



**PUBLIC NOTICE – SPECIAL MEETING
CLALLAM COUNTY BOARD OF COMMISSIONERS**

PUBLIC NOTICE

Pursuant to RCW 42.30.080, the Board of Commissioners will be attending a joint meeting with the City of Port Angeles at 5 p.m., Tuesday, May 20, 2025 at 321 East 5th Street, Port Angeles.

The purpose of the meeting is to discuss Joint Public Safety Facility:

- Presentation of 60% Design
 - Project Update
 - Budget Update
 - Next Steps

To listen to the meeting virtually contact Aubrianna Winn with the City of Port Angeles at 360-417-4500 or Awinn@cityofpa.us or <https://www.cityofpa.us/583/Meetings-Agendas>



May 20, 2025

City of Port Angeles Council Meeting Agenda

This meeting will be conducted as a hybrid meeting. In hybrid meetings, members of the public, Council members, and City staff have the option to attend the meeting in person, in Council chambers at City Hall located at 321 East 5th Street, Port Angeles, or remotely via telephone or video link.

The Mayor may determine the order of business for a particular City Council meeting. The agenda should be arranged to best serve the needs and/or convenience of the Council and the public. The Mayor will determine time of break. Hearing devices are available for those needing assistance. The items of business for regular Council meetings may include the following:

A. Call to Order – Special Meeting at 5:00 p.m. – Joint Meeting with the Clallam County Commissioners

Agenda to include the following:

- Presentation of 60% Design / *No action*
 - Project Update
 - Budget Update
 - Next Steps

Call to Order – Regular Meeting at 6:00 p.m.

B. Roll Call, Pledge of Allegiance

Ceremonial Matters, Proclamations & Employee Recognitions

C. Public Comment

The City Council desires to allow the opportunity for Public Comment. However, the business of the City must proceed in an orderly and timely manner. Visit <https://www.cityofpa.us/Live-Virtual-Meetings> to learn how to participate during public comment and or watch the meeting live. Written public comments can be submitted to: council@cityofpa.us, comments will not be read aloud.

Audio only: 1-844-992-4726

Access code: 2558 054 6105

Webinar password: gnQfr2Q8vB3 (46737278 when dialing from a phone or video system)

Once connected, press *3 to raise your virtual hand if you wish to make a comment or public testimony. You will be notified when it is your turn to speak. This access code is good for the May 20, 2025 meeting only.

Webex link: <https://cityofpa.webex.com/cityofpa/j.php?MTID=mc7cd7146b208b557608a0423d6f1f5b2>

To make a public comment, please use the “raise your hand” feature in Webex. You will be notified when it is your turn to speak.

Members of the public may address the City Council at the beginning and end of any Regular Meeting under "Public Comment." During the "Public Comment" portion of the meeting, individuals may speak to agenda items, except those scheduled for a Public Hearing. The City Council desires to allow the opportunity for Public Comment. However, the business of the City must proceed in an orderly, timely manner. At any time, the presiding officer, in the presiding officer's sole discretion, may set such reasonable limits as are necessary to prevent disruption of other necessary business. At its most restrictive, Public Comment shall be limited to a total of 15 minutes for the first Public Comment period and shall be concluded not later than 9:45 for the second Public Comment period. Individuals may speak for three (3) minutes or less, depending on the number of people wishing to speak. If more than 20 people are signed up to speak each speaker may be allocated two (2) minutes.

Individuals who are residents of the City or own businesses within the City will be called to speak first, with preference given to those who wish to speak to an item on the meeting's agenda. If time remains, the presiding officer will call other individuals wishing to speak, generally in the order in which they have signed in. If time is available, the presiding officer may call for additional unsigned speakers.

Persons speaking shall state their name, whether they reside within the City limits, whether they have any other pertinent connection to the City, and whether they are appearing as the representative of an organization. *Excerpts: Council Rules of Procedure Section 12*

D. Late Items

To be placed on this or future agendas, including any executive session needed during or at the end of the meeting.

E. Consent Agenda | *Approve*

- 1. Expenditure Report: *From April 26, 2025 to May 9, 2025 in the amount of \$2,973,934.82/ Approve*.....E-1
- 2. CON-2025-02 Airport Electrical Conduit Boring, Change Order No. 1/ 1) *Award a Change Order on Airport Electrical Conduit Boring, CON-2025-02, to Magnum Power, LLC of Toledo, WA in the amount of \$85,050.90, including applicable taxes and 2) authorize the City Manager to sign all contract-related documents, to administer the contract, and to make minor modifications if necessary.* E-20
- 3. Bonneville Power Administration 2028 Power Contract Update and Letter Authorization/ *Authorize the City Manager to send a letter requesting a “Load Following Provider of Choice” contract from the Bonneville Power Administration as soon as possible.* E-31
- 4. 2026-2027 Stormwater Cost of Service Analysis Update / *Postpone the Stormwater cost-of-service analysis (COSA) for one year and place the Stormwater COSA on a three-year cycle.*..... E-33

F. Public Hearings | 6:30 p.m. or Soon ThereafterNone

G. Ordinances Not Requiring Council Public Hearings

- 1. 2025 Budget Amendment #1 / 1) *Conduct the second reading of the ordinance for the first amendment to the 2025 Budget; and 2) adopt the Ordinance.* G-1
- 2. Port Angeles Municipal Code Re-Envisioning Title 2 / 1) *Conduct the first reading of the ordinance revising Title 2, and 2) continue this item to the June 3, 2025, meeting for a second reading.*..... G-9

H. Resolutions Not Requiring Council Public HearingsNone

I. Other Considerations

- 1. Operation Shielding Hope Presentation/ *Staff Presentation*
- 2. Open Public Meetings Act, Public Records Act, and Ethics for Elected Officials Training / *Staff Presentation*
- 3. Western Port Angeles Harbor Cleanup Process – Consent Decree and Cost Sharing Agreement / *Approve and Authorize*..... I-1

J. Contracts & Purchasing

- 1. Material Purchase – Fiberglass Pole Purchase / *Approve and Authorize* J-1

K. Council Reports

L. Information

City Manager Reports:

- 1. 2025 April Community and Economic Development Building Report / *For Information Only* L-1
- 2. 2025 April Community and Economic Development Affordable Housing Report / *For Information Only* L-2
- 3. Past Due Utility Report for April 2025 / *For Information Only* L-3
- 4. 2024 Year-End Financial Report / *For Information Only* L-4

M. Second Public Comment

Follow the instructions from the first public comment period.

Adjournment

PUBLIC HEARINGS

Public hearings are set by the City Council in order to meet legal requirements. City Council may set a public hearing in order to receive public input prior to making decisions which impact citizens. City Council may choose to seek public opinion through the public hearing process.

Joint Public Safety Facility

Project Update
Joint Meeting of Elected Officials
May 20, 2025

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JPSF Project Objective

"The objective is to deliver to the citizens of Clallam County a resilient joint emergency operations center that will house both emergency management and emergency communications and will serve as a location to coordinate any response necessary for the well-being of its citizens. The facility will incorporate redundant infrastructure, be completed as soon as possible, and at the lowest possible cost to Clallam County citizens."



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Presentation Overview

1. Where we left off last August...
2. Other items addressed since August
3. Elements identified to reduce cost
4. Presentation of 60% Design Overview
 - a) Current Floorplan
 - b) Architect's Rendering
5. Review of current budget assumptions
6. Next Steps – Estimated Timeline Going Forward

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OAC Cost Estimates – Last August

Cost Categories	August 2024		
	Cost Estimate (17,700 sq ft)	June 2024 Estimate (17,452 sq ft)	March 2023 Estimate (13,885 sqft)
JPSF Building (assumes 17,700 sqft, 17,452 sqft, & 13,885 sqft building, respectively)	\$ 12,854,698	\$ 11,084,532	\$ 8,219,090
Price per square foot of building	\$ 726.25	\$ 635.14	\$ 591.94
Sitework (assumes 170,000 sqft, 175,000 sqft, & 80,000 sqft disturbance respectively)	5,136,110	4,672,001	1,475,997
Septic System		250,000	250,380
Domestic Water Storage Tank		350,000	
Communications Radio Tower	800,000	185,000	184,575
Generator & Transfer Equipment		400,000	
PV Array – 125 kW (roof mounted)		375,000	461,438
PV Battery Storage – 100 kW / 125 kW		300,000	246,100
General Conditions	1,200,000	1,140,000	780,000
Total Estimated Construction Costs (today's dollars)	19,991,534	18,757,168	11,618,171
Escalation to Midpoint (Q1, 2026 @ 4%/Yr)	1,199,448	1,312,957	958,499
Total Estimated Construction Costs (escalated)	21,190,982	20,070,125	12,576,670
Owner Soft Costs*	8,476,103	8,027,796	
Total Estimated Project Cost	\$ 29,667,085	\$ 28,097,921	\$ 12,576,670

*August & June 2024: design fees, owner consultants, permits, project admin/owner CM, builder's risk insurance, utility service fees, change order contingency, FF&E, sales tax, etc.

*March 2023: did not provide a soft cost estimate

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Project Financial Summary – Last August

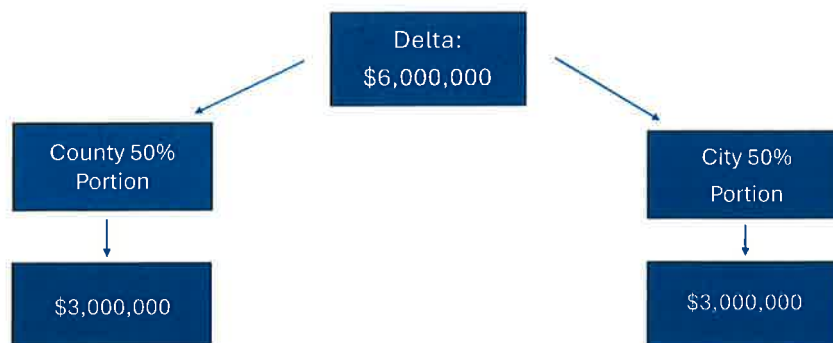
City/County Phase 2b commitment	\$2,000,000
- Does not include site acquisition funding commitment - City utilizes \$1M from 9-11 Reserves for their share	
Grants Awarded	
FEMA	\$2,965,800
Commerce 21/23	\$1,650,000
Commerce 23/25	\$5,700,000
Total Grant Funds Awarded	\$10,315,800
E-911 Tax Capital Reserves (est.)	<u>\$2,000,000</u>
TOTAL FUNDS COMMITTED, AWARDED, & ANTICIPATED	\$14,315,800

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Potential Financial Summary – Last August

Target Project Cost (reduced by approx. 1/3 if feasible)	\$20,315,800
Total Funds Committed, Awarded, & Anticipated	<u>\$14,315,800</u>
Delta (split 50/50 between City & County)	(\$6,000,000)



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Next steps...(from August)

Elected Officials/Senior Staff:

- Adopt resolutions committing the additional funds as agreed to the project (so that 2nd Commerce grant can be accessed). (Elected Officials) **DONE**
- Work with design architect to determine whether objectives can be met at target cost and if so, proceed with scaled back detailed design. (Senior Staff) **DONE**
- BOCC approved Opportunity Fund financial support for A Street Basin Project **DONE**

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Other Items Addressed Since August

- Confirmed water availability from Dry Creek Water
 - Undergoing update on Comprehensive Water Plan
 - Need for additional storage capacity identified
 - Scheduled update to mainline in Edgewood Drive
 - Re-certification/licensure from WA Dept of Health
- Prepared Legislative Request for Additional funding
 - Initially requested statewide funding for EM facilities
 - Focused on \$2M request
- FEMA Grant – Requested Change of Scope
- Re-envisioned project with a \$20M Goal
 - 30% Design presented to Core Team on 1/2/2025

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Elements Identified to Reduce Costs

- Optimized Programs for EOC and PENCOM (Emphasized Critical Functions)
- Streamlined Floor Plans (Shared Circulation and Common Areas)
- Reduced Site Development to East Area (West Area open for Future Development)
- Removed Mechanical Mezzanine (Redundant Equipment combined and simplified)
- Material Changes (Steel to Wood, Cost Effective Finishes)
- Move Items to Future Development (RF Antenna, EM Staging Area, Solar Micro-Grid, Future Growth Parking, 2nd Backup Generator)

DEDUCTIVE ALTERNATIVE OPTIONS

- a. Perimeter fencing
- b. Potable water storage tanks
- c. Ballistic rated walls
- d. 6,000 gallon ballistic rated fuel tank for generator



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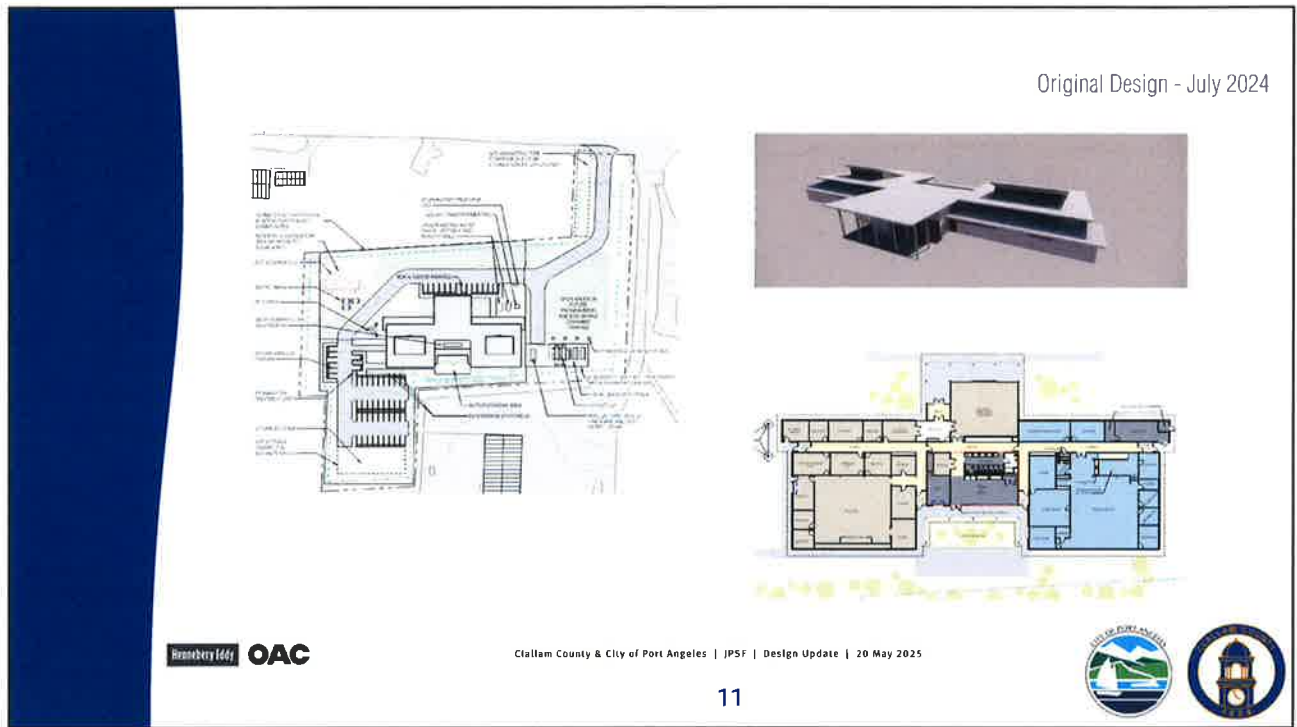
Design Update

Presentation of 60% Design Overview

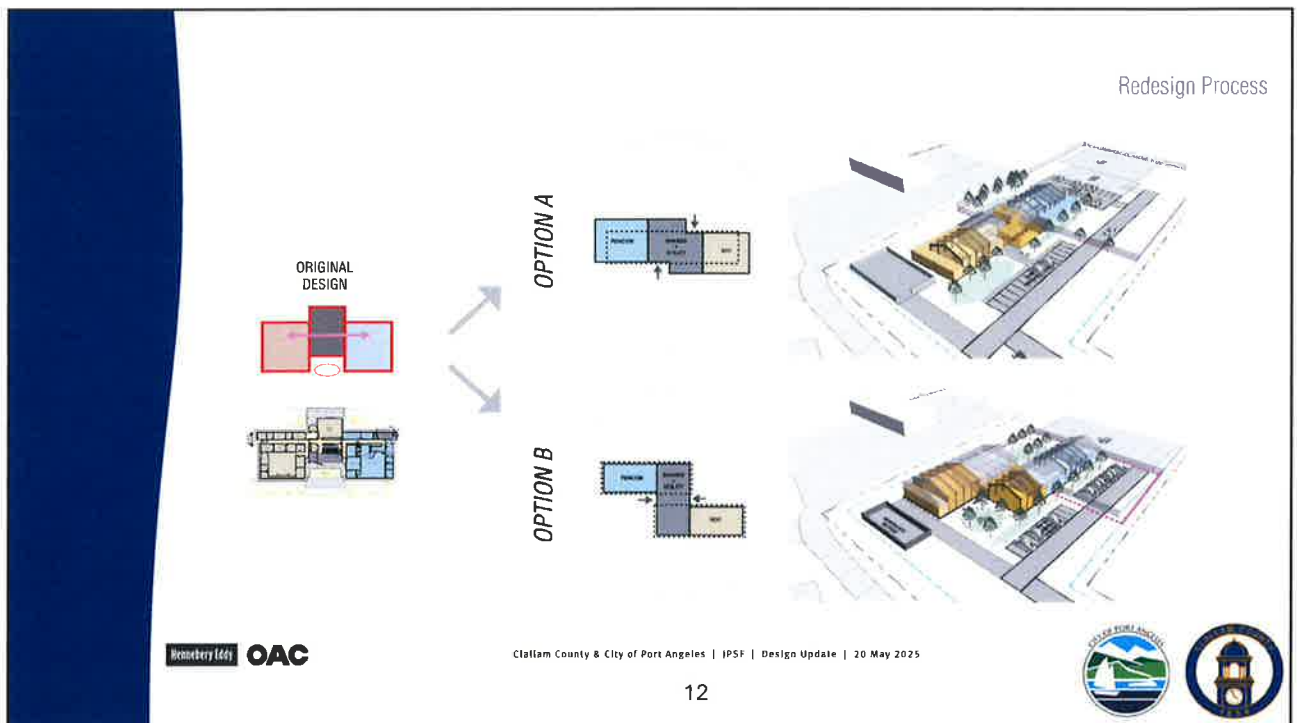


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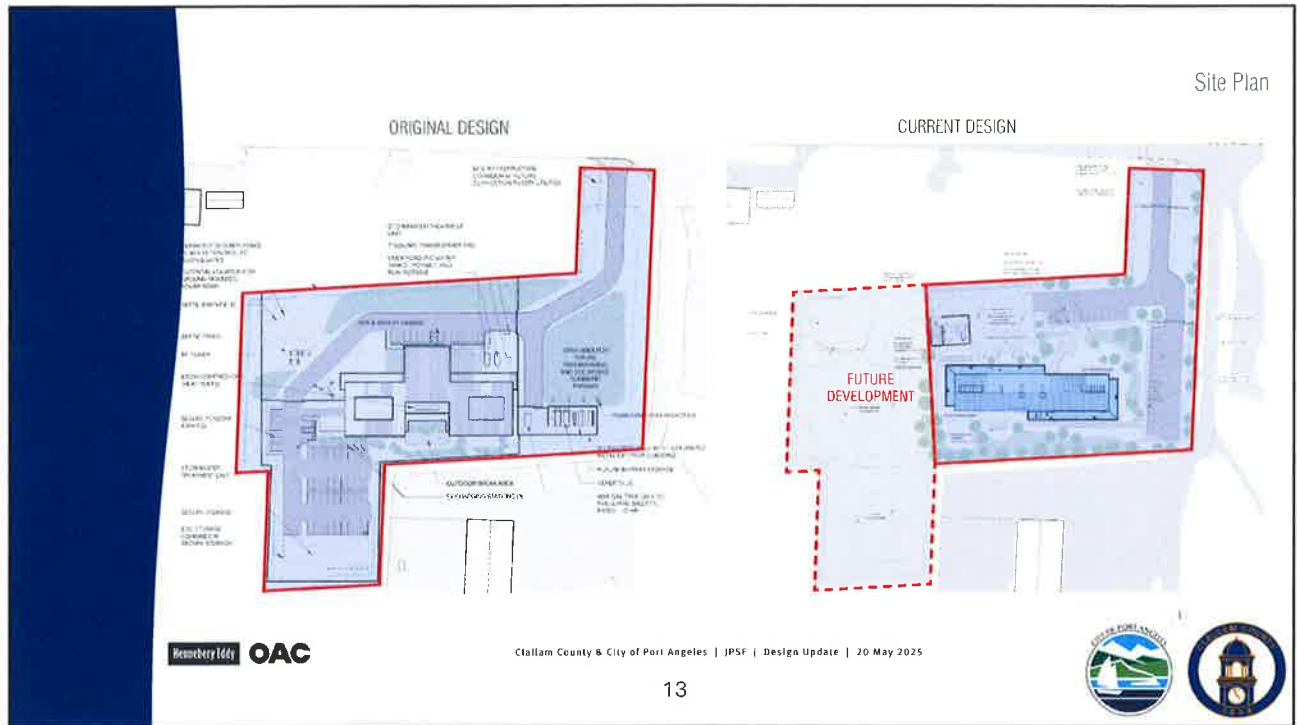
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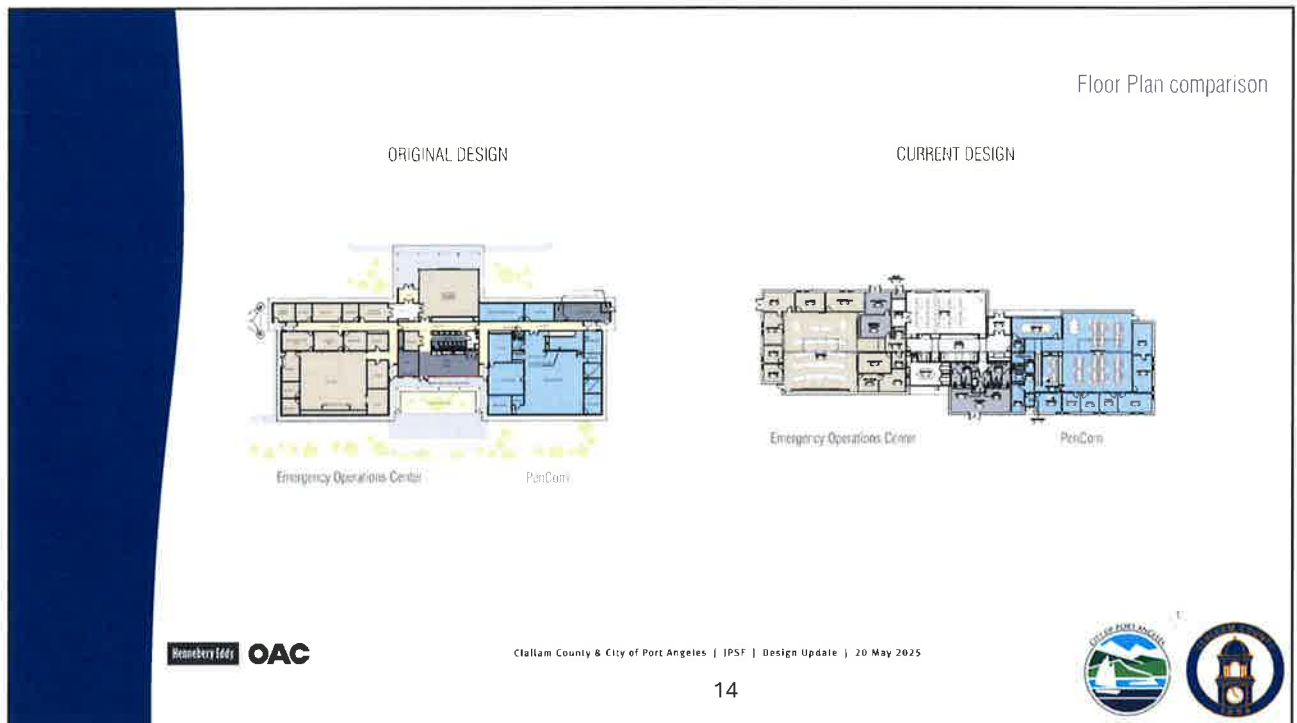
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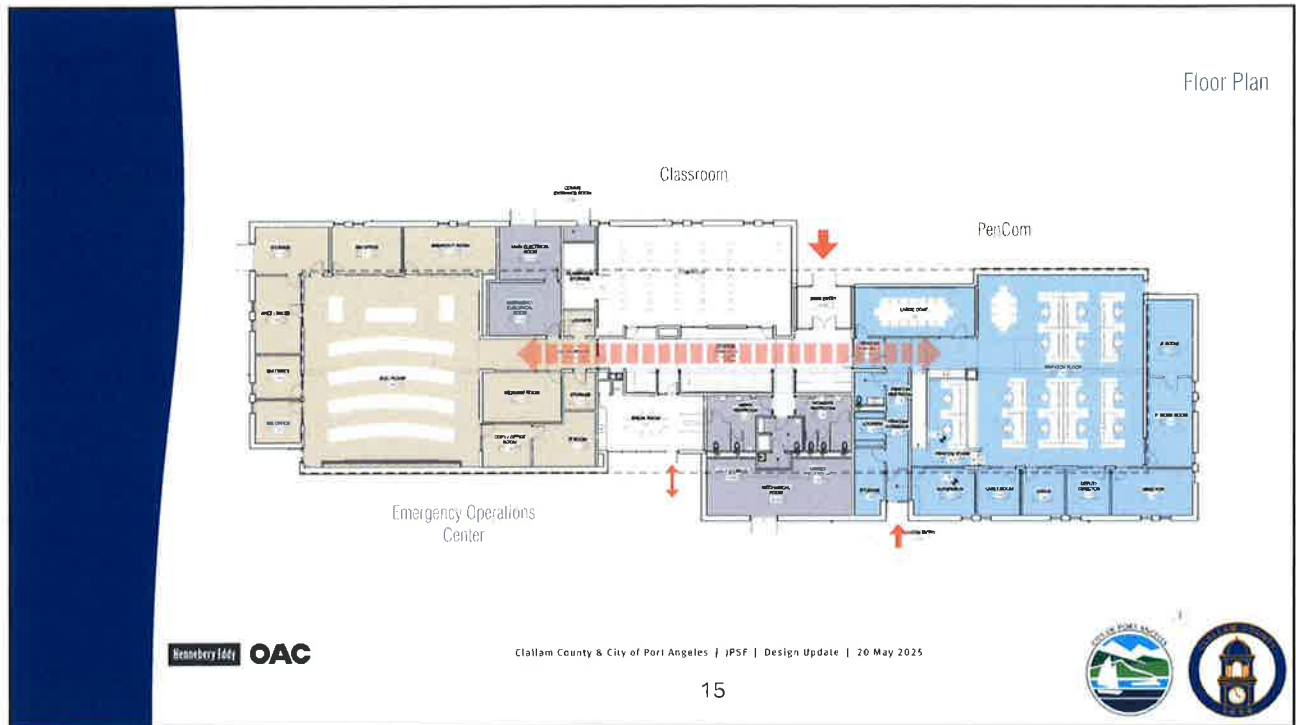
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JPSF Rendering - Main Entry View



Rosenberry Ledy **OAC**

Clallam County & City of Port Angeles | JPSF | Design Update | 20 May 2025



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EOC Floor



Rosenberry Ledy **OAC**

Clallam County & City of Port Angeles | JPSF | Design Update | 20 May 2025

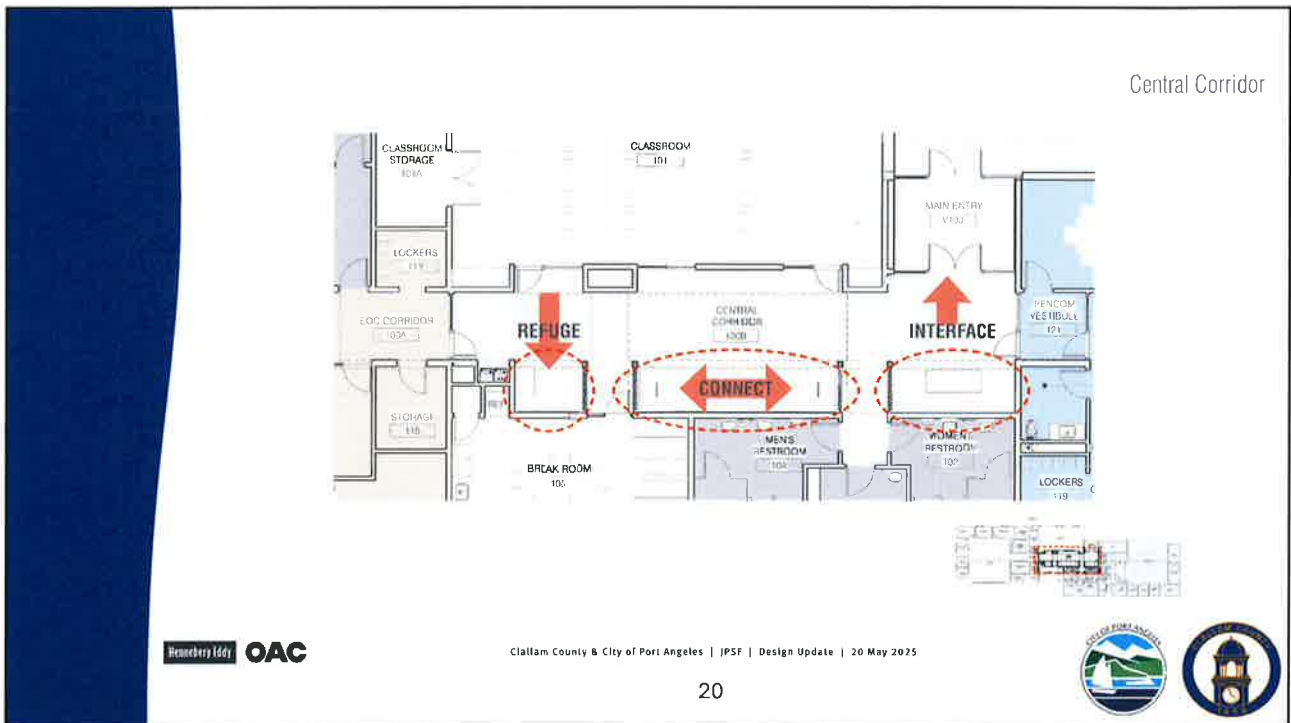


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Hennelberg Eddy **OAC**

Clallam County & City of Port Angeles | JPSF | Design Update | 20 May 2025

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Current Budget Assumptions

Targeted Cost of Project

\$22,000,000

- Includes Hard & Soft Costs (Design Costs included in Soft Costs)

Funding

• City/County Phase 2b (Design) Commitment	2,000,000
• FEMA	2,965,800
• Commerce 21/23	1,650,000
• Commerce 23/25	5,700,000
• E-911 Reserves	2,000,000
• County Contribution (from August Mtg)	3,000,000
• City Contribution (from August Mtg)	3,000,000
• Legislative Appropriation (2025 Session)	2,000,000

\$22,315,800

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Next Steps – & Estimated Timeline Going Forward

*June Solidify Soft Cost Estimates
 90% Design Threshold + Cost Estimate Updates
 RFQ for Project Management*

*August Bid Documents Prepared
 Jt. Mtg of Electeds – 3rd or 4th Week*

- Go/No Go Decision*
- Release bid documents*
- Reconfirm/Commit to funding*
- Execute Construction Agreement between City/County*

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Next Steps – & Estimated Timeline Going Forward

October Contract with General Contractor

November Mobilize, Break Ground, Site Prep

March, 2026 Complete "Pre-Construction"

End of 1st Qtr/Beg. of 2nd Qtr Ribbon Cutting!

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Questions

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