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West Linn Police
Department

Site Selection
Due Diligence

April 21, 2011

2090319.01

For Executive Session

INTRODUCTION

The City of West Linn is seeking to relocate the Police Department to a new facility or a renovated building to better support their operational requirements, meet their current needs and allow for future growth. The current police facility is grossly undersized in relation to today's police facilities, does not meet current seismic requirements for an essential facility and contains hazardous building materials.

Analysis to date has included a Site Due Diligence Study conducted by Group Mackenzie in 2008 and a Space Needs Assessment Study conducted by Group Mackenzie in 2009. The Space Needs Assessment evaluated the Police Department space needs, documented the deficiencies of the existing facility, toured local newly constructed facilities and prepared a conceptual design. These previous studies and the associated information has been utilized in the evaluation of Site A and Site B included in this study.

Group Mackenzie was further contracted to provide professional services to the City of West Linn to evaluate the feasibility of two site options for locating the Police Department. Site Option A studies the development of a 1.5 acre site located at 1800 8th Avenue, while Site Option B studies the renovation of an existing building located directly adjacent the City of West Linn City Hall located at 22500 Salamo Road. This study includes a revised space needs program that has been modified to reflect requirements associated solely to the Police Department. Site development standards were evaluated to identify the limitations of each site, parking requirements and access by public and police vehicles, which were utilized to development conceptual site and space planning diagrams. Information gathered through this analysis has been utilized to prepare the included cost assessments to determine and compare full development costs between the two sites.

OVERVIEW: SITE A

Site A includes the study of the property located at 1800 8th Avenue. This property would require the purchase of four tax lots that would render a buildable site of approximately 1.54 acres for a new Police Facility. The site allows for the development of secure and public parking, exterior plazas and a stepped two story facility that takes advantage of the existing site topography. The site Floor Area Ratio (FAR) limits the facility development square footages, however, the 23,500 square foot police facility and community room can be accommodated within these restraints. While multistory facilities are not ideal for a police facility, the stepped concept plan locates unoccupied operational functions such as evidence and processing on the basement level, while locating occupied operational and business functions on the main level to maintain department efficiencies and adjacencies.

OVERVIEW: SITE B

Site B includes the study of an existing office building located directly adjacent the City of West Linn City Hall at 22500 Salamo Road. This property would require the purchase of the existing building and relocation of existing tenants currently residing within the building. The associated parking lot is located within a retail center and shares parking with the adjacent building, which creates distinct challenges in police vehicular navigation and opportunities for securing the at-grade parking lot. The existing building accommodates the required square footages for a police facility, however, does not allow for incorporation of a community room without reduction in police program. In addition to space requirements, the three story building presents deficiencies in circulation, adjacencies and operational efficiencies between the internal departments. Upon review of the construction of the building, preliminary structural analysis indicates the building does not meet current seismic requirements for an essential facility, requiring costly structural upgrades to the building in order to serve as a police facility.

EXECUTIVE SUMMARY TABLE

SUMMARY

The following study includes data collected, conceptual space layouts and associated pricing between the two sites. Advantages and disadvantages have been developed and outlined based on this information. Upon evaluation of the two sites, Site A has been identified as the most suitable site for further consideration for the City of West Linn Police Department. While a new facility designed and constructed around the distinct operational requirements of a police department is the most appropriate avenue to take, it is not the only consideration. Police and public access, security, officer safety and cost of construction play a major role in determination of the more appropriate option. Site A has been identified due to its availability for purchase, ability to meet space needs requirements, parking capacity and access needs, while rendering a development cost well below that of Site B.

CONCEPT SUMMARY TABLE

PROPERTY	SITE AREA	USABLE SITE AREA	TOTAL BUILDING AREA	TOTAL BUILDING HEIGHT	PUBLIC + POLICE PARKING	PROJECT COST
Site A (8th Ave.)	67,226 SF	59,158 SF	23,500 SF	2 Stories	29 Public 42 Police	\$8,495,6000
Site B (Salamo Rd.)	36,155 SF	NA	26,391 SF	3 Stories	36 Public 19 Police	\$10,080,616

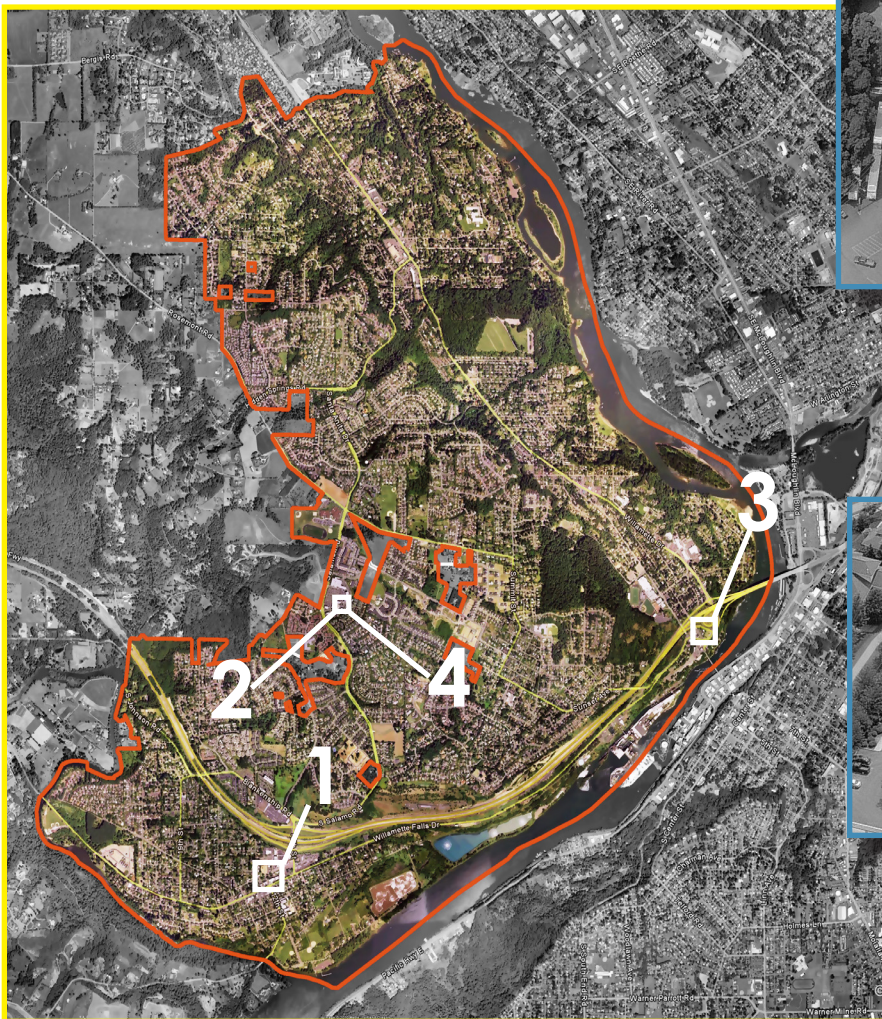
EXISTING SITE CONEXT



1. SITE A - 8th Ave.



2. SITE B - 22400 Salamo Rd.



3. EXISTING POLICE FACILITY



4. EXISTING CITY HALL

City of West Linn

POLICE SPACE NEEDS PROGRAM

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Space / Rm Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2012	2042	Exist	2012	2042	W	L	Area		Exist	2012	2042	
Department: West Linn Police Department Space Requirements Summary														
Police Department	36	40	55								6300	22803	23478	
Police Exterior Requirements												16709	16973	25 Visitor / Training Parking Spaces 60 Police Secure Parking Spaces
TOTAL BUILDING SQUARE FOOTAGE	36	40	55								6300	39512	40451	0.93

Department: West Linn Police Department Space Requirements Summary														
Public Lobby & Facility Support	0	0	0								1025	4545	4545	
Police Administration	3	3	3								1367	2470	2470	
Police Records	2	3	4								977	1703	1828	
Police Operations	26	28	39								1185	6063	6213	
Police Support Services	5	6	9								922	2818	3218	
Police Support Functions	0	0	0								824	5205	5205	
TOTAL BUILDING SQUARE FOOTAGE	36	40	55								6300	22803	23478	
TOTAL EXTERIOR REQUIREMENTS											0	33418	33946	0.78
TOTAL SITE REQUIREMENTS											6300	56221	57424	1.32

Department: Public Lobby, Community Room & Facility Support														
Public Lobby														
Entry Vestibule				0	1	1	8	10	80	PUBLIC	144	80	80	911 phone
Public Lobby Waiting Area				1	1	1	20	30	600	PUBLIC	234	600	600	Open lobby for Police
Community / Class / EOC Room				0	1	1	25	40	1000		0	1000	1000	
EOC Storage				0	1	1	10	15	150		0	150	150	
Chair Storage				0	1	1	10	15	150		0	150	150	
AV Room				0	1	1	5	10	50		0	50	50	
Lobby Information				0	1	1	5	10	50	PUBLIC	0	50	50	Includes forms, info, translator
Display Area				0	1	1	5	10	50	PUBLIC	0	50	50	Historical display space, PD to confirm contents
Report Taking Room / Sex Off. Process				1	1	1	10	14	140	PUBLIC	80	140	140	Dual access from Police Reception Covert camera & microphone.
Juvenile Conference / Evid. Display				0	1	1	10	14	140	PUBLIC	0	140	140	Separate reception, photo process, finger printing Covert camera & microphone
Public Restrooms / Mens & Womens				1	2	2	10	25	250	PUBLIC	114	500	500	
Vending Vestibule				0	1	1	8	12	96	PUBLIC	0	96	96	Includes vending, drinking fountain, pay phone
Janitor				1	1	1	6	8	48		44	48	48	
Central Server Room				0	1	1	12	20	240		85	240	240	Adjacent IT Work Rm, storage space included
Electrical Room				0	2	2	10	15	150		64	300	300	
Sprinkler Riser Room				0	1	1	6	7	42		0	42	42	
Group Total	0	0	0								765	3636	3636	
SUBTOTAL	0	0	0								765	3636	3636	
GENERAL CIRCULATION (25%)											260	909	909	
TOTAL SQUARE FOOTAGE (Public Lobby)											1025	4545	4545	

POLICE SPACE NEEDS PROGRAM (CONT'D)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Space / Rm Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments	
	Exist	2012	2042	Exist	2012	2042	W	L	Area		Exist	2012	2042		
Department: Police Administration															
Administration															
Administrative Lobby / Waiting				1	1	1	4	8	32			0	32	32	Seating for up to 6x people, display
Chief of Police	1	1	1	1	1	1	18	24	432	OFFICE	108	432	432	Includes room for 6x person conference table Separate exterior access.	
Administrative Assistant				0	0	0	0	0	0		0	0	0	Adjacent to Chief of Police, serves as Records Sup. Requires view of Records, adjacent files	
Captain	2	2	2	2	2	2	14	22	308	OFFICE	268	616	616	Adjacent to Chief of Police	
Captain's Storage				1	1	1	10	10	100	SECURE	84	100	100	Adjacent to Captain's Offices	
Copy / Print / Mail				1	1	1	6	10	60		0	60	60		
Supply Room				0	1	1	10	10	100		0	100	100		
Secure File Room				0	1	1	10	10	100	SECURE	0	100	100		
Unisex toilet				0	1	1	6	8	48		0	48	48	Toilet to be designated to each sex Near conference room	
Coats / Coffee Alcove				1	1	1	4	10	40		0	40	40	Adjacent Conference room	
Conference Room				0	1	1	16	28	448		648	448	448	Accessible by administrative staff; A/V Projection Sized for 15+ people; Fixed seating	
Group Total	3	3	3								1108	1976	1976		
SUBTOTAL	3	3	3								1108	1976	1976		
GENERAL CIRCULATION (25%)											259	494	494		
TOTAL SQUARE FOOTAGE											1367	2470	2470		

Department: Records Division														
Records														
Public Reception (Service Counter)	0	0	0	0	1	1	6	12	72	OPEN	70	72	72	Secure w/ bullet proof glazing & ADA counter 2x stations
Records Supervisor / Admin Assistant	1	1	1	1	1	1	10	14	140	OFFICE	88	140	140	Windows to observe records and front desk
Records Clerk	1	2	3	1	2	3	10	10	100	OPEN	242	200	300	
Copy/Print/Mail Center/Work Room				1	1	1	10	15	150		126	150	150	
Records Storage - Active				1	1	1	10	15	150		0	150	150	Compact shelving, 3x years storage
Records Storage - Archive				1	1	1	20	25	500		126	500	500	Compact shelving
Supply Storage				0	1	1	10	15	150		66	150	150	Adjacent to Files, Copy and Reception.
Unisex Toilet				0	1	1	0	0	0		0	0	0	Share toilet with Admin
Group Total	2	3	4								718	1362	1462	
SUBTOTAL	2	3	4								718	1362	1462	
GENERAL CIRCULATION (25%)											259	341	366	
TOTAL SQUARE FOOTAGE											977	1703	1828	

POLICE SPACE NEEDS PROGRAM (CONT'D)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Space / Rm Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2012	2042	Exist	2012	2042	W	L	Area		Exist	2012	2042	
Department: Police Operations														
Patrol														
Patrol - Lieutenant	0	0	1	0	0	1	10	12	120	OFFICE	0	0	120	Near Administration Office to serve as 'project' office interim
Patrol - Sergeants	6	6	6	2	6	6	10	10	100	OPEN	358	600	600	Bull-pen suite layout, view of report writing
Traffic - Sergeants	0	0	1	0	1	1	10	10	100	OPEN	0	100	100	
Patrol Officers	14	14	20	0	0	0	0	0	0		0	0	0	Utilizes report writing
School Resource Officer	1	1	2	0	0	0	12	18	216		0	0	0	Located offsite
Community Services Officer	2	2	3	2	3	3	10	10	100	OPEN	0	300	300	Adjacent Report Writing
K9 Officer	1	1	1	0	0	0	0	0	0		0	0	0	Utilizes report writing
Tri Met Officer	1	1	1	0	0	0	0	0	0		0	0	0	Utilizes report writing
Traffic Officer	1	2	3	0	6	6	6	6	3	OPEN	0	18	18	Located in separate office space near report writing
Training Officer	0	1	1	0	1	1	10	10	100	OPEN	0	100	100	
Squad / Briefing Room				1	1	1	18	24	432		238	432	432	Equipped w/ audio/video equipment Room for 14x people, class room setup
Report Writing Room				0	6	6	6	6	36	OPEN	140	216	216	Shared/shift work stations w/ integral file cabinets
Patrol Equipment Storage				0	1	1	10	14	140		0	140	140	
File Area				0	1	1	10	10	100		20	100	100	Adjacent Report Writing Room
Conference / Juvenile				0	1	1	12	14	168		0	168	168	Near Sergeants, alarmed for juvenile holding
Group Total	26	28	39								756	2174	2294	
Inventory / Equipment														
Armory/ammunition/weapons				0	1	1	10	20	200	SECURE	50	200	200	Near exit to secure parking Located as single room w/ equipment storage
Ammunition Storage				0	1	1	0	0	0	SECURE	15	0	0	In armory
Weapons Maintenance				0	1	1	0	0	0	SECURE	0	0	0	Located within armory
Equipment Storage / Issuance				1	1	1	12	20	240	SECURE	0	240	240	Radios, batteries, stun guns, etc. Located as single room w/ armory
Sgt. Storage closet				1	1	1	0	0	0	SECURE	0	0	0	Secure closet within Equipment Storage
Community Services Storage				1	1	1	0	0	0		0	0	0	
Group Total	0	0	0								65	440	440	
Booking / Sallyport														
Processing / Work Room				1	1	1	10	16	160		0	160	160	
Interview / Temp Holding Room - Hard				0	1	1	10	10	100		70	100	100	Equipped w/ audio/video equipment
Interview Observation Room				0	1	1	8	10	80		0	80	80	AV requirements, 2-way glass to interview rooms
Unisex Toilet				0	1	1	6	8	48		35	48	48	
Access Vestibule				1	1	1	6	8	48		0	48	48	Weapon lockup area
Sallyport - vehicular				0	1	1	35	40	1400		0	1400	1400	Drive-in parking port, 2x cars wide Space for motors to park, bicycle maint. Area
Police Bicycle Storage Racks				0	1	1	3	40	120		0	120	120	Within Sally Port, 6 racks
K9 Kennels				0	2	2	5	5	25		0	50	50	water, drainage, hose bib
K9 Treatment / Grooming Room / Storage				0	1	1	10	10	100		0	100	100	
Temporary animal services kennel				0	2	2	3	5	15		0	30	30	water, drainage, hose bib
Sallyport Storage				0	1	1	10	10	100		0	100	100	
Group Total	0	0	0								105	2236	2236	
SUBTOTAL	26	28	39								926	4850	4970	
GENERAL CIRCULATION (25%)											259	1213	1243	
TOTAL SQUARE FOOTAGE (Police Patrol, Inventory, K9, Booking)											1185	6063	6213	

POLICE SPACE NEEDS PROGRAM (CONT'D)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Space / Rm Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2012	2042	Exist	2012	2042	W	L	Area		Exist	2012	2042	
Department: Support Services														
Detectives														
Detective - Lieutenant	0	0	1	1	1	2	10	12	120	OFFICE	0	120	240	
Detective - Sergeant	1	1	1	1	1	2	10	10	100	OPEN	0	100	200	
Detective	2	3	4	2	3	4	10	10	100	OPEN	312	300	400	Bulpen, rear access for CI's
Computer Forensic Detective	1	1	1	1	1	1	12	14	168	OFFICE	0	168	168	Secure, 8x8 cubicle in open work room / storage
Detectives Reception / Admin. Assistant				1	1	1	10	10	100		0	100	100	Secured, rear access for CI's
Supplies / Equip Storage				0	1	1	6	15	90		0	90	90	
Group Total	4	5	7								312	878	1198	
Property / Evidence														
Evidence Technician	1	1	2	0	2	2	10	10	100	OPEN	100	200	200	Open to work room w/ window to corridor & Process
Evidence Processing - Officer				1	1	1	12	14	168		100	168	168	Cardkey access, evidence lockers, work area
Technician Work Room				0	1	1	12	14	168		0	168	168	Evidence Tech Processing area
Evidence Files - Active				1	1	1	10	10	100		0	100	100	Located in open area of Property Technicians
Evidence Storage				1	1	1	24	24	576		103	576	576	Accessible through Evidence Work Room Compact shelving to be determined
Refrigeration Storage				0	0	0	0	0	0		0	0	0	Within Evidence Storage room
Drug Storage				0	0	0	0	0	0		0	0	0	Within Evidence Storage room
Cash Storage				0	0	0	0	0	0		0	0	0	Within Evidence Storage room
Weapons Storage				0	0	0	0	0	0		0	0	0	Within Evidence Storage room
Oversized Item Storage				0	0	0	0	0	0		0	0	0	Open shelving, within evidence storage room
Supply Storage				1	1	1	8	8	64		48	64	64	
Evidence - Public pickup & viewing				0	0	0	0	0	0		0	0	0	Evidence staging, secure. Interview at lobby used Dual staged lockdown for evidence drop-off
Bicycle Storage - Impound				0	1	1	10	10	100		0	100	100	Covered and Secure, but not a conditioned space 25 bicycles min.
Group Total	1	1	2								351	1376	1376	
SUBTOTAL	5	6	9								663	2254	2574	
GENERAL CIRCULATION (25%)											259	564	644	
TOTAL SQUARE FOOTAGE (Detectives, Property/Evidence)											922	2818	3218	

POLICE SPACE NEEDS PROGRAM (CONT'D)

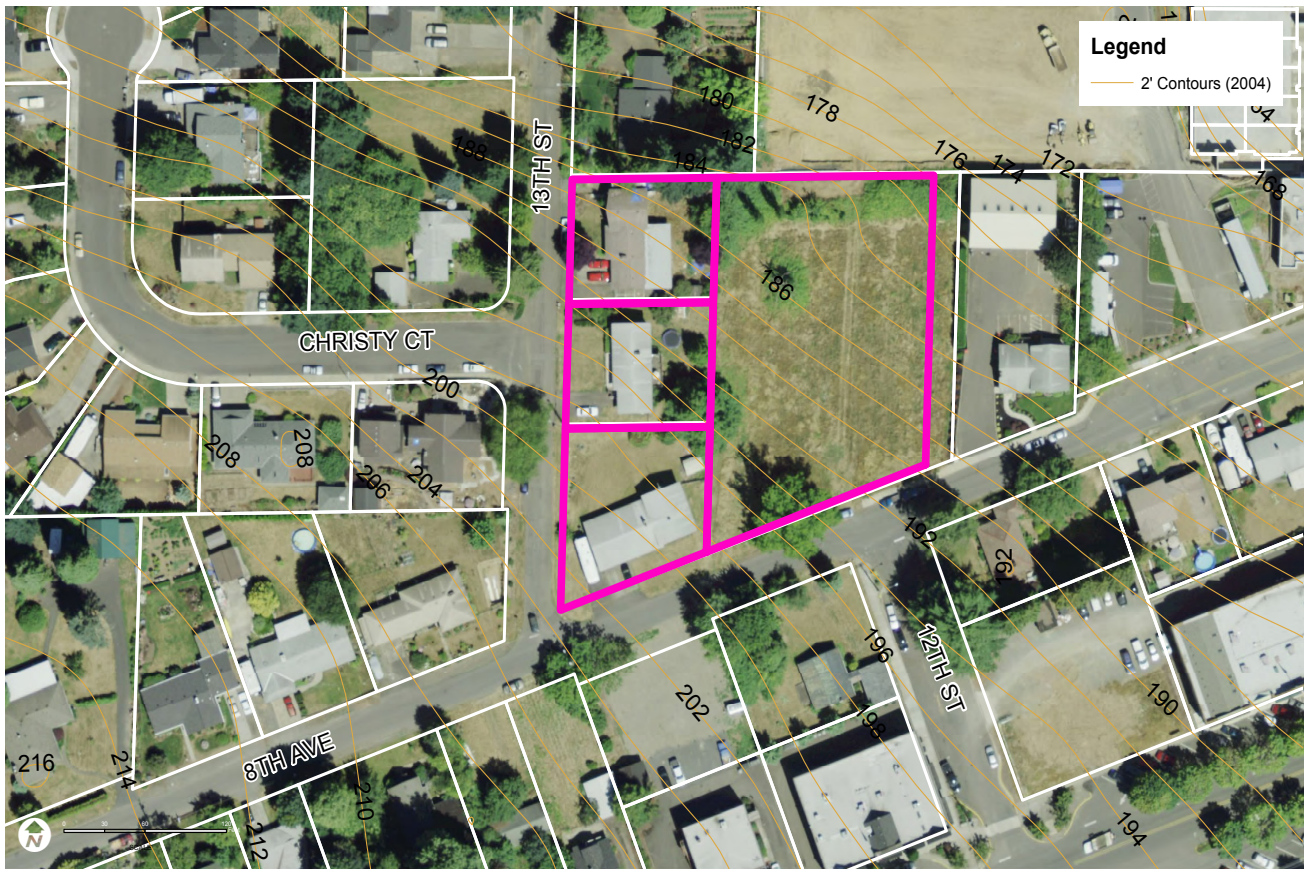
Space / Rm Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2012	2042	Exist	2012	2042	W	L	Area		Exist	2012	2042	
Department: Police Support Functions														
Police Restrooms/Shower/Bunks														
Men's Restroom				1	1	1	10	36	360		35	360	360	
Men's Shower Room				0	1	1	10	15	150		0	150	150	4 Showers
Men's Locker Room				1	40	40	2	6	12		331	480	480	50 Lockers
Women's Restroom				1	1	1	10	36	360		0	360	360	
Women's Shower Room				0	1	1	10	6	60		0	60	60	2 Showers
Women's Locker Room				1	12	12	2	6	12		49	144	144	12 Lockers
1st Aid Station				0	2	2	0	0	0		0	0	0	Within each locker room
Boot Polish Station				0	2	2	0	0	0		0	0	0	Within each locker room Located within locker rooms
Bunk Room				0	2	2	8	10	80		0	160	160	Adjacent locker rooms, 1x per gender
Group Total	0	0	0								415	1714	1714	
Fitness														
Physical Training Space/cardio/weights				0	1	1	30	30	900		0	900	900	
Training Storage				0	1	1	10	20	200		0	200	200	
Linen Storage				0	1	1	5	10	50		0	50	50	
Laundry				0	1	1	5	10	50		0	50	50	
Group Total	0	0	0								0	1200	1200	
Shared														
Mud Room Vestibule				1	1	1	15	20	300		0	300	300	Access from secured parking w/ auto slide doors Includes equipment storage cubbies, 50x
Supply Storage				1	1	1	10	15	150		0	150	150	Adjacent copy / fax
Break Room				1	1	1	20	25	500		150	500	500	Room for 15x people, various seating options
Kitchen / Food Prep / Vending				0	1	1	10	10	100		0	100	100	
Common Space				0	1	1	10	20	200		0	200	200	
Group Total	0	0	0								150	1250	1250	
SUBTOTAL	0	0	0								565	4164	4164	
GENERAL CIRCULATION (25%)											259	1041	1041	
TOTAL SQUARE FOOTAGE (Police Lockers, Fitness, Shared)											824	5205	5205	

POLICE SPACE NEEDS PROGRAM (CONT'D)

Space / Rm Use	Staffing Requirements			Space Requirements			Space Size			Room Type	Total Required Square Footage			Comments
	Exist	2012	2042	Exist	2012	2042	W	L	Area		Exist	2012	2042	
Department: Police Exterior Requirements														
Public Parking														
Public Parking - Police Department				0	10	10	9	18	162		0	1620	1620	
Public Parking - Training				0	15	15	9	18	162		0	2430	2430	
Bicycle Parking				0	5	5	4	6	24		0	120	120	Size for city/community use vry w/ city ordinance requirements
Group Total						25					0	4170	4170	
Secured Parking														
Personal Vehicle Parking - Police				0	25	25	9	18	162		0	4050	4050	
Squad Vehicle Parking - Unmarked				0	10	10	10	22	220		0	2200	2200	
Squad Vehicle Parking - Marked				13	20	20	10	22	220		0	4400	4400	Canopy adjacent building w/ minimal supports Power, WIFI required (10x spaces covered)
Motorcycle Parking (covered)				1	2	2	9	10	90		0	180	180	Concrete pad under canopy, room for 3x motors
Evidence Van				1	1	1	10	22	220		0	220	220	Power required
Trailer Parking				1	1	2	12	22	264		0	264	528	Power required
Equipment Storage Outbuilding				0	1	1	10	10	100		0	100	100	Traffic cones, barricades, signage, flares
Emergency Generator				0	1	1	15	25	375		0	375	375	Includes 4'-0" clearances, concrete pad req'd
Trash/Recycling				0	1	1	15	25	375		0	375	375	Verify trash requirements w/ provider
Break Room Patio				0	1	1	15	25	375		0	375	375	Secure / enclosed space
Group Total						60					0	12539	12803	
SUBTOTAL											0	16709	16973	
GENERAL CIRCULATION (100%)											0	16709	16973	
TOTAL SQUARE FOOTAGE (Public Parking & Secure Parking)											0	33418	33946	

SITE ANALYSIS - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE



LOCATION

1800 8th Avenue

Tax Lot 1900, 2000, 21000, 2200 of map 2S 1E 35C

INFRASTRUCTURE

- 12" storm line in 9th Ave., 10" storm line in 12th St.
- 6" water main in 8th Ave. and 13th St.
- Unidentified sewer line size in 8th Ave. and 13th St.

TRANSPORTATION

- Main access from 8th Ave. opposite of 12th.
- Secondary or emergency access could be provided on 13th Street opposite Christy Ct.
- No major improvements foreseen at this time. Any new development will require a transportation impact analysis.

ENVIRONMENTAL

- No wetlands exist on this site per the City's GIS data. Further confirmation may be necessary by a natural resources consultant.

SITE ANALYSIS - SITE A (8th Ave.)



SITE INFORMATION

Site Size: +/- 1.54 AC

ZONING

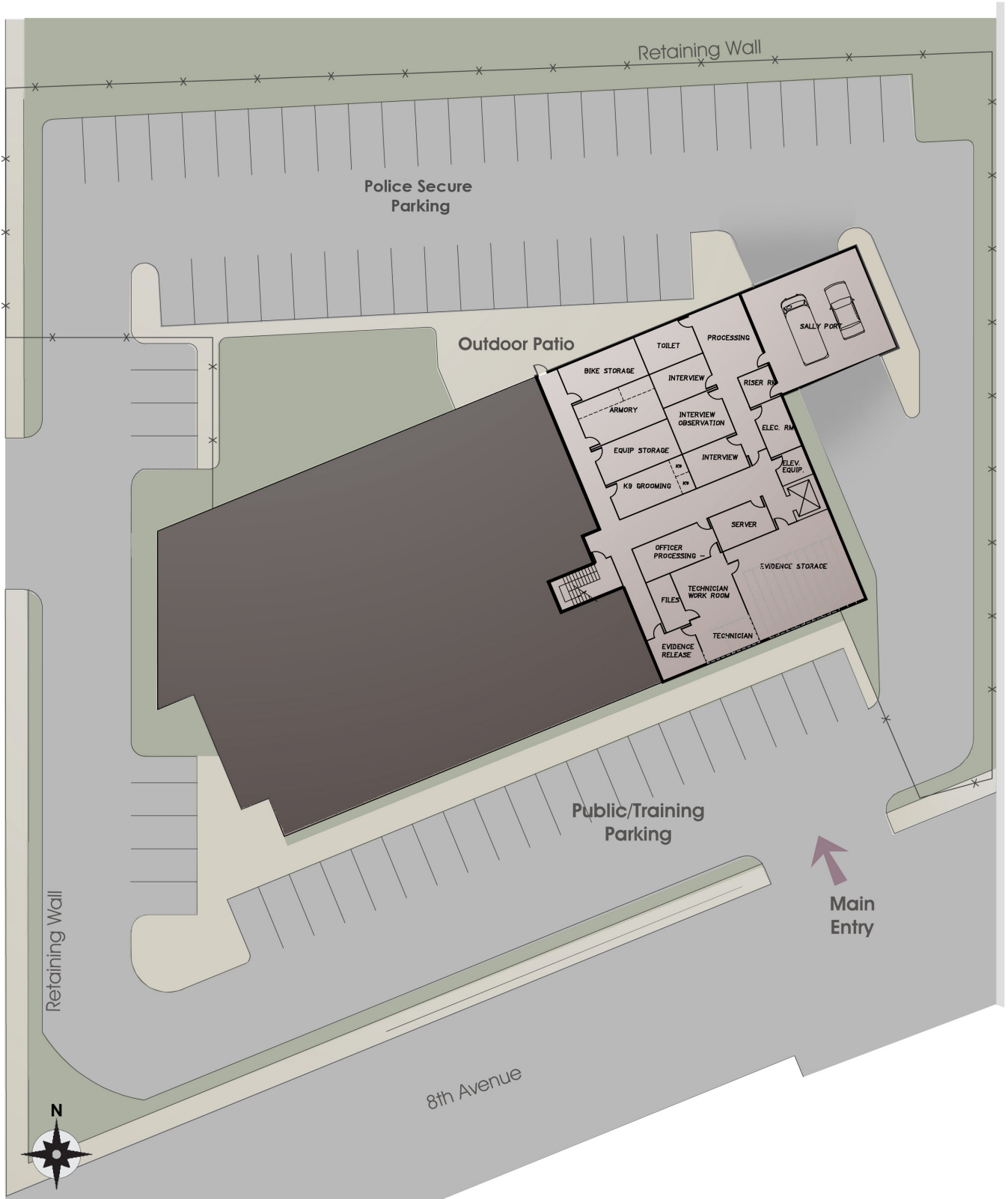
Residential 10-Acre District (R-10) / Mixed Use (MU) (Please note that the site has split zoning. A portion of the site (Taxlot 2200/ .73 AC) is zoned Mixed Use (MU) and the remaining site area (Taxlot 1900, 2000, 2100/ .81 AC) is zoned Residential 10 Acre (R-10). Per discussion with Peter Spir, the split zoning will not require additional land use review if all development standards are met.

DEVELOPMENT STANDARDS

- Minimum Landscape Percentage: 20% (Both Zones)
- Maximum Lot Coverage: 35% (R-10)/ 0.4 FAR (MU)
- Minimum Parking: For office SF use 1 parking space per 350 SF of gross area
- Minimum Building Setbacks: Front 20' (R-10) / 12' (MU), Side: 7.5' (Both Zones), Side Street: 15' (R-10) / 12' (MU), Rear: 20' (Both Zones)
- Minimum Parking Setbacks: 10' if abutting a street, 5' abutting other lot lines

SITE CONCEPT PLAN - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE



Basement Floor Plan



SITE CONCEPT PLAN - SITE A (8th Ave.)



Main Floor Plan



SITE SUMMARY - SITE A (8th Ave.)

CONCEPT DESCRIPTION

Utilize four privately owned plots to accomodate a new two-story facility.

CONCEPT DATA

Total site SF:	67,226 SF (1.54 AC)
Usable Site SF:	59,158 SF (1.36 AC)
Code Required Parking	68 spaces
Program Required Parking	85 spaces

Basement Floor SF:	6,285 SF
Main Floor SF:	17,215 SF

Total Building SF: 23,500 SF

Building Height:	2 stories (Basement + Main Floor)
Provided Parking:	42 secure + 29 public = 71 Total

ADVANTAGES

+ Site easily accommodates required program, including a community room and EOC. Site grades allow for split level design, which utilizes a basement level for operational functions such as the Sally Port, Suspect Processing, Evidence Storage and Processing and facility support functions.

+ The scale of the site allows for multiple entries for both public and police vehicles, while allowing ease of egress and segregation between the two. Vehicle circulation for police further allows for an efficiently designed drive through Sally Port. The facility itself serves to provide a distinct visual and physical buffer between the public parking and secure parking lots.

+ The orientation of the site and the grades allow for positioning of the public entry in a prominent position for both ease of access and way finding.

+ While the site does not fully support 30 year projected parking growth for police, it does support adequate parking to meet City Standards.

+ The location and proximity of the site to major transportation arteries is a distinct advantage for patrol response times from the facility.

+ The site is located on relatively low terrain minimizing disturbances due to adverse weather conditions.

DISADVANTAGES

- Site grades, while ideal for a split level facility, increase development costs due to additional grading and retaining walls.

- The split level design, while effectively employed, is not the most ideal application of program components for a Policing facility where operational adjacencies are a fundamental key to facility efficiency.

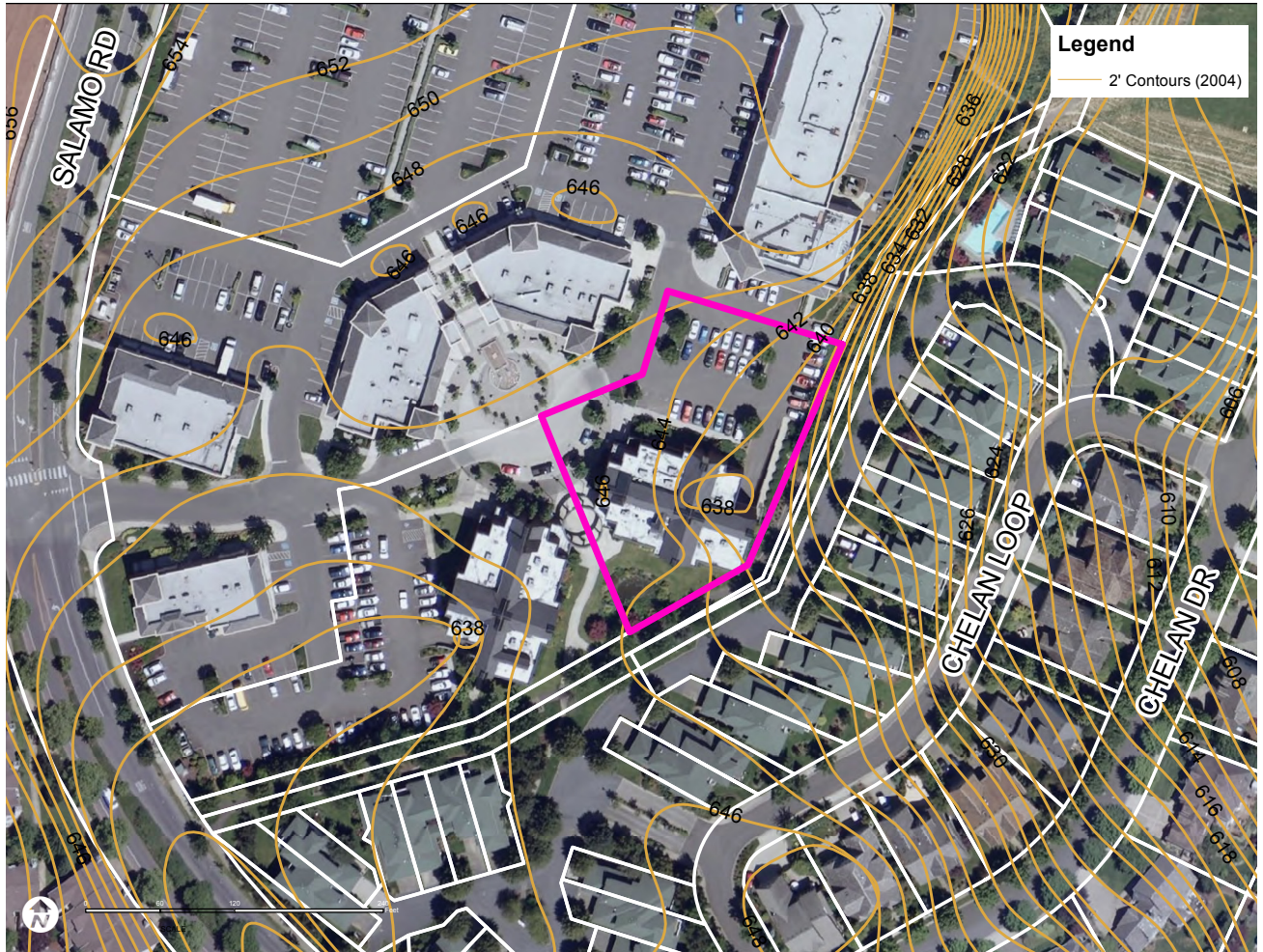
- Site currently requires a maximum FAR of 0.4, which limits the developable square footage to 23,663 SF.

- Future on site expansion is limited due to the boundaries of the site.

- Site limitations for building footprint and parking does not allow for incorporation of a municipal court function.

SITE ANALYSIS - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE



LOCATION

22500 Salamo Rd
Tax Lot 00903 of map 21E26D

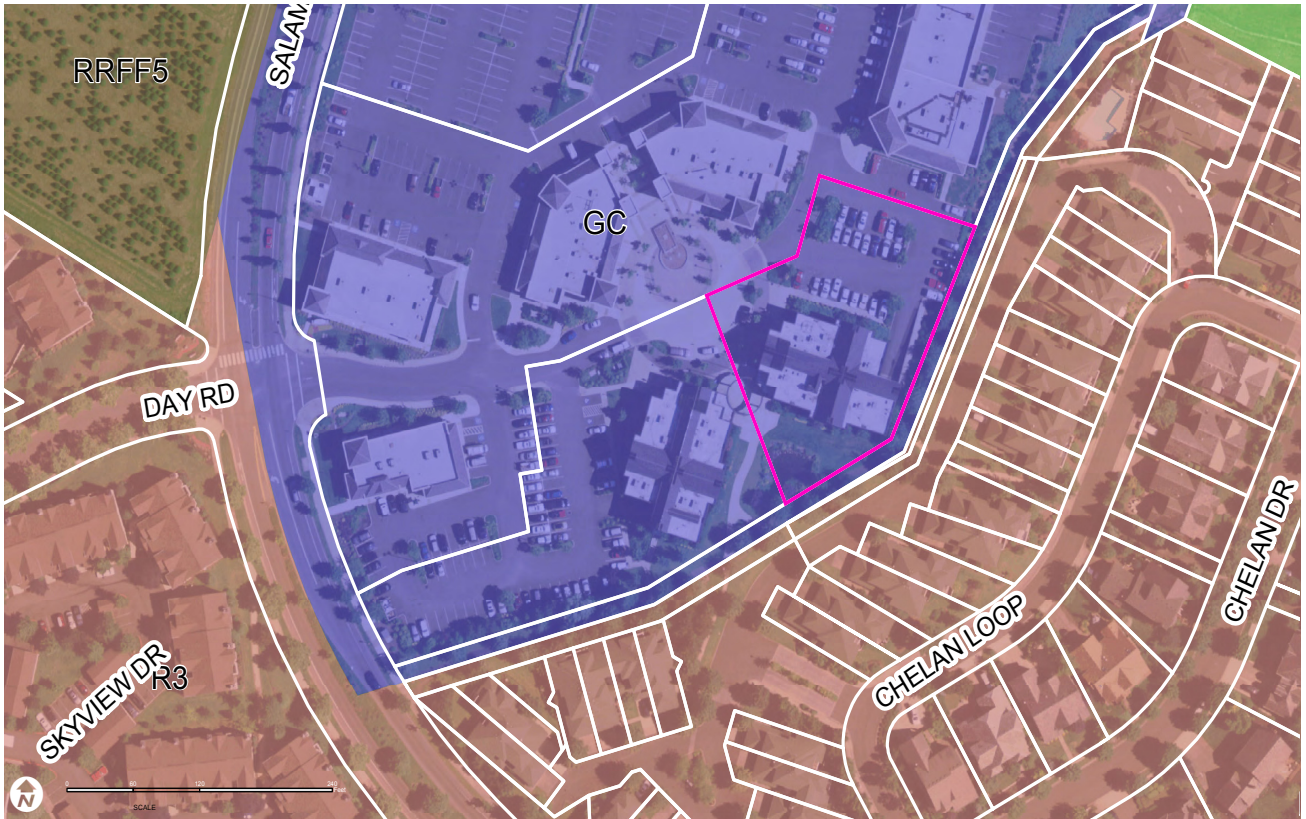
SITE ISSUES

- Site is currently developed with existing building. Assumes current infrastructure is adequate to provide for new police facility.
- Planning Commission must approve Group Mackenzie's on site parking recommendation during the Conditional Use approval process. This approval can be obtained without a variance.

TRANSPORTATION

- Main access from Salamo Rd.
- It is assumed trip generation for the existing office use is higher than for the proposed police facility. Therefore, no transportation improvements or mitigation will be necessary to accommodate traffic generated by the proposed police facility.

SITE ANALYSIS - SITE B (22400 Salamo Rd.)



SITE INFORMATION

Size: +/- 0.83 AC

ZONING : General Commercial (GC)

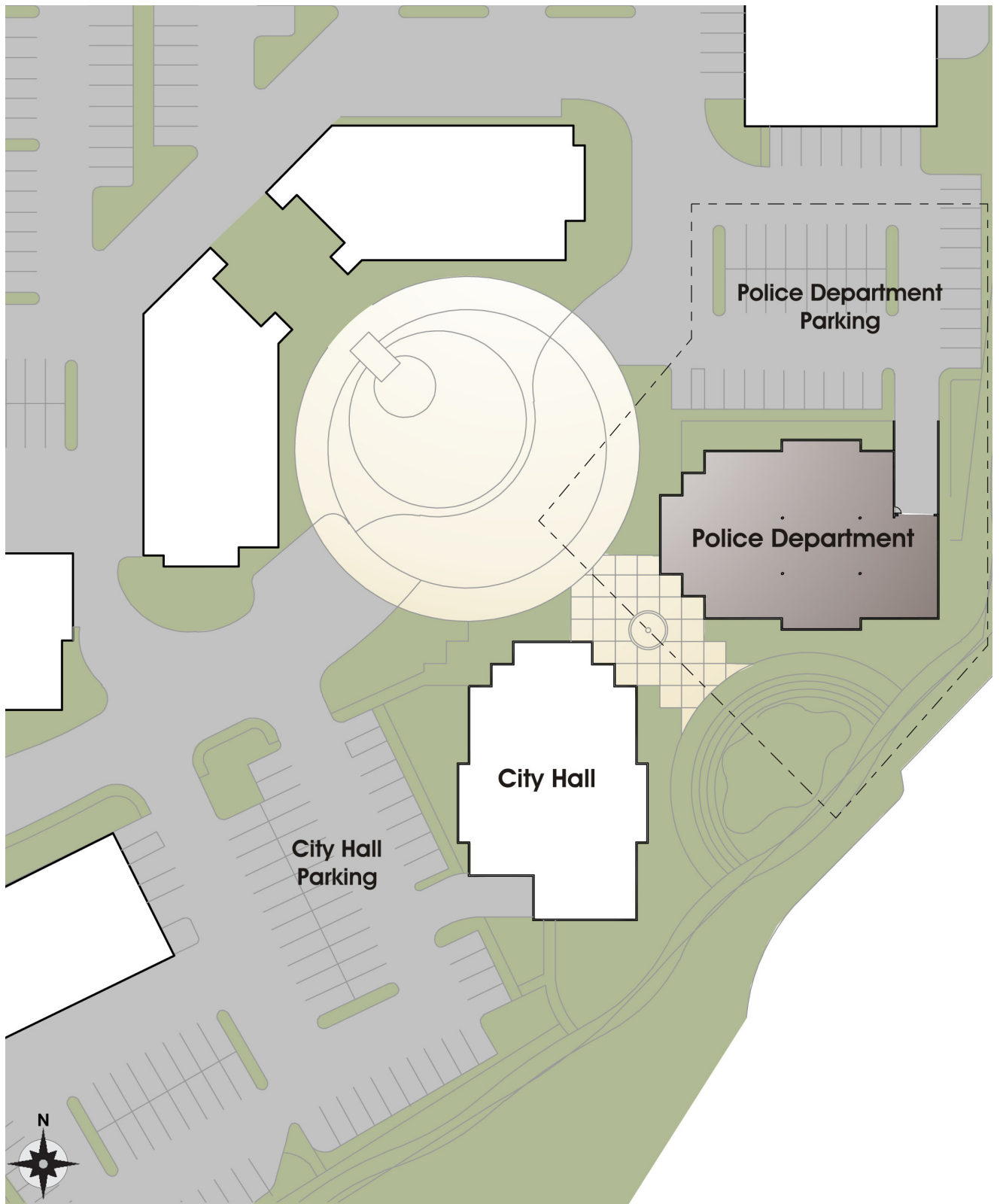
It is assumed that the current use is allowed in the GC zone, as a professional and administrative services. The proposed police facility is best classified as a public safety facility use, which requires a Conditional Use approval, and a public hearing before the Planning Commission. All approved conditional use applications are also subject to Design Review. Should minor changes to the exterior of the building be necessary or the change of use would increase traffic circulation or the parking requirement, a Class I Design Review will be required.

DEVELOPMENT STANDARDS:

- Assumes existing building complies with applicable development standards.
- Minimum front lot line length and minimum lot width at front lot line: 35 ft
- Minimum building setbacks: 15ft. Where rear of residential property abuts side of commercial property: 20ft
- Maximum lot coverage: 50%
- Maximum building height: 45 ft
- Minimum landscape percentage: 20%; Parking lots with over 20 spaces shall have minimum 10% of interior parking lot landscaping; Less than 20 parking spaces 5% interior parking lot landscaping is required
- Minimum parking: For office SF use 1 parking space per 350 SF of gross area

SITE CONCEPT PLAN - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

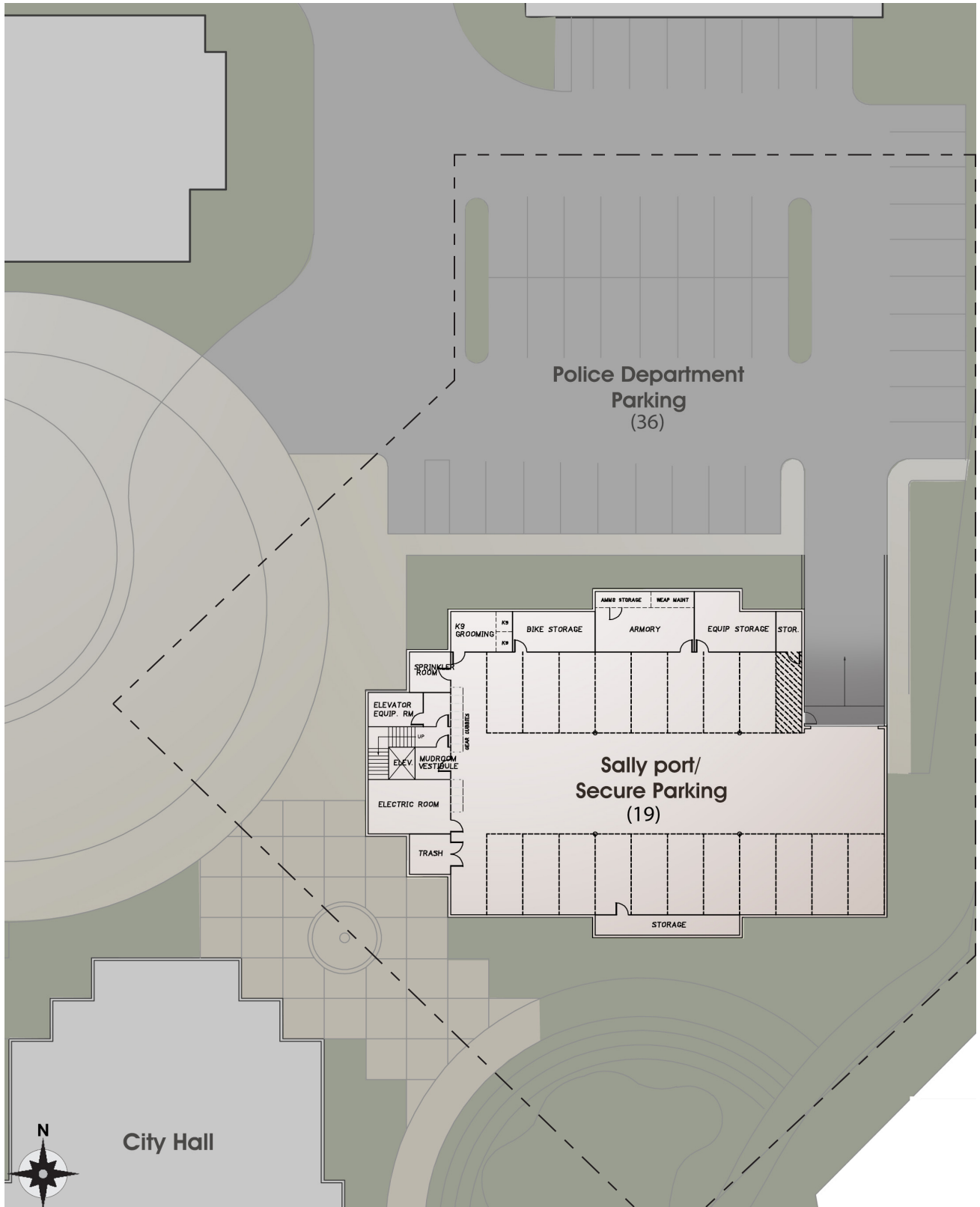


Site Plan



WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

SITE CONCEPT PLAN - SITE B (22400 Salamo Rd.)

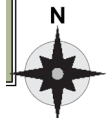
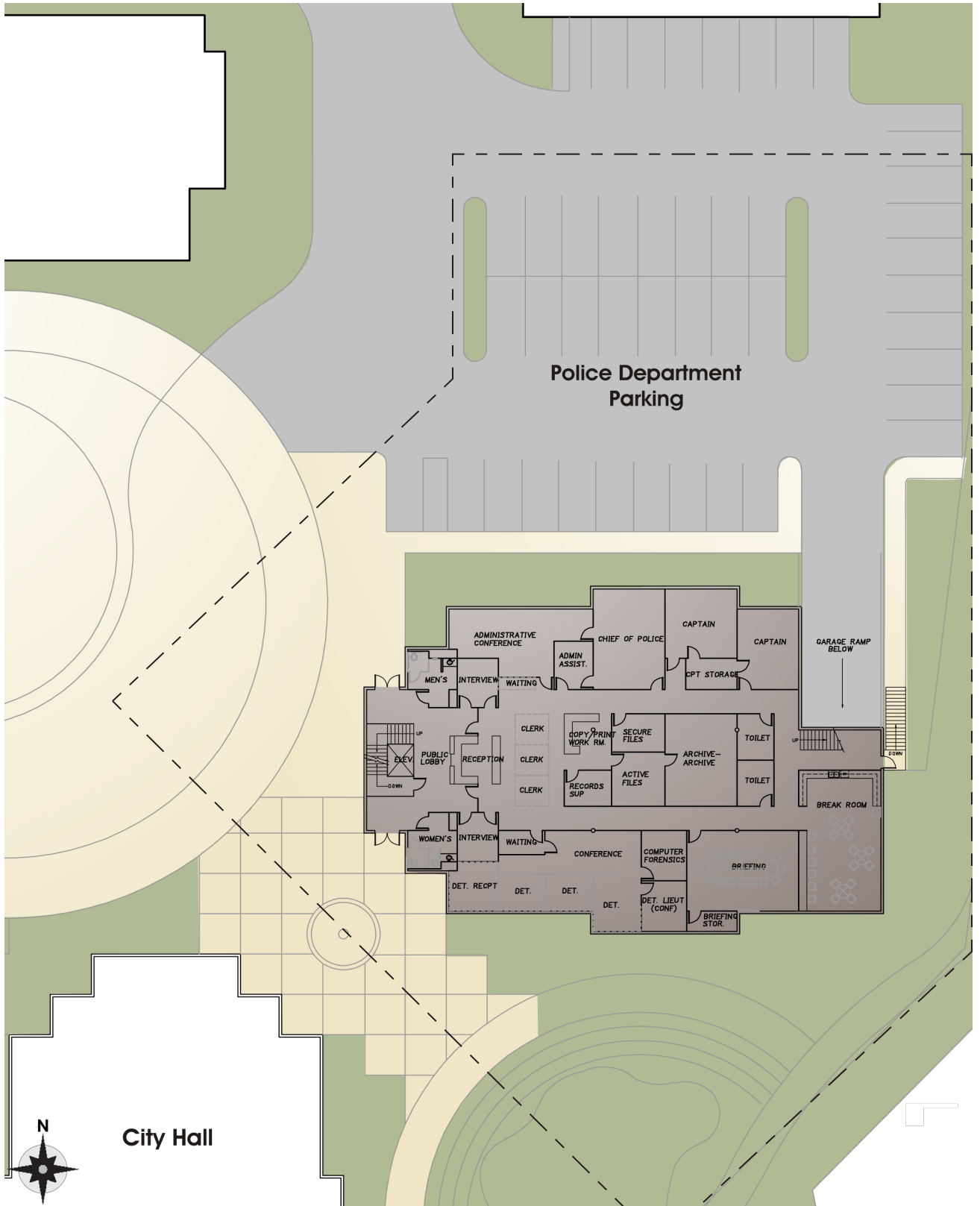


Basement Floor Plan



SITE CONCEPT PLAN - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE



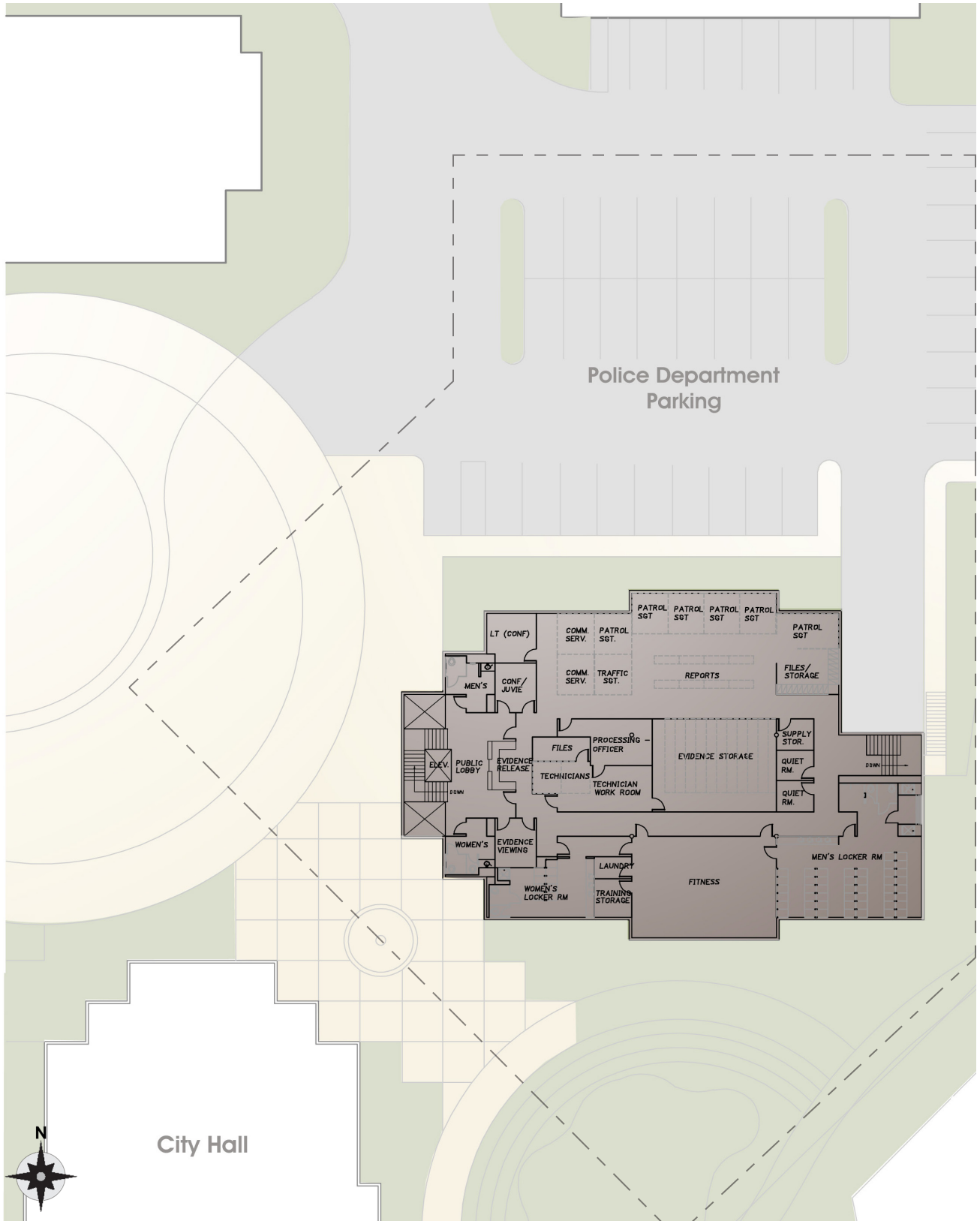
City Hall

First Floor Plan



SITE CONCEPT PLAN - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE



Second Floor Plan



SITE SUMMARY - SITE B (22400 Salamo Rd.)

CONCEPT DESCRIPTION

Utilize existing 3 story office building adjacent city hall to accomodate police department.

CONCEPT DATA

Total site SF:	36,155 SF (.83 AC)
Usable Site SF:	36,155 SF (.83 AC)
Code Required Parking	56 spaces
Program Required Parking	70 spaces
Basement Floor SF:	2,000 SF building; 6,555 SF garage
First Floor SF:	8,798 SF
Second Floor SF:	8,798 SF
Total Building SF:	26,151 SF
Building Height:	3 stories (Basement + 1st/2nd Floors)
Exisiting Parking:	19 secure + 36 public = 55 Total

ADVANTAGES

+ The existing building maintains direct adjacency to the existing City Hall and Municipal Court. This adjacency serves to strengthen the civic connection and offering of civic services, while providing the opportunity for interaction between Police and Court.

+ The secured parking garage, while not meeting the program requirements, does offer distinct advantages as a secure parking area and Sally Port.

+ Reduction in associate permit fees versus new construction.

DISADVANTAGES

- The existing facility does not meet current seismic codes and regulations required of an essential facility and will require costly upgrades.

- Public contact and ease of way finding dictates that the reception, records and administrative program components be located on the main floor. While this is advantageous, it requires operational program components such as patrol and evidence be located on the second floor, further limiting the efficiencies of exiting the facility and key adjacencies.

- The limited floor plates does not allow for incorporation of a community room, EOC or municipal court function.

- While the existing building can support the policing program, its layout and multiple floors is not conducive or efficient when applied to the operational requirements of a police department. The floor plates require segregation of administrate staff, records staff and operational staff, which does not align with the department culture or aid in operational efficiencies.

- While the garage parking is a distinct advantage, it does present concerns regarding emergency response in the event of natural disaster, where as the garage could obtain damage and restrict police vehicular egress.

- On site parking orientation and layout does not easily present a means of effectively securing the lot, while maintaining shared lots with adjacent properties and further providing required public parking. Total police parking is significantly less than that required for programmed vehicular growth.

- Police vehicular access and egress occurs through a retail and public civic center parking lot where congestion from public vehicle, pedestrians and delivery trucks may present hazards and reduce response times for patrol vehicles dispatched from the facility.

- Future expansion or growth is not attainable beyond forecasted program.

SEISMIC EVALUATION LETTER

March 2, 2011

City of West Linn
Attention: Chris Jordan
22500 Salamo Road, #1000
West Linn, OR 97068

Re: **Site Selection Due Diligence – Seismic Evaluation**
West Linn Police Department
Project Number 2090319.01

Dear Mr. Jordan:

Group Mackenzie has been hired to evaluate the Cascade Summit Tanner Basin Professional Offices building located at 22400 Salamo Road as an option for a new police facility for the City of West Linn. As part of this evaluation, we will perform an ASCE 31 seismic evaluation to identify potential seismic deficiencies in the structural system and potential repair schemes. Group Mackenzie performed the evaluation based on original design drawings completed by Architects, Barrentine, Bates, Lee and Looijenga Limited Structural Engineers dated October 30, 1997.

PROJECT BACKGROUND

A review of existing drawings show the building was built in 1998 and designed under the provisions of the 1995 Oregon Structural Specialty Code (OSSC) for office occupancy. The building is constructed with a concrete basement wall parking area and 2 stories of office space above. The main floor framing is steel with concrete filled metal deck and the second floor is wood joists with steel girders and a plywood deck. The roof is all wood joists framing with a plywood deck. The lateral system is a combination of plywood shear walls and steel braced frames along with concrete walls at the basement. There is a ramp with concrete retaining walls that lead down to the basement parking level.

The seismic provisions in the current OSSC have changed significantly since the building was originally designed. The OSSC requires that when the occupancy type in an existing building changes to “essential”, such as a police station, the building must meet seismic requirements for a new building with similar occupancy type. The building in question was designed for office type occupancy and to move police into this building will definitely require a seismic evaluation. The code level wind and seismic design forces have increased approximately 75 to 125% for various components of the structure, and detailing requirements have also changed drastically.

City of West Linn
Site Selection Due Diligence – Seismic Evaluation
Project Number 2090319.01
March 2, 2011
Page 2

OBSERVATIONS

After review of existing building drawings, we found several components of the seismic force resisting system that do not meet the requirements of the current OSSC:

- The existing braced frame steel members appear to be undersized, the wood beam at the top of the braced frame does not appear to be compatible with the rest of the frame, and the “K” configuration of the braced frames (where braces intersect a column between floors) is no longer allowed by today’s code. These frames are unconventional and would not be a viable lateral system allowed by today’s codes.
- Due to the proposed change in occupancy, the wood diaphragms and shear walls will be required to resist higher forces than originally designed to meet.
- Drag struts and continuous chord members do not appear to be present where required, particularly at many jogs and corners on the west side of the building.

Based on these issues, it is clear that a full seismic upgrade to the existing building would be required.

RECOMMENDATIONS

As detailed above, there are some significant issues with the seismic force resisting system of this building that would need to be addressed for the proposed change in occupancy. Our recommendations are as follows:

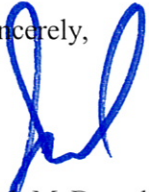
- The deficient braced frames would need to be completely replaced with new braced frames, CMU walls, or larger plywood shear walls if possible.
- The wood diaphragms would need to be retrofitted, adding drag struts and additional nailing.
- The plywood shear walls are maxed out on nailing as is and would most likely need to be replaced with CMU walls or a steel frame of some kind.
- Drag struts and continuous chord members and connections would need to be added in many locations, at all floor and roof levels of the building.
- The approximate cost of these repairs would be between \$30 and \$40 per square foot of building area. This cost includes repairing and replacing the finishes back to current condition.
- The approximate total cost based on a building area of 26,151 SF would be between \$785,000 and \$1,050,000. This would be in addition to other tenant improvement costs associated with locating the police facility in this building.

Group Mackenzie did not complete a full ASCE 31 evaluation of this structure since our initial evaluation revealed such significant issues. We felt it would not be cost effective to use extra time looking for minor issues when the review already found such important issues.

The combination of high cost of retrofit and concerns with how this building would perform in a code level seismic event should be considered in the overall evaluation of this building.

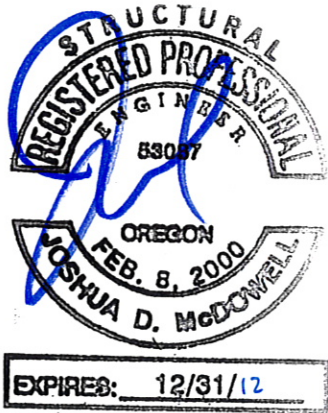
City of West Linn
Site Selection Due Diligence – Seismic Evaluation
Project Number 2090319.01
March 2, 2011
Page 3

Please do not hesitate to call directly if you have any further questions.

Sincerely,


Josh McDowell, SE, PE
Senior Associate


Greg Smith



COST SUMMARY - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Construction Cost of Facility:	Full Cost:	Comments:
General Contractor Construction Cost	\$4,582,148	\$195 SF
General Conditions	5.00% \$229,107	23,500 SF Facility
Overhead & Profit	4.00% \$192,450	
Bonds & Insurances	2.00% \$100,074	
Design Contingency	10.00% \$458,215	
Escalation Start of Construction - 4Q2011	3.00% \$166,860	
Sub total BID (site/building and margins)	\$5,728,854	\$244 SF
Consultant Costs		
A/E Design and Construction Administration	\$458,308	8% of construction cost
Reimbursables	\$45,831	10% of A/E fee
Sub total	\$504,139	
Marketing Materials	\$5,000	
Topo and Boundary Survey	\$7,000	
Special Inspections	\$10,000	
Geotechnical Services	\$15,000	
Arborist	\$0	
Sub total	\$37,000	
Subtotal Consultants	\$541,139	
Consultants Contingency	3.00%	
Subtotal	\$16,234	
Subtotal Consultants	\$557,373	
Owner Cost		
Land Acquisition	\$1,460,000	Appraised Value
Space Saver Equipment (lockers/shelving)	\$254,500	Estimate per Spacesaver Inc
FF&E	\$298,040	Estimate per SmithCFI
Telephone/Data Equipment	\$10,000	
LEED Registration	\$3,000	
Sub total	\$2,025,540	
Moving Allowance	\$25,000	City of West Linn to confirm
Permit Fees (Allowance)	\$526,633	Bldg Permit Cost & SDCs
BOLI Fees	\$4,582	0.001% of Const or \$7500 max
Sub total	\$556,215	
Sub total - Owner costs	\$2,581,755	
Owner Contingency	5.00%	
Sub total	\$129,088	
Sub total - Owner costs	\$2,710,843	
Project Total	\$8,997,071	

FEE ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Please note: This preliminary estimate is provided as a convenience to our clients, and is not intended to duplicate the actual fees assessed by the governing jurisdiction's. Every effort has been made to accurately estimate the fees that will be associated with this project. However this information is based solely on the information available on the date of this estimate, and actual fees may vary at the time of permit application or issuance. If information and/or assumptions about the project change, then we rely on our clients to notify us if a revision to this estimate is needed. In addition, please review the notes below.

ASSUMPTIONS:		
Total site area	1.54 acres	67,227 SF
Total Impervious Site Area:	Per Group Mackenzie Architect	38,162 SF
Building Floor Area:	Per Group Mackenzie Architect	24,084 SF
A Total Construction Cost	Per Group Mackenzie Architect	\$5,728,854
Fire Sprinkler Cost	Per Group Mackenzie Architect	\$110,000
Water Meter Size:	Assumes one new 2" meter	2" meter
Equivalent Dwelling Units:	1 EDU = 1,900 SF of floor space	13 EDU's
FEE ESTIMATE:		
Land Use/Planning		
B Pre-Application Conference	Flat Fee	\$1,000
Conditional Use Permit	Deposit only	\$3,650
Design Review	\$4,000 plus 4% of CV (\$20,000 minimum deposit)	\$26,915
	Inspection Fee	\$200
Public Works/SDC's		
C Street SDC:	pm peak/hr trips x per 1000SF x \$6,713	\$240,897
D Bike/Pedestrian SDC	pm peak/hr trips x per 1000SF x \$986	\$35,383
E Tri County Sanitary Sewer SDC:	\$2,020 per EDU	\$25,605
Sewer SDC	Based on 2" meter (Flat Fee)	\$23,525
F West Linn Water SDC	Based on 2" meter (Flat Fee)	\$52,424
Water Installation Fee	Based on 2" meter (Flat Fee)	\$4,500
South Water Fork SDC	Based on 2" meter (Flat Fee)	\$11,574
Surface Water Management:	\$994 per ESU (2,914SF of impervious area)	\$13,018
G NPDES/DEQ 1200C Permit	\$767 permit fee plus \$788 first year annual fee	\$1,555
Building Permit		
H Building Permit	(\$1,029 for 1st \$100,000 plus \$5 per \$1,000 thereafter)	\$29,173
Plan Check	65% of permit fee	\$18,963
Fire/Life Permit	45% of permit fee	\$13,128
State Surcharge	12% of permit fee	\$3,501
Fire Sprinkler Permit Fee	(\$1,029 for 1st \$100,000 plus \$5 per \$1,000 thereafter)	\$1,079
Fire Sprinkler Permit Review	25% of permit fee	\$270
I Grading Permit	(\$374 plus \$76 for every 10,000cy thereafter)	\$1,050
Plan Review Fee	(\$57 plus \$28 for every 10,000cy thereafter)	\$306
J Metro Construction Excise Tax	0.12% of total valuation or \$12,000 max	\$6,875
K West Linn / Wilsonville School District CET	\$0.50 per square foot, no cap	\$12,042
TOTAL:		\$526,633

Footnotes:

- A.** The construction cost for the projects should be used for purely rough budgetary purposes only. These numbers are based upon similar project types that Group Mackenzie has been involved with.
- B.** Conditional Use Permit fees and Design Review fees are deposit based. Final permit fee amounts are dependant upon City reviewers. For projects valued at \$500,000+ the Design Review fee is as follows: \$4,000 plus four percent of construction value. There is a \$20,000 minimum deposit for Design Reviews. The City will bill the client should Staff exhaust the deposit for Conditional Use Permit and Design Review and require additional funds to complete the Review. Should Staff not utilize the full deposit, the remainder of the deposit shall be refunded to the client.
- C.** The City of West Linn calculates its Street SDC's as follows: pm peak/hr trips (1.49 trips) x per 1000SF (24) x \$6,713 rate = \$240,897. This estimate assumes a rate of 1.49 trips per 1,000SF. The pm/peak/hr trip generation rate is based on the previous studies Group Mackenzie has completed for police stations.
- D.** The City of West Linn calculates its Bike/Pedestrian SDC's as follows: pm peak/hr trips (1.49 trips) x per 1000SF (24) x \$ 986 rate = \$35,383.
- E.** Based upon the Tri-City Service District assignment of EDU's per use of 1 EDU per 1,900 SF of floor space at the rate of \$2,020 per EDU.
- F.** The City of West Linn calculates its Water SDC's based on a new 2" water meter. The South Water Fork SDC also charges a flat fee for the 2" connection fee. Surface Water SDC is charged at \$994 per ESU. 1 ESU = 2,914 SF of impervious area.
- G.** 1200C permit fees are not paid at time of submittal. DEQ will bill directly.
- H.** Building Permit Fees are based on the Construction Valuation. Per GM Architects the construction valuation is estimated to be \$4,816,800. For projects valued at \$100,001+ the building permit fee is calculated as follows: \$1,029 for first \$100,000, plus \$5 for additional \$1,000 or fraction thereof.
- I.** 99,000 cubic yards of earthwork is assumed for this estimate. Based on this assumption the following fees are calculated as follows:
Grading Permit: 10,001 – 100,000: \$374 for first 10,000 cy, plus \$76 for additional 10,000 cy or fraction thereof.
Grading Plan Review: 10,001 – 100,000: \$57 for first 10,000 cy, plus \$28 for additional 10,000 cy or fraction thereof.
- J.** Metro Construction Excise Tax went into effect in June 2009. This is charged at 0.12% on the value of construction.
- K.** West Linn/Wilsonville School District Construction Excise Tax went into effect October 24, 2007. This is charged at \$0.50 per square foot for non residential development on the value of construction.

General Notes:

- 1. Public Works permits and additional off-site improvements have not been included.
- 2. Special assessments (i.e. sanitary sewer late-comers fees or street improvements) will need to be identified and are not included here.
- 3. Permits that are typically the contractor's responsibility, such as the mechanical, plumbing, and electrical permits are not included in this estimate. These permit costs vary significantly depending on the type of project, and require specific information, which is not available at this time.
- 4. Deferred submittals for mechanical, electrical, plumbing, fire sprinkler, etc are not included in this estimate.

COST ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

DIVISION	DESCRIPTION	AMOUNT	Total		Offsite Budget	Sitework Budget	Building Budget	Site Budget
			COST/GSF	% of Total				
			23,500 SF					23,500 SF
2	Existing Conditions	30,000	1.28	0.52%	0	30,000	0	0.00
3	Concrete	334,626	14.24	5.84%	0	0	334,626	14.24
4	Masonry	274,480	11.68	4.79%	0	25,200	249,280	10.61
5	Metals	501,901	21.36	8.76%	0	0	501,901	21.36
6	Wood & Plastics	119,440	5.08	2.08%	0	0	119,440	5.08
7	Thermal & Moisture Prot.	250,300	10.65	4.37%	0	0	250,300	10.65
8	Doors & Windows	343,320	14.61	5.99%	0	0	343,320	14.61
9	Finishes	668,734	28.46	11.67%	0	0	668,734	28.46
10	Specialties	50,000	2.13	0.87%	0	0	50,000	2.13
11	Equipment	5,000	0.21	0.09%	0	0	5,000	0.21
12	Furnishings	0	0.00	0.00%	0	0	0	0.00
13	Special Construction	0	0.00	0.00%	0	0	0	0.00
14	Elevators	50,000	2.13	0.87%	0	0	50,000	2.13
20	Mechanical	710,000	30.21	12.39%	0	0	710,000	30.21
26	Electrical	456,375	19.42	7.97%	0	0	456,375	19.42
30	Sitework	787,972	33.53	13.75%	100,000	626,566	61,406	2.61
SUBTOTAL		4,582,148	194.99	79.98%	100,000	681,766	3,800,382	161.72
	General Conditions (5% of Direct Work Total)	229,107	9.75	4.00%	5,000	34,088	190,019	8.09
	Contractors OHP (4% of Direct Work Total)	192,450	8.19	3.36%	4,200	28,634	159,616	6.79
	Bonds and Insurance (2% of Direct Work Total + General Conditions + OH&P)	100,074	4.26	1.75%	2,184	14,890	83,000	3.53
	Design Contingency (10% of Direct Work Total)	458,215	19.50	8.00%	10,000	68,177	380,038	16.17
	Escalation (3% of Total Project)	166,860	7.10	2.91%	3,642	24,827	138,392	5.89
SUBTOTAL		1,146,706	48.80	20.02%	25,026	170,615	951,065	40.47
TOTAL		5,728,854	243.78	100.00%	125,026	852,382	4,751,447	202.19

COST ESTIMATE - SITE A (8th Ave.)

Project: West Linn Police Department - Building Option A
 Location: West Linn, Oregon
 Prepared For: TSCM, Portland Oregon
 Date: 03/28/11

Total Site Area: 67,226 Paved Surface: 33,205
 Ground Floor Area: 17,215 Landscape/Hardscape: 16,807
 Basement Area: 6,285
 Total Building Area: 23,500

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
DIVISION 02 - Existing Conditions								
02 41 00	Demolition							
	Hazardous Material Removal				0	0.00		Not Included.
	Existing Building Demolition	3	EA	10000.00	30,000	1.28		
	Total					1.28	30,000	
DIVISION 03 - Concrete								
03 10 00	Concrete							
	Sand/Vapor Barrier @ SOG	17,215	SF	0.75	12,911	0.55		
	Perimeter Footing/Wall Footings	750	LF	50.00	37,500	1.60		
	Interior Continuous Footings/Pile Caps	500	LF	50.00	25,000	1.06		
	Pad Footings/Pile Caps	150	CY	450.00	67,500	2.87		
	4" Slab on Grade	17,215	SF	4.00	68,860	2.93		
	Basement Walls	2,800	SF	30.00	84,000	3.57		
	Basement Columns				0	0.00		
	Slab On Metal Deck	6,285	SF	3.00	18,855	0.80		w/ Div 5 - Structural Steel.
	Elevator Pit	1	EA	10000.00	10,000	0.43		
	Housekeeping Pads/Curbs/Misc Concrete	1	LS	10000.00	10,000	0.43		
	Total					14.24	334,626	
DIVISION 04 - Masonry								
04 10 00	Masonry							
	Masonry Block Site Wall	800	SF	17.50	14,000	0.60		
	Masonry Block Trash and Transformer Enclosure	640	SF	17.50	11,200	0.48		
	Masonry Perimeter Walls	8,120	SF	20.00	162,400	6.91		70% Masonry/30% Glass.
	Masonry Perimeter Walls	2,940	SF	20.00	58,800	2.50		70% Masonry/30% Glass.
	Masonry @ Holding Cells/Armory	1,560	SF	18.00	28,080	1.19		
	Total					11.68	274,480	
DIVISION 05 - Metals								
05 10 00	Structural Steel/Misc Metal							
	Structural Steel - Floor Framing System	44	Ton	3300.00	145,184	6.18		Allow #14 LBS/SF.
	Structural Steel - Roof Framing System	77	SF	3300.00	255,643	10.88		Allow #9 LBS/SF.
	Metal Floor Deck	6,285	SF	2.60	16,341	0.70		
	Metal Roof Deck	17,215	SF	2.25	38,734	1.65		
	Entry Canopy	1	EA	15000.00	15,000	0.64		
	Stairs/Landing	1	EA	7500.00	7,500	0.32		
	Misc Metal - Ground Floor	17,215	SF	1.00	17,215	0.73		
	Misc Metal - Basement	6,285	SF	1.00	6,285	0.27		
	Total					21.36	501,901	
DIVISION 06 - Wood, Plastics, and Composites								
06 10 00	Rough Carpentry							
	Blocking/Backing - Ground Floor	17,215	SF	0.35	6,025	0.26		
	Blocking/Backing - Basement	6,285	SF	0.35	2,200	0.09		
	Total					0.35	8,225	
06 20 00	Finish Carpentry/Millwork							
	Millwork/Casework - Ground Floor	17,215	SF	5.00	86,075	3.66		
	Millwork/Casework - Basement	6,285	LF	4.00	25,140	1.07		
	Total					4.73	111,215	
DIVISION 07 - Thermal and Moisture Protection								
07 10 00	Waterproofing							

COST ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
	Waterproofing @ Basement Walls	2,800	SF	5.00	14,000	0.60		
	Perimeter Wall Vapor Barrier/Moisture Protection	11,600	SF	2.50	29,000	1.23		
	Perimeter Wall Vapor Barrier/Moisture Protection	4,200	SF	2.50	10,500	0.45		
	Total					2.28	53,500	
07 20 00	Thermal Insulation							
	Perimeter Wall Insulation 6" Batt	11,600	SF	1.40	16,240	0.69		
	Perimeter Wall Insulation 6" Batt - Basement	4,200	SF	1.40	5,880	0.25		
	Ceiling Insulation				0	0.00		Included w/ Roofing.
	Interior Partition Sound Insulation	22,000	SF	0.80	17,600	0.75		
	Total					1.69	39,720	
07 50 00	Roofing							
	Single Ply Roofing System	17,215	SF	7.00	120,505	5.13		Includes Rigid Insulation.
	Total					5.13	120,505	
07 60 00	Sheetmetal							
	General Flashing and Sheetmetal - Ground Floor	17,215	SF	1.20	20,658	0.88		
	General Flashing and Sheetmetal - Bsmt	6,285	SF	0.85	5,342	0.23		
	Total					1.11	26,000	
00 07 90	Caulking/Sealants							
	Caulking and Sealants - Ground Floor	17,215	SF	0.45	7,747	0.33		
	Caulking and Sealants - Basement	6,285	SF	0.45	2,828	0.12		
	Total					0.45	10,575	
DIVISION 08 - Openings								
08 10 00	Doors/Frames/Hardware							
	Hollow Metal Doors/Frames/Hardware	8	EA	1200.00	9,600	0.41		Exterior Doors/Frames/Hardware.
	Hollow Metal Doors/Frames/Hardware - Bsmt	4	EA	1200.00	4,800	0.20		Exterior/Stair Doors/Frames/Hardware.
	Wood Veneer Doors/Frames/Hardware	46	EA	800.00	36,800	1.57		Interior Doors/Frames/Hardware.
	Wood Veneer Doors/Frames/Hardware	25	EA	800.00	20,000	0.85		Interior Doors/Frames/Hardware.
	Cell Doors/Frames and Hardware	2	EA	7500.00	15,000	0.64		
	Armory/Drug/Cash Storage Doors/Frames and Hardware	3	EA	5000.00	15,000	0.64		
	Relites/Vision Panels	1	LS	15000.00	15,000	0.64		
	Total					4.94	116,200	
08 30 00	Overhead Doors							
	Sally port Overhead Doors	2	EA	8500.00	17,000	0.72		Power Operated.
	Total					0.72	17,000	
08 40 00	Glass and Glazing							
	Aluminum Storefront Door System @ Main Entry	2	PR	6000.00	12,000	0.51		Includes Transom.
	Aluminum Storefront Window System	3,480	SF	42.00	146,160	6.22		30% of Exterior Skin Area.
	Aluminum Storefront Window System	630	SF	42.00	26,460	1.13		30% of Exposed Exterior Skin Area.
	Aluminum Storefront Window System - Clearstory @ Entry	250	SF	42.00	10,500	0.45		
	Allow - Bullet Resistive Glass	1	LS	15000.00	15,000	0.64		
	Total					8.94	210,120	

COST ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
DIVISION 09 - Finishes								
09 20 00	Metal Stud/Drywall							
	2x4 Metal Stud Wall - Interior Partitions	22,000	SF	4.00	88,000	3.74		
	2x4 Metal Stud Wall - Interior Partitions - Basement	9,600	SF	4.00	38,400	1.63		
	2x6 Metal Stud Frame Wall - Perimeter Wall	11,600	SF	7.00	81,200	3.46		Includes Exterior Sheathing.
	2x6 Metal Stud Frame Wall - Perimeter Wall - Basement	4,200	SF	7.00	29,400	1.25		Includes Exterior Sheathing.
	Suspended Gyp Ceiling Framing System	4,304	SF	7.50	32,278	1.37		Allow 25% Of Ceiling Area.
	Suspended Gyp Ceiling Framing System - Basement	1,571	SF	7.50	11,784	0.50		Allow 25% Of Ceiling Area.
	Gyp Soffits/Drywall Features - Allow	1	LS	20000.00	20,000	0.85		
	Gyp Soffits/Drywall Features - Allow	1	LS	10000.00	10,000	0.43		
	Stair Wells	1	EA	7500.00	7,500	0.32		
	Elevator Shaft	1	EA	10000.00	10,000	0.43		
	Allow For Bullet Resistive Wall Construction	1	LS	20000.00	20,000	0.85		
	Total					14.83	348,563	
09 30 00	Tile/Stone							
	Restroom Walls - Ground Floor	715	SF	12.00	8,580	0.37		Wet Walls to 6'.
	Restroom/Locker Floors - Ground Floor	1,850	SF	12.00	22,200	0.94		
	Restroom Walls - Basement	163	SF	12.00	1,950	0.08		Wet Walls to 6'.
	Restroom Floors - Basement	180	SF	12.00	2,160	0.09		
	Total					1.48	34,890	
09 50 00	Acoustical Ceiling							
	Suspended Acoustical Ceiling	12,911	SF	3.00	38,734	1.65		75% Of Ceiling Area.
	Suspended Acoustical Ceiling - Basement	4,714	SF	3.00	14,141	0.60		75% Of Ceiling Area.
	Total					2.25	52,875	
09 60 00	Flooring							
	Carpeting	11,922	SF	6.00	71,532	3.04		80% of Floor Area Less Tile Area.
	Stained/Sealed Concrete Floor	1,722	SF	12.00	20,658	0.88		10% of Floor Area.
	Vinyl Flooring	1,722	SF	5.00	8,608	0.37		10% of Floor Area.
	Entry Mat	2	EA	1200.00	2,400	0.10		
	Basement Flooring	6,105	SF	5.00	30,525	1.30		
	Total					5.69	133,723	
09 90 00	Painting							
	Seal Exposed Masonry	17,060	SF	1.00	17,060	0.73		
	Exterior Trim/Details	1	LS	15000.00	15,000	0.64		
	Partitions/Perimeter Walls - Ground	55,600	SF	0.65	36,140	1.54		
	Partitions/Perimeter Walls - Basement	23,400	SF	0.65	15,210	0.65		
	Gyp Ceiling - Ground	4,304	SF	0.85	3,658	0.16		
	Gyp Ceiling - Basement	1,571	SF	0.85	1,336	0.06		
	Doors/Frames - Ground	54	EA	60.00	3,240	0.14		
	Doors/Frames - Basement	34	EA	60.00	2,040	0.09		
	Overhead Doors	2	EA		0	0.00		Prefinished.
	Special Coatings @ Cells	1	LS	5000.00	5,000	0.21		
	Wallcovering Allowance	1			0	0.00		Not Included.
	Total					4.20	98,684	
DIVISION 10 - Specialties								
10 00 00	Misc. Specialties							
	Misc Specialty Allowance	1	LS	50000.00	50,000	2.13		
	Total					2.13	50,000	

COST ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
DIVISION 11 - Equipment								
11 00 00	Equipment							
	Break Room Appliances	1	LS	5000.00	5,000	0.21		Not Included.
	Office Equipment				0	0.00		
	Total					0.21	5,000	
DIVISION 12 - Furnishings								
12 00 00	Furnishings							
	Window Coverings	3,480	SF		0	0.00		Not Included.
	Window Coverings	630	SF		0	0.00		Not Included.
	Total				0	0.00	0	
DIVISION 13 - Special Construction								
13 00 00	Special Construction							
	Total					0.00	0	Not Used.
DIVISION 14 - Conveying Equipment								
14 20 00	Elevators							
	Hydraulic 2 Stop Elevator	1	EA	50000.00	50,000	2.13		
	Total					2.13	50,000	
DIVISION 20 - Mechanical								
20 10 00	Fire Protection							
	Wet Pipe Sprinkler System	17,215	SF	2.50	43,038	1.83		
	Wet Pipe Sprinkler System - Basement	6,285	SF	2.50	15,713	0.67		
	Dry Pipe Sprinkler System - Exposed Areas	1	LS	5000.00	5,000	0.21		
	Total					2.71	63,750	
20 20 00	Plumbing							
	Base Building Plumbing System	17,215	SF	9.00	154,935	6.59		
	Base Building Plumbing System - Basement	6,285	SF	9.00	56,565	2.41		
	Total					9.00	211,500	
23 30 00	HVAC							
	HVAC Systems, Units, Fans, Ducting, Insulation, Control, Test and Balance	17,215	SF	18.50	318,478	13.55		
	HVAC Systems - Basement	6,285	SF	18.50	116,273	4.95		Freeze Protection and Venting.
	Total					18.50	434,750	
DIVISION 26 - Electrical								
01 60 00	Electrical							
	Main Switchgear	1	LS	50000.00	50,000	2.13		
	Branch Distribution Panels	17,215	SF	1.50	25,823	1.10		
	Branch Distribution Panels	6,285	SF	1.50	9,428	0.40		
	Power Distribution	17,215	EA	3.50	60,253	2.56		
	Power Distribution - Basement	6,285	EA	3.50	21,998	0.94		
	Lighting/Switching	17,215	EA	6.00	103,290	4.40		
	Lighting/Switching - Basement	6,285	EA	6.00	37,710	1.60		
	Generator, Transfer Switch, and Tank	1	EA	75000.00	75,000	3.19		
	Fire Alarm System	17,215	SF	1.00	17,215	0.73		
	Fire Alarm System - Bsmt	6,285	SF	1.00	6,285	0.27		

COST ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
	Telephone / Data / CATV System / Cable Tray / Rack	17,215	SF	1.25	21,519	0.92		Excludes Phone/Data Equipment.
	Telephone / Data / CATV System / Cable Tray / Rack	6,285	SF	1.25	7,856	0.33		Excludes Phone/Data Equipment.
	Audio Video	1	LS	20000.00	20,000	0.85		
	Total					19.42	456,375	
DIVISION 30 - Sitework								
31 00 00	Earthwork							
	Erosion Control	67,226	SF	0.25	16,807	0.72		
	Stabilized Entrance	4,000	SF	2.00	8,000	0.34		
	Clear/Grub Site	67,226	SF	0.35	23,529	1.00		
	Mass Excavation - Basement	2,667	CY	12.00	32,000	1.36		Allow 12' Depth. Slope out.
	Overexcavate/Proof Roll/Recompact Site	50,420	SF	0.75	37,815	1.61		Allow 1' @ Building/Paved Areas.
	Excavate/Grade/Base/Fabric @ Building Pad/Working Surface	17,215	SF	2.00	34,430	1.47		Allow 2' Fill.
	Import/Backfill Basement Walls	694	CY	35.00	24,306	1.03		
	Grade/Base @ AC Paving	33,205	SF	1.00	33,205	1.41		Allow 12" Base
	Grade/Base @ PCC/Hardscape Paving	5,042	SF	1.35	6,807	0.29		Allow 30% Landscape Area.
	Site Retention	1	LS	10000.00	10,000	0.43		
	Site Adjust Retaining Walls - Keystone	1,000	SF	18.00	18,000	0.77		
	Structural Excavation				0	0.00		Included w/ Structural Concrete.
	Total					10.42	244,897	
31 10 00	Off Site Improvements							
	Off Site Improvement Allowance	1	LS	100000.00	100,000	4.26		
	Total					4.26	100,000	
31 20 00	Piles							Not Used.
	Total					0.00	0	
31 25 00	Asphalt Paving							
	AC Paving Drive/Truck Lane 4"	9,961	SF	2.15	21,417	0.91		Allow 30% of AC Paved Surface.
	AC Paving Parking Stalls 2.5"	23,243	SF	1.60	37,189	1.58		Allow 70% of AC Paved Surface.
	Parking Lot Striping/Marking	71	EA	30.00	2,130	0.09		
	HC Parking/Striping	6	EA	150.00	900	0.04		
	Total					2.62	61,636	
31 26 00	Site Concrete							
	Vertical Curb	2,500	LF	12.00	30,000	1.28		
	PCC Site Paving - Standard	3,529	SF	6.00	21,176	0.90		
	PCC Site Paving - Architectural	1,513	SF	12.00	18,151	0.77		Allow 30% of PCC Area.
	Ramps/ADA Access/Tactile Surface	1	LS	10000.00	10,000	0.43		
	Misc Site Concrete	1	LS	15000.00	15,000	0.64		
	Light Pole Base	6	EA	750.00	4,500	0.19		
	Total					4.21	98,827	
33 27 00	Site Utilities							
	Building Perimeter Drainage System	700	LF	12.00	8,400	0.36		
	Basement Perimeter Drainage System	425	LF	12.00	5,100	0.22		
	Site Storm Drain System	67,226	SF	0.25	16,807	0.72		
	Sanitary Sewer System	300	LF	50.00	15,000	0.64		
	Domestic Water	300	LF	25.00	7,500	0.32		
	Meter Vault w/ DDCV	1	EA	5000.00	5,000	0.21		
	Fire Water	600	LF	40.00	24,000	1.02		
	Fire Hydrant w/ Bollards	3	EA	5000.00	15,000	0.64		
	FDC Line/Connection	1	EA	7500.00	7,500	0.32		2nd Fire Hydrant Included w/ Offsite Work.

COST ESTIMATE - SITE A (8th Ave.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
	FDC Connection	1	EA	1000.00	1,000	0.04		
	Irrigation Stub w/ DDCV	1	EA	2500.00	2,500	0.11		
	Site Lights - Pole Mounted	6	EA	2500.00	15,000	0.64		
	Primary Feeder Conduit	300	LF	65.00	19,500	0.83		Conduit Only. Feeders by Utility Company.
	Secondary Conduit	200	LF	50.00	10,000	0.43		Conduit Only. Feeders by Utility Company.
	Transformer Pad/Vault/Bollards	1	EA	7500.00	7,500	0.32		
	Transformer				0	0.00		By Utility Company.
	Phone/Data Conduits/Vault	1	LS	5000.00	5,000	0.21		
	Total					7.01	164,807	
34 28 00	Landscape/Irrigation							
	Landscape	11,765	EA	4.00	47,058	2.00		
	Landscape - Irrigation	11,765	SF	1.50	17,647	0.75		
	Total					2.75	64,705	
34 28 50	Site Furnishings							
	8' Chain link w/ Slats	520	LF	50.00	26,000	1.11		
	Motorized Entry Gates	2	EA	8500.00	17,000	0.72		
	Trash/Generator Enclosure Gates	2	EA	1800.00	3,600	0.15		
	Bicycle Racks	2	EA	750.00	1,500	0.06		
	Misc Site Furnishings	1	LS	5000.00	5,000	0.21		Included w/ Above.
	Total					2.26	53,100	
Total Direct Work						194.99	4,582,148	
	General Conditions	4,582,148	%	5.00	229,107	9.75		
	Contractors OHP	4,811,255	%	4.00	192,450	8.19		
	Bonds and Insurance	5,003,705	%	2.00	100,074	4.26		
	Design Contingency	4,582,148	%	10.00	458,215	19.50		
	Escalation	5,561,994	%	3.00	166,860	7.10		
	Total					48.80	1,146,706	
Project Budget						243.78	5,728,854	

COST SUMMARY - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Construction Cost of Facility:		Full Cost:	Comments:
General Contractor Construction Cost		\$3,032,893.00	\$116 SF
General Conditions	5.00%	\$151,644.65	26,151 SF Facility
Overhead & Profit	4.00%	\$127,381.51	
Bonds & Insurances	2.00%	\$66,238.38	
Design Contingency	10.00%	\$303,289.30	
Escalation Start of Construction - 4Q2011	3.00%	\$110,443.41	
Structurally Upgrade to an Essential Facility		\$1,050,000.00	
Sub total BID (site/building and margins)		\$4,841,890.24	\$185 SF
Consultant Costs			
A/E Design and Construction Administration		\$387,351.22	8% of construction cost
Reimbursables		\$38,735.12	10% of A/E fee
Sub total		\$426,086.34	
Marketing Materials		\$5,000.00	
Topo and Boundary Survey		\$7,000.00	
Special Inspections		\$10,000.00	
Geotechnical Services		\$15,000.00	
Arborist		\$0.00	
Sub total		\$37,000.00	
Subtotal Consultants		\$463,086.34	
Consultants Contingency		3.00%	
Subtotal		\$13,892.59	
Subtotal Consultants		\$476,978.93	
Owner Cost			
Land Acquisition		\$3,834,275.00	Market Value
Space Saver Equipment (lockers/shelving)		\$254,500.00	Estimate per Spacesaver Inc
FF&E		\$298,040.00	Estimate per SmithCFI
Telephone/Data Equipment		\$10,000.00	
LEED Registration		\$6,000.00	
Sub total		\$4,402,815.00	
Moving Allowance		\$25,000.00	City of West Linn to confirm
Permit Fees (Allowance)		\$104,150.00	Bldg Permit Cost & SDCs
BOLI Fees		\$3,032.89	0.001% of Const or \$7500 max
Sub total		\$132,182.89	
Sub total - Owner costs		\$4,534,997.89	
Owner Contingency		5.00%	
Sub total		\$226,749.89	
Sub total - Owner costs		\$4,761,747.79	
Project Total		\$10,080,616.96	

FEE ESTIMATE - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Please note: This preliminary estimate is provided as a convenience to our clients, and is not intended to duplicate the actual fees assessed by the governing jurisdiction's. Every effort has been made to accurately estimate the fees that will be associated with this project. However this information is based solely on the information available on the date of this estimate, and actual fees may vary at the time of permit application or issuance. If information and/or assumptions about the project change, then we rely

ASSUMPTIONS:		
Total site area	0.85 acres	67,227 SF
Total Impervious Site Area:	No proposed increase of impervious site area	0 SF
Building Floor Area:	Per Group Mackenzie Architect	26,391 SF
A Total Construction Cost	Per Group Mackenzie Architect	\$3,791,891
Fire Sprinkler Cost	Per Group Mackenzie Architect	\$110,000
Water Meter Size:	Assumes existing 2" meter	2" meter
Equivalent Dwelling Units:	1 EDU = 1,900 SF of floor space	14 EDU's
FEE ESTIMATE:		
Land Use/Planning		
B Pre-Application Conference	Flat Fee	\$1,000
Conditional Use Permit	Deposit only	\$3,650
Design Review	\$4,000 plus 4% of CV (\$20,000 minimum deposit)	\$19,168
	Inspection Fee	\$200
Public Works/SDC's		
C Street SDC:	pm peak/hr trips x per 1000SF x \$6,713	\$0
D Bike/Pedestrian SDC	pm peak/hr trips x per 1000SF x \$986	\$0
E Tri County Sanitary Sewer SDC:	\$2,020 per EDU	\$28,058
Sewer SDC	Assumes use of existing 2" meter	\$0
F West Linn Water SDC	Assumes use of existing 2" meter	\$0
South Water Fork SDC	Assumes use of existing 2" meter	\$0
Surface Water Management:	\$994 per ESU (2,914 s.f. of impervious area)	\$0
G NPDES/DEQ 1200C Permit	\$767 permit fee plus \$788 first year annual fee	\$1,555
Building Permit		
H Building Permit	(\$1,029 for 1st \$100,000 plus \$5 per \$1,000 thereafter)	\$19,488
Plan Check	65% of permit fee	\$12,667
Fire/Life Permit	45% of permit fee	\$8,770
State Surcharge	12% of permit fee	\$2,339
Fire Sprinkler Permit Fee	(\$1,029 for 1st \$100,000 plus \$5 per \$1,000 thereafter)	\$1,079
Fire Sprinkler Permit Review	25% of permit fee	\$270
I Grading Permit	(\$374 plus \$76 for every 10,000cy thereafter)	\$1,050
Plan Review Fee	(\$57 plus \$28 for every 10,000cy thereafter)	\$306
J Metro Construction Excise Tax	0.12% of total valuation or \$12,000 max	\$4,550
K West Linn / Wilsonville School District CET	\$0.50 per square foot, no cap	\$0
TOTAL:		\$104,150

Footnotes:

- A.** The construction cost for the projects should be used for purely rough budgetary purposes only. These numbers are based upon similar project types that Group Mackenzie has been involved with.
- B.** Conditional Use Permit fees and Design Review fees are deposit based. Final permit fee amounts are dependant upon City reviewers. For projects valued at \$500,000+ the Design Review fee is as follows: \$4,000 plus four percent of construction value. There is a \$20,000 minimum deposit for Design Reviews. The City will bill the client should Staff exhaust the deposit for Conditional Use Permit and Design Review and require additional funds to complete the Review. Should Staff not utilize the full deposit, the remainder of the deposit shall be refunded to the client.
- C.** The City of West Linn calculates its Street SDC's as follows: pm peak/hr trips (1.49 trips) x per 1000SF (26) x \$6,713 rate = \$263,9737. This estimate assumes a rate of 1.49 trips per 1,000SF. The pm/peak/hr trip generation rate is based on the previous studies Group Mackenzie has completed for police stations. It is assumed trip generation for the existing medical office use is higher than for the proposed police facility. Therefore, no transportation improvements or mitigation will be necessary to accommodate traffic generated by the proposed police facility.
- D.** The City of West Linn calculates its Bike/Pedestrian SDC's as follows: pm peak/hr trips (1.49 trips) x per 1000SF (26) x \$ 986 rate = \$38,772. This estimate assumes a rate of 1.49 trips per 1,000SF. The pm/peak/hr trip generation rate is based on the previous studies Group Mackenzie has completed for police stations. It is assumed trip generation for the existing medical office use is higher than for the proposed police facility. Therefore, no bike/pedestrian improvements will be necessary to accommodate traffic generated by the proposed police facility.
- E.** Based upon the Tri-City Service District assignment of EDU's per use of 1 EDU per 1,900 SF of floor space at the rate of \$2,020 per EDU. This estimate does not consider existing plumbing fixtures, as that information was not available at the time of this estimate.
- F.** This estimate assumes use of existing 2" water meter. The City of West Linn calculates its Water SDC's based on a new 2" water meter. The South Water Fork SDC also charges a flat fee for the connection fee. Surface Water SDC is charged at \$994 per ESU. 1 ESU = 2,914 SF of impervious area.
- G.** 1200C permit fees are not paid at time of submittal. DEQ will bill directly.
- H.** Building Permit Fees are based on the Construction Valuation. Per GM Architects the construction valuation is estimated to be \$4,816,800. For projects valued at \$100,001+ the building permit fee is calculated as follows: \$1,029 for first \$100,000, plus \$5 for additional \$1,000 or fraction thereof.
- I.** 99,000 cubic yards of earthwork is assumed for this estimate. Based on this assumption the following fees are calculated as follows:
Grading Permit: 10,001 – 100,000: \$374 for first 10,000 cy, plus \$76 for additional 10,000 cy or fraction thereof.
Grading Plan Review: 10,001 – 100,000: \$57 for first 10,000 cy, plus \$28 for additional 10,000 cy or fraction thereof.
- J.** Metro Construction Excise Tax went into effect in June 2009. This is charged at 0.12% on the value of construction.
- K.** West Linn/Wilsonville School District Construction Excise Tax went into effect October 24, 2007 and is imposed on improvements that result in a new structure or additional square footage in an existing structure. This is charged at \$0.50 per square foot for non residential development on the value of construction.

General Notes:

- 1. Public Works permits and additional off-site improvements have not been included.
- 2. Special assessments (i.e. sanitary sewer late-comers fees or street improvements) will need to be identified and are not included here.
- 3. Permits that are typically the contractor's responsibility, such as the mechanical, plumbing, and electrical permits are not included in this estimate. These permit costs vary significantly depending on the type of project, and require specific information, which is not available at this time.
- 4. Deferred submittals for mechanical, electrical, plumbing, fire sprinkler, etc are not included in this estimate.

Based on the existing building, we assume credits will be applies for SDCs. At the time of this estimate, that information was not available.

COST ESTIMATE - SITE B (22400 Salamo Rd.)

Project: West Linn Police Department - Building Option B
Location: West Linn, Oregon
Prepared For: TSCM, Portland Oregon
Date: March 28, 2011

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

DIVISION	DESCRIPTION	Amount	Total		Offsite Budget	Sitework Budget	Building Renovation	
			Cost/GSF	% of Total			Amount	Cost/GSF
			26,151 SF				26,151 SF	
2	Existing Conditions	156,568	5.99	4.13%	0	0	156,568	5.99
3	Concrete	77,059	2.95	2.03%	0	0	77,059	2.95
4	Masonry	53,280	2.04	1.41%	0	0	53,280	2.04
5	Metals	39,142	1.50	1.03%	0	0	39,142	1.50
6	Wood & Plastics	303,689	11.61	8.01%	0	0	303,689	11.61
7	Thermal & Moisture Prot.	72,243	2.76	1.91%	0	0	72,243	2.76
8	Doors & Windows	156,400	5.98	4.12%	0	0	156,400	5.98
9	Finishes	566,955	21.68	14.95%	0	0	566,955	21.68
10	Specialties	50,000	1.91	1.32%	0	0	50,000	1.91
11	Equipment	5,000	0.19	0.13%	0	0	5,000	0.19
12	Furnishings	0	0.00	0.00%	0	0	0	0.00
13	Special Construction	0	0.00	0.00%	0	0	0	0.00
14	Elevators	0	0.00	0.00%	0	0	0	0.00
20	Mechanical	734,282	28.08	19.36%	0	0	734,282	28.08
26	Electrical	460,176	17.60	12.14%	0	0	460,176	17.60
30	Sitework	358,100	13.69	9.44%	100,000	258,100	0	0.00
SUBTOTAL		3,032,893	115.98	79.98%	100,000	258,100	2,674,793	102.28
	General Conditions (5% of Direct Work Total)	151,645	5.80	4.00%	5,000	12,905	133,740	5.11
	Contractors OHP (4% of Direct Work Total)	127,382	4.87	3.36%	4,200	10,840	112,341	4.30
	Bonds and Insurance (2% of Direct Work Total + General Conditions + OH&P)	66,238	2.53	1.75%	2,184	5,637	58,417	2.23
	Design Contingency (10% of Direct Work Total)	303,289	11.60	8.00%	10,000	25,810	267,479	10.23
	Escalation (3% of Total Project)	110,443	4.22	2.91%	3,642	9,399	97,403	3.72
SUBTOTAL		758,997	29.02	20.02%	25,026	64,591	669,381	25.60
TOTAL		3,791,891	145.00	100.00%	125,026	322,691	3,344,174	127.88

COST ESTIMATE - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
DIVISION 02 - Existing Conditions								
02 41 00	Demolition							
	Hazardous Material Removal				0	0.00		Not Included. Lobbies, Stairs, Elevator, and Public Restrooms To Remain. All Else to be Demolished.
	Interior Demolition	19,571	SF	8.00	156,568	5.99		
	Total					5.99	156,568	
DIVISION 03 - Concrete								
03 10 00	Concrete							
	Housekeeping Pads/Curbs/Misc Concrete	1	LS	25000.00	25,000	0.96		
	Fill/Patch 1st and 2nd Floor	17,353	SF	3.00	52,059	1.99		
	Total					2.95	77,059	
DIVISION 04 - Masonry								
04 10 00	Masonry							
	Masonry Block Site Wall	800	SF	17.50	14,000	0.54		
	Masonry Block Trash and Transformer Enclosure	640	SF	17.50	11,200	0.43		
	Masonry @ Holding Cells/Armory	1,560	SF	18.00	28,080	1.07		
	Total					2.04	53,280	
DIVISION 05 - Metals								
05 10 00	Structural Steel/Misc Metal							
	Misc Metal - Allow	19,571	SF	2.00	39,142	1.50		
	Total					1.50		
DIVISION 06 - Wood, Plastics, and Composites								
06 10 00	Rough Carpentry							
	Blocking/Backing/Framing	19,571	SF	1.50	29,357	1.12		
	Seismic Upgrade Allowance	26,151	SF	6.00	156,906	6.00		
	Total					7.12	186,263	
06 20 00	Finish Carpentry/Millwork							
	Millwork/Casework	19,571	SF	6.00	117,426	4.49		
	Total					4.49		
DIVISION 07 - Thermal and Moisture Protection								
07 10 00	Waterproofing							Not Used.
	Total					0.00	0	
07 20 00	Thermal Insulation							
	Perimeter Wall Insulation 6" Batt				0	0.00		Utilize Existing. Included w/ Roofing.
	Ceiling Insulation				0	0.00		
	Interior Partition Sound Insulation	28,000	SF	0.80	22,400	0.86		
	Total					0.86	22,400	
07 50 00	Roofing							
	Patch/Repair Existing Roof	1	LS	25000.00	25,000	0.96		
	Total					0.96		

COST ESTIMATE - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
07 60 00	Sheetmetal General Flashing and Sheetmetal	26,151	SF	0.50	13,076	0.50		
	Total					0.50	13,076	
00 07 90	Caulking/Sealants Caulking and Sealants	26,151	SF	0.45	11,768	0.45		
	Total					0.45	11,768	
DIVISION 08 - Openings								
08 10 00	Doors/Frames/Hardware Hollow Metal Doors/Frames/Hardware Wood Veneer Doors/Frames/Hardware Cell Doors/Frames and Hardware Armory/Drug/Cash Storage Doors/Frames and Hardware Relites/Vision Panels	12 50 2 3 1	EA EA EA EA LS	1200.00 800.00 7500.00 5000.00 15000.00	14,400 40,000 15,000 15,000 15,000	0.55 1.53 0.57 0.57 0.57		Exterior Doors/Frames/Hardware. Interior Doors/Frames/Hardware.
	Total					3.80	99,400	
08 30 00	Overhead Doors Sally Port Overhead Doors	2	EA	8500.00	17,000	0.65		Power Operated.
	Total					0.65	17,000	
08 40 00	Glass and Glazing Aluminum Storefront Door System @ Main Entry Aluminum Storefront Window System Allow - Cut/Patch/Modify Existing Windows Allow - Bullet Resistive Glass				0 0 25,000.00 15,000.00	0.00 0.00 0.96 0.57		Utilize Existing Storefront System. Utilize Existing Window System.
	Total					1.53	40,000	
DIVISION 09 - Finishes								
09 20 00	Metal Stud/Drywall 2x4 Metal Stud Wall - Interior Partitions 2x6 Metal Stud Frame Wall - Perimeter Wall Suspended Gyp Ceiling Framing System Gyp Soffits/Drywall Features - Allow Allow For Bullet Resistive Wall Construction	28,000 15,000 4,893 1 1	SF SF SF LS LS	5.00 3.50 7.50 30000.00 20000.00	140,000 52,500 36,696 20,000 20,000	5.35 2.01 1.40 0.76 0.76		Drywall. Utilize Existing Stud Framing. Allow 25% Of Ceiling Area.
	Total					10.29	269,196	
09 30 00	Tile/Stone Restroom Walls Restroom/Locker Floors	1,300 2,200	SF SF	12.00 12.00	15,600 26,400	0.60 1.01		Wet Walls to 6'.
	Total					1.61	42,000	
09 50 00	Acoustical Ceiling Suspended Acoustical Ceiling	14,678	SF	3.00	44,035	1.68		75% Of Ceiling Area.
	Total					1.68	44,035	
09 60 00	Flooring Carpeting Vinyl Flooring Scrub/Seal Concrete Floor - Garage	13,457 3,914 6,580	SF SF SF	6.00 5.00 2.50	80,741 19,571 16,450	3.09 0.75 0.63		80% of Floor Area Less Tile Area. 20% of Floor Area.

COST ESTIMATE - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
Total						4.46	116,762	
09 90 00	Painting							
	Seal Exposed Masonry	6,000	SF	1.00	6,000	0.23		
	Exterior Touch Up	1	LS	15000.00	15,000	0.57		
	Partitions/Perimeter Walls	71,000	SF	0.85	60,350	2.31		
	Gyp Ceiling	4,893	SF	1.00	4,893	0.19		
	Doors/Frames	62	EA	60.00	3,720	0.14		
	Overhead Doors	2	EA		0	0.00		Prefinished.
	Special Coatings @ Cells	1	LS	5000.00	5,000	0.19		
	Wallcovering Allowance	1			0	0.00		Not Included.
Total						3.63	94,963	
DIVISION 10 - Specialties								
10 00 00	Misc. Specialties							
	Misc Specialty Allowance	1	LS	50000.00	50,000	1.91		
Total						1.91	50,000	
DIVISION 11 - Equipment								
11 00 00	Equipment							
	Break Room Appliances	1	LS	5000.00	5,000	0.19		
	Office Equipment				0	0.00		Not Included.
Total						0.19	5,000	
DIVISION 12 - Furnishings								
12 00 00	Furnishings							
	Window Coverings	0	SF		0	0.00		Not Included.
Total					0	0.00	0	
DIVISION 13 - Special Construction								
13 00 00	Special Construction							
Total						0.00	0	Not Used.
DIVISION 14 - Conveying Equipment								
14 20 00	Elevators							
	Hydraulic 3 Stop Elevator	1	EA		0	0.00		Utilize Existing.
Total						0.00	0	
DIVISION 20 - Mechanical								
20 10 00	Fire Protection							
	Wet Pipe Sprinkler System	19,814	SF	2.50	49,535	1.89		
	Dry Pipe Sprinkler System - Parking	6,580	SF	2.75	18,095	0.69		
Total						2.59	67,630	
20 20 00	Plumbing							
	Base Building Plumbing System	19,814	SF	8.00	158,512	6.06		
	Base Building Plumbing System - Garage	6,580	SF	5.00	32,900	1.26		
Total						7.32	191,412	
23 30 00	HVAC							

COST ESTIMATE - SITE B (22400 Salamo Rd.)

WEST LINN POLICE DEPARTMENT SITE SELECTION DUE DILIGENCE

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
	HVAC Systems, Units, Fans, Ducting, Insulation, Control, Test and Balance	19,814	SF	20.00	396,280	15.15		
	Garage Venting	6,580	SF	12.00	78,960	3.02		Freeze Protection and Venting.
Total						18.17	475,240	
DIVISION 26 - Electrical								
01 60 00	Electrical							
	Main Switchgear	1	LS	50000.00	50,000	1.91		
	Branch Distribution Panels	19,814	SF	1.50	29,721	1.14		
	Power Distribution	19,814	EA	3.50	69,349	2.65		
	Lighting/Switching	19,814	EA	6.00	118,884	4.55		
	Generator, Transfer Switch, and Tank	1	EA	75000.00	75,000	2.87		
	Fire Alarm System	19,814	SF	1.00	19,814	0.76		
	Telephone / Data / CATV System / Cable Tray / Rack	19,814	SF	1.25	24,768	0.95		Excludes Phone/Data Equipment.
	Audio Video	1	LS	20000.00	20,000	0.76		
	Garage Electrical	6,580	SF	8.00	52,640	2.01		
Total						17.60	460,176	
DIVISION 30 - Sitework								
31 00 00	Earthwork							Not Used.
Total						0.00	0	
31 10 00	Off Site Improvements							
	Off Site Improvement Allowance	1	LS	100000.00	100,000	3.82		
Total						3.82	100,000	
31 20 00	Piles							Not Used.
Total						0.00	0	
31 25 00	Asphalt Paving							
	Allowance To Modify Existing Parking	1	LS	30000.00	30,000	1.15		
Total						1.15	30,000	
31 26 00	Site Concrete							
	Misc Site Concrete	1	LS	25000.00	25,000	0.96		
Total						0.96	25,000	
33 27 00	Site Utilities							
	Allowance To Upgrade Existing Utilities	1	LS	100000.00	100,000	3.82		
Total						3.82	100,000	
34 28 00	Landscape/Irrigation							
	Upgrade Existing Landscape/Irrigation	1	LS	50000.00	50,000	1.91		
Total						1.91	50,000	
34 28 50	Site Furnishings							
	8' Chain link w/ Slats	520	LF	50.00	26,000	0.99		
	Motorized Entry Gates	2	EA	8500.00	17,000	0.65		
	Trash/Generator Enclosure Gates	2	EA	1800.00	3,600	0.14		
	Bicycle Racks	2	EA	750.00	1,500	0.06		

COST ESTIMATE - SITE B (22400 Salamo Rd.)

Section	Description	Quan	Unit	Unit Cost	Total	Cost/ GSF	Section Total	Remarks
	Misc Site Furnishings	1	LS	5000.00	5,000	0.19		Included w/ Above.
Total						2.03	53,100	
Total Direct Work						115.98	3,032,893	
	General Conditions	3,032,893	%	5.00	151,645	5.80		
	Contractors OHP	3,184,538	%	4.00	127,382	4.87		
	Bonds and Insurance	3,311,920	%	2.00	66,238	2.53		
	Design Contingency	3,032,893	%	10.00	303,289	11.60		
	Escalation	3,681,447	%	3.00	110,443	4.22		
Total						29.02	758,997	
Project Budget						145.00	3,791,891	