

Public Safety Facilities Review Committee
Tuesday, May 20, 2014
7:00 p.m.
Council Chambers, Albany City Hall

1. Call to order
2. Comments from the public
3. Discussion of funding options (continued)
 - Urban renewal
4. Review Request for Proposal documents
5. Review of questions to answer, issues to address, tasks to complete [Page 2]
6. Committee thoughts and comments
7. Adjourn

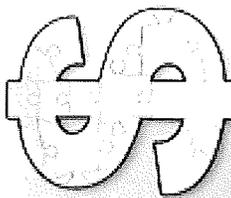
Upcoming meetings:

- Tuesday, May 27, 2014
- Tuesday, June 10, 2014

Questions and Issues

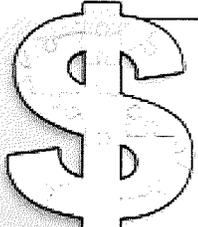
May 15, 2014

- What other issues will be on the ballot?
- Ballot timing
- ~~How was future staffing and City population computed?—coming~~
- ~~Can the building(s) be remodeled?~~
 - *Fire – no (2-11-14)*
- ~~Can the building(s) be expanded on site?~~
- ~~Are parking regulations flexible?~~
- ~~Other parking options~~
 - ~~Agreement with Lee Enterprises?~~
- What are building restrictions costing in staff efficiencies?
- ~~What can be done with the Ralston Dodge dealership building?~~
- ~~What are annual maintenance/operation costs of facilities?~~
 - ~~Any worker's comp claim as a result of building deficiencies?~~
- ~~Issues with flow and communication in existing buildings?~~
- What is cost breakdown?
- ~~What is to be done with existing sites if no remodel?~~
- ~~What works well on existing sites?~~
- Costs of other recent buildings (police only)
- ~~Property across the street from the jail?~~
- ~~Review potential sites~~
- Site criteria?
- Financial alternatives
 - Other revenue sources? i.e. Pepsi, CARA
- ~~Level of severity?~~
- Understand four ways to execute the project; pros and cons



2013 Public Safety Bond Estimates

By PresenterMedia.com



Space Needs Identified in ZCS Studies

Fire = 29,387 (20 year)

Police = 34,690 (current)

Plan was to construct an unfinished third floor (15,000+ sq. ft.) at the Police Station if the money was available



Projected Costs – Fire

2011 estimates

Construction: \$7.3 million to \$9.5 million

Land Acquisition: \$1.5 million

Contingency: \$750,000 to \$1 million

Total = \$9.5 to \$12 million includes soft costs



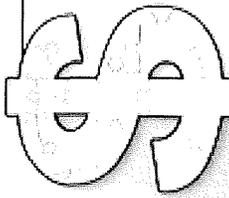
Projected Costs - Police

2011 estimates

\$8.6 million to \$11.2 million

Contingency: \$860,000 to \$1.2 million

Total: \$9.46 million to \$12.4 million



Total Costs

2011 estimates

Low range = \$18,960,000

High range = \$ 24,400,000



Funding Sources

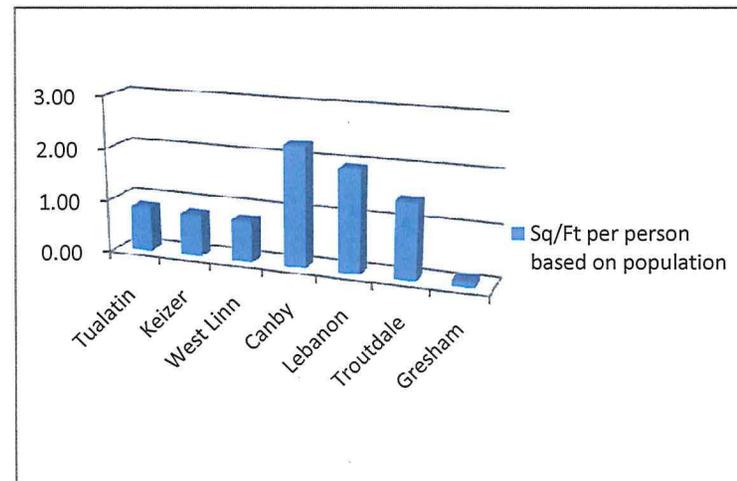
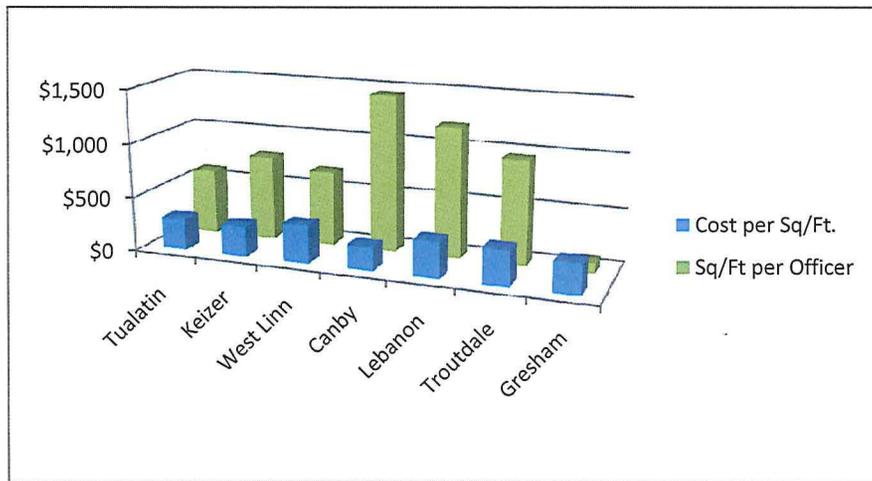
**General obligation bond = \$20.3 million-
\$400,000 bond costs**

**Settlement Reserve = \$4 million (up to \$5
million more available at Council
discretion)**

**Total available (bond + designated
reserve) = \$23.9 million**

SURVEY NEW POLICE DEPARTMENTS

| Department | Date Completed | Population | Sworn Officers | Square Feet | Total Facility Cost | Cost per Sq/Ft. | Sq/Ft per person based on population | Sq/Ft per Officer | Type of Building | Notes |
|------------|----------------|------------|----------------|-------------|---------------------|-----------------|--------------------------------------|-------------------|--|---|
| Tualatin | 2000 | 26,716 | 38 | 22,803 | \$6,700,000 | \$294 | 0.85 | 600.08 | Police only | |
| Keizer | 2009 | 36,000 | 37 | 28,880 | \$8,140,000 | \$282 | 0.80 | 780.54 | Police only | Are willing to give tours |
| West Linn | Aug. 2014 | 25,600 | 29 | 20,000 | \$7,100,000 | \$355 | 0.78 | 689.66 | Police only | Expect completion this summer. Does not include permit fees |
| Canby | Aug. 2012 | 15,930 | 25 | 36,236 | \$8,007,037 | \$221 | 2.27 | 1,449.44 | Includes Municipal Court/City Attorney staff (1,000 sq/ft) | 25,236 sq/ft finished, 11,000 sq/ft unfinished |
| Lebanon | Jul. 2009 | 15,500 | 25 | 30,000 | \$10,000,000 | \$333 | 1.94 | 1,200.00 | Includes Court (2,000 sq/ft) | |
| Troutdale | Sept. 2012 | 16,000 | 24 | 23,000 | \$7,500,000 | \$326 | 1.44 | 958.33 | Police only | Are willing to give tours |
| Gresham | 2013 | 107,000 | 120 | 11,000 | \$3,100,000 | \$282 | 0.10 | 91.67 | Houses only P & E, Gang Unit, Traffic Div. D.A. & community room | Substation only, not the main police building |



Significant Differences
 Noteworthy Differences

04/28/2014

*All figures were provided by each department. No land costs are included in Total Facility Cost; however, may include permits, architecture or site development fees.