

Admin Impact Fee Review	Current	Replaced by	Replaced by	WVIO	
May 15 2025	All Bldgs	Lawrence Bldg	George Bldg	Analysis	Reference
County Buildings - Existing Sq-Ft					Sq-Ft data per TB 2024 May 8 report
Public Service Center	18,961	18,961	--	--	Health Dept, etc
911 Center	10,000	--	--	10,000	(remain in existing building)
Maintenance Bldg	15,000	--	--	15,000	(remain in existing building)
Hunter House	5,825	5,825	--	--	County Commission
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
Totals (sq-ft)	145,267	93,913	26,354	25,000	< existing space to continue in service
Planned New Sq-Ft				136,600	< add Lawrence St Bldg & George St Bldg
Replacement (existing)		93,913	26,354	(120,267)	< deduct existing space no longer used for admin
"Future Square Feet"				161,600	< = total space for admin functions
Acquisition & Reno Cost		\$19,100,000	\$15,952,000	\$35,052,000	< Lawrence St Bldg & George St Bldg cost
New Cost/Sq-Ft		\$209	\$354	\$257	< calc = acquisition & reno / planned new sq-ft
RESIDENTIAL CALCULATION					
Residential Share				78.00%	per TB 2025 May 8 report
2024 Population				61,728	per TB 2025 May 8 report
2034 Population Projection				73,768	per TB 2025 May 8 report
Projected 10 Year Growth				12,040	per TB 2025 May 8 report
Residential LOS (sq-ft/2034 pop)				1.7087	calc (2034 Population - per TB May 8 report)
Residential Cost/Person				\$438.46	calc = cost/sq-ft x LOS (pop)
Sq-Ft For New Population				20,573	calc = new population x LOS (pop)
Cost Alloc to New Population				\$5,279,059	calc = cost/person x sqft for new population
NON-RESIDENTIAL CALCULATION					
Non-Residential Share				22.29%	
2024 Jobs				27,302	per TB 2025 May 8 report
2034 Jobs Projection				31,708	per TB 2025 May 8 report
Projected 10 Year Growth				4,406	per TB 2025 May 8 report
Non-Residential LOS (2034 jobs)				1.1359	calc (2034 jobs - per TB May 8 report)
Non-Residential Cost/Job				\$291.46	calc = cost/sq-ft x LOS (jobs)
Sq-Ft for New Jobs				5,005	calc = new jobs x LOS (jobs)
Cost Alloc to New Jobs				\$1,284,189	calc = cost/job x sqft for new jobs

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May 15 2025	All Bldgs	Lawrence Bldg	George Bldg	Analysis	Reference
Growth-Related Expenditure				\$6,563,248	
Cost per person				\$438.46	
Impact fee report				\$0.86	
Principal payment credit				(108.09)	
Total Cost/Person				\$331.23	
Persons/Unit - Single Family				2.48	
Fee/Unit - Single Family				\$821	
Fee/Unit - Multi Family				1.75	
Fee/Unit - Multi Family				\$580	
Cost per job				\$291.46	
Impact fee report				\$0.64	
Principal payment credit				(70.80)	
Total Fee/Job				\$221.30	
	Jobs/Sq-ft				
Fee/Job - Light Industrial	1.57			\$ 347	
Business Park	3.08			\$ 682	
Manufacturing	1.89			\$ 418	
Warehousing	0.34			\$ 75	
Commercial/Shopping Center	2.12			\$ 469	
Office/Institutional	3.26			\$ 721	
Hotel (per room)	0.13			\$ 29	
Nursing Home (per bed)	0.92			\$ 204	