

Police Station Project Report

November 2012



Project Management Team

Project Manager: Bob Galante

City Manager: Chris Jordan

Assistant City Manager: Kirsten Wyatt

CFO: Richard Seals

Management Analyst: Elissa Preston

Police Chief: Terry Timeus

Police Captains: Vic Lancaster & Ron Schwartz

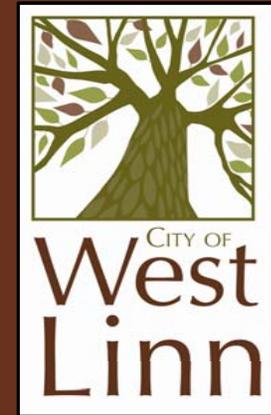
Building Official: Dave Davies

Planner: Peter Spir

Engineer: Dennis Wright

Engineer: Koi Le

Building Maintenance: Mike Gabriel



QR Code for Direct Link
to Police Station webpage

Project Summary Update - November 2012

The City of West Linn is dedicated to providing citizens with accurate and transparent financial information on the New Police Station Project. This report covers the most current financial data and is in its beginning stages of development.

NOVEMBER HIGHLIGHTS

Schematic Design has been completed and Design Development has begun. Program modifications resulted in a building size of 22,728 sq. ft. and changes to meet projected costs resulted in another 900 sq. ft. reduction at the basement level (current size 21,828 sq. ft.).

The application for land use approval was submitted to the West Linn planning department on November 9. The original date planned for submittal was November 6. This minor change from the proposed schedule should not affect the overall schedule for the project.

Site demolition, which included asbestos removal and decommissioning of an oil tank, has been completed. The work was completed on schedule.

Fifteen team meetings, led by Group Mackenzie, have advanced building programming, site planning, building design and scoring for LEED (Leadership in Energy and Environmental Design) Silver certification. The team meetings have included Neighborhood and Business District representatives, steering committee members, City staff and the Clackamas County Arts Alliance.

On November 9, 2012, an artist team was selected to meet the City's Percent for Art requirements. The Art Selection Committee, through a process managed by the Clackamas county Arts Alliance, selected the team of Joe Thurston and Sean Healy. Joe Thurston and Sean Healy are Portland-based artists that have completed significant public art projects throughout the United States. A specific art concept will be developed for the West Linn project after an interactive process with the artists.

The second meeting of the Willamette Neighborhood Association to consider the police station project was held on November 7, 2012. There were no objections to the design and siting of the building. One citizen expressed a desire to see basalt integrated into the landscape. Minutes of the meeting were included as part of the land use application submitted to the Planning Department. This meeting was properly noticed in accordance with City code (99.038).

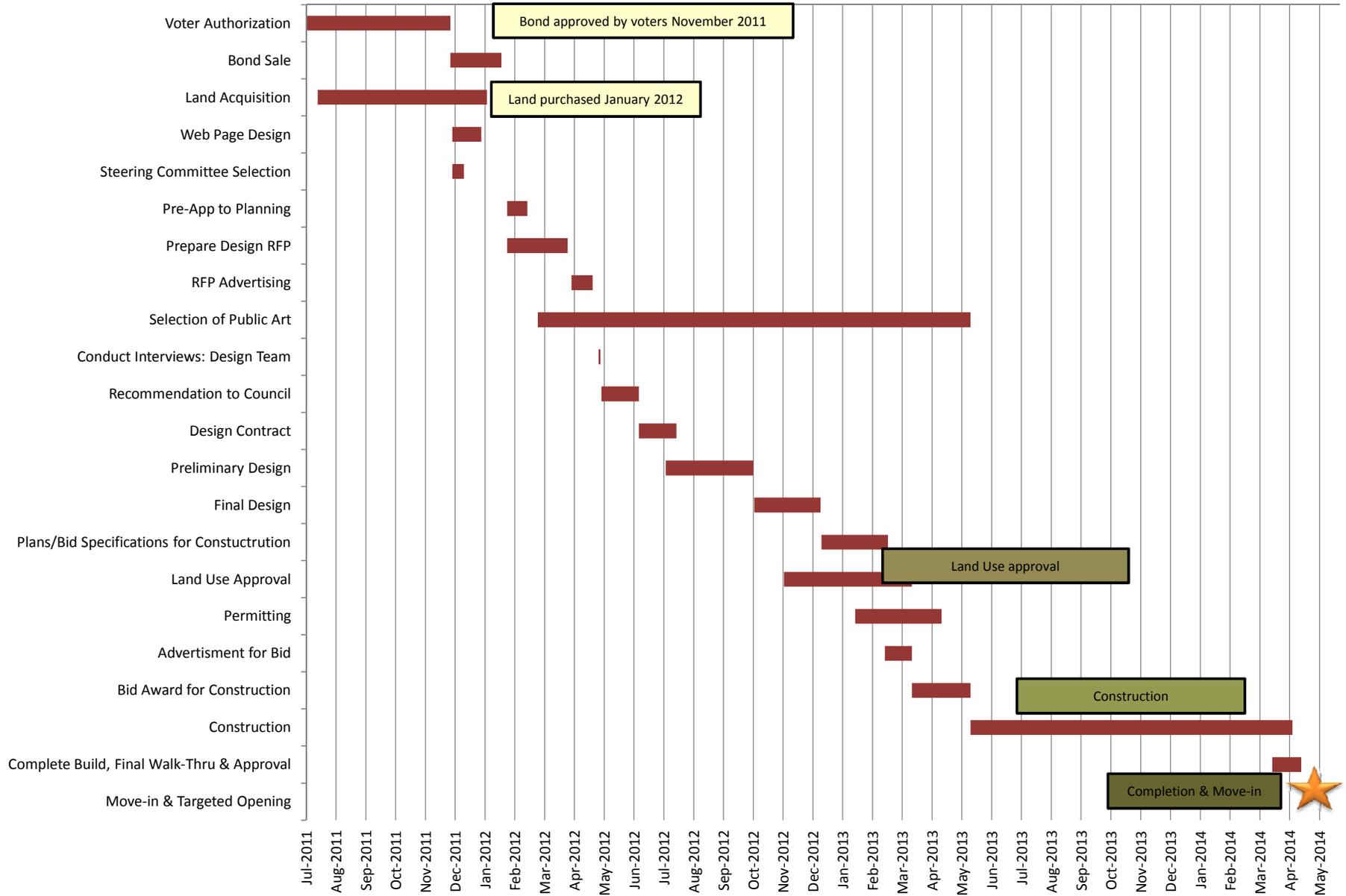
The Police Station Project Report illustrates the bond sale source of funds at \$8,500,138. The current use of funds total is \$1,713,890 , which includes \$1,453,257 for land acquisition, \$172,813 for design and project management, \$3,413 for Percent for Art, and \$17,579 for office equipment that will be used at the new station. The current balance is \$6,786,110.

As always, we value this community's trust and promise to ensure fiscal integrity in all that we do. When you review this report, we welcome your questions, comments, and any suggestions. For more information, please contact Elissa Preston at epreston@westlinnoregon.gov.

Best,

Elissa Preston, Management Analyst
City of West Linn

Police Station Project Timeline



City of West Linn
Police Station Project Report
Timeline
November 2012

Phase	Start date	Estimated* Completion Date	Duration (days)	Actual Completion Date
Voter Authorization	7/1/2011	11/28/2011	150	11/28/2011
Bond Sale	11/28/2011	1/20/2012	53	1/12/2012
Land Acquisition	7/13/2011	1/5/2012	176	1/5/2012
Web Page Design	11/30/2011	12/30/2011	30	1/13/2012
Steering Committee Selection	11/30/2011	12/12/2011	12	12/12/2011
Pre-App to Planning	1/26/2012	2/16/2012	21	2/26/2012
Prepare Design RFP	1/26/2012	3/29/2012	63	3/29/2012
RFP Advertising	4/2/2012	4/24/2012	22	4/24/2012
Selection of Public Art (% for Art Process)	2/27/2012	5/22/2013	450	
Review Proposals: Design Team	4/30/2012	5/2/2012	2	4/25/2012
Recommendation to Council and Award	5/3/2012	6/11/2012	39	6/11/2012
Design Contract	6/11/2012	7/20/2012	39	8/23/2012
Preliminary Design	7/9/2012	10/8/2012	91	10/16/2012
Final Design	10/9/2012	12/17/2012	69	
Plans/Bid Specifications for Constuctrution	12/18/2012	2/25/2013	69	
Land Use Approval	11/9/2012	3/22/2013	133	11/9/2012
Permitting	1/22/2013	4/22/2013	90	
Advertisement for Bid	2/22/2013	3/22/2013	28	
Bid Award for Construction	3/22/2013	5/22/2013	61	
Construction	5/22/2013	4/22/2014	335	
Complete Build, Final Walk-Thru & Approval	4/1/2014	5/1/2014	30	
Move-in & Targeted Opening	5/1/2014	5/1/2014	0	

*Estimated dates are considered target dates. Where actual dates are known, they are inserted.

City of West Linn
Police Station Project Report
Project Cost Estimate
November 2012

Expense	Preliminary Project Est.	Jan. 2012 Project Est.	Nov. 2012 Project Est.
Land acquisition	\$ 1,500,000	\$ 1,453,257	\$ 1,453,257
Building design and construction	5,850,000	5,850,000	5,999,161
Professional Services	700,000	700,000	867,421
Street and utility improvements	450,000	450,000	-
SDC and building fees	445,000	445,000	526,633
Other owner costs (demo, equipment, furniture, LEED)			466,512
Percent for Art (1% for aquisition)	73,500	58,500	63,000
Percent for Art (0.5% for maint.)	36,750	29,250	31,500
Possible deductive alternates per architect			(539,431)
Total	\$ 9,055,250	\$ 8,986,007	\$ 8,868,053
Total Source of Funds	8,500,138	8,500,138	8,500,138
Difference in Estimate	555,112	485,869	367,915

Summary of Changes in Project Cost Estimates

1. On January 5, 2012 the City closed escrow on the purchase of all three lots for a total of \$1,453,257.
2. After review of the Percent for Art Program, the City determined that the 1.5% applies *only* to the cost of the building.
3. The contract for the Architectural Engineering firm was higher than originally estimated. They were the only qualified applicant.
4. Street and utility improvements are now included in construction costs.
5. Other owner costs include demolition of three houses, equipment and furniture, LEED registration, moving allowance, etc.
6. Possible deductive alternates were provided by the architects as a way to bring down costs.

City of West Linn
Police Station Project Report
Source of Funds - Bond Sale
November 2012

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
Deposit Paid Upfront	1/25/2012	(250,000)	105-0000-319.31-98
Bond Issuance Costs	2/10/2012	(79,000)	105-4311-423.18-12
Total Source of Funds		\$ 8,500,138	

City of West Linn
Police Station Project Report
Use of Funds
November 2012

Total Funds	\$ 8,500,138
Use of Funds	\$ (1,713,890)
Current Balance	\$ 6,786,110

Expense Description	Detail	Date	Amount	Account Description
Land Acquisition	Escrow Deposit	7/13/2011	20,000	Land acquisition
Land Acquisition	Escrow Deposit	8/19/2011	20,000	Land acquisition
Land Acquisition	Escrow Deposit	11/16/2011	20,000	Land acquisition
Land Acquisition	Escrow Closing	1/5/2012	579,965	Land acquisition
Land Acquisition	Escrow Closing	1/5/2012	813,292	Land acquisition
Building Design and Construction	Pre-App to Planning	1/26/2012	1,000	Building design and construction
Professional Services	Project Management	11/30/2011	4,165	Building design and construction
Building Design and Construction	New Site Sign	12/31/2011	380	Building design and construction
Professional Services	Project Management	12/31/2011	5,865	Building design and construction
Professional Services	Project Management	1/31/2012	6,035	Building design and construction
Professional Services	Project Management	2/29/2012	6,205	Building design and construction
Professional Services	Project Management	3/30/2012	6,290	Building design and construction
Building Design and Construction	Request for Proposal Ad	4/12/2012	183	Building design and construction
Building Design and Construction	Request for Proposal Ad	4/17/2012	365	Building design and construction
Professional Services	Project Management	4/30/2012	4,930	Building design and construction
Professional Services	Project Management	5/31/2012	4,165	Building design and construction
Equipment	Copier	6/12/2012	17,579	Equipment > \$5000 / Capital outlay
Professional Services	Project Management	6/30/2012	4,505	Building design and construction
Building Design and Construction	LEED Registration	8/9/2012	900	Building design and construction
Professional Services	Architectural Engineering	8/9/2012	13,613	Building design and construction
Professional Services	Project Management	7/30/2012	4,080	Building design and construction
Professional Services	Project Management	8/31/2012	4,165	Building design and construction
Building Design and Construction	Asbestos Abatement	9/10/2012	4,500	Building design and construction

Professional Services	Architectural Engineering	9/7/2012	40,644	Building design and construction
Professional Services	Project Management	9/30/2012	4,930	Building design and construction
Professional Services	Architectural Engineering	10/9/2012	63,221	Building design and construction
Percent for Art (0.5% for maint.)	Clackamas County Arts Alliance	9/14/2012	1,913	Percent for Art (0.5% for maint.)
Building Design and Construction	House Demolition	10/16/2012	59,500	Building design and construction
Percent for Art (0.5% for maint.)	Artist Incentives	11/5/2012	1,500	Percent for Art (0.5% for maint.)
Total Use of Funds			\$ 1,713,890	

By Category	Amount
Land Acquisition	1,453,257
Building Design and Construction	66,828
Professional Services	172,813
Percent for Art (0.5% for maint.)	3,413
Percent for Art (1% for aquisition)	-
Equipment	17,579
Total Use of Funds by Category	\$ 1,713,890

City of West Linn
Police Station Project Report
FY12 - Actual
November 2012

Line item	FY12 Q1	FY12 Q2	FY12 Q3	FY12 Q4	FY12 Total
Land Acquisition	\$ 40,000	\$ 20,000	\$ 1,393,257	\$ -	\$ 1,453,257
Building/Construction	-	-	1,000	-	1,000
Professional Services	-	10,410	18,530	14,148	43,088
Street and utility improvements	-	-	-	-	-
SDC and building fees	-	-	-	-	-
1% for Art acquisition	-	-	-	-	-
0.5% for Art maintenance	-	-	-	-	-
Equipment > \$5000 / Capital outlay	-	-	-	17,579	17,579
	-	-	-	-	-
TOTAL	\$ 40,000	\$ 30,410	\$ 1,412,787	\$ 31,727	\$ 1,514,924

City of West Linn
Police Station Project Report
FY13 - Actual
November 2012

Line item	FY13 Q1	FY13 Q2	FY13 Q3	FY13 Q4	FY13 Total
Building Design and Construction	\$ 72,833	\$ 122,721	\$ -	\$ -	\$ 195,553
Percent for Art (0.5% for maint.)	1,913	1,500	-	-	3,413
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
TOTAL	\$ 74,745	\$ 124,221	\$ -	\$ -	\$ 198,966