

From: Geoffrey James A.I.A. [mailto:gjamesarchitect@gmail.com]

Sent: Tuesday, February 21, 2017 9:55 PM

To: Steve Powers <SPowers@cityofsalem.net>

Cc: citycouncil <citycouncil@cityofsalem.net>; Allen Dannen <ADannen@cityofsalem.net>; Steve Bellshaw <SBellshaw@cityofsalem.net>

Subject: RE: Police+Seismic

Mr. Powers:

Thanks for allowing me to meet with Allen Dannen, Steve Bellshaw and Kirk Sund, all true professionals. I believe they are taking the conservative approach, understandably, whereas I have always demonstrated that quality buildings like community colleges, and high schools, and the courthouse square fix, often can be constructed for substantially less than out of town consultants estimates. My clients appreciate that, and in this case the owners are, in a sense, the tax payers of Salem.

There are opportunities for cost reductions through value engineering, providing all design and construction participants are open the same side, in a CM/GC team, versus the old traditional and slow method of the architect design contract producing plans for a monument, followed by construction bidding and a GC contract, and then an adversary relationship where the contractor is trying to make up his profit margin through inflated change orders.

We talked about contingencies, and inflation percentages. There is no reason why this building cannot be designed and completed in 12 months. The fixed price construction contract should be executed by December, resulting in an escalation factor of only 3.5%.

The parking can be simplified, to use the existing slightly sloping paved site, and by leaving the creek linear park as an amenity, but fenced from parked vehicles. The current concept is a fortress and that image is unfortunate this year, when we need to break down that fear of soldiers in that castle. Basketball hoops in the parking lot is better than a forbidding and unfriendly fort. Reduction of the parking deck, and utilizing the existing paved parking saves \$4M.

We cordially agreed to differ, and I certainly got the impression that staff minds are made up and are pretty inflexible. But I have a duty as a taxpayer, who works in construction, to try and influence these costs. I see so many overly expensive public buildings.

One example of these differences is the \$1100/sq.ft. convention center, planned to be a \$14M facility, that ended up at \$33M. A success story, in terms of usage, and revenue, but just not on original budget. The adjacent hotel, with the same contractor, was 25% of the cost, because it was not a municipal project, with those kinds of cost escalations.

I hope to see innovative and creative thinking, as we move forward, and Allen Dannen is a good manager. Since Courthouse Square I am associated with the company I brought in for that success story (\$22.8M versus the consultants estimate of \$60M). Structural Preservation Systems would be interested in returning to carry out the Civic Center Campus renovations, and it would be best implemented as a package, for economies in scale, and setting up overhead costs. But they are the experts in achieving a superb and state-of-the-art seismic engineering solution, with quality control, and for producing an as-new building or buildings, with an extended life of another half-century.

<https://www.structural.net/case-study/structural-defects-courthouse-square>

Thanks for the opportunity to contribute some cost saving ideas.

Let's keep in touch.

Sincerely,

Geoff

Geoffrey James

Geoffrey James A.I.A. Architect

503-931-4120

gjamesarchitect@gmail.com

via Newton Mail

On Tue, Feb 21, 2017 at 4:46 PM, Steve Powers <SPowers@cityofsalem.net> wrote:

Mr. James,

Thank you for meeting with Allen Dannen regarding the police facility and seismic. Nothing was worked out with city staff, other than the sharing of information.

Steve Powers

spowers@cityofsalem.net

503-588-6255

City Manager

City of Salem

Salem, Oregon

From: Geoffrey James A.I.A. [<mailto:gjamesarchitect@gmail.com>]

Sent: Tuesday, February 21, 2017 1:27 PM

To: citycouncil <citycouncil@cityofsalem.net>; Allen Dannen <ADannen@cityofsalem.net>; Steve Bellshaw <SBellshaw@cityofsalem.net>

Subject: Police+Seismic

Mayor and Council:

As you know, SCV has been conducting some polling, and our preferred alternative seems to be winning, over the three options you have been discussing recently.

It is modeled on the Beaverton Police Facility of \$389/sq.ft. complete, and we used the 115,000 sq.ft. size, for a cost of \$45M. Crime Lab adds a little cost. However we propose a simpler parking lot that accepts the existing slope, for a \$2M saving, a smaller parking deck, and Beaverton used a smaller contingency of 5%. So we used \$46M for Salem. See our detailed spreadsheet (attached).

Then we use the MSC/Dalke Seismic cost estimates of \$14M for both buildings and we inflated that to \$20M Seismic to allow for inflation, overhead, and fees.

So \$46M Police + \$20M net Seismic for both buildings = \$66M.

The bar graph illustrates some eight alternatives discussed in the last six years. See the last column in the graphic below, for the winner.

We know that will pass, and we will work to ensure that it will.

In visiting and canvassing several wards in past months, and talking to many folks, I get the impression that \$50M is a magic number for police, and seismic is also important to many of the folks, if it can be kept to the adjusted \$20M engineer/contractor estimate.

Thanks to Public Works and Police professional staff for meeting with me over the past few days to work this out.

I believe we have a solution.

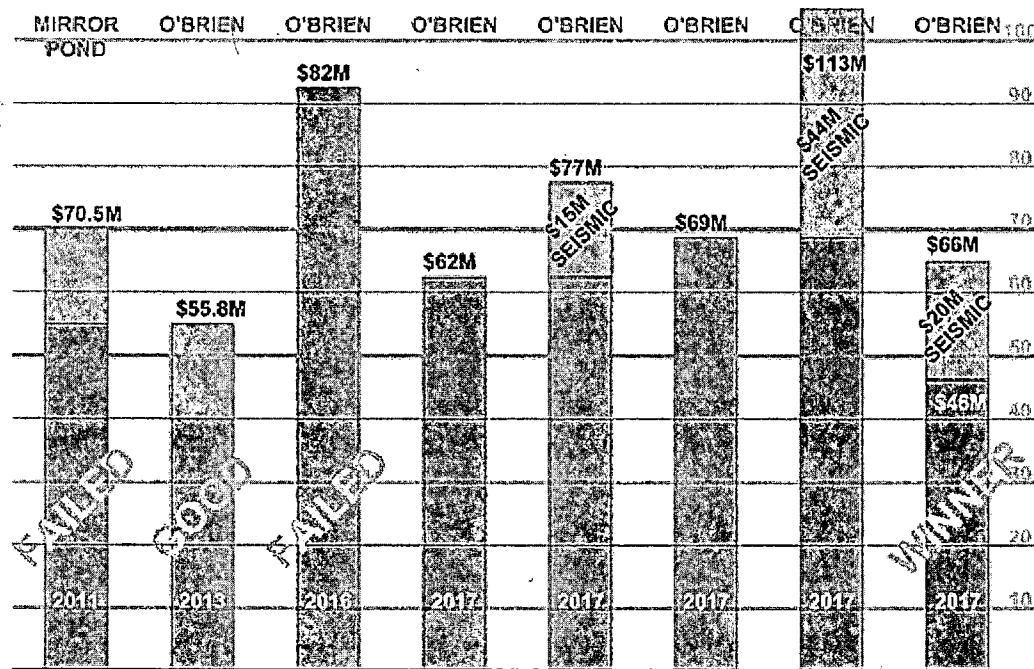
Geoff

Geoffrey James

Geoffrey James A.I.A. Architect

503-931-4120

gjamesarchitect@gmail.com



From: Joan Lloyd [mailto:jello879@gmail.com]
Sent: Tuesday, February 21, 2017 11:52 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Police Facility, Seismic Improvements to the Civic Center and the library

Mayor and City Council,

Since Northeast Neighbors Neighborhood Association meets tonight I can't comment about the bond measure in person.

As I understand the location of the police facility would still be on the Delon property which would seem to be a prime revenue producing property. Given the choices, that was the preferred option. I think that city-owned property would be the best selection.

I want the police facility to be functional, not fancy, and definitely around 100,000 sf. Salem is not Chicago and chances are that it never will be. Along with constructing the public safety facility, I want both Civic Center and the library to be made seismically sound with any other improvements to make them last for another 30 years. I tend to agree with Salem Community Vision's plan for a \$66.3 million to make those things happen.

Will the current Civic Center be large enough for 30 more years? If the projection of needing 2.4 police officers a year, won't we need more city staff? Are we expecting a huge increase in crime but not a growth in population?

Thank you for considering comments from Salem residents.

Joan Lloyd
1577 Court St NE
Salem, OR 97301

From: susanlloyd@peak.org [mailto:susanlloyd@peak.org]

Sent: Monday, February 20, 2017 2:15 PM

To: citycouncil <citycouncil@cityofsalem.net>

Subject: Policy Facility plus Seismic

Dear Mayor and City Councilors,

I understand that this process has been a complex one, and that we all want the same thing- police in a safe new spot. But please, please, please do not put another proposal on the ballot for a Police Facility that has not been trimmed down in cost, and does not include seismic upgrades (not necessarily renovations, just the seismic in my opinion) for the library/civic center.

I fear that none of your current proposals would pass. Then we're in a real mess. Everyone wants the police in a new facility. But many of us want the original plan as a way to get there (reasonable size police plus seismic).

At your last meeting, an attempt to promise seismic upgrades to the library in November quickly morphed into a much larger project potentially including new city shops. I watched the video of the discussion and my trust in the process, and that you are listening to the public, was eroded. Tom Anderson's motions were so quickly overridden and changed they were barely remembered. City shops, at least for me, came out of the blue.

The last surveys that were taken, to my knowledge, showed a preference for a bond measure that included seismic upgrades to the civic center. Maybe those should be revisited.

Thank you for your time and attention.

Susan Graves

From: Ray Baculi [mailto:rbaculi@hotmail.com]
Sent: Saturday, February 18, 2017 4:28 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: New Police Facility

Good afternoon,

I support a new police facility and I am fairly indifferent about cost. I would support your expert recommendations.

But I do not support any bond measure without seismic upgrades for the Civic Center. That is why I voted against the plan last time, and why I will vote no again and advocate for friends and neighbors voting no, if seismic upgrades are not included.

I am hoping you will do the right thing and include seismic upgrades for the Civic Center in the bond measure.

Yours truly,
Celia Baculi
386 Rural Avenue SE
Salem, OR 97302

From: susanlloyd@peak.org [mailto:susanlloyd@peak.org]
Sent: Monday, February 20, 2017 3:38 PM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: citycouncil <citycouncil@cityofsalem.net>
Subject: Re: Policy Facility plus Seismic

I support a reasonably sized and priced police facility with seismic to the library. You lost my trust when you took Tom's motion to put a library only seismic on the November ballot and added the issue of the city shops and other city buildings. That left the proposal for November open to an unspecified scope of work. I believe Tom's intent was to assure voters that the library would be attended to asap. But when you changed his idea, the assurance was lost.

Thanks

Susan

From: "Chuck Bennett" <CBennett@cityofsalem.net>
To: "Susan / Lloyd Graves / Chapman" <susanlloyd@peak.org>
Sent: Monday, February 20, 2017 3:19:42 PM
Subject: Re: Policy Facility plus Seismic

Hi,

Toms motion was passed. He moved to divide the two issues. Discussion of shops was another one and the answer was that it has a deprecate funding source. So I understand, you oppose Toms motion.

Chuck

Sent from my iPhone

On Feb 20, 2017, at 2:15 PM, "susanlloyd@peak.org" <susanlloyd@peak.org> wrote:

Dear Mayor and City Councilors,

I understand that this process has been a complex one, and that we all want the same thing- police in a safe new spot. But please, please, please do not put another proposal on the ballot for a Police Facility that has not been trimmed down in cost, and does not include seismic upgrades (not necessarily renovations, just the seismic in my opinion) for the library/civic center.

I fear that none of your current proposals would pass. Then we're in a real mess. Everyone wants the police in a new facility. But many of us want the original plan as a way to get there (reasonable size police plus seismic).

At your last meeting, an attempt to promise seismic upgrades to the library in November quickly morphed into a much larger project potentially including new city shops. I watched the video of the discussion and my trust in the process, and that you are listening to the public, was eroded. Tom Anderson's motions were so quickly overridden and changed they were barely remembered. City shops, at least for me, came out of the blue.

The last surveys that were taken, to my knowledge, showed a preference for a bond measure that included seismic upgrades to the civic center. Maybe those should be revisited.

Thank you for your time and attention.

Susan Graves

From: newswanger2@comcast.net [mailto:newswanger2@comcast.net]

Sent: Thursday, February 16, 2017 6:59 AM

To: citycouncil <citycouncil@cityofsalem.net>

Subject: Police Facility

I want to let the city council know that a plan for a new police facility should include seismic upgrades to the library. I believe library supporters will get on board to support the new facility and the seismic upgrades to the library.

Thank you for your fine work on bringing this back to the voters.

Louise Newswanger

Sent from Mail for Windows 10

-----Original Message-----

From: Mary Ann Baclawski [mailto:mbackoh@yahoo.com]

Sent: Thursday, February 16, 2017 6:51 AM

To: citycouncil <citycouncil@cityofsalem.net>

Subject: New police facility

To the mayor and council members,

Please decide that the plan for the new police facility should be reasonably priced and include seismic upgrades for the city hall complex. We have so much work to do to get ready for the coming earthquake we can't afford to spend any more than necessary on any city project whether it's this one or improving transportation infrastructure. (In other words stop wasting money on the 3rd bridge too.)

Mary Ann Baclawski

385 Forest Hills Way, NW

Sent from my iPad