

Ruth Stellmacher

From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>
Sent: Monday, February 13, 2017 4:58 PM
To: Amy Johnson; 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; Sally Cook; Steve McCoid; Steve Powers; Tom Andersen; Tami Carpenter; Ruth Stellmacher
Subject: Police+Seismic 02-13-2017
Attachments: POLICE COSTS 02-13-2017 slides.pdf

City Council:

I am attaching a PDF of the slides, on behalf of Salem Community Vision, for the Council meeting the evening of February 13, 2017. 

Please make copies of these pages for the City Council.

This is Option #4: The Alternative Proposal.

Please add to the council record of the meeting.

Thank you.

Geoffrey James

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via Newton Mail



POLICE FACILITY BOND MEASURE

CITY PROPOSALS

\$64.0 M POLICE FACILITY ONLY

\$69.1 M LARGER POLICE FACILITY

\$79.3 M POLICE + LIBRARY SEISMIC

ALTERNATIVE PROPOSAL AND BEST VALUE

\$66.3M POLICE+SEISMIC (x2)

INCLUDES BOTH LIBRARY & CITY HALL SEISMIC

**EVEN INCLUDES MOVING EXPENSES
FOR POLICE & LIBRARY**

BASED ON NEW BEAVERTON POLICE FACILITY COSTS

Salem Community Vision

REDUCED COSTS BASED ON BEAVERTON MODEL & LOWER PERCENTAGES

THIS MODIFIED COST ESTIMATE INCLUDES 115,000 POLICE (at Beaverton costs) PLUS BOTH SEISMIC PROJECTS plus MOVING COSTS

Salem Police Project Budget Analysis

ALTERNATIVE PROGRAM WITHOUT WVCC & MIN GROWTH & REDUCED PKG STRUC

Date: February 13, 2017

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				CONSULTANTS NUMBERS	NEW NUMBERS	
A	Building Construction (current dollars)	115,000 GSF		-\$299 per SF \$270 target	\$34,385,000	\$28,750,000
B	Parking Structure Construction (current dollars)	reduce to 50 police cars on the deck		100 STALLS 50 stalls	\$2,645,000	\$ 1,322,500
C	Site and Demolition Construction (current dollars)			215 STALLS 265 stalls	\$2,991,000	\$ 1,150,000
D	Solar Allowance (required per OAR 330-135)		1.50%		\$600,000	\$ 468,338
E	Off-Site Construction (eg: Intersection Improvements)				\$0	\$ 0
F	Fixtures, Furniture and Equipment		5%		\$1,852,000	\$ 1,561,125
G	Art Allowance (required per SRC 15)		0.5%		\$200,000	\$ 156,113
H	Development Costs		12.75% 13.75%	reduce by 1% (no out of state consultant)	\$5,840,000	\$ 3,980,869
J	Property Acquisition Budget			hire the Beaverton architect (hourly) to advise local architect	\$5,473,000	\$ 5,473,000
K	Bond Issuance Expenses (required)		1%		\$540,000	\$ 312,225
L	Escalation	Execute a design-build contract within 6 months	3.5%	9.10% reduce to 6 months constn. inflation	\$4,503,000	\$ 1,092,788
M	Contingency	Beaverton used 5% of the total construction	5.0%	9%	\$4,907,000	\$ 1,561,125
Project Budget Total					\$63,936,000	\$45,828,083

general construction contract

\$31,222,500

(A+B+C)

LET'S PASS THIS \$66.3M BOND MEASURE!

Note:

1. Contingency EXCLUDES Escalation
2. Line J - Budget provided by City of Salem based recent and comparable sales
3. Off Site Construction would be funded through Urban Renewal for Liberty & Division Intersection Improvements
4. Line B: structured parking cut in half to 50 police cars
5. SWAT vehicles to stay at Window To West (5 mins. away) for cost reduction
6. Line A: set goal of \$250 per sq.ft. instead of \$299. Line M covers it.
7. Line M: use same contingency as Beaverton: 5%
8. Keep all consultants local. Use Beaverton consultant as an advisor (hourly fee)
9. Percentages are based on G.C. total general construction contract amount (line A+B+C) \$31.2M
10. Seismic costs are from MSC Engineering reports & Dalke Construction estimates (total \$15M)
11. Architectural/Electrical/Mechanical allowance of \$5M to address damage caused by structural work.
12. SCV recommends add \$0.5M to cover police move, and the library moving during seismic work

\$508 per sq.ft. without land	\$351 per sq.ft. without land	\$389 Beaverton
NET SEISMIC STRUCTURAL (both buildings)		
\$15,000,000		
Dalke Estimate ADD ARCHITECTURAL		
\$ 5,000,000		
(repair of surfaces, electrical, mechanical)		
TOTAL BOND MEASURE		
\$65,828,083 + \$0.5M move		
\$66,328,083 total amount		



ALTERNATIVE COSTS MAJOR POINTS

CONSTRUCTION COST REDUCED SLIGHTLY FROM \$299 TO \$270

**POLICE CARS ON PARKING STRUCTURE DECKS
REDUCED FROM 100 DOWN TO 50**

DEVELOPMENT COSTS REDUCED FROM 13.75% TO 12.75%

**SOLAR, ART, FF&E, CONTINGENCY,
ARE PERCENTAGES OF THE G.C. CONTRACT AMOUNT**

**ESCALATION 3.5% INSTEAD OF 9%
IF WE SIGN A G.C. CONTRACT BY END OF YEAR (DEC)**

CONTINGENCY REDUCED FROM 9% TO 5% (LIKE BEAVERTON)

THESE COSTS ARE SIMILAR TO BEAVERTON

**COST PER SQ.FT. COMPLETE:
\$508 DLR \$389 BEAVERTON \$351 SCV**

THIS ALTERNATIVE PLAN:

\$45.8M POLICE TOTAL PROJECT COST

**\$20.0M SEISMIC FOR BOTH BUILDINGS
(INCLUDES \$5M OF ARCH/MECH/ELECT)**

\$65.8M TOTAL (POLICE+ SEISMIC)

\$0.5M MOVING COSTS

\$66.3M BOND MEASURE

\$0.5M ADDITIONAL FOR CRIME LAB, BOMB SQUAD, SWAT PARKING

\$66.8M GRAND TOTAL

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