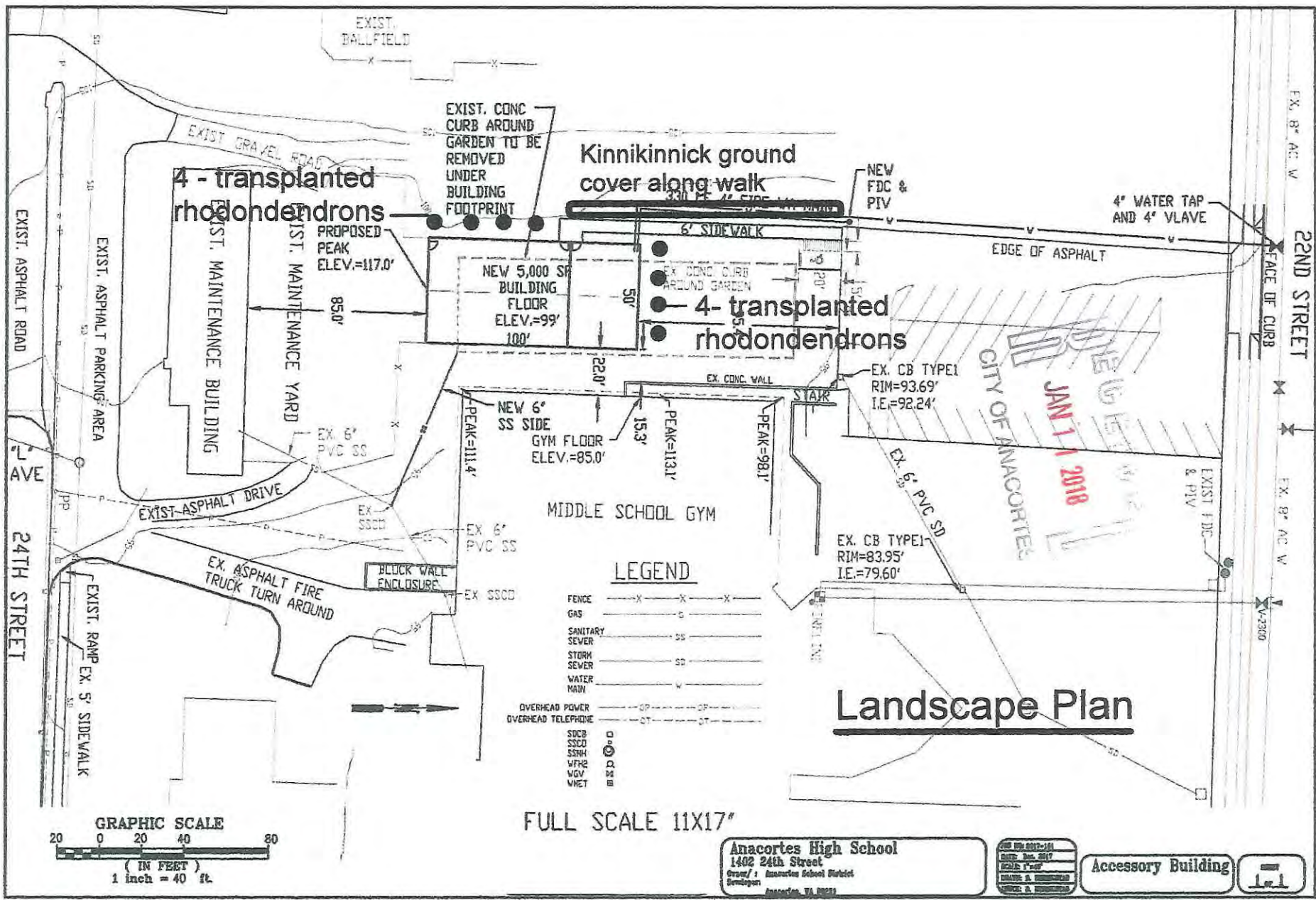
STAFF RECOMMENDATION:

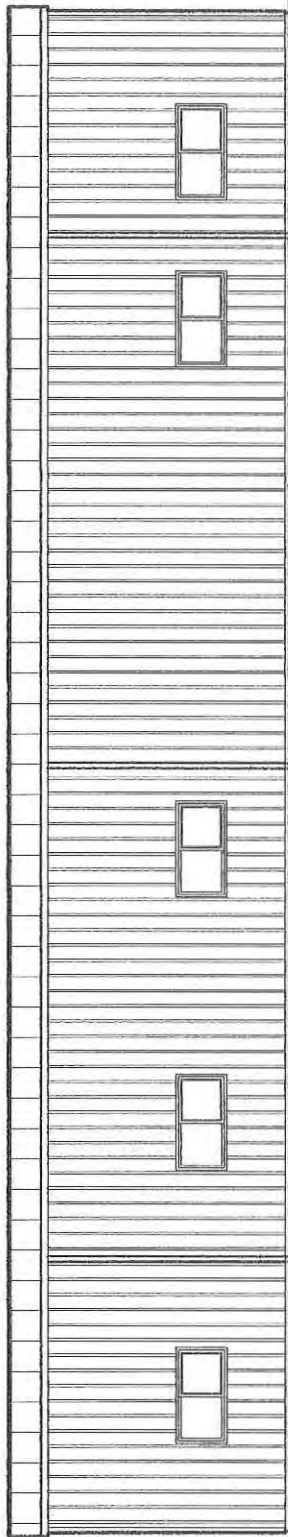
The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject Conditional Use Permit subject to staff's suggested conditions of approval.

CUP-2018-0001:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, Narrative, CUP Criteria of Approval, Drainage Analysis, Site Plan, & Building Elevations
Exhibit #02	GIS Map & Assessor's Info
Exhibit #03	Neighborhood Meeting Notice & Notice of Application & Hearing
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Site Photos







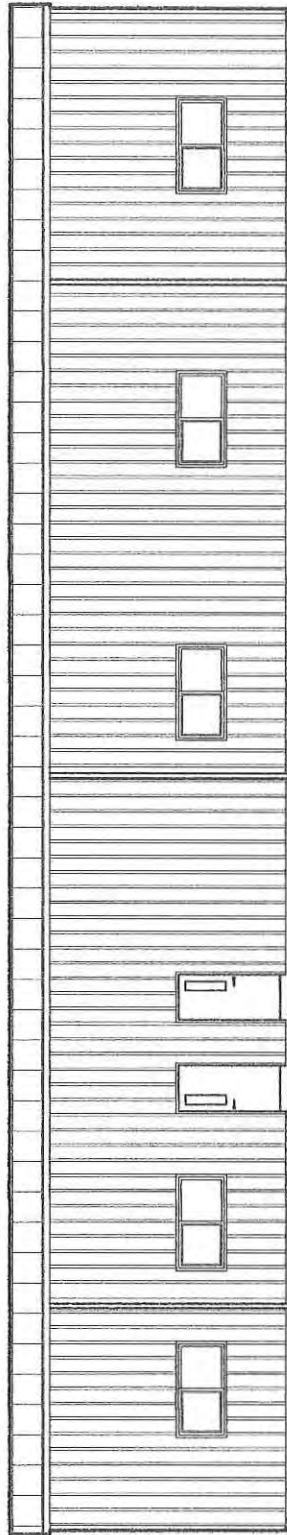
EAST ELEVATION 100'



NORTH ELEVATION 50'

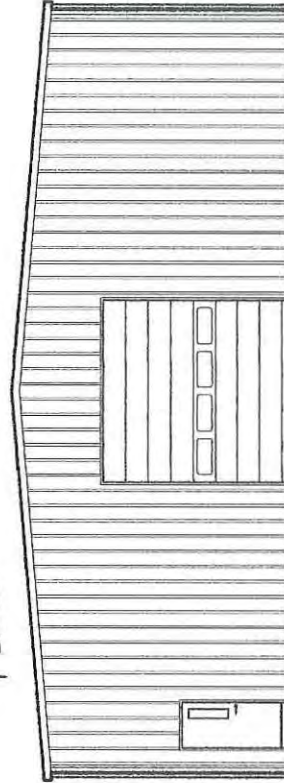
RECEIVED
JAN 11 2018
CITY OF ANACORTES

18'



WEST ELEVATION 100'

12'



SOUTH ELEVATION 50'

RECEIVED
JAN 11 2018
CITY OF ANACORTES



Subject Property



Details for Parcel: P31771



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P31771

XrefID

350124-0-015-0003

Quarter Section Township Range

24 35 01

Owner Information

ANACORTES SCHOOLS #103

2200 M AVE

ANACORTES, WA 98221

Site Address(es)**Map Links**[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)**Current Legal Description** [Abbreviation Definitions](#)

(2.2600 ac) TAX 8 BEG AT INTER OF C/L OF AVE L WI C/L OF 23RD ST IF EXT TH W 380FT S 296 FT E 380FT N 296FT TO POB

2017 Values for 2018 Taxes* [Exemption](#)

Building Market Value \$.00

Land Market Value +\$142,400.00

Total Market Value \$142,400.00

Assessed Value \$142,400.00

Taxable Value \$.00

Sale Information

Deed Type

Sale Date

Sale Price \$.00

2018 Property Tax Summary

2018 Taxes will be available after 2/15/2018

Use the Taxes link above for 2017 taxes

* Effective date of value is January 1 of the assessment year (2017)

Legal Description at time of Assessment

*Land Use	(680) EDUCATION SERVICES (SCHOOLS)		WAC 458-53-030
Neighborhood	(6E2SCHL) ALL COUNTY EXEMPT SCHOOL		
Levy Code	0900	Fire District	
School District	SD103	Exemptions	School Owned
Utilities	*SEW, WTR-P	Acres	2.26
Improvement 1 Attributes Summary			
Building Style	COMMERCIAL REAL PROPERTY		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

SITE PHOTOS:



Project Site:

Anacortes Middle
School, 2202 "M"
Avenue & 2200
"M" Avenue
Anacortes School
District Offices



Anacortes Middle School's maintenance building located off of 24th Street.
The proposed building would be behind /north of this (to the right).



Existing middle school's parking lot located off of 22nd Street. Looking south toward where the proposed building would be (far in the distance).

Looking south toward maintenance building. AMS on the left side. AMS garden space is on the right side where the proposed building would go. Garden space to be relocated onsite.





Parking lot is in foreground and AMS is on the left side with the existing garden in the middle of the picture. Baseball field is on the right side.



Maintenance building is on the left side accessed off of 24th Street. Existing parking lot is located on the right side of picture.



Maintenance
Building



Baseball field
on the left side
& maintenance
building on the
right. Looking
north

Baseball field in foreground and tennis courts in the background. Looking northwest.





Existing AMS &
ASD parking lot
located off of
22nd Street.



AMS located
on right side.
Looking east
toward 24th
Street.



AMS on the
left side
looking north
at "M"
Avenue.



Looking north at AMS. East side of maintenance building is located on the left side. Proposed building would be behind maintenance building.



West side of maintenance building.
Looking north approximately.

EXHIBIT #08:

PLANNING COMMISSION MINUTES



**Planning Commission Meeting
Minutes for – February 14, 2018**

Vice Chair Cleland McGrath called the meeting of January 14, 2018 to order at approximately 6:00 p.m.

Roll Call

Members Present: Commissioners Doll, Graf, Mount, Cleland McGrath, & Moffitt

Members Absent: Commissioner MacKenzie & McNett

Minutes

Minutes of January 10, 2018 approved as read

Correspondence

None

New Business

Anacortes School District 5,000 sq. ft. building, Conditional Use Permit, CUP-2018-0001

Kevin Cricchio, Associate Planner, AICP, presented the CUP to allow a building for two classrooms at the Anacortes Middle School, for use by the high school during the High School Reconstruction Project. Classroom uses will be discontinued after completion of that project and modified for IT use, storage, and maintenance for the middle school.

Marc Estvold, Project Manager, provided additional information on the design of the building and the timeline for the project.

Curt Oppel, 2803 B Ave. Mr. Oppel supports the proposal and explained that the current career and technical education center at the high school will be torn down during the reconstruction and this building is a solution to continuing the classes on those topics during reconstruction.

With no further comments, Vice Chair Cleland McGrath closed the public hearing.

Commissioner Moffitt made a motion to recommend approval to City Council subject to staff's recommended conditions. Commissioner Chair seconded. The vote was unanimous.

Vice Chair Cleland McGrath called the meeting to a close at approximately 6:20 p.m.

Water Treatment Plant Chlorine Conversion Project

CITY OF ANACORTES PUBLIC WORKS



Objective

- The city intends to replace the existing gaseous chlorine system used for disinfection at the Water Treatment Plant with a bulk sodium hypochlorite solution system
- The change will eliminate the potential health and safety risks associated with unintended releases of gas chlorine
- Washington State Department of Labor and Industries' Process Safety Management requirements with a hypochlorite solution are less stringent than that of gaseous chlorine



Existing gaseous chlorine system

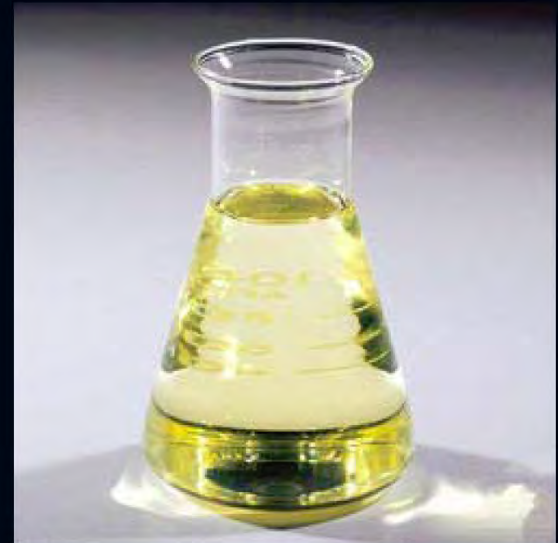
- The Water Treatment Plant's existing gaseous chlorine system was designed by HDR Engineering
- The firm has been selected to design a conversion from that system to a hypochlorite solution
- The project is expected to cost \$700,000 – funds the public works department currently has in its regional capital reserves



- Images of the current chlorine system at the water treatment plant

Sodium Hypochlorite

- Sodium Hypochlorite is essentially a diluted liquid chlorine very similar to bleach
- It is delivered in Bulk at 12.5% Concentration
- Widely used in water treatment as a disinfectant.



Sodium Hypochlorite

- Anacortes' hypochlorite storage and feed equipment will look very similar in type and size to the plant's existing aluminum sulfate and sodium hydroxide systems



City of Anacortes
water treatment plant
existing chemical feed
systems.

Design features

- The hydrochlorite system will fit into the footprint of the existing gaseous chlorine system
- Storage tanks will be in a curbed structure to provide secondary containment
- Existing chlorine solution feed lines from the chlorine room to injection points will be retained
- The new system could be in use by end of 2018



City of Bremerton's hypochlorite feed system

First of three phases

- Establish a design criteria for a sodium hypochlorite storage and feed system
- Develop a preliminary plan for installing new chlorination equipment
- Develop a plan to phase out existing gas chlorine system without system interruption.
- Prepare a project report for Washington State Department of Health on specifics of the project
- Evaluate options for reducing chlorine dose in treated water while meeting disinfection CT (chlorine concentration multiplied by contact time with water) compliance requirements
- Cost of first phase not-to-exceed \$35,535.33

Alternatives

- A chlorine generating process where chlorine is made on site from salt compound
 - More expensive than hypochlorite system from construction, operating and maintenance perspective
- Maintain gaseous chlorine process
 - Risk further L&I scrutiny and compliance violations and citations
 - Employ health and safety employee (or consultant) to assist with process safety management
 - L&I indicates this will help but not prevent compliance violations and citations

Questions?

CITY OF ANACORTES PUBLIC WORKS





City Council Contract Agenda Bill

Meeting Date: 3/5/2018

Agenda Item: 7a

Subject: Contract Award - WTP Chlorine Conversion Project - Phase 1

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by:
Darcy Swetnam, City Attorney

Action Type: Contract Award

Summary Statement: City staff seeks City Council consent to award a contract in the amount of \$35,535.33 to HDR Engineering, Inc., to perform Phase 1 of the WTP Chlorine Conversion Project which includes the preliminary engineering for replacing the gas chlorine system with a sodium hypochlorite system at the Water Treatment Plant.

Background:

1. **History:** Following the recent visit from Washington State Department of Labor and Industries, we are pursuing a change in the method we use for disinfection at the Water Treatment Plant. The new method involves a change from gaseous chlorine to a hypochlorite solution. Hypochlorite is essentially a diluted liquid chlorine very similar to bleach.

The Washington State Department of Labor and Industries' Process Safety Management requirements for business involved with the use of gaseous chlorine are much more stringent than those necessary for the use of a hypochlorite solution. After conversations with representatives of L&I we believe the continued use of gaseous chlorine will result in continued scrutiny and compliance violations.

Our preliminary estimates indicate the project will cost \$700K. We will be able to fund this conversion using existing funds in our regional capital reserves. The new process will fit into the footprint of the existing system. The new process will require construction and implementation while the existing system continues to be in use.

We have chosen the firm of HDR to design the required improvements. HDR performed the original design engineering for the Water Treatment Plant, and we have continued to use them for miscellaneous improvements since the plant was completed. HDR indicates the new process could be in use by the end of 2018.

The life cycle costs for operating and maintaining a hypochlorite disinfection system are comparable to the existing gaseous chlorine system. Product deliveries will be scheduled, much the same as our other chemical deliveries.

This is the first of three phases for design and engineering for this project. Phase 1 will include establishing design criteria for a sodium hypochlorite storage and feed system; developing a preliminary plan for installing new chlorination equipment and phasing out the existing gas chlorine system; preparing a project report for submittal to the Washington State Department of Health on specifics of the project; and evaluating options for reducing the chlorine dose in treated water applied at the WTP while still meeting disinfection CT (chlorine concentration multiplied by contact time with water) compliance requirements. Staff will return to council for consent on the second phase of design as this task nears completion. The goal is to have design work completed and the project ready for bid summer of 2018.

The City intends to replace the existing gas chlorine system at the plant with a bulk sodium hypochlorite solution system to eliminate the potential health and safety risks associated with unintended releases of gas chlorine. The hypochlorite storage and feed equipment will be in the existing gas chlorine room in the plant's chemical building. Storage tanks would be within a curbed structure to provide secondary containment. The existing chlorine solution feed lines from the chlorine room to the injection points would be retained. The gas chlorine system would remain in operation until the new system is fully operational and accepted by the city

2. **Key Terms:**

- Contract price is on a time-and-materials (T&M) basis not-to-exceed \$35,535.33
- Term is through 12/31/18
- Deliverables include Draft Project Report (including preliminary drawings), Final Project Report, Chlorine Dose Reduction Options Technical Memorandum

3. **Competitive Bidding:** Per RCW 39.80 this engineering consultant was selected from the City's MRSC Architectural, Landscape Architectural, and Engineering Service Roster to provide a proposal for this scope of work, after which a price was negotiated.

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move that City Council authorize the Mayor to sign a contract 18-036-WTR-001 with HDR Engineering, Inc. in the amount of \$35,535.33 to perform Phase 1 of the WTP Chlorine Conversion Project.

Alternative Actions:

- A chlorine generating process where chlorine is made on site from a salt compound.
 - This is more expensive than a hypochlorite system from a construction, operating and maintenance cost perspective.
- Maintain our gaseous chlorine process and continue to risk L & I scrutiny and compliance violations and citations.
 - Employ a Health and Safety staff member [or consultant] to assist with process safety management. L & I indicates while this will help it will not prevent the compliance violations and citations.

Attachments: Contract 18-036-WTR-001

Contractor	HDR Engineering, Inc.
Contract Amount	\$35,535.33
Earmarked Funds	None
BARS #	401.000.594.34.63
Budget Amendment Required?	No
Start Date	Inception
End Date	12/31/18



AGREEMENT 18-036-WTR-001
Between
THE CITY OF ANACORTES
AND
HDR ENGINEERING, INC.

This Agreement, hereinafter referred to as "Agreement", made and entered into between the City of Anacortes, hereinafter referred to as the "City", and HDR Engineering, Inc., hereinafter referred to as the "Consultant";

WHEREAS, the City requires professional services of the Consultant;

NOW, THEREFORE, in consideration of mutual benefits accruing, it is agreed by and between the parties hereto as follows:

1. **Scope of Work**. Under this Agreement, the Consultant will perform the preliminary engineering for replacing the gas chlorine system with a sodium hypochlorite system at the Anacortes Water Treatment Plant, 14489 River Bend Rd, Mount Vernon, WA 98273. Specifically, the Consultant shall provide services in accordance with Exhibit A which is attached hereto and incorporated by reference.

Work shall be performed under the direction of Jeff Marrs, who may be reached at (360) 428-1598, or by email at jeffm@cityofanacortes.org.

2. **Price**. The work performed under this Agreement shall be performed on a time-and-materials (T&M) basis not-to-exceed **Thirty-Five Thousand Five Hundred Thirty-Five Dollars and Thirty-Three Cents (\$35,535.33)**. Payment terms are set forth in Article 4, **Payment Terms**.

3. **Period of Performance**. The period of performance under this Agreement is through December 31, 2018.

4. **Payment Terms**. Progress payments for work performed in Year 2018 shall be made according to Exhibit B, **2018 Labor Rate Schedule**, which is hereby made a part hereof and incorporated by reference.

Other direct costs and subconsultant costs shall be invoiced at actual costs. The Consultant shall submit invoices for payment no more frequently than monthly and allow 30 calendar days from receipt of the invoice for payment.

5. **Subcontracts**. The Consultant shall give notice in advance of placing any subcontract and will identify subcontracts before subcontracted work begins. "Subcontract" means any contract entered into by a sub Consultant to furnish supplies or services for performance of the prime Consultant or a sub Consultant. It includes, but is not limited to, purchase orders, and changes and modifications to purchase orders.

The following information shall be included (i) a description of the supplies or services to be subcontracted, (ii) identification of the type of subcontract to be used (iii) identification of the proposed sub Consultant, (iv) proposed subcontract price.

Unless consent or approval specifically provides otherwise, consent by the City shall not constitute a determination –

- (1) of the acceptability of any subcontract terms or conditions;
- (2) Of the allowability of any cost under this Agreement; or
- (3) To relieve the Consultant of any responsibility for performing this Agreement.

The Consultant shall give immediate written notice, reference Clause **Notices**, of any action or suit filed and prompt notice of any claim made against the Consultant by any sub Consultant or vendor that, in the opinion of the Consultant, may result in litigation related in any way to this Agreement, with respect to which the Consultant may be entitled to reimbursement from the City.

6. **Invoicing.** All invoices shall include a cover page that states: Company Name, Invoice Date, Due Date (30 days), Invoice Number, Invoice Period, Project Manager Name, AGREEMENT Number, Agreement Price, amount requested per invoice and cumulative invoiced amount. Invoices shall include actual hours worked by Period, by Labor Category.

The Consultant must invoice **MONTHLY** for quantities delivered during the invoice period, and no more frequently than monthly, and allow 30 calendar days from receipt of the invoice for payment.

Invoices may be sent by US mail to City of Anacortes, Accounts Payable, PO Box 547, Anacortes, WA 98221, or by email to accountspayable@cityofanacortes.org

The City shall notify the Consultant within fifteen (15) calendar days from receipt of invoice if there are any objections or disputes with the invoice. The Consultant shall then resubmit a new invoice less the disputed amount and payment shall be made within 30 calendar days. Any disputed amounts may be submitted under the Disputes clause contained herein.

7. **Ownership and Use of Documents.** All finished and unfinished documents and material prepared by the Consultant with funds paid by the City pursuant to the terms of this Agreement shall become the property of the City and shall be forwarded to the City upon its request. Documents and materials shall include but not be limited to plans, specifications, reports, electronic and non-electronic data, and other design documents prepared by the Consultant. Pursuant to RCW 42.56.70, all information and documents produced under this Agreement may be subject to public disclosure.

8. **Defense and Indemnity Agreement.** The Consultant shall defend, indemnify and hold the City, its appointed and elective officers, officials, employees and volunteers harmless from any and all claims, injuries including death at any time resulting there from, damages, losses or suits including attorney fees, arising out of or resulting from the 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.

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, employees, and volunteers, the Consultant's liability hereunder including the duty and cost to defend 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 Clause shall survive the expiration or termination of this Agreement.

9. **General and Professional Liability Insurance.**

A. Insurance Term

The Consultant shall procure and maintain for the duration of the 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 this 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 the types and coverages described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be as least as broad as Insurance Services Office (ISO) form CA 00 01.
2. Commercial General Liability insurance shall be at least as broad as ISO occurrences form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.

3. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

D. Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

E. 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 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.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

G. 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 Consultant before commencement of the work.

H. 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.

I. 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 contract, or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with 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.

J. City Full Availability of Consultant Limits

If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

10. Registered or Licensed Consultant. The City is prohibited by RCW 39.06.010 from executing an Agreement with a Consultant who is not registered or licensed as required by the laws of the state. In addition, the City will require persons doing business with the City to possess a business license.

11. Inspection. The Project Manager shall have power to reject instruments of services which fail to comply with the requirements of this Agreement, but in case of dispute the Consultant may appeal to the City Attorney, whose decision shall be final. The Consultant shall comply with any and all orders and instructions given by the representative of the particular Department administering the Agreement in accordance with the terms of the Agreement. Nothing herein contained shall be taken to relieve the Consultant of his/her obligations or responsibilities under the Agreement. However, the Consultant shall be responsible for its own methods and conduct during the period of performance.

12. **Standard of Care**. The Consultant represents that Consultant has the necessary knowledge, skill, and experience to perform the Services required by this Agreement. Consultant and any persons employed by Consultant shall use their professional skill and efforts to perform the Work in a professional manner consistent with sound engineering practices, in accordance with the usually and customary professional care required for services of the type described in the Scope of Work herein provided at the same time and in the same locale. The City's remedy for a failure to meet the above Standard of Care shall be the re-performance of the Service or an equitable adjustment in the monies paid for the Professional Services, at the City's discretion.

13. **Discrimination Prohibited**. Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, national origin or physical handicap.

14. **Consultant is an Independent Consultant**. The parties intend that an independent Consultant relationship will be created by this Agreement. No agent, employee or representative of the Consultant shall be deemed to be an agent, employee or representative of the City for any purpose. Consultant shall be solely responsible for all acts of its agents, employees, representatives and sub Consultants during the performance of this Agreement.

15. **The City's Right to Terminate Agreement.**

A. Termination for Default

If the Consultant defaults by failing to perform any of the obligations of the Agreement or becomes insolvent or is declared bankrupt or commits any act of bankruptcy or insolvency or makes an assignment for the benefit of creditors, the City may, by depositing written notice to the Consultant in the U.S. mail, postage prepaid, terminate the Agreement, and at the City's option, obtain performance of the work elsewhere. If the Agreement is terminated for default, the Consultant shall not be entitled to receive any further payments under the Agreement until all work called for has been fully performed. Any extra cost or damage to the City resulting from such default(s) shall be deducted from any money due or coming due to the Consultant. The Consultant shall bear any extra expenses incurred by the City in completing the work, including all increased costs for completing the work, and all damage sustained, or which may be sustained by the City by reason of such default. If a notice of termination for default has been issued and it is later determined for any reason that the Consultant was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Public Convenience paragraph hereof.

B. Termination for Public Convenience

The City may terminate the Agreement in whole or in part whenever the City determines, in its sole discretion that such termination is in the best interests of the City. Whenever the Agreement is terminated in accordance with this paragraph, the Consultant shall be entitled to payment for actual work performed at unit Agreement prices for completed items of work. An equitable adjustment in the Agreement price for partially completed items of work will be made, but such adjustment shall not include provision for loss of anticipated profit on deleted or uncompleted work. Termination of this Agreement by the City at any time during the term, whether for default or convenience, shall not constitute a breach of Agreement by the City.

16. **Changes/Additional Work**. The City may engage Consultant to perform services in addition to those listed in this Agreement, and Consultant will be entitled to additional compensation for authorized additional services or materials. The City shall not be liable for additional compensation until and unless any and all additional work and compensation is approved in advance in writing and signed by both parties to this Agreement. If conditions are encountered which are not anticipated in the Scope of Services, the City understands that a revision to the Scope of Services and fees may be required. Provided, however, that nothing in this paragraph shall be interpreted to obligate the Consultant to render or the City to pay for services rendered in excess of the Scope of Services unless or until a modification to this Agreement is approved in writing by both parties.

17. **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.

18. **Non-assignable**. The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

19. **Covenant Against Contingent Fees.** The Consultant warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement, and that he has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award of making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, in its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

20. **Disputes**

A. General

Differences between the Consultant and the City, arising under and by virtue of this Agreement shall be brought to the attention of the City at the earliest possible time in order that such matters may be settled or other appropriate action promptly taken. The provisions of this Clause shall survive the expiration or termination of this Agreement.

B. Notice of Potential Claims

The Consultant shall not be entitled to additional compensation which otherwise may be payable, or to extension of time for (1) any act or failure to act by the Contracting Agent or the City, or (2) the happening of any event or occurrence, unless the Consultant has given the City a written Notice of Potential Claim within 10 days of the commencement of the act, failure, or event giving rise to the claim, and before final payment by the City. The written Notice of Potential Claim shall set forth the reasons for which the Consultant believes additional compensation or extension of time is due, the nature of the cost involved, and insofar as possible, the amount of the potential claim. Consultant shall keep full and complete daily records of the Work performed, labor and all costs and additional time claimed to be additional.

C. Detailed Claim

The Consultant shall not be entitled to claim any such additional compensation, or extension of time, unless within 30 days of the accomplishment of the portion of the work from which the claim arose, and before final payment by the City, the Consultant has given the City a detailed written statement of each element of cost or other compensation requested and of all elements of additional time required, and copies of any supporting documents evidencing the amount or the extension of time claimed to be due.

D. Dispute Resolution

In the event of a dispute between the City and the Consultant arising of this Agreement, or any obligation hereunder the dispute shall first be referred to the representatives designated by the City and the Consultant to have oversight over the administration of this Agreement. Said representatives shall meet within thirty (30) calendar days of receipt of detailed claim, and the parties shall make a good faith effort to achieve a resolution of the dispute.

In the event the parties are unable to resolve the dispute under the procedure set forth above, then the parties hereby agree that the matter shall be referred to mediation. The parties shall mutually agree upon a mediator to assist them in resolving their differences. Any expenses incidental to mediation shall be borne equally by the parties.

If either party is dissatisfied with the outcome of the mediation, that party may then pursue any available judicial remedies.

21. **Force Majeure.** Definition: Except for payment of sums due, neither party shall be liable to the other or deemed in default under this Agreement if and to the extent that such party's performance of this Agreement is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party affected and could not have been avoided by exercising reasonable diligence. Force majeure shall include acts of God, war, riots, strikes, fire, floods, epidemics, or other similar occurrences. Notification: If either party is delayed by force majeure, said party shall provide written notification within forty-eight (48) hours. The notification shall provide evidence of the force majeure to the satisfaction of the other party. Such delay shall cease as soon as practicable and written notification of same shall be provided. The time of completion shall be extended by Agreement modification for a period of time equal to the time that the results or effects of such delay prevented the delayed party from performing in accordance with this Agreement. Rights Reserved: The City reserves the right to cancel the

Agreement and/or purchase materials, equipment or services from the best available source during the time of force majeure, and Consultant shall have no recourse against the City.

22. **Compliance with Laws**. The Consultant in the performance of this Agreement shall comply with all applicable Federal, State or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in the Agreement to assure quality of services.

The Consultant specifically agrees to pay any applicable business and occupation (B&O) taxes, which may be due on account of this Agreement.

23. **Venue and Choice of Law**. In the event that any litigation should arise concerning the services under this Agreement, interpretation of any of the terms of this Agreement, the venue of such action of litigation shall be in the Courts of the State of Washington in and for the County of Skagit. This Agreement shall be governed by the law of the State of Washington.

24. **Severability**. If any term or condition of this Agreement or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this Agreement are declared severable.

25. **Survival of Agreement Termination**. The articles relating to Indemnification, Data Rights, Proprietary Information, Governing Law, and Venue and Choice of Law shall survive completion of the services, payment in full of the compensation and termination of this Agreement.

26. **Governing Law**. This Agreement shall be governed by and construed under the laws of the State of Washington. Any action brought under the Agreement or relating to the Project shall be brought in the Superior Court of the State of Washington in Skagit County Washington.

27. **Notices**. Notices to the City of Anacortes shall be sent to the following address:

City of Anacortes
Attention: Tiffany Matson
matsont@cityofanacortes.org
904 6th Street
PO Box 547
Anacortes, WA 98221

Notices to the Consultant shall be sent to the following address:

HDR Engineering, Inc.
Greg Pierson
500 108th Ave NE, Suite 1200
Bellevue, WA 98004
(425) 450-6288

Receipt of any notice shall be deemed effective three days after deposit of written notice in the U.S. mails, with proper postage and properly addressed.

The parties acknowledge that there has been an opportunity to negotiate the terms and conditions of this Agreement and agree to be bound accordingly;

CITY OF ANACORTES

HDR ENGINEERING, INC.

By _____
Laurie Gere, Mayor

By _____

Date _____

Printed Name

Title _____

Date _____

COA CONTRACT 18-036-WTR-001
EXHIBIT A

City of Anacortes – WTP Chlorine Conversion Project

Scope of Services

February 16, 2018

Preliminary Engineering

Background

The City intends to replace the existing gas chlorine system at the water treatment plant (WTP) with a bulk sodium hypochlorite solution system to eliminate the potential health and safety risks associated with unintended releases of gas chlorine.

A planning-level cost comparison of viable chlorination system options for the WTP was prepared. This planning-level analysis evaluated the 20-year life-cycle costs (the net present value of the initial capital costs and annual recurring costs over 20 years) for two chlorination options: 1) bulk sodium hypochlorite and 2) on-site hypochlorite generation. The analysis indicated that the life-cycle costs for the two options are similar, but the initial capital cost for the bulk hypochlorite option is lower. The City has elected to proceed with design development for the bulk hypochlorite option.

The purpose of Task 120 is to perform the preliminary engineering for replacing the gas chlorine system with a sodium hypochlorite system.

Objectives

1. Establish the design criteria for the sodium hypochlorite storage and feed system.
2. Develop a preliminary plan for installation of the new chlorination equipment and phase-out of the gas chlorine system.
3. Prepare a Project Report for submittal to the Washington State Department of Health (DOH) that documents the chlorine feed system options considered, the sodium hypochlorite system design criteria, and the chlorine system replacement plan.
4. Evaluate options for reducing the chlorine dose in treated water applied at the WTP while still meeting disinfection CT compliance requirements.

HDR Services

- Establish the design criteria for the sodium hypochlorite storage and feed system including:
 - Chlorine feed capacity requirements.

- Chemical storage capacities including storage tank types, sizes, and locations.
- Types and capacities of metering and transfer pumps.
- Bulk chemical deliveries and off-loading.
- Building envelope modifications including access, hoisting, and HVAC, as applicable.
- Electrical requirements.
- Prepare preliminary drawings for the new hypochlorite equipment to include:
 - A general arrangement layout plan and up to two sections views.
 - A preliminary process and instrumentation diagram (P&ID).
- Prepare a preliminary plan for installation of the new chlorination equipment and phase-out of the gas chlorine system.
- Prepare the Project Report (draft and final) that describes the selection of sodium hypochlorite, the design criteria, and the chlorine system replacement plan.
- Evaluate options for reducing the chlorine dose in treated water applied at the WTP while still meeting disinfection CT compliance requirements as a means to reduce the amount of chlorine used and cost. This evaluation will be based on the information included in the "Drinking Water Supply CT Compliance Plan" (HDR, April 2014). Document this evaluation in a technical memorandum.

City Responsibilities

- Address questions that HDR may have for specific aspects of chlorination operations.
- Review and comment on the draft Project Report.
- Review and comment on the chlorine dose reduction options technical memorandum.

Assumptions

- The basis for establishing the functional requirements is the design maximum WTP production capacity of 42 MGD and an annual average day (AAD) production rate of 21 MGD in 2019, with an annual ADD escalation of 3%.
- The hypochlorite storage and feed equipment will be located in the existing gas chlorine room within the Chemical Building. The hypochlorite tanks will be within a curbed structure to provide secondary containment. The existing chlorine solution feed lines from the chlorine room to the injections points can be retained.
- The existing gas chlorine system must stay in operation until the new hypochlorite system is fully operational and accepted by the City.

Deliverables

- Draft Project Report (including preliminary drawings). (MS Word format)
- Final Project Report. (PDF format)
- Chlorine dose reduction options technical memorandum. (MS Word format)

Fee Estimate

The fee estimate for the scope of services described above is shown in the table below.

Task	Labor	Expenses	Total
120 – Preliminary Engineering	\$34,493.38	\$1,041.95	\$35,535.33
130 – 30% Design	-	-	-
140 – Final Design	-	-	-
150 – Services During Bidding	-	-	-
Total Estimated Fee	\$35,535.33		

Schedule

The preliminary schedule for project milestones is as follows:

- Project Report.....March 16, 2018
- 30% Design Submittal.....April 13, 2018
- 90% Drawings and Specifications and OPCC.....May 18, 2018
- 100% Bid-Ready Documents.....June 1, 2018
- Bids Opened.....July 3, 2018

EXHIBIT B

HDR ENGINEERING, INC.**RATE BREAK DOWN***City of Anacortes***Labor Categories****01/01/18 through 12/31/2018**

	Direct Labor	Indirect	Profit	Total
	Average	168.92%	12%	
Employee Classification	Hourly	Hourly	Hourly	Hourly
Principal	\$ 91.30	\$ 154.22	\$ 10.96	\$ 256.48
Sr.Engineer QC Reviewer	\$ 87.00	\$ 146.96	\$ 10.44	\$ 244.40
Project Manager	\$ 71.76	\$ 121.22	\$ 8.61	\$ 201.59
Sr. Civil Engineer	\$ 76.98	\$ 130.04	\$ 9.24	\$ 216.26
Civil Engineer	\$ 53.64	\$ 90.61	\$ 6.44	\$ 150.69
Sr. Controls Engineer	\$ 73.92	\$ 124.87	\$ 8.87	\$ 207.66
Controls Engineer	\$ 44.35	\$ 74.92	\$ 5.32	\$ 124.59
Sr. Electrical Engineer	\$ 75.68	\$ 127.83	\$ 9.08	\$ 212.59
Sr. Structural Engineer	\$ 77.16	\$ 130.34	\$ 9.26	\$ 216.76
Structural Engineer	\$ 52.60	\$ 88.85	\$ 6.31	\$ 147.76
Mechanical Engineer	\$ 57.06	\$ 96.39	\$ 6.85	\$ 160.30
Staff Engineer	\$ 38.26	\$ 64.63	\$ 4.59	\$ 107.48
Sr. Architect	\$ 69.78	\$ 117.87	\$ 8.37	\$ 196.02
Architect	\$ 48.73	\$ 82.31	\$ 5.85	\$ 136.89
Sr. Technicians	\$ 45.85	\$ 77.46	\$ 5.50	\$ 128.81
Technicians	\$ 30.53	\$ 51.57	\$ 3.66	\$ 85.76
Operations Specialist	\$ 72.06	\$ 121.72	\$ 8.65	\$ 202.43
Project Controller	\$ 36.79	\$ 62.15	\$ 4.41	\$ 103.35

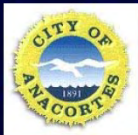
HDR ENGINEERING, INC.**RATE BREAK DOWN***City of Anacortes***Labor Categories****01/01/18 through 12/31/2018**

Employee Classification	Direct Labor	Indirect	Profit	Total
	Average Hourly	168.92% Hourly	12% Hourly	Hourly
Project Assistant	\$ 29.49	\$ 49.82	\$ 3.54	\$ 82.85
QC Reviewer - Structural	\$ 57.26	\$ 96.72	\$ 6.87	\$ 160.85
Sr. Estimator	\$ 83.54	\$ 141.12	\$ 10.02	\$ 234.68
Corrosion Specialist	\$ 88.32	\$ 149.18	\$ 10.60	\$ 248.10
Sr Designer - Structural	\$ 47.21	\$ 79.75	\$ 5.67	\$ 132.63
Sr. Permits Specialist	\$ 66.21	\$ 111.84	\$ 7.95	\$ 186.00
Permits Specialist	\$ 37.96	\$ 64.12	\$ 4.56	\$ 106.64
Environmental Scientist	\$ 47.37	\$ 80.02	\$ 5.68	\$ 133.07
Sr GIS Analyst	\$ 46.94	\$ 79.29	\$ 5.63	\$ 131.86

Water Treatment Plant

Blue Heron Circle Reservoir Project

CITY OF ANACORTES PUBLIC WORKS



3-million-gallon reservoir

- Existing 3-million-gallon reservoir was constructed in early 1970s on Blue Heron Circle
- Built to store treated water coming from the Anacortes Water Treatment Plant on River Bend Road in Mount Vernon
- Water from the tank is distributed directly to homes and businesses in the city limits and to reservoirs off 29th Street and in the Skyline neighborhood



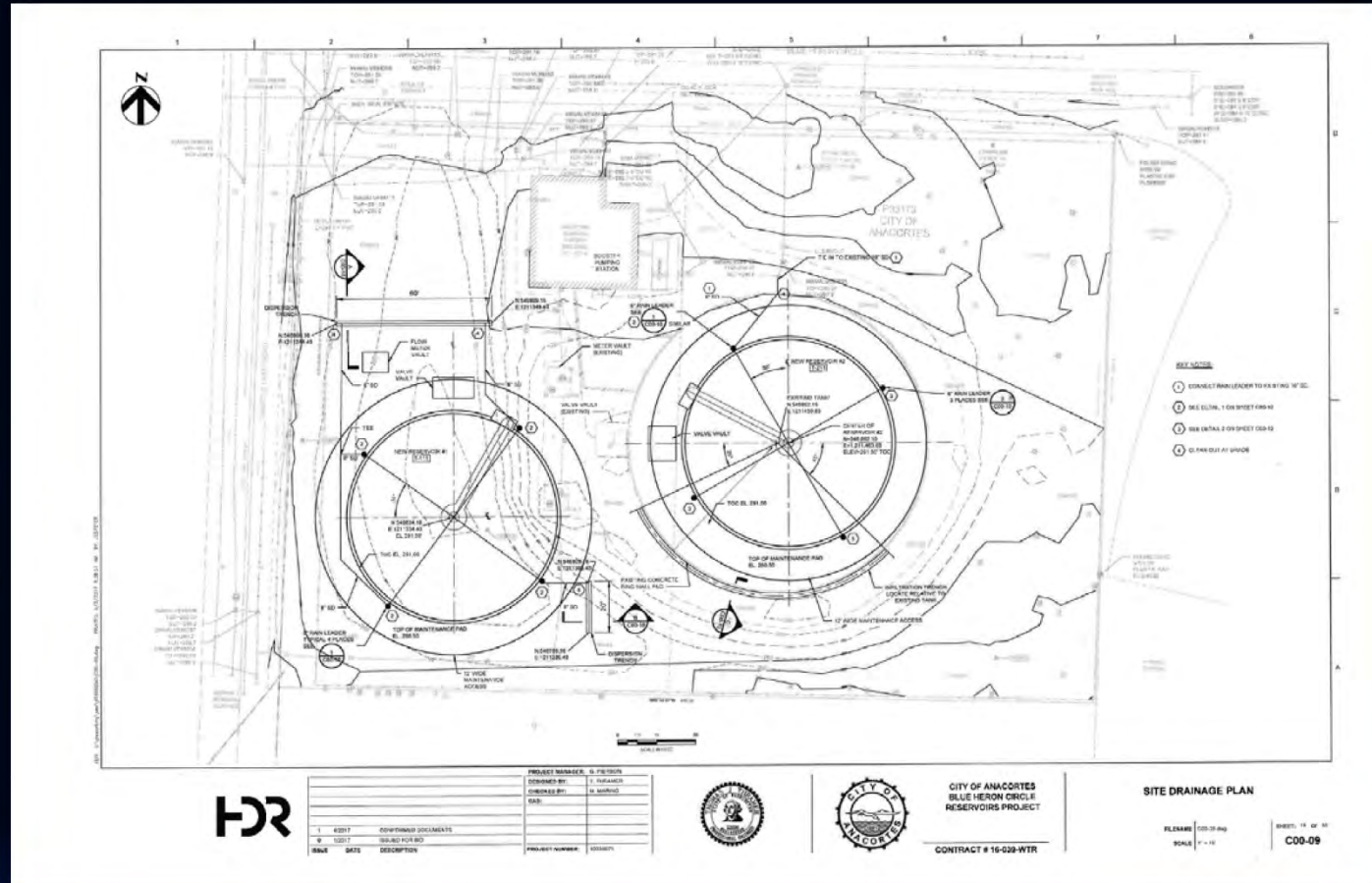
Reservoir Project

- 2011 study by Gray & Osborne engineering reported the tank was showing signs of corrosion on the interior and exterior
- City Council approved a project in February 2017 to replace the aging reservoir with two new 1.5-million-gallon tanks
- The \$4.2 million construction contract was awarded to Stellar J. Corp in April 2017
- A ground breaking ceremony was held in May 2017 and work on the first tank began



Design Considerations

- HDR Engineering was tasked with the design and engineering work for the project
- Redundancy
- Seismic Considerations
- Site Improvements
- Overflow Management



Financing – State loan

- On the direction of City Council, staff applied for and obtained a 20-year, \$5 million loan from the U.S. Environmental Protection Agency Drinking Water State Revolving Fund in 2016
- Funding from the loan was temporarily withheld after the state Legislature failed to pass a 2017-2019 capital budget last summer
- The loan funds were released in January 2018 with the eventual passing of the construction budget
- The city covered construction bills in the interim with an inter-fund loan from other city departments

Financing – water customers

- Revenues from a series of rate increases approved by City Council in fall 2015 are helping to pay back the state loan
- In addition, those revenues are building up the city's water system's capital improvement fund to help pay for waterline replacements and other infrastructure improvements throughout the city's water system



Scenario B – Single Family Impact

- ♦ Single family impacts assuming 6 ccf per month, incl. utility tax

Single Family Bill	2015	2016	2017	2018	2019	2020	2021
	Existing	Projected	Projected	Projected	Projected	Projected	Projected
Monthly Bill, Assuming 6 ccf	\$ 17.28	\$ 23.50	\$ 27.73	\$ 29.67	\$ 31.75	\$ 33.02	\$ 34.34
Incremental Dollar Difference per Month		\$ 6.22	\$ 4.23	\$ 1.94	\$ 2.08	\$ 1.27	\$ 1.32

Single Family Residence - Water			
#	Jurisdiction	Charge	Graph
1	Anacortes (Existing 2015)	\$ 17.28	
2	Marysville	\$ 20.54	
3	Everett	\$ 22.74	
4	Anacortes (Proj. 2016)	\$ 23.50	
5	Bellingham	\$ 25.44	
6	Stanwood	\$ 25.69	
7	Lynden	\$ 34.08	
8	Anacortes (Proj. 2021)	\$ 34.34	
9	Skagit PUD	\$ 39.07	
10	Arlington	\$ 40.97	
11	Seattle (Winter)	\$ 43.69	
12	Oak Harbor	\$ 44.55	
13	La Conner	\$ 44.64	
14	Lake Whatcom WSD	\$ 48.78	

Assumes 6 ccf per month.

Constructing the first tank



- The underground piping and tank floor were completed in November 2017

Taking shape

- Tanks sides were up in December 2017



- Welding of the roof plates using a center column support began

Inside touches and initial fill

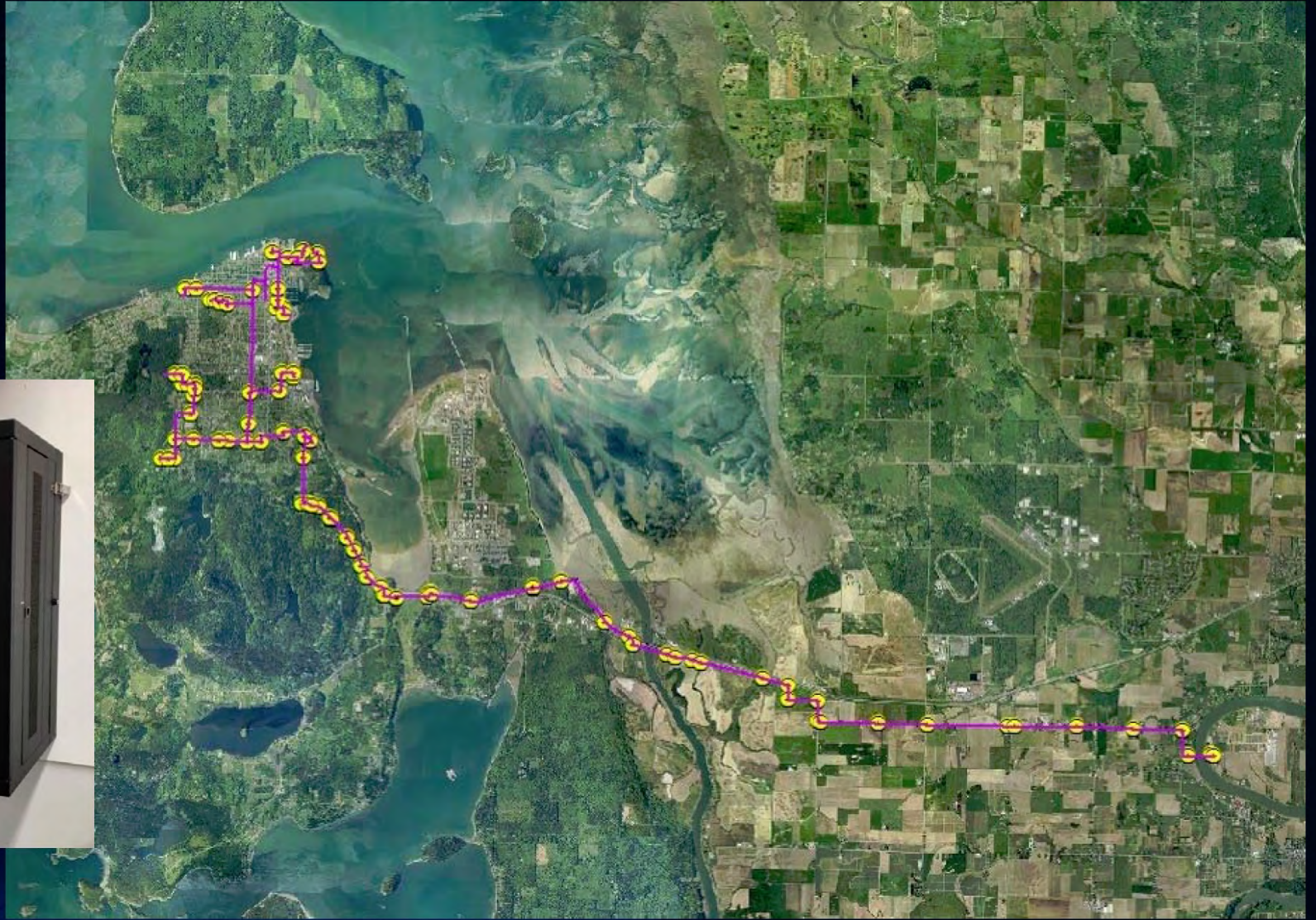


- In January 2018, crews coated the inside of the tank with a protective material.



- The tank was filled with water remotely from the Water Treatment Plant on Feb. 26
- It took 7 hours at a rate of 4,000 gallons per minute

Fiber optics



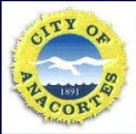
Next steps

- Water quality testing is currently underway
- Once test results come back acceptable, the tank will be put into operations, serving Anacortes residents with the same high-quality water they depend on everyday
- Demolition of the 3-million-gallon tank will begin soon
- Construction will start on the second of the two 1.5-million-gallon tanks on its footprint
- Both tanks will be painted a Slate Gray identical to the 2-million-gallon reservoir at the Water Treatment Plant
- The project will address site restoration and landscaping including a planned pedestrian walkway along the frontage of the property



Questions?

CITY OF ANACORTES PUBLIC WORKS





City Council Contract Agenda Bill

Meeting Date: 3/5/2018

Agenda Item: 7b

Subject: Contract Modification 03 - Blue Heron Circle Reservoir Project

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by:
Darcy Swetnam, City Attorney

Action Type: Contract Modification

Summary Statement: City staff seeks Council consent to issue a contract modification to Stellar J Corporation in the amount of \$5,985.81, increasing the total contract price to \$4,251,053.42, to incorporate four change orders for the Blue Heron Circle Reservoir Project.

Background:

1. Reason for Contract Change:

- Change/Field Order #5: This order involved the contractor installing sample ports and associated piping on each reservoir. This addition allows operations staff to monitor water quality conditions at different elevations of the water column. The contractor is asking for 2 additional days to be added to the contract and a sum of \$7,106.59.
- Change/Field Order #6: This order deleted the fall retrieval equipment that was originally specified since city staff already had the items available and were consistent to what we currently use. This was a credit of \$10,978.37.
- Change/Field Order #7: This order addressed the conduit to the overflow switches. The original drawings did not address the conduit run from the vault to the overflow switch that was installed on the overflow piping. The electrician had to run additional conduit and wire to connect the switch. This order addresses both reservoirs. The contractor has asked for 2 additional days to be added to the contract and a sum of \$4,285.14.
- Change/Field Order #8: This order addressed the inlet and outlet piping coating for reservoir #1. The original piping was made of stainless steel. During coating inspection, the corrosion control engineer discovered that stray current was present in the piping. If left unresolved it may have caused pre-mature failure of the interior coating of the reservoir. The engineer recommended that the inlet and outlet piping be coated to eliminate the potential for failure. The sum of this change order is \$5,572.45.

2. History: The City is constructing two new finished water storage reservoirs to replace the existing 3.0 million gallon water storage reservoir located at Blue Heron Circle in Anacortes. The new reservoirs will have a combined storage capacity of 3 million gallons and will operate similar to the existing 3 MG reservoir at the site. The design and construction documents for the project were prepared by HDR Engineering, Inc. Construction management services are provided by MWH Constructors, Inc. This project is being paid through the Drinking Water State Revolving Fund loan. Staff will be presenting a comprehensive report on the history of the Blue Heron Reservoir at the Council meeting.

3. Key Terms:

- Contract increase of \$5,985.81 for a total of \$4,251,053.42
- Increase term by 4 days.

4. Competitive Bidding: The engineer's estimate was \$5.5 million for the subject project. On March 1, 2017 the City solicited bids and on March 28, 2017 a bid opening was conducted and 2 bids were received.

Previous Council/Mayor Action: The original [Contract](#) was awarded on [4/10/17](#). [Modification 01](#) was a housekeeping issue to incorporate the updated Standard General Conditions of the Construction Contract document and signed by the Mayor. [Modification 02](#) was approved on [11/6/17](#) and incorporated four change orders.

Recommended Motion: I move that City Council authorize the Mayor to sign Contract Modification 03 for Stellar J Corporation under Contract 16-039-WTR-004 in the amount of \$5,985.81, increasing the total contract price to \$4,251,053.42.

Attachments: Contract Modification 03

Contractor	Stellar J Corporation
Original Agreement Amount	\$4,213,489.00
Modification 1 signed by Mayor	\$0
Modification 2 approved 11/6/17	\$31,578.61
Current Agreement Amount	\$4,245,067.61
Change Per this Modification	\$5,985.81
Total After Modification	\$4,251,053.42
All Mods % of Total Contract Amount	0.88%
Earmarked Funds (2017 & 2018)	\$5,000,000.00
BARS #	401.000.594.34.63
Paid on Contract as of 2/27/18	\$2,544,794.12
Total left to be charged to 2018 budget	\$1,706,259.30
Budget Amendment Required?	No
Start Date	Notice to Proceed
End Date	495 days



Date March 6, 2018

Page 1 of 2 Pages

Contract No.	16-039-WTR-004
Project Title	Blue Heron Circle Reservoir Project
Prime Contractor	Stellar J Corporation

BACKGROUND

In accordance with Article 11 Amending the Contract Documents: Changes in the Work as cited in the General Conditions, this modification provides an equitable price adjustment in consideration of changes in Work as described below under Article I. Accordingly, the contract price is increased from \$4,245,067.61 by \$5,985.81 to \$4,251,053.42.

Accordingly, the following changes are incorporated under this contract:

Article 1. WORK

Insert the following as *third paragraph* under Article 1:

The work as described above is hereby amended per Modification 03, which includes:

Field Order #5: The Contractor will install sample ports and associated piping on each reservoir. This addition allows operations staff to monitor water quality conditions at different elevations of the water column.

Field Order #6: The fall retrieval equipment that was originally specified is deleted since City staff already has the items available.

Field Order #7: The Contractor will run additional conduit and wire to connect the overflow switches. The original drawings did not address the conduit run from the vault to the overflow switch that was installed on the overflow piping. This order addresses both reservoirs.

Field Order #8: The Contractor will coat the inlet and outlet piping for reservoir #1 with NSF-61 rated coating Tnemec Series F141 top coat. The original piping was made of stainless steel. During coating inspection, the corrosion control engineer discovered that stray current was present in the piping. If left unresolved it may have caused pre-mature failure of the interior coating of the reservoir.

Article 4.2. DAYS TO ACHIEVE SUBSTANTIAL COMPLETION AND FINAL PAYMENT

The paragraph hereby deleted and replaced with the following:

A. The Work will be substantially completed within 465 calendar days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 495 calendar days after the date when the Contract Times commence to run.

Article 5. CONTRACT PRICE

The paragraph hereby deleted and replaced with the following:

The total contract price is **Four Million Two Hundred Fifty-One Thousand Fifty-Three Dollars and Forty-Two Cents (\$4,251,053.42)**. The Contract Bid Schedule, Exhibit A, is amended to incorporate SCHEDULE B and SCHEDULE C, which are hereby incorporated by reference and made a part hereof.

All other terms and conditions remain unchanged.

The parties acknowledge that there has been an opportunity to negotiate the terms and conditions of this Modification and agree to be bound accordingly.

CITY OF ANACORTES

By _____
Laurie Gere, Mayor

Date _____

STELLAR J CORPORATION

By _____
Signature

Printed Name _____

Title _____

Date _____

Original Agreement Amount	<u>\$4,213,489.00</u>	Original Contract Completion Date	<u>480 days</u>
Current Agreement Amount	<u>\$4,245,067.61</u>	Current Contract Completion Date	<u>491 days</u>
Change Per this Modification	<u>\$ 5,985.81</u>	Net Change	<u>4 Days</u>
Total After Modification	<u>\$4,251,053.42</u>	Contract Completion Date After Change	<u>495 days</u>

SCHEDULE C
FOR
BLUE HERON CIRCLE RESERVOIRS PROJECT
CONTRACT 16-039-WTR-004, MODIFICATION 03

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
14	Field Order No.5	LS	\$6,549.86	\$6,549.86
15	Field Order No. 6	LS	(\$10,118.32)	(\$10,118.32)
16	Field Order No. 7	LS	\$3,949.44	\$3,949.44
17	Field Order No. 8	LS	\$5,135.90	\$5,135.90
Subtotal				\$5,516.88
8.5% Sales Tax				\$468.93
Schedule C Total				\$5,985.81



City of Anacortes Public Works
"Essential Services for our Community"

2018 M Avenue Paving Preparation Contract



City of Anacortes Public Works
"Essential Services for our Community"



Pavement
Condition
example



City of Anacortes Public Works
"Essential Services for our Community"



Retro fit ADA ramp





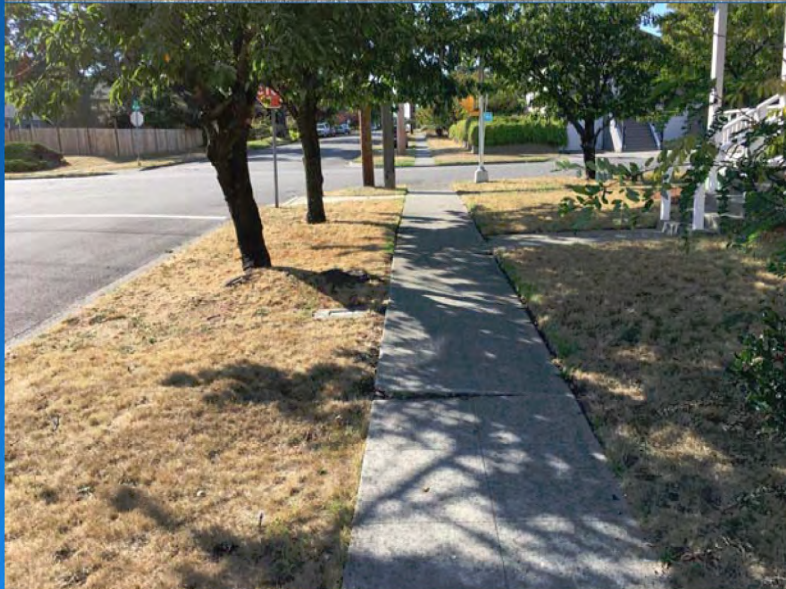
City of Anacortes Public Works
"Essential Services for our Community"



Alley Entrance examples



City of Anacortes Public Works
"Essential Services for our Community"





City of Anacortes Public Works
"Essential Services for our Community"





City of Anacortes Public Works
"Essential Services for our Community"



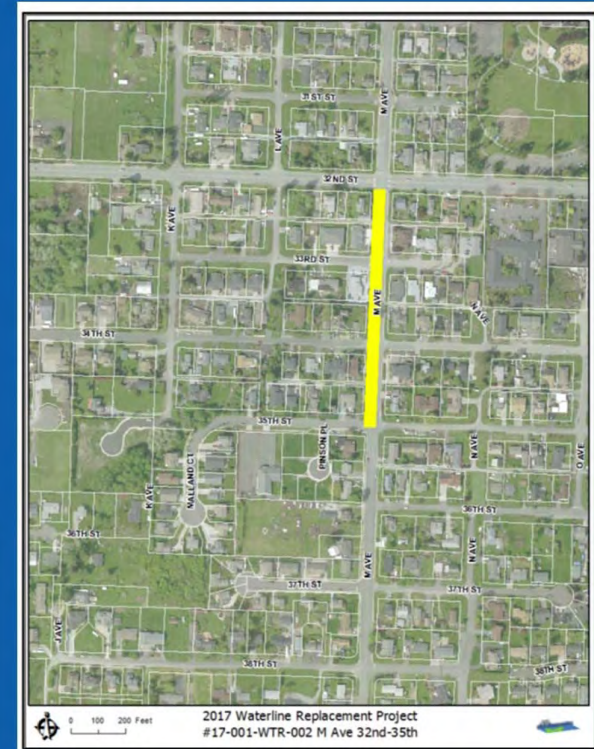
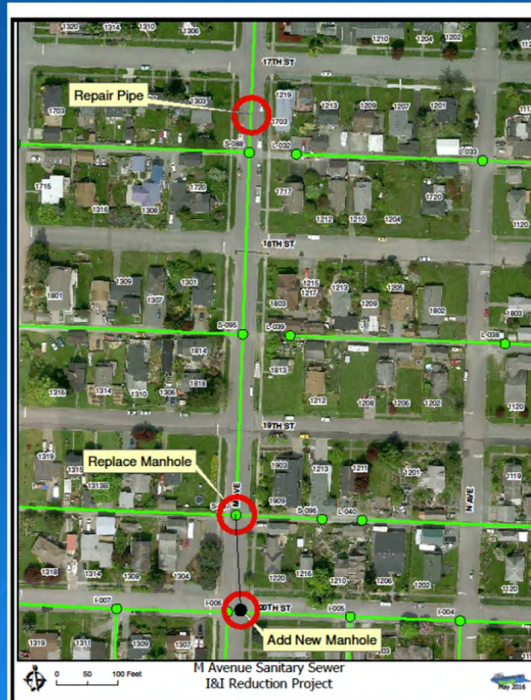
Pedestrian Crossing Vicinity

Whitney School



City of Anacortes Public Works

"Essential Services for our Community"



Public Works Engineering

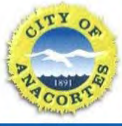


SEWER I & I; REPLACEMENT OF 21 BRICK MANHOLES ALONG M AVENUE
TIM HOHMANN
\$270,000



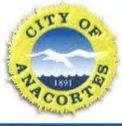
City of Anacortes Public Works
"Essential Services for our Community"

ID	Street	Functional Classification	PCI	
S-003356	M AVENUE	Collector	43	
S-003441	M AVENUE	Collector	46	
S-003532	M AVENUE	Collector	46	
S-003612	M AVENUE	Collector	46	
S-003687	M AVENUE	Collector	74	
S-003720	M AVENUE	Collector	74	
S-003776	M AVENUE	Collector	72	
S-003964	M AVENUE	Collector	68	
S-004136	M AVENUE	Collector	70	
S-004221	M AVENUE	Collector	70	
S-004314	M AVENUE	Collector	72	
S-004416	M AVENUE	Collector	70	
S-004457	M AVENUE	Collector	72	
S-004538	M AVENUE	Collector	71	



City of Anacortes Public Works
"Essential Services for our Community"

M Avenue Paving Preparation Contract



City of Anacortes Public Works
"Essential Services for our Community"

M Avenue Paving Preparation Contract



City Council Contract Agenda Bill

Meeting Date: 3/5/2018

Agenda Item: 7c

Subject: Contract Award - 2018 Asphalt Overlay- Utility and Pedestrian Improvements Project

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by:
Darcy Swetnam, City Attorney

Action Type: Contract Award

Summary Statement: City staff seeks City Council consent to award a contract in the amount of \$358,399.25 to Trinity Contractors, Inc to perform the 2018 Asphalt Overlay- Utility and Pedestrian Improvements Project. The project provides for the Storm Drainage and Pedestrian Improvements within the right-of-way of M Avenue and Fir Crest Boulevard, including but not limited to Storm Drainage collection and conveyance, Roadway Excavation and Haul, Cement Conc. Traffic Curb and Gutter, Cement Conc. Sidewalk, Cement Conc. Curb Ramps. Cement Conc. Driveway and Alley Approaches, Detectable Warning Surfaces, Asphalt Patching and other work, all in accordance with the Contract Plans, Contract Provisions, and the Standard Specifications.

Background:

1. **History:** This project is a capital improvement project in preparation for the 2018 Asphalt Overlay. This portion of M Avenue was selected for the 2018 Asphalt Overlay based on the City Pavement Management Plan. The Asphalt Overlay project proper is currently in design and will be advertised for bid later this spring. The Utility and Pedestrian Improvements project was bid separately from the Asphalt Overlay project as a strategy to receive more competitive bid prices for both the preparation and overlay project to avoid having to pay a markup. The utility portion of this preparation project is to complete some minor drainage improvements along this corridor to protect the new asphalt. The pedestrian improvements primarily include required Americans with Disabilities Act (ADA) compliance upgrades to curb ramps at intersections. This project will construct or reconstruct forty new curb ramps and retrofit an additional forty-two existing curb ramps with detectable warning surfaces, for a total of eighty-two upgraded curb ramps at sixteen intersections. A new ADA compliant pedestrian crossing at Whitney School to provide a safe crossing for children and parents that park on the opposite side of M Avenue from the school is also included in this curb ramp number. The pedestrian improvements also complete four adjacent sidewalk gaps and fix one heaved sidewalk location along this corridor. Also included in this project are eleven new concrete alley approaches that will help to protect the future new asphalt from gravel track out and damage from garbage trucks entering and exiting from alleys while providing safe and ADA compliant pedestrian crossing of these alley locations. An additional driveway access was included in this project on Fir Crest Boulevard that was removed last summer by an emergency sewer repair. This location was added into this project to make use of economies of scale to allow for a better price to the City.
2. **Key Terms:**
 - Total contract price of \$358,399.25.
 - Work shall begin within Ten (10) Calendar days from the date of the Notice to Proceed. Physical Completion shall be achieved within Sixty-five (65) Working days after the work commences.
3. **Competitive Bidding:** On February 14, 2018 the City solicited bids for the subject project and on February 27, 2018 a bid opening was conducted and 6 bids were received. The Engineer's estimate for the project was \$362,000.00. Trinity Contractors, Inc was determined to be the lowest responsible bidder. Bid results are provided as an attachment hereto.

Subject: Contract Award - 2018 Asphalt Overlay- Utility and Pedestrian Improvements Project

Page 2 of 3

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move that City Council authorize the Mayor to sign a contract 18-001-TRN-001 with Trinity Contractors, Inc in the amount of \$358,399.25 to perform the 2018 Asphalt Overlay- Utility and Pedestrian Improvements Project.

Alternative Actions: N/A

Attachments: Bid Results, Vicinity Maps, Contract 18-001-TRN-001

Contractor	Trinity Contractors, Inc
Contract Amount	\$358,399.25
Earmarked Funds	<i>Multiple BARS #s, see below:</i>
BARS #	
Overlay	104.720.542.30.41 - \$1,100,000
ADA & Sidewalks	105.720.595.61.63 - \$300,000
Storm	445.770.594.31.60 - \$150,000
Budget Amendment Required?	No
Start Date	Notice to Proceed
End Date	65 working days

CITY OF ANACORTES TABULATION OF BIDS

Bid Item: 2018 Asphalt Overlay - Utility and Pedestrian Improvements

Department: Engineering

Location: City Hall - Main Conference Room

Date: 2/6/2018

Time: 10:00

	TIME IN	COMPANY	BID AMOUNT
1.	8:45	Trinity	\$358,399.25
2.	9:29	Schwartz Construction Inc	\$441,008.76
3.	9:39	Barcott Construction LLC	\$361,126.25
4.	9:43	PNW Civil Inc	\$369,596.75
5.	9:47	Larry Brown Construction, Inc	\$430,464.95
6.	9:47	SRV Construction, Inc	\$399,966.00
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

Overlay 2018 "M Avenue" 8th St. - 27th Crt.





Overlay 2018 "Fir Crest Blvd"

FIR CREST BOULEVARD

A AVENUE

WESTWOOD DRIVE

WESTWOOD COURT

LAKE PARK DRIVE



STATEMENT OF BIDDER'S QUALIFICATIONS

The City of Anacortes has a policy of awarding contracts to the lowest responsible bidder. For these purposes a Responsible Bidder is defined as follows:

RESPONSIBLE BIDDER:

A bidder who has proven by experience or furnished information that current financial resources, production or service facilities, service reputation and experience that they can insure to make satisfactory delivery of (bid) quality supplies, equipment, or contractual services, and that they have not violated or attempted to violate any provisions of this policy.

AWARD OF BID:

The City must award the bid to the "lowest responsible bidder," or reject all bids. It may not negotiate with any of the bidders. The following guidelines, in addition to price, may be taken into account by the City in determining the lowest responsible bidder:

Each Contractor bidding on work included in these Contract Documents shall prepare and submit the following data along with their bid.

- 1.) Name of Bidder: Trinity Contractors, Inc.
- 2.) Business Address: P.O. Box 1348 Marysville WA 98270
- 3.) Business Phone: 360-322-6130 Cell = 425-512-2977 (JR)
- 4.) How many years have you been engaged in the contracting business under the present firm name? 7 Yrs 3 Months
- 5.) Character of work performed by your company as it directly relates to this project:

General Contractor

NOTICE TO BIDDERS:

IN ACCORDANCE WITH THE ADVERTISED INVITATION TO BID, BIDDERS ARE DIRECTED TO WWW.BXWA.COM TO ENSURE RECIEPT OF ENTIRE SOLICITATION.

TO: City of Anacortes
City Hall
904 Sixth Street
Anacortes, WA 98221

Attention: Eric Shjarback, P.E. – City Engineer

The undersigned, hereinafter called the bidder, declares that the only persons or parties interested in this proposal are those named herein; that this proposal is in all respects fair and without fraud; that it is made without collusion with any official of the City of Anacortes; and that the proposal is made without any connection or collusion with any person making another proposal of this contract.

The bidder declares that he/she has carefully examined the contract documents for the construction of the project; that he/she has personally inspected the site; that he/she has satisfied him or herself as to the quantities involved, including materials and equipment and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the contract documents and that this proposal is made according to the provisions and under the terms of the contract documents, which documents are hereby made a part of this proposal.

The bidder declares that he/she has exercised his/her own judgment regarding the interpretation of subsurface information and has utilized all data, which he/she believes pertinent from the Engineer, Owner and other sources in arriving at his/her conclusions.

The bidder agrees that if this proposal is accepted, he/she will, within **Ten (10) Calendar** days after Notification of Award, execute the contract with the City of Anacortes in the form of contract included in the contract documents, and will, prior to the time of execution of the contract, deliver to the City of Anacortes the Performance and Payment Bond, all Certificates of Insurance and proof of a City of Anacortes Business License required therein and will, to the extent of his/her proposals, furnish all necessary labor, tools, materials, equipment, and services required to do the work in the manner, in the time, and according to the methods as specified in the contract documents and required by the Engineer or other designated project representative there under.

The bidder further agrees, if awarded the contract, to begin work within **Ten (10) Working** days after the date of the Notice to Proceed and to achieve Physical Completion within **Sixty-five (65) Working** days from the date work begins, in accordance with the Notice to Proceed.

In the event the bidder is awarded the contract and shall fail to complete the work within the time limit agreed upon as more particularly set forth in the contract documents, liquidated damages shall be paid to the owner per the Standard Specifications contained in the contract documents.

The bidder proposes to accept as full payment for the work proposed herein the amount computed under the provisions of the contract documents and based upon the unit price, it being expressly understood that the unit price is independent of the exact quantities involved. Bidder agrees that the unit prices shown represent a true measure of the labor and materials required to perform the work, including all allowances for overhead and profit for each type of work called for in these contract documents.

NOTICE TO BIDDERS:
IN ACCORDANCE WITH THE ADVERTISED INVITATION TO BID, BIDDERS ARE DIRECTED TO
WWW.BXWA.COM TO ENSURE RECIEPT OF ENTIRE SOLICITATION.

The undersigned bids for complete construction of the following described project:

The project provides for the Storm Drainage and Pedestrian Improvements within the right-of-way of M Avenue and Fir Crest Boulevard, including but not limited to Storm Drainage collection and conveyance, Roadway Excavation and Hauling, Cement Concrete Traffic Curb and Gutter, Cement Concrete Sidewalk, Cement Concrete Curb Ramps, Cement Concrete Driveway and Alley Approaches, Detectable Warning Surfaces, Asphalt Patching and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

The project is located:

- M Avenue, 8th Street to 27th Court
- Fir Crest Boulevard, just west of A Avenue

CITY OF ANACORTES 2018 ASPHALT OVERLAY – UTILITY AND PEDESTRIAN IMPROVEMENTS				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
1	1 LS	MOBILIZATION 1-09.7	At \$ <u>15,000</u> Per Lump Sum	\$ <u>15,000</u>
2	1 LS	FORCE ACCOUNT- UNANTICIPATED SITE WORK 1-09.6SP	At \$10,000 Per Force Account	\$10,000
3	EST. DOL.	S.P.C.C PLAN 1-07.15	At \$ <u>250</u> Per Lump Sum	\$ <u>250</u>
4	33 EA	INLET PROTECTION 8-01.5	At \$ <u>50</u> Per Each	\$ <u>1650</u>
5	1 LS	PROJECT TEMPORARY TRAFFIC CONTROL 1-10.5(1)	At \$ <u>15,000</u> Per Lump Sum	\$ <u>15,000</u>
6	1311 LF	SAW CUTTING ASPHALT 2-02.5SP	At \$ <u>2</u> Per Linear Foot	\$ <u>2622</u>
7	587 LF	SAW CUTTING CONCRETE 2-02.5SP	At \$ <u>2</u> Per Linear Foot	\$ <u>1174</u>
8	862 LF	REMOVING CEMENT CONC. CURB AND GUTTER 2-02.5SP	At \$ <u>15</u> Per Linear Foot	\$ <u>12,930</u>

NOTICE TO BIDDERS:

IN ACCORDANCE WITH THE ADVERTISED INVITATION TO BID, BIDDERS ARE DIRECTED TO WWW.BXWA.COM TO ENSURE RECIEPT OF ENTIRE SOLICITATION.

CITY OF ANACORTES 2018 ASPHALT OVERLAY – UTILITY AND PEDESTRIAN IMPROVEMENTS

NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
9	656 SY	REMOVING CEMENT CONC. SIDEWALK 2-02.5SP	At \$ <u>15</u> Per Square Yard	\$ <u>9840</u>
10	381 SY	REMOVING ASPHALT CONC. PAVEMENT 2-02.5SP	At \$ <u>15</u> Per Square Yard	\$ <u>5715</u>
11	330 CY	ROADWAY EXCAVATION INCL. HAUL 2-03.5	At \$ <u>45</u> Per Cubic Yard	\$ <u>14,850</u>
12	58 CY	STRUCTURE EXCAVATION CL. B INCL. HAUL 2-09.5	At \$ <u>30</u> Per Cubic Yard	\$ <u>1740</u>
13	1 LS	SHORING OR EXTRA EXCAVATION CLASS B 2-09.5SP	At \$ <u>1000</u> Per Lump Sum	\$ <u>1000</u>
14	41 LF	SOLID WALL PVC STORM SEWER PIPE 8 IN. DIAM. 7-04.5	At \$ <u>50</u> Per Linear Foot	\$ <u>2050</u>
15	4 EA	CATCH BASIN TYPE 1 7-05.5SP	At \$ <u>1200</u> Per Each	\$ <u>4800</u>
16	4 EA	CONNECTION TO DRAINAGE STRUCTURE 7-05.5SP	At \$ <u>400</u> Per Each	\$ <u>1600</u>
17	500 TONS	CRUSHED SURFACING TOP COURSE 4-04.5	At \$ <u>27.50</u> Per Ton	\$ <u>13,750</u>
18	892 LF	CEMENT CONC. TRAFFIC CURB AND GUTTER 8-04.5	At \$ <u>45</u> Per Linear Foot	\$ <u>40,140</u>
19	984 LF	CEMENT CONC. PEDESTRIAN CURB 8-04.5	At \$ <u>38</u> Per Linear Foot	\$ <u>37,392</u>

NOTICE TO BIDDERS:

IN ACCORDANCE WITH THE ADVERTISED INVITATION TO BID, BIDDERS ARE DIRECTED TO WWW.BXWA.COM TO ENSURE RECEIPT OF ENTIRE SOLICITATION.

CITY OF ANACORTES 2018 ASPHALT OVERLAY – UTILITY AND PEDESTRIAN IMPROVEMENTS

NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
20	445 SY	CEMENT CONC. SIDEWALK 8-14.5	At \$ <u>62²⁵</u> Per Square Yard	\$ <u>27,923⁷⁵</u>
21	277 SY	CEMENT CONC. DRIVEWAY ENTRANCE TYPE 1 8-06.5	At \$ <u>74²⁵</u> Per Square Yard	\$ <u>20,567²⁵</u>
22	17 SY	CEMENT CONC. DRIVEWAY ENTRANCE TYPE 3 8-06.5	At \$ <u>74²⁵</u> Per Square Yard	\$ <u>1262²⁵</u>
23	6 EA	CEMENT CONC. CURB RAMP TYPE COMBINATION 8-14.5	At \$ <u>1455</u> Per Each	\$ <u>8730</u>
24	2 EA	CEMENT CONC. CURB RAMP TYPE PERPENDICULAR A 8-14.5	At \$ <u>1455</u> Per Each	\$ <u>2910</u>
25	27 EA	CEMENT CONC. CURB RAMP TYPE PERPENDICULAR B 8-14.5	At \$ <u>1455</u> Per Each	\$ <u>39,285</u>
26	5 EA	CEMENT CONC. CURB RAMP TYPE SINGLE DIRECTION B 8-14.5	At \$ <u>1455</u> Per Each	\$ <u>7275</u>
27	917 SF	DETECTABLE WARNING SURFACE 8-14.5	At \$ <u>44</u> Per Square Foot	\$ <u>40,348</u>
28	45 TON	HMA CL. ½ IN. PG64-22 5-04.5	At \$ <u>2 00</u> Per Ton	\$ <u>9000</u>
29	4 EA	RELOCATE SIGN 8-21.5SP	At \$ <u>250</u> Per Each	\$ <u>1000</u>
30	70 CY	TYPE "A" TOP SOIL 8-02.5SP	At \$ <u>50</u> Per Cubic Yard	\$ <u>3500</u>

NOTICE TO BIDDERS:

IN ACCORDANCE WITH THE ADVERTISED INVITATION TO BID, BIDDERS ARE DIRECTED TO
WWW.BXWA.COM TO ENSURE RECIEPT OF ENTIRE SOLICITATION.

CITY OF ANACORTES 2018 ASPHALT OVERLAY – UTILITY AND PEDESTRIAN IMPROVEMENTS

NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
31	233 SY	SOD INSTALLATION 8-02.5	At \$ <u>15</u> Per Square Yard	\$ <u>3495</u>
32	3 CY	CONTROLLED DENSITY FILL 2-09.5	At \$ <u>200</u> Per Cubic Yard	\$ <u>600¹²</u>
33	2 TON	TEMPORARY ASPHALT PATCHING 5-04.5SP	At \$ <u>500</u> Per Ton	\$ <u>1000</u>
Rule 171 applies to all bid items in this project. See special provision 1-07.2(1) for clarification.			Sub-Total Base Bid:	\$ <u>358,399²⁵</u>
			Base Bid Value Adjustment, plus or Minus	\$ <u>0</u>
			Total Base Bid	\$ <u>358,399²⁵</u>

Note:

If the bid value adjustment is used to increase or decrease the SUB-TOTAL BASE BID, the Contractor who is awarded the project is required to submit a new complete proposal form with the adjustment to unit prices made together with the price extension. Said submittal will be made within two working days of the bid opening.

X <u><i>[Signature]</i></u> Signature of authorized representative	<u>2-26-18</u> Date
<u><i>[Signature]</i></u> Name of signer	<u><i>[Signature]</i></u> Title

Proposal must be signed by an authorized representative of the firm submitting this bid.

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

Addendum 1, Initial *[Initials]* Addendum _____, Initial _____
 Addendum _____, Initial _____ Addendum _____, Initial _____

A proposal deposit in an amount of five percent (5%) of the total bid is attached here in the form indicated below:

☒ Bid Bond ☐ Cashier's Check ☐ Certified Check ☐ Cash

NOTICE TO BIDDERS:

IN ACCORDANCE WITH THE ADVERTISED INVITATION TO BID, BIDDERS ARE DIRECTED TO WWW.BXWA.COM TO ENSURE RECIEPT OF ENTIRE SOLICITATION.



CONTRACT 18-001-TRN-001

THIS AGREEMENT, made in two (2) copies, each of which shall be deemed original, and entered into this _____ day of _____, 2018, between the City of Anacortes, Washington, a Municipal Corporation (hereinafter called OWNER) and **Trinity Contractors, Inc.** (hereinafter called the Contractor.)

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the OWNER and CONTRACTOR hereto covenant and agree as follows:

I. WORK.

The Contractor shall do all work and furnish all tools, materials, equipment, and transportation required for the construction of **2018 Asphalt Overlay – Utility and Pedestrian Improvements, Project No. PW#18-001-TRN-001** in accordance with and as described in the City of Anacortes document entitled **“Plans, Specifications, and Contract Documents – 2018 Asphalt Overlay – Utility and Pedestrian Improvements”** which is hereby incorporated by reference and made a part hereof, and shall perform any changes to the work in accord with the Contract Documents.

II. ENGINEER.

Unless otherwise specifically stated, the word “Engineer” shall be understood to mean the OWNER’S Project Manager or the OWNER’S authorized representative who will perform the Contract Administration and field inspection responsibilities.

III. CONTRACT TIMES AND LIQUIDATED DAMAGES.

A. Contract Times:

1. Unless modified by the proposal, work shall start within **Ten (10) Calendar** days from the date of the Notice to Proceed. Physical Completion as defined in section 1-08.5 of the Special Provisions shall be achieved within **Sixty-five (65) Working** days after the work commences. The Contract Time shall commence upon issuance of the Notice to Proceed.

B. Liquidated Damages:

1. If said work is not completed within the time specified for Physical Completion, the Contractor agrees to pay the Owner the sum specified in Section 1-08.9 of the Standard Specifications for each and every working day said work remains incomplete after expiration of the specified time, as liquidated damages.

IV. CONTRACT PRICE.

The OWNER, hereby promises and agrees with the Contractor to retain and does retain the Contractor to provide the materials and to do and cause to be done the above-described work and to complete and finish the same according to the plans and specifications contained in document entitled **“Plans, Specifications, and Contract Documents – 2018 Asphalt Overlay – Utility and Pedestrian Improvements”**, and the terms and conditions herein contained, and hereby the OWNER contracts to pay CONTRACTOR for completion of the Work and in accordance to the same and the attached bid schedule, which is included as an Exhibit to this Agreement based upon the Unit Prices shown. The total contract price is **Three Hundred Fifty-Eight Thousand Three Hundred Ninety-Nine Dollars and Twenty-Five Cents (\$358,399.25).**

A. Interest:

1. Moneys not paid when due as provided in the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

V. CONTRACTOR REPRESENTATIONS.

In order to induce OWNER to enter in this Agreement, CONTRACTOR'S representations are as set forth as follows:

- A. CONTRACTOR has familiarized him/herself with the nature and extent of the Contract Document, scope of Work, site conditions, locality, general nature of work to be performed by OWNER or others at the site that relates to Work required by the Contract Documents and local conditions and federal, state, and local laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of Work.
- B. CONTRACTOR has carefully studied and examined the supplement, referred to above, which pertain to the conditions (subsurface or physical) to or contiguous to the site which may affect cost, progress, performance, or furnishing of said Work as CONTRACTOR deems necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of the 2012 WSDOT Specifications; and no additional or supplementary examinations, investigations, explorations, tests, reports, or similar information or data are or will be required by CONTRACTOR for such purposes.
- C. CONTRACTOR has reviewed and checked information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and has included costs as defined by WSDOT Specifications.
- D. CONTRACTOR has correlated information known to CONTRACTOR and results of such observations, familiarizations, examination, investigations, explorations, tests, and studies with Contract Documents.
- E. CONTRACTOR has given OWNER written notice of conflicts, errors, ambiguities or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of terms and conditions for performing and furnishing Work.

VI. CONTRACT DOCUMENTS.

- A. Contract Documents that comprise the entire Agreement between OWNER and CONTRACTOR concerning Work are defined in the WSDOT Specifications.
- B. Exhibits to this Agreement include:
 - 1. Conformed Bid Form signed by CONTRACTOR.
 - 2. Executed Performance Bond
 - 3. Executed Payment Bond.
 - 4. Required documents submitted by the CONTRACTOR prior to the execution of Agreement as identified in the "Instruction to Bidders".

VII. MISCELLANEOUS

- A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound, and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment. No assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- B. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.
- C. It is further provided that no liability shall attach to the City of Anacortes, Washington, by reason of entering into this contract, except as expressly provided herein.

IN WITNESS WHEREOF the Contractor has executed this instrument on the day and year first below written and the Authorized Official has caused this instrument to be executed by and in the name of the City of Anacortes the day and year first above written.

TRINITY CONTRACTORS, INC.

CITY OF ANACORTES

Signature

MAYOR

Printed

Date

Title

Date



City Council Agenda Bill

Meeting Date: 3/5/2018

Agenda Item: 7d

Subject: Discussion of the City Hall Seismic project

Staff Contact: Fred Buckenmeyer, Don Measamer

Approved for Submittal to Council by	
	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
	Staff Report

Summary Statement: As City Council is aware, we have been pursuing the possibility of performing a series of seismic upgrades to the City Hall building since the early 2000's. In the 2017 /2018 budget, City Council approved \$100,000 for a City Hall seismic study. During the budget, public hearings City Council expressed a desire to perform construction work improvements in lieu of a continued seismic study. Since that, time staff has contracted with Sturdy Engineering and Quantum construction to perform a limited project report and a cost estimate of a first phase seismic project.

Background: At this time, staff is requesting City Council input on progressing with the proposed seismic improvements. I have attached a copy of the Sturdy Engineering report and the previous information produced with the grant project.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	
Amount	
Start Date	
End Date	

Previous Council/Committee Action: [Click here to enter text.](#)

Competing Viewpoints Considered: [Click here to enter text.](#)

Recommended Motion: I move [Click here to enter text.](#)

Alternative Actions: [Click here to enter text.](#)

Attachments (listed in order presented): HDR City Hall Seismic Upgrade, Gray and Osborne Structural Calculations, Sturdy Engineering City Hall Seismic drawings,

Anacortes City Hall Seismic Upgrade

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Anacortes City Hall Seismic Upgrade Review

Introduction

The City of Anacortes has appointed HDR Architecture Inc. the task to evaluate Task No. 05-079-IDS-002, "Anacortes City Hall Seismic Upgrade Review project." The primary objective is to seismically reinforce the existing structural elements and to determine the construction impacts of the seismic retrofit. Rider Hunt Levett & Bailey will provide an independent cost estimate for the building retrofit. The cost estimate will account for construction impacts from seismic renovations, interior renovations, construction methods, and operational phasing. The City of Anacortes has provided reference materials to HDR Architecture Inc and Rider Hunt Levett & Bailey for review. The survey package contains the application for the Pre-Disaster Mitigation (PDM) Grant and the Survey Report No. 57334 "Preliminary Structural Condition Assessment Survey" written by Gray & Osborne, Inc. dated February of 2006. The Gray & Osborne survey report and building walk-thru will provide a basis for the cost analysis of the building.

Background

Anacortes City Hall's address is on 904 6th Street Anacortes, WA 98221. The multi-level building fronts the corner of 6th Street and Q Avenue. City hall purchased the building from the Elk's club in the 1950s and is considered one of the historic buildings in the city. Currently, the building is not listed on the historic preservation registry.

Last year the City of Anacortes applied for the Pre-Disaster Mitigation Grant (PDA) with the Federal Emergency Management Agency (FEMA) assistance to fund the project. The budget for the retrofit is \$637,500.00 with the seismic upgrade to be completed in 3 years.

The City has indicated to incorporate an allowance for the following in the estimate.

1. Hazardous Material removal within the estimate.
2. Installation of a sprinkler system.
3. Different Seismic Retrofit Options.

Existing Building Conditions



Existing Building

The existing Anacortes City Hall is a 2-storey building constructed in 1915 with a gross floor area of 6000 SF. The building footprint was 60 feet by 100 feet. The first level is situated approximately 6'-6" below street. The second level is situated at approximately 5'-6" above street level. The building's shell is consisted of approximately 12" non-reinforced concrete walls with a lath and plaster finish. The roof structure and interior partitions are wood framed. Most of the existing interior finishes have been replaced.

In 1922 a renovation expanded the Anacortes City Hall to an area of 120 feet by 100 feet. The remodel engthened the building an additional 60'-0" and added a 3rd storey to the building. The 3rd level is situated approximately 12'-0" from the street level. The addition was constructed similarly with 12" non-reinforced concrete walls and roof wood framing.

Site Survey

HDR Architecture Inc. and Rider Hunt Levett & Bailey performed an on site survey of the building on May 22, 2006. Visual inspection of the building site, exterior and interior spaces were reviewed. Items such as ceiling spaces, openings and wall cut outs were analyzed during the review process including the roof and attic spaces.



Existing Main Entrance (South side)

The City Hall envelope is clad in lathe and plaster and appears to have been weathered with little deterioration. The building has held up well over the years and has experienced several small seismic events. The building façade fronting the street corner are designed with the typical classical aesthetics. The plaster on the walls has visible cracks some of which has been in-filled. There are some staining on the walls and cracks at the intersections. Some of the windows were replaced or in-filled.

The original entrance canopy was replaced sometime in the 1980s incorporating the original iron columns. A similar canopy was constructed on the north side of the building without columns. The existing roof was replaced with a membrane roof approximately 5 years ago. There are no visible signs of rot, decay, animal or insect infestation. The parapets, gutters and drains are in good condition and visibly clean of debris and reported to be performing adequately.

The interior architectural and structural elements appear to be in good condition. Analyzing the areas which were cut open for review, there was no visible signs of structural failure, rot, decay, animal or insect infestation. The interior studs and beams were dry. There are several cracks on some of the existing plaster which may have been the result of ground settling or thermal expansion of materials.

The roof's wood trusses and joists do not appear to be mechanically fastened to the concrete walls with straps or anchors. The wood members look like they were cast in the concrete at the exterior shell. There was no evidence of wall or roof insulation. The attic trusses look to be in good shape.

Stains on the ceiling tile and wall plaster indicate some signs of water infiltration before the roof replacement. Leaking pipes may be the culprit for the stains on the acoustical ceiling tiles. Most of the floor areas were replaced with carpet and sheet vinyl. Most of the toilet and locker room tile work did not look like they have been replaced. Some of the interior spaces indicate replacement or small tenant improvements has occurred after 1922.

The ceiling spaces are open and clear. The ceiling conduits, HVAC, plumbing, light fixtures are secured to the structure however may not be compliant with the new codes. There is no fire blocking around the beam connections. Some areas of the floors do not appear to have been fire-rated per code. The ceiling space and attic space are wide open spaces and do not have sufficient draft stops.

Construction Criteria

The City set the following criteria for construction. The new seismic design will try to preserve the historic features of the building. There will be an effort to reuse existing light fixtures, plumbing fixtures, casework and other equipment. City Hall will be occupied during construction and the seismic retrofit will be phased to allow city operations to function during the typical work week. The contractor will coordinate construction schedules and construction activities with city officials. The City will be responsible in



Entrance Front Façade (South Side)



Parking Lot Entrance (North Side)



Attic Space



Counsel Chamber

moving equipment, furniture and personnel prior to construction. The City will conduct Hazardous Materials removal prior to construction.

Seismic Design Basis

Structural

The Survey Report No. 57334 "Preliminary Structural Condition Assessment Survey" analyzed the structural seismic design based on the FEMA 356, "Prestandard and Commentary for the Seismic Rehabilitation" publication. They indicate an objective performance target of "Immediate Occupancy Level (1-B)" or "Life Safety Structural Performance Level (S-3)." This identifies the Life Safety Performance Level performance for the seismic retrofit. The Gray & Osborne survey outlines the basic rehabilitation upgrades for the building. To summarize their evaluation Horizontal Lateral Resisting Forces and Vertical Lateral Resisting Elements are as follows.

Horizontal Lateral Resisting Forces Rehabilitation

1. Attic Space and 3rd floor Ceiling – New plywood diaphragm system over the entire area
2. Second, Third and Counsel floor areas – Strengthening the floors with plywood sheathing
3. Roof / Floors – Provide new anchorage ties to all concrete ties to the wood framing.

Vertical Lateral Resisting Forces Rehabilitation

1. Shear Walls around Elevator and Stair – Steel brace system
2. Seismic West Shear Wall at Stair and Elevator – Steel brace system
3. Exterior Perimeter Shear Walls – Additional support and reinforcing of openings

Incorporating all the seismic rehabilitation recommendations will affect the whole building. The existing flooring finish will need to be removed for to strengthen the floors. Removal of the existing plaster or gypsum board is required to upgrade the bearings walls (exterior and interior). All exterior openings windows and doors need to be removed to allow for reinforcement. Some site and foundation work will be required to anchor steel bracing systems and anchor walls.

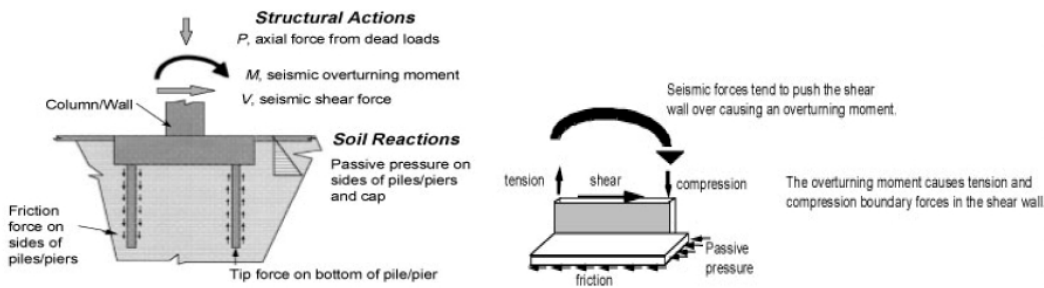


Diagram 1 – Effects of seismic forces on bearing walls and foundations



Damaged masonry wall

Diagram 1 shows the forces in seismic activity resulting in overturning moment force. The result is illustrated showing shear cracking on the masonry wall.

The Gray and Osborn report does not identify any foundation work in their report. This is probably because of a lack of a geotechnical report and information about the existing foundations. Since we are seismically upgrading the concrete walls, the reinforcement needs to extend into the footing. The interior shear walls and beams need to be properly anchored as well. The other omission the Gray and Osborn analysis does not factor in are the snow loads. This will affect the roof loading and canopy loading structural integrity. The additional loads will increase affecting the calculations and overall seismic design for the building. The canopy should be evaluated for its structural stability in seismic conditions to avoid the canopy collapsing and blocking egress to exit the building.

Architectural

The publication of FEMA 356 identifies The Life Safety Nonstructural Performance Level (N-C) is applicable to the building upgrade. In general this describes two primary objectives for this performance level. One objective is to maintain safe passage through egress routes. The second objective is to reduce the risk of life and injury to persons from dislodged nonstructural components. For reference the Chapter 1 FEMA 356 "Prestandard and Commentary for the Seismic Rehabilitation of Buildings" publication is appended at the end of this report. Nonstructural Rehabilitation should constitute the following as a minimum.

Nonstructural Rehabilitation

1. Egress Routes – Stairways, canopies and egress components are seismically reinforced. Secure interior partitions to structure. Maintain egress from falling hazards.
2. Ceiling Elements– Provide new ceiling throughout and anchor all equipment including mechanical, plumbing, electrical, and ceiling grid to structure.
3. Equipment – Anchor heavy equipment, storage shelving, file cabinets, etc to walls or floors.

The building will be evaluated under 2006 International Building Code with Washington Amendments which will be adopted in the State of Washington on July 1, 2007. This preliminary code study is to determine the appropriate fire-ratings required for the structural upgrades for the structural components such as columns, beams, shear walls and floors. Based on the onsite review of building elements and the information provided from the city, it shows that the building is not meeting the required fire resistance ratings. The required listing for the Construction type is listed on Table 1 per the IBC code requirements.

TABLE 1

IBC Chapter 302 and Table 601 Occupancy Classification: A-3 Construction Type: III-A Sprinklered: No IBC Table 503 Maximum Storey: 3 Building Storey : 3 Maximum Area: 14,000 Building Area GSF: 12,000 SF	IBC Table 601 & 602 Fire resistance Ratings: Structural Frame: 1-hr Bearing walls: Exterior: 2-hr Interiors: 1-hr Non-Bearing Exterior walls if less than 30': 1 hr. Non-Bearing Interior walls: 0 Floor Construction 1-hr Roof Construction 1-hr Draft stopping 1, 000 SF or Sprinklered.
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The information in Table 1 was determined by the following interpretation. Under chapter 3 Use and Occupancy classification, the building is categorized as an Assembly, "A-3" category. The building has a gymnasium in the basement floor and counsel chamber room. Both rooms exceed 750 square feet and 50 occupants. They do not fall in the exceptions as described in Section 303.1. This building can be also considered a mixed-used occupancy of A-3 (Assembly) and B (Business), however it does not appear that the building has the required 2-hr fire separations (for non-sprinklered buildings) to separate the uses. The occupancy load for these rooms is calculated using table 1004.1.1 in the IBC. It is listed as Assembly with no fixed seating is 15 square feet per occupant and Exercise rooms at 50 square feet per occupant.

Area calculation

Counsel Chambers: 80'-0" x 36'-0" = 2880 Sq Ft*

Gymnasium: 100'-0 X 60'-0" = 6000 Sq Ft*

Occupancy Load calculation

2880 Sq Ft* / 15 sq ft per occupant = 192 occupants.

6000 Sq Ft* / 50 sq ft per occupant = 120 occupants*

*Note: The area is an approximate value based on the floor plans provided by the Grey and Osborne's Seismic Report.

The building has noncombustible concrete walls with interior and roof structure that are made from combustible material. This classifies the building as a Construction Type III as defined per IBC Section 602.3 Type III. Using the IBC Table 503, the construction type of the building is "Type III – A". This allows for a maximum of 14,000 GSF per floor and 3 stories on IBC Table 503. This building cannot be considered as a Group Type III-B because it allows only a 2-storey and a maximum of 9500 GSF. City Hall is 3-storeys with a 12,000 GSF footprint.

In IBC Chapter 903.2.1.3 Group A-3 an automatic sprinkler system is required for the building. The fire area is approximately 12,000 GSF per floor and the fire area has an occupant load of over 300. The total calculated from the occupancy load calculation show that the Counsel Chambers and Gymnasium exceeds 300 persons. This figure does not account for the remainder of the building. Both rooms are not on the level of discharge of the main exit therefore we cannot take the exception as stated in that section.

IBC Table 601 and 602 indicate 2-hr ratings for the exterior shell and 1-hr ratings for interior bearing partitions. This would imply the load bearing shear walls would need to be properly fire caulked and extend from floor to structure above. Fire and smoke dampers for penetrations would have to be installed for these walls or an approved fire-stop assembly for pipes and conduits.

Structural Frame, Floor and roof construction should be 1-hr assembly. It is apparent that this is not the case for the building. Some of the wood joists are exposed above the suspended acoustical ceiling or spaces visited. Columns and beams are not properly fireproofed to maintain the 1-hr fire protection needed. Some further evaluation is required larger wood beams may not need to be fireproofed. Fire and smoke dampers should be installed when penetrating the floor or an approved fire-stop assembly for pipes and conduits. The metal connections for the columns, beams and trusses are required to be properly fire-blocked.

Phasing

This is a sizable retrofit effort that will encompass the entire building. The interior work will affect surrounding areas of the exterior walls, interior shear walls, all ceiling spaces, columns beams and floors. For preliminary planning, these phasing diagrams present the logical solution in terms of building operations and economics. There may be other interim phases to facilitate construction or operations during construction. Typically, fewer phases will lower the overall construction cost. Two exits should be maintained during construction. Hazardous Material Abatement is recommended prior to construction.

Exterior Work

Exterior work can be done without much internal disruption of operations of City Hall. Construction noise may be the only item which may trigger complaints. The parking lot in the rear of the building will be designated for the contractor to use for mobilization and operations. The exterior walls along the East and South are on the property line. Any exterior work is not permitted beyond the property line. The North and West walls have some room to do some exterior work. Figure 1 depicts the site plan of the indicating the mobilization area of the contractor and walls where exterior retrofits can begin.

[F] 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

903.2.1.3 of IBC 2006



Beam connection to wall
with no fire-blocking

There are a few hazards on the exterior shell to address. Provide additional seismic reinforcing for the decorative plaster which overhangs approximately 24 inches from the face of the building. Additional evaluations should review exterior canopies to provide safe evacuation of the building. Lastly reinforcing the masonry on the existing boiler flue on the roof is recommended. This can be accomplished by using a carbon fiber or glass reinforcing mesh or demolishing the flue. These building elements often crack and fall during seismic activity with the probability of injuring someone.

The windows and doors will need to be removed to provide additional seismic bracing for the openings. The opening reinforcement should coincide with the interior phasing. New windows and doors can be installed or existing windows and doors can be reused. Some work on the exterior wall will be required to install proper waterproofing around the windows and doors after the framing is placed. This will require some exterior patching of the plaster finish. Figure 1 depicts the overall site.



Exterior Plaster Column Capital

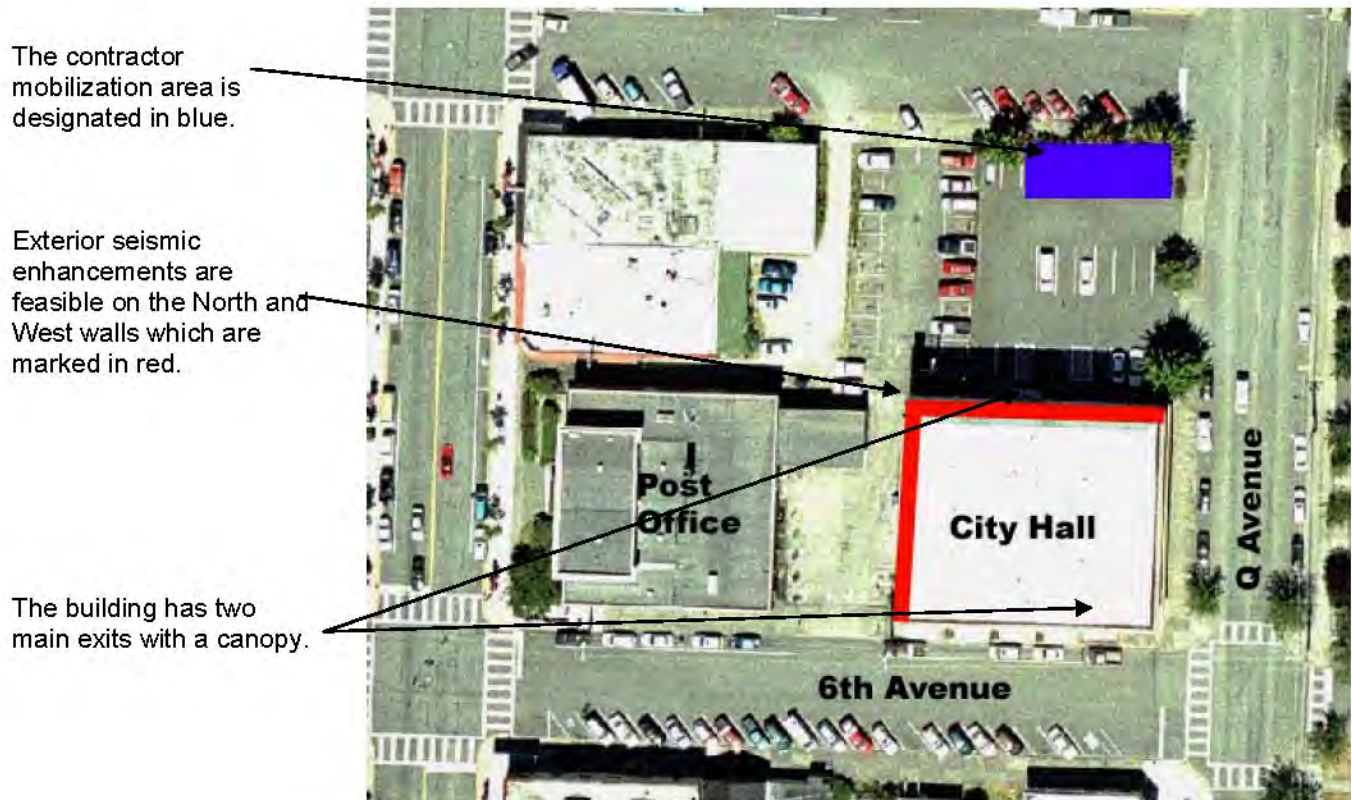
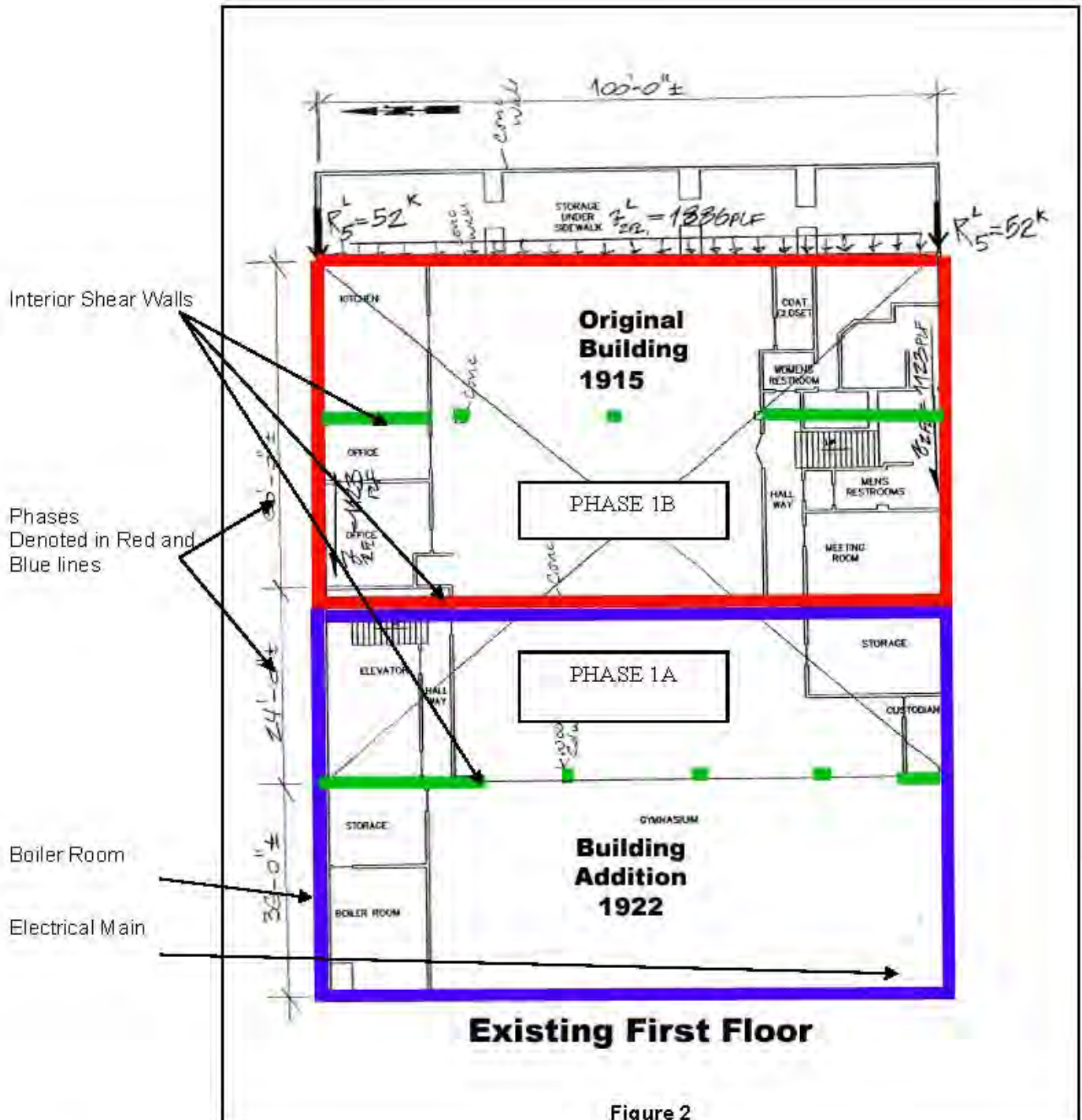


Figure 1

Interior Work Phase 1

Interior work can start on the first floor. This space can be separated in two phases 1A and 1B. Since the City does not have adequate storage, one side of the Gymnasium can be used as temporary storage. This work will incorporate the structural rehabilitation of the foundation, 1st floor ceiling spaces and the shear walls. The critical areas for this level are the boiler room on the Northwest corner and the electrical service on the Southwest corner. Figure 2 shows the floor plan and the areas of work for the First floor.



Interior Work Phase 2

The first floor gymnasium can be used for the operational functions and storage during the remodel of this floor. The critical area on the second floor is the computer network room. Most of the work will be continued from the first floor which would include reinforcing the floors, ceilings, shear walls and window openings. Since the floor is being reinforced by adding a layer of plywood, the stairways would have to be modified to be ADA compliant. Figure 3 shows the overall layout and phasing.

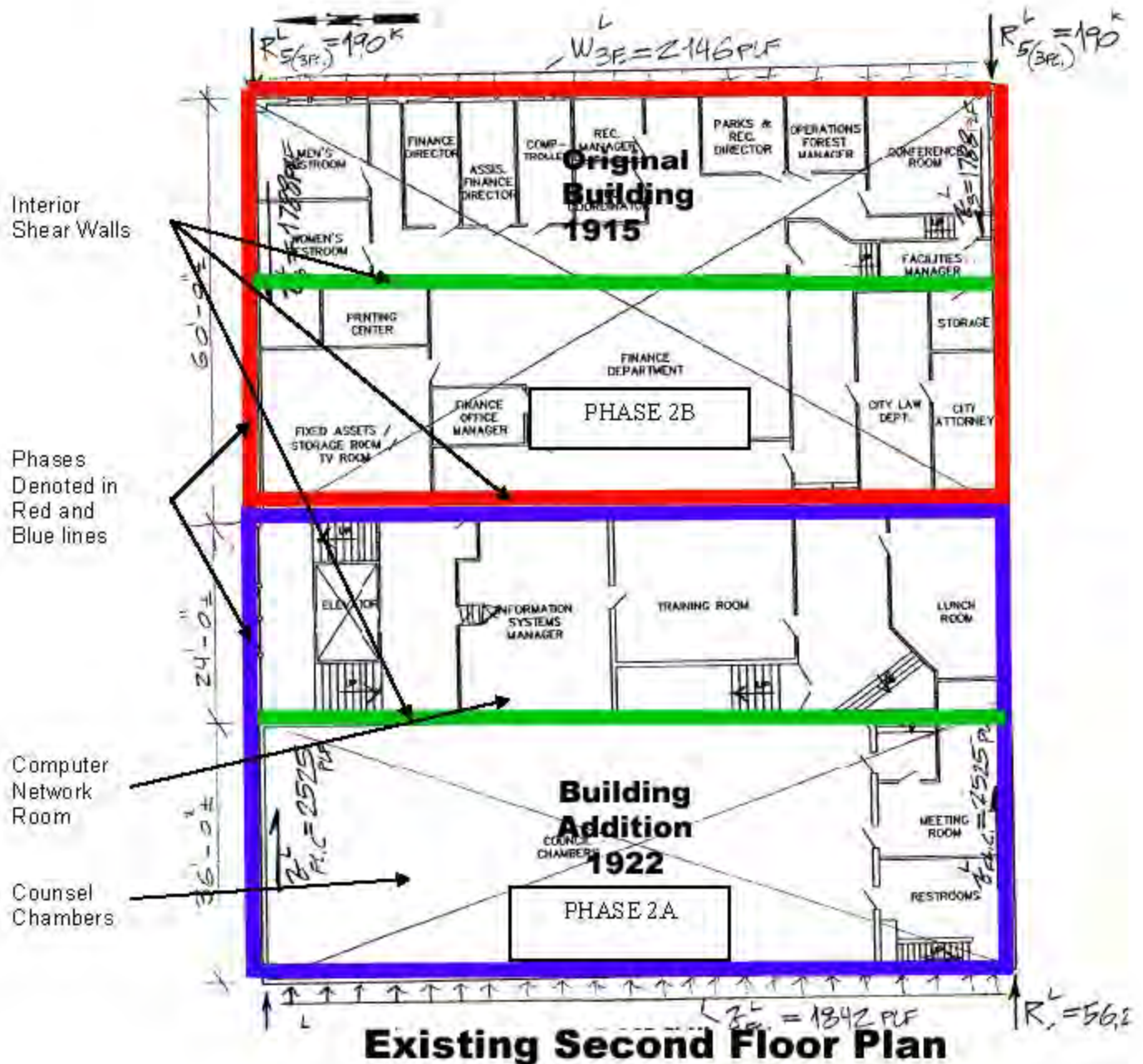


Figure 3

Interior Work Phase 3

The Third floor work will be similar to the seismic upgrades from the second floor. The first floor can be utilized for the operational functions and storage during the construction. This phase will include modifications to attic and roof. Most of the work on the attic and roof would be securing anchorage, ties or straps from the wood structure to concrete walls. The diaphragm construction of the counsel room would be the most extensive work on this floor. The critical area of this floor is the telephone/ communications room.

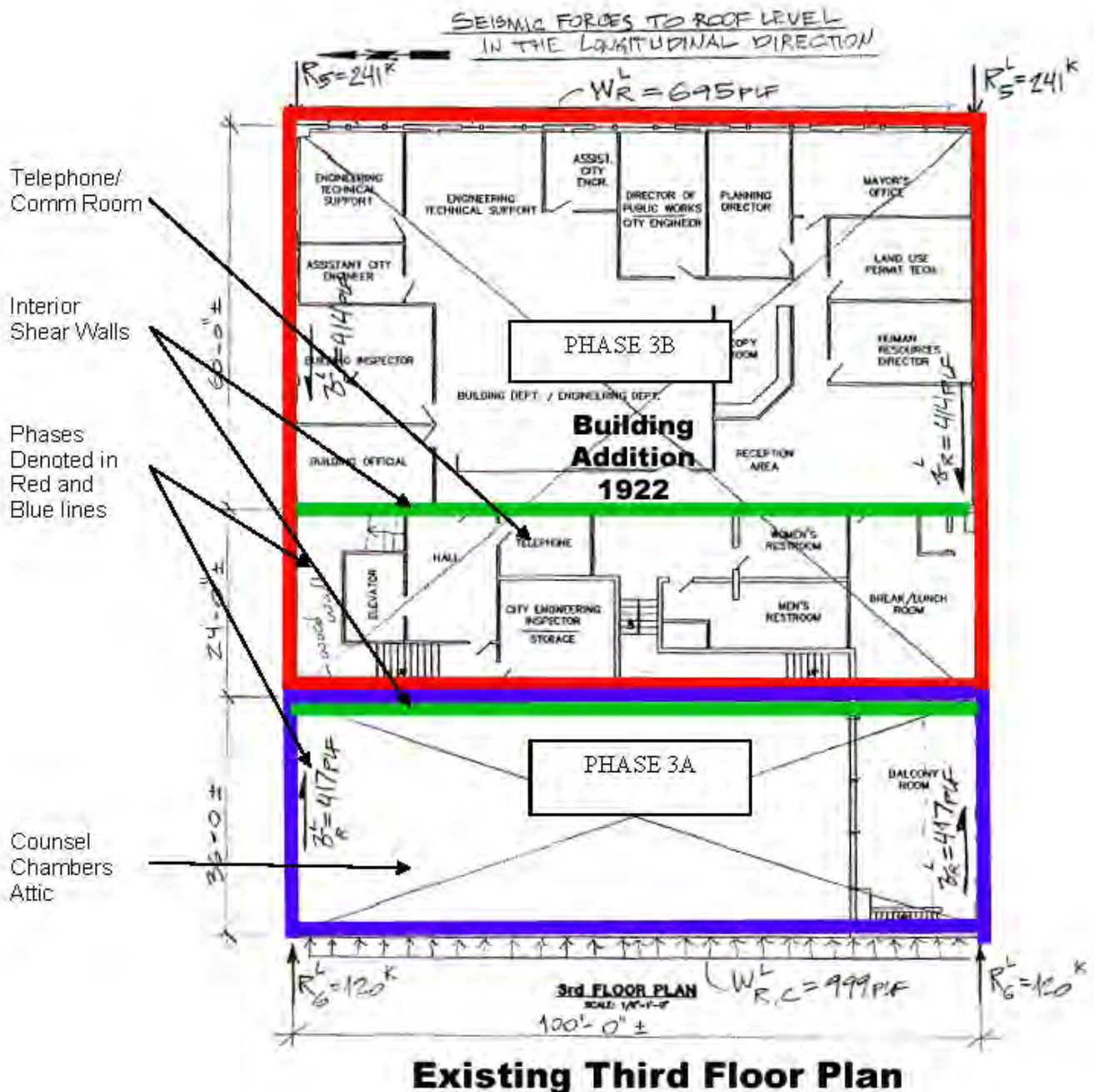


Figure 4

Cost Estimate

Conceptual Cost Estimate provided by Rider Hunt Levett & Bailey is attached in Appendix A. It gives a conceptual cost estimate using two different solutions typical for seismically retrofitting buildings. One solution is the steel bracing costing \$76 per square foot and the other is using shot-crete costing at \$80 per square feet to reinforce the exterior walls. There are other solutions however these are dependant on objective performance target level for the structural design. Note that the many exclusions such as the fees associated with construction projects.

Conclusion

The basis of the seismic upgrade retrofit was based on the Grey & Osborne's recommended solutions in their survey and established the non-structural objective is to reduce the risk of life and injury to the public. The seismic rehabilitation methods presented in the Grey & Osborne survey will encompass all facets of the building envelope, finishes, plumbing, ductwork, windows, floors, ceilings, etc. The rehabilitation efforts will certainly improve the structural integrity and life safety of the building.

The primary purpose of the report is to provide additional cost impacts to the solutions proposed by the Grey & Osborne Survey. The contributing factors that determines these methods is a balance of the Basic Safety Objective (BSO), Seismic objective performance target level, financial cost and construction feasibility. The construction cost estimate for both solutions ranges around \$2,500,000.00. This depicts that the project is almost \$2,000,000.00 deficient than the allotted FEMA grant of \$637,500.00. See Conceptual Cost estimate in appendix.

The investigation has uncovered some of the impacts due to the construction of structural improvements recommended by Grey & Osborne. The building is deficient with current fire and building codes concerning fire-resistive construction and sprinklers. It is recommended to upgrade these systems to comply with code. It is recommended to review the ADA compliance, since the seismic upgrade will affect the stairways. The Washington State Energy codes are more stringent then previous years, using older light fixtures and HVAC systems may not comply.

Disclaimer / Exclusions

These findings are based on Gray & Osborne's Preliminary Structural Survey and an onsite visit of Anacortes City Hall on May 22, 2007 provided by the city. HDR is not responsible for any inaccuracy, omissions, or scale in the provided documentation. All phasing, methods, recommendations or repairs indicated within this analysis are proposed for conceptual cost estimating purposes. All existing areas should be field verified. All seismic building rehabilitation should be completed and designed by a licensed structural engineer of the State of Washington.

Although some of these items were mentioned in the report, the following items are considered beyond the scope of this analysis. This is the list of excluded tasks and services.

1. Structural Evaluations Seismic design, detailing and calculations for structural elements.
2. Architectural detailing and Interior Design
3. Architectural or Structural record drawings
4. Landscaping
5. Construction Phasing drawings
6. ADA accessibility Compliance
7. Building Code Compliance
8. Equipment, furniture, Space planning drawings
9. Life Safety, Emergency evaluation
10. Geotechnical Evaluations or Services
11. Mechanical Engineering Evaluations, Modifications or Upgrades
12. Electrical Engineering Evaluations,
13. Civil Engineering Evaluations, Modifications or Upgrades

Recommended Publications

FEMA Prestandard and Commentary for the Seismic Rehabilitation of Buildings (FEMA 356)
FEMA Installing Seismic Restraints for Mechanical Equipment (FEMA 142)
FEMA Installing Seismic Restraints for Electrical Equipment (FEMA 413)
FEMA Installing Seismic Restraints for Duct and Pipe (FEMA 414)

References

2006 International building code with Washington Amendments
2006 February, City Hall Structural Condition Assessment, Gray & Osborne, Inc.
2006 FEMA Designing for Earthquakes A manual for Earthquakes (FEMA 454)
2003 FEMA Incremental Seismic Rehabilitation of Office Buildings (FEMA 397)
2000 FEMA Prestandard and Commentary for the Seismic Rehabilitation of Buildings (FEMA 356)
1999 Briefing Paper 4, Part C, Peter Mork ATC/ SEAOC Joint Venture

Appendix

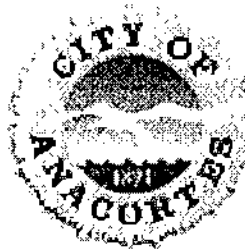
APPENDIX A

STRUCTURAL CALCULATIONS

CITY
SKAGIT COUNTY

OF ANACORTES

WASHINGTON



Structural Calculations

**STRUCTURAL CONDITION ASSESSMENT SURVEY
FOR
CITY HALL BUILDING**



EXPIRES: 3-31-2006

**G & O No. 06734
FEBRUARY 2006**



Gray & Osborne, Inc.

CONSULTING ENGINEERS

701 DEXTER AVENUE NORTH SUITE 200
SEATTLE, WASHINGTON 98109 • (206) 284-0880

LATERAL DESIGN



Gray & Osborne, Inc.
CONSULTING ENGINEERS

JOB # 05734

1-6-2006

OWNER

CITY OF ANACORTES

PROJECT

STRUCT. CONDITION ASSESSMENT SURVEY

SUBJECT

LATERAL DESIGN FOR CITY HALL BLDG.

COMP BY

Y.D.G.

CK'D BY

S.M.M.

PAGE

1 OF

LATERAL DESIGN.

DESIGN DATA.

DESIGN TO BE PROVIDED IN ACCORDANCE W/
THE IBC 2003 AND ASCE 7-02.

THE EXIST. BLDG IS A CATEGORY II BLDG.
(PER TABLE 1604.5 IBC 2003)

AND MIXED OCCUPANCIES: ASSEMBLY GROUP A-3

AND BUSINESS GROUP B APPLY.

ZIP CODE 98221.

THE BASIC WIND SPEED - 85 MPH.

EXPOSURE B - ASSUMED

SITE CLASS D



Gray & Osborne, Inc.
CONSULTING ENGINEERS

JOB # 05734

1-6-2008

OWNER

CITY OF ANACORTES

PROJECT

S.C.A.S.

COMP. BY Y.D.G.

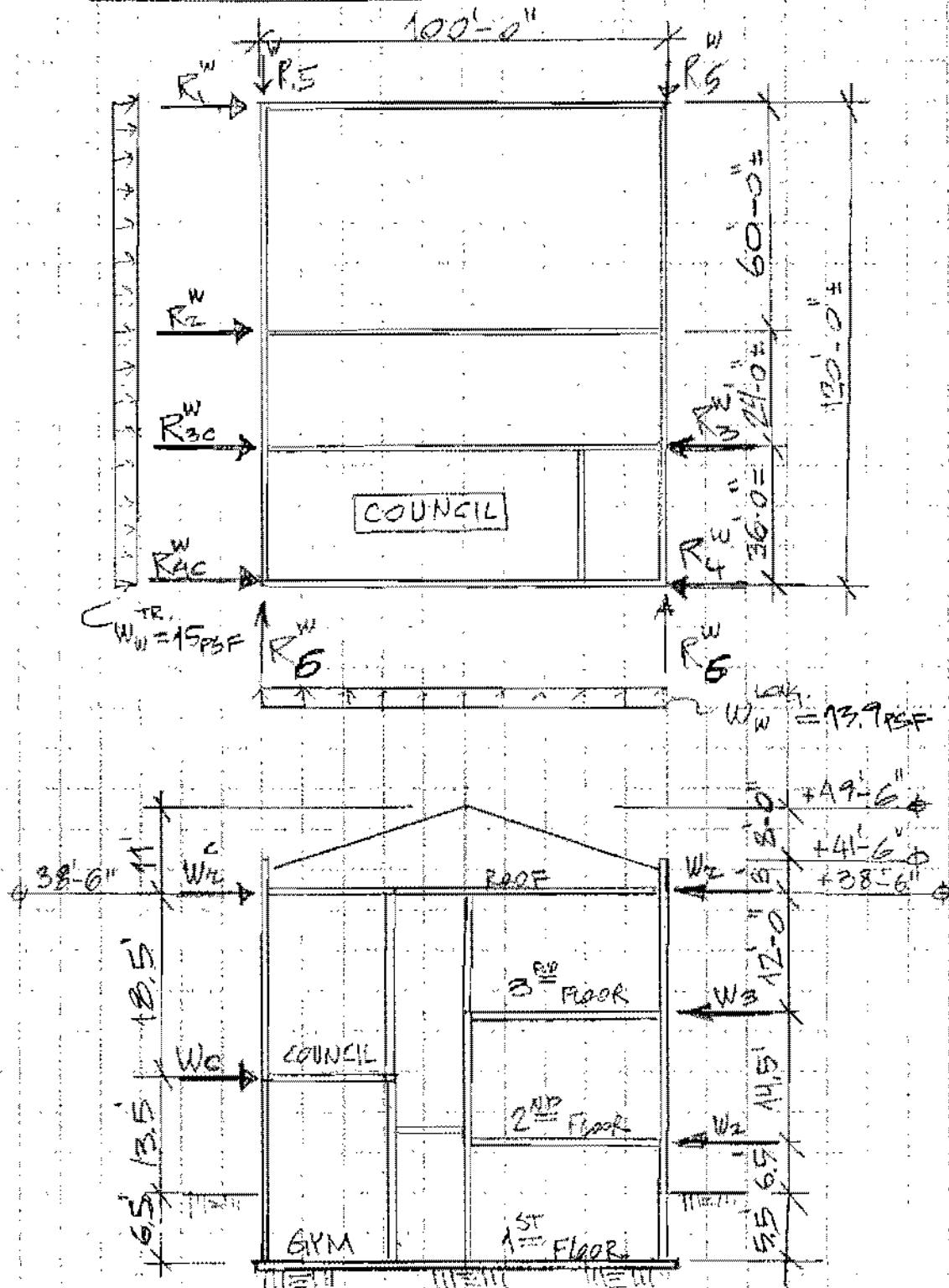
SUBJECT

LATERAL DESIGN FOR CITY HALL BLDG.

CHKD BY G.M.M.

PAGE 2 OF

1. WIND DESIGN.





OWNER

CITY OF ANACORTES

PROJECT

S. C. A. S.

SUBJECT

LATIAL DESIGN FOR CITY HALL BLDG.

COMP. BY Y.O.G.

CKD BY S.M.M.

PAGE 3 OF

BASIC WIND PRESSURE P_3 FROM COMPUTER'S OUTPUT (SEE PAGE 5):

$$\left\{ \begin{array}{l} \text{FOR TRANSVERSE DIRECTION} - W_w^{TR} = 15 \text{ PSF} \\ \text{FOR LONGITUDINAL DIRECTION} - W_w^{LONG} = 13.9 \text{ PSF} \end{array} \right.$$

(USE: CONSERVATIVE)

LOAD TO DIAPHRAGMS.

ROOF: $W_z^{TR} = (15 \text{ PSF}) \times \left(\frac{12'}{2} + 11' \right) = 255 \text{ PLF}$

$$\left\{ \begin{array}{l} R_{1R}^{TR} = (255 \text{ PLF}) \times \frac{60'}{2} = 7.70^k \\ R_{2R}^{TR} = (255 \text{ PLF}) (30' + 12') = 10.71^k \\ R_{3R}^{TR} = (255 \text{ PLF}) (12' + 18') = 7.70^k \\ R_{4R}^{TR} = (255 \text{ PLF}) (18') = 4.60^k \end{array} \right.$$

$$W_z^{LONG} = (13.9 \text{ PSF}) \times 17' = 236 \text{ PLF}$$

$$R_{5R}^{LONG} = (236 \text{ PLF}) \times \frac{100'}{2} = 11.80^k$$

$$W_z^{TR} (\text{COUNCIL}) = (15 \text{ PSF}) \times \left(\frac{18.5'}{2} + 11' \right) = 305 \text{ PLF}$$

$$\left\{ \begin{array}{l} R_{3R}^{TR} (\text{COUNCIL}) = (305 \text{ PLF}) \times 30' = 9.2^k \\ R_{4R}^{TR} (\text{COUNCIL}) = (305 \text{ PLF}) \times 18' = 5.5^k \end{array} \right.$$

$$R_{6R}^{LONG} (\text{COUNCIL}) = (305 \text{ PLF}) \times 50' = 15.30^k$$

Code Search

I. **Code:** International Building Code 2003

II. **Occupancy:**

Occupancy Group = A Assembly

III. **Type of Construction:**

Fire Rating:

Roof = 1.0 hr
Floor = 1.0 hr

IV. **Live Loads:**

Roof angle (θ) 2.67 / 12 12.5 deg
Roof 0 to 200 sf: 20 psf
200 to 600 sf: 24 - 0.02Area, but not less than 12 psf
over 600 sf: 12 psf
Floor 60 psf
Stairs & Exitways 100 psf
Balcony 100 psf
Mechanical N/A
Partitions 20 psf

V. **Wind Loads: ASCE 7 - 02**

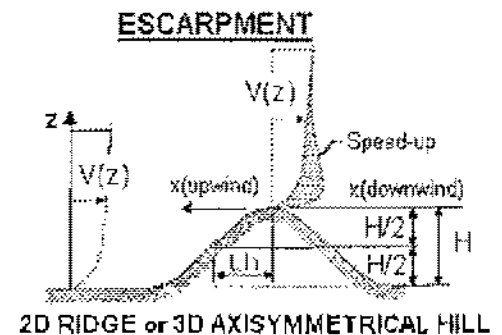
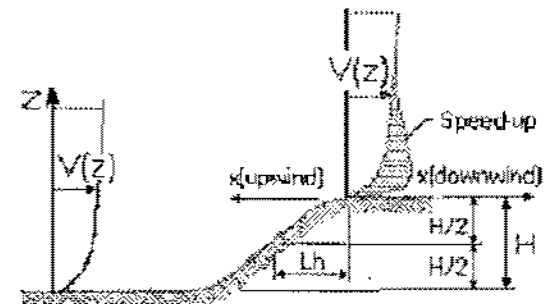
Importance Factor 1.00
Basic Wind speed 85 mph
Directionality (Kd) 0.85
Mean Roof Ht. (h) 40.0 ft
Parapet ht above grd 33.0 ft
Exposure Category B
Enclosure Classif. Partially Enclosed
Internal pressure +/-0.55
Building length (L) 120.0 ft
Least width (B) 100.0 ft
K_h case 1 0.761
K_h case 2 0.761

Topographic Factor (K_{zt})

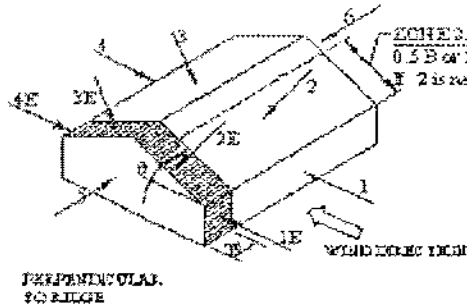
Topography Flat
Hill Height (H) 0.0 ft
Half Hill Length (L_h) 0.0 ft
Actual H/L_h = 0.00
Use H/L_h = 0.00
Modified L_h = 0.0 ft
From top of crest: x = 0.0 ft
Bldg up/down wind? downwind
H/L_h = 0.00 K₁ = 0.000
x/L_h = 0.00 K₂ = 0.000
z/L_h = 0.00 K₃ = 1.000

At Mean Roof Ht:

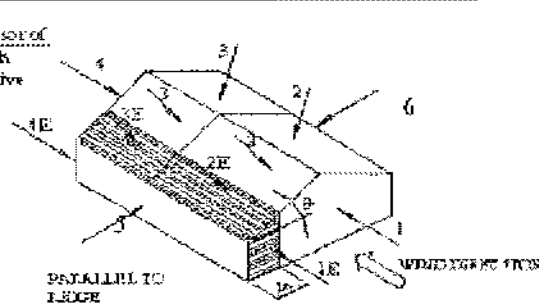
$$K_{zt} = (1 + K_1 K_2 K_3)^{1/2} = 1.00$$



V. Wind Loads - MWFRS h≤60' (Low-rise Buildings) Enclosed/partially enclosed only



Transverse Direction



Longitudinal Direction

Torsional loads are
25% of zones 1 - 4.
See code for loading
diagram

$$K_z = K_h = 0.76 \text{ (case 1)}$$

$$\text{Base pressure (q)} = 12.0 \text{ psf}$$

$$G_{Cpi} = \pm 0.55$$

$$\text{Edge Strip (a)} = 10.0 \text{ ft}$$

$$\text{End Zone (2a)} = 20.0 \text{ ft}$$

$$\text{Zone 2 length} = 50.0 \text{ ft}$$

Surface	Transverse Direction			Longitudinal Direction		
	Perpendicular $\theta = 12.5 \text{ deg}$			Parallel $\theta = 0 \text{ deg}$		
	GCpf	w/ GCpi	w/ GCpi	GCpf	w/ GCpi	w/ GCpi
1	0.47	1.02	-0.08	0.40	0.95	-0.15
2	-0.69	-0.14	-1.24	-0.69	-0.14	-1.24
3	-0.43	0.12	-0.98	-0.37	0.18	-0.92
4	-0.36	0.19	-0.91	-0.29	0.26	-0.84
5	-0.45	0.10	-1.00	-0.45	0.10	-1.00
6	-0.45	0.10	-1.00	-0.45	0.10	-1.00
1E	0.71	1.26	0.16	0.61	1.16	0.06
2E	-1.07	-0.52	-1.62	-1.07	-0.52	-1.62
3E	-0.61	-0.06	-1.16	-0.53	0.02	-1.08
4E	-0.54	0.01	-1.09	-0.43	0.12	-0.98

Wind Surface pressures (psf) - use 10 psf minimum for zones 1 plus 4 and 5 plus 6

1	12.1	-1.0	11.4	-1.8
2	-1.7	-14.8	-1.7	-14.8
3	1.5	-11.7	2.2	-11.0
4	2.3	-10.9	3.1	-10.0
5	1.2	-12.0	1.2	-12.0
6	1.2	-12.0	1.2	-12.0
1E	15.0 ✓	1.9	13.9 ✓	0.7
2E	-6.2	-19.4	-6.2	-19.4
3E	-0.7	-13.9	0.2	-12.9
4E	0.2	-13.0	1.4	-11.7

MWFRS Simple Diaphragm Pressures (psf)

Transverse direction (normal to L)

Interior Zone: Wall	10.0 psf
Roof	-3.2 psf
End Zone: Wall	14.8 psf
Roof	-5.5 psf

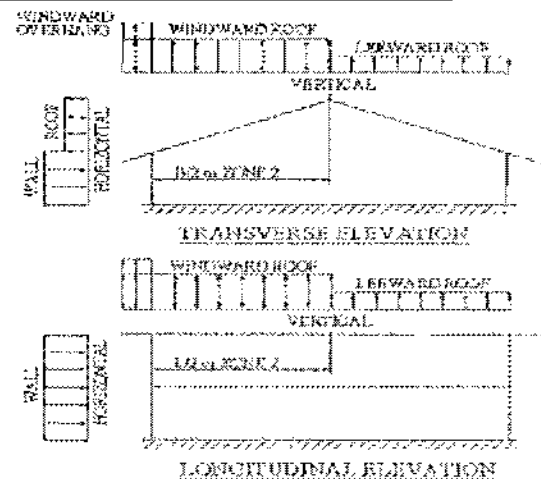
Longitudinal direction (parallel to L)

Interior Zone: Wall	10.0 psf
End Zone: Wall	12.4 psf

Windward roof overhangs: 8.1 psf (upward) add to windward roof pressure

Parapet

Windward parapet:	20.4 psf (GCpn = +1.8)
Leeward parapet:	-12.5 psf (GCpn = -1.1)





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3RD FLOOR

$$W_{3F}^{TR} = (15 \text{ PSF}) \left(\frac{12'}{2} + \frac{14.5'}{2} \right) = \underline{199 \text{ PLF}}$$

$$\left\{ \begin{array}{l} R_{1(3F)}^{TR} = (199 \text{ KLF}) \times 30' = \underline{6.0 \text{ K}} \\ R_{2(3F)}^{TR} = (199 \text{ KLF}) \times 42' = \underline{8.4 \text{ K}} \\ R_{3(3F)}^{TR} = (199 \text{ KLF}) \times 30' = \underline{6.0 \text{ K}} \\ R_{4(3F)}^{TR} = (199 \text{ KLF}) \times 18' = \underline{3.6 \text{ K}} \end{array} \right.$$

$$W_C^{TR} = (15 \text{ PSF}) \left(\frac{18.5'}{2} + \frac{13.5'}{2} \right) = \underline{240 \text{ PLF}}$$

$$R_{3C}^{TR} = (240 \text{ KLF}) \times 30' = \underline{7.20 \text{ K}}$$

$$R_{4C}^{TR} = (240 \text{ KLF}) \times 18' = \underline{4.35 \text{ K}}$$

$$W_{3F}^{LONG} = (13.9 \text{ PSF}) \times \left(\frac{12'}{2} + \frac{14.5'}{2} \right) = \underline{185 \text{ PLF}}$$

$$R_{5(3F)}^{LONG} = (185 \text{ KLF}) \times \frac{100'}{2} = \underline{9.25 \text{ K}}$$

$$W_C^{LONG} = (13.9 \text{ PSF}) \times \left(\frac{18.5'}{2} + \frac{13.5'}{2} \right) = \underline{223 \text{ PLF}}$$

$$R_{6C}^{LONG} = (223 \text{ KLF}) \times 50' = \underline{11.2 \text{ K}}$$



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2ND FLOOR

$$W_{2F}^{TR} = (15 \text{ PSF}) \times \left(\frac{14.5'}{2} + \frac{6.5'}{2} \right) = \underline{158 \text{ PLF}}$$

$$R_{1(2F)}^{TR} = (.158 \text{ KLF}) \times 30' = \underline{4.75^k}$$

$$R_{2(2F)}^{TR} = (.158 \text{ KLF}) \times 42' = \underline{6.65^k}$$

$$R_{3(2F)}^{TR} = (.158 \text{ KLF}) \times 30' = \underline{4.75^k}$$

$$R_{4(2F)}^{TR} = (.158 \text{ KLF}) \times 18' = \underline{2.85^k}$$

$$W_{2F}^{LONG} = (13.9 \text{ PSF}) \times \left(\frac{14.5'}{2} + \frac{6.5'}{2} \right) = \underline{146 \text{ PLF}}$$

$$R_{5(2F)}^{LONG} = (.146 \text{ KLF}) \times 50' = \underline{7.30^k}$$



2. SEISMIC DESIGN.

THE BUILDING IS IN SEISMIC USE GROUP I
(SEE TABLE 1604.5 IBC 2003)

$$I_E = \underline{1.0}$$

USING THE BUILDING'S AREA ZIP CODE 98221
FROM USGS "SEISMIC DESIGN PARAMETERS V.3.10"
CD PROGRAM DETERMINE S_S AND S_1 FOR
CLASS D SOIL (SEE PAGE 9) =
(ASSUMED PER IBC 2003)

$$\begin{cases} S_{MS} = \underline{1.209g} \\ S_{M1} = \underline{.610g} \end{cases}$$

← THE SPECTRAL RESPONSE
ACCELERATIONS

CALCULATE THE DESIGN SPECTRAL RESPONSE
ACCELERATIONS:

(16-40) IBC 2003 $S_{DS} = \frac{2}{3} (S_{MS}) = \frac{2}{3} (1.209g) = \underline{.806g}$

(16-41) IBC 2003 $S_{D1} = \frac{2}{3} (S_{M1}) = \frac{2}{3} (.610g) = \underline{.407g}$

PER IBC 2003 TABLES 1616.3(1) AND 1616.3(2)

FOR SEISMIC USE GROUP I, DETERMINE THAT THE

SEISMIC DESIGN CATEGORY IS D.

MCE Ground Motion - Conterminous 48 States

Zip Code - 98221 Central Latitude = 48.465409
Central Longitude = -122.615369

Period (sec)	MCE Sa (%g)	
0.2	117.4	MCE Value of Ss, Site Class B
1.0	036.5	MCE Value of S1, Site Class B

Spectral Parameters for Site Class D

0.2	120.9	Sa = FaSs, Fa = 1.03
1.0	061.0	Sa = FvS1, Fv = 1.67

Spectral Parameters for Site Class D

0.2	✓ 120.9	Sa = FaSs, Fa = 1.03
1.0	✓ 061.0	Sa = FvS1, Fv = 1.67

Spectrum for Site Class D

Period (sec)	MCE Sa (%g)	
0.000	048.4	T = 0.0, Sa = 0.4FaSs
0.101	120.9	T = To, Sa = FaSs
0.200	120.9	T = 0.2, Sa = FaSs
0.505	120.9	T = Ts, Sa = FaSs
0.600	101.7	
0.700	087.2	
0.800	076.3	
0.900	067.8	
1.000	061.0	T = 1.0, Sa = FvS1
1.100	055.5	
1.200	050.8	
1.300	046.9	
1.400	043.6	
1.500	040.7	
1.600	038.1	
1.700	035.9	
1.800	033.9	
1.900	032.1	
2.000	030.5	



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PER TABLE 9.5.2.1 ASCE 7-02

USE FOR SEISMIC DESIGN — "EQUIVALENT
LATERAL-FORCE
ANALYSIS"

$$V = C_s W \quad (9.5.2.1 \text{ ASCE})$$

PER SECTION 9.5.5
ASCE 7-02

$$C_s = \frac{S_{DS}}{R/I_E} \quad (9.5.2.1-1 \text{ ASCE})$$

$$C_s = \frac{1.0 \times .806}{1.5} = .537$$

$$\begin{cases} S_{DS} = .806g \\ I_E = 1.0 \\ R = 1\frac{1}{2} \text{ ASSUMED} \end{cases}$$

$$\text{CHECK } C_s^{\text{MAX}} = \frac{S_{D1}}{T(R/I)}$$

$$C_s^{\text{MAX}} = \frac{.407 \times 1.0}{.294 \times (1.5)} = .923$$

USE $C_s = .537$

AND $V = .537W$

$$\begin{cases} S_{D1} = .407g \\ T = C_p \times h_n = \\ = .020(36)^{.75} = \\ = .294 \end{cases}$$



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DESIGN DATA:

ROOF DEAD LOAD:

1. ROOFING - 1 PSF
2. FRAMING, 2x8 - 15 PSF
@ 24" O.C.
3. 2x6 T&G DECKING - 5 PSF
4. 2x12 @ 16" O.C. - 3.5 PSF
CEILING JOISTS
5. 12" BUT INSULATION - 3.6 PSF
(12" x 0.3 PSF)
6. PLASTER CEILING - 8 PSF
7. SUSPENDED CEILING - 2 PSF
8. ELECTR/MECH & MISC. - 2.4 PSF

TOTAL: $DL_R = 27 \text{ PSF}$ ✓

FOR A COUNCIL ROOM:

ROOF DEAD LOAD:

1. TYP. ROOF $DL_R = 27 \text{ PSF}$
2. STUCCO - 5 PSF

TOTAL: $DL_{R-COUNCIL} = 32 \text{ PSF}$

BECAUSE NO DATA ARE
SUBMITTED ASSUMED:

$$\begin{cases} F_c' = 1500 \text{ PSI} \\ F_y = 18,000 \text{ PSI} \end{cases}$$



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2ND AND 3RD FLOOR DEAD LOAD:

FLOOR FINISH — 1 PSF
T & G DECKING — 5 PSF
2x12 @ 16" OC — 3.5 PSF
PLASTER CEILING — 3 PSF
SUSPENDED CEILING — 2 PSF
ELECTR./MECH. & MISC. — 2.5 PSF

TOTAL: DL 2 & 3 FLOOR = 22 PSF ✓

COUNCIL ROOM FLOOR DEAD LOAD:

FLOORING — 1 PSF
T & G DECKING — 5 PSF
2x10 CRIB FLOOR — 16 PSF
ELECTR./MECH. & MISC. — 2.0 PSF

TOTAL DL COUNCIL FLOOR = 24 PSF ✓



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SEISMIC DESIGN

TRANSVERSE DIRECTION.

A. DL TRIB. TO ROOF LEVEL FOR 1' WIDE STRIP:

$$\left\{ \begin{array}{l} \text{ROOF DEAD LOAD } DL_R = (27 \text{ PSF} + \text{INTERIOR PARTITIONS } 5 \text{ PSF}) \times 100' = 3200 \text{ PLF} \\ \text{EXT. WALLS DEAD LOAD} = 2 \left(\frac{12''}{12''} \right) 150 \times \left(\frac{12'}{2} + 3' \right) = 2700 \text{ PLF} \end{array} \right.$$

$$\text{DEAD LOAD } D_R \text{ OF 1' STRIP AT ROOF} = W_{IR} = 5900 \text{ PLF}$$

$$W_R = (5900 \text{ PLF} \times 84') + \underbrace{2 \times 1' \times 150 \times 100' \times 9'}_{\text{2 END CONC. WALLS}} = 766 \text{ K}$$

$$\boxed{W_R^{\text{TR}} = 766 \text{ K}}$$

DL TRIB. TO ROOF LEVEL FOR 1' WIDE STRIP:

$$\left\{ \begin{array}{l} \text{ROOF DEAD LOAD } DL_{R, \text{COUNCIL}} = (32 \text{ PSF}) \times 100' = 3200 \text{ PLF} \\ \text{EXT. WALLS DEAD LOAD} = 2(1') 150 \left(\frac{18.5'}{2} + 3' \right) = 3675 \text{ PLF} \end{array} \right.$$

$$\text{DEAD LOAD } D_{R,C} \text{ OF 1' STRIP AT ROOF} = W_{IR}^C = 6875 \text{ PLF}$$

$$\begin{aligned} W_R^C &= (6875 \text{ PLF}) \times 36' + \underbrace{1 \times 1' \times 150 (12.25') \times 100'}_{\text{END CONC. WALL}} + \\ &+ \underbrace{1 \times (10 \text{ PSF}) \times 12.25' \times 100'}_{\text{END WOOD WALL}} = 247.5 \text{ K} + 183.75 \text{ K} + 12.25 \text{ K} \\ &= 444 \text{ K} \end{aligned}$$

$$\boxed{W_R^C = 444 \text{ K}}$$



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L.D. FOR CITY HALL Bldg.

Family file

$$W^{3\text{root}} = 7.175 \text{ AF}$$

$$W_{3\text{FLOOR}} = (7.175 \text{ KLF}) \times 84' + \underbrace{2 \times 1 \times 150 \times 13.25 \times 100}_{2 \text{ FLOOR CONC. WALLS}} = \underline{\underline{1,000 \text{ K}}}$$

$$W_{3\text{FLOOR}}^{\text{TR.}} = 1,000 \text{ K}$$

100

$$\left\{ \begin{array}{l} \text{1ND FLOOR DEAD LOAD } DL_{2F} = (22\text{PSF} + 10\text{PSF}) 100' = 3,200\text{PLF} \\ \text{2 EXT. CONC. WALLS } DL_{3F} = 2 \times 1' \times 150 \times \left(\frac{14.5'}{2} + \frac{5.5'}{2} \right) = 3,150\text{PLF} \end{array} \right.$$

$$W_{2 \text{ Flows}} = 6,350 \text{ PUF}$$

$$W_{2\text{FLOOR}} = (6,350 \text{ kN}) \times 84' + \underbrace{2 \times 1 \times 150 \times 12.5 \times 100}_{\text{2 END CONC. WALLS}} = \underline{\underline{848^k}}$$

$$W_{2\text{Floor.}}^{\text{TR.}} = 848^k$$



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D. TRIBUTARY COUNCIL ROOM FLOOR DL =

$$\begin{cases} \text{C. FLOOR DL} = (24 \text{ PSF}) \times 100' = 2400 \text{ PLF} \\ \text{2 EXT. CONC. WALLS DL} = 2 \times 1' \times 150 \times \left(\frac{13.5'}{2} + \frac{13.5'}{2} \right) = 4800 \text{ PLF} \end{cases}$$

$$W_{\text{FLOOR}}^{\text{C}} = 7,200 \text{ PLF}$$

$$W_{\text{FLOOR}}^{\text{C}} = (7,200 \text{ PLF}) \times 36' + \underbrace{1' \times 1' \times 150 \times 16' \times 100}_{\text{END CONC. WALL}} + \underbrace{1' \times (0.9 \text{ PSF}) \times 16' \times 100}_{\text{END WOOD WALL}} = 515^{\text{K}}$$

$$W_{\text{FLOOR}}^{\text{C}} = 515^{\text{K}}$$

TYPICAL F_x STORY (SHEARWALL) FORCE TABLE

1	2	3	4	5	6	7
STORY	HEIGHT H_x	WEIGHT W_x	$W_x H_x$	STORY FORCE $F_x = 0.071 H_x W_x$	F_x COEFF	STORY SHEAR V_x
R	33'	766 ^K	25,278 ^K	$F_4 = 685^{\text{K}}$	0.8943	685 ^K
3	21'	1000 ^K	21,000 ^K	$F_3 = 569^{\text{K}}$	0.5691	1254 ^K
2	0.5'	848 ^K	5,512 ^K	$F_2 = 150^{\text{K}}$	0.1762	1404 ^K
1	0'					
SUM		$\Sigma 2614^{\text{K}}$	51,790 ^K	$V = 0.537 W = 1404^{\text{K}}$		

THE TOTAL BASE SHEAR
OF THIS PORTION OF
THE BUILDING

$$V = 0.537 (2614^{\text{K}}) = 1404^{\text{K}}$$



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$$F_x = \left(\frac{V h_x}{\sum W h} \right) W_x = \left[\frac{(1404^k) h_x}{51.790^{1k}} \right] W_x = (0.271 h_x) W_x$$

$$\begin{cases} F_z = (0.271 h_z) W_z = (0.271)(33') W_z = .8943 W_z \\ F_z = (.8943) 766^k = \underline{685^k} \end{cases}$$

$$\begin{cases} F_{3F} = (0.271 h_z) W_3 = (0.271)(21') W_3 = .5691 W_3 \\ F_{3F} = (.5691)(1000^k) = \underline{569^k} \end{cases}$$

$$\begin{cases} F_{2F} = (0.271 h_z) W_2 = (0.271)(5.5') W_2 = .1762 W_2 \\ F_{2F} = (.1762) 848^k = \underline{150^k} \end{cases}$$

$$V = \sum F_x = F_z + F_3 + F_2 = 685^k + 569^k + 150^k = \underline{1404^k}$$

= 2K

UNIFORM FORCES TO DIAPHRAGMS USING F_x STORY COEFF.

LOADS TO ROOF DIAPHRAGM:

$$W_{UR}^{TR} = .8943 (5,900 \text{ PLF}) = \underline{5,276 \text{ PLF}}$$

SEE P. 13

$$R_{1R}^{TR} = (5,276) \times \frac{60'}{2} = \underline{158,3^k} \quad R_{2R}^{TR} = (5,276) \left(\frac{60'}{2} + \frac{24'}{2} \right) = \underline{221,6^k}$$

LOADS TO 3RD FLOOR DIAPHRAGM:

$$W_{3FL}^{TR} = .5691 (7,175 \text{ PLF}) = \underline{4,083 \text{ PLF}}$$

SEE P. 14



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$$R_{1(3FL)}^{TR.} = (4.083) \times \frac{60'}{2} = \boxed{122.5^K} \quad R_{2(3FL)}^{TR.} = (4.083) \times \left(\frac{60'}{2} + \frac{24'}{2} \right) = \boxed{171.5^K}$$

LOADS TO 2ND FLOOR DIAPHRAGM:

$$W_{2FL}^{TR.} = .1762 (6,350 \text{ PLF}) = 1,119 \text{ PLF}$$

$$R_{1(2FL)}^{TR.} = (1,119) \times \frac{60'}{2} = \boxed{33.60^K} \quad R_{2(2FL)}^{TR.} = (1,119) \times \left(\frac{60'}{2} + \frac{24'}{2} \right) = \boxed{47^K}$$

COUNCIL F_x STORY (SHEARWALL) FORCE TABLE

1	2	3	4	5	6	7
STORY	HEIGHT h _x	WEIGHT W _x	W _x h _x	STORY FORCE F _x = .0243 P _x W _x	F _x COEFF.	STORY SHEAR V _x
R	32'	444 ^K	14,208 ^K	F ₂ ^C = 346 ^K	0.779	346 ^K
2	13.5'	515 ^K	6,953 ^K	F _{FL} ^C = 169 ^K	0.328	515 ^K
1	0					
SUM	Σ	959 ^K	21,161 ^K	V = .537 W = 515 ^K		

THE TOTAL BASE SHEAR
OF COUNCIL CHAMBERS
PART OF THE BUILDING

$$V_c = .537 (959^K) = \underline{515^K}$$

$$F_x^C = \left(\frac{515^K}{21,161^K} \right) h_x W_x = (.0243 h_x) W_x$$

$$\begin{cases} F_2^C = (.0243 h_2) W_2^C = (.0243) 32' W_2^C = .779 W_2^C \\ F_2^C = (.779) 444^K = \underline{346^K} \end{cases}$$

$$\begin{cases} F_{FL}^C = (.0243 h_2) W_2^C = (.0243) 13.5' W_2^C = .328 W_2^C \\ F_{FL}^C = (.328) 515^K = \underline{169^K} \end{cases}$$



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LOADS TO ROOF DIAPHRAGMS

$$W_{CR}^{TR} = .779 (6875) = \underline{5356 \text{ PLF}} \quad \text{SEE P. 13}$$

$$\begin{cases} R_{3(RC)}^{TR} = (5356) \times \left(\frac{24'}{2} + \frac{36'}{2} \right) = \underline{160.70 \text{ K}} \checkmark \\ R_{4(RC)}^{TR} = (5356) \times \frac{36'}{2} = \underline{96.41 \text{ K}} \checkmark \end{cases}$$

LOADS TO COUNCIL FLOOR DIAPHRAGMS

$$W_{C(FL)}^{TR} = .328 (7.200) = \underline{2362 \text{ PLF}}$$

$$\begin{cases} R_{3(C,FL)}^{TR} = (2362) \times \left(\frac{24'}{2} + \frac{36'}{2} \right) = \underline{70.90 \text{ K}} \checkmark \\ R_{4(C,FL)}^{TR} = (2362) \times \frac{36'}{2} = \underline{42.52 \text{ K}} \checkmark \end{cases}$$

COMPARISON TO WIND

THE ASD SEISMIC FORCES ARE:

$\rho = 1.0$ - ASSUMED

$$R^S = \rho(.70)R = (1.0)(.70)R = \underline{.70R}$$

$$\begin{cases} R_{1R}^{S,TR} = .70(158.30 \text{ K}) = \underline{110.81 \text{ K}} \gg R_{1R}^{W,TR} = 7.7 \text{ K} \leftarrow \text{SEE PAGE 3} \\ R_{2R}^{S,TR} = .70(221.6 \text{ K}) = \underline{155.12 \text{ K}} \gg R_{2R}^{W,TR} = 10.7 \text{ K} \checkmark \end{cases}$$

$$\begin{cases} R_{3(RC)}^{S,TR} = .70(160.70 \text{ K}) = \underline{112.5 \text{ K}} \gg R_{3(RC)}^{W,TR} = 9.2 \text{ K} \\ R_{4(RC)}^{S,TR} = .70(96.41 \text{ K}) = \underline{67.50 \text{ K}} \gg R_{4(RC)}^{W,TR} = 5.5 \text{ K} \end{cases}$$

$\therefore$ SEISMIC GOVERNS TYP. FOR ALL LEVELS.



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DIAPHRAGMS FORCES.

$$F_{PX} = \frac{\sum F_i}{\sum W_i} W_{PX}$$

$$0.25 I_W \leq F_{PX} \leq 0.4 S_{DS} I_W$$

TYPICAL F_{PX} STORY (DIAPHRAGM) TABLE.

1	2	3	4	5	6	7	8
STORY	HEIGHT H_X	WEIGHT W_X	STORY (SHEAR WALL) FORCE F_X	$\sum F_i$	$\sum W_i$	STORY (DIAPHRAGM) FORCE F_{PX}	STORY DIAPH. FORCE F_{PX} COEFFICIENT
R	33'	766 ^K	685 ^K	685 ^K	766 ^K	99.0 ^K	0.129
3	21'	1000 ^K	569 ^K	1254 ^K	1766 ^K	322.0 ^K	0.322
2	6.5'	348 ^K	150 ^K	1404 ^K	2614 ^K	274.0 ^K	0.323
1	0'						
SUM	$\sum$	2614 ^K	1404 ^K				

AT THE ROOF DIAPHRAGM:

$$F_X^R = 685^K \quad W_X^R = 766^K = W_{PX}$$

$$F_{PR}^R = \left(\frac{685^K}{766^K} \right) \times 766^K = 685^K$$

CHECK LIMITS:

$$\left[0.2 (0.806) (1.0) 766^K = 123.5^K \right.$$

$$\left. 0.4 (0.806) (1.0) 766^K = 99.0^K < 685^K \right.$$

$$F_{PX}^R = \frac{99^K}{766^K} = 0.129 \checkmark$$

↑ CONTROLS



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AT THE 3RD FLOOR DIAPHRAGM:

$$F_X^{3FL} = 685^k + 569^k = 1254^k$$

$$W_X^{3FL} = 766^k + 1000^k = 1766^k$$

$$F_{PR}^{3FL} = \left(\frac{1254^k}{1766^k} \right) 1000^k = 710^k$$

$$\left\{ 0.2(806)(1.0)(1000) = 161^k \right.$$

$$\left\{ 0.4(806)(1.0)(1000) = 322^k < 710^k \right.$$

↑ CONTROLS

$$F_{PX}^{3FL} = \frac{322^k}{1000} = 0.322^k \checkmark$$

AT THE 2ND FLOOR DIAPHRAGM:

$$F_X^{2FL} = 685^k + 569^k + 150^k = 1404^k$$

$$W_X^{2FL} = 766^k + 1000^k + 848^k = 2614^k$$

$$F_{PR}^{2FL} = \left(\frac{1404^k}{2614^k} \right) 848^k = 456^k$$

CHECK:

$$\left\{ 0.2(806)(1.0) 848^k = 137^k \right.$$

$$\left\{ 0.4(806)(1.0) 848^k = 274^k < 456^k \right.$$

↑ CONTROLS

$$F_{PX}^{2FL} = \frac{274^k}{848^k} = 0.323^k \checkmark$$



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L.R. FOR CITY HALL BLDG.

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COUNCIL F_{px} STORY (DIAPHRAGM) TABLE

1	2	3	4	5	6	7	8
STORY	HEIGHT h _x	WEIGHT W _x	STORY (SHEAR WALL) FORCE F _x	Σ F _x	Σ W _x	STORY (DIAPHRAGM) FORCE F _{px}	STORY DIAPH. FORCE F _{px} COEFFICIENT
R	32'	444 ^k	346 ^k	346 ^k	444 ^k	144 ^k	0.324
2	13.5'	515 ^k	169 ^k	515 ^k	959 ^k	166 ^k	0.538
1	0						
SUM		Σ 959 ^k	515 ^k				

AT THE ROOF DIAPHRAGM:

$$\begin{cases} F_{x,R,C} = 346^k & W_{x,R,C} = 444^k = W_{px} \\ F_{PR,R,C} = \left(\frac{346^k}{444^k} \right) 444^k = 346^k \end{cases}$$

CHECK LIMITS:

$$\begin{cases} 0.2(806)(1.0) 444^k = 72^k \\ 0.4(806)(1.0) 444^k = 144^k < 346^k \end{cases}$$

↑ CONTROLS

$$F_{px,R,C} = \left(\frac{144^k}{444^k} \right) = .324 \checkmark$$

AT THE 2ND FLOOR DIAPHRAGM:

$$\begin{cases} F_{x,2F,C} = 346^k + 169^k = 515^k \\ W_{x,2F,C} = 444^k + 515^k = 959^k \end{cases}$$

$$F_{P2,2F,C} = \left(\frac{515^k}{959^k} \right) 515^k = 277^k$$

CHECK:

$$\begin{cases} 0.2(806)(1.0) 515^k = 83^k \\ 0.4(806)(1.0) 515^k = 166^k < 277^k \end{cases}$$

↑ CONTROLS



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$$F_{PX}^{2R,C} = \frac{277K}{515K} = \underline{\underline{.538}} \checkmark$$

DETERMINE SHEAR IN BLDG'S DIAPHRAGMS.

ROOF DIAPHRAGM.

$$W_R^{TR} = (0.129) \times (5,900) = \underline{\underline{761}} \text{ PLF } \checkmark$$

SEE P. 13

$$V_R^{TR} = R_R^{TR} = \frac{761 \times 60'}{2} = \underline{\underline{22,830}}^{\#}$$

$$Z_R^{TR} = \frac{22,830^{\#}}{100'} = \underline{\underline{228.3}} \text{ PLF } \checkmark$$

$$W_{R,C}^{TR} = (.324) \times (6875) = \underline{\underline{2228}} \text{ PLF } \checkmark$$

$$V_{R,C}^{TR} = R_{R,C}^{TR} = \frac{2228 \times 36'}{2} = \underline{\underline{40,095}}^{\#}$$

$$Z_{R,C}^{TR} = \frac{40,095^{\#}}{100'} = \underline{\underline{401}} \text{ PLF } \checkmark$$

FOR
COUNCIL
ROOM ROOF

COMPARISON TO WIND:

$$\left\{ \begin{array}{l} Z_R^{TR} = (.7)(1.0) 228.3 \text{ PLF} = \underline{\underline{160}} \text{ PLF } \checkmark \\ Z_{R,C}^{TR} = (.7)(1.0) 401 \text{ PLF} = \underline{\underline{281}} \text{ PLF } \checkmark \end{array} \right\}$$

SEISMIC
GOVERNS

TYP.

WIND MAX $R_{ZR}^{TR} = 10.71^K \rightarrow Z_R^W = \frac{10.710^{\#}}{100'} = \underline{\underline{107}} \text{ PLF}$

SEE PAGE 3

MAX $R_{4R,C}^{TR} = 9.20^K \rightarrow Z_{R,C}^W = \frac{9.200^{\#}}{100'} = \underline{\underline{92}} \text{ PLF}$

SEE PAGE 3



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3RD FLOOR DIAPHRAGM.

$$W_{3FL}^{TR} = (.322) \times 7,175 \text{ PLF} = 2311 \text{ PLF} \checkmark$$

(SEE PAGE 14)

$$V_{3FL}^{TR} = R_{3FL}^{TR} = \frac{2311 \times 60'}{2} = 69,330 \text{ \#}$$

$$Z_{3FL}^{TR} = \frac{69,330 \text{ \#}}{100'} = \boxed{694 \text{ PLF}} \checkmark$$

2ND FLOOR DIAPHRAGM.

$$W_{2FL}^{TR} = (.323) \times 6,350 \text{ PLF} = 2051 \text{ PLF}$$

(SEE PAGE 14)

$$V_{2FL}^{TR} = R_{2FL}^{TR} = \frac{2051 \times 60'}{2} = 61,530 \text{ \#}$$

$$Z_{2FL}^{TR} = \frac{61,530 \text{ \#}}{100'} = \boxed{616 \text{ PLF}} \checkmark$$

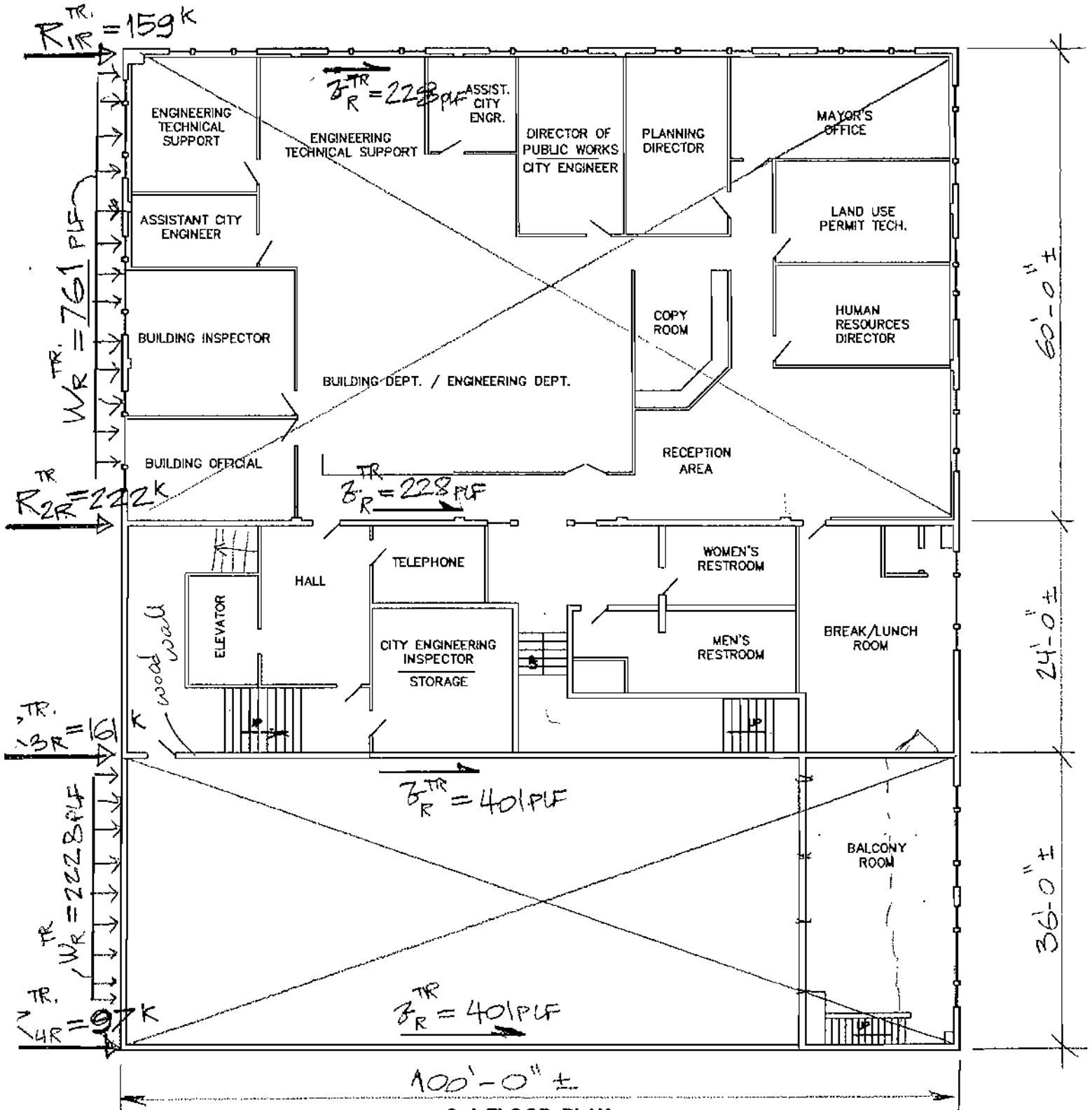
THE COUNCIL ROOM FLOOR DIAPHRAGM

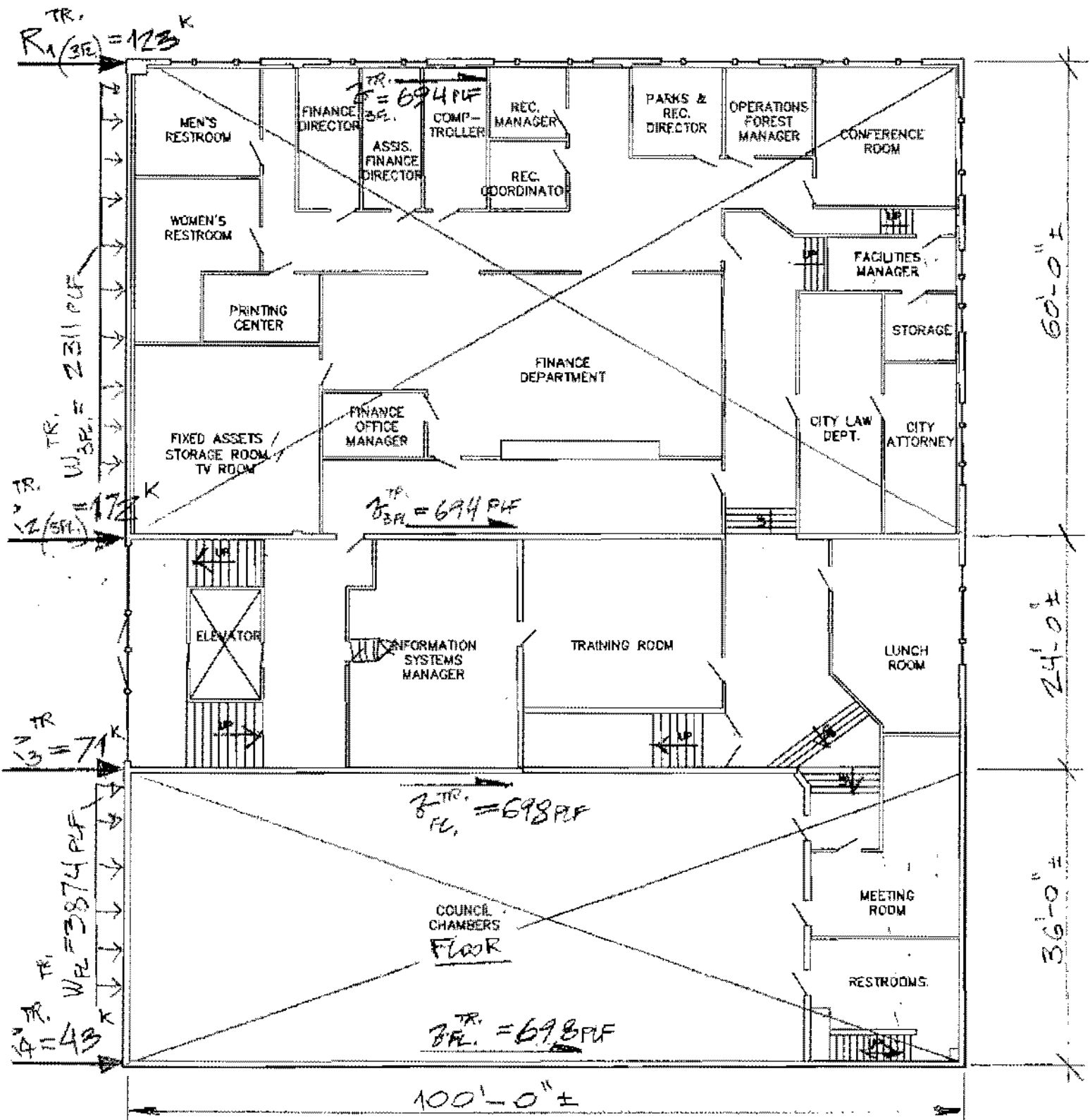
$$W_{2FL,C}^{TR} = (.538) \times 7,200 \text{ PLF} = 3874 \text{ PLF}$$

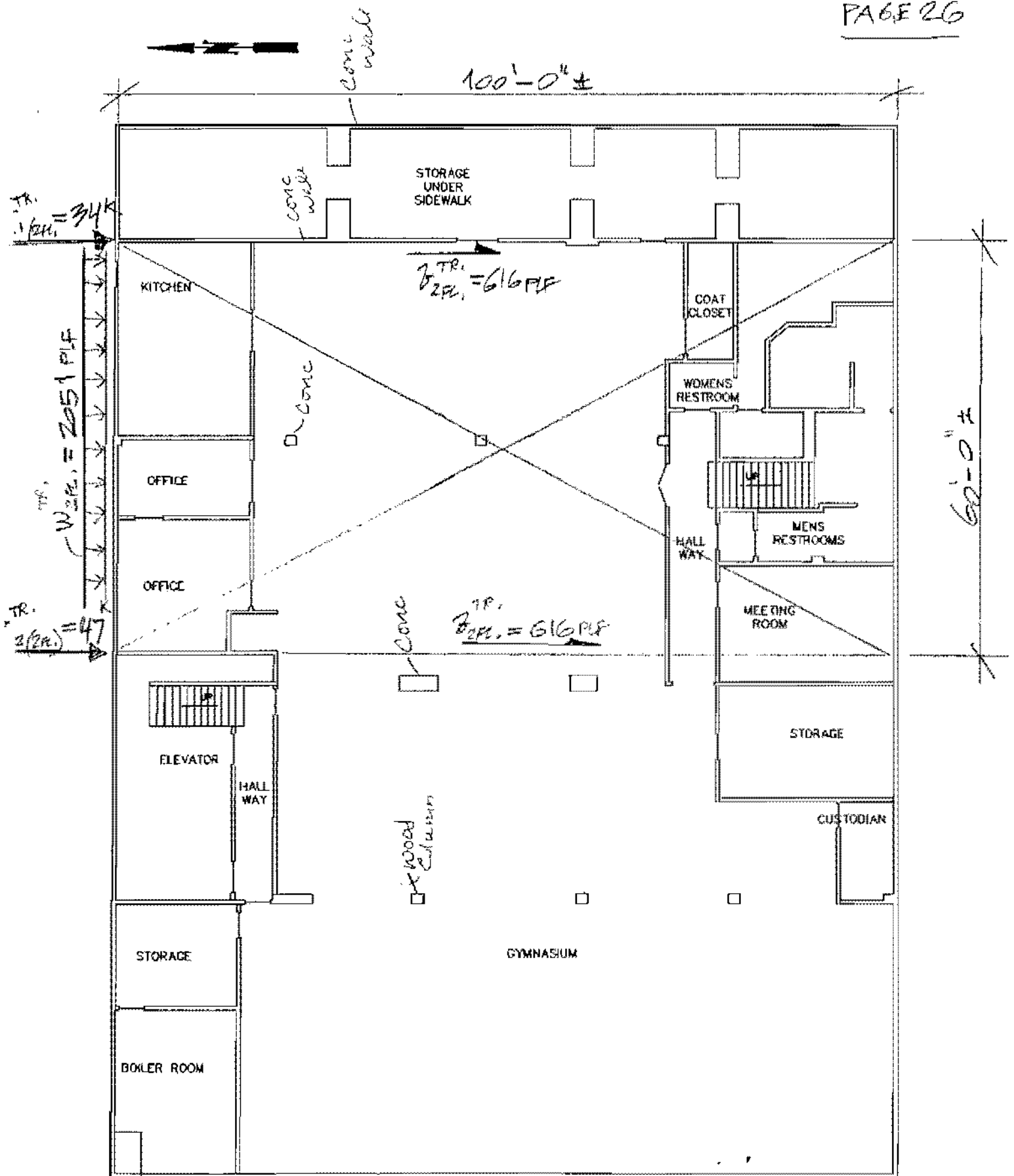
(SEE PAGE 14)

$$V_{2FL,C}^{TR} = R_{2FL,C}^{TR} = \frac{3874 \times 36'}{2} = 69,732 \text{ \#}$$

$$Z_{2FL,C}^{TR} = \frac{69,732 \text{ \#}}{100'} = \boxed{698 \text{ PLF}} \checkmark \leftarrow \text{FOR COUNCIL ROOM FLOOR}$$







1st FLOOR PLAN

SCALE 1/8" = 1'-0" N.D.

SEISMIC FORCES TO 2ND FLOOR LEVEL
IN THE TRANSVERSE DIRECTION



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LATERAL DESIGN FOR CITY HALL Bldg.

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SEISMIC DESIGN.

LONGITUDINAL DIRECTION.

A. DL TRIB. TO ROOF LEVEL FOR 1' WIDE STRIP:

$$\left\{ \begin{array}{l} \text{ROOF DEAD LOAD} = (32 \text{ PSF} \times 84') = \underline{2688 \text{ PLF}} \\ \text{CONC. WALLS DEAD LOAD} = 2 \left(\frac{12''}{12} \right) 150 \times \left(\frac{12'}{2} + 3' \right) = \underline{2700 \text{ PLF}} \end{array} \right.$$

$$\text{DEAD LOAD } D_R \text{ OF 1 STRIP AT ROOF} = W_{IR}^L = \underline{5388 \text{ PLF}}$$

DL TRIB. TO LEVEL FOR 1' WIDE STRIP:

$$\left\{ \begin{array}{l} \text{ROOF DEAD LOAD} = (32 \text{ PSF}) \times 36' = \underline{1152 \text{ PLF}} \\ \text{WALLS DL} = (10 \text{ PSF}) \times \left(\frac{13.5'}{2} + 1' \right) 150 \left(\frac{13.5'}{2} + 3' \right) = \underline{1930 \text{ PLF}} \end{array} \right.$$

$$\text{DEAD LOAD } D_R \text{ OF 1 STRIP AT ROOF} = W_{IR(E)}^L = \underline{3082 \text{ PLF}} \\ \text{FOR COUNCIL ROOM}$$

B. TRIBUTARY 3RD FLOOR DEAD LOADS:

$$\left\{ \begin{array}{l} \text{3RD FLOOR DEAD LOAD } DL_{3FL} = (32 \text{ PSF}) \times 84' = \underline{2688 \text{ PLF}} \\ \text{2 EXT. CONC. WALLS} = 2 \times 1' \times 150 \times \left(\frac{12'}{2} + \frac{14.5'}{2} \right) = \underline{3975 \text{ PLF}} \end{array} \right.$$

$$W_{3FL}^L = \underline{6663 \text{ PLF}}$$



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C. TRIBUTARY 2ND FLOOR DEAD LOADS:

$$\left\{ \begin{array}{l} 2^{\text{ND}} \text{ FLOOR DEAD LOAD } WL_{2F} = (32 \text{ PSF}) 84' = 2688 \text{ PLF} \\ 2 \text{ CONG. WALLS} - WL_{3F} = 2 \times 1' \times 150' \left(\frac{14.5'}{2} + \frac{6.5'}{2} \right) = 3150 \text{ PLF} \end{array} \right.$$

$$W_{2FL}^L = 5838 \text{ PLF}$$

D. TRIBUTARY COUNCIL FROM FLOOR DL:

$$\left\{ \begin{array}{l} \text{FLOOR DL} = (24 \text{ PSF}) \times 36' = 864 \text{ PLF} \\ 2 \text{ WALLS} = (10 \text{ PSF}) \times \frac{32'}{2} + 1' \times 150' \left(\frac{12.5'}{2} + \frac{13.5'}{2} \right) = 2560 \text{ PLF} \end{array} \right.$$

$$W_{FL(C)}^L = 3424 \text{ PLF}$$

UNIFORM FORCES TO DIAPHRAGMS USING F_y STORY COEFFICIENTS.

FOR SHEAR WALLS DESIGN

SIMILAR TO TRANSVERSE DIRECTION DESIGN.

(SEE PAGE 16)

LOADS TO ROOF DIAPHRAGM:

$$W_R^L = .8943 (5388 \text{ PLF}) = 4819 \text{ PLF}$$

$$R_{5R}^L = (4.819) \times \frac{100'}{2} = 241 \text{ K} \checkmark$$

LOADS TO 3RD FLOOR DIAPHRAGM:

$$W_{3FL}^L = .5691 (6663 \text{ PLF}) = 3792 \text{ PLF}$$

$$R_{5(3FL)}^L = (3.792) \times 50' = 190 \text{ K} \checkmark$$



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LOADS TO 2ND FLOOR DIAPHRAGM

$$W_{2FL}^L = .1762 (5838 \text{ PSF}) = 1029 \text{ PSF}$$

$$R_{5(2FL)}^L = (1029) \times 50 = \boxed{52^K} \checkmark$$

FOR COUNCIL CHAMBERS ROOM

SIMILAR TO TRANSVERSE DIRECTION DESIGN.

(SEE PAGE 18)

LOADS TO ROOF DIAPHRAGM

$$W_{CR}^L = (.779) (3082 \text{ PSF}) = 2401 \text{ PSF}$$

$$R_{6(R)}^L = (2401) \times 50 = \boxed{120^K} \checkmark$$

LOADS TO COUNCIL FLOOR DIAPHRAGM

$$W_{C(FL)}^L = .328 (3424 \text{ PSF}) = 1123 \text{ PSF}$$

$$R_{6(FL,C)}^L = (1123) \times 50 = \boxed{56.20^K}$$



DIAPHRAGM FORCES IN THE LONGITUDINAL DIRECTION

SIMILAR TO TRANSVERSE DIRECTION DESIGN.

(SEE PAGE 22)

ROOF DIAPHRAGM

$$W_R^L = (.129)(5388 \text{ PLF}) = \underline{695 \text{ PLF}} \checkmark$$

$$V_R^L = R_R^L = \frac{695 \times 100'}{2} = 34,750^{\#}$$

$$f_R^L = \frac{34,750^{\#}}{84'} = \underline{414 \text{ PLF}} \checkmark$$

$$W_{R,C}^L = (.324)(3082 \text{ PLF}) = \underline{999 \text{ PLF}} \checkmark$$

$$V_{R,C}^L = R_{R,C}^L = \frac{999 \times 100'}{2} = \underline{49,950^{\#}}$$

$$f_{R,C}^L = \frac{49,950^{\#}}{120'} = \underline{417 \text{ PLF}} \checkmark$$

↑ ASSUMED

3RD FLOOR DIAPHRAGM.

$$W_{3FL}^L = (.322) \times (6663 \text{ PLF}) = \underline{2146 \text{ PLF}} \checkmark$$

$$V_{3FL}^L = R_{3FL}^L = \frac{2146 \times 100'}{2} = \underline{107,300^{\#}}$$

$$f_{3FL}^L = \frac{107,300^{\#}}{60'} = \underline{1788 \text{ PLF}} \checkmark$$



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THE COUNCIL ROOM FLOOR DIAPHRAGM

$$W_{F.L.C}^L = (538)(3424 \text{ PLF}) = 1842 \text{ PLF} \checkmark$$

$$V_{F.L.C}^L = R_{F.L.C}^L = \frac{1842 \times 100'}{2} = 92,100^{\#}$$

$$Z_{F.L.C}^L = \frac{92,100^{\#}}{36'} = \boxed{2558 \text{ PLF}} \checkmark$$

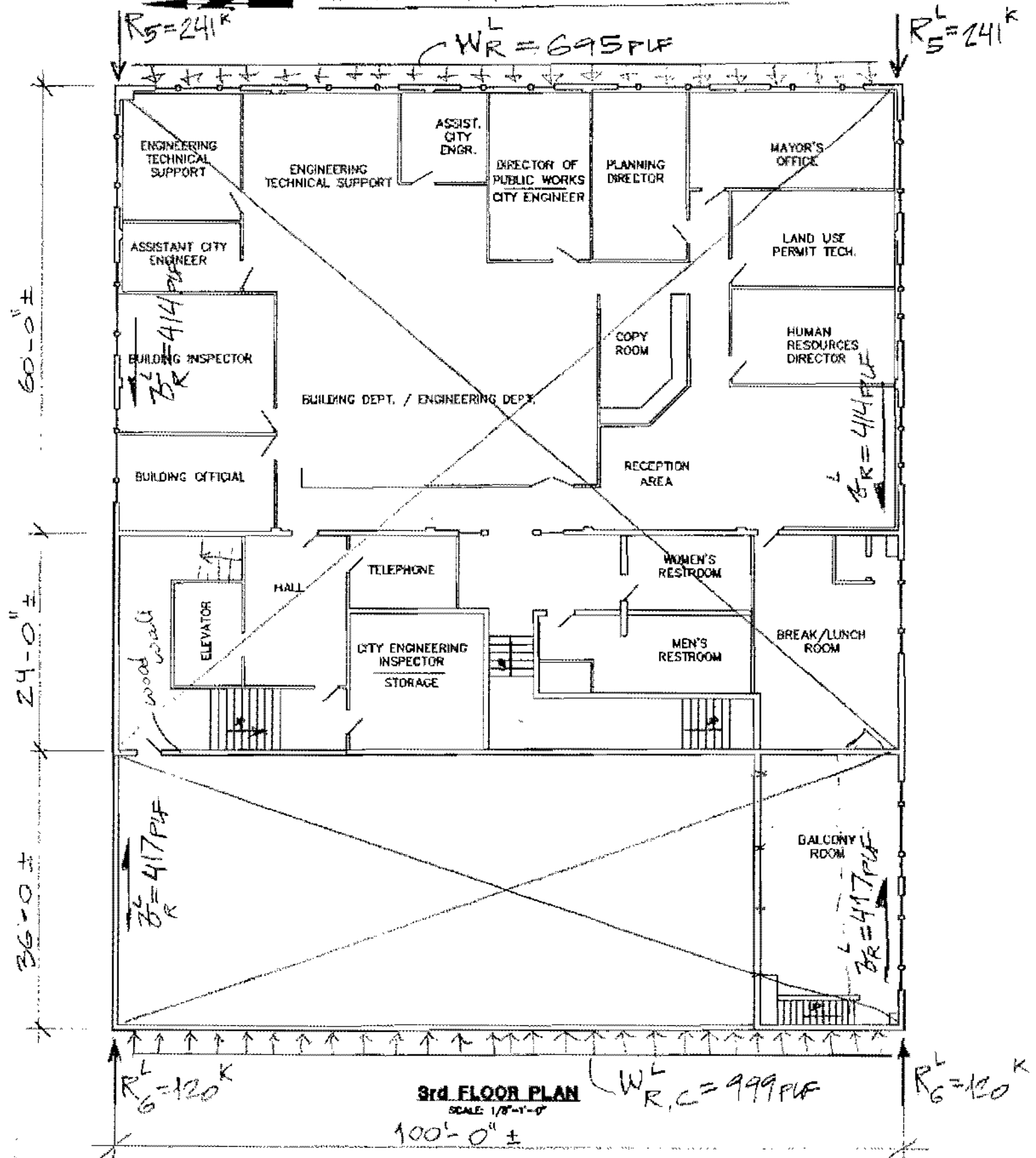
2ND FLOOR DIAPHRAGM

$$W_{2FL}^L = (323)(5833 \text{ PLF}) = 1886 \text{ PLF} \checkmark$$

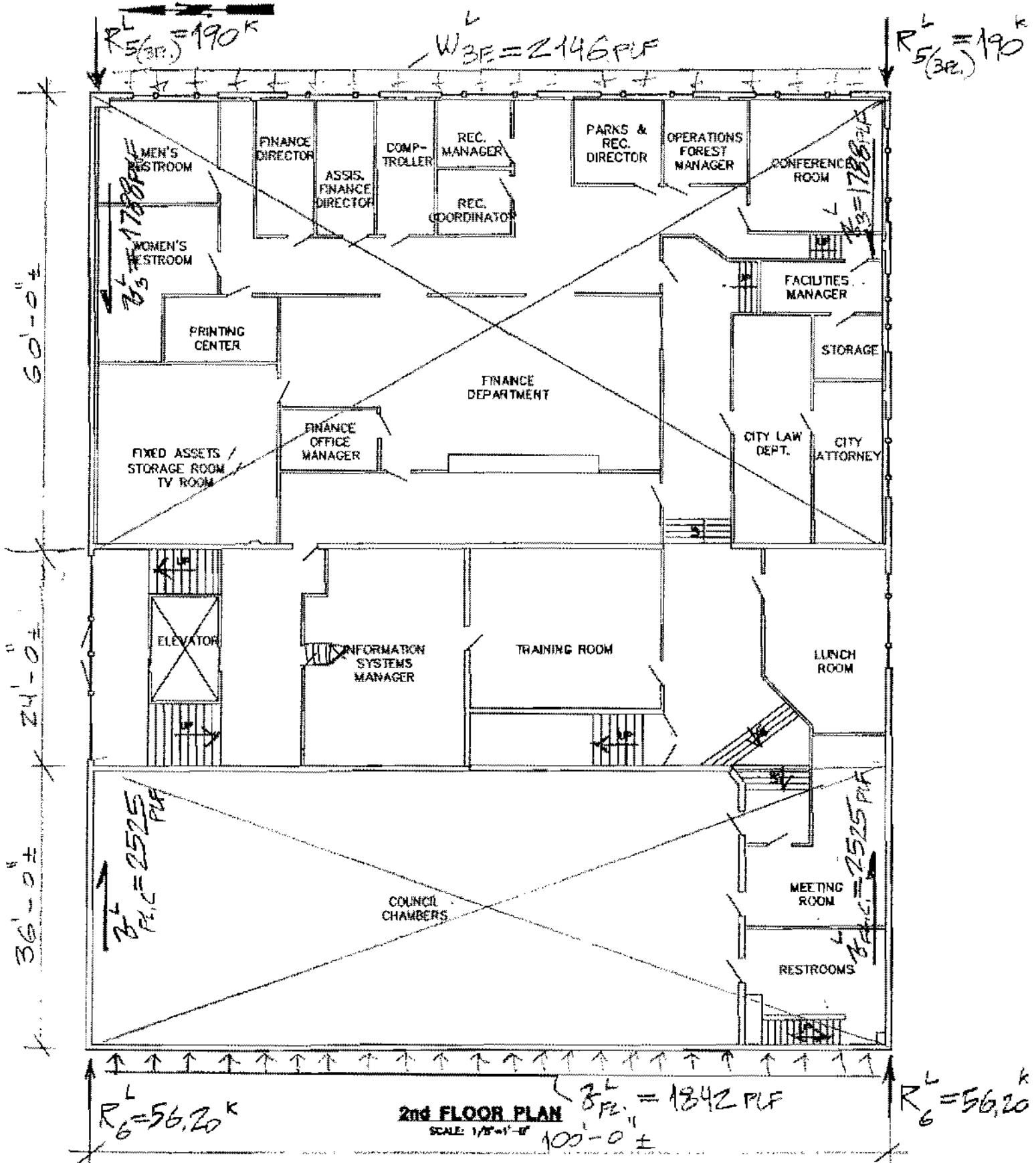
$$V_{2FL}^L = R_{2FL}^L = \frac{1886 \times 100'}{2} = 94,300^{\#}$$

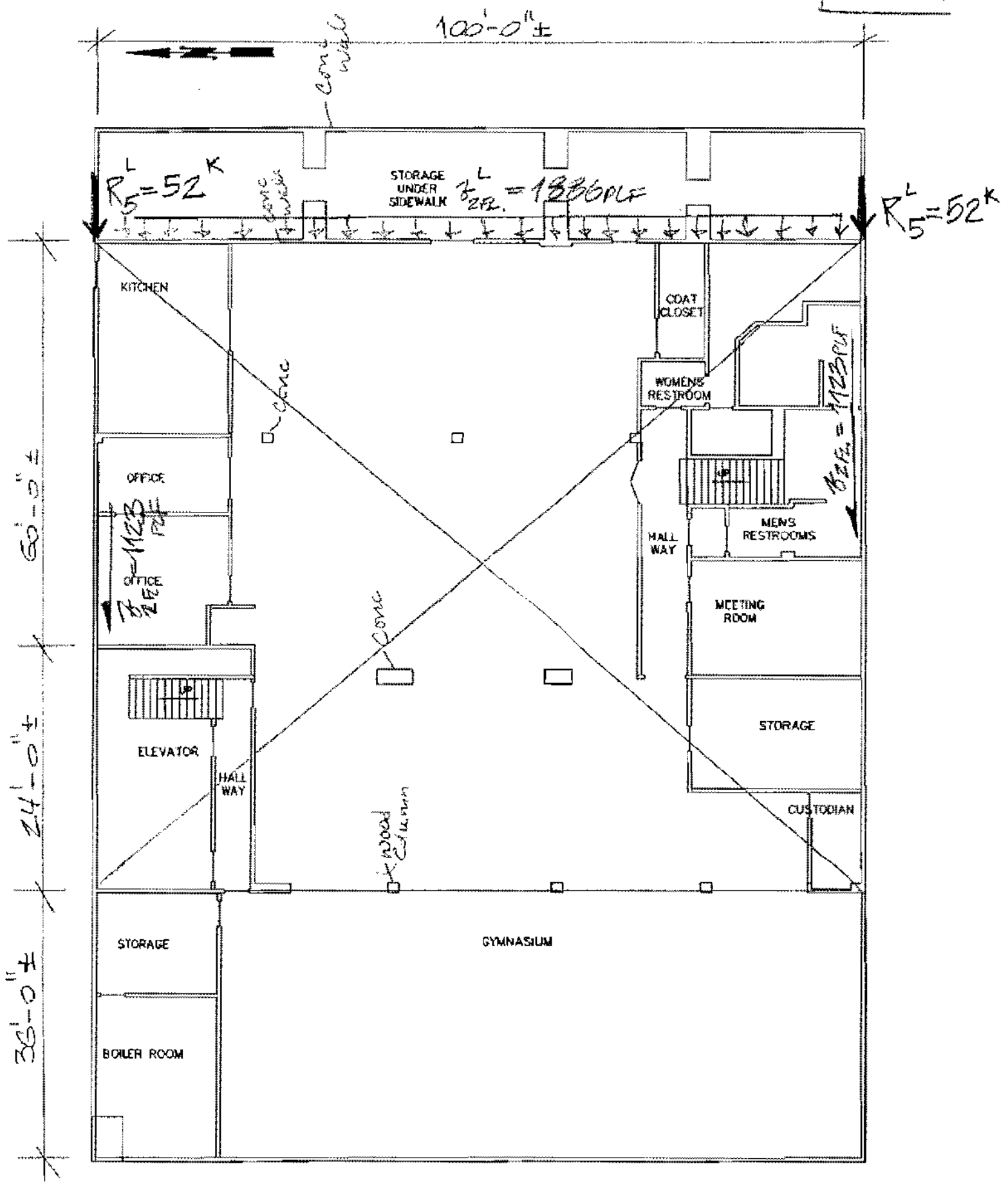
$$Z_{2FL}^L = \frac{94,300^{\#}}{84'} = \boxed{1123 \text{ PLF}} \checkmark$$

SEISMIC FORCES TO ROOF LEVEL
IN THE LONGITUDINAL DIRECTION



SEISMIC FORCES TO 3RD FLOOR LEVEL
IN THE LONGITUDINAL DIRECTION





1st FLOOR PLAN

SCALE: 1/8"=1'-0"

SEISMIC FORCES TO 2ND FLOOR LEVEL
IN THE LONGITUDINAL DIRECTION

**HORIZONTAL (DIAPHRAGMS) AND VERTICAL
(SHEAR WALLS)**

LATERAL RESISTING ELEMENTS REVIEW



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PROJECT Struc. Cond Assessment Survey

SUBJECT HORIZONTAL LATERAL RESIST. SIS

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DIAPHRAGM

CEILING ATTIC

- Council $V = 401$ PLF

LOAD CASE I

- 10d @ 4" o.c. Boundary Nailing

$V_{max} = 425$ PLF

$V_{lgt} = 417$

LOAD CASE III

$\frac{1}{2}" \phi$ Bolts $V = 830 \times 1.3 = 1079$

$S_{min} = 24" \text{ o.c.}$

1915 Ceiling

$V_{trans} = 228$

Load Case I

$V_{lgt} = 414$

Load Case 3

∴ Blocked Diaphragm REQ'D.

10d @ 4" o.c. Boundary & Edge Nailing

ϕ 12" o.c. Field nailing (Intermediate Framing)

$\frac{1}{2}" \phi$ Bolts @ 24" o.c.

3RD FLR (1915)

$V_{trans} = 694$ PLF

Load Case 3

$V_{lgt} = 1788$ PLF

Load Case 1

10d @ 2" o.c. Boundary, 3" o.c. Edges

ϕ 12" Field

$V_{max} = 730$ PLF

$1" \phi$ $V = 1680 \times 1.3 = 2184$

$S_{min} = 16" \text{ o.c.}$

Council Chambers

$V_{trans} = 698$

Load Case 1

$V_{lgt} = 2325$

Load Case 3

10d @ 2" o.c. Boundary, 3" o.c. Edges

ϕ 12" Field

$1" \phi$ @ 12" o.c.

2nd FLR (1915)

$V_{trans} = 616$

Load Case 3

$V_{lgt} = 1123$

Load Case 1

$1" \phi$ @ 24" o.c.

10d @ 2" o.c. Boundary 3" o.c. Edges

ϕ 12" Field



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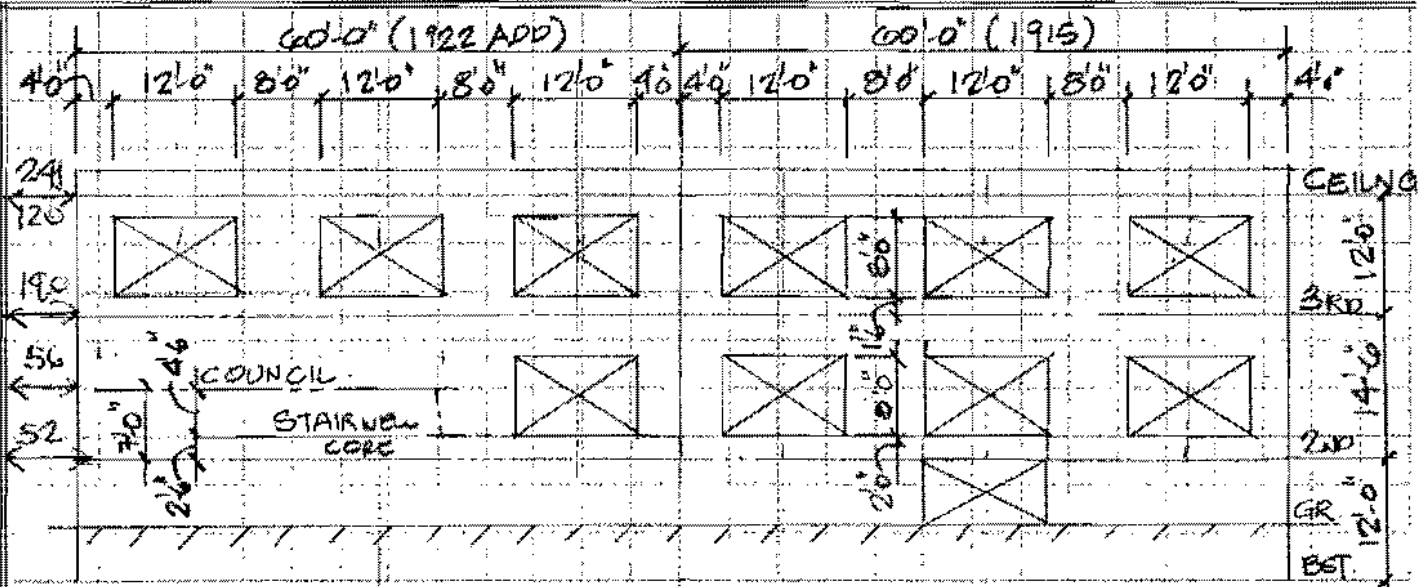
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SUBJECT LONGITUDINAL EXTERIOR SHEAR WALL

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SOUTH ELEVATION

$$\text{CEILING } F = 24 + 120 = 361$$

$$f'_c = 1500$$

$$L_{\text{eff}} = 120 - 6(12) = 48'$$

$$U_{\text{wall}} = \frac{F}{L_{\text{eff}}} = 9.4 \text{ KLF}$$

$$V_c = \frac{2\sqrt{f'_c}}{1000} 12(12)$$

$$M_{\text{OT}} = 361(12) = 4332 \text{ K}$$

$$\therefore V_c = 11.15 \text{ KLF}$$

$$OA = 6(12 \cdot 8) = 576$$

$$TA = 12(120) = 1440$$

$$\frac{OA}{TA} = .40 \therefore 60\% \text{ EFF}$$

$$M_R = \frac{12(15)(120)^2(.60)}{2} = 7776$$

$$\frac{M_{\text{OT}}}{M_R} = 1.79$$

$$3\text{RD FLR: } F = 190$$

$$\text{Council } F = 56$$

$$\Sigma F = 607 \text{ K}$$

$$L_{\text{eff}} = 120 - 4(12) = 72'-0"$$

$$U_w = \frac{F}{L_{\text{eff}}} = 10.54 \text{ KLF} < V_c \therefore \text{OK}$$

$$M_{\text{OT}}:$$

$$361 \times (14.5 + 12) = 9566.5$$

$$190 \times (14.5) = 2755.0$$

$$56 \times (7) = 392.0$$

$$\therefore \Sigma M_{\text{OT}} = 12,713.50$$



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SUBJECT LONG. SOUTH SHEAR WALL

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2nd FLR: $F = 52$

$$\Sigma F = 0.59$$

$$L_{eff} = 108$$

$$V_u = \frac{\Sigma F}{L_{eff}} = 0.101 \text{ KIP}$$

$< V_c$

$$M_{ot} = 361(12 + 14.5 + 12) = 13,898.5$$

$$+ 190(12 + 14.5) = 5,055.0$$

$$+ 56(12 + 14) = 1,044.0$$

$$+ 52(12) = 624.0$$

$$20,621.5$$

MR:

$$OA = 11(12 \times 8) = 1056$$

$$TA = 150(12 + 6.5 + 12) = 4620$$

$$\frac{OA}{TA} = .22 = 78\% \text{ EPR}$$

$$M_R = 385(.10) \frac{120^2}{2} (.78) = 32,432.4 \text{ K}$$

$$\frac{M_R}{M_{ot}} = 1.57$$

Mot

Strength & Stability Adequate



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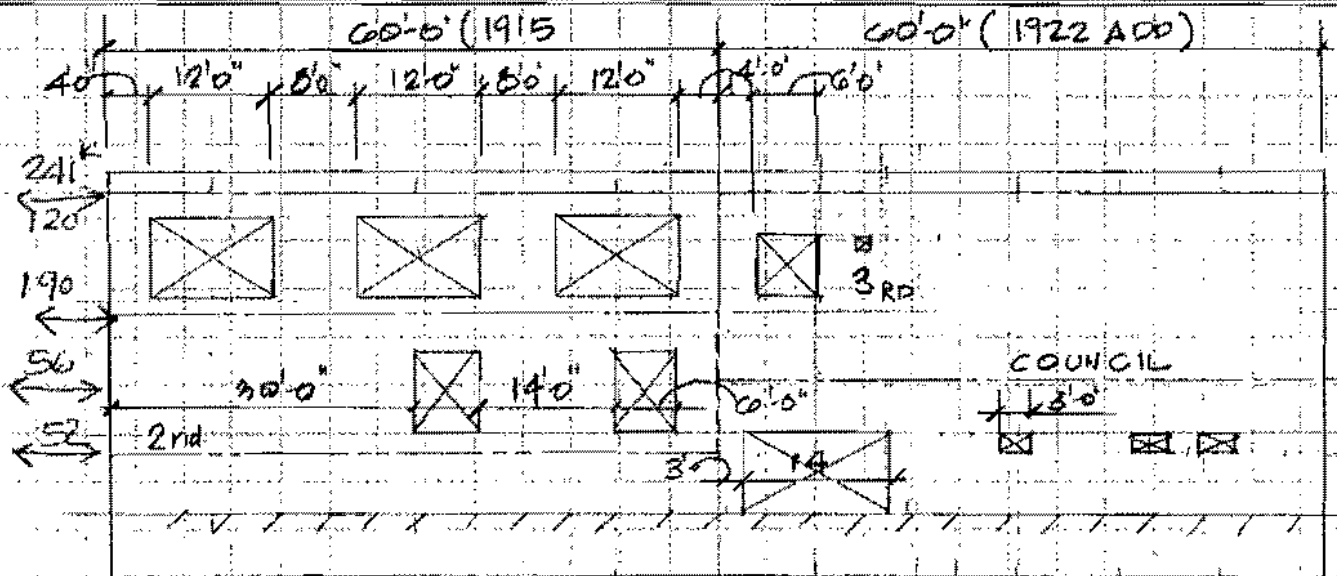
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SUBJECT LONGITUDINAL EXTERIOR SHEAR WALL

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NORTH ELEVATION

CEILING : 361

$$L_n = 74 \quad v_w = \frac{361}{.8L} = 6 \text{ KLF}$$

$$h = 12' \quad M_{OT} = 12(361) = 4332 \text{ K}$$

$$M_R = 14(.5) \frac{(720)^2}{2} (.65) = 9828 \text{ K}$$

$$\frac{M_R}{M_{OT}} = 2.27$$

3RD FLR : 190
Council : 56
 Σ 607

$$L_n = 110 \quad v_w = \frac{2V}{.8L_n} = 6.88 \text{ KLF}$$

$$M_{OT} = 361 (12 + 14.5) = 9566.5$$

$$190 (14.5) = 2755.00$$

$$56 (7) = 392.00$$

$$12713.5 \text{ K}$$

$$M_R = (12 + 14.5) .15 \frac{(120)^2}{2} (.86) = 24613.20$$

$$\frac{OA}{TA} = \frac{420}{(12 + 14.5) 120} = .13$$

$\therefore$ 86% EFF.

$$\begin{aligned} \text{OPEN AREA} &= 3(12 \times 6) = 288 \\ &+ 2(6 \times 6) = 96 \\ &+ 6 \times 6 = 36 \\ &= 420 \end{aligned}$$

$$\frac{M_R}{M_{OT}} = 1.94$$



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PROJECT Struc. Assessment Survey

SUBJECT LONG NORTH Shear Wall Cont

$$\text{2nd FLR: } 52 \\ \Sigma \text{ GSF}$$

$$L_{eff} = 99.60$$

$$V_w = \frac{659}{.82} = 8.28 \text{ KLF} < V_c$$

$$\begin{aligned} \text{Mot: } 361(12+14.5+12) &= 13,898.50 \\ 190(12+14.5) &= 5,035.00 \\ 56(12+7) &= 1,064.00 \\ 52(12) &= 624.00 \\ \hline &= 20,621.50 \end{aligned}$$

$$\begin{aligned} \text{OAK (Open Area)} &= 420 \\ + 14(8) &= 112 \\ + 3(3 \times 2) &= 18 \\ \hline &= 550 \end{aligned}$$

$$\text{TA (TOTAL AREA)} = 120(12+14.5+12) = 4620$$

$$\frac{\text{OA}}{\text{OT}} = .12 \therefore 88\% \text{ EFF}$$

$$M_R = (12+14.5+12) \cdot 15 \left(\frac{120}{2} \right)^2 (.88) = 36,590.40$$

$$\frac{M_R}{\text{Mot}} = 1.77$$

$\therefore$ Structural Capacity & Stability Adequate.



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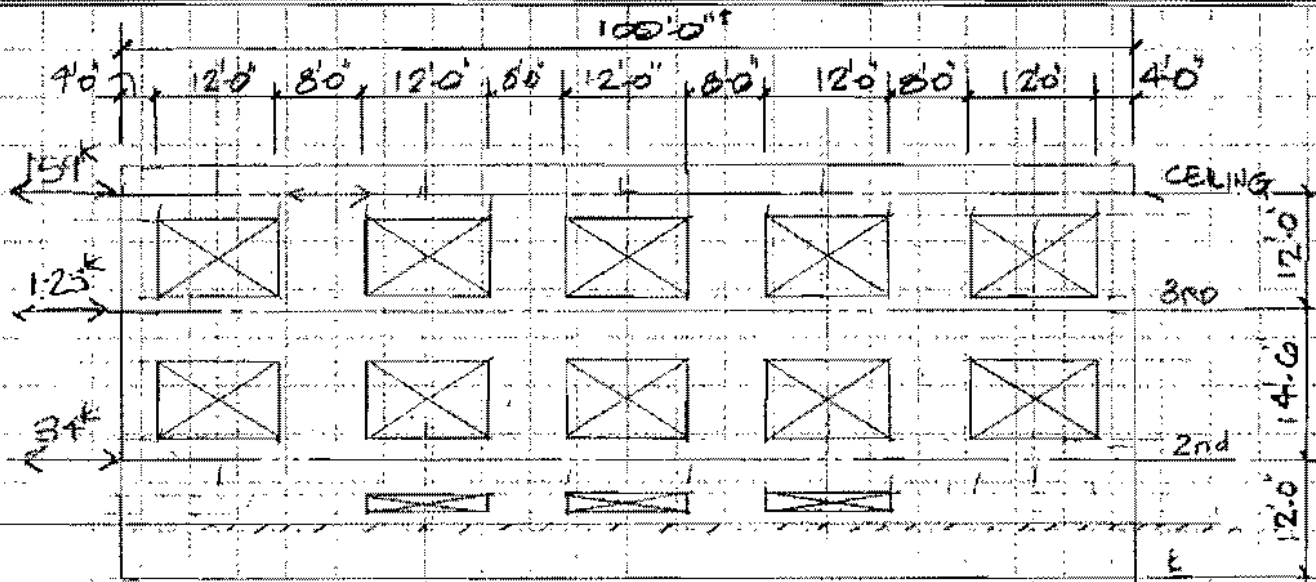
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TRANSVERSE SHEAR WALL EXTERIOR



EAST ELEVATION

WEST ELEVATION

NO OPNGS.

CEILING : 97K

$h = 38.5 = 5734.5$

COUNCIL : 43K

$h = 19 = 817$

$\Sigma M_u = 4551.5$

Ceiling $F = 15K$

$$V_u = \frac{F}{\phi} = \frac{15}{0.9} = 16.7K$$

$$L_u = 100 - 5(12) = 40'$$

$$3.93K/ft < V_c$$

$$M_u = 15(12) = 180K'$$

1/c

$$OA = 5(12 \times 8) = 480$$

$$TA = 100(12) = 1200$$

$$OA/TA = .4 \approx 60\% \text{ ETC}$$

TA

SRD $F = 125K$

$$\Sigma F = 284$$

$$L_u = 40'$$

$$V_u = \frac{\Sigma F}{\phi} = 7.1 < V_c$$

$$M_u = 159(14.5 + 12) = 4213.5$$

$$125(14.5) = 1812.5$$

$$\Sigma 6026$$

$$M_u = 12(15)(100)^2 \cdot 60 = 5400K'$$

$$\frac{M_u}{M_c} = 2.83$$

$$OA = 10(12 \times 8) = 960$$

$$TA = 100(14.5 + 12) = 2650$$

$$OA/TA = .36 \approx 64\% \text{ ETC}$$



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SUBJECT TRANS. EX. SHEAR WALL REVIEW

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$$M_R = (12 + 14.5) \cdot 15 \cdot \frac{(100)^2}{2} \cdot 0.4$$

$$= 12,720.0 \text{ k-ft}$$

$$\frac{M_R}{M_{OT}} = 2.11$$

$$2ND \text{ FLR: } F = 34 \text{ k}$$

$$\Sigma F = 318$$

$$l_{eff} = 100 - 3(8) = 76$$

$$UW = \frac{\Sigma F}{l_{eff}} = 4.18 \text{ k/ft} < V_c$$

$$\begin{aligned} M_{OT} &= 154(12 + 14.5 + 12) = 6121.5 \\ 125(12 + 14.5) &= 3312.5 \\ 34(12) &= 408 \\ \hline &9842 \end{aligned}$$

$$\begin{aligned} OA &= 10(12 + 14.5 + 12)(2 \times 8) \\ &= 1008 \end{aligned}$$

$$TA = 100(6121.5 + 3312.5) = 94340$$

$$\frac{OA}{TA} = .26 = 74\% \text{ EFT}$$

$$M_R = 15(12 + 14.5 + 12) \cdot \frac{(100)^2}{2} \cdot 0.4$$

$$= 21367.5 \text{ k-ft}$$

$$\frac{M_R}{M_{OT}} = 2.17$$

∴ Strength & Stability Adequate



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JOB # 05734

Jan. 2006

OWNER Anacortes

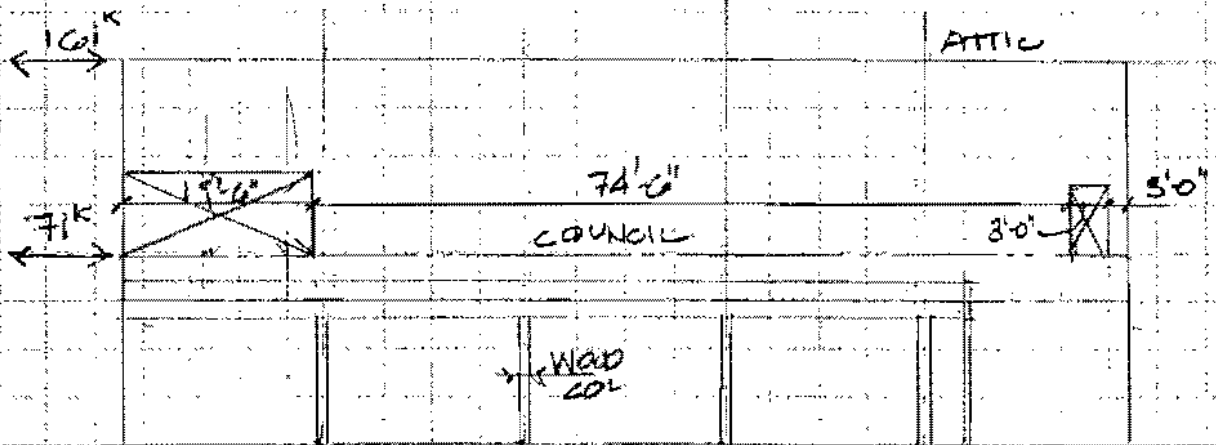
PROJECT Struc. Cond. Assessment Survey

SUBJECT INTERIOR TRANSVERSE SHEAR WALLS

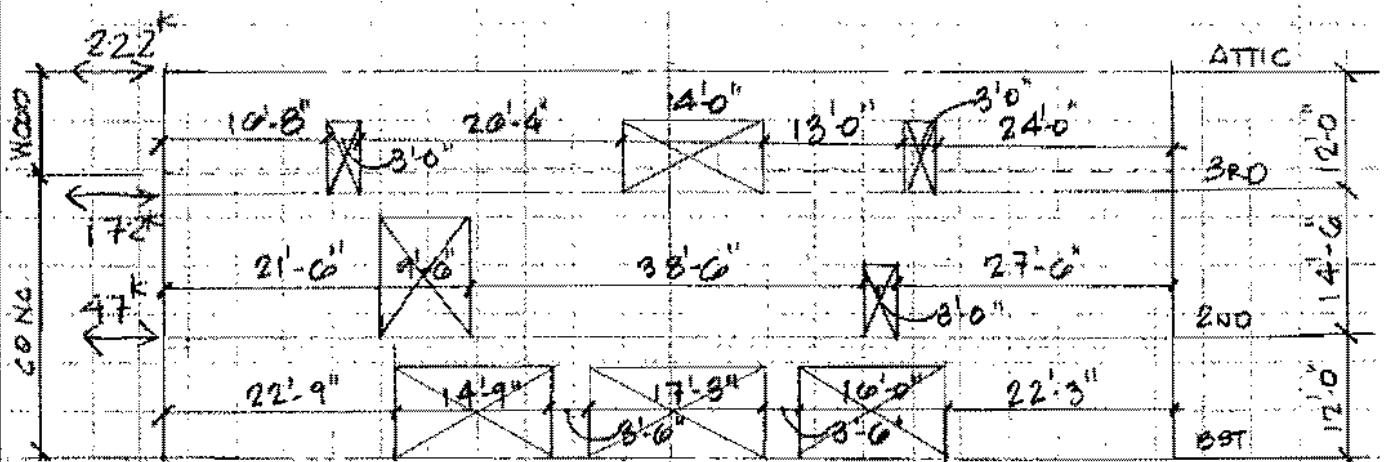
COMP BY G. Malabar

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COUNCIL / STAIRWELL



WEST WALL (1915)



OWNER Anacortes

PROJECT Struc. Condition Assessment Survey

SUBJECT INTERIOR TRAIL VEH SHED WALL

COMP. BY G. Mahla

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1915 WEST WALL

CEILING F = 222 l_{eff} = Wood from E. = 80

$V_w = \frac{F}{l_{eff}} = \frac{222}{80} = 2.775$ $3.46 > \text{plywood}$

MOT = 222 (10) = 2220 lb

MR =

$$W_{wall} = 10 \left(\frac{60 + 24}{2} \right) = 420$$

$$W_{wall} = 9(10) = \frac{90}{510}$$

$$MOT = \frac{.510(100)^2}{2} = 2550 \text{ lb}$$

$$\frac{MR}{MOT} = \frac{2350}{2220} = 1.06 < 1.5$$

3rd RR: F = 172

$\Sigma F = 394$ $l_{eff} = 87.50$

$$V_w = \frac{\Sigma F}{l_{eff}} = \frac{394}{87.50} = 4.51 < \frac{2 \sqrt{f'_c}}{1000} (12)(12) = 11.15 \text{ ksi} \therefore \text{OK}$$

MOT = 222 (14.5 + 12) = 5883

172 (14.5) = 2494

8377 lb

$$MR = \left(.510 + (14.5 + 12) \cdot .15 \right) \frac{100^2}{2} (.99)$$

$$= 13283.25$$

$$\frac{MR}{MOT} = \frac{13283.25}{8377} = 1.59 > 1.0 \therefore \text{OK}$$

2nd FLR: F = 47

$\Sigma F = 47$

$l_{eff} = 52$

$$V_w = \frac{\Sigma F}{l_{eff}} = \frac{47}{52} = 0.9 < V_{max} \therefore \text{OK}$$

$$OA = 9.5 \times 12 + (3 \times 7) \times 3$$

$$+ 14 \times 8 = 289$$

$$TA = 100(14.5 + 12) = 2650$$

$$\frac{OA}{TA} = .11 = .89 \text{ FPR}$$



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PROJECT

Struc. Assessment Survey

SUBJECT

INTERIOR TRAFFIC VERGE - 1/2" DRAIN WALL

COMP. BY

G. Malabu

CK'D BY

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$$\begin{aligned} M_{OT} &= 222(12+14.5+12) = 8547 \\ 172(12+14.5) &= 4558 \\ 47(12) &= 564 \\ \hline &13669 \text{ ft-lb} \end{aligned}$$

$$\begin{aligned} M_{R} &= (.510 + .15(12+14.5+12)) \frac{100^2}{2} (.8) \\ &= 19140 \text{ ft-lb} \end{aligned}$$

$$\frac{M_R}{M_{OT}} = 1.4 < 1.5$$

∴ Strength & Stability OK

$$\begin{aligned} OA &= 14 \times 8 + 3(3 \times 7) = 175 \\ &+ 9.5(12) + 14.75(10) = 261.5 \\ 17.25(10) + 16(10) &= 332.5 \\ \hline &769 \end{aligned}$$

$$TA = 100(12+14.5+12) = 3850$$

$$\frac{OA}{TA} = .20 = 20\% \text{ EPF}$$



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JOB # 05734

Jan. 30, 2006

OWNER Anacortes

PROJECT Struct. Assessment Survey

SUBJECT INTERIOR SHEAR WALLS

COMP. BY G.M.M.

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COUNCIL

CEILING F-101

$L_{eff} = 7.75'$

$$D_u = \frac{E}{I} = 2.08 \text{ KLF} >$$

$\frac{1}{2}$ Plywood on face w/ 100
@ 40 lb @ 12 Yr = 1 K/LF

$$M_{ot} = 161 (7.5 + 12) = 3189.5 \text{ lb}$$

MR:

DL wind = 2X @ 10' 0" 5 PSF
GWB on side = 6 ft
9 ft

$$M_R = \frac{9(19.5)(7.5)^2}{1000 \cdot 4} = 487.031 \text{ lb}$$

$$M_R = .15 < 1.5 \therefore M_G$$

Mot

COUNCIL F-071

$$\Sigma F = 232$$

$L_{eff} = 19'$

$$W_u = \Sigma F$$

$$15.263 \text{ KLF} >$$

$$2 \sqrt{f_c} (3) = 7.436 \text{ KLF}$$

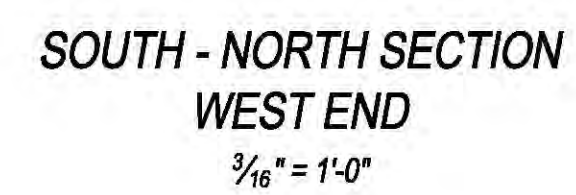
$$M_{ot} = 161 (12 + 19.5) = 6193.5$$

$$9 (12 + 7) = 1349.0$$

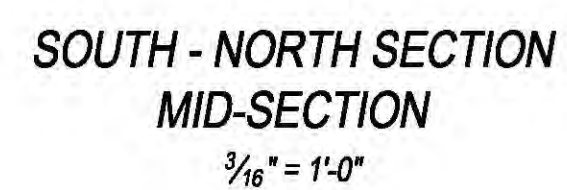
$$7542.5 \text{ lb}$$

BY INSPECTION THERE IS NO LATERAL RESISTANCE
SYSTEM @ BASE MINT. LVL

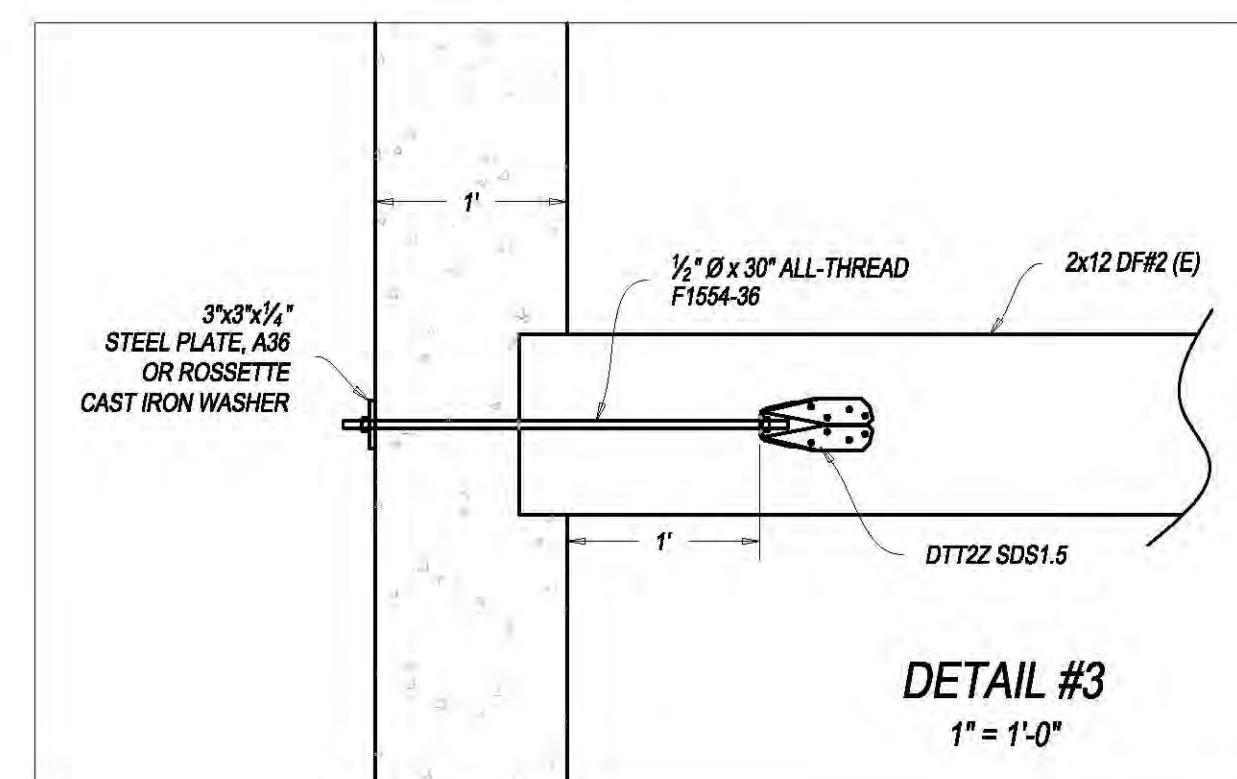
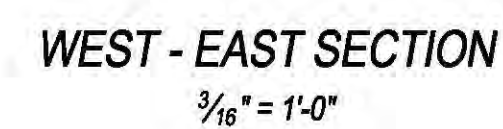
$\therefore$ LATERAL BRACE SYSTEM @ COUNCIL @ BASEMENT LVL



Project Engineer:	GLS
Drawn By:	KSS
Drawing:	0108007Mstr
Date:	10-30-17
Job:	108-07-GS
Sheet:	S4 OF 4



Project Engineer:	GLS
Drawn By:	KSS
Drawing:	0108007Mstr
Date:	10-30-17
Job:	108-07-GS
Sheet:	S3 OF 4



PREVIOUS ENGINEERING STUDIES HAVE REVIEWED THE STRUCTURE FOR IN-PLANE LATERAL RESISTANCE. IN-PLANE MEANING LOADS ARE APPLIED PARALLEL TO THE WALL SURFACES. (SHEAR WALLS) THESE STUDIES REMAIN VALID AND SHOULD BE USED FOR LONG TERM PLANNING.

Project Engineer:	GLS
Drawn By:	KSS
Drawing:	0108007Mstr
Date:	10-30-17
Job:	108-07-GS
Sheet:	S1 OF 4



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning March 12, 2018

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes and vouchers are not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

March 12, 2018

- Washington Park Update (Discussion)
- Municipal Broadband Update (Discussion)
- Contract Modification: NoaNet (Action)

March 19, 2018

- Confirmation of Appointment of Library Director Ruth Barefoot (Discussion/Possible Action)
- Internet Service Provider Update (Discussion)
- Agricultural Irrigation Water (Discussion)

March 26, 2018

- 2019/2020 Budget Kickoff: Departmental Goals and Objectives for the Upcoming Biennium (Discussion)

April 2, 2018

- Public Works Quarterly Update (Discussion)
- Operations Building Electrical Upgrades (Action)

April 9, 2018

- 2019/2020 Budget Kickoff: Departmental Goals and Objectives for the Upcoming Biennium - Continued from March 26 (Discussion)

April 16, 2018

April 23, 2018

May 7, 2018

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Public Works, Monday, Mar 5, 2018, 5:00 PM, Public Works Director's Office, City Hall
- Port/City Liaison, Tuesday, Mar 6, 2018, 8:30 AM, Port of Anacortes
- Planning, Monday, Mar 12, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Mar 14, 2018, 5:00 PM, Main Conference Room, City Hall
- Skagit County Law & Justice Council, Wednesday, Mar 14, 2018, 8:15 AM, Sheriff's Dept. Training Room, Mt. Vernon
- Public Works, Monday, Mar 19, 2018, 5:00 PM, Public Works Director's Office, City Hall
- Planning, Monday, Mar 26, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Mar 28, 2018, 5:00 PM, Main Conference Room, City Hall
