

BACKGROUND INFORMATION

NEW POLICE FACILITY & CITY HALL REHABILITATION PROJECT



Police Facility

(Excerpted from the April 15, 2015 and February 24, 2016 LORA Board staff reports for the 320 A Avenue Property Purchase and Sale Agreement and 306/366 3rd Street Property Purchase)

City facility plans dating back to 2001 have recognized City Hall as being inadequate for housing Police and 911 dispatch services. The building cannot be adequately secured, there is both insufficient and inadequate space for police operations, and the building does not meet current seismic standards for “essential services.” These deficiencies were most recently quantified in the *2007 City Hall Remediation Analysis Report* and *2008 Lake Oswego Municipal Facilities and Space Planning Analysis Report*.

Two options considered for addressing these deficiencies were to rebuild City Hall in its entirety to current public safety standards or to relocate Police and 911 to a separate facility designed specifically to meet safety and security needs for these two services. In 2009, City Council adopted the *Strategy for the West End Building and Property and Other City Facilities*. Included as one of the guiding principles was to site, fund and build a separate Police/911/Municipal Court facility. In response to this Council direction, the *2011 Police/LOCom/Municipal Court Site Selection Study* analyzed ten sites around the city that could possibly accommodate a new Police/911/Court facility. Based on specific criteria and input from City Council, the sites were narrowed down to two: the City Hall block along Evergreen Road and the West End Building property.

In 2012, the *Lake Oswego Public Safety Facility Site Selection Refinement Study* further analyzed the Evergreen site to both refine the space needs for Police, 911 and Municipal Court and to more accurately compare the costs of this site to the West End Building site. The scaled-down space requirements totaled 36,400 square feet. The estimated costs for a new facility at both sites were about the same, approximately \$18 million. The Evergreen site included structured parking while the WEB property included \$6 million of the outstanding debt on the property.

The City Council then made a goal to sell the West End Building and accomplished that goal in 2015, which removed the site from further consideration. Also, there was no readily identifiable funding source for a new facility on this site other than a voter-approved General Obligation Bond.

The Evergreen site had the benefits of keeping Police and 911 in downtown in close proximity to other City Hall services. Also, the Municipal Court could remain in City Hall reducing the size of the new building. However, the concept plan for the site had drawbacks as well. The scale of the project was still sizable both due to the overall space needs and the amount of

structured parking. Also, the project would have been built on the existing vacant parcel at the corner of Evergreen and Third Street. The Evergreen Neighborhood Association has stated its desire that this parcel be retained as public open space.

As an alternative, in December 2013, the LORA Board directed staff to consider acquiring one or more of the three remaining privately-held parcels on the City Hall block as possible sites for a new Police/911 facility. The three parcels are 334 and 306/366 Third Street and 320 A Avenue. The 334 Third Street parcel (previously law offices) was for sale at the time, but LORA and the seller could not arrive at an agreed-upon sale price. Acquisition efforts then focused on the remaining two parcels at 320 A Avenue (a medical office building) and 306/366 Third Street (a dog daycare business).

On February 24, 2015, the LORA Board adopted Amendment 18 to the East End Redevelopment Plan. This amendment modified the Civic Center project description and added both 320 A Avenue and 306/366 Third Street parcels to the Civic Center project. These changes made it possible to spend East End District urban renewal funds on the purchase and development of these parcels for a Police/911 facility.

On April 21, 2015, the Board authorized the purchase of the property at 320 A Avenue and the parties closed on the sale on August 6, 2015.

Building a new Police/911 facility on the single parcel at 320 Avenue would have resulted in certain construction challenges and operational deficiencies for the Police Department. This relatively constrained site would require connecting the new facility to the existing City Hall, which already has structural and building envelop problems. The small footprint would also not provide adequate secured parking and storage area in the basement. Lastly, access to the secured parking would be through the underground parking area of City Hall and not directly out onto a public street.

Purchasing the property at 306 & 366 Third Street provided a site for a new Police/911 facility that, when combined with the 320 A Avenue parcel, will meet all the needs of the Police Department. It would allow for a stand-alone facility with sufficient parking and access directly onto Third Street. There would also be the ability to provide for more active uses along the A Avenue frontage. This could be retail, an art gallery, meeting space, or possibly some other public use. With both properties being 10,000 square feet, the size of combined site would be 20,000 square feet.

Links to Additional Background Information

1. 2007 City Hall Remediation Analysis Report:
<http://www.ci.oswego.or.us/2007-city-hall-remediation-report>
2. 2008 Lake Oswego Municipal Facilities and Space Planning Analysis Report:

<http://www.ci.oswego.or.us/2008-municipal-facilities-and-space-planning-report>

3. 2009 Strategy for the West End Building and Property and Other City Facilities:
<http://www.ci.oswego.or.us/2009-council-strategy-for-web-and-city-facilities>
4. 2011 Police/LOCom/Municipal Court Site Selection Study:
<http://www.ci.oswego.or.us/2011-public-safety-site-selection-study>
5. 2012 Lake Oswego Public Safety Facility Site Selection Refinement Study:
<http://www.ci.oswego.or.us/2012-public-safety-site-refinement-study>
6. Purchase and Sale Agreement for the Property at 306 & 366 Third Street
http://lakeoswego.granicus.com/MetaViewer.php?view_id=2&clip_id=303&meta_id=19615

City Hall

The Lake Oswego City Hall, value-engineered and constructed in 1986 for about \$5 million, has multiple and significant building and programmatic deficiencies identified through several studies and condition assessments.

In 2015, the City Council adopted the goal to “build funds through a set-aside in the operating budget to complete major repairs to the exterior walls and windows of City Hall,” and a longer term goal adopted in 2016 is to “replace the exterior and windows of City Hall.”

With the upcoming new Police facility adjacent to City Hall, it is an ideal opportunity to address some of City Hall’s most pressing issues. While the building has a number of structural and programmatic deficiencies, the significant issues with the building’s condition involve the intrusion of water into the exterior walls and windows.

The inadequate drainage system of the building, compounded by the long history of excessive amounts of rainwater penetrating through the EFIS cladding’s surface, has damaged the underlying components of the building’s exterior wall. It is no longer feasible to maintain the building envelope and the lack of drainage system coupled with the significant concealed damage under the EFIS cladding removes the possibility of doing targeted repairs. An assessment conducted in July 2015 by Morrison Hershfield recommended a full replacement of windows, doors, EFIS and underlayment sheathing and insulation, roofing system, and repairs to the exterior walls, at an estimated cost of between \$4 and \$6 million.