

# New Toledo Public Safety Department

CHIEF MICHAEL PACE

# Historical Data

- Housed at 496 NE Hwy 20 until landscape erosion forced a relocation.
- 1999 the Police Department moved to 250 W Hwy 20 as a temporary location.
- Old bank building built in 1970.
- Within 100 Year Flood Plain and Tsunami Zone.
- Last time the area flooded was in 2018. Patrol cars had to be moved to higher ground.

# Capital Expenditure Detail 2017-2018

- “Current Police Department is located in both the **100 Year Flood Plain and Tsunami Zone**. It is subject to periodic flooding..”
- “City obtained the building in **1999 and it was intended to be a temporary facility...until a more suitable building and location could be secured.**”
- 1970 - 3,500 square feet

Department: Property Maintenance  
Purchase item: Police Services Building Purchase Initial Renovation  
Cost of item: \$290,000  
Budget line item: 035-350-621900/035-350-621400  
Replacement (Y/N) No If yes, item being replaced:

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**Explanation of need for purchase:**

The Current Police Department is located in both the 100 Year Flood Plain and the Tsunami Inundation zones. It is subject to periodic flooding during rainfall and high tide events. At 3,500 sq. ft. it is currently beyond capacity for space needs in regards to workspace, storage for evidence and the secure processing of prisoners and or detainees. The building was constructed in the 1970's under then current codes as a Bank Facility. The City obtained the building in 1999 and it was intended to be a temporary facility for the Police Department until a more suitable building and location could be secured. Given the age of the structure it is not easily expanded and/or upgraded to current code requirements to accommodate future space needs without significant cost.

Relocation of the Police Department to a more suitable location has been identified as a need in the 2012 City of Toledo Building Facilities Plan as well as the Adopted 2017 – 2018 City Goals.

The proposed building to be purchased and ultimately renovated is 9,629 Sq. feet and suitably located outside of the both the flood Plain and Tsunami inundation Zone. It is also centrally located for efficient emergency response as well as convenient access to the public. It was constructed in 1994 which will make upgrading to current building safety codes less costly than that of the existing facility. The configuration of the building and square footage along with developable property for additional parking will allow for an approximate 30 year space needs for the Police Department, Emergency Dispatch and related community services.

Upon purchase, funding for renovation will also leverage available Grants for upgrading the facility to accommodate the the intended use.

**Ongoing Impact(s):**

Upon completion of the renovation and relocation, the City will benefit from an up to date Emergency Services Facility that will be significantly more resilient to natural Disasters and allow for future growth as may be needed over the next 30 years.

# Original Capital Expenditure 2017-2018

- “Given the age of the structure it is not easily expanded and/or upgraded to current code requirements to accommodate future space needs w/out significant costs.”
- “Relocation of the Police Department has been identified as a need in the 2012 City of Toledo Building Facilities Plan as well as the Adopted 2017-2018 Goals [2019-2020 Goals].”

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# Original Capital Expenditure 2017-2018

- “The proposed building...
  - Suitably located outside of the both [100 Year] flood plain
  - Tsunami inundation zone.
  - Centrally located for efficient emergency response as well as convenient access to the public.
  - Constructed in 1994
  - Space will allow for 30 year space needs for the Police Department and Emergency Dispatch

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21 Years Later







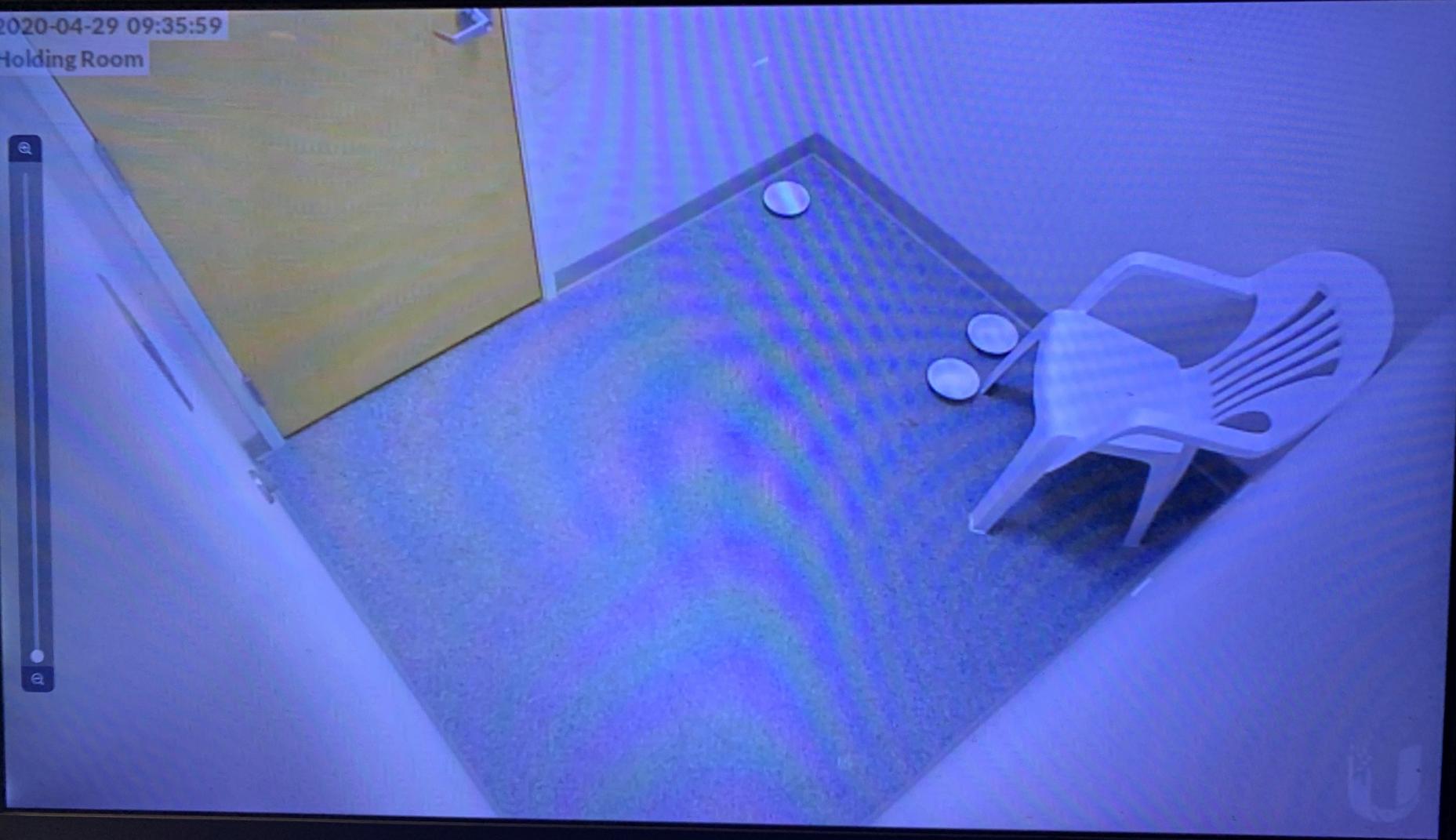


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Holding Room

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OHIO POLICE 11

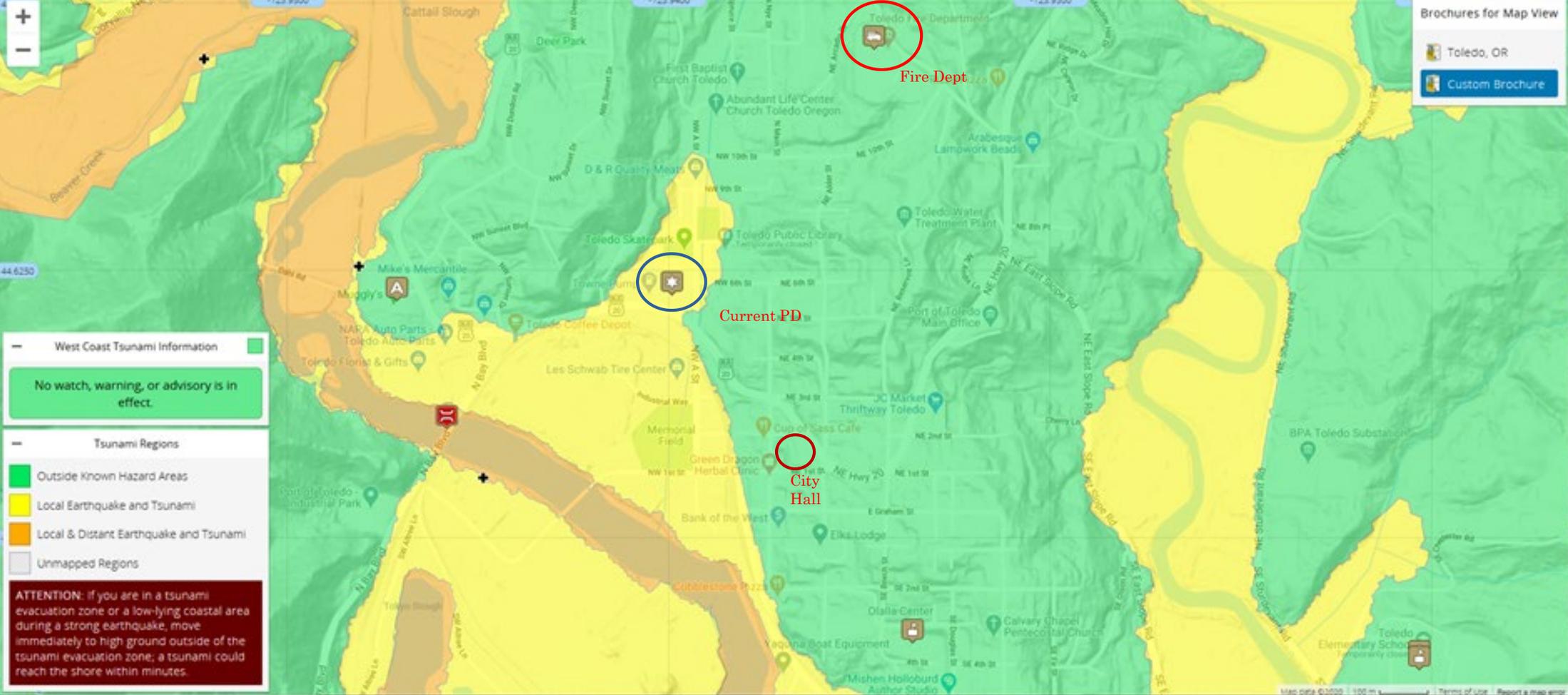
Maps of Toledo











Brochures for Map View

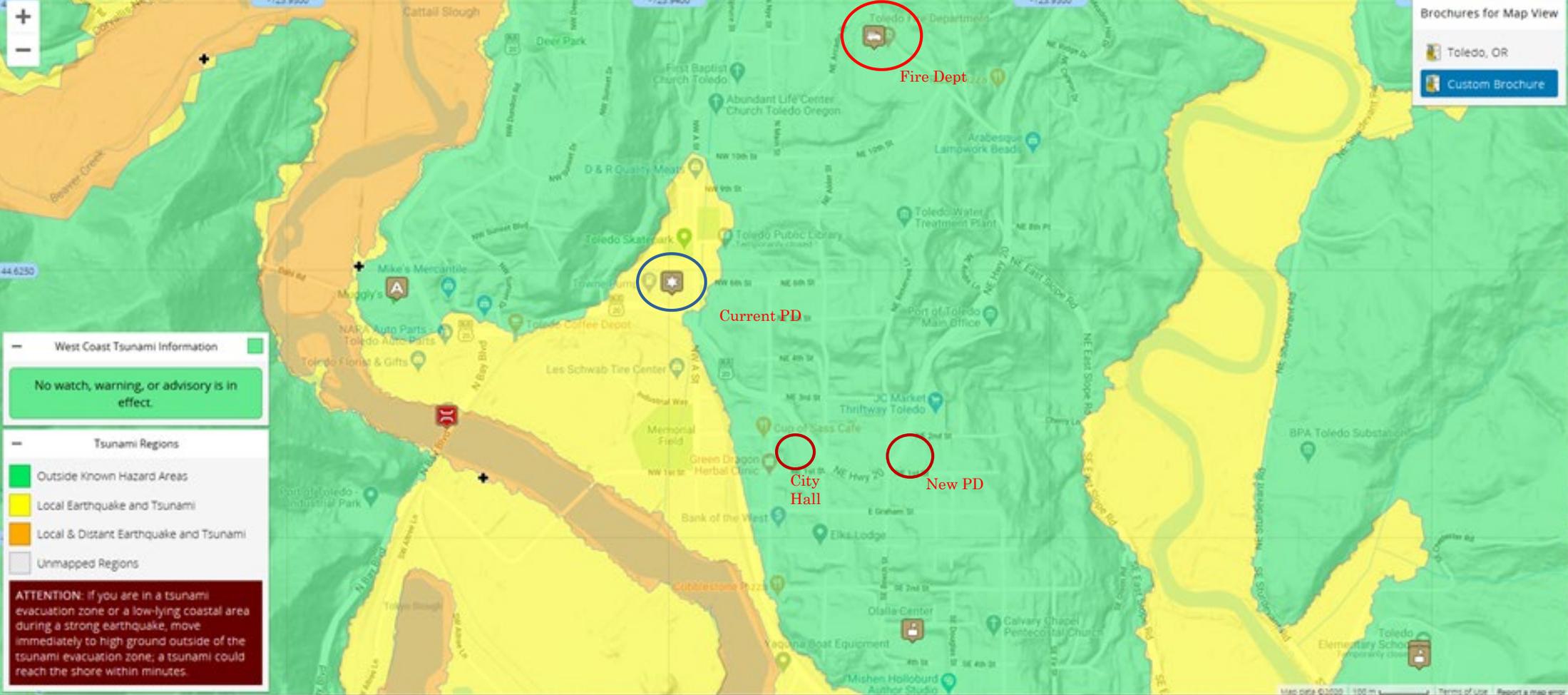
- Toledo, OR
- Custom Brochure

West Coast Tsunami Information

No watch, warning, or advisory is in effect.

- Tsunami Regions
- Outside Known Hazard Areas
  - Local Earthquake and Tsunami
  - Local & Distant Earthquake and Tsunami
  - Unmapped Regions

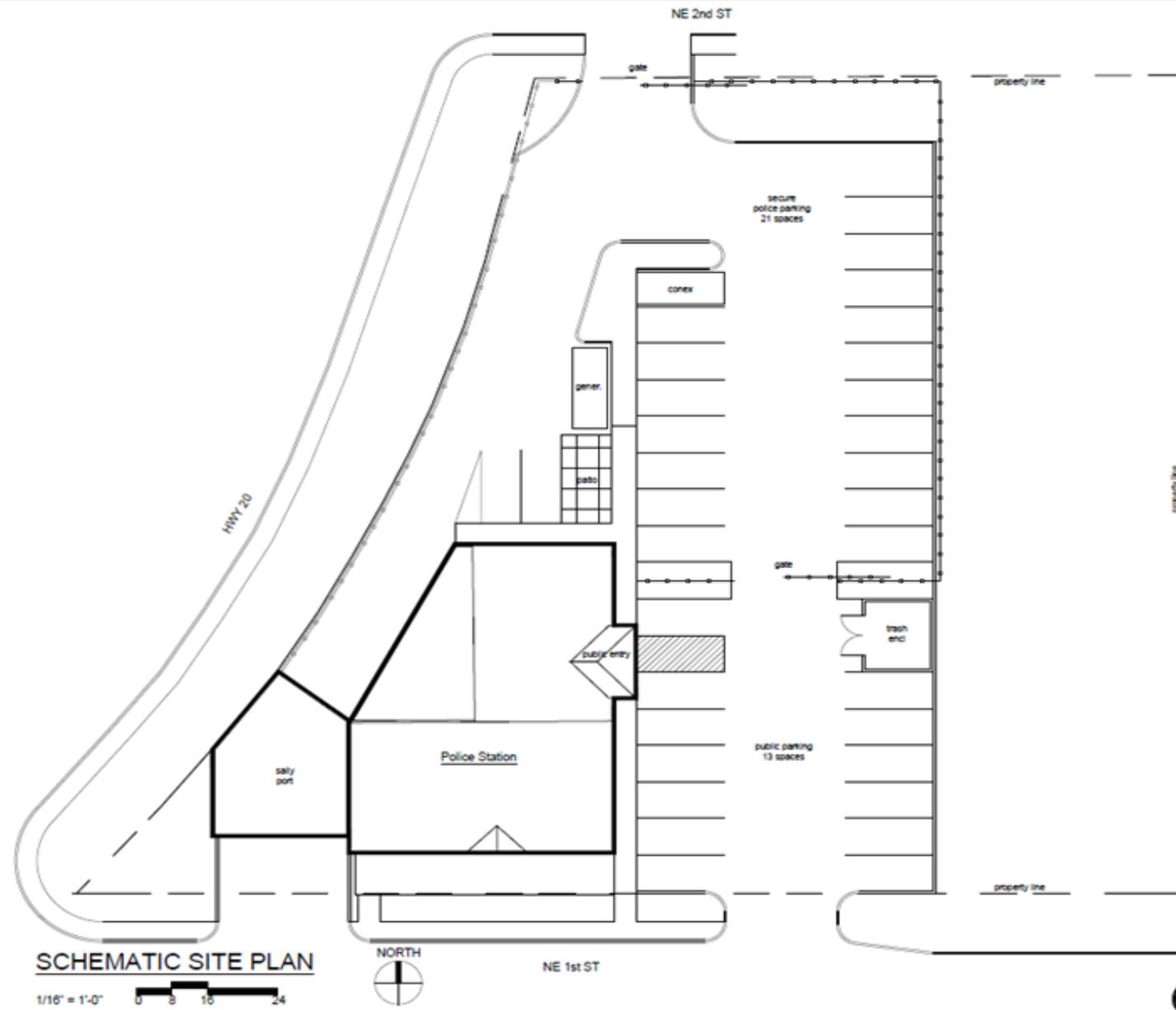
**ATTENTION:** if you are in a tsunami evacuation zone or a low-lying coastal area during a strong earthquake, move immediately to high ground outside of the tsunami evacuation zone; a tsunami could reach the shore within minutes.



# The Future

# 222 NE Highway 20

- Built in 1994
- 9,600 square feet
- .35 acres
- Located next to JC Market a major community hub
- Easy access to City Hall, Fire Department, Highway 20 and other major arteries.
- Outside of flood zones it has the potential of being the 911 Dispatch Center for Lincoln County.



**SCHEMATIC SITE PLAN**

1/16" = 1'-0" 0 8 16 24



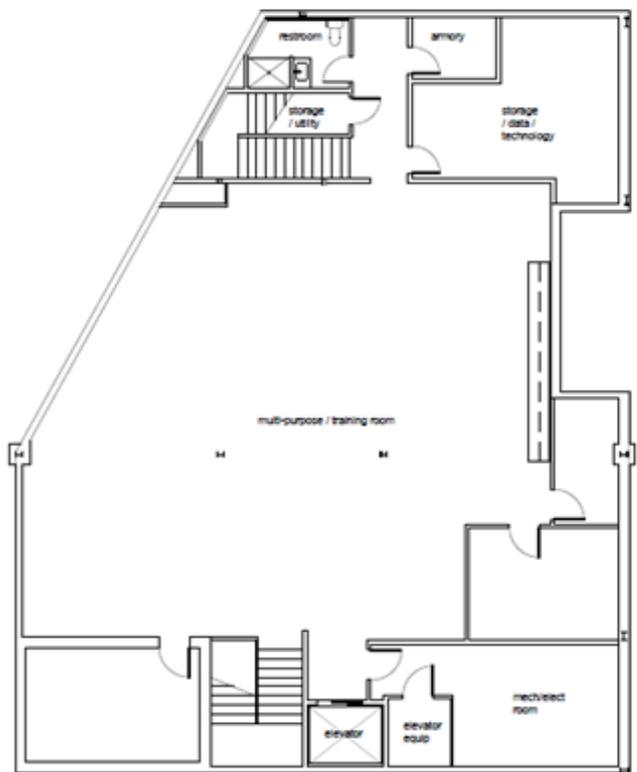
NE 1st ST

## Toledo Police Station Remodel

february 25, 2020

# S|E|A

SCOTT EDWARDS ARCHITECTURE LLP  
 2626 E. Burnside St., Portland, OR 97214  
 phone: (503) 228-5917 www.sea|p.com



**BASEMENT FLOOR PLAN**



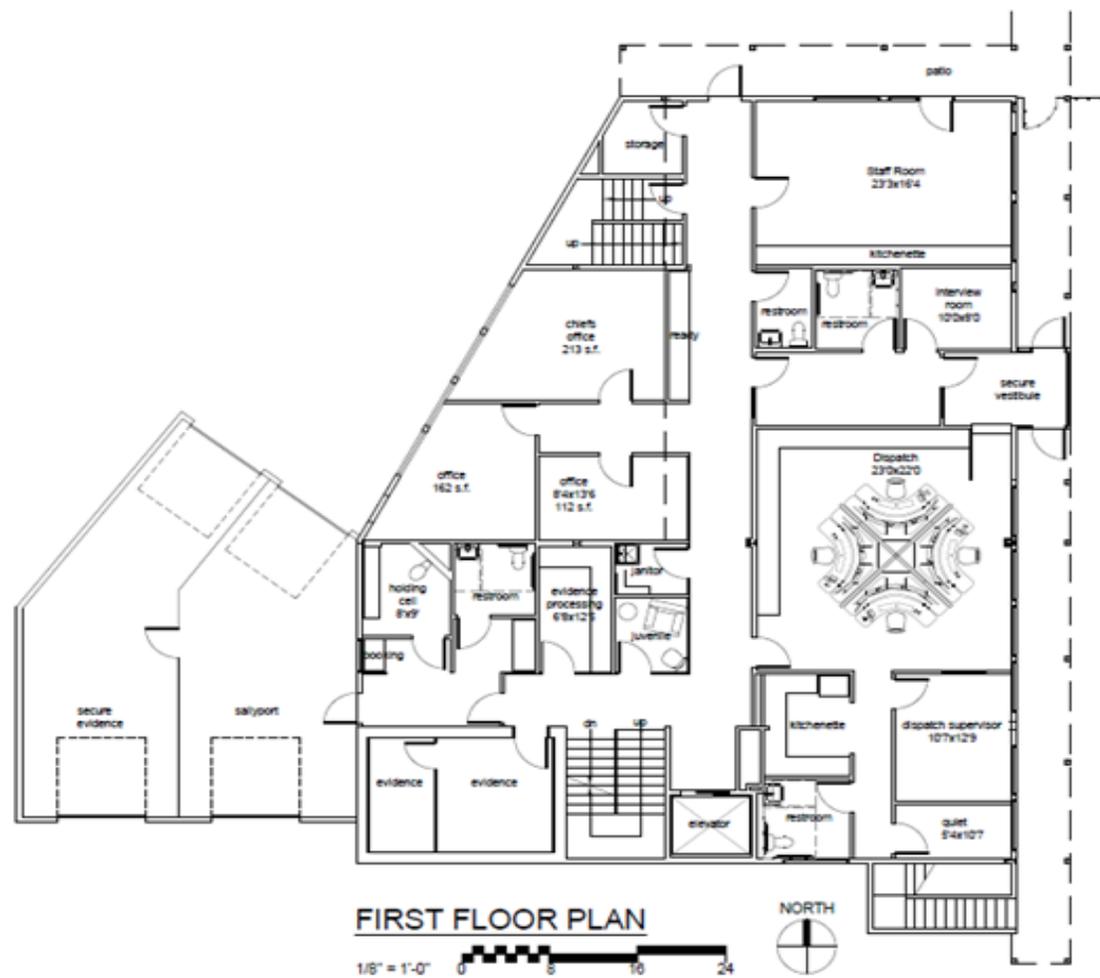
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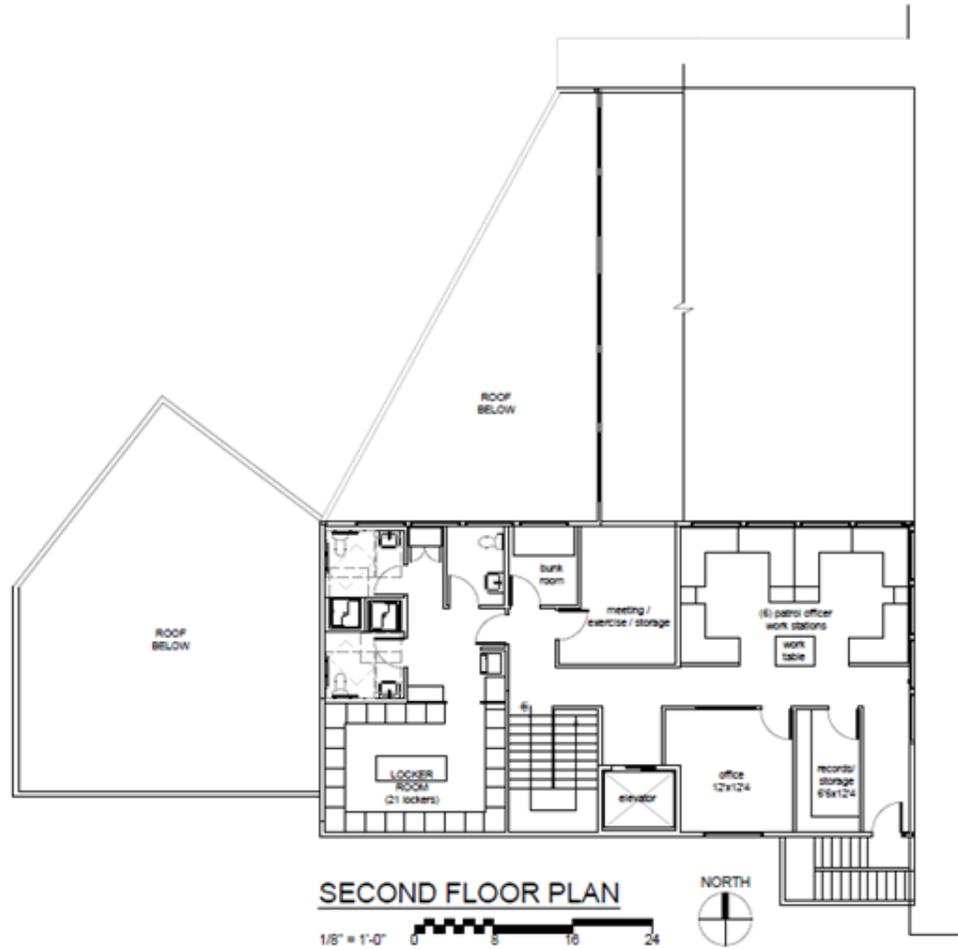
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**Estimated Project Cost Summary**

February 25, 2020

**Toledo Police Station Remodel  
222 NE US20, Toledo, OR. 97391**



SCOTT|EDWARDS ARCHITECTURE LLP.

**Construction Costs**

Item	Area		\$/sf	Cost
A. Building				
1. Remodel Basement Floor	3,911 SF		\$70	\$ 273,770
2. Remodel 1st Floor	3,963 SF		\$300	\$ 1,188,900
3. Remodel 2nd Floor	1,920 SF		\$300	\$ 576,000
4. Seismic Upgrade (all floors)	9,863 SF		\$55	\$ 542,465
5. Building Addition (first floor entry area)	70 SF		\$200	\$ 14,000
6. Building Sprinklers	9,863 SF		\$5	\$ 49,315
7. Generator				\$ 60,000
8. Sally Port	1,023 SF		\$175	\$ 179,025
B. Site Development				
1. Site Work				\$ 250,000
C. Estimated Construction Cost				\$ 3,133,475
D. Construction Contingency			10%	\$ 313,348
<b>Total Estimated Construction Cost</b>				<b>\$ 3,446,823</b>

**Soft Costs**

Item	Unit			Cost
A. Legal				\$ 10,000
B. Building permits & SDC fees				\$ 50,000
C. Land Survey				\$ 5,500
D. Fixtures, Furniture and Equipment				\$ 150,000
E. Dispatch Consoles	2		\$12,000	\$ 24,000
F. Dispatch Antenna	1			\$ 300,000
G. Technology (data network, phones)				\$ 250,000
H. Architectural/Engineering Fees (% of Construction cost)			10%	\$ 345,000
I. Reimbursable Expenses (printing, travel, etc.)				\$ 10,000
J. Independent Special Inspection during construction (third party inspections - soils, concrete, welding, anchors, etc.)				\$ 20,000
K. Moving Costs	1			\$ 15,000
L. Estimated Soft Costs				\$ 1,179,500
M. Soft Cost Contingency			10%	\$ 117,950
<b>Total Estimated Soft Costs</b>				<b>\$ 1,297,450</b>

**Total Project Estimated Cost (2020 dollars) \$ 4,744,273**

Estimated Escalation 2021 5% \$ 237,214

**Total Project Estimated Cost (2021 dollars) \$ 4,981,486**

# Q&A

## Question

- Original quote was for \$2.5 million?

## Answer

# Q&A

## Question

- Original estimate was for \$2.5 million?

## Answer

- Original estimate was a range between \$2.65 million and \$3.4 million.
- Now the quote \$5 million
  - Seismic upgrades: \$300k
  - Technology: \$600k
  - Sally Port: \$200k
  - Site Work: \$75k
  - Escalation: \$600k

# Q&A

## Question

- Would it be cheaper to build a new PD?

## Answer

# Q&A

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- Would it be cheaper to build a new PD?

## Answer

- To build a new PD with 10,000 square feet is estimated to cost around \$7 million (not including purchasing land).

# Q&A

## Question

- How does COVID 19 impact this project?

## Answer

# Q&A

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- How does COVID 19 impact this project?

## Answer

- Flattens construction costs
- Great deal on construction projects
- Usually there is a 10% a year increase in costs
- During this time period will be the best time for a good deal on this project.

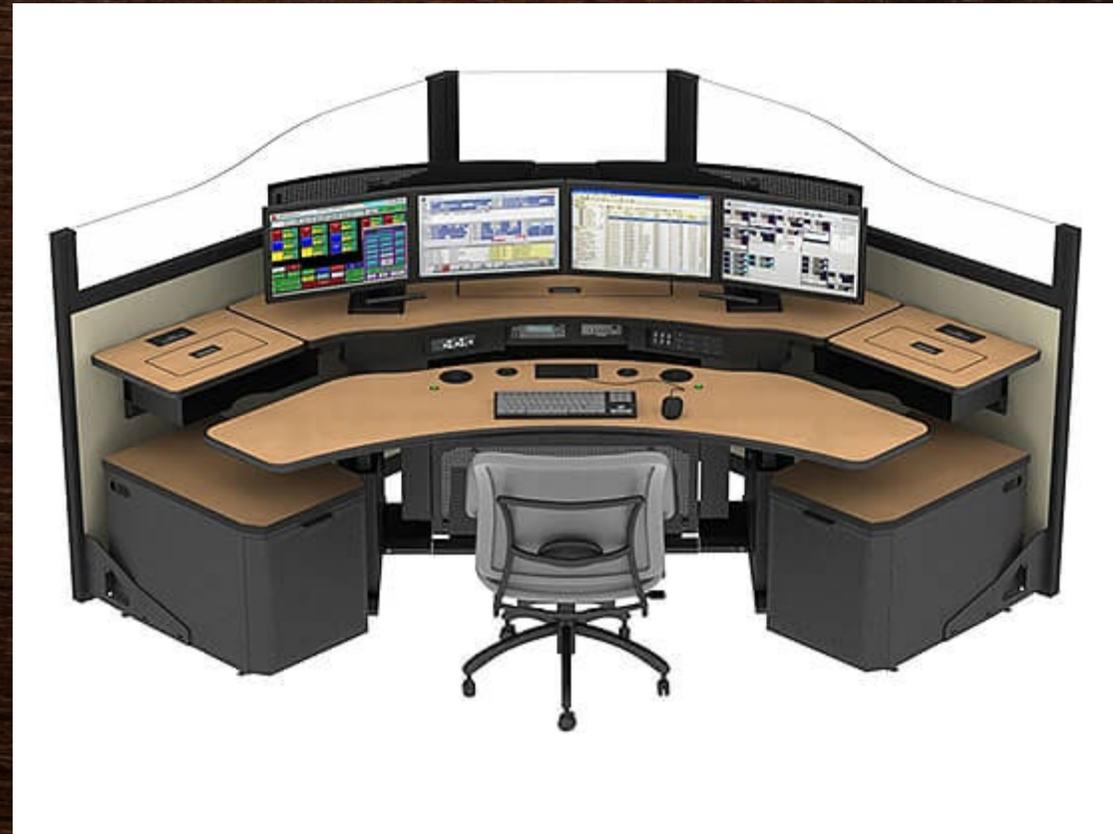


# The Benefits

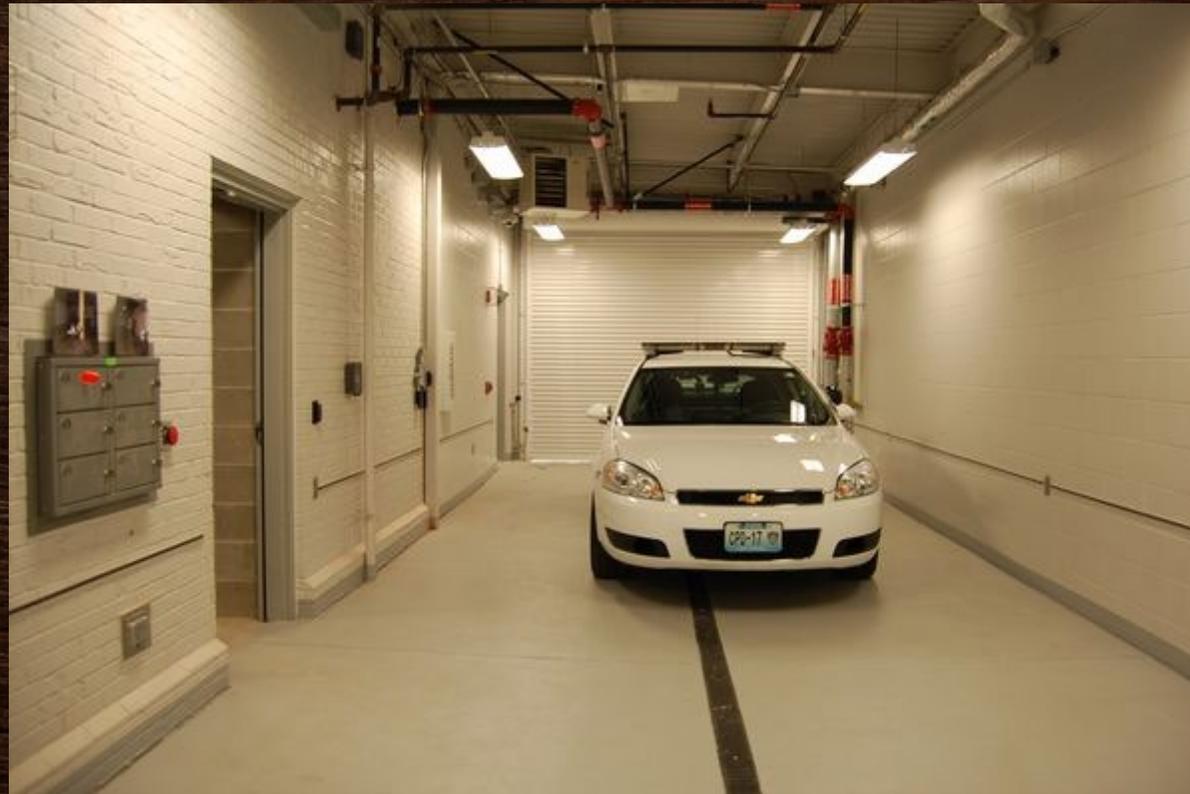
Old Dispatch work station will be sent to the fire department for a back up center



# Ergonomic Workstations for Dispatch.



Sally Port – Impound for Cars and Secure Access for Custodies.



# Teleconference Room



# Real Holding Cell



# Locker Rooms!



# Room to Grow!

Our first responders risk their lives to help others. The least we can do is make sure they have the resources they need to do their jobs.

Ben Nelson

quotefancy