

Public Safety Facilities Review Committee
Tuesday, May 27, 2014
7:00 p.m.
Council Chambers, Albany City Hall

1. Call to order
2. Comments from the public
 - Correspondence [Pages 2-3]
3. Review Request for Proposal documents
4. Continued discussion of urban renewal funding option
5. Open questions and issues [Page 4]
 - Sixth Avenue utility relocation costs [Pages 5-6]
 - Population projection methodology [Pages 7-8]
 - PepsiCo settlement receivables
 - Arasmith email list [Page 9]
6. Committee thoughts and comments
7. Adjourn

Upcoming meeting:

- Tuesday, June 10, 2014

Regarding the New Fire Station:

I had a friend who was told that her cousin had new sheets from K-Mart. Her response – “I didn’t know K-Mart sold sheets.” She had always purchased hers at Macys. That has been my thoughts about the ^{city} Council. They seem to see one way to do things – that’s the Macy’s (expensive) way and not the K-mart way.

Questions –

Would the proposed Harrisburg fire station meet Albany’s needs? Could two be built using one set of plans or a set of altered plans?

Could we make parts of this a wonderful community project building enthusiasm with the people voting on the project?

It doesn’t seem as there will be much need for landscaping. Could the Master Gardeners be asked if they would like to design and plant the landscaping? And if not them - What about an OSU or LBCC student or class majoring in the subject?

Could we skip having an interior design architect and have the personnel choose their color scheme with pictures from a local store and not from famous artists that include the architect’s mark up. or

Could we approach a design class at OSU or LBCC and have them work out color schemes and then present their design to the city ^{Council} ~~council~~ and fire personnel? I would think a design student would jump at the chance to add the completion of such a project to his/her resume.

And then the interior equipment. Most public entities replace things about every 15 years. Could a lay person choose equipment with a life span closer to that length and more of what is actually needed, not what a professional chef, fore instance, would crave? I don’t want to short change the personnel; but neither should we give carte blanche just because there is money to do it. A little less opulence would allow distribution of any extra funds to the police station. This is not one of those situations where, if a department does not use all the money they will face some type of demerit.

I would like to see the money considered joint. If a compromise can be made in one area on the fire station; then the police department remodel could benefit.

Those are my “K-Mart” approaches. These worked beautifully on the carousel. I

think that they could work beautifully for a new fire department and, perhaps, provide more funds for the police department upgrade.

Encouraging community involvement often results in positive voting.

Just my thoughts,

Edith Hoover

Questions and Issues

May 21, 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



TO: John R. Bradner, Fire Chief

FROM: Mark W. Shepard, P.E., Public Works Director and Community Development Director

DATE: April 2, 2014

SUBJECT: New Fire Station Construction at Proposed Station 11

The Albany Fire Department owns or is in the process of purchasing property on both side of 6th Avenue between Lyon and Baker Street. This property is being considered for a new downtown fire station. To accommodate a new fire station in this location that will meet the needs of the department, the idea of closing 6th Avenue between Lyon and Baker has been entertained. In doing so, the portion of the current 6th Avenue right-of-way would be incorporated into the development of the new fire station.

I understand that in the review of this proposal by the Public Safety Facilities review Committee has some questions about how this proposal might impact the City's transportation and utility network. I have reviewed the transportation and utility infrastructure at the proposed site and in its vicinity. In short, I do not see any transportation or public utilities issues that that would prevent or limit the incorporation of the 6th Ave. right-of-way into the fire station development.

I have address each of the city's infrastructures separately below.

Transportation:

Closing of 6th Avenue to through traffic between Lyon and Baker is not anticipated to have any meaningful negative impact on the City's transportation network in this vicinity. 6th Ave. is a local street and has relatively low traffic volumes. This portion of town is served with a robust street network with standard block lengths. Therefore, there are easily accessible alternative routes that do not require long out-of-direction travel for those in the area.

I would recommend that you consider closing 6th Ave. at Baker by installing curb and gutter across 6th Ave. A driveway approach could then be installed to allow Fire Department t access as desired.

Water:

A 6-ich diameter water line currently exists in the south lane of 6th Ave. Public Works plans call for this line to be replaced in the future with a 12-ich diameter waterline. This waterline is anticipated to be a key component of the water grid network in this area of the City.

However, the exact location of this line is flexible. Therefore, it is most likely that the development of a new fire station that includes using 6th Ave. can be accommodated by working to locate structures and relocate the waterline as needed.

I do not see any issues with the City's water infrastructure that could not be accommodated should 6th Ave. be incorporated into the fire station development plans.

Sanitary Sewer:

An 8-inch sewer line currently exists much of the length of 6th Ave. between Lyon and Baker. The sewer flows west to east and does not extend all the way to Lyon Street. Incorporation of 6th Ave. into the fire station development could easily be accommodated without impacting sewer service to surrounding properties. 606 Baker is served by the sewer line in Baker Street. 532 Baker is served by the sewer line in 6th Ave. But their service connection is east of the current Fire Station 11 eastern property line. The public sewer line can be abandoned between the new fire station development and the service line to 532 Baker. (at approximately the east boundary of the Station 11 property).

Development of a new fire station on the 6th Ave. right-of-way will not create any problems or challenges to providing sewer service to the surrounding area.

Storm Water:

There is no public storm water infrastructure located in the 6th Ave right-of-way with the exception of the inlets at Lyon Street. These inlets can be relocated as needed if 6th Ave. is closed and curb and gutter installed along Lyon Street.

Development of a new fire station on the 6th Ave. right-of-way will not create any problems or challenges to providing storm water service to the surrounding area.

Cost Estimate Summary:

Following is a summary of the estimated costs to address the transportation and utility improvements that might be needed to facilitate construction of a fire station that includes the 6th Ave. right-of-way.

Item	Estimated Cost
12-inch water line between Lyon and Baker	\$70,000*
Sanitary sewer abandonment	\$15,000
Storm water utility modification	\$20,000
Street improvements (install curb and gutter)	\$20,000
Total	\$125,000

*The water line replacement project is not a requirement to develop the site, but this replacement is in the City's water utility plan. Therefore, the City Council could choose to fund a majority of the water line work from the water fund. The fire station project could pay the difference between construction costs in 6th Ave. vs. the fire station development site.

MWS

Attachments – Utility Maps

c: Wes Hare, City Manager



TO: Public Safety Facilities Review Committee

FROM: Anne Catlin, Planner III
Mark Shepard, P.E., Public Works and Community Development Director

DATE: April 1, 2014

SUBJECT: Population Forecasts

The following memo explains Albany's population forecasts and figures used in City plans.

ALBANY'S ADOPTED FORECAST

The State of Oregon requires each county to establish a population forecast for the entire county and to coordinate this forecast with the local governments within its boundary. In 1997 and 1998, representatives from the City of Albany and Linn and Benton counties met to arrive at a population forecast to 2020. This forecast was adjusted by the Department of Land Conservation and Development and adopted by both counties in 1999. The forecast assumes an annual average increase of 1.4%, which is consistent with state projections for a slower growth rate over the forecast period. Albany's adopted population forecast to 2020 is 53,200 residents. To accommodate different time periods of city plans, the 2020 forecast was projected to 2025 and 2030 using the same average annual increase of 1.4% as provided in the table below.

Albany's County-Coordinated Adopted Population Forecast to 2020			
Year	City Total	Linn County	Benton County
1996	37,095	32,745	4,350
2000*	40,852	35,748	5,104
2010	46,450	40,840	5,610
2015	49,710	43,790	5,920
2020	53,200	46,950	6,250
Population Forecast Using 1.4% AAGR			
2025	57,030	50,330	6,700
2030	61,700		

*2000 figures are from the Census Bureau.

AAGR = Average Annual Growth Rate; Source: City of Albany, Planning Division

An unofficial estimate of Albany's 2050 population is 81,480 people using the average annual growth rate (AAGR) of 1.4%. The state coordinates population forecasts for cities and counties in Oregon. Staff anticipates Albany's population forecast will be updated in the next 5 to 10 years.

ALTERNATIVE GROWTH SCENARIOS

Albany's population grew by an average of 2.3% per year between 1996 and 2005. Due to this high growth rate while the City was updating its buildable lands inventory, staff calculated three

additional population growth scenarios to 2025. Growth Scenario 1 uses AAGR of 1.5% applied to Albany's 2005 Portland State University's population estimate of 45,360. Scenario 2 uses a 1.9% AAGR. Scenario 3 assumed a high annual growth rate of 2.2%, beginning with Albany's 2005 estimated population.

Albany Population Growth Scenarios to 2025

YEAR	2000	2005	2010	2015	2020	2025
Adopted County-Coordinated Forecast	39,550	43,400	46,450	49,710	53,200	57,030
Scenario 1: 1.5% Ave. Annual Inc.	40,852*	45,360	48,666	52,642	56,711	61,093
Scenario 2: 1.9% Ave. Annual Inc.	40,852*	45,360	49,836	54,754	60,157	66,093
Scenario 3: 2.2% Ave. Annual Inc.	40,852*	45,360	50,574	56,387	62,869	70,096

Source: Albany Planning staff. *2000 figures are from the U.S. Census Bureau.

Scenarios 1 through 3 show different average annual increases starting with the 2005 Portland State University population estimate of 45,360.

Police Chief Lattanzio selected the 1.9% growth scenario in the Comprehensive Plan in a presentation he recently made to the City Council.

Albany's population growth rate has slowed down since 2010, indicating that the adopted population forecast that represents a rate of 1.4% AAGR is a good long-term growth rate projection.

SOUTH ALBANY AREA GROWTH PROJECTIONS

The South Albany Area Plan used the 2030 population projections, which represent the average annual growth rate of 1.4% projected from Albany's adopted forecast. The Transportation Systems Plan included projections of where growth was most likely to occur through 2030, given vacant land and availability of City services. Staff estimated the South Albany area would capture roughly one-third of the population growth to 2030, increasing from an estimate of 338 people in 2006 (115 households) to 3,741 people in 2030 (1,576 households). Since South Albany has very few households, this projection equates to a 10.5% AAGR.

Staff estimates that the slowed growth citywide will also affect development in South Albany, equating to less growth by 2030.

AC

From: Skeet_Arasmith <skeet@acrp.com>
Date: May 20, 2014 1:47:58 PM PDT
To: Dave Burrigh <burrigh715@gmail.com>, Frank Morse
<flmorse@comcast.net>
Subject: Completion list and recommendations

Dave & Frank

Here are a few items I would like to see added to the list. In addition, are three recommendations I would like to see a "survey" on.

Skeet

Issues to be added to the list

1. One ballot or two
2. Population projection numbers and method used by the ZCS documents in establishing needs for Station 11. (see page 232 in the ZCS document for staffing levels at 20 and 40 years). The question is; what population are these numbers based on?
3. Site plan – Does the City of Albany have a site plan that identifies land needed for future additional fire stations? And have they secured the land?
4. How will the City of Albany fund the replacement of fire vehicles?
5. Written document with the cost estimates for moving utilities if 6th Street is vacated.
6. Ask Mark Nokaes, the retired Linn County assessor, to speak to the committee about the impact of property tax financing.

Recommendations that I would like to see a survey on to determine if we can reach consensus.

1. Design fire and police buildings for a life expectancy of at least 50 years.
2. Recommend the City of Albany establish a replacement fund to accumulate a specific percentage of the value of the buildings over their life expectancy. These funds to be restricted.
3. Recommend the councilor for the Ward that includes the police station and a member of the police department visit each of the tenants in the proposed property purchase area and assure them that the City will assist them in finding a new residence, should the City purchase their existing residence.

TO: Albany City Council

FROM: Public Safety Facilities Review Committee

DATE: May 15, 2014, for May 28, 2014, City Council meeting

SUBJECT: Police Department Facility Recommendation

The Public Safety Facilities Review Committee finds that the Albany Police Department building as it exists today is inadequate to support the current needs, let alone future needs, of the sworn officers and support staff who work there. The building is woefully inadequate.

When the building was constructed in 1988, the Police Department employed about 50 personnel. The Police Department staff and the Albany population have since doubled. The building has been internally reconfigured multiple times, and a modular unit has been added to the site to meet changing space requirements. All members of the Committee have toured the building and conclude that nothing else can be done within the existing building envelope; the status quo is not acceptable for current or future needs.

The Committee's recommendation is based in part on the following findings:

- The very small public lobby creates unexpected contact for residents, business representatives, children, and other building visitors with offenders, such as sex offenders who are required to report to the building to register, creating unacceptable risks for the public and liability to the City.
- The building does not have sufficient backup power to operate during an emergency and to continue to provide necessary services during a critical incident.
- The building does not have secure interview or holding rooms.
- Years of retrofit have virtually eliminated training and meeting spaces.
- Storage is not sufficient for the keeping of critical evidence.
- The heating and cooling system, which must operate 24 hours a day because of the building's use, is completely inefficient because of the extensive reconfiguration. The Police Department is the biggest user of electricity of any City office building.
- Current configuration requires many employees to change clothes in private offices or in shared work spaces. Additional space is required for lockers and storage.
- Crime prevention volunteers need work space.
- Rest rooms for the public and staff are inadequate.
- Parking is completely inadequate for the public and employees.
- The current building configuration creates barriers to effective communication among work groups, especially detectives and patrol officers. Most all work stations are inadequate due to space constraints.

The City of Albany needs a single police department location where all the services to the public are housed. The Department currently utilizes some offsite storage of larger items and evidence vehicles; however, no personnel are stationed offsite. Dividing out services and personnel to multiple buildings creates frustration for the public and increases operational and personnel costs and creates logistical and supervisory issues for the Department. The Police Department would need additional personnel to operate multiple facilities. The Committee recommends one central station.

The Department has reviewed the previous programming and needs assessments and has found that there could be reductions in such areas as meeting rooms, rest rooms, lockers, and office room sizes. In addition, it is believed that the city population will not grow as fast as originally projected. Instead of 2 percent annual growth rate, it is now predicted in the range of 1.4 percent, which will impact the number of staff needed and reduce the future size of the building. In order to take these changes into account, the Committee recommends that the City hire a qualified design firm to work with Police staff to reevaluate programming needs and bring a new programming and needs assessment document to the Committee for review. When the new programming and needs assessment document has been reviewed, the design firm should be asked to provide conceptual drawings and cost estimates for the current site.

The Committee has reviewed a comparative cost analysis, prepared by the City, for expanding the existing facility versus relocation to the Pacific Boulevard property. The Committee finds that the current location is the preferred site.

The comparative cost analysis for the existing location reflects the acquisition of additional property with three options (see attached map and spreadsheet):

Option 1: additional 0.45 acres

Options 1 and 2: together provide an additional 1.5 acres

Options 1, 2, and 3: together provide an additional 2.2 acres

The total of Options 1 and 2, along with the existing property, yield 3.19 acres and the comparative cost of 1 and 2 are marginally less than the cost of building new on Pacific Boulevard. The purchase of Options 1, 2, and 3 together yield a total 3.89 acres and will add approximately \$1 million above the Pacific Boulevard option.

Upon review by the Department, it is believed that the addition of Options 1 and 2 for a total of 3.19 acres may accommodate the Department's needs for 20 years. However, since the building program is in need of refinement, the Committee is hesitant to make that recommendation at this time. The Committee instead recommends that the City and the design firm make every effort to consolidate the Department's needs for the next 20 years onto the Option 2 (3.19 acres) sites.

Nonetheless, the Committee believes it is important to provide additional land for required expansion beyond a 20-year time horizon; and, to that end, the Option 3 land should be secured by the City. Thus, an estimated \$600,000 could be saved from the Options 1, 2, and 3 alternative. The Committee recommends that the City immediately enter into negotiations to secure those properties through option agreements which would allow sufficient time to work through all the program and design criteria. The Committee believes it is important to know as soon as possible if acquisition of these properties is viable.

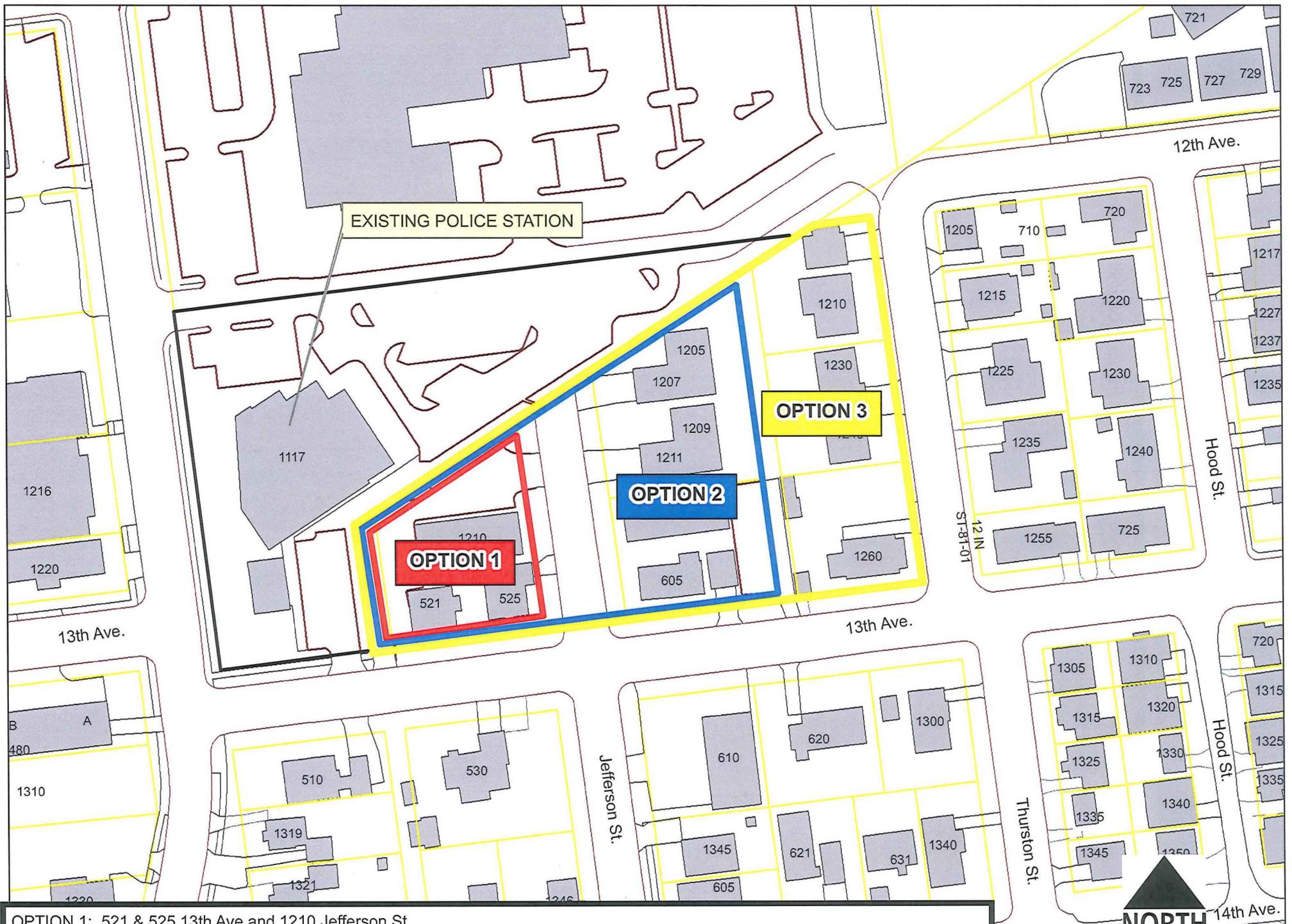
Note: The Committee also considered the purchase of property owned by the Union Pacific Railroad north of the existing building and east of the Linn County Jail. Staff in the railroad's Real Estate and Operating Department reports that the property is not for sale.

The Pacific Boulevard site should be held as a backup option if the City is unable to successfully secure the necessary properties at the Jackson Street site. Therefore, the Committee recommends making immediate application to the Oregon Department of Transportation for a permit to allow access from the site onto Pacific Boulevard.

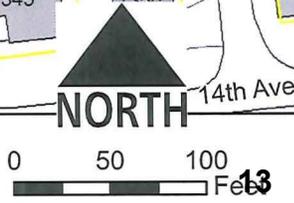
The Committee recommends the City include an option in the RFP for conceptual design and cost estimates for the Pacific Boulevard property.

The Committee recommends the design criteria reflect building needs for 20 years with sufficient land available to meet needs in 40 years. As with the Fire Station, the design should incorporate energy-efficient systems to keep lifecycle costs affordable.

FLM,DKB:mms



- OPTION 1: 521 & 525 13th Ave and 1210 Jefferson St
- OPTION 2: OPTION 1 + Vacate Jefferson Street and 1205, 1207, 1209, 1211 & 1225 Jefferson St and 605 13th Ave
- OPTION 3: OPTION 1 + OPTION 2 + 1210, 1230, 1240 & 1260 Thurston St



Approximate Costs Current Building vs New Building 05/08/14

Item	Remodel/Addition 1117 SE Jackson Street (current size 1.69 Acres)			New Building on SW Pacific Blvd Property
Options	#1 - .45 Acre Addition .45 Acres Parcel #1 Grand Total 2.14 Acres	#2 - 1.5 Acre Addition .45 Acres Parcel #1 1.05 Acres Parcel #2 Grand Total 3.19 Acres	#3 - 2.2 Acre Addition .45 Acres Parcel #1 1.05 Acres Parcel #2 .7 Acres Parcel #3 Grand Total 3.89 Acres	3.69 Acres
Additional Property Cost 1	\$725,000	\$1,748,480	\$2,179,780	\$0
Demolition Cost 2	\$42,000	\$87,300	\$120,300	\$0
Site Development 3	\$779,720	\$1,694,480	\$2,304,320	\$2,914,720
Remodel Savings 4			\$1,102,500	\$0
Value of other property 5			\$900,000	\$1,275,000
Estimated Site Cost	\$455,780	\$1,527,760	\$2,601,900	\$1,639,720
Annual Tax Revenue L/G 6	-\$7,156	-\$17,070	-\$23,550	+\$9,388
Pros	<ul style="list-style-type: none"> • Location is already established • Proximity to Jail • Some value in existing building shell 			<ul style="list-style-type: none"> • Large empty square lot • Access to Pacific Blvd
Cons	<ul style="list-style-type: none"> • Displaces 11, 28, or 32 residents • Challenge to remodel 24/7 building 			<ul style="list-style-type: none"> • New use for neighborhood

Option #1: 521 & 525 13th Ave and 1210 Jefferson St (1 property owner of 14 rental units)

Option #2: Option #1 + Vacate Jefferson St and 1205, 1207, 1209, 1211 & 1225 Jefferson St and 605 13th Ave (2 total property owners of 28 rental units)

Option #3: Option #1 + Option #2 + 1210, 1230, 1240 & 1260 Thurston St (6 total property owners of 30 rental units and 2 owner occupied homes)

1 = Cost to potentially purchase additional properties based on property tax statements, conversations with property owners, and evaluations by a realtor. All owners were contacted and are willing to consider an offer.

2 = Demolition Cost is the estimated cost to gut the current PD, remove structures, and prepare site for construction. Provided by a contractor and does not include any lead or asbestos identification/abatement.

3 = Site Development is the estimated cost of permits, utilities, parking lots, exterior lighting, fencing, gates, etc (@ \$20 sq foot for bare land, \$10 sq foot to remodel existing PD outdoor space). Provided by an architectural/engineering firm.

4 = Amount saved by remodeling our current 10,500 sq foot police building vs. building a new 10,500 sq foot building. Provided by an architectural/engineering firm.

5 = Value of other property is the value of the property we could sell to offset costs based on property tax statements and evaluations by a realtor.

6 = Annual Tax Revenue Loss by purchasing additional properties around current building based on property tax statements, or **Gain** by selling the Pacific Blvd property.