



CITY OF SALEM

555 Liberty St SE
Salem, OR 97301

Revisions to the Agenda City Council

Monday, February 6, 2017

6:00 PM

Council Chambers

City Council Work Session- Police Facility

3.a. [17-58](#)

Police Facility

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Add - Added Appendices L and M which relate to attachment no. 4 of the staff report.

Add- Written Testimony

Amy Johnson

From: Brian Hines <brianhines1@gmail.com>
Sent: Monday, February 06, 2017 9:12 AM
To: Brad Nanke; Chuck Bennett; Courtney Knox Busch; citycouncil; Cara Kaser; Dan Atchison; Glenn Gross; Jim Lewis; Kacey Duncan; Kenny Larson; Lynda Rose; Matthew Ausec; Mike Gotterba; Natasha Zimmerman; Peter Fernandez; E-Mail Public; Ruth Stellmacher; Sally Cook; Steve McCoid; Steve Powers; Tom Andersen; Tami Carpenter; Amy Johnson
Subject: Update re...Fwd: Additional advance testimony for Feb. 6 council work session

I've added a paragraph to the blog post I shared below, so want to share it with those who got my earlier message. Here it is, a clarification on the dollar reduction in the City's 115,000 square foot new police facility proposal.

[**Update:** I should have noted above that the City's [115,000 square foot option](#) estimated to cost \$63,936,000 does reduce the cost of every budget line item in the original \$82 million police facility plan, aside from "Site and demolition construction," which goes up slightly. So kudos for the overall cost reduction of about \$18 million, which is \$5.5 million more than the \$12.5 million I cited in the paragraph above. However, this basic point remains: reducing square footage while leaving the total development cost per square foot the same markedly reduces the potential of building a more cost-effective police facility that Salem voters would approve money for in a new bond measure -- especially if essential seismic retrofit upgrades to City Hall and the Library included in a new bond measure cost as much or more as the cost reductions made to the police facility. Exacerbating this problem is the fact that City officials appear to want to add more than \$25 million of building repairs and renovations [to the "retrofit" budgets for City Hall and the Library](#), boosting the cost to \$44,529,000. That \$25 million essentially is to pay for deferred maintenance on the buildings, and it shouldn't be part of a police facility bond measure.]

— Brian

Begin forwarded message:

From: Brian Hines <brianhines1@gmail.com>
Subject: Additional advance testimony for Feb. 6 council work session
Date: February 5, 2017 at 11:07:33 PM PST
To: "citycouncil@cityofsalem.net" <citycouncil@cityofsalem.net>

Dear Mayor, City Councilors, and other City officials:

Below is the content of a blog post I wrote tonight which I'll be speaking about during the public comment period of the Monday, February 6, City Council work session about a new police facility plan. Since this post is fairly lengthy, with quite a few numbers, I thought it would be helpful to share this with you ahead of time, so you'd have an opportunity to review the material before the work session. The images are easier to read in the actual post. See:

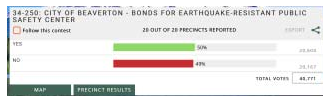
— Brian Hines
10371 Lake Drive SE
Salem, OR 97306

New plan for Salem police facility too costly. Beaverton shows how to do it right.

Last November citizens in Salem and Beaverton each voted on bond measures to build a new police facility. Here in Salem, voters *rejected* an \$82 million, 148,000 square foot plan that cost \$555 per square foot by a margin of 52% to 47%.



In Beaverton, voters *approved* a \$35 million, 90,000 square foot plan that cost \$389 per square foot by a margin of 50% to 49%.



This was the second try for Beaverton. In November 2014 voters there rejected a different public safety plan, which included a new police facility, by 53% to 47%.

Tomorrow, Monday, February 6, at 6 pm, Salem's City Council will be discussing plans for a reduced cost/size police facility in a work session. Public comments will be heard. I'm going to be speaking along the line of this blog post's central theme:

If a PLAN B proposal is going to be approved by Salem voters in May, just six months after they rejected the original over-priced plan, City officials need to demonstrate that they've (1) markedly reduced the cost of the police facility, and (2) heard the call of voters that the Library and City Hall need to be made earthquake-safe, just as the new police facility would be.

Since I led the fight against Measure 24-399, the \$82 million original proposal, I'm very familiar with the "Vote NO" arguments that resonated most strongly with voters.

Namely, (1) and (2) above.

The overall cost of the police facility plan was too high, as was the total development cost per square foot. Also, people in Salem didn't like the idea of moving Police Department staff out of City Hall, a building that would collapse in the coming Big One earthquake, while then moving other City employees into the same space -- and also leaving the Library without vitally needed seismic retrofitting.

You can review the new plans of City officials by [clicking on this link](#).

This information was only made publicly available on Friday, February 3. So citizens were given very little time to inform themselves about those plans before the City Council work session tomorrow. This is no way to handle public participation and open government. Obviously more meetings need to be held where people can weigh in on the new police facility proposals.

I'm pleased that a 115,000 square foot plan has been put forward. It eliminates construction of a new 911 Center that can stay in current leased space for about another ten years. It also reduces the number of very expensive spaces in a parking structure from 163 to 100.

Together, it looks to me like these steps reduce the cost of the police facility by about \$12.5 million.

But since seismically retrofitting City Hall and the Library [is estimated to cost](#) \$19,155,000 (\$12, 696,000 for City Hall; \$6,459,000 for Library), obviously the cost of a PLAN B bond measure would end up being higher than the original \$82 million measure if the police facility cost is *reduced* by only \$12.5 million while making City Hall and the Library earthquake-safe *add* more than \$19,000,000 to the bond measure.

Thus the big problem that needs to be addressed is the very high total development cost per square foot of both the original and new Salem police facility plans. As noted above, the original plan had a cost of **\$555** per square foot, which is by far the highest of any police facility built in Oregon recently.

The new 115,000 square foot plan isn't very different: the total development cost is **\$551** per square foot (this includes construction, furnishings, land acquisition, architectural design, contingency, and some other costs).

By contrast, the 90,000 square foot Beaverton police facility bond measure approved by voters last November had a cost of **\$389** per square foot. Some proponents of the original \$82 million plan for Salem have claimed that this Beaverton cost didn't include all of the elements that go into a total development cost calculation.

But this isn't true, from what I can tell. Here's a section of the description of the Beaverton bond measure 34-250 in the voter pamphlet. See:

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SUMMARY:

Approval of this measure authorizes the city to finance the capital costs of constructing and equipping an earthquake-resistant public safety center on property already owned by the city. The building would house the city's police department, emergency management division and other public safety services.

The city would issue up to \$35 million in general obligation bonds to pay for the capital costs of the public safety center and for bond issuance costs. Costs would include: public safety center design and construction; site and access improvements; and building fixtures, furnishings and equipment.

Note that the Beaverton police facility will be built on city-owned property, while a new Salem police facility is planned for the site previously occupied by the O'Brien auto dealerships just north of downtown.

So to make the total development cost figures for Salem and Beaverton comparable, I took out the \$5,473,000 land acquisition cost for the Salem police facility.

This brings the original \$82 million cost down to \$76,527,000, which, when divided by 148,000 square feet, makes the total development cost per square foot **\$517**. And it brings the \$63,396,000 cost of the new 115,000 square foot plan down to \$57,923,000, which equates to a total development cost per square foot of **\$504**.

Thus when land acquisition costs are taken out of consideration, Beaverton is planning to build a new police facility for **\$389** per square foot, and a new plan put forth by City officials for a 115,000 square foot Salem police facility costs **\$504** per square foot -- 1.3 times the per square foot cost of the Beaverton facility.

Which is a lot of extra money taxpayers would be expected to fork out.

If the 115,000 square foot plan cost only \$389 per square foot, this would make the total without land acquisition \$44,735,000. Add in the land cost, and we get \$50,208,000. Compare that to the \$63,396,000 cost projected by the City of Salem. It's a **\$13,188,000 difference**.

Why is Beaverton able to build a new police facility for so much less money than Salem? This question needs to be examined closely and carefully by the Salem City Council, concerned citizens, and City officials. Here's a couple of reasons that pop out for me.

(1) Beaverton, I'm pretty sure, is using surface parking, not a parking structure. The cost of 100 spaces of structured parking for the Salem police

facility is \$2,645,000. I've never understood why this is a necessity. There should be plenty of room to park police vehicles in available surface parking on the O'Brien site. Why not use the largely empty Marion Parkade, just a block away, for parking of other vehicles used by Police Department employees?

(2) Salem hired Chicago's DLR Group to come up with the size and cost of the original police facility plan. Beaverton hired the Mackenzie architectural firm, a local company. Mackenzie also designed the Canby police facility, which was built in 2012 for only \$220 per square foot. It seems clear that serious consideration should be given to dumping the DLR Group and hiring Mackenzie to work on a new Salem police facility plan, since Mackenzie has demonstrated that it can build a modern police facility for about 30% less per square foot than the DLR Group can.

Here's a conceptual image of the Beaverton police facility. Sure looks good to me.



And [here is a link to information about the Beaverton police facility](#), which is a great model for Salem. The page starts off with:

In November 2016, Beaverton voters approved a ballot measure to construct a modern, earthquake resistant police and emergency management building.

Beaverton's public safety center will consolidate police services, move police facilities out of a flood zone, and meet residents' needs for the next 30 years:

- Built to critical-facility standards.
- Private areas for crime victims and juveniles.
- Onsite storage for property and evidence—eliminating need for offsite rented space.
- Flexible design for future growth.
- Community meeting rooms.
- Emergency Operations Center, with modern equipment, that is ready for emergency response during major wind, storm, flood and other events.

Meet residents' needs for the next 30 years. This is important, because the number of square feet per police officer is about the same for the Beaverton facility (**657 sq. ft.**) and a 115,000 square foot Salem police facility (**635 sq. ft.**).

(2014 FBI statistics indicate that Beaverton had 137 police officers and Salem had 181.)

So if the Beaverton police department has concluded that a police facility which currently provides 657 square feet per officer will meet the city's needs for the next 30 years, I don't see why this doesn't also apply to a 115,000 square foot Salem police facility that provides 635 square feet per officer, just 3% less.

For all the reasons in this blog post, I believe that Salem needs to follow in Beaverton's footsteps:

- Build a 115,000 square foot police facility with a total development cost, excluding land, of about \$389 per square foot.
- Seismically retrofit City Hall and the Library to save lives and property when the Big One Cascadia Subduction Zone earthquake hits Salem, a matter of when, not if.
- Ditch the over-priced DLR Group, which came up with the original over-priced and over-sized plan. Consider hiring Mackenzie, which designed the Beaverton police facility.

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<http://twitter.com/oregonbrian>

www.hinesblog.com (blog)

www.churchofthechurchless.com (other blog)

www.salempoliticalsnark.com (other other blog)

Page
Break

Amy Johnson

From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>
Sent: Monday, February 06, 2017 1:18 PM
To: Brad Nanke; Chuck Bennett; Courtney Knox Busch; citycouncil; Cara Kaser; Dan Atchison; Glenn Gross; Jim Lewis; Kacey Duncan; Kenny Larson; Lynda Rose; Matthew Ausec; Mike Gotterba; Natasha Zimmerman; Peter Fernandez; E-Mail Public; Ruth Stellmacher; Sally Cook; Steve McCoid; Steve Powers; Tom Andersen; Tami Carpenter; Amy Johnson
Subject: Civic Center Seismic Costs
Attachments: CIVIC CENTER SEISMIC RETROFIT COSTS.pdf; CITY HALL SEISMIC COSTS (MSC 2016).pdf

February 6, 2017



City Council:

I expressed my concern to you that the City Hall Seismic Costs had been redacted (or not included) in the staff report on the Police+Seismic Bond Measure today. Instead, the staff had substituted inflated costs, to do with an expanded remodel and refurbishment of the two buildings.

Attached are the actual costs of the seismic, i.e. the structural work that is needed to reinforce these two buildings, so that the occupants can escape alive.

The total is under \$15M for both buildings.

Therefore, there is no reason why the seismic retrofit cannot be included.

1. Do not use the newly inflated numbers the staff claim in this staff report.
2. Reduce the police facility cost to the state average for new police facilities, like Beaverton did. This reduces that cost by 20%.

Attached is the missing **APPENDIX L**, which is the engineer's and contractor's cost estimate for City Hall, by MSC Engineers, and Dalke Construction.

Also attached is a cost tabulation sheet I put together that compiles the three cost estimates from the engineering reports. Those are the numbers we should use, and not a wish list of civic center remediation and remodels of hvac, roofs, and other deferred maintenance, or needs for departmental space alterations.

ATTACHMENTS:

SEISMIC COSTS: A tabulation of seismic retrofit costs of the city hall and the library.

APPENDIX L: The missing cost estimate of Dec 2016, of the seismic retrofit, from MSC Engineers and Dalke Construction.

Geoffrey James

Geoffrey James A.I.A. Architect

503-931-4120

gjamesarchitect@gmail.com

via [Newton Mail](#)

CIVIC CENTER SEISMIC RETROFIT COSTS:

What are the REAL numbers?

They are these ... the engineer's & contractor's estimates

CITY HALL

BMGP ENGINEERS. WITH COST ESTIMATE BY DALKE CONSTN. 2012

\$1,044,545.00 EAST WING

\$1,095,778.00 WEST WING

\$ 951,424.00 SOUTH WING

\$3,091,747.00 TOTAL (PLUS ARCHITECTURAL, ELECTRICAL, MECHANICAL)

MSC ENGINEERS. WITH COST ESTIMATE BY DALKE CONSTN. 2016

\$ 605,000 DEMOLITION

\$3,400,000 STRUCTURAL CONCRETE

\$2,100,000 WATERPROOFING, DRAINAGE

\$1,480,000 PAVING & LANDSCAPING

\$7,585,000 TOTAL (PLUS ARCHITECTURAL, ELECTRICAL, MECHANICAL)

PUBLIC LIBRARY

BERGER ENGINEERS 2014

\$5,224,000.00 MAIN LIBRARY

\$ 75,000.00 AUDITORIUM

\$1,098,000.00 PARKING GARAGE

\$6,397,000.00 TOTAL

CIVIC CENTER (engineer's estimates)

\$13,982,000 TOTAL FOR CIVIC CENTER

TASK FORCE

\$15,000,000,00 ESTIMATE PRESENTED TO TASK FORCE IN 2015 BY CITY STAFF

What are the inflated numbers?

CITY MANAGER REPAIR & REFURBISHMENT NUMBERS

\$35,000,000.00 ESTIMATE BY CITY MANAGER IN 2016 TO DELAY IT 10 YEARS TO 2025

\$49,000,000 ESTIMATE BY NEW CITY MANAGER IN 2017 TO REFURBISH CIVIC CENTER

Appendix L. Cost Estimate

Mr. Allen Dannen, P.E.
Engineering Program Manager
City of Salem, Public Works Department
555 Liberty Street SE, Room 325
Salem, OR 97301-3513

Re: City of Salem Civic Center Seismic Evaluation
Structural Seismic Upgrade Cost Budget

Dear Mr. Dannen,

Per our agreement, we are providing a contractor-based construction cost estimate for the structural portion of the work described in our seismic evaluation of the City of Salem City Hall. We have employed the services of Mr. Jim Schiess of Dalke Construction Company to provide this preliminary budget. Dalke Construction was selected due to their familiarity with the prior retrofit proposal for City Hall as well as their established relationship with staff at the City of Salem and the public community. The goal of this cost estimate exercise was to get a representative contractor's view on the approximate cost associated with our proposed conceptual upgrade plan. In no way is this considered to be an actual bid figure based on in-progress construction documents.

Please find attached the budget provided by Dalke Construction on December 15, 2016. We asked Mr. Schiess to provide an overall budget figure for all the structural work presented in our proposed seismic upgrades (Appendix B) and include the waterproofing of the parking structure and Civic Center plaza. It is also important to highlight that their figures do not include the following costs:

- Division 1 General Conditions (~15%)
- General Contractor Profit & Overhead (~20%)
- Design/Estimate Contingency (~20% - 25%)
- Professional Fees (~10%)
- Project Administration Fees (~10%)

In our experience, these expenses will increase the submitted contractor's budget by as much as 70 percent. Therefore, we advise that these budget figures be increased accordingly. We would defer to facility staff to formulate their own multipliers which may be used similarly at their discretion. Therefore, the total budget provided by Dalke Construction of \$7,280,000 could result in an estimated cost of $\$7,280,000 \times (1.7) = \$12,376,000$. A copy of the Dalke Construction submittal letter is attached for reference.

Thank you for your time. Please do not hesitate to contact Doug Meltzer or myself if you have any questions or concerns regarding this budget pertaining to the structural upgrade portion of the work. We expect that these figures will be merged with those prepared by staff for the broader scope of mechanical and electrical upgrades as well as large capital improvement and deferred maintenance aspects.

Best regards,
MSC Engineers, Inc.

Douglas S. Meltzer, S.E.
Principal

dalke construction co.2180 16th St NE Salem OR 97301

CCB# 63080

MSC Engineers
3470 Pipebend Place NE, Ste 120
Salem, OR 97301

12/15/16

RE: Salem Civic Center Repairs.

Attn: John Lee

The following is our budget proposal to complete the requested concrete demolition, structural upgrades, waterproofing and new concrete/asphalt pavings to the Salem Civic Center, this budget is based on two site visits, 23 page schematic drawing dated 11/02/16 by MSC Engineering, 10 page URS drawing/scope of work, Subcontractor budgets and the following clarifications.

This budget is based on the work being able to be completed in phases and the capability to have reasonable access to the work and to use standard construction equipment for the work. We have made considerations for all construction items as it pertains to access, demolition, rebar, structural concrete, steel, epoxy work, waterproofing, miscellaneous structural deck repairs prior to new waterproofing and associated drainage, replacement concrete, A/C paving or pavers and repairs and landscaping at planters. We have not included any allowances or funds to install, repair or relocate any architectural items including plumbing, mechanical and electrical systems. We have figured all work to be Davis-Bacon wages. We have not included a contingency for our work but we look at it as conservative approach to overcome the obstacles that transpire while performing confined construction of this type.

This budget is not to be viewed as a general contractor's budget for the project but as a contractor providing all services to perform divisions 2, 3 and 5 as indicated on the drawings. We have excluded all design, construction management and general contractor work.

Concrete and other demolition: \$ 605,000

Structural Concrete work: \$3,400,000

Waterproofing/drainage: \$2,100,000

Hardscape replacement:
Including Landscaping: \$1,480,000

Total Budget: \$7,585,000

Respectfully Submitted,

James Schiess

dalke construction

ph 503.585.7403 fax 503.585.1978 cell 503.932.2871

Page
Break

Amy Johnson

From: Brian Hines <brianhines1@gmail.com>
Sent: Sunday, February 05, 2017 11:08 PM
To: Brad Nanke; Chuck Bennett; Courtney Knox Busch; citycouncil; Cara Kaser; Dan Atchison; Glenn Gross; Jim Lewis; Kacey Duncan; Kenny Larson; Lynda Rose; Matthew Ausec; Mike Gotterba; Natasha Zimmerman; Peter Fernandez; E-Mail Public; Ruth Stellmacher; Sally Cook; Steve McCoid; Steve Powers; Tom Andersen; Tami Carpenter; Amy Johnson
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<http://hinessight.blogs.com/salempoliticalsnark/2017/02/new-plan-for-salem-police-facility-too-costly-beaverton-shows-how-to-do-it-right.html>

— Brian Hines
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<https://www.facebook.com/OregonBrian>

<https://www.facebook.com/StrangeUpSalem>

<https://www.facebook.com/SalemPoliticalSnark/>

<http://twitter.com/oregonbrian>

www.hinesblog.com (blog)

www.churchofthechurchless.com (other blog)

www.salempoliticalsnark.com (other other blog)

Page
Break

Amy Johnson

From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>
Sent: Sunday, February 05, 2017 4:18 PM
To: Tom Andersen; Brad Nanke; Chuck Bennett; Courtney Knox Busch; citycouncil; Cara Kaser; Dan Atchison; Glenn Gross; Jim Lewis; Kacey Duncan; Kenny Larson; Lynda Rose; Matthew Ausec; Mike Gotterba; Natasha Zimmerman; Peter Fernandez; E-Mail Public; Ruth Stellmacher; Sally Cook; Steve McCoid; smcoid@cityofsalem.net; Steve Powers; Tom Andersen; Tami Carpenter; Jim Lewis; Cara Kaser; Sally Cook; Chuck Bennett; Amy Johnson; Matt Ausec
Subject: Police+Seismic Public Safety Bond Measure
Attachments: POLICE+SEISMIC BOND MEASURE 02-06-2017.pdf; POLICE+SEISMIC BOND MEASURE 02-06-2017.docx

Mayor and City Council:

I previously sent you a recommendation that you adopt the **106,000** sq.ft. recommendation of the Task Force that I served on for a year.

Over the weekend I have viewed the new staff report and I now agree with the recommendation of the Police Chief that the size be **115,000 sq.ft.** because it is not too much more than the Task Force recommended.

However, this is on condition that you instruct the consultants to correct the cost estimates, and install some discipline into the budget.

The state average cost, i.e. the complete project cost per sq.ft., including everything, furnishings, solar, art, contingencies, admin., fees, etc. is **\$400.**

This is not including land and real estate acquisition.

For example, Beaverton's Public Safety Bond Measure PASSED in November 2016, was \$35M, and was below the state average cost per sq.ft. for new police facilities, i.e. was \$389 per sq.ft. for everything (except land).

Attached is a 7 page Report, that includes the rationale for this, acceptance of the 115,000 sq.ft. size, and of the vital seismic retrofit of both buildings, and agreement with the time schedule.

Let's proceed with the Police+Seismic project: let's work to get the bond measure passed, and let's build in the recommended cost control and discipline, let's adhere to the state average for brand new police facilities, and let's use the engineer's cost estimates for the seismic retrofit, and not the other (up to) \$50M of maintenance categories that the staff were trying to sneak in, under "seismic", and needs to be addressed in the next measure, but should not be allowed to sabotage this measure, and cause it to be defeated. Doing that (adding a city hall total remodel) will cause defeat of the bond measure. Let's pass it this time!

Attachment: 7 page Report in MS Word and as a PDF.

Geoffrey James

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\$66.5M POLICE+SEISMIC BOND MEASURE: MAY 2017

TO: Mayor and City Council
FROM: Geoffrey James A.I.A. Architect

SUBJECT:
POLICE+SEISMIC PUBLIC SAFETY BOND MEASURE, MAY 2017 (for February 6 Work Session)

ISSUE:

Shall the City Council refer to Salem voters at the May 16, 2017 election a question of issuing general bonded indebtedness to finance the construction of a new police facility and a civic center seismic retrofit?



Conceptual design by Mackenzie BEAVERTON POLICE FACILITY

RECOMMENDATION:

YES

Consider reducing the size and cost of a police facility and civic center seismic retrofit, and refer the Council-preferred option to the May 16, 2017 election. Establish the **115,000** sq.ft. size recommended by the police chief. Determine that the existing 210 surface parking, plus the adjacent Parkade (for staff), is adequate. Reduce the project unit costs (budget) to the average of other new police stations in Oregon, which is under \$400 / sq.ft. (all inclusive).

\$46M POLICE FACILITY 115,000 sq.ft. at **\$400** (the size recommended by the task force)

\$400 is the Beaverton cost per sq.ft. & is a state average. \$550 is what Salem previously assumed.

\$5.5M LAND PURCHASE: O'BRIEN SITE

Beaverton already owned the real estate, so the Salem project cost (above) is without land.

\$15M SEISMIC RETROFIT (as quoted to task force by city staff)

This is the number in the cost estimates for Mirror Pond & O'Brien Site studies, and is what the Task Force was told. It exceeds the actual engineer's estimates however, so allows for inflation.

\$66.5M PUBLIC SAFETY BOND MEASURE (in May 2017) \$46M+\$5.5M+\$15M

\$66.5M POLICE+SEISMIC BOND MEASURE: MAY 2017

Salem City Council

Dear Mayor, City Councilors, and other city officials:

There still needs to be a lot more discussion about the police facility plan. Salem Community Vision submitted a PLAN B which was a proposal for Police+Seismic, but time is getting short, and a solution needs to be determined, and this month.

Take a look at this post by the Salem Breakfast on Bikes column, who wrote about the City's two-pronged plan. It is very perceptive, and shows the flaws in the current system

<http://breakfastonbikes.blogspot.com/2017/02/city-council-february-6th-police-station-work-session.html>

The post correctly points out that there are a lot more choices that should be considered than the Option 1 and Option 2 in the City of Salem staff report and attachments that were released only yesterday. See:

<https://salem.legistar.com/LegislationDetail.aspx?ID=2953547&GUID=1464ADF0-288D-4FD5-A8C2-1B6FF8FA0FD3>

As another of my Salem Community Vision board members have told you, we have some problems and concerns with both how the new police facility plan is being rolled-out, and the specifics of the plan. For example...

(1) Way back in mid-November we presented our PLAN B for a new police facility. There was plenty of time to involve us, to have us seated at the table during the discussions of your planning group. But this didn't happen. So now we're having to scramble at the last minute to get our input considered and understand the rationale for the City's two options. This is our PLAN B:

<https://www.scribd.com/document/330806932/PLAN-B-for-Building-a-Salem-Police-Facility>

(2) The City staff report doesn't contain the Library seismic retrofit study. That was \$6.5M.

(3) The City staff report was included in the report to Council. However, it doesn't contain the City Hall seismic retrofit study cost estimate. That was \$5.5M, and was redacted from the report. That is outrageous. Instead city staff have substituted an artificial figure of \$29M. We are addressing seismic, not a total remodel and redo of City Hall.

(4) The City staff report erroneously refers to City Hall as the Civic Center. Maybe the report was written by new people. But we were around when the civic center was built. There are three buildings on the Civic Center: (A) Fire Station #1 has already been renovated and strengthened. (B) City Hall is in dangerous condition and the Building Official might order an evacuation, like he did to Courthouse Square: a 45 day notice to evacuate. Are you ready for that? (C) The Salem Public Library also needs a retrofit.

\$66.5M POLICE+SEISMIC BOND MEASURE: MAY 2017

(5) Staff are apparently quoting wrong figures. Council needs FACTS, not Alternative Facts. The **BMGP** Study on the City Hall estimated seismic as \$5.5M. Not \$29M as quoted by the Manager. The **BERGER** Study on the Library estimated seismic as \$6.5M. Not \$15M was quoted by the Manager.

The **MSC** Study on the City Hall is in the Council packet, but the cost estimate has been redacted. Instead the Manager has substituted a cost sheet (erroneously labelled “civic center” and has inflated the \$5.5M to a creative “\$29M”. Obviously wants to totally redo the facility. But we are talking seismic.

(6) Since we’ll be fortunate to get this erroneous information straightened out, and get the missing **MSC** cost estimate of city hall seismic on Monday, obviously there won’t be enough time for us, or any other citizens, to review it adequately. So, another work session (or more) needs to be scheduled for further public comments.

(7) Some lay people, like an insurance salesman or a non-profit administrator, have made observations regarding the police facility cost per square foot. Specifically, the Cost Per Square Foot comparison chart early on, at the City Club debate between Brian Hines and T.J. Sullivan. These cost comparison figures are indeed accurate and are apples and apples, i.e. a comparison the complete and finished project numbers for several new police facilities in Oregon. These numbers include everything, furnishings, solar collectors, 1% for art, contingency, A&E fees, and the cost of the real estate. These numbers show that this proposal was \$550/sq.ft. and others in the State are \$350 to \$450/sq.ft. Beaverton is about the average at \$400 per sq.ft. (actually it is \$389) and their bond measure passed in November 2016, so they are a good example to look at, and model ours after.

(8) We talked by phone with the Canby police chief. He said that all relevant costs were included in their \$220 per square foot total development cost figure. So, it does appear that a direct comparison between Salem and Canby can be made. Likewise, I see no reason why we can’t accept that the \$35 million police facility bond approved by Beaverton voters last November doesn’t include the total cost of development. Beaverton is using city-owned land for the new police facility; but when we take out the land acquisition cost for Salem, the total development cost per square foot, which seemingly is comparable to Beaverton, turns out to be \$500 per square foot, while Beaverton is spending \$389. We just need to get the total cost per sq.ft. down to a state average for new police stations. It looks like Beaverton is about the average, and we should use this \$400 per sq.ft. total project cost, plus land.

(9) So the cost per square foot of a new Salem police facility certainly needs to be on the discussion table. Just saying this will be addressed by “value engineering” isn’t good enough. Any bond measure presented to citizens must be defensible as reflecting the City’s best efforts to get the most bang for the buck. If the total development cost per square foot remains virtually the same as the initial \$82 million plan (which was \$555, vs. \$548 for the new 115,000 square foot option), it will be much harder to sell to voters. Value engineering is indeed important, but the actual Procurement Method is more effective. A Design-Build contract will result in a lower price. The GC general contractor leads a team of architects, engineers, and builders, working together to find the best way to build this, at the highest quality, and at the lowest price. A good example is Courthouse Square repairs, where the estimate (by the out of town consultant) was \$65M. I challenged that, and spent a few hundred hours, at the invitation of Sam and Janet (of Marion County), and of Jerry Thompson (of Cherriots) demonstrating it could be repaired to as-new condition for \$20M. With new carpet & upgraded

\$66.5M POLICE+SEISMIC BOND MEASURE: MAY 2017

interiors the cost was \$22.8M. The City's own cost estimate for the Police Facility on the O'Brien site was \$29M in 2013, plus \$15M for civic center seismic. \$55.8M for everything.

(10) Regarding Beaverton, we have confirmed their \$35 million bond measure included the same types of costs included in the \$82 million Salem police facility plan, except they already owned the land. A fair comparison will be \$35M Beaverton and \$42M Salem (plus land). We have all the public documents associated with the Salem planning effort, so naturally I and others in Salem Community Vision are aware of the cost breakdown for the police facility. We know the difference between construction costs and total project costs. I have been estimating these large projects around the world for 50 years, and in 7 states, and 7 countries, since my architect's license in 1966, so know more about this than an insurance person.

(11) My colleagues in SCV are still optimistic that there can be a community consensus on a PLAN B for a new police facility. But as I told you, this depends on several things happening:

- (A) Seismic retrofitting of the Library and City Hall is a must, not a maybe. I can understand why City Hall retrofitting might be put off for a few years. But there needs to be an iron-clad commitment by the City of Salem that this will happen by a certain date. Ironclad. And City staff should stop conflating "Civic Center" and "City Hall." City Hall is one of three buildings on the Civic Center campus. In Steve Powers' staff report he says, "The estimated cost for seismic work and associated expenses for the civic center is \$29.2 million. (attachment 3). An executive summary of the civic center seismic evaluation is included as attachment 4." But "civic center" just means "City Hall."
- (B) This seismic retrofitting should be part of the police facility bond measure, not separated from it. This will increase the chance of the bond measure passing. It also guarantees that proponents of the police facility will advocate equally strongly for the seismic retrofitting.
- (C) Citizens need to have a decent opportunity to weigh in on options for a new police facility plan. Look, my associates led the fight against Measure 24-399. I know which arguments they used that went over best with people. One of the arguments on the Salem Can Do Better web site, which has gotten more than 10,000 views, was this.
See: <https://spark.adobe.com/page/l3TZG/>

(12) So far, and once again, citizens have been shut out of the police facility planning process. As noted above, there was time to collaborate with Salem Community Vision and Salem Can Do Better after the release of our PLAN B document on November 12, 2016.

<https://www.scribd.com/document/330806932/PLAN-B-for-Building-a-Salem-Police-Facility>

(13) Our timeline included:

November-December 2016. City officials and concerned citizens collaborate on coming up with a consensus PLAN B for a new police facility and seismic upgrades to City Hall and the Library. Cost estimates are refined.

This didn't happen. We were prepared to collaborate on a consensus PLAN B, but City officials and proponents of Measure 24-399 decided to convene the group of mayors and first citizens and chamber, and have that group come up with a new plan without us being at the table. Yes, some of us were spoken to individually, but we weren't part of the decision-making process that resulted in the two (costly) options that are discussed in the City staff report. I was finally invited to the last meeting

Geoffrey James A.I.A. Architect

\$66.5M POLICE+SEISMIC BOND MEASURE: MAY 2017

of that group, but this was after the options had been decided on, in collusion with the police dept. and the architects, to my understanding.

Anyway, all that is water under the bridge, as the saying goes. I mention it simply to help you understand why it now is more difficult to get a community consensus in the brief time remaining before a possible replacement bond measure is put on the May ballot. I'm hopeful this consensus can happen if the City of Salem utilizes as much time as possible in February to engage citizens in a discussion of what a smaller, less costly police facility should look like and cost.

(14) As noted before, I know for a fact that failing to make the Library and City Hall earthquake-safe in the original police facility plan was a big concern for many voters. Therefore, I say it needs to be a must, not a maybe, in a new police facility plan. This issue is complicated by the City of Salem wanting to spend a bunch of money on what essentially is deferred maintenance/renovations, in addition to seismic retrofitting.

(15) This inflation of "seismic to a complete refurbishment would increase the bond measure cost considerably, whether seismically retrofitting just the Library or both the Library and City Hall are included in the next bond measure. Maybe there is a way to fund the non-seismically related costs by another way, leaving the bond measure a true "Public Safety" bond, rather than partly a "we haven't been maintaining the Civic Center buildings properly and now we're asking for money to do this" bond.

I recommend you include the seismic, i.e. structural work, and defer the other needed deferred maintenance items. Seismic is to save lives. Maintenance is to fix roofs, hvac systems, décor, interior remodeling, and even an exterior coat of paint. All that can wait. Let's get the police facility cost down to Canby or Beaverton levels of say \$300 to \$400 per sq.ft. complete (development costs). Let's include the lifesaving seismic the public are demanding, but use the engineer's numbers of \$5.5M City Hall plus \$6.5M Library, and inflate it to the \$15M budget that the City Engineer told the Task Force it will cost.

(16) The 106,000 sq.ft. Police Station recommended by the Task Force, or the 115,000 sq.ft. recommended by the Police Chief, at under \$400/sq.ft. will be under \$50M

The Seismic Retrofit of the two buildings at the Civic Center will be under \$15M (staff's numbers).

Total Public Safety Bond Measure will be \$66.5M.

I believe we can all support that.

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\$66.5M POLICE+SEISMIC BOND MEASURE: MAY 2017

APPENDIX A

THE NEW BEAVERTON POLICE FACILITY: a cost model for Salem



Conceptual design by Mackenzie

A Success Story:

BEAVERTON POLICE FACILITY

Bond Measure passed in November 2016

90,000 sq.ft.

\$35M (not including land)

\$400 per sq.ft.

compares to:

A Failure Story:

SALEM POLICE FACILITY

Bond Measure FAILED in November 2016

148,000 sq.ft.

\$77M (not including land) \$82M (with land).

\$500 per sq.ft. + land

The average total development cost for new police facilities in Oregon is the **\$400 / sq.ft.**

It is recommended that Salem re-compute the cost estimate and use the state average.

SALEM POLICE FACILITY: scaled down to 115,000 sq.ft.

Bond Measure on the ballot once again in May 2017

115,000 sq.ft.

\$46M (not including land)

\$400 per sq.ft.

\$5.5M land

\$15M Seismic (city hall + library)

\$66.5M bond measure

BEAVERTON POLICE FACILITY:

Here's a description of the police facility, including a video presentation. It says that the facility will meet residents' needs for the next 30 years.

<http://www.beavertonoregon.gov/1757/Public-Safety-Center>

2014 FBI statistics show that Beaverton had 137 officers, and Salem had 181 officers. This translates into 657 square feet per officer for Beaverton (90,000 square feet in new facility) and 635 square feet for Salem at 115,000 square feet. So this is an argument for 115,000 square feet or thereabouts.

But as noted before, the cost per square foot is \$389 for Beaverton, excluding land costs (which were zero), and \$500 for Salem, excluding \$5,473,000 in land costs. So Salem (as currently proposed in February 2017) would cost 129% of the Beaverton comparable cost per square foot.