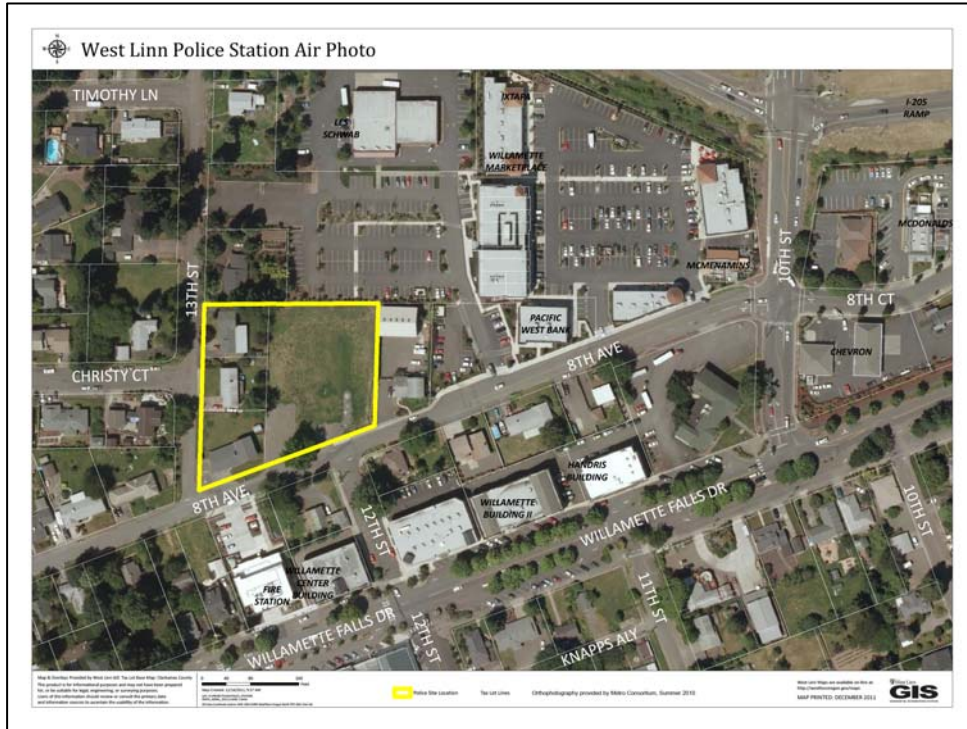


CITY OF WEST LINN POLICE STATION PROJECT – CITY COUNCIL UPDATE



The Project

A new police station of approximately 23,500 sq. ft. is planned to replace the existing 1936 structure to meet today's needs and projected needs through 2042. The new building is planned for a 1.54-acre site, located on 8th Street in the Willamette district. The building will be constructed to LEED Silver standards by incorporating sustainable features in its construction and operation. Authorization to proceed followed the public's approval of a ballot measure to provide funding for the project in November of 2011.

Process and Schedule

A traditional Design-Bid-Build process will be utilized with the goal to complete the police station by the spring of 2014. A design team will be selected to begin work this spring, complete a design by this fall to submit for land use review and to complete final design and permitting in time to begin construction in late spring/early summer of 2013. The process will be designed to provide substantial opportunities for public involvement.

A list of the steps necessary to complete the project and a project timeline is available on the project's web page at <http://westlinnoregon.gov/policestation>. A copy of the Police Station Project Timeline is provided as an attachment to this report.

Project Status/Milestones

The following items describe the project status and the milestones that have been achieved toward the completion of the project:

1. On November 8, 2011 voters approved a ballot measure, which authorized the issuance of general obligation bonds for property acquisition, construction and furnishing a new police station. A "Bond Progress Report" is included as part of this City Council Update.
2. The property required for the project has been acquired at a total cost of \$1,453,257 (see Bond Progress Report). Closing occurred on January 5, 2012.
3. On January 12, 2012 the bond sale process was completed. Due to the favorable market and the City's good bond rating, the actual cost of borrowing will be 2.25% (originally projected at 3.96%) and will result in approximately \$2 million dollars of interest savings to the taxpayers over the life of the loan.
4. Web pages that describe the project and its schedule, provide answers to frequently asked questions and which give an accounting of bond proceeds have been developed. The pages are regularly updated.
5. A citizen steering committee has been appointed to represent the City Council and community to ensure that the vision for a new police station is implemented to maximize value in accordance with the Council's and the voter's intentions.
6. A Pre-Application Conference has been conducted with the City's planning and engineering staff. The project manager provided staff an alternate reading of City Code that will eliminate the need for variances from zoning provisions of the Code. City staff has accepted this alternate reading of Code. It will save time and money in the City's submittal for land use review and it will minimize the City's risk in the event of an appeal. It will not change any requirements to provide a high quality project that is compatible with the neighborhood.
7. The RFQ/RFP necessary to advertise for a design team (A/E team) will be complete the week of March 5. The evaluation criteria have been reviewed by staff and the steering committee.

Bond Progress Report

The Bond Progress Report illustrates the bond sale source of funds at \$8,500,138, the current use of funds at \$1,454,257 (primarily land acquisition) and a current balance of \$7,045,743. The Bond Progress Report details the financial status of the project and is updated on-line. The "illustrative" project estimate will be updated when project elements and their costs have been finalized.

Source of Funds - Bond Sale

Description	Date	Amount	Account #
Good Faith Deposit	1/12/2012	\$ 250,000	105-0000-319.31-98
Par Amount of the Bonds	1/25/2012	8,500,000	105-0000-319.31-98
Original Issue Premium	1/25/2012	102,688	105-0000-319.31-98
Underwriter's Discount	1/25/2012	(22,700)	105-4311-423.18-12
MDAC Fee	1/25/2012	(850)	105-4311-423.18-12
Less Deposit	1/25/2012	(250,000)	105-0000-319.31-98
Bond Issuance Costs	est. 2/10/2012	(79,000)	105-4311-423.18-12
Total Source of Funds		\$ 8,500,138	

Use of Funds

Expense Description	Date	Amount	Account #
Land Acquisition - Escrow Deposit	7/13/2011	\$ 20,000	105-4311-423.77-11
Land Acquisition - Escrow Deposit	8/19/2011	20,000	105-4311-423.77-11
Land Acquisition - Escrow Deposit	11/16/2011	20,000	105-4311-423.77-11
Land Acquisition - Escrow Closing	1/5/2012	579,965	105-4311-423.77-11
Land Acquisition - Escrow Closing	1/5/2012	813,292	105-4311-423.77-11
Pre-App to Planning	1/26/2012	1,000	105-4311-423.77-12
Total Use of Funds		\$ 1,454,257	

Total Source of Funds	\$ 8,500,138
Use of Funds	\$ (1,454,257)
Current Balance	\$ 7,045,743

Police Station Project Timeline

