

Admin Impact Fee Review	May 1 JCC	Current	Replaced by	Replaced by	WVIO	
Apr 30 2025	Packet	All Bldgs	Lawrence Bldg	George Bldg	Review	Reference
County Buildings - Existing Sq-Ft						Sq-Ft data per TB 2024 Dec 4 Report
Public Service Center		18,961	18,961	--		Health Dept, etc
911 Center		10,000	--	--		
Maintenance Bldg		15,000	--	--		
Hunter House		5,825	5,825	--		
Mason Bldg		13,272	13,272	--		Engineering, etc
Moffet Bldg		5,172	5,172	--		
Reininger Bldg		7,755	7,755	--		
Gray Bldg		8,250	8,250	--		Prosecuting Attorney's Office
St Margarets Bldg		28,684	11,020	17,664		Sheriff / Court
Old Jail Annex		14,498	10,608	3,890		Court Clerk / Court
Courthouse		17,850	13,050	4,800		County Clerk / Circuit Court
Total Sq-Ft	145,267	145,267	93,913	26,354	120,267	
Planned Sq-Ft	136,600		91,600	45,000	136,600	Lawrence St Bldg & George St Bldg
Replacement (existing)	26,354				120,267	Sq-Ft occupied by functions moving to new bldgs
"Future Square Feet"	255,513					from JCC May 1 meeting packet
Acquisition & Reno Cost	\$35,052,000		\$19,100,000	\$15,952,000	\$35,052,000	
New Cost/Sq-Ft	\$257		\$209	\$354	\$257	
RESIDENTIAL CALCULATION						
Residential Share	78%				78%	TB 2024 Dec 4 Report
2024 Population	61,728				61,728	TB 2024 Dec 4 Report
2034 Population Projection	73,768				73,768	TB 2024 Dec 4 Report
Projected 10 Year Growth	12,040				12,040	TB 2024 Dec 4 Report
Residential LOS (sq-ft/2034 pop)	2.70				1.44	calc (2034 Population - per TB reco)
Residential Cost/Person	\$693				\$370	calc = cost/sq-ft x LOS (pop)
Sq-Ft For New Population	32,512				17,381	calc = new populationo x LOS (pop)
Cost Alloc to New Population	\$8,342,677				\$4,460,085	calc = cost/person x sqft for new population
NON-RESIDENTIAL CALCULATION						
Non-Residential Share	22%				22%	
2024 Jobs	27,302				27,302	TB 2024 Dec 4 Report
2034 Jobs Projection	31,708				31,708	TB 2024 Dec 4 Report
Projected 10 Year Growth	4,406				4,406	TB 2024 Dec 4 Report
Non-Residential LOS (2034 jobs)	1.78				0.95	calc (2034 jobs - per TB reco)
Non-Residential Cost/Job	\$456				\$244	calc = cost/sq-ft x LOS (jobs)
Sq-Ft for New Jobs	7,825				4,183	calc = new jobs x LOS (jobs)
Cost Alloc to New Jobs	\$2,007,994				\$1,073,495	calc = cost/job x sqft for new jobs
Growth-Related Expenditure	\$10,350,670				\$5,533,580	
Difference WVIO vs County					\$ (4,817,091)	