



## AGENDA

### SPECIAL MEETING OF THE STUART CITY COMMISSION

TO BE HELD June 19, 2017  
AT 3:00 PM Budget Workshop  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994

### CITY COMMISSION

Mayor Troy A. McDonald  
Vice Mayor Kelli Glass Leighton  
Commissioner Jeffrey A. Krauskopf  
Commissioner Eula R. Clarke  
Commissioner Tom Campenni

### ADMINISTRATIVE

City Manager, Paul J. Nicoletti  
City Attorney, Michael J. Mortell  
City Clerk, Cheryl White

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306 .Fax: (772) 288-5305 .E-mail: [cwhite@ci.stuart.fl.us](mailto:cwhite@ci.stuart.fl.us)

**Special Needs:** Participants with special needs can be accommodated by calling the City Clerk at least 5 working days prior to the Meeting excluding Saturday and Sunday. We can be reached by phone at (772)288-5306, by fax at (772)288-5305, or by email at [cwhite@ci.stuart.fl.us](mailto:cwhite@ci.stuart.fl.us). If you are hearing impaired, please contact us using the Florida Relay Service, Customer Service: Dial 711 or English: (V) 800-682-8706, (TTY) 800-682-8786 Spanish: (V, TTY) 1-800-855-2886 If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**(RC)** next to an item denotes there is a City Code requirement for a Roll Call vote.

**(QJ)** next to an item denotes that it is a quasi-judicial matter or public hearing.

## ROLL CALL

## PLEDGE OF ALLEGIANCE

## PRESENTATIONS

1. 2018 Fiscal Year Budget Status

## COMMENTS BY CITY COMMISSIONERS

## COMMENTS BY CITY MANAGER

## APPROVAL OF AGENDA

## COMMENTS FROM THE PUBLIC (5 min. max)

**WHAT IS CIVILITY?:** *Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.*

**PUBLIC COMMENT:** *If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.*

**QUASI-JUDICIAL HEARINGS:** *Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.*

**CONSENT CALENDAR:** *Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.*

## CONSENT CALENDAR

## END OF CONSENT CALENDAR

## COMMISSION ACTION

## ORDINANCE FIRST READING

## ORDINANCE SECOND READING

## DISCUSSION AND DELIBERATION

2. Discussion and Deliberation Relocation of Public Works Complex.
3. Discussion and Deliberation - Water and Sewer Capital Project Overview
4. Discussion and Deliberation - Legal Services Agreement - PFOA/PFOS
5. Joint School District & City Hall Facility

**ADJOURNMENT:**

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
CITY COMMISSION**

**Meeting Date:** 6/19/2017

**Prepared by:** Louis Boglioli

**Title of Item:**

2018 Fiscal Year Budget Status

**Summary Explanation/Background Information on Agenda Request:**

A presentation of the current status of the 2018 Fiscal Year budget

**Funding Source:**

**Recommended Action:**

# CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

**Meeting Date:** 6/19/2017

**Prepared by:** David D. Peters

**Title of Item:**

Discussion and Deliberation Relocation of Public Works Complex.

**Summary Explanation/Background Information on Agenda Request:**

Relocating the Public Works Complex will lead to a higher and better use of the existing site at Georgia Avenue and Martin Luther King Jr. Boulevard.

A portion of the Old City Landfill site has been identified to accommodate the buildings and facilities.

The Sanitation Team requires a majority of the land, buildings, and facilities.

**Funding Source:**

A four-million dollar, 15-year loan can be financed and all debt service generated through sanitation rates.

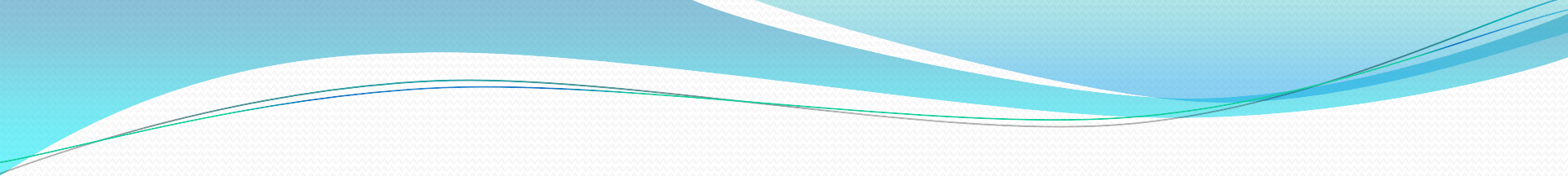
Proposed sanitation rates would remain the lowest on Treasure Coast.

**Recommended Action:**

Provide direction to staff.

**ATTACHMENTS:**

|   | <b>Description</b>                            | <b>Upload Date</b> | <b>Type</b>        |
|---|---|--------------------|--------------------|
| ▢ | Public Works Complex Relocation<br>PowerPoint | 6/14/2017          | Backup<br>Material |



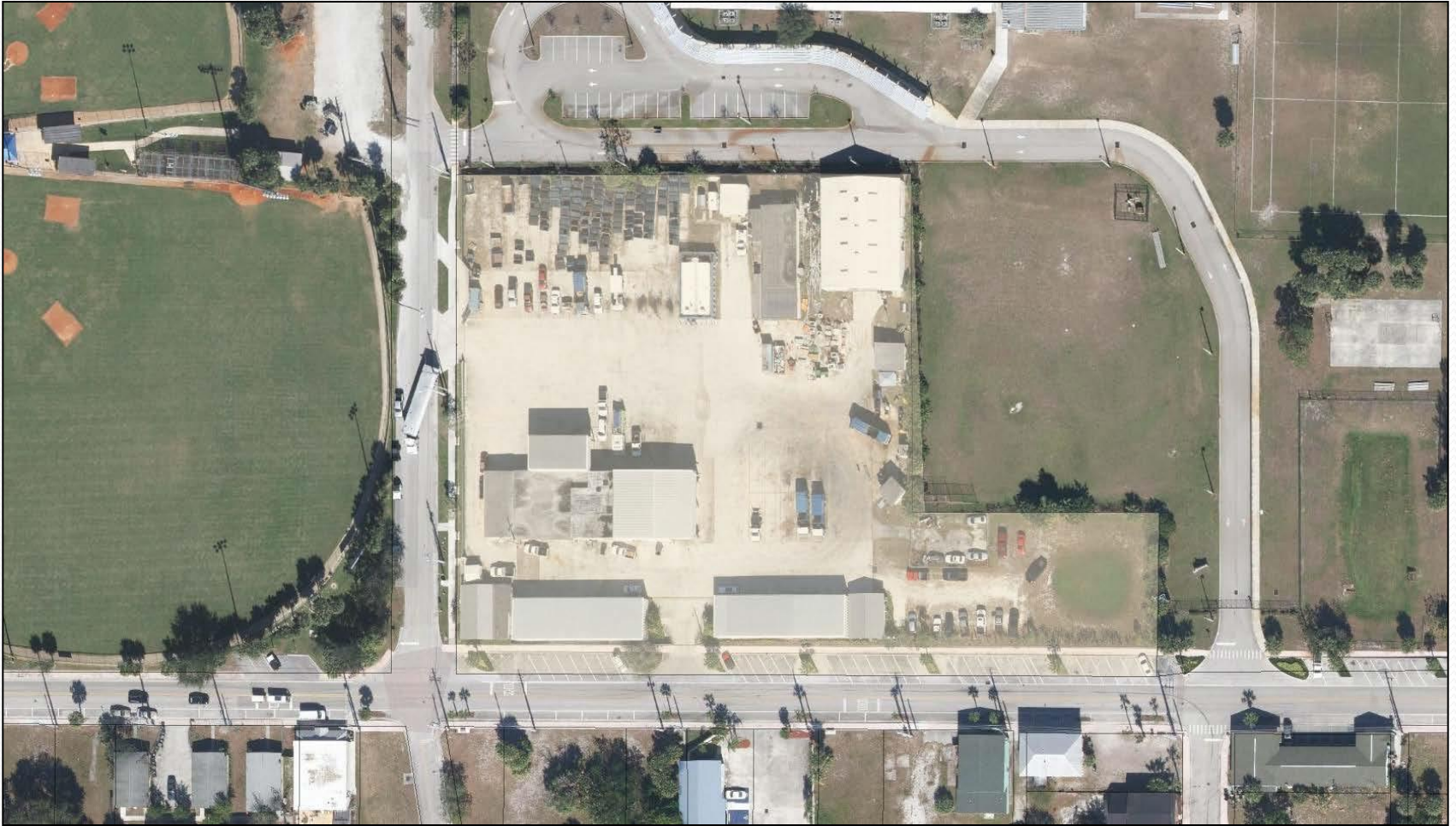
# **Public Works Complex Relocation**

June 19, 2017  
4<sup>th</sup> Draft

# **Continued Pressures**

- **School Board Expansion**
- **Higher and Better Use**
- **Consolidate equipment, material storage, and personnel**

# Existing Public Works Site





# Old City Landfill Site



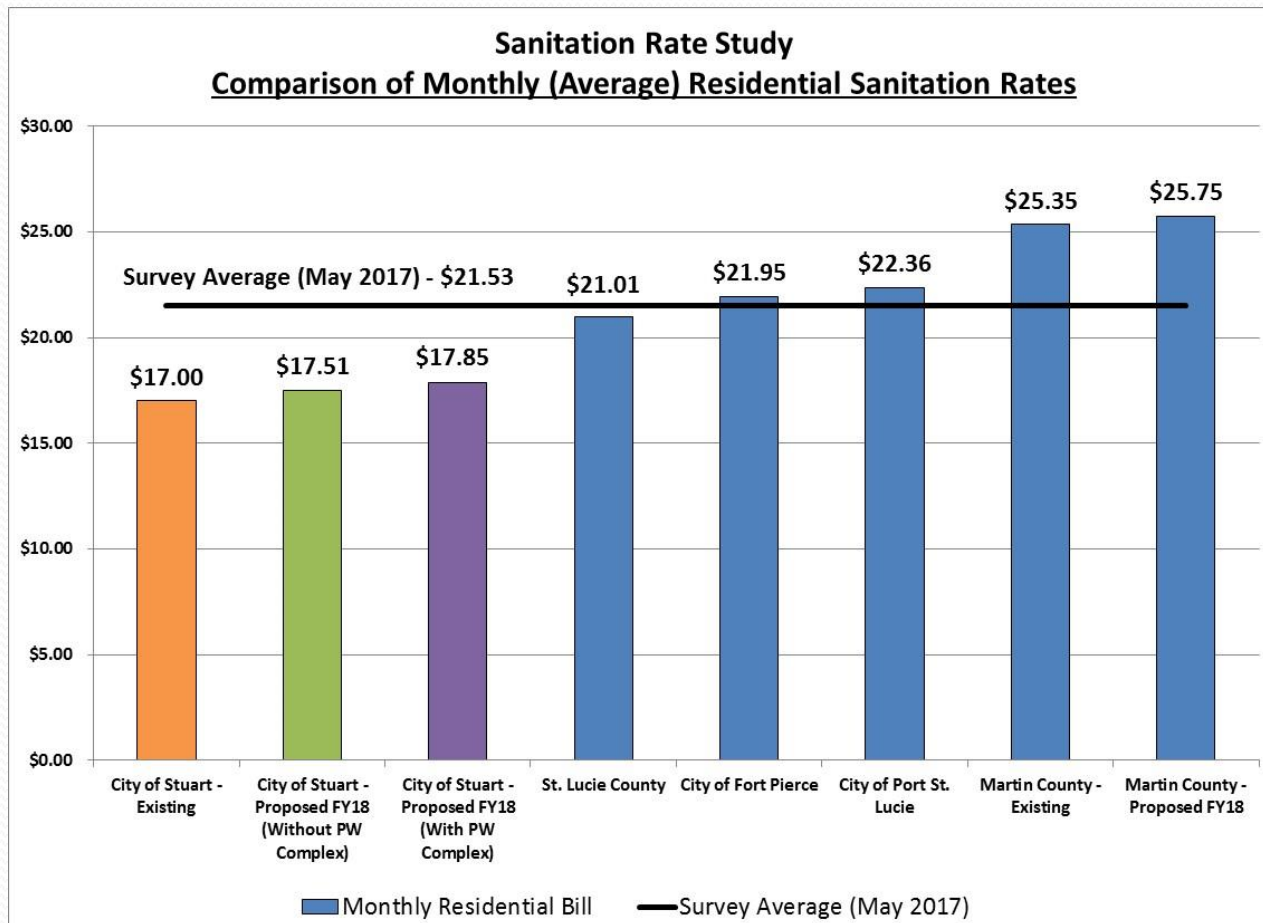
# Estimated Cost

- **Engineering and Architectural Design**
  - \$500,000 in proposed 2018 Budget
- **Construction**
  - \$4,000,000
- **15-year Loan**
  - \$424,000 per year beginning fy 2021

# Rate Adjustment Options

| <u>Description</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> |
|--------------------|-------------|-------------|-------------|-------------|-------------|
| W/O PW Complex     | 3%          | 3%          | 3%          | 3%          | 3%          |
| With PW Complex    | 5%          | 5%          | 5%          | 5%          | 5%          |

# Rate Comparison



# In Summary

**Relocating the facilities from the Public Works Complex to the Old City Landfill will consolidate equipment, material storage, and personnel and allow for a higher and better use of the existing site.**

## CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

**Meeting Date:** 6/19/2017

**Prepared by:** David D. Peters

**Title of Item:**

Discussion and Deliberation - Water and Sewer Capital Project Overview

**Summary Explanation/Background Information on Agenda Request:**

The City's water supply continues to be impacted by new regulations of emerging contaminants.

A long term alternative water supply is needed to meet water demands through 2040.

The City's Sewer Expansion Program has been a success. 50% of those properties served have signed service agreements.

The five remaining sewer basins will be constructed when matching grants become available.

**Funding Source:**

Rates will be developed during the current rate study to recover the additional debt service needed to complete capital projects identified.

**Recommended Action:**

Provide direction to staff.

**ATTACHMENTS:**

| Description  | Upload Date | Type       |
|--|-------------|------------|
| <input type="checkbox"/> Water and Sewer Capital Project and Overview PowerPoint | 6/14/2017   | Attachment |



# Water and Sewer Capital Project Overview



# Overview

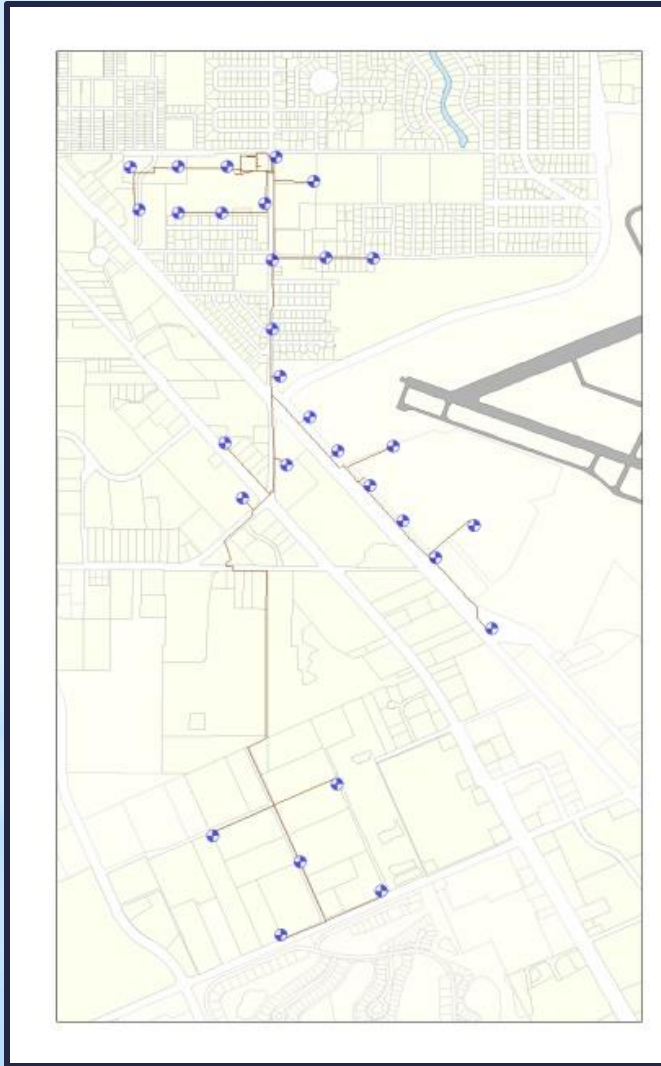
- **History of Water Supply**
- **Recent Events**
- **Future Regulations**
- **Sewer Expansion Program**
- **Financial Impact**
- **Recommended Direction**



# Acronyms

- **UCMR - Unregulated Contaminant Monitoring Rule**  
formulated as a part of the 1996 amendments to the Safe Drinking Water Act.
- **PFOA - Perfluorooctanoic Acid - Teflon**
- **PFOS - Perfluorooctanesulfonic Acid - Firefighting Foam**
- **PFC's - Perfluorinated Compounds – Combination of both PFOA and PFOS**

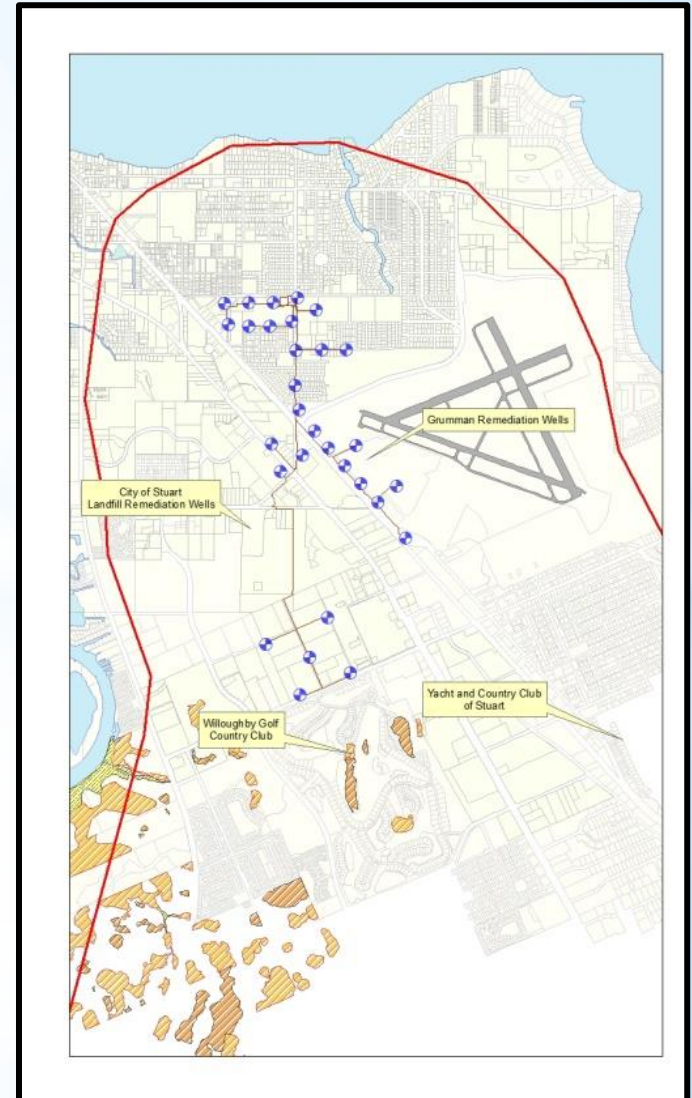
# Raw Water Supply Wells



- Wellfield History
- Current Wellfield
- Routine Maintenance and Replacement
- Consumptive Use Permit

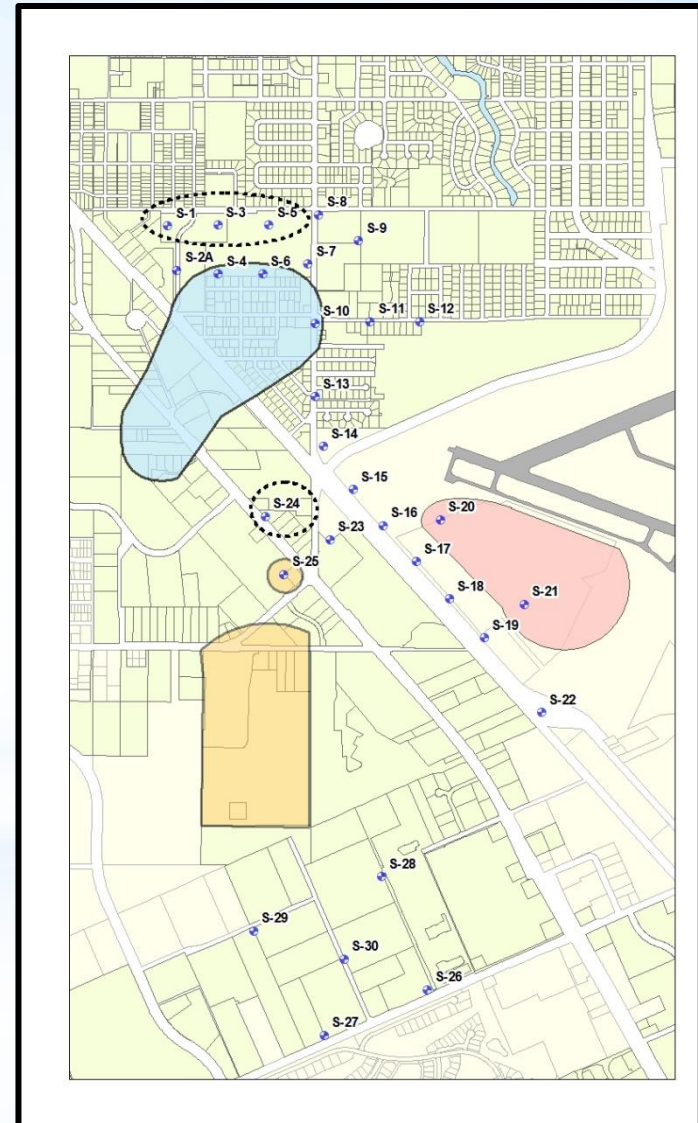
# Supply Limitations

- **Adjacent Users**
- **Consent Order Conditions**
- **Wetlands**
- **Salt Water Intrusion**



# Well Contaminants

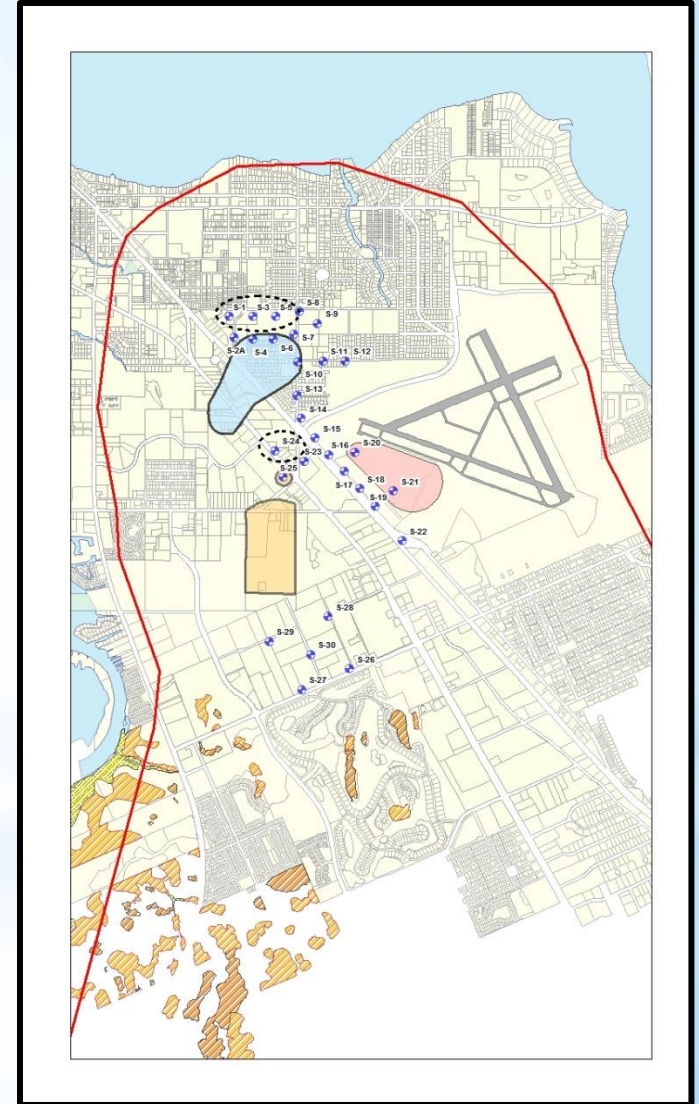
- Grumman (Wells 16-21)
- TCT (4, 6, 10, 13)
- Old City Landfill (25, 28, 29)
- New Contaminants PFC's





# Current Wellfield Condition

- **Surficial Water Supply**
- **Condition of Wells**
- **Supply Limitations**
- **Wellfield Contaminants**



# VOC Towers



# Recent Events

- 1996 Amendments to Safe Drinking Water Act.
- Every 5 years EPA issues a new list of no more than 30 unregulated contaminants.
- Unregulated Contaminant Monitoring Rule (UCMR) 1, 2, and 3.
- Through UCMR 2, all known contaminants were removed via the City's air stripping towers.
- UCMR 3 testing included contaminants, if present, could not be removed via air stripping.

# Recent Events

- May 19, 2016 the EPA issues health advisory on PFOA and PFOS (perfluorinated organic chemicals) at 70 parts per trillion.
- Organic chemicals historically used in Teflon, Scotchguard, and firefighting foam.
- Unaware of impacts.
- City Supply Wells 1, 3, 5, and 24 were determined to have elevated levels of PFOA and PFOS.
- Wells 1, 3, 5 were isolated.



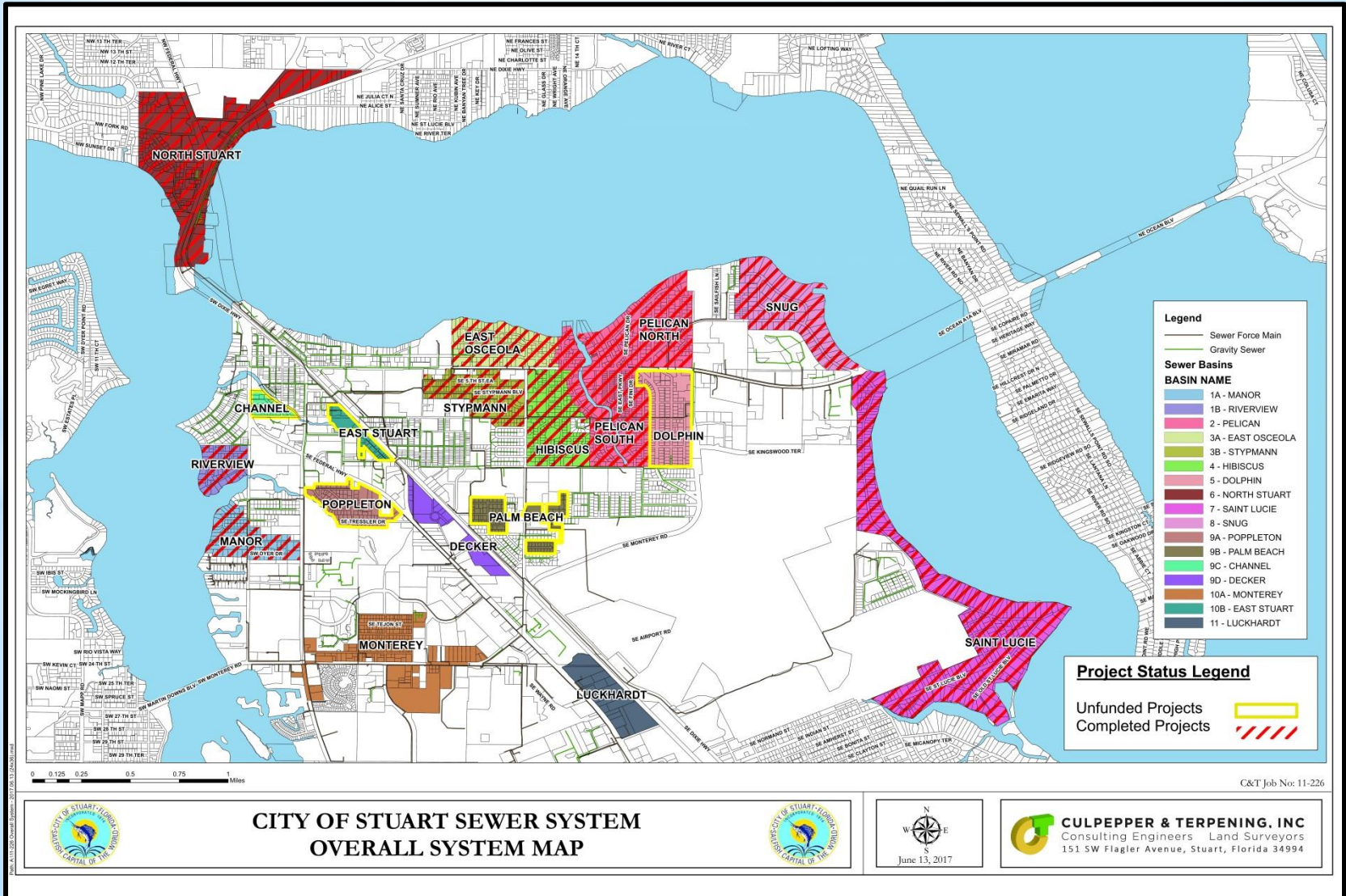
# Recent Events

- Only three (3) public water supply systems in Florida were identified by FDEP as previously having levels above the current health advisory.
- Public Health Advisory - suggests alternative drinking water source to expectant mothers, breastfed and formula-fed infants when levels exceed the current health advisory.
- Initial performance testing has identified a granular activated carbon system that will remove PFOA and PFOS.
- Wells 1, 3, and 5 from potable water supply wells to contaminant recovery wells with carbon treatment.
- Proposed 2018 Budget includes Carbon.

# Future Regulations

- The Intercept (online news organization) considers PFOA/PFOS the “tobacco” of the chemical industry.
- Lower health advisory for PFOS/PFOA.
- Remaining UCMR 3 contaminant review by the EPA.
- UCMR 4 testing to begin in 2018.
- Source of limited supply.

# Sewer Expansion Progress



# Remaining Sewer Basins

- Dolphin            \$227,000 - 2018
- Poppleton        \$193,500 - 2019
- Palm Beach       \$153,500 - 2019
- East Stuart       \$112,000 - 2019
- Channel           \$81,250 - 2019

Total    \$767,250



# Summary of Capital Projects

- **Proposed Sewer Expansion Completion**  
\$767,250 financed over 10-years at \$140,000 per year – assumes 50% matching grant.
- **Proposed Water Treatment Plant Improvements**  
\$8.6 million financed over 20-years at \$575,000 per year after using \$1.5 million in Water Availability Fees.

**PRMG's rate analysis evaluated the City's current revenues and its ability to phase-in the proposed cost increases over time**

**Estimated Residential Bill for  
Water Service – 7,000 Monthly Gallons**

| <b><u>Description</u></b>                  | <b><u>Existing</u></b> | <b><u>2018</u></b> | <b><u>2019</u></b> | <b><u>2020</u></b> | <b><u>2021</u></b> | <b><u>2022</u></b> |
|--|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Without WTP Improvements</b>            | <b>\$33.13</b>         | <b>\$34.77</b>     | <b>\$36.51</b>     | <b>\$38.36</b>     | <b>\$39.13</b>     | <b>\$39.91</b>     |
| <b>With WTP Improvements – Stand Alone</b> | <b>\$33.13</b>         | <b>\$36.09</b>     | <b>\$39.34</b>     | <b>\$42.89</b>     | <b>\$43.74</b>     | <b>\$44.60</b>     |
| <b>With WTP Improvements – Proposed</b>    | <b>\$33.13</b>         | <b>\$35.47</b>     | <b>\$37.95</b>     | <b>\$40.60</b>     | <b>\$41.43</b>     | <b>\$42.27</b>     |

**Estimated Residential Bill for  
Wastewater Service – 7,000 Monthly Gallons**

| <b><u>Description</u></b>                     | <b><u>Existing</u></b> | <b><u>2018</u></b> | <b><u>2019</u></b> | <b><u>2020</u></b> | <b><u>2021</u></b> | <b><u>2022</u></b> |
|---|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Without Sewer Expansion</b>                | <b>\$52.21</b>         | <b>\$53.27</b>     | <b>\$54.33</b>     | <b>\$55.40</b>     | <b>\$56.54</b>     | <b>\$57.69</b>     |
| <b>With Sewer Expansion –<br/>Stand Alone</b> | <b>\$52.21</b>         | <b>\$53.27</b>     | <b>\$54.33</b>     | <b>\$55.40</b>     | <b>\$56.54</b>     | <b>\$57.69</b>     |
| <b>With Sewer Expansion –<br/>Proposed</b>    | <b>\$52.21</b>         | <b>\$53.78</b>     | <b>\$55.42</b>     | <b>\$57.07</b>     | <b>\$58.22</b>     | <b>\$59.38</b>     |

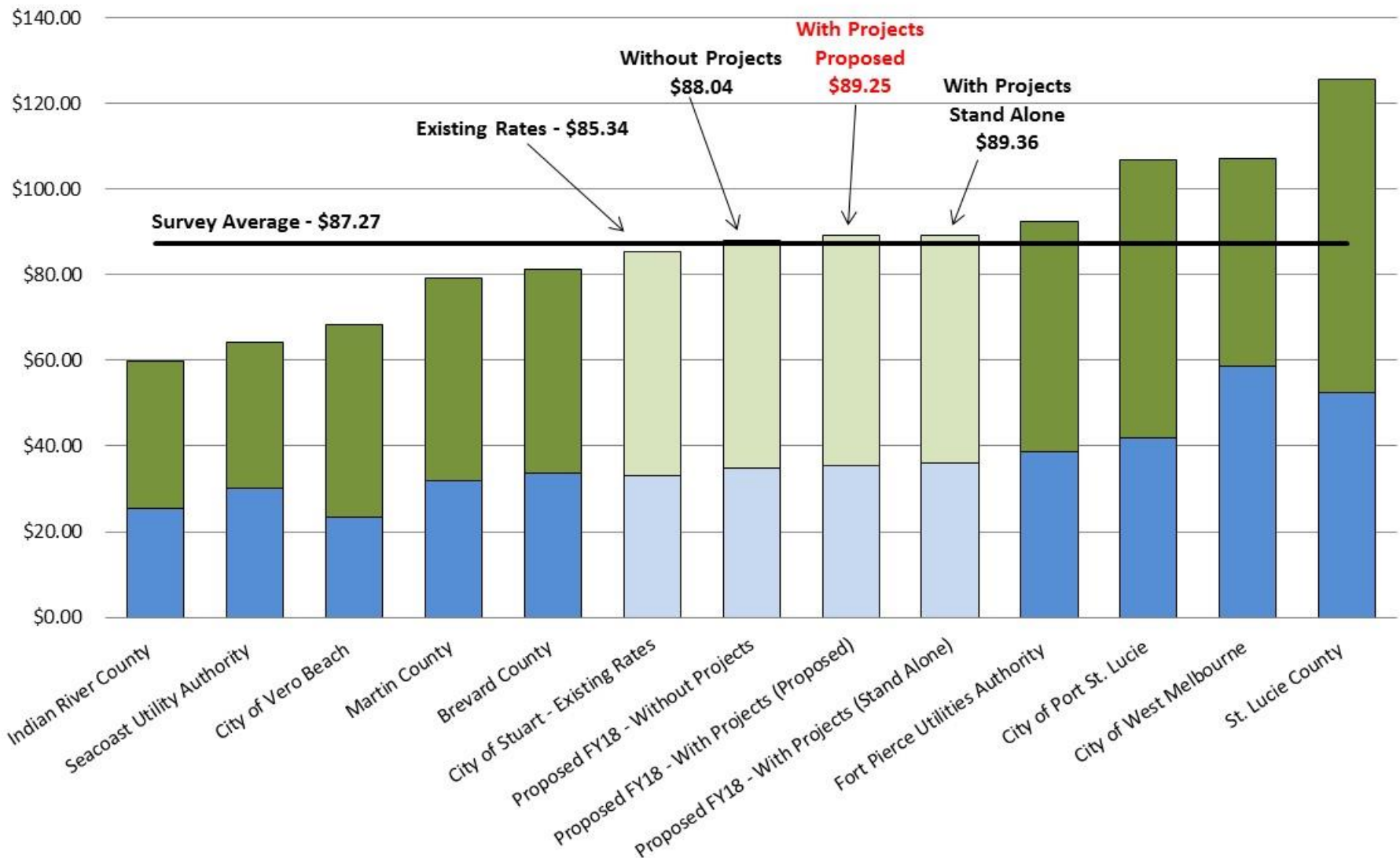
**Estimated Residential Bill for  
Combined Water and Wastewater Service – 7,000 Monthly Gallons**

| <b><u>Description</u></b>          | <b><u>Existing</u></b> | <b><u>2018</u></b> | <b><u>2019</u></b> | <b><u>2020</u></b> | <b><u>2021</u></b> | <b><u>2022</u></b> |
|------------------------------------|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Without Projects</b>            | <b>\$85.34</b>         | <b>\$88.04</b>     | <b>\$90.84</b>     | <b>\$93.76</b>     | <b>\$95.67</b>     | <b>\$97.60</b>     |
| <b>With Projects – Stand Alone</b> | <b>\$85.34</b>         | <b>\$89.36</b>     | <b>\$93.67</b>     | <b>\$98.29</b>     | <b>\$100.28</b>    | <b>\$102.29</b>    |
| <b>With Projects – Proposed</b>    | <b>\$85.34</b>         | <b>\$89.25</b>     | <b>\$93.37</b>     | <b>\$97.67</b>     | <b>\$99.65</b>     | <b>\$101.65</b>    |

- The proposed water and wastewater alternative results in a lower monthly bill for the typical residential customer using 7,000 monthly gallons when compared to the stand alone cases.



## Comparison of Monthly Single Family Water and Wastewater Bill at 7,000 Gallons of Water Usage



Survey compiled April 2017.

Monthly Water Bill    Monthly Wastewater Bill    Survey Average

# Conclusions

- The Surficial Aquifer without additional treatment is no longer a reliable source of supply.
- An alternative water supply is needed to meet projected demands through 2040.
- A short term solution to PFOA/PFOS is granular activated carbon.
- The Sewer Expansion Program completion schedule will depend on the availability of matching grants or cumulative fund balances to complete.

# Recommendations

- **Provide a short term solution to the PFOA/PFOS.**
- **Pursue a long term alternative water supply to meet projected demands through 2040.**
- **The Sewer Expansion Program completion schedule will depend on the availability of matching grants or cumulative fund balances to complete.**

# Questions

# CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

**Meeting Date:** 6/19/2017

**Prepared by:**

**Title of Item:**

Discussion and Deliberation - Legal Services Agreement - PFOA/PFOS

**Summary Explanation/Background Information on Agenda Request:**

Discussion of potential litigation against manufacturers of PFOA/PFOS for causing contamination of groundwater.

Representatives of Morgan & Morgan and Weitz & Luxenberg have contacted the City about joining a class action lawsuit against the manufacturers of PFOA/PFOS.

PFOA and PFOS have been identified in the City of Stuart water supply. The law firms listed below have done research and believe they can identify and prove how the water became contaminated. Further, the firms believe they can hold the companies that caused the problem liable for the damages incurred by the contamination. Because this is extremely complicated and very expensive to pursue, a contingency fee arrangement affords the City with the opportunity to pursue restitution for its damages without having to incur additional costs unless it prevails. This method of representation also demonstrates that the law firms are confident that they can prevail on the merits or they would not incur the risk as well.

**Funding Source:**

N/A. Any attorneys fees and costs would be paid from a potential recovery. In the event the attorneys do not prevail, there will be no costs to the City.

**Recommended Action:**

Provide direction to staff. Authorize City Manager and City Attorney to negotiate with the firms regarding contingency agreements and enter a contract to pursue the claim.

**ATTACHMENTS:**

|   | <b>Description</b>                                       | <b>Upload Date</b> | <b>Type</b> |
|---|--|--------------------|-------------|
| □ | PowerPoint Provided by Morgan & Morgan Weitz & Luxenberg | 6/14/2017          | Attachment  |

# **PFOA/PFOS COST RECOVERY LITIGATION: CITY OF STUART**

**PRESENTED BY:  
ROBIN GREENWALD  
WEITZ & LUXENBERG**

**FRANK M. PETOSA  
MORGAN & MORGAN**

# PURPOSE OF MEETING TODAY

2

- Discussion of potential litigation against manufacturers of PFOA/PFOS for causing contamination of drinking water
- Why litigation
  - Costly remediation and no end in sight
  - Polluters should pay for cost of remediation/customers should not
- Likelihood of Success of Litigation
  - Comparing proposed litigation to MTBE litigation
  - Jury appeal of this type of case
  - Public benefit

# **LESSONS LEARNED FROM MTBE LITIGATION**



# Sources of MTBE

4

- MTBE is a chemical oxygenate that was added to gasoline for more than 25 years -- from early 1980s until 2006.
- MTBE easily escaped into the environment wherever gasoline was stored, used, or spilled.
- Gasoline is the only source for MTBE found in the environment.

# Continuing Contamination Issues Addressed By MTBE Litigation

5

- MTBE remains in groundwater, potentially forever, absent remediation.
- MTBE can be tasted and/or smelled at levels as low as 1 part per billion (ppb).
- Potential health issues associated with exposure to MTBE through drinking water, bathing, showering, cooking, etc.
- MTBE used for over a decade in petroleum sold throughout the country; accounted for approximately 15 percent of product.

# MTBE Litigation Theory of Responsibility: Who is Responsible to Pay and Why

6

- The cost of testing and treatment should be borne by polluter petroleum companies -- not by the water utility or its customers
- Petroleum industry knew MTBE would contaminate nation's groundwater before it added MTBE to gasoline – it even performed studies that proved it but decided to use it anyway.
- Major petroleum company defendants responsible for MTBE contamination in U.S. markets include: ExxonMobil; British Petroleum; ConocoPhillips; Chevron; Citgo; Shell; Hess; Texaco; and Marathon.

# Federal Multidistrict MTBE Litigation

7

## ***In re MTBE: MDL 1358***

- \$420 million settlement for 153 municipal public water providers (and State of New Mexico).
- \$20 million settlement for second group of 20 municipal water providers.
- Represented Suffolk County Water Authority, designated one of four focus cases in MDL, and recovered over \$100 million.
- Established MTBE jurisprudence on statute of limitations, commingled product theories of liability, preemption, primary jurisdiction, causation and other issues.

# City of New York Trial

8

## ***City of New York v. ExxonMobil***

- Jury awarded New York City \$105 million in trial against ExxonMobil (only non-settling defendant).
- Issues affirmed by Second Circuit Court of Appeals; United States Supreme Court refused to hear the appeal:
  - ✦ Preemption does not preclude the lawsuit
  - ✦ Presence of MTBE at levels below the maximum contamination level (MCL) does not act as bar to injury-in-fact
  - ✦ Commingled product theory of liability

# State of New Hampshire Litigation and Trial

9

- State brought case in its *parens patriae* capacity to protect statewide drinking water supply (both public and private wells) and to protect State's citizens' health and safety.
- Trial proceeded against ExxonMobil only; other defendants settled for \$136 million.
- State evidence
  - 1,584 known MTBE-contaminated sites
  - MTBE had contaminated 40,185 private wells
  - MTBE had contaminated 297 public water supply wells (supplying water to 155,156 individuals).
- Jury awarded damages of \$816,768,018 – found ExxonMobil 28 percent responsible.

# Similarities Between MTBE Litigation and Proposed PFOA/PFOS Litigation

10

- Defendants failed to warn gasoline station users of risks of their product contaminating groundwater; PFOA and PFOS manufacturers failed to warn users of their products of risks of the chemicals contaminating groundwater
- There are a limited number of gasoline refiners and companies that manufacture or use PFOA/PFOS.
- Water providers are forced to address the contamination of their property by these chemicals at a cost of millions of dollars.
- Without a lawsuit, the polluter would not have to pay for remediation of the contamination; instead the cost would be shouldered by innocent customers of water providers.
- Gasoline refiners voluntarily stopped refining gasoline with MTBE as result of lawsuit in states that did not ban it; PFOA/PFOS manufacturers voluntarily stopped manufacturing PFOS/PFOS over 10 years ago.

Perflurochemicals (PFCs) -  
Perfluorooctanoic Acid (PFOA)  
and  
Perfluorooctane Sulfonate  
(PFOS)



# Manufacturers of PFOA

12

- 3M developed and first manufactured PFOA
- Primary manufacturers on PFOA: DuPont & 3M
- Additional manufacturers of PFOA:
  - Arkema
  - Asahi,
  - BASF Corp.
  - Clariant
  - Daikin
  - Solvay Solexis
- All companies agreed in 2006 to phase out PFOA manufacturing

# Manufacturers of PFOS

13

- 3M is also the primary manufacturer of PFOS -- since 1949
- 3M announced in 2000 that it would phase-out production of PFOS, and discontinued production in 2002
- PFOS is no longer manufactured in the United States, but is available internationally (*e.g.*, China)
- Two methods of PFOS production:
  - Electrochemical Fluorination (3M)
  - Telomerization

# Primary Use of PFOA

14

- PFOA was key component of Teflon
- Companies used PFOA to make stain and water resistant fabrics
- PFOA found in Gore-Tex® textiles, Stainmaster® carpets and Scotchgard®

# Additional Uses for PFOA

15

- Wax paper, other food contact paper
- Floor wax
- Insulators for electric wire
- Planar etching of fused silica
- Stone and tile sealants
- Dental floss
- Non-woven medical garments
- Thread sealant tape

# Primary Use of PFOS

16

- Key ingredient in 3M's Scotchguard
- Aqueous Film Forming Foam (AFFF), a fire suppressing foam used to fight flammable liquid fires, particularly aviation fuel fires
- Paper and fabric coating
- Hydraulic fluid for aviation
- Specialty chemicals, industrial lubricants, industrial surfactants

# Military Use of PFOS in AFFF

17

- Contamination has been found near bases that used AFFF in training exercises
- Beginning in the early 1960s, 3M began supplying the Military with AFFF in accordance with a military specification (MIL-F-24385)
- Other/later manufacturers include: Tyco (Ansul), Buckeye, Chemguard and National Foam
- As of 2011, there were 1,972,000 gallons of PFOS-based AFFF stockpiled by the Military

# Environmental Fate and Transport

18

- PFOAs/PFOSs are highly soluble in water
- PFOAs/PFOSs are highly persistent in the environment
- PFOAs/PFOSs present as an anion in solution
- PFOAs/PFOSs do not readily degrade through biodegradation, photolysis or hydrolysis

# Health Impact of PFCs

19

- PFOA and PFOS bio-accumulate in blood serum, kidneys, liver and gall bladder
- EPA reports exposure to PFOA and PFOS over certain levels may result in adverse health effects, including:
  - Developmental effects to fetuses during pregnancy/breastfeeding infants (e.g., low birth weight, accelerated puberty, skeletal)
  - Kidney cancer
  - Testicular cancer
  - Thyroid effects and other effects (e.g., cholesterol changes)
  - Ulcerated colitis
  - Science is still evolving regarding additional adverse health effects



# Federal Regulatory Guidelines/History

20

- 2009 – EPA identified PFOA and PFOS as emerging contaminants on Third Contaminant Candidate List
- 2009 – EPA issued provisional health advisories for PFOA (400 ppt) and PFOS (200 ppt)
- 2012 - EPA included PFOS and PFOA in UCMR3
- May 2016 – EPA issued a Lifetime Health Advisory for PFOA and PFOS at 70 ppt in drinking water, including a total of 70 ppt when both are present

# Additional Regulatory Guidelines

21

- Vermont PFOA: 20 ppt in drinking water  
PFOS: 20 ppt in drinking water  
PFOA + PFOS: 20 ppt combined
- New Jersey PFOA: 40 ppt in drinking water\*  
\* Considering recommendation to lower to 14 ppt
- Maine PFOA: 70 ppt in drinking water  
PFOS: 70 ppt in drinking water  
PFOA + PFOS: 70 ppt combined
- Minnesota PFOA: 300 ppt Health Risk Limit\*\*  
PFOS: 300 ppt Health Risk Limit\*\*  
\*\* Currently under review as a result of EPA HALs
- North Carolina PFOA: 2 ppb

# Environmental Releases

22

- Minnesota Pollution Control Agency estimates 3M's Cottage Grove plant released 10,000 pounds of fluorocarbon compounds
  - Includes 2,794 pounds of PFOS/ 2,303 pounds of PFOA, into Mississippi River in 2001 alone.
- DuPont pumped hundreds of thousands of pounds of PFOA powder through outfall pipes at its Parkersburg plant into the Ohio River; dumped 7,100 tons of PFOA-laced sludge into digestion ponds.
- St. Gobain/Honeywell in Hoosick Falls, NY: Point source releases are airborne emissions from smokestacks, fluid waste released into sewer and septic systems and solid waste sent to local landfill. Contaminated entire village water supply, both municipal and private drinking water wells.
- AFFF released at military bases and airports throughout the US, including: Willow Grove Naval Base, Horsham Township, PA and Naval Air Warfare Center, Warminster, PA. Primarily impacts surface water, ground water and drinking water.

# PFCs Problem in Martin County

23

- PFOA & PFOS detected in drinking water supplies in connection with UCMR3 testing in Florida
- PFOA & PFOS detected in water supplies in Stuart
- PFOA & PFOS are persistent and, without specific filtration, will continue to be a problem
- There is a need to identify industrial contributors  
*[NOTE: Withers Field Airport is a small municipal airport in Stuart, FL (1 mile from town) and run by county.]*

# Why are PFOS and PFOA Problems?

24

- PFOA & PFOS contaminate drinking water at very low levels
- PFCs complicate remediation and clean-up
- PFCs move with groundwater
- PFCs are stable and resists biodegradation
- PFC remediation is expensive

# Detection & Remediation of PFCs

25

- Activated carbon removes over 90 percent of PFOA and PFOS
- Slow GAC absorption rate, however, may extend operating time; also creates waste residue
- Membrane filtration also 90+ percent effective
- Filtration requires treatment of rejected water
- Filtration has high capital expense and O&M



# Goals of Cost Recovery Litigation

26

- Recover full cost for establishment of any necessary filtration system on impacted production wells
- Insure that responsible party addresses and remediates contamination plume
- Recover operating costs for the next 20 years

# Causes of Action

27

- Common-Law Claims
  - Negligence
  - Nuisance
  - Trespass
- Product Liability - Failure to Warn & Design Defect
- Statutory Claims
- Potential Resource Conservation and Recovery Act (RCRA) or Clean Water Act (CWA) claims

# Damages

28

- Costs of testing water
- Costs to remediate PFOA/PFOS contaminated areas
- Treatment costs to remove PFCs from production wells
- Costs for increased monitoring expenses
- Costs for future operation and maintenance of treatment systems

# Jury Appeal

29

- Everyone wants to drink water free of chemicals
- Water provider is innocent victim of pollution in water distribution system, but responsible to remove it to keep customers safe
- Public does not want to bear costs of treating water to remove chemicals in groundwater as result of corporate misconduct
- Past trials suggest that juries believe polluters should pay for clean up of their contamination
- Jurors drink water and pay water bills!

# Cost of Litigation

30

- Attorneys bear the risk of recovery; pay all expenses of litigation unless and until successful resolution of lawsuit.
- Contingency fee contract.
- Costs of action involve experts, discovery costs, travel, etc.
- Costs reduced depending on number of cities that decide to sue because many of the costs would be shared among all plaintiffs.

# Expectation From County

31

- Minimum time and human resources commitment
  - Data collection/gathering documents/developing case theory
  - Litigation Discovery: document production, interrogatories, depositions
  - How impacted if multiple cities bring suit?
  - Focus/Test cases: how selected; additional commitment of resources; incentive/impact on non-test plaintiffs
- Types of data and information necessary to evaluate/file suit
- Involvement of city attorneys, managers, councils, client
- Decision making during lawsuit



# Other Emerging Chemicals of Concern

32

- 1,4 Dioxane
- 1,2,3 TCP
- Chromium 6
- TCE/PCE
- DBCP
- Others?

# Why Our Litigation Team?

33

- Our firms have worked together representing municipal/governmental entities in some of largest cases, including BP Oil Spill Litigation where our firms represented the School Board of Martin County
- MM is the largest consumer protection law firm in FL and the US
- WL Lead/Liaison Counsel for water providers in MTBE litigation
  - Represented 180+ plaintiff water providers
- WL Co-Lead Class Counsel in Hoosick Falls, NY PFOA Class Action
- WL Co-Lead Class Counsel in Petersburg, NY PFOA Class Action
- WL Lead Class Counsel in Willow Grove and Warminster, PA PFOS Litigation

# Next Steps

34

- Identify and confirm source(s) of PFCs in groundwater
- Develop factual allegations for complaint and applicable causes of action
- Perform necessary due diligence
- Identify other emerging chemicals of concern
- Answer any additional questions that you may have

# THANK YOU

## CONTACT INFORMATION:

Robin Greenwald

[rgreenwald@weitzlux.com](mailto:rgreenwald@weitzlux.com)

Frank M. Petosa

[fpetosa@forthepeople.com](mailto:fpetosa@forthepeople.com)

## CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

**Meeting Date:** 6/19/2017

**Prepared by:** Nicole King/Paul Nicoletti

**Title of Item:**

Joint School District & City Hall Facility

**Summary Explanation/Background Information on Agenda Request:**

Last year, the School Superintendent learned that the old Stuart High School building had become environmentally unsafe and was going to need to be replaced. At the same time, the City staff was reviewing its space needs for a discussion with the City Commission regarding relocation of the City Hall from its current location. While the School District has a more immediate need, the City also faces the issue of not being able to make City Hall ADAA compliant, and since the building has been added onto several times, it continually leaks at several of the joints, and therefore the potential for mold is always possible. We did have the building tested in the last several months and determined that no dangerous mold existed at that time in City Hall.

For the past several months, the City Manager and the Superintendent of Schools and their respective staff members, have looked at the possibility of sharing land along Martin Luther King, Jr. Blvd., between Georgia Avenue and the High School Avenue right of way (extended to MLK).

The School District has enough funds to begin development and construction. The remaining issue is whether the City would like to participate with the School District. The way I see it, there are a few opportunities for the City to begin its participation:

1. **Fast Track (2017-18):** Agree to participate now; develop an Agreement with the School Board, develop a bonding program; and arrange for a "turnkey" construction of a new City Hall on School Board Property.
2. **Medium Track (2018-19).** Agree to participate now; and develop an Agreement with the School Board. In 2019, develop a bonding program; hire a developer on a "design-build" contract for a new City Hall on School Board Property. **PROBLEM:** It won't be built all at once, and will likely cost more to integrate later.
3. **Slow Track (2020-21).** Agree to participate now; and develop an Agreement with the School Board. In 2020, develop a bonding program; hire a developer on a "design-build" contract for a new City Hall on School Board Property. **PROBLEM:** It won't be built all at once, and will likely cost more to integrate later.

***CITY MANAGER'S NOTE: I have a meeting with Laurie Gaylord tomorrow (Saturday) morning to discuss this opportunity. We still need to settle several issues, but I believe we may be able to lease school district land for a new City Hall, if we agree to allow the school district to long term lease land at the landfill for its maintenance facility. So, essentially, no money would need to change hands, but we would each get what we need. I am asking them to help us move Public Works from Georgia and MLK, and we could do all of this much faster.***

**Funding Source:**

General Fund Reserve: Up to \$1 million

CRA: Up to \$500k (would require BOCC approval)

Bond: Up to \$8 million (Covenant to Budget and Appropriate)

**Recommended Action:**

Discuss and give direction to staff.

**ATTACHMENTS:**

| <b>Description</b>             | <b>Upload Date</b> | <b>Type</b>     |
|--------------------------------|--------------------|-----------------|
| ▣ City Space Needs and Cost    | 6/16/2017          | Backup Material |
| ▣ School District Office Needs | 6/16/2017          | Backup Material |
| ▣ Concept 2 from May, 2016     | 6/16/2017          | Backup Material |

# CITY HALL SPACE ANALYSIS

| AREA            | FTE | ROOM OCCUPANT  | SCHOOL BOARD | FLAGLER PLACE | PUBLIC SAFETY | ANY CITY SITE* |
|-----------------|-----|--|--------------|---------------|---------------|----------------|
|                 |     | * APPLIES TO ANY CITY-OWNED SITE, OTHER THAN LISTED: SO, BRUNER POND, CHEROKEE, SAILFISH PARKING LOT, ETC. |              |               |               |                |
| City Commission |     |  |              |               |               |                |
|                 |     | Ceremonial Conference (Antechamber) Room   | 300          | 300           | 300           | 300            |
|                 |     | Commission Office (unstaffed w/ file cabinets)   | 100          | 100           | 100           | 100            |
|                 |     | Restroom - (1) Hdcp. SCC, CM & CA Private  | 60           | 60            | 60            | 60             |
|                 |     | Storage  | 50           | 50            | 50            | 50             |
| City Attorney   | 1   | Attorney Office & Conference Area  | 280          | 280           | 280           | 280            |
|                 | 1   | Paralegal  | 120          | 120           | 120           | 120            |
|                 |     | Library - Conference Room  | 120          | 120           | 120           | 120            |
| City Manager    | 1   | City Manager Office & Conference Area  | 300          | 300           | 300           | 300            |
|                 | 1   | Executive Office Coordinator   | 120          | 120           | 120           | 120            |
|                 | 1   | Special Assistant to the City Manager  | 144          | 144           | 144           | 144            |
|                 | 1   | Executive Office Assistant   | 100          | 100           | 100           | 100            |
|                 |     | Intern Space   | 70           | 70            | 70            | 70             |
|                 |     | Reception & Seating Area   | 100          | 100           | 100           | 100            |
|                 |     | Storage  | 50           | 50            | 50            | 50             |
|                 |     | Document Assembly  | 100          | 100           | 100           | 100            |
|                 |     | Sm. Kitchen (Refrig., Toaster Oven, MW Oven, Sink)   | 150          | 150           | 150           | 150            |
|                 |     | Restroom (1) Hdcp - Office Access  | 60           | 60            | 60            | 60             |

# CITY HALL SPACE ANALYSIS

| AREA               | FTE | ROOM OCCUPANT                                      | SCHOOL BOARD | FLAGLER PLACE | PUBLIC SAFETY | ANY CITY SITE* |
|--------------------|-----|--|--------------|---------------|---------------|----------------|
| Development        |     |  |              |               |               |                |
|                    | 1   | Director   | 200          | 200           | 200           | 200            |
|                    | 1   | Assistant Director (future)                        | 144          | 144           | 144           | 144            |
|                    |     | Conference & Plans Room                            | 400          | 400           | 400           | 400            |
|                    | 1   | Senior Planner                                     | 144          | 144           | 144           | 144            |
|                    | 1   | Senior Planner                                     | 144          | 144           | 144           | 144            |
|                    | 1   | Senior Planner                                     | 144          | 144           | 144           | 144            |
|                    | 1   | Planner II (future)                                | 120          | 120           | 120           | 120            |
|                    |     | Executive Assistant                                | 100          | 100           | 100           | 100            |
|                    |     | Intern Space                                       | 70           | 70            | 70            | 70             |
|                    |     | Reception & Seating Area                           | 100          | 100           | 100           | 100            |
|                    |     | Document Assembly                                  | 100          | 100           | 100           | 100            |
|                    |     | Storage  | 100          | 100           | 100           | 100            |
|                    |     | Sm. Kitchen (Refrig., Toaster Oven, MW Oven, Sink) | 150          | 150           | 150           | 150            |
|                    | 1   | Building Official                                  | 144          | 144           | 144           | 144            |
|                    | 2   | Building Inspectors (2)                            | 120          | 120           | 120           | 120            |
|                    | 1   | Building Technician                                | 80           | 80            | 80            | 80             |
|                    | 1   | Building Technician                                | 80           | 80            | 80            | 80             |
|                    | 1   | Building Technician                                | 80           | 80            | 80            | 80             |
|                    |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                    |     | Restrooms (2) Hdcp - Public Access                 | 90           | 90            | 90            | 90             |
| Financial Services |     |  |              |               |               |                |
|                    | 1   | Director   | 200          | 200           | 200           | 200            |
|                    | 1   | Assistant Director                                 | 144          | 144           | 144           | 144            |
|                    | 1   | Senior Accountant                                  | 120          | 120           | 120           | 120            |
|                    | 1   | Accountant   | 100          | 100           | 100           | 100            |
|                    | 1   | Accounts Payable Specialist                        | 100          | 100           | 100           | 100            |
|                    | 1   | Payroll Specialist                                 | 100          | 100           | 100           | 100            |
|                    | 1   | Business Tax Technician                            | 80           | 80            | 80            | 80             |
|                    |     | Intern Space                                       | 70           | 70            | 70            | 70             |
|                    |     | Conference Room                                    | 144          | 144           | 144           | 144            |
|                    |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                    |     | Storage & Document Assembly                        | 180          | 180           | 180           | 180            |
|                    |     | Sm. Kitchen (Refrig., Toaster Oven, MW Oven, Sink) | 150          | 150           | 150           | 150            |
|                    |     |  |              |               |               |                |



# CITY HALL SPACE ANALYSIS

| AREA                 | FTE | ROOM OCCUPANT                                      | SCHOOL BOARD | FLAGLER PLACE | PUBLIC SAFETY | ANY CITY SITE* |
|----------------------|-----|--|--------------|---------------|---------------|----------------|
|                      | 1   | Procurement Manager                                | 144          | 144           | 144           | 144            |
|                      | 1   | Buyer  | 120          | 120           | 120           | 120            |
|                      |     | Conference Room                                    | 200          | 200           | 200           | 200            |
|                      |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                      |     | Restrooms (2) Hdcp - Public Access                 | 90           | 90            | 90            | 90             |
|                      |     |  |              |               |               |                |
| Human Resources      |     |  |              |               |               |                |
|                      | 1   | Director   | 200          | 200           | 200           | 200            |
|                      | 1   | HR Generalist                                      | 120          | 120           | 120           | 120            |
|                      | 1   | HR Technician                                      | 80           | 80            | 80            | 80             |
|                      |     | Paired Training Rooms w/moveable dividers          | 800          | 800           | 800           | 800            |
|                      |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                      |     |  |              |               |               |                |
| City Clerk           |     |  |              |               |               |                |
|                      | 1   | City Clerk   | 200          | 200           | 200           | 200            |
|                      | 1   | Assistant City Clerk                               | 144          | 144           | 144           | 144            |
|                      | 1   | Division Assistant (future)                        | 100          | 100           | 100           | 100            |
|                      |     | Document Assembly                                  | 80           | 80            | 80            | 80             |
|                      |     | Storage  | 100          | 100           | 100           | 100            |
|                      |     | Sm. Kitchen (Refrig., Toaster Oven, MW Oven, Sink) | 150          | 150           | 150           | 150            |
|                      |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                      |     |  |              |               |               |                |
| Information Services |     |  |              |               |               |                |
|                      | 1   | Director   | 200          | 200           | 200           | 200            |
|                      | 1   | Software Application Specialist                    | 120          | 120           | 120           | 120            |
|                      | 1   | Network Specialist                                 | 120          | 120           | 120           | 120            |
|                      | 1   | Systems Analyst                                    | 120          | 120           | 120           | 120            |
|                      |     | Storage, Equipment Assembly & Inventory            | 400          | 400           | 400           | 400            |
|                      |     |  |              |               |               |                |

# CITY HALL SPACE ANALYSIS

| AREA               | FTE | ROOM OCCUPANT                                      | SCHOOL BOARD | FLAGLER PLACE | PUBLIC SAFETY | ANY CITY SITE* |
|--------------------|-----|--|--------------|---------------|---------------|----------------|
| Community Services | 1   | Director   | 200          | 200           | 200           | 200            |
|                    | 1   | Assistant Director                                 | 144          | 144           | 144           | 144            |
|                    | 1   | Division Coordinator                               | 100          | 100           | 100           | 100            |
|                    |     | Conference Room                                    | 200          | 200           | 200           | 200            |
|                    | 1   | Economic Strategies Manager (future)               | 144          | 144           | 144           | 144            |
|                    | 1   | Communications & Special Events Coordinator        | 120          | 120           | 120           | 120            |
|                    | 1   | Special Events Permit Specialist                   | 100          | 100           | 100           | 100            |
|                    | 1   | Digital & Multi-Media Specialist                   | 100          | 100           | 100           | 100            |
|                    |     | Document Assembly                                  | 80           | 80            | 80            | 80             |
|                    |     | Storage & Inventory                                | 120          | 120           | 120           | 120            |
|                    |     | Restrooms (2) Hdcp - Public Access                 | 90           | 90            | 90            | 90             |
|                    |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                    |     | Sm. Kitchen (Refrig., Toaster Oven, MW Oven, Sink) | 150          | 150           | 150           | 150            |
| Public Works       | 1   | Director   | 200          | 200           | 200           | 200            |
|                    |     | Waiting-Seating Area                               | 50           | 50            | 50            | 50             |
|                    | 1   | Executive Assistant (future)                       | 100          | 100           | 100           | 100            |
|                    |     | Conference and Plans Room                          | 400          | 400           | 400           | 400            |
|                    |     | Restroom   | 45           | 45            | 45            | 45             |
|                    |     | Storage  | 120          | 120           | 120           | 120            |
|                    | 1   | City Engineer                                      | 144          | 144           | 144           | 144            |
|                    |     | Intern Space                                       | 70           | 70            | 70            | 70             |
|                    | 1   | Capital Projects Coordinator                       | 120          | 120           | 120           | 120            |
|                    | 1   | Public Works Inspector                             | 100          | 100           | 100           | 100            |
|                    | 1   | Assistant Director - Utilities                     | 144          | 144           | 144           | 144            |
|                    | 1   | Division Assistant                                 | 100          | 100           | 100           | 100            |
|                    | 1   | Recycling & Conservation Coordinator               | 120          | 120           | 120           | 120            |
|                    |     | Storage & Inventory                                | 100          | 100           | 100           | 100            |
|                    |     | Document Assembly                                  | 100          | 100           | 100           | 100            |
|                    | 1   | Customer Service Supervisor                        | 120          | 120           | 120           | 120            |
|                    | 1   | Customer Service Representative III                | 100          | 100           | 100           | 100            |
|                    | 1   | Customer Service Representative II                 | 100          | 100           | 100           | 100            |
|                    | 1   | Customer Service Representative I                  | 80           | 80            | 80            | 80             |
|                    | 1   | Meter Reader - desk space only                     | 50           | 50            | 50            | 50             |
|                    | 1   | Deputy Director - Streets & Grounds                | 144          | 144           | 144           | 144            |
|                    | 1   | Division Assistant                                 | 100          | 100           | 100           | 100            |
|                    |     | Restrooms (4) Hdcp - Public Access                 | 180          | 180           | 180           | 180            |
|                    |     | Sm. Kitchen (Refrig., Toaster Oven, MW Oven, Sink) | 150          | 150           | 150           | 150            |
| Total FTEs         | 59  |  |              |               |               |                |

# CITY HALL SPACE ANALYSIS

| AREA                        | FTE | ROOM OCCUPANT   | SCHOOL BOARD  | FLAGLER PLACE         | PUBLIC SAFETY | ANY CITY SITE* |
|-----------------------------|-----|---|---------------|-----------------------|---------------|----------------|
|                             |     | <b>TOTAL CITY OFFICE SPACE NEEDS IN SQUARE FEET =</b>             | <b>14,395</b> | <b>14,395</b>         | <b>14,395</b> | <b>14,395</b>  |
|                             |     | Hallways, elevator, stairwell, etc. = +30%                        | 4,319         | 4,319                 | 4,319         | 4,319          |
|                             |     | <b>TOTAL CITY HALL OFFICE AREA REQUIREMENTS =</b>                 | <b>18,714</b> | <b>18,714</b>         | <b>18,714</b> | <b>18,714</b>  |
| <b>PUBLIC MEETING SPACE</b> |     |   |               |                       |               |                |
|                             |     | COMMISSION / BOARD CHAMBER (200 seats) =                          | 2200          | 500                   | 2000          | 2000           |
|                             |     | Dais for up to (11) Chairs  | 500           | 250                   | 500           | 500            |
|                             |     | TV Production   | 150           | 150                   | 150           | 150            |
|                             |     | TV Storage & Inventory  | 200           | 200                   | 200           | 200            |
|                             |     | Press & Conference Room   | 180           | 180                   | 180           | 180            |
|                             |     | Coffee Service (Refrigerator & Kitchen Sink)                      | 80            | 80                    | 0             | 80             |
|                             |     | Vestibule - Entry Hall (2 x Double Doors)                         | 300           | 300                   | 300           | 300            |
|                             |     | Restrooms (4) Hdcp - Public Access                                | 180           | 180                   | 180           | 180            |
|                             |     | <b>MEETING SPACE IN SQUARE FEET =</b>                             | <b>3,790</b>  | <b>1,840</b>          | <b>3,510</b>  | <b>3,590</b>   |
| <b>ROTUNDA &amp; LOBBY</b>  |     |   |               |                       |               |                |
|                             |     | Security Zone (Public Entrance/Exit)                              | 300           | 200                   | 200           | 200            |
|                             |     | Law Enforcement Office  | 160           | 0                     | 0             | 0              |
|                             |     | Law Enforcement Security & Observation Room                       | 120           | 100                   | 100           | 100            |
|                             |     | Small Conference Room   | 180           | 0                     | 0             | 0              |
|                             |     | Public Gathering Space - Public Art (Past the Security Area)      | 1000          | 500                   | 0             | 500            |
|                             |     | Connecting Hallway to City Hall                                   | 750           | 0                     | 0             | 0              |
|                             |     | Connecting Hallway to School District Building                    | 750           | 0                     | 0             | 0              |
|                             |     | Elevator Lobby  | 450           | 450                   | 450           | 450            |
|                             |     | <b>TOTAL ROTUNDA AREA =</b>                                       | <b>3710</b>   | <b>1250</b>           | <b>750</b>    | <b>1250</b>    |
| <b>SNACK BAR</b>            |     |   |               |                       |               |                |
|                             |     | PUBLIC SNACK BAR - Public Seating                                 | 1000          | 400                   | 400           | 400            |
|                             |     | Kitchen (Refrig., 100# Ice Machine, Oven, Dishwasher, TripleSink) | 200           | 200                   | 200           | 200            |
|                             |     | Restrooms (2) Hdcp - Public Access                                | 90            | 90                    | 90            | 90             |
|                             |     | <b>SNACK BAR AREA =</b>   | <b>1290</b>   | <b>690</b>            | <b>690</b>    | <b>690</b>     |
|                             |     | <b>TOTAL POTENTIAL COMMON AREA IN SQ. FEET =</b>                  | <b>8,790</b>  | <b>3,780</b>          | <b>4,950</b>  | <b>5,530</b>   |
|                             |     | <b>TOTAL SF OF CONSTRUCTION CITY SPACE =</b>                      | <b>23,109</b> | <b>22,494</b>         | <b>23,664</b> | <b>24,244</b>  |
|                             |     | <b>COST DIFF. **</b>  |               | <b>COST DIFF. ***</b> |               |                |

# CITY HALL SPACE ANALYSIS

| AREA | FTE | ROOM OCCUPANT  | SCHOOL BOARD       | FLAGLER PLACE      | PUBLIC SAFETY      | ANY CITY SITE*     |
|------|-----|--|--------------------|--------------------|--------------------|--------------------|
|      |     | <b>TOTAL CITY COST-CITY HALL &amp; COMMON AREAS =</b>        | <b>\$4,621,700</b> | <b>\$4,498,700</b> | <b>\$5,679,240</b> | <b>\$4,848,700</b> |
|      |     | Plus City Hall Elevator =                                    | \$125,000          | \$125,000          | \$125,000          | \$125,000          |
|      |     | <b>TOTAL COST of CONSTRUCTION =</b>                          | <b>\$4,746,700</b> | <b>\$4,623,700</b> | <b>\$5,804,240</b> | <b>\$4,973,700</b> |
|      |     | Contingency Amount at 10% =                                  | \$474,670          | \$462,370          | \$580,424          | \$497,370          |
|      |     |  |                    |                    |                    |                    |
|      |     | <b>FURNITURE =</b>   | <b>\$150,000</b>   | <b>\$150,000</b>   | <b>\$150,000</b>   | <b>\$150,000</b>   |
|      |     | <b>TOTAL COST =</b>  | <b>\$5,371,370</b> | <b>\$5,236,070</b> | <b>\$6,534,664</b> | <b>\$5,621,070</b> |
|      |     | ** COSTS W/ SCHOOL BOARD AT 1/2 FOR SHARED SPACES            |                    |                    |                    |                    |
|      |     | *** COSTS AT PUBLIC SAFETY ARE \$240/SF; ALL OTHERS \$200/SF |                    |                    |                    |                    |
|      |     |  |                    |                    |                    |                    |
|      |     | <b>ANNUAL MAINTENANCE &amp; OPERATION COSTS ****=</b>        |                    |                    |                    |                    |
|      |     |  |                    |                    |                    |                    |
|      |     | <b>BUILDING MAINTENANCE</b>                                  | LESS               | MORE               | LESS               | LESS               |
|      |     | <b>ELECTRIC POWER</b>  | LESS               | SAME               | LESS               | LESS               |
|      |     | <b>CONSUMMABLE SUPPLIES</b>                                  | SAME               | SAME               | LESS               | SAME               |
|      |     |  |                    |                    |                    |                    |
|      |     | ****COSTS RELATIVE TO EXISTING FACILITIES                    |                    |                    |                    |                    |

## DRAFT

| Area/Staff                       | Program Area<br>Qty. X Standard | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes | Total- All<br>Functions-<br>One Site<br>53,815 |
|----------------------------------|---------------------------------|----------------------------|-----------------------|------------------------|-------|--|
| <b>School Board</b>              |                                 |                            |                       |                        |       | 6,508  |
| Main Lobby                       | 1 144                           | 144                        | 422                   |                        |       |  |
| Dias                             | 1 450                           | 450                        | 420                   |                        |       |  |
| Public Seating                   | 200 11                          | 2200                       | 420                   |                        |       |  |
| TV Produduction                  | 1 150                           | 150                        | 606                   |                        |       |  |
| Press Room/Conference Room       | 1 180                           | 180                        | 401                   |                        |       |  |
| Coffee Service                   | 1 35                            | 35                         | 428                   |                        |       |  |
| Board Attorney                   | 1 180                           | 180                        | 426                   |                        |       |  |
| Board & BA Secretary/Paralegal   | 1 100                           | 100                        | 403                   |                        |       |  |
| Board Auditor                    | 1 144                           | 144                        | 426                   |                        |       |  |
| <b>Shared Areas</b>              |                                 |                            |                       |                        |       |  |
| Board Office                     | 2 100                           | 200                        | 426                   |                        |       |  |
| Conference                       | 1 250                           | 250                        | 401                   |                        |       |  |
| Administrative Storage           | 5 10                            | 50                         | 418                   |                        |       |  |
| Departmental Storage             | 1 150                           | 150                        |                       |                        |       |  |
| Public Restrooms                 | 10 35                           | 350                        | 824/825               |                        |       |  |
| SubTotal (net)                   |                                 | 4583                       |                       |                        |       |  |
| Circulation/walls@42%            |                                 | 1925                       |                       |                        |       |  |
| Total                            |                                 | 6508                       |                       |                        |       |  |
| <b>District Communications</b>   |                                 |                            |                       |                        |       |  |
| Public InformationSpecialist     | 1 144                           | 144                        | 407                   |                        |       |  |
| Volunteer Service Liason         | 1 100                           | 100                        | 403                   |                        |       |  |
| Educational Data Facilitator     | 1 100                           | 100                        | 427                   |                        |       |  |
| Data Entry Clerk                 | 1 72                            | 72                         | 427                   |                        |       |  |
| School Resource Officer          | 1 100                           | 100                        | 417                   |                        |       |  |
| <b>Shared Areas</b>              |                                 |                            |                       |                        |       |  |
| Administrative Storage           | 5 10                            | 50                         | 418                   |                        |       |  |
| Departmental Storage             | 1 150                           | 150                        |                       |                        |       |  |
| Workroom/Copying                 | 1 250                           | 250                        | 428                   |                        |       |  |
| Mailroom                         | 1 100                           | 100                        | 415                   |                        |       |  |
| Restrooms                        | 1 45                            | 45                         | 824/825               |                        |       |  |
| SubTotal (net)                   |                                 | 1111                       |                       |                        |       |  |
| Circulation/walls@42%            |                                 | 467                        |                       |                        |       |  |
| Total                            |                                 | 1578                       |                       |                        |       |  |
| <b>Administration</b>            |                                 |                            |                       |                        |       |  |
| <b>Executive</b>                 |                                 |                            |                       |                        |       |  |
| Reception                        | 1 100                           | 100                        | 404                   |                        |       |  |
| Superintendent's Office          | 1 200                           | 200                        | 400                   |                        |       |  |
| Exec Asst                        | 1 100                           | 100                        | 403                   |                        |       |  |
| Asst Secretary                   | 1 100                           | 100                        | 403                   |                        |       |  |
| <b>Assistant Superintendent</b>  |                                 |                            |                       |                        |       |  |
| Exec Asst                        | 1 180                           | 180                        | 406                   |                        |       |  |
| Exec Asst                        | 1 100                           | 100                        | 403                   |                        |       |  |
| <b>Operations</b>                |                                 |                            |                       |                        |       |  |
| Executive Director of Operations | 1 180                           | 180                        | 408                   |                        |       |  |
| Exec Asst                        | 1 100                           | 100                        | 403                   |                        |       |  |

## DRAFT

| Area/Staff                                     | Program Area<br>Qty. | X Standard | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes | Total- All<br>Functions-<br>One Site |
|--|----------------------|------------|----------------------------|-----------------------|------------------------|-------|--------------------------------------|
| <b>Curriculum &amp; Instruction</b>            |                      |            |                            |                       |                        |       | 3,444                                |
| Executive Director of Instructional Services   | 1                    | 180        | 180                        | 406                   |                        |       |                                      |
| Exec Asst                                      | 1                    | 100        | 100                        | 403                   |                        |       |                                      |
| <b>Shared Areas</b>                            |                      |            |                            |                       |                        |       |                                      |
| Conference                                     | 2                    | 180        | 360                        | 401                   |                        |       |                                      |
| Conference                                     | 1                    | 250        | 250                        | 401                   |                        |       |                                      |
| Workroom                                       | 1                    | 250        | 250                        |                       |                        |       |                                      |
| Administrative Storage                         | 10                   | 10         | 100                        | 418                   |                        |       |                                      |
| Coffee Service                                 | 1                    | 35         | 35                         | 421                   |                        |       |                                      |
| Restrooms                                      | 2                    | 45         | 90                         | 824/825               |                        |       |                                      |
| SubTotal (net)                                 |                      |            | 2425                       |                       |                        |       |                                      |
| Circulation/walls@42%                          |                      |            | 1019                       |                       |                        |       |                                      |
| Total  |                      |            | 3444                       |                       |                        |       |                                      |
| <b>Personnel Services</b>                      |                      |            |                            |                       |                        |       | 3,492                                |
| Executive Director of HR Services & Staff Dev. | 1                    | 180        | 180                        | 424                   |                        |       |                                      |
| Director of Personnel                          | 1                    | 144        | 144                        | 424                   |                        |       |                                      |
| Labor & Employment Representative              | 1                    | 144        | 144                        | 412                   |                        |       |                                      |
| Position Control Specialist                    | 1                    | 100        | 100                        | 412                   |                        |       |                                      |
| Fingerprint Specialist                         | 1                    | 100        | 100                        | 412                   |                        |       |                                      |
| Personnel Records Specialist                   | 1                    | 100        | 100                        | 412                   |                        |       |                                      |
| Personnel Records Specialist                   | 1                    | 100        | 100                        | 412                   |                        |       |                                      |
| Personnel Records Technician                   | 1                    | 100        | 100                        | 412                   |                        |       |                                      |
| Recruiter                                      | 1                    | 100        | 100                        | 412                   |                        |       |                                      |
| Receptionist                                   | 1                    | 100        | 100                        | 404                   |                        |       |                                      |
| Exec. Asst.                                    | 1                    | 72         | 72                         | 403                   |                        |       |                                      |
| Secretary                                      | 2                    | 72         | 144                        | 403                   |                        |       |                                      |
| <b>Shared Areas</b>                            |                      |            |                            |                       |                        |       |                                      |
| Conference                                     | 2                    | 180        | 360                        | 401                   |                        |       |                                      |
| Workroom/copying                               | 1                    | 250        | 250                        | 428                   |                        |       |                                      |
| Administrative Storage                         | 13                   | 10         | 130                        | 418                   |                        |       |                                      |
| Coffee Service                                 | 1                    | 35         | 35                         | 421                   |                        |       |                                      |
| Departmental Storage                           | 2                    | 150        | 300                        | 418                   |                        |       |                                      |
| Restrooms                                      | 2                    | 45         | 90                         | 824/825               |                        |       |                                      |
| SubTotal (net)                                 |                      |            | 2459                       |                       |                        |       |                                      |
| Circulation/walls@42%                          |                      |            | 1032.78                    |                       |                        |       |                                      |
| Total  |                      |            | 3491.78                    |                       |                        |       |                                      |
| Manager-Risk Management & Employee Benefits    | 1                    | 144        | 144                        | 424                   |                        |       |                                      |
| Employee Benefits Specialist                   | 1                    | 100        | 100                        | 426                   |                        |       |                                      |
| Safety Manager                                 | 1                    | 100        | 100                        | 426                   |                        |       |                                      |
| Benefits Technician                            | 1                    | 72         | 72                         | 426                   |                        |       |                                      |
| Work stations                                  | 2                    | 72         | 144                        |                       |                        |       |                                      |
| <b>Shared Areas</b>                            |                      |            |                            |                       |                        |       |                                      |
| Administrative Storage                         | 4                    | 10         | 40                         |                       |                        |       |                                      |
| Departmental Storage                           | 1                    | 150        | 150                        |                       |                        |       |                                      |
| Coffee Service                                 | 1                    | 35         | 35                         |                       |                        |       |                                      |
| Subtotal                                       |                      |            | 785                        |                       |                        |       |                                      |
| Circulation/walls@42%                          |                      |            | 329.7                      |                       |                        |       |                                      |

## DRAFT

| Area/Staff                                    | Program Area Qty. | X Standard | Area Recommended NSF | DOE Design Code | Area Current NSF | Notes | Total- All Functions- One Site |
|---|-------------------|------------|----------------------|-----------------|------------------|-------|--------------------------------|
| Total   |                   |            | 1114.7               |                 |                  |       | 1,115                          |
| <b>Training Rooms</b>                         |                   |            |                      |                 |                  |       |                                |
| Paired Training Rooms w/moveable dividers     | 2                 | 800        | 1600                 |                 |                  |       |                                |
| Windows Lab                                   | 1                 | 800        | 800                  |                 |                  |       |                                |
| Apple Lab                                     | 1                 | 800        | 800                  |                 |                  |       |                                |
| Small IT lab                                  | 1                 | 275        | 275                  |                 |                  |       |                                |
| Workroom                                      | 1                 | 250        | 250                  |                 |                  |       |                                |
| Kitchen                                       | 1                 | 120        | 120                  |                 |                  |       |                                |
| Departmental Storage                          | 1                 | 150        | 150                  |                 |                  |       |                                |
| Restrooms                                     | 4                 | 45         | 180                  | 824/825         |                  |       |                                |
| Subtotal                                      |                   |            | 4175                 |                 |                  |       |                                |
| Circulation/walls@42%                         |                   |            | 1753.5               |                 |                  |       |                                |
| Total   |                   |            | 5928.5               |                 |                  |       | 5,929                          |
| <b>Executive Director Finance</b>             |                   |            |                      |                 |                  |       |                                |
| Accounting Manager GL                         | 1                 | 200        | 200                  | 408             |                  |       |                                |
| Budget & Business Analyst                     | 1                 | 144        | 144                  | 426             |                  |       |                                |
| Secretary                                     | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Accounts Payable Supervisor                   | 1                 | 72         | 72                   | 403             |                  |       |                                |
| Accounting Specialist                         | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Accounting Specialist                         | 1                 | 72         | 72                   | 426             |                  |       |                                |
| Accounting Specialist                         | 1                 | 72         | 72                   | 426             |                  |       |                                |
| Grant Accountant                              | 1                 | 72         | 72                   | 426             |                  |       |                                |
| Capital Accountant                            | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Payroll Manager                               | 1                 | 100        | 0                    | 426             |                  |       |                                |
| Payroll Supervisor                            | 1                 | 144        | 144                  | 426             |                  |       |                                |
| Payroll Analyst                               | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Payroll Analyst                               | 1                 | 72         | 72                   | 403             |                  |       |                                |
| Payroll Analyst                               | 1                 | 72         | 72                   | 403             |                  |       |                                |
| Auditor's Workspace                           | 1                 | 72         | 72                   | 403             |                  |       |                                |
|   |                   | 125        | 0                    |                 |                  |       |                                |
| <b>Shared Areas</b>                           |                   |            |                      |                 |                  |       |                                |
| Conference                                    | 2                 | 180        | 360                  |                 |                  |       |                                |
| Workroom/copying                              | 1                 | 250        | 250                  |                 |                  |       |                                |
| Reception                                     | 1                 | 100        | 100                  | 404             |                  |       |                                |
| Administrative Storage                        | 14                | 10         | 140                  |                 |                  |       |                                |
| Coffee Service                                | 1                 | 35         | 35                   |                 |                  |       |                                |
| Departmental Storage                          | 1                 | 150        | 150                  |                 |                  |       |                                |
| Restrooms                                     | 2                 | 45         | 90                   | 824/825         |                  |       |                                |
| SubTotal (net)                                |                   |            | 2517                 |                 |                  |       |                                |
| Circulation/walls@42%                         |                   |            | 1057.14              |                 |                  |       |                                |
| Total   |                   |            | 3574.14              |                 |                  |       | 3,574                          |
| <b>Director Food &amp; Nutrition Services</b> |                   |            |                      |                 |                  |       |                                |
| Bookkeeper                                    | 1                 | 180        | 180                  | 408             |                  |       |                                |
| Food Service Field Manager                    | 1                 | 100        | 100                  | 403             |                  |       |                                |
| Food Service Field Manager                    | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Food Service Specialist                       | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Secretary/reception                           | 1                 | 100        | 100                  | 403             |                  |       |                                |
| <b>Shared Areas</b>                           |                   |            |                      |                 |                  |       |                                |
| Conference                                    | 1                 | 180        | 180                  |                 |                  |       |                                |
| Administrative Storage                        | 6                 | 10         | 60                   |                 |                  |       |                                |

## DRAFT

| Area/Staff |  | Program Area |            | Area Recommended | DOE Design | Area Current | Notes | Total- All Functions- One Site |
|------------|--|--------------|------------|------------------|------------|--------------|-------|--------------------------------|
|            |  | Qty.         | X Standard | NSF              | Code       | NSF          |       |                                |
|            | Departmental Storage                             | 1            | 150        | 150              |            |              |       | 1,874                          |
|            | Kitchen  | 1            | 250        | 250              |            |              |       |                                |
|            | SubTotal (net)                                   |              |            | 1320             |            |              |       |                                |
|            | Circulation/walls@42%                            |              |            | 554.4            |            |              |       |                                |
|            | Total  |              |            | 1874.4           |            |              |       |                                |
| <hr/>      |  |              |            |                  |            |              |       |                                |
|            | Director of Educational Technology               | 1            | 200        | 200              | 424        |              |       | 6,550                          |
|            | Secretary  | 1            | 72         | 72               | 403        |              |       |                                |
|            | Coordinator of Instructional Technology          | 1            | 144        | 144              | 426        |              |       |                                |
|            | Coordinator of Administrative Technology         | 1            | 144        | 144              | 426        |              |       |                                |
|            | Coordinator of Software Support                  | 1            | 144        | 144              | 426        |              |       |                                |
|            | Network Engineer                                 | 1            | 100        | 100              | 426        |              |       |                                |
|            | Network Administrator                            | 1            | 100        | 100              | 426        |              |       |                                |
|            | Programmer/Analyst                               | 1            | 100        | 100              | 426        |              |       |                                |
|            | Programmer/Analyst                               | 1            | 100        | 100              | 426        |              |       |                                |
|            | Systems/Analyst                                  | 1            | 100        | 100              | 426        |              |       |                                |
|            | Systems/Analyst                                  | 1            | 100        | 100              | 426        |              |       |                                |
|            | Network Specialist                               | 1            | 100        | 100              | 426        |              |       |                                |
|            | Network Specialist                               | 1            | 100        | 100              | 426        |              |       |                                |
|            | Telecommunications Specialist                    | 1            | 100        | 100              | 426        |              |       |                                |
|            | Programmer/Analyst                               | 1            | 100        | 100              | 426        |              |       |                                |
|            | Computer Programmer                              | 1            | 100        | 100              | 426        |              |       |                                |
|            | Computer Programmer                              | 1            | 100        | 100              | 426        |              |       |                                |
|            | Computer Programmer                              | 1            | 100        | 100              | 426        |              |       |                                |
|            | Computer Programmer                              | 1            | 100        | 100              | 426        |              |       |                                |
|            | Computer Programmer                              | 1            | 100        | 100              | 426        |              |       |                                |
|            | Software Support Technician                      | 1            | 72         | 72               | 426        |              |       |                                |
|            | Software Support Technician                      | 1            | 72         | 72               | 426        |              |       |                                |
|            | Software Support Technician                      | 1            | 72         | 72               | 426        |              |       |                                |
|            | Software Support Technician                      | 1            | 72         | 72               | 426        |              |       |                                |
|            | Software Support Technician                      | 1            | 72         | 72               | 426        |              |       |                                |
|            | Help Desk Technician                             | 1            | 72         | 72               | 426        |              |       |                                |
|            | Computer Operator                                | 1            | 72         | 72               | 426        |              |       |                                |
|            | Shared Areas                                     |              |            |                  |            |              |       |                                |
|            | Conference                                       | 2            | 180        | 360              |            |              |       |                                |
|            | Workroom/copying                                 | 1            | 250        | 250              |            |              |       |                                |
|            | Administrative Storage                           | 27           | 10         | 270              |            |              |       |                                |
|            | Computer area                                    | 1            | 600        | 600              |            |              |       |                                |
|            | Coffee Service                                   | 1            | 35         | 35               |            |              |       |                                |
|            | Departmental Storage                             | 2            | 150        | 300              |            |              |       |                                |
|            | Restrooms  | 2            | 45         | 90               | 824/825    |              |       |                                |
|            | SubTotal (net)                                   |              |            | 4613             |            |              |       |                                |
|            | Circulation/walls@42%                            |              |            | 1937.46          |            |              |       |                                |
|            | Total  |              |            | 6550.46          |            |              |       |                                |
| <hr/>      |  |              |            |                  |            |              |       |                                |
|            | Director of Elementary Education                 | 1            | 180        | 180              | 424        |              |       |                                |
|            | RTI Coordinator                                  | 1            | 144        | 144              | 426        |              |       |                                |
|            | Math Coordinator                                 | 1            | 144        | 144              | 426        |              |       |                                |
|            | Science Coordinator                              | 1            | 144        | 144              | 426        |              |       |                                |
|            |  | 1            | 144        | 144              | 426        |              |       |                                |
|            | Secretary  | 1            | 72         | 72               | 403        |              |       |                                |
|            | Director of Adult, Secondary & Virtual Education | 1            | 144        | 144              | 424        |              |       |                                |



## DRAFT

| Area/Staff   | Program Area Qty. | X Standard | Area Recommended NSF | DOE Design Code | Area Current NSF | Notes | Total- All Functions- One Site |
|--|-------------------|------------|----------------------|-----------------|------------------|-------|--------------------------------|
| Secretary  | 1                 | 72         | 72                   | 403             |                  |       | 4,349                          |
| Bookkeeper   | 1                 | 100        | 100                  | 403             |                  |       |                                |
| Data Entry Clerk                                     | 1                 | 72         | 72                   | 403             |                  |       |                                |
| GED Testing Coordinator                              | 1                 | 100        | 100                  | 426             |                  |       |                                |
| FLC- Even Start                                      | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Career Specialist                                    | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Adult Ed   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Adults with Disabilities                             | 1                 | 100        | 100                  |                 |                  |       |                                |
| <b>Director - Educational Foundation</b>             | 1                 | 100        | 100                  | 403             |                  |       |                                |
| Development Director                                 | 1                 | 100        | 100                  | 403             |                  |       |                                |
| Bookkeeper   | 1                 | 72         | 72                   | 403             |                  |       |                                |
| <b>Shared Areas</b>                                  |                   |            |                      |                 |                  |       |                                |
| Administrative Storage                               | 19                | 10         | 190                  |                 |                  |       |                                |
| Conference   | 2                 | 180        | 360                  |                 |                  |       |                                |
| Coffee Service                                       | 1                 | 35         | 35                   |                 |                  |       |                                |
| Departmental Storage                                 | 2                 | 150        | 300                  |                 |                  |       |                                |
| Restrooms  | 2                 | 45         | 90                   | 824/825         |                  |       |                                |
| Sub Total (net)                                      |                   |            | 3063                 |                 |                  |       |                                |
| Circulation/walls@42%                                |                   |            | 1286.46              |                 |                  |       |                                |
| Total  |                   |            | 4349.46              |                 |                  |       |                                |
| <b>Executive Director ESE &amp; Student Services</b> | 1                 | 180        | 180                  | 424             |                  |       |                                |
| Coordinator of Student Services                      | 1                 | 144        | 144                  | 426             |                  |       |                                |
| Coordinator of ESE                                   | 1                 | 144        | 144                  | 426             |                  |       |                                |
| Drug Free Schools Coordinator                        | 1                 | 144        | 144                  | 426             |                  |       |                                |
| Attendance Officer                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Attendance Officer                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Attendance Officer                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Psychologist   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Supported Employment Specialist                      | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Supported Employment Specialist                      | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Transition Specialist                                | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Program Specialist                                   | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Behavior Specialist                                  | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Vision Teacher                                       | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Vision Teacher                                       | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Hospital/Homebound Teacher                           | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Hospital/Homebound Teacher                           | 1                 | 100        | 100                  | 426             |                  |       |                                |
| Parent Liason  | 1                 | 100        | 100                  | 426             |                  |       |                                |

## DRAFT

| Area/Staff                           | Program Area |            | Area Recommended NSF | DOE Design Code | Area Current NSF | Notes | Total- All Functions- One Site |
|--------------------------------------|--------------|------------|----------------------|-----------------|------------------|-------|--------------------------------|
|                                      | Qty.         | X Standard |                      |                 |                  |       |                                |
| Child Find Consultant                | 1            | 100        | 100                  | 426             |                  |       | 8,325                          |
| Vision, Orientation, Mobility        | 1            | 100        | 100                  | 426             |                  |       |                                |
| Shared Services Network Facilitator  | 1            | 72         | 72                   | 426             |                  |       |                                |
| Registrar                            | 1            | 100        | 100                  | 403             |                  |       |                                |
| Bookkeeper                           | 1            | 100        | 100                  | 403             |                  |       |                                |
| Secretary                            | 1            | 72         | 72                   | 403             |                  |       |                                |
| Secretary for Psychological Services | 1            | 72         | 72                   | 403             |                  |       |                                |
| Secretary - Tienet, ...              | 1            | 72         | 72                   | 403             |                  |       |                                |
| Secretary for Student Services       | 1            | 72         | 72                   | 403             |                  |       |                                |
| Secretary - Medicaid                 | 1            | 72         | 72                   | 403             |                  |       |                                |
| Secretary                            | 1            | 72         | 72                   | 403             |                  |       |                                |
| Extended Day Lead Manager            | 1            | 100        | 100                  | 426             |                  |       |                                |
| Bookkeeper                           | 1            | 100        | 100                  | 403             |                  |       |                                |
| Clerk                                | 1            | 72         | 72                   | 403             |                  |       |                                |
| Shared Areas                         |              |            |                      |                 |                  |       |                                |
| Conference                           | 2            | 180        | 360                  |                 |                  |       |                                |
| Workroom/copying                     | 1            | 250        | 250                  |                 |                  |       |                                |
| Administrative Storage               | 44           | 10         | 440                  |                 |                  |       |                                |
| Coffee Service                       | 1            | 35         | 35                   |                 |                  |       |                                |
| Departmental Storage                 | 2            | 150        | 300                  |                 |                  |       |                                |
| Restrooms                            | 2            | 45         | 90                   | 824/825         |                  |       |                                |
| SubTotal (net)                       |              |            | 5863                 |                 |                  |       |                                |
| Circulation/walls@42%                |              |            | 2462.46              |                 |                  |       |                                |
| Total                                |              |            | 8325.46              |                 |                  |       |                                |
| Facilities Management                |              |            |                      |                 |                  |       |                                |
| Director of Facilities               | 1            | 180        | 180                  | 408             |                  |       | 4,599                          |
| Construction Manager                 | 1            | 144        | 144                  | 426             |                  |       |                                |
| Facilities Specialist                | 1            | 100        | 100                  | 426             |                  |       |                                |
| Facilities Specialist                | 1            | 100        | 100                  | 426             |                  |       |                                |
| Facilities Specialist                | 1            | 100        | 100                  | 426             |                  |       |                                |
| Facilities Planner                   | 1            | 100        | 100                  | 410             |                  |       |                                |
| Operations Manager                   | 1            | 144        | 144                  | 426             |                  |       |                                |
| Energy Manager                       | 1            | 100        | 72                   | 426             |                  |       |                                |
| Building Official                    | 1            | 144        | 144                  | 410             |                  |       |                                |
| Secretary                            | 1            | 100        | 100                  | 403             |                  |       |                                |
| Secretary                            | 1            | 100        | 100                  | 403             |                  |       |                                |
| Future                               | 1            | 100        | 100                  | 410             |                  |       |                                |
| Shared Areas                         |              |            |                      |                 |                  |       |                                |
| Conference                           | 1            | 250        | 250                  | 401             |                  |       |                                |
| Conference                           | 1            | 180        | 180                  | 401             |                  |       |                                |
| Plan Room                            | 1            | 900        | 900                  | 410             |                  |       |                                |
| Workroom/copying                     | 1            | 250        | 250                  |                 |                  |       |                                |
| Administrative Storage               | 9            | 10         | 90                   | 418             |                  |       |                                |
| Coffee Service                       | 1            | 35         | 35                   | 421             |                  |       |                                |
| Departmental Storage                 | 1            | 150        | 150                  | 418             |                  |       |                                |
| Restrooms                            | 2            | 45         | 90                   | 824/825         |                  |       |                                |
| SubTotal (net)                       |              |            | 3239                 |                 |                  |       |                                |
| Circulation/walls@42%                |              |            | 1360.38              |                 |                  |       |                                |
| Total                                |              |            | 4599.38              |                 |                  |       |                                |
| Custodial & Central Receiving        |              |            |                      |                 |                  |       |                                |
| Receiving                            | 1            | 400        | 400                  |                 |                  |       |                                |

## DRAFT

| Area/Staff   | Program Area |            | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes | Total- All<br>Functions-<br>One Site |
|--|--------------|------------|----------------------------|-----------------------|------------------------|-------|--------------------------------------|
|  | Qty.         | X Standard |                            |                       |                        |       |                                      |
| Storage  | 3            | 400        | 1200                       |                       |                        |       |                                      |
| Office   | 1            | 100        | 100                        |                       |                        |       |                                      |
| Restrooms  | 1            | 45         | 45                         | 824/825               |                        |       |                                      |
| Subtotal   |              |            | 1745                       |                       |                        |       |                                      |
| Circulation/walls@42%  |              |            | 732.9                      |                       |                        |       |                                      |
| Total  |              |            | 2477.9                     |                       |                        |       | 2,478                                |
| General Notes:<br><i>At least one coffee service area per function</i><br><i>At least one conference room &amp; work room per function</i><br><i>1-3 departmental storages per department</i><br><i>10 square feet per person administrative storage per employee, per department. This may be individual or "collected" and is in addition to the shown space for each individual</i> |              |            |                            |                       |                        |       |                                      |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff                             | Program Area<br>Qty. X Standard |     | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes |  |  |               |
|--|---------------------------------|-----|----------------------------|-----------------------|------------------------|-------|--|--|---------------|
| <b>SITE #1</b>                         |                                 |     |                            |                       |                        |       |  |  | <b>58,610</b> |
| <b>School Board Meeting Room</b>       |                                 |     |                            |                       |                        |       |  |  |               |
| Anteroom                               | 1                               | 144 | 144                        | 422                   | 40                     |       |  |  |               |
| Dias                                   | 1                               | 423 | 423                        | 420                   |                        |       |  |  |               |
| Public Seating                         | 100                             | 11  | 1100                       | 420                   | 1953                   |       |  |  |               |
| TV Production                          | 1                               | 150 | 150                        | 606                   |                        |       |  |  |               |
| Press Room                             | 1                               | 180 | 180                        | 401                   | 0                      |       |  |  |               |
| Coffee Service                         | 1                               | 35  | 35                         | 428                   | 42                     |       |  |  |               |
| Restroom                               | 1                               | 35  | 35                         | 824/825               |                        |       |  |  |               |
| SubTotal (net)                         |                                 |     | 2067                       |                       |                        |       |  |  |               |
| Circulation/walls@42%                  |                                 |     | 868                        |                       |                        |       |  |  |               |
| Total                                  |                                 |     | 2935                       |                       |                        |       |  |  |               |
| <b>District Communications</b>         |                                 |     |                            |                       |                        |       |  |  |               |
| Director                               | 1                               | 144 | 144                        | 424                   | 143                    |       |  |  |               |
| District TV Production Coordinator     | 1                               | 125 | 125                        | 427                   |                        |       |  |  |               |
| District TV Production Coordinator     | 1                               | 125 | 125                        | 427                   |                        |       |  |  |               |
| <b>Shared Areas</b>                    |                                 |     |                            |                       |                        |       |  |  |               |
| Reception                              | 8                               | 20  | 160                        | 404                   |                        |       |  |  |               |
| Conference                             | 10                              | 20  | 200                        | 401                   |                        |       |  |  |               |
| Administrative Storage                 | 3                               | 10  | 30                         |                       |                        |       |  |  |               |
| Departmental Storage                   | 1                               | 150 | 150                        |                       |                        |       |  |  |               |
| Coffee Service                         | 1                               | 35  | 35                         |                       |                        |       |  |  |               |
| Workroom/Copying                       | 1                               | 250 | 250                        | 428                   |                        |       |  |  |               |
| Restrooms                              | 1                               | 45  | 45                         | 824/825               |                        |       |  |  |               |
| SubTotal (net)                         |                                 |     | 1264                       |                       |                        |       |  |  |               |
| Circulation/walls@42%                  |                                 |     | 531                        |                       |                        |       |  |  |               |
| Total                                  |                                 |     | 1795                       |                       |                        |       |  |  |               |
|  |                                 |     |                            |                       |                        |       |  |  |               |
| School Resource Officer                | 1                               | 144 | 144                        | 417                   | 149                    |       |  |  |               |
| Coordinator of Attendance              | 1                               | 144 | 144                        | 424                   | 149                    |       |  |  |               |
| Secretary                              | 1                               | 72  | 72                         | 403                   | 104                    |       |  |  |               |
| Switchboard Operators                  | 1                               | 72  | 72                         | 422                   | 82                     |       |  |  |               |
| Mailroom                               | 1                               | 200 | 200                        | 415                   | 810                    |       |  |  |               |
| SubTotal (net)                         |                                 |     | 632                        |                       |                        |       |  |  |               |
| Circulation/walls@42%                  |                                 |     | 265                        |                       |                        |       |  |  |               |
| Total                                  |                                 |     | 897.44                     |                       |                        |       |  |  |               |
|  |                                 |     |                            |                       |                        |       |  |  |               |
| <b>Administration</b>                  |                                 |     |                            |                       |                        |       |  |  |               |
| Executive                              |                                 |     |                            |                       |                        |       |  |  |               |
| Reception                              | 6                               | 20  | 120                        | 404                   |                        |       |  |  |               |
| Superintendent's Office                | 1                               | 200 | 200                        | 400                   | 361                    |       |  |  |               |
| Exec Asst                              | 1                               | 72  | 72                         | 403                   | 60                     |       |  |  |               |
| Exec Asst                              | 1                               | 72  | 72                         | 403                   | 48                     |       |  |  |               |
| Admin Asst, District                   | 1                               | 72  | 72                         | 403                   |                        |       |  |  |               |
| Gifted Coordinator                     | 1                               | 144 | 144                        | 424                   |                        |       |  |  |               |
| <b>Board Members' Workroom/Offices</b> |                                 |     |                            |                       |                        |       |  |  |               |
| Board Member Office                    | 1                               | 90  | 90                         | 426                   |                        |       |  |  |               |
| Board Member Office                    | 1                               | 90  | 90                         | 426                   |                        |       |  |  |               |
| Board Member Office                    | 1                               | 90  | 90                         | 426                   |                        |       |  |  |               |
| Board Member Office                    | 1                               | 90  | 90                         | 426                   |                        |       |  |  |               |
| Board Member Office                    | 1                               | 90  | 90                         | 426                   |                        |       |  |  |               |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff  | Program Area<br>Qty. X Standard | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes |
|---|---------------------------------|----------------------------|-----------------------|------------------------|-------|
| <i>Exec Asst</i>  | 1 72                            | 72                         | 403                   |                        |       |
| <b>Finance</b>  |                                 |                            |                       |                        |       |
| Assistant Superintendent                                | 1 175                           | 175                        | 406                   |                        |       |
| Exec Asst   | 1 72                            | 72                         | 403                   |                        |       |
| <b>Personnel</b>  |                                 |                            |                       |                        |       |
| Assistant Superintendent                                | 1 175                           | 175                        | 406                   |                        |       |
| Exec Asst   | 1 72                            | 72                         | 403                   |                        |       |
| <b>Operations</b>                                       |                                 |                            |                       |                        |       |
| Assistant Superintendent                                | 1 175                           | 175                        | 406                   |                        |       |
| Exec Asst   | 1 72                            | 72                         | 403                   |                        |       |
| <b>Curriculum &amp; Instruction</b>                     |                                 |                            |                       |                        |       |
| Assistant Superintendent                                | 1 175                           | 175                        | 406                   |                        |       |
| Exec Asst   | 1 72                            | 72                         | 403                   |                        |       |
| <b>Shared Areas</b>                                     |                                 |                            |                       |                        |       |
| Conference  | 1 180                           | 180                        | 401                   |                        |       |
| Conference  | 1 250                           | 250                        | 401                   |                        |       |
| Administrative Storage                                  | 19 10                           | 190                        | 418                   |                        |       |
| Coffee Service  | 1 35                            | 35                         | 421                   |                        |       |
| Restrooms   | 2 45                            | 90                         | 824/825               |                        |       |
| SubTotal (net)  |                                 | 2935                       |                       |                        |       |
| Circulation/walls@42%                                   |                                 | 1233                       |                       |                        |       |
| Total   |                                 | 4168                       |                       |                        |       |
| <b>Personnel Services</b>                               |                                 |                            |                       |                        |       |
| <b>Executive Director of Personnel</b>                  | 1 144                           | 144                        | 424                   | 163                    |       |
| Position Control & Staffing Specialist                  | 1 125                           | 144                        | 412                   | 94                     |       |
| Staffing & Security Specialist                          | 1 125                           | 144                        | 412                   | 94                     |       |
| Fingerprint Specialist                                  | 1 125                           | 144                        | 412                   | 98                     |       |
| Personnel Records Specialist                            | 1 125                           | 144                        | 412                   | 76                     |       |
| Personnel Records Specialist                            | 1 125                           | 144                        | 412                   | 783                    |       |
| Personnel Records Technician                            | 1 125                           | 144                        | 412                   | 83                     |       |
| Personnel Records Technician                            | 1 125                           | 144                        | 412                   | 83                     |       |
| Certification Analyst                                   | 1 125                           | 125                        | 412                   | 98                     |       |
| <b>Shared Areas</b>                                     |                                 |                            |                       |                        |       |
| Conference  | 2 180                           | 360                        | 401                   |                        |       |
| Workroom/copying  | 1 250                           | 250                        | 428                   |                        |       |
| Administrative Storage                                  | 9 10                            | 90                         | 418                   |                        |       |
| Coffee Service  | 1 35                            | 35                         | 421                   |                        |       |
| Departmental Storage                                    | 2 150                           | 300                        | 418                   |                        |       |
| Restrooms   | 2 45                            | 90                         | 824/825               |                        |       |
| SubTotal (net)  |                                 | 2312                       |                       |                        |       |
| Circulation/walls@42%                                   |                                 | 971.04                     |                       |                        |       |
| Total   |                                 | 3283.04                    |                       |                        |       |
| <b>Director Risk Management &amp; Employee Benefits</b> | 1 144                           | 144                        | 424                   | 288                    |       |
| Employee Benefits & Risk Management Specialist          | 1 125                           | 125                        | 426                   | 108                    |       |
| Employee Benefits & Risk Management Specialist          | 1 125                           | 125                        | 426                   | 108                    |       |
| Safety Technician                                       | 1 72                            | 72                         | 426                   | 111                    |       |
| Work stations   | 2 72                            | 144                        |                       |                        |       |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff                                       | Program Area Qty. | X Standard | Area Recommended NSF | DOE Design Code | Area Current NSF | Notes |  |
|--|-------------------|------------|----------------------|-----------------|------------------|-------|--|
| <i>Administrative Storage</i>                    | 4                 | 10         | 40                   |                 |                  |       |  |
| <i>Departmental Storage</i>                      | 1                 | 150        | 150                  |                 |                  |       |  |
| <i>Coffee Service</i>                            | 1                 | 35         | 35                   |                 |                  |       |  |
| Subtotal   |                   |            | 835                  |                 |                  |       |  |
| <i>Circulation/walls@42%</i>                     |                   |            | 350.7                |                 |                  |       |  |
| <i>Total</i>                                     |                   |            | 1185.7               |                 |                  |       |  |
| <b>Director Staff Development</b>                | 1                 | 144        | 144                  | 424             | 169              |       |  |
| <i>Personnel Records Specialist</i>              | 1                 | 125        | 125                  | 426             | 111              |       |  |
| <i>Teacher on Assignment</i>                     | 1                 | 125        | 125                  | 426             | 159              |       |  |
| <i>Staff Development Specialist</i>              | 1                 | 125        | 125                  | 426             | 111              |       |  |
| <i>Work stations</i>                             | 2                 | 72         | 144                  |                 |                  |       |  |
| <i>Administrative Storage</i>                    | 4                 | 10         | 40                   |                 |                  |       |  |
| <i>Departmental Storage</i>                      | 1                 | 150        | 150                  |                 |                  |       |  |
| <i>Coffee Service</i>                            | 1                 | 35         | 35                   |                 |                  |       |  |
| <i>Restrooms</i>                                 | 2                 | 45         | 90                   | 824/825         |                  |       |  |
| Subtotal   |                   |            | 978                  |                 |                  |       |  |
| <i>Circulation/walls@42%</i>                     |                   |            | 410.76               |                 |                  |       |  |
| <i>Total</i>                                     |                   |            | 1478.76              |                 |                  |       |  |
| <b>Training Rooms</b>                            |                   |            |                      |                 |                  |       |  |
| <i>Paired Training Rooms w/moveable dividers</i> | 4                 | 800        | 3200                 |                 |                  |       |  |
| <i>Windows Lab</i>                               | 1                 | 800        | 800                  |                 |                  |       |  |
| <i>Apple Lab</i>                                 | 1                 | 800        | 800                  |                 |                  |       |  |
| <i>Small IT lab</i>                              | 1                 | 275        | 275                  |                 |                  |       |  |
| <i>Workroom</i>                                  | 1                 | 250        | 250                  |                 |                  |       |  |
| <i>Kitchen</i>                                   | 1                 | 120        | 120                  |                 |                  |       |  |
| <i>Departmental Storage</i>                      | 1                 | 150        | 150                  |                 |                  |       |  |
| <i>Restrooms</i>                                 | 4                 | 45         | 180                  | 824/825         |                  |       |  |
| Subtotal   |                   |            | 5775                 |                 |                  |       |  |
| <i>Circulation/walls@42%</i>                     |                   |            | 2425.5               |                 |                  |       |  |
| <i>Total</i>                                     |                   |            | 8200.5               |                 |                  |       |  |
| <b>Executive Director Finance</b>                | 1                 | 144        | 144                  | 408             | 144              |       |  |
| <i>Accountant/Auditor</i>                        | 1                 | 125        | 125                  | 426             | 91               |       |  |
| <i>Accounting Manager GL</i>                     | 1                 | 125        | 125                  | 426             | 125              |       |  |
| <i>Accounting Manager SP</i>                     | 1                 | 125        | 125                  | 426             | 171              |       |  |
| <i>Accounts Payable Clerk</i>                    | 1                 | 72         | 72                   | 403             | 122              |       |  |
| <i>Accounts Payable Coordinator</i>              | 1                 | 125        | 125                  | 426             | 102              |       |  |
| <i>Accounting Clerk</i>                          | 1                 | 72         | 72                   | 403             | 118              |       |  |
| <i>Accounting Clerk</i>                          | 1                 | 72         | 72                   | 403             | 118              |       |  |
| <i>Fiscal Assistant</i>                          | 1                 | 125        | 125                  | 426             | 119              |       |  |
| <i>Fiscal Assistant, Charter Schools</i>         | 1                 | 125        | 125                  | 426             | 124              |       |  |
| <i>Payroll Manager</i>                           | 1                 | 125        | 125                  | 426             | 108              |       |  |
| <i>Payroll Coordinator</i>                       | 1                 | 125        | 125                  | 426             | 84               |       |  |
| <i>Senior Payroll Clerk</i>                      | 1                 | 72         | 72                   | 403             | 78               |       |  |
| <i>Senior Payroll Clerk</i>                      | 1                 | 72         | 72                   | 403             | 78               |       |  |
| <i>Junior Programmer</i>                         | 1                 | 72         | 72                   | 403             | 78               |       |  |
| <i>Auditor's Workspace</i>                       | 1                 | 125        | 125                  | 426             |                  |       |  |
| <b>Shared Areas</b>                              |                   |            |                      |                 |                  |       |  |
| <i>Conference</i>                                | 2                 | 180        | 360                  |                 |                  |       |  |
| <i>Workroom/copying</i>                          | 1                 | 250        | 250                  |                 |                  |       |  |
| <i>Administrative Storage</i>                    | 15                | 10         | 150                  |                 |                  |       |  |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff                                       | Program Area |            | Area Recommended NSF | DOE Design Code | Area Current NSF | Notes |  |  |  |
|--|--------------|------------|----------------------|-----------------|------------------|-------|--|--|--|
|  | Qty.         | X Standard |                      |                 |                  |       |  |  |  |
| Coffee Service                                   | 1            | 35         | 35                   |                 |                  |       |  |  |  |
| Departmental Storage                             | 1            | 150        | 150                  |                 |                  |       |  |  |  |
| Restrooms  | 2            | 45         | 90                   | 824/825         |                  |       |  |  |  |
| SubTotal (net)                                   |              |            | 2736                 |                 |                  |       |  |  |  |
| Circulation/walls@42%                            |              |            | 1149.12              |                 |                  |       |  |  |  |
| Total  |              |            | 3885.12              |                 |                  |       |  |  |  |
| <hr/>  |              |            |                      |                 |                  |       |  |  |  |
| <b>Director of Information Services</b>          | 1            | 125        | 125                  | 426             | 204              |       |  |  |  |
| Secretary  | 1            | 72         | 72                   | 403             | 93               |       |  |  |  |
| Applications Analyst                             | 1            | 125        | 125                  | 426             | 147              |       |  |  |  |
| Operations Analyst                               | 1            | 125        | 125                  | 426             | 153              |       |  |  |  |
| Programmer/Analyst                               | 1            | 125        | 125                  | 426             | 72               |       |  |  |  |
| Programmer/Analyst                               | 1            | 125        | 125                  | 426             | 150              |       |  |  |  |
| Programmer/Analyst                               | 1            | 125        | 125                  | 426             | 111              |       |  |  |  |
| Systems/Analyst                                  | 1            | 125        | 125                  | 426             | 157              |       |  |  |  |
| Systems/Analyst                                  | 1            | 125        | 125                  | 426             | 135              |       |  |  |  |
| Computer Programmer                              | 1            | 125        | 125                  | 426             | 114              |       |  |  |  |
| Computer Programmer                              | 1            | 125        | 125                  | 426             | 117              |       |  |  |  |
| Computer Operator                                | 1            | 125        | 125                  | 426             | 288              |       |  |  |  |
| FTE Coordinator                                  | 1            | 125        | 125                  | 426             | 121              |       |  |  |  |
| <b>Shared Areas</b>                              |              |            |                      |                 |                  |       |  |  |  |
| Conference                                       | 2            | 180        | 360                  |                 |                  |       |  |  |  |
| Workroom/copying                                 | 1            | 250        | 250                  |                 |                  |       |  |  |  |
| Administrative Storage                           | 8            | 10         | 80                   |                 |                  |       |  |  |  |
| Computer area                                    | 1            | 600        | 600                  |                 | 611              |       |  |  |  |
| Coffee Service                                   | 1            | 35         | 35                   |                 |                  |       |  |  |  |
| Departmental Storage                             | 2            | 150        | 300                  |                 |                  |       |  |  |  |
| Restrooms  | 1            | 45         | 45                   | 824/825         |                  |       |  |  |  |
| SubTotal (net)                                   |              |            | 3242                 |                 |                  |       |  |  |  |
| Circulation/walls@42%                            |              |            | 1361.64              |                 |                  |       |  |  |  |
| Total  |              |            | 4603.64              |                 |                  |       |  |  |  |
| <hr/>  |              |            |                      |                 |                  |       |  |  |  |
| <b>Director Food &amp; Nutrition Services</b>    | 1            | 144        | 144                  | 424             | 247              |       |  |  |  |
| Accounts Payable Clerk                           | 1            | 72         | 72                   | 403             | 75               |       |  |  |  |
| Food Service Field Manager                       | 1            | 125        | 125                  | 426             | 88               |       |  |  |  |
| Food Service Application Clerk                   | 1            | 75         | 75                   | 426             | 75               |       |  |  |  |
| Food Service Specialist                          | 1            | 125        | 125                  | 426             | 88               |       |  |  |  |
| Administrative Storage                           | 5            | 10         | 50                   |                 |                  |       |  |  |  |
| Departmental Storage                             | 1            | 150        | 150                  |                 |                  |       |  |  |  |
| Coffee Service                                   | 1            | 35         | 35                   |                 |                  |       |  |  |  |
| SubTotal (net)                                   |              |            | 776                  |                 |                  |       |  |  |  |
| Circulation/walls@42%                            |              |            | 325.92               |                 |                  |       |  |  |  |
| Total  |              |            | 1101.92              |                 |                  |       |  |  |  |
| <hr/>  |              |            |                      |                 |                  |       |  |  |  |
| <b>Executive Director Elementary Education</b>   | 1            | 144        | 144                  | 424             |                  |       |  |  |  |
| <b>Executive Director Secondary Education</b>    | 1            | 144        | 144                  | 424             | 184              |       |  |  |  |
| Director of Instructional Support                | 1            | 144        | 144                  | 424             | 156              |       |  |  |  |
| Director of Career, Technical, & Adult Education | 1            | 125        | 125                  | 426             | 208              |       |  |  |  |
| Administrative Assistant, District               | 1            | 72         | 72                   | 403             | 80               |       |  |  |  |
| Educational Instruction Analyst                  | 1            | 125        | 125                  | 426             | 80               |       |  |  |  |
| Help Desk/Training Technician                    | 1            | 125        | 125                  | 426             | 72               |       |  |  |  |
| Network Analyst                                  | 1            | 125        | 125                  | 426             | 156              |       |  |  |  |
| Network Technician                               | 1            | 125        | 125                  | 426             | 156              |       |  |  |  |
| Project Specialist                               | 1            | 125        | 125                  | 426             | 83               |       |  |  |  |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff   | Program Area |            | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes |  |  |  |
|--|--------------|------------|----------------------------|-----------------------|------------------------|-------|--|--|--|
|  | Qty.         | X Standard |                            |                       |                        |       |  |  |  |
| Reading & Content Integration Specialist             | 1            | 72         | 72                         | 403                   | 43                     |       |  |  |  |
| Reading & Content Integration Specialist             | 1            | 72         | 72                         | 403                   | 43                     |       |  |  |  |
| Records Specialist                                   | 1            | 125        | 125                        | 426                   | 238                    |       |  |  |  |
| School Support Technician                            | 1            | 90         | 90                         | 403                   | 60                     |       |  |  |  |
| Secretary  | 1            | 90         | 90                         | 403                   | 131                    |       |  |  |  |
| Secretary  | 1            | 90         | 90                         | 403                   | 164                    |       |  |  |  |
| Secretary  | 1            | 90         | 90                         | 403                   | 123                    |       |  |  |  |
| Teacher on Assignment                                | 1            | 125        | 125                        | 426                   | 86                     |       |  |  |  |
| Teacher on Assignment                                | 1            | 125        | 125                        | 426                   | 86                     |       |  |  |  |
| Teacher on Assignment                                | 1            | 125        | 125                        | 426                   | 36                     |       |  |  |  |
| Webmaster  | 1            | 90         | 90                         | 426                   | 80                     |       |  |  |  |
| Administrative Storage                               | 21           | 10         | 210                        |                       |                        |       |  |  |  |
| Conference   | 1            | 180        | 180                        |                       |                        |       |  |  |  |
| Coffee Service                                       | 1            | 35         | 35                         |                       |                        |       |  |  |  |
| Departmental Storage                                 | 2            | 150        | 300                        |                       |                        |       |  |  |  |
| Restrooms  | 2            | 45         | 90                         | 824/825               |                        |       |  |  |  |
| SubTotal (net)                                       |              |            | 3163                       |                       |                        |       |  |  |  |
| Circulation/walls@42%                                |              |            | 1328.46                    |                       |                        |       |  |  |  |
| Total  |              |            | 4491.46                    |                       |                        |       |  |  |  |
| <hr/>  |              |            |                            |                       |                        |       |  |  |  |
| <b>Executive Director ESE &amp; Student Services</b> | 1            | 144        | 144                        | 424                   | 290                    |       |  |  |  |
| Administrative Assistant, District                   | 1            | 72         | 72                         | 403                   | 145                    |       |  |  |  |
| ESE Records Specialist                               | 1            | 125        | 125                        | 426                   | 108                    |       |  |  |  |
| Secretary  | 1            | 90         | 90                         | 403                   | 96                     |       |  |  |  |
| Director of Student Services                         | 1            | 144        | 144                        | 424                   | 174                    |       |  |  |  |
| District Psychologist                                | 1            | 125        | 125                        | 426                   | 120                    |       |  |  |  |
| Student Support Specialist                           | 1            | 125        | 125                        | 426                   | 121                    |       |  |  |  |
| Program Specialist                                   | 1            | 125        | 125                        | 426                   | 106                    |       |  |  |  |
| Program Specialist                                   | 1            | 125        | 125                        | 426                   | 123                    |       |  |  |  |
| Program Specialist                                   | 1            | 125        | 125                        | 426                   | 124                    |       |  |  |  |
| Program Specialist                                   | 1            | 125        | 125                        | 426                   | 123                    |       |  |  |  |
| Program Specialist                                   | 1            | 125        | 125                        | 426                   | 123                    |       |  |  |  |
| Student Support Specialist                           | 1            | 125        | 125                        | 426                   | 104                    |       |  |  |  |
| Student Support Specialist                           | 1            | 125        | 125                        | 426                   | 124                    |       |  |  |  |
| Teacher on Assignment                                | 1            | 125        | 125                        | 426                   | 42                     |       |  |  |  |
| Teacher Exceptional Ed H/H                           | 1            | 125        | 125                        | 426                   | 120                    |       |  |  |  |
| Health Services Coordinator                          | 1            | 125        | 125                        | 426                   | 50                     |       |  |  |  |
| Health Assistant                                     | 1            | 125        | 125                        | 426                   | 123                    |       |  |  |  |
| Health Assistant                                     | 1            | 125        | 125                        | 426                   | 54                     |       |  |  |  |
| Speech & Language Pathologist                        | 1            | 72         | 72                         | 426                   | 50                     |       |  |  |  |
| Data Entry Clerk                                     | 1            | 72         | 72                         | 403                   | 195                    |       |  |  |  |
| Word Processing Operator                             | 1            | 72         | 72                         | 403                   | 91                     |       |  |  |  |
| <b>Shared Areas</b>                                  |              |            |                            |                       |                        |       |  |  |  |
| Conference   | 1            | 180        | 180                        |                       |                        |       |  |  |  |
| Workroom/copying                                     | 1            | 250        | 250                        |                       |                        |       |  |  |  |
| Administrative Storage                               | 22           | 10         | 220                        |                       |                        |       |  |  |  |
| Coffee Service                                       | 1            | 35         | 35                         |                       |                        |       |  |  |  |
| Departmental Storage                                 | 2            | 150        | 300                        |                       |                        |       |  |  |  |
| Restrooms  | 1            | 45         | 45                         | 824/825               |                        |       |  |  |  |
| SubTotal (net)                                       |              |            | 3571                       |                       |                        |       |  |  |  |
| Circulation/walls@42%                                |              |            | 1499.82                    |                       |                        |       |  |  |  |
| Total  |              |            | 5070.82                    |                       |                        |       |  |  |  |
| <hr/>  |              |            |                            |                       |                        |       |  |  |  |
| <b>GROWTH</b>  |              |            | 13,000                     |                       |                        |       |  |  |  |



Ancillary  
Space Standards for Two Sites

| Area/Staff                               | Program Area |            | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes |  |  |  |
|--|--------------|------------|----------------------------|-----------------------|------------------------|-------|--|--|--|
|  | Qty.         | X Standard |                            |                       |                        |       |  |  |  |
| <b>Custodial &amp; Central Receiving</b> |              |            |                            |                       |                        |       |  |  |  |
| Receiving                                | 1            | 400        | 400                        |                       |                        |       |  |  |  |
| Storage                                  | 3            | 400        | 1200                       |                       |                        |       |  |  |  |
| Office                                   | 1            | 125        | 125                        |                       |                        |       |  |  |  |
| Restrooms                                | 1            | 45         | 45                         | 824/825               |                        |       |  |  |  |
| Subtotal                                 |              |            | 1770                       |                       |                        |       |  |  |  |
| Circulation/walls@42%                    |              |            | 743.4                      |                       |                        |       |  |  |  |
| Total                                    |              |            | 2513.4                     |                       |                        |       |  |  |  |

Ancillary  
Space Standards for Two Sites

| Area/Staff                                     | Program Area |            | Area            | DOE         | Area        | Notes |  |  |                       |
|--|--------------|------------|-----------------|-------------|-------------|-------|--|--|-----------------------|
| SITE #2  | Qty.         | X Standard | Recommended NSF | Design Code | Current NSF |       |  |  |                       |
| <b>Facilities &amp; Building Department</b>    |              |            |                 |             |             |       |  |  | <b>Total - Site 2</b> |
|  |              |            |                 |             |             |       |  |  | 65,735                |
| Director of Facilities Planning & Construction | 1            | 144        | 144             | 424         | 293         |       |  |  |                       |
| Facilities Specialist                          | 1            | 72         | 72              | 426         | 305         |       |  |  |                       |
| Facilities Planner                             | 1            | 125        | 125             | 410         | 191         |       |  |  |                       |
| Operations Telecommunications                  | 1            | 125        | 125             | 426         | 127         |       |  |  |                       |
| Planning & Construction Coordinator            | 1            | 125        | 125             | 410         | 115         |       |  |  |                       |
| Building Official                              | 1            | 144        | 144             | 410         | 175         |       |  |  |                       |
| Code Compliance Inspector                      | 1            | 125        | 125             | 410         | 74          |       |  |  |                       |
| Code Compliance Inspector                      | 1            | 125        | 125             | 410         | 74          |       |  |  |                       |
| Secretary/Bookkeeper Maint                     | 1            | 72         | 72              | 410         | 127         |       |  |  |                       |
| Future   | 1            | 125        | 125             | 426         |             |       |  |  |                       |
| <b>Shared Areas</b>                            |              |            |                 |             |             |       |  |  |                       |
| Conference                                     | 1            | 250        | 250             | 401         |             |       |  |  |                       |
| Plan Room                                      | 1            | 900        | 900             | 410         | 810         |       |  |  |                       |
| Workroom/copying                               | 1            | 250        | 250             |             |             |       |  |  |                       |
| Administrative Storage                         | 9            | 10         | 90              | 418         |             |       |  |  |                       |
| Coffee Service                                 | 1            | 35         | 35              | 421         |             |       |  |  |                       |
| Departmental Storage                           | 1            | 150        | 150             | 418         |             |       |  |  |                       |
| Restrooms                                      | 2            | 45         | 90              | 824/825     |             |       |  |  |                       |
| SubTotal (net)                                 |              |            | 2857            |             |             |       |  |  |                       |
| Circulation/walls@42%                          |              |            | 1199.94         |             |             |       |  |  |                       |
| Total  |              |            | 4056.94         |             |             |       |  |  |                       |
| <b>Maintenance Department</b>                  |              |            |                 |             |             |       |  |  |                       |
| Director of Maintenance                        | 1            | 144        | 144             | 424         | 303         |       |  |  |                       |
| Secretary/Bookkeeper                           | 1            | 72         | 72              | 403         | 135         |       |  |  |                       |
| Secretary II                                   | 1            | 72         | 72              | 403         | 147         |       |  |  |                       |
| Site Coordinator                               | 1            | 125        | 125             | 426         | 182         |       |  |  |                       |
| Electrical/HVAC Coordinator                    | 1            | 125        | 125             | 426         | 158         |       |  |  |                       |
| Grounds & Custodial Coordinator                | 1            | 125        | 125             | 426         | 159         |       |  |  |                       |
| Work Order Specialist                          | 1            | 125        | 125             | 426         | 126         |       |  |  |                       |
| Crew Chief                                     | 1            | 125        | 125             | 426         | 172         |       |  |  |                       |
| Crew Chief                                     | 1            | 125        | 125             | 426         | 80          |       |  |  |                       |
| Crew Chief                                     | 1            | 125        | 125             | 426         | 124         |       |  |  |                       |
| Indoor Air Quality Mechanic                    | 1            | 72         | 72              | 426         | 29          |       |  |  |                       |
| Indoor Air Quality Technician                  | 1            | 72         | 72              | 426         | 29          |       |  |  |                       |
| Indoor Air Quality Technician                  | 1            | 72         | 72              | 426         | 29          |       |  |  |                       |
| Indoor Air Quality Technician                  | 1            | 72         | 72              | 426         | 29          |       |  |  |                       |
| Locksmith                                      | 1            | 72         | 72              | 426         | 70          |       |  |  |                       |
| Locksmith                                      | 1            | 72         | 72              | 426         | 70          |       |  |  |                       |
| Locksmith                                      | 1            | 72         | 72              | 426         | 70          |       |  |  |                       |
| Lead Painter                                   | 1            | 72         | 72              | 426         | 64          |       |  |  |                       |
| Workspace for contractors                      | 1            | 125        | 125             | 426         | 93          |       |  |  |                       |
| Workspace for carpet crew                      | 1            | 200        | 200             | 575         | 200         |       |  |  |                       |
| Future   | 1            | 125        | 125             | 426         |             |       |  |  |                       |
| <b>Shared Areas</b>                            |              |            |                 |             |             |       |  |  |                       |
| Conference                                     | 1            | 250        | 250             |             |             |       |  |  |                       |
| Plan Room                                      | 1            | 900        | 900             |             | 810         |       |  |  |                       |
| Warehouse/Shops                                | 1            | 12000      | 12000           |             |             |       |  |  |                       |
| Workroom/copying                               | 1            | 250        | 250             |             |             |       |  |  |                       |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff  | Program Area |            | Area Recommended | DOE         | Area        | Notes |  |  |  |
|---|--------------|------------|------------------|-------------|-------------|-------|--|--|--|
|   | Qty.         | X Standard | NSF              | Design Code | Current NSF |       |  |  |  |
| Maintenance Training Room                           | 1            | 800        | 800              |             | 750         |       |  |  |  |
| Administrative Storage                              | 9            | 10         | 90               |             |             |       |  |  |  |
| Coffee Service                                      | 1            | 35         | 35               |             |             |       |  |  |  |
| Departmental Storage                                | 1            | 150        | 150              |             |             |       |  |  |  |
| Restrooms   | 2            | 45         | 90               | 824/825     |             |       |  |  |  |
| SubTotal (net)                                      |              |            | 16664            |             |             |       |  |  |  |
| Circulation/walls@42%                               |              |            | 6998.88          |             |             |       |  |  |  |
| Total   |              |            | 23662.88         |             |             |       |  |  |  |
| <hr/>   |              |            |                  |             |             |       |  |  |  |
| Director Purchasing                                 | 1            | 144        | 144              | 424         | 180         |       |  |  |  |
| Secretary   | 1            | 72         | 72               | 403         | 50          |       |  |  |  |
| Buyer   | 1            | 125        | 125              | 426         | 153         |       |  |  |  |
| Buyer   | 1            | 125        | 125              | 426         | 162         |       |  |  |  |
| Property Records Coordinator                        | 1            | 125        | 125              | 426         | 112         |       |  |  |  |
| Property Records Technician                         | 1            | 125        | 125              | 426         | 200         |       |  |  |  |
| Warehouse Foreman                                   | 1            | 90         | 90               | 426         | 90          |       |  |  |  |
| Warehouse Inventory Specialist                      | 1            | 125        | 125              | 426         | 120         |       |  |  |  |
| Warehouse Inventory Specialist                      | 1            | 125        | 125              | 426         | 90          |       |  |  |  |
| Administrative Storage                              | 9            | 10         | 90               |             |             |       |  |  |  |
| Warehouse   | 1            | 8000       | 8000             | 510         |             |       |  |  |  |
| Warehouse (Temperature Controlled Storage- Records) | 1            | 2000       | 2000             | 510         |             |       |  |  |  |
| Surplus Storage                                     | 1            | 2000       | 2000             | 510         | 2000        |       |  |  |  |
| Departmental Storage                                | 2            | 150        | 300              |             |             |       |  |  |  |
| Coffee Service                                      | 1            | 35         | 35               |             |             |       |  |  |  |
| Restrooms   | 2            | 45         | 90               | 824/825     |             |       |  |  |  |
| Subtotal  |              |            | 13571            |             |             |       |  |  |  |
| Circulation/walls@42%                               |              |            | 5699.82          |             |             |       |  |  |  |
| Total   |              |            | 19270.82         |             |             |       |  |  |  |
| <hr/>   |              |            |                  |             |             |       |  |  |  |
| Supervisor Print Shop & Records                     | 1            | 125        | 125              | 426         | 225         |       |  |  |  |
| Printer   | 1            | 1600       | 1600             | 413         |             |       |  |  |  |
| Printer   | 1            |            | 0                |             |             |       |  |  |  |
| Restrooms   | 1            | 45         | 45               | 824/825     |             |       |  |  |  |
| Coffee Service                                      | 1            | 35         | 35               |             |             |       |  |  |  |
| Departmental Storage                                | 2            | 150        | 300              |             |             |       |  |  |  |
| Restrooms   | 1            | 45         | 45               | 824/825     |             |       |  |  |  |
| SubTotal (net)                                      |              |            | 2150             |             |             |       |  |  |  |
| Circulation/walls@42%                               |              |            | 903              |             |             |       |  |  |  |
| Total   |              |            | 3053             |             |             |       |  |  |  |
| <hr/>   |              |            |                  |             |             |       |  |  |  |
| <b>GROWTH</b>                                       |              |            | 13,000           |             |             |       |  |  |  |

**Ancillary  
Space Standards for Two Sites**

| Area/Staff   | Program Area |            | Area<br>Recommended<br>NSF | DOE<br>Design<br>Code | Area<br>Current<br>NSF | Notes |  |  |  |
|--|--------------|------------|----------------------------|-----------------------|------------------------|-------|--|--|--|
|  | Qty.         | X Standard |                            |                       |                        |       |  |  |  |
| <b>Custodial &amp; Central Receiving</b>   |              |            |                            |                       |                        |       |  |  |  |
| Receiving  | 1            | 400        | 400                        |                       |                        |       |  |  |  |
| Storage  | 3            | 400        | 1200                       |                       |                        |       |  |  |  |
| Office   | 2            | 125        | 250                        |                       |                        |       |  |  |  |
| Restrooms  | 1            | 45         | 45                         | 824/825               |                        |       |  |  |  |
| Subtotal   |              |            | 1895                       |                       |                        |       |  |  |  |
| Circulation/walls@42%  |              |            | 795.9                      |                       |                        |       |  |  |  |
| Total  |              |            | 2690.9                     |                       |                        |       |  |  |  |
|  |              |            |                            |                       |                        | 95831 |  |  |  |
|  |              |            |                            |                       |                        |       |  |  |  |
| General Notes:   |              |            |                            |                       |                        |       |  |  |  |
| At least one coffee service area per function  |              |            |                            |                       |                        |       |  |  |  |
| At least one conference room & work room per function  |              |            |                            |                       |                        |       |  |  |  |
| 1-3 departmental storages per department   |              |            |                            |                       |                        |       |  |  |  |
| 10 square feet per person administrative storage per employee, per department. This may be individual or "collected" and is in addition to the shown space for each individual |              |            |                            |                       |                        |       |  |  |  |



# Concept #2

|                |  |           |
|----------------|--|-----------|
| <b>Program</b> | <b>Total Building:</b>                             | 95,000 SF |
|                | City of Stuart:                                    | 20,000 SF |
|                | Shared Facility:                                   | 15,000 SF |
|                | Martin County School Board:                        | 60,000 SF |
|                | <b>Parking Provided:</b>                           | 298 SP    |
|                | (1 SP per 268 SF, Shared Facility SF not included) |           |

