

All Costs below are estimated based on interviews from experts, other municipal projects within the region and some quotes from professionals. This worksheet is designed to give a sense of the new tax impact as well as the general timeline of the project.

Table 1: Project Costs		Estimated Cost & Tax Impacts Per Average Household*	
<b>Total Combined Project Costs</b>			
Total Estimated Bond		\$3,725,000.00	
Annual Estimated Debt Payments from City (2026-2051)		\$260,750.00	
Estimated Tax Impact Per Average Household over 25 years**		\$15.65	
Estimated Annual Tax Impact Per Average Household**		\$0.63	
<b>Individual Project Costs</b>			
<b>Closson Property Acquisition (Table 2)</b>			
Annual Impact First 5 Years***		\$0.00	
Annual Impact beginning 2026 for 25 Years		\$0.48	
Total New Impact		\$12.20	
<b>Option A: Police Site at Closson Property (Tables 3 and 4)</b>			
Annual Tax Impact First 5 Years***		\$0.00	
Total Annual New Tax Impact Per Average Household beginning in 2026 for 25 Years		\$0.12	
Total New Tax Impact Per Average Household		\$2.91	
<b>Option B: TBA (Tables 3 and 4)</b>			
Tax Impact for First Year		\$0.15	
Tax Impact for Second Through Fourth Years		\$0.00	
Annual Impact Over 25 Years		\$0.13	
Total New Tax Impact Per Average Household		\$3.27	
<i>*No new taxes will be levied for this project based on City's debt payment schedule</i>			
<i>**Tax impact calculated using average of \$0.42 per \$100,000 of borrowing with a 4% interest rate</i>			
<i>***Open space tax used for down payment</i>			

Table 2: Closson Property Acquisition Costs Including Studies		November 20, 2020 - March 15, 2021	
Work to be Done	Estimated Cost	Required	Description & Notes
Closson Down Payment on Contract to Purchase*	\$75,000.00	YES	Allows the City the time to perform the Studies required to make the purchase. This will be paid for by open space tax.
Purchase of Property	\$2,735,000.00	YES	Purchase price of \$2.81 million minus down payment
Survey	\$25,000.00	YES	
Title Search	\$5,000.00	YES	
Environmental Study for Closson Property	\$30,000.00	NO	
Historic Assesment of Washington's HQ	\$10,000.00	NO	
Appraisal	\$20,000.00	NO	Two appraisals required for preservation funding through green acres
Assement of Other Building/Property on Closson Site	\$5,000.00	NO	
<b>Total of Required Costs</b>	<b>\$2,840,000.00</b>		
<b>Total of All Costs (Required and Not Required)</b>	<b>\$2,905,000.00</b>		
<i>*Contract will include provisions for termination based on various milestones including the results of studies and public feedback, among others.</i>			

Table 3: Study of Police Site Options		November 20, 2020 - December 31, 2020	
Work to be Done	Estimated Cost	Required	Description & Notes
Architect Study of Option A: Closson Home	\$30,000.00	YES	Provides analysis of the total cost of potential structural adjustments to existing building to accommodate police
Planning Services for Option A: Closson Home	\$1,040.00	YES	Already incurred in existing budget; no need for further bonding and not included in total below
Architect Study of Option B: TBD	\$30,000.00	YES	Provides analysis of the total cost of potential structural adjustments to existing building to accommodate police
Planning Services for for Option B	\$5,000.00	YES	
City Planner Zoning Plans	\$10,000.00	YES	
Legal Fees	\$15,000.00	YES	
Engineering Services	\$30,000.00	UNKNOWN	
<b>Total Required</b>	<b>\$90,000.00</b>		
<b>Total of all work (required and not required)</b>	<b>\$120,000.00</b>		

Table 4: Police Site Construction Costs		April 30, 2021 - July 30, 2021	
Work to be Done	Estimated Cost	N/A	Description
Option A: Closson Property			
Renovation of Current Closson Home for Police Site	\$550,000.00		This number is approximate and will await conclusive data from Architectural Study. This number includes Architectural, Engineering, Planning, and Construction based on similar projects in neighboring Municipalities and input from police department personnel and initial walk-through with multiple architectural and facilities experts.
Moving Police Station	\$100,000.00		This covers required costs for logistics of moving internal police department, including evidence and storage and other necessary components of moving.
<b>Total with Renovation of Current Clossom Home for Police Site</b>	<b>\$650,000.00</b>		
Option B: TBA			
Renovation	\$500,000.00		This number is approximate and will await conclusive data from Architectural Study. This number includes the City's responsible portion of the Architectural, Engineering, Planning, and Construction costs.
Possible Flood Mitigation	\$100,000.00		This number is approximate and requires conclusive study from City Planner and Engineer regarding potential for flood mitigation.
Moving Police Station	\$100,000.00		
<b>Total</b>	<b>\$700,000.00</b>		

Table 5: Public Engagement		January 2021-April 2021	
Work to be Done	Estimated Cost	Required	Description
Legal Fees	\$10,000.00	YES	Must be paid for out of Operations; not included in bonding
Citywide Mailers	\$3,000.00	YES	Must be paid for out of Operations; not included in bonding
Public Forum Costs/Printing, collateral	\$5,000.00	YES	Must be paid for out of Operations; not included in bonding
<b>Total</b>	<b>\$18,000.00</b>		

Phase 5: Maintenance through Open Space Funding*			
Work to be Done	Estimated Cost	N/A	Description
Leaf and Brush Pick Up Removal			
Tree Trimming and Removal			
Lawn Mowing			
Gravel patch and Gravel redo for the Driveway			