

CITY PROJECTS UPDATE

CITY COUNCIL

AUGUST 28, 2017



City of Florence
A City in Motion



FACILITIES

INTEGRATED FACILITY IMPROVEMENTS



PUBLIC WORKS OPERATIONS FACILITY

Public Works Highlights

- Housed in the old Police Station
- PW Crew: 13 Full-Time, 4-5 Seasonal
- Water Plant: 2 Full-Time
- Waste Water Plant: 4 Full-Time

Needs

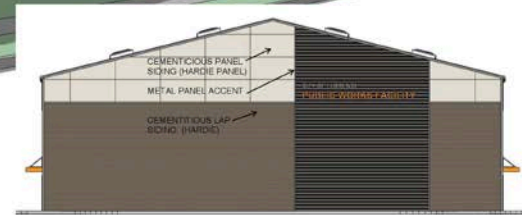
- Functional Work Spaces & Facility
- Secured Storage for Equipment, Supplies & Materials
- Room for Growth



PUBLIC WORKS OPERATIONS FACILITY



27TH STREET ELEVATION



27TH STREET ELEVATION



PARKING ELEVATION

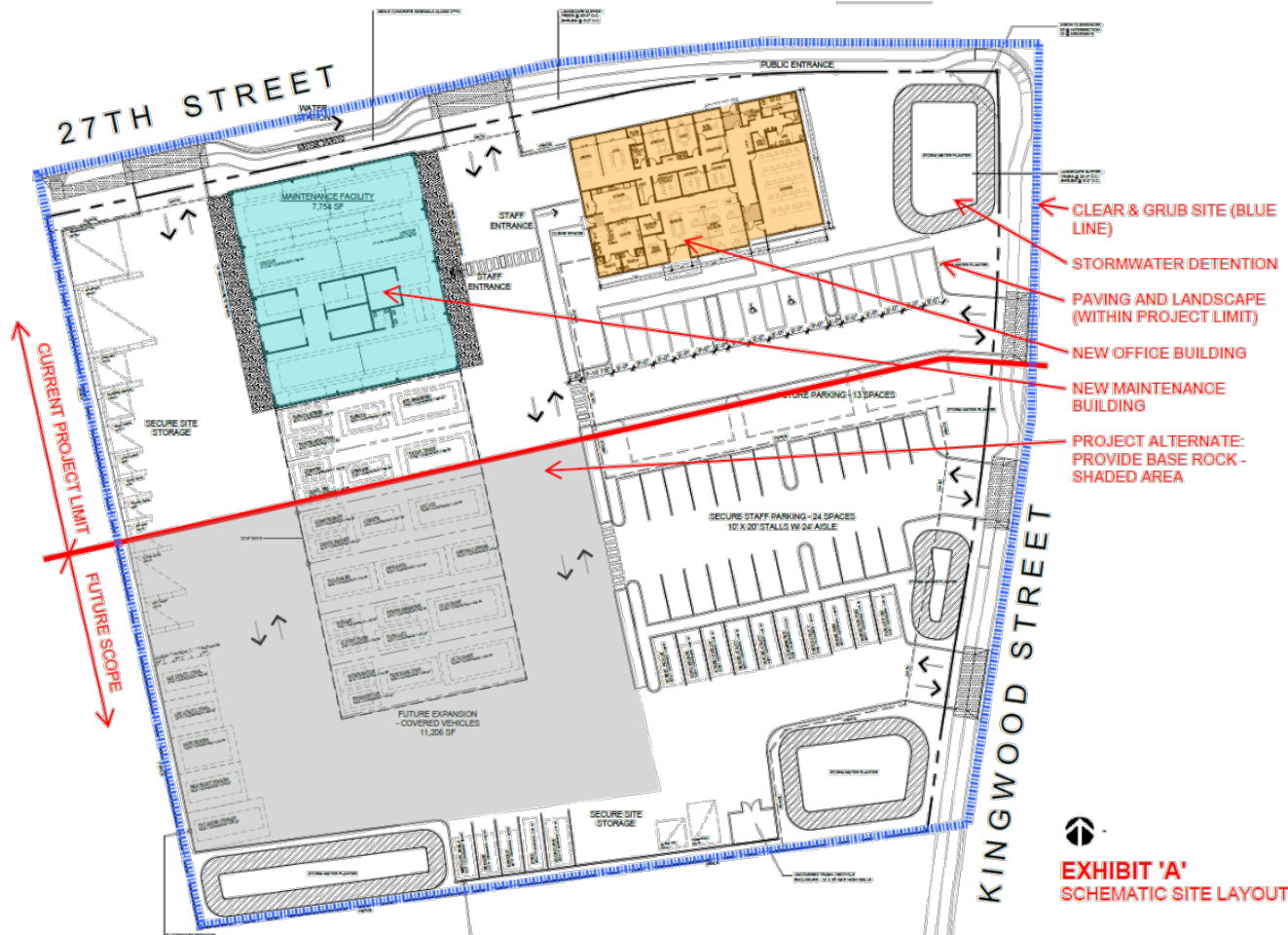
City of Florence, Public Works Facility

2675 Kingwood St., Florence, OR 97439
9-28-16 | Project # 15019

CONCEPTUAL IMAGES

S|E|A
SOUTHWARD ARCHITECTURE LLC

PUBLIC WORKS OPERATIONS FACILITY



PUBLIC WORKS OPERATIONS FACILITY



PUBLIC WORKS OPERATIONS FACILITY



PUBLIC WORKS OPERATIONS FACILITY

Construction Progress

- Office Building – Completion September 8th
- Maintenance Building – Delivered August 18th, Completion October 9th
- Sitework
 - Water Stations – August 28th – September 1st
 - Paving – September 11th – 22nd
 - Landscaping – Completion Mid-September
- Budget Update to Follow

Next Steps

- Furnishings Installation – September 11th - 15th
- IT Installation – September 12th
- Crew Move In – Beginning September 18th



PUBLIC WORKS OPERATIONS FACILITY

Old Facility Plans

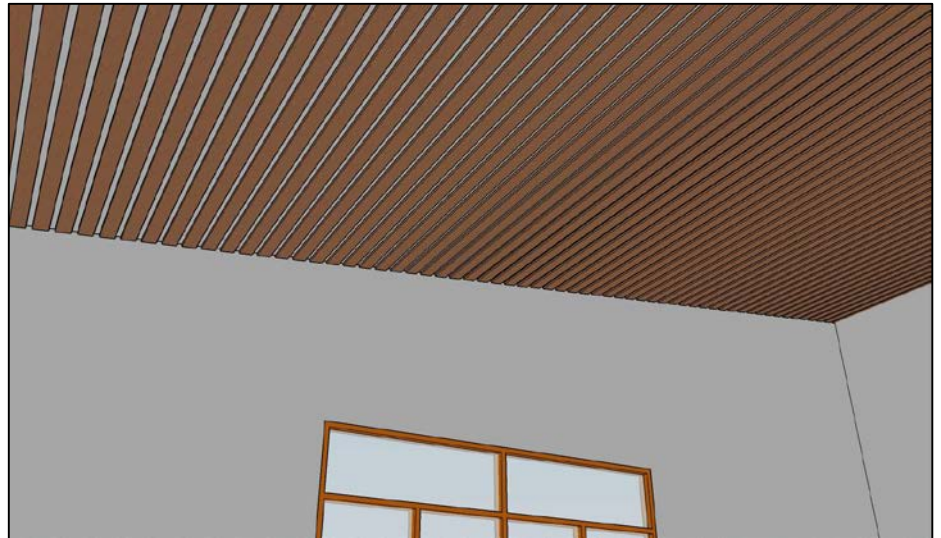
- Short-Term
 - Continued storage of PW inventory as they move items to new site.
 - Storage during City Hall Remodel
- Long-Term
 - Gallagher Park Expansion
 - Planning to begin over the next year.
 - City will seek grant funding.



PUBLIC WORKS OPERATIONS FACILITY

Budget Update

Public Works Operations Facility Budget	
Approved Budget	\$ 3,626,127
Original Contract	3,573,866
Change Orders	50,157
Budget Balance Available/(Shortfall)	\$ 2,104
Pending Change Orders	
Additional Paving	12,457
Ceiling Finish	16,000
Total Pending Change Orders	\$ 28,457
Budget Balance Available/(Shortfall)	\$ (26,353)



JUSTICE CENTER ROUND ROOM

What is the Round Room?

- Unfinished 2,700 square foot space.
- Originally planned to house State Police.
- Used for record storage, training, employee gatherings, and overflow ARES/RACES.

Long-Term Needs

- Future Office Space
- Secured Storage
- ARES/RACES Additional Space
- Large Training/Meeting Space
 - Internal
 - Multi-Departmental
 - Multi-Jurisdictional



JUSTICE CENTER ROUND ROOM

Housing City Hall Staff

- City Council: 5 members
- City Manager's Office: 6 employees
- Finance Department: 5 employees

Round Room Finishes

- 2-3 Offices
- 2 ADA, Unisex Restrooms
- Large Finished Space
- Row of Cabinets with Counter and Sink
- Finishes to walls, ceiling, and floors



Construction Progress

- Painting & Ceiling Install
- Ordering Cabinetry, Counters, Wall Coverings, Finishes, & Fire Alarm
- Completion – October 9th

Next Steps

- Cubicle Furnishings & IT Installation
- CJIS Certification for all staff located and frequenting the Justice Center.
- Coordinate movement of staff.



CITY HALL (BUILT 1967) REMODEL

Improvements:

- Customer Service
- Safety and Security
- Accessibility
- Workplace Flow
- Meeting Spaces
- Records Management
- Technology
- Building Maintenance & Efficiency



CITY HALL REMODEL LOGISTICS

Where will employees move?

- Community Development will move to the new Public Works Facility.
- Administration departments will move to the Justice Center.

Public point of contact?

- The new Public Works Operations Facility will be the point of contact for City Hall customers.
 - Utility Services & Billing
 - Business, Event, & Liquor Licenses
 - Community Development
 - Code Enforcement

What about meetings?

- City Council, Planning Commission, and Urban Renewal meetings will take place at the FEC.
- Committee meetings will be held primarily at the FEC, but can be held at the Senior Center, Airport Office, Siuslaw Valley Fire & Rescue, Siuslaw Public Library, and other public facilities as availability allows.

CITY HALL REMODEL OVERVIEW & BUDGET



Initial Budget:

City Hall Remodel	
Schematic Design Phase	\$ 16,000
Design Development Phase	28,000
Construction Documents Phase	74,000
Bidding or Negotiation Phase	8,000
Construction Phase	36,000
Subtotal for City Hall Remodel	\$ 162,000
Reimbursable Expenses (not to exceed)	5,500
Soft Costs	245,000
Estimated Construction Costs	1,545,000
City Hall Remodel Project Costs	\$ 1,957,000
<u>Landscaping Design Alternate</u>	<u>\$ 3,000</u>
City Hall Remodel Project Costs	\$ 1,960,000

CITY HALL REMODEL



Design Progress to Date:

- Preliminary Designs with Staff and Architect
- Predevelopment Meeting with Planning Department
- Engineering Meeting with Staff and City Hall Site Visit
- Schedule Development
- Determining Alternates for Bidding and Construction

CITY HALL REMODEL

Project Timeline

- September 1st: Draft Preliminary Design
 - September 7th: Owner Review Complete
- September 11th:
 - Planning Application Submittal
 - 50% Construction Document
 - September 20th: Owner Review Complete
- September 25th: 95% Construction Documents
 - October 5th: Owner Review Complete
- October 9th: Publicize Construction RFP
- October 10th: Planning Commission Meeting
- November 14th: Bid Close & Opening
- December 4th: City Council Consider Awarding Construction Contract

Moving Timeline

- Current: Records Retention & Clean Out of Attic and Basement
- September to December: Public Outreach
- October/November:
 - Community Development move to Public Works Facility
 - Administration move to Justice Center
 - Records moved to off site storage
 - Misc. Furniture & Materials moved to old Public Works for storage
- November & December public meetings held at alternate locations
- Mid-December: Construction Begins
- Fall 2018: Construction Complete & Move back to City Hall



REVISION FLORENCE

FLORENCE URBAN RENEWAL AGENCY



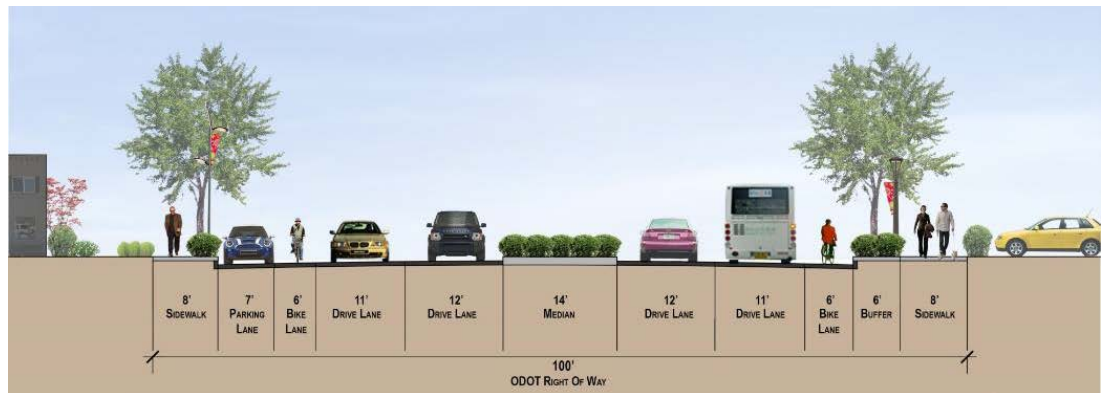
PROJECT GOALS & OVERVIEW

- Highway Beautification and Safety
- All work proposed to be done within the public right of way.
- Implementation of design elements can be scaled and phased depending on funding availability.
- Maintenance of landscaping, public art, and pedestrian amenities would be performed by the City of Florence.



WHY REVISION FLORENCE?

- Re-Investment in the Highway District
- Promote Job Growth and Job Creation
- Re-Alignment with the Community's Character
- Promotion of Tourism and Expansion of Tourist Areas
- Maintenance of Freight Mobility
 - Improving Pedestrian Safety
 - Visual Cues to Slow Traffic



PROJECT BUDGET

- 60% Design Estimate: \$6.9 million
 - 10% Variance for Contract Award: \$7.4 million
- Funding Request to Lane County: \$2 million
 - \$1.2 million over 6 years (\$200,000 per year) beginning January 2018 from TRT
 - \$800,000 over 4 years (\$200,000 per year) beginning July 2018 from state shared transportation revenue
- Funding Package:

Entity	Amount	Percentage
FURA/City of Florence	\$2,850,000	38.5%
State of Oregon	2,550,000	34.5%
Lane County	2,000,000	27.0%
Total	\$7,400,000	100.0%

ReVision Florence Financing Plan	
Description	Estimated Costs
Gateway Features & Public Art	\$ 131,413
Pedestrian & Bicycle	1,111,083
Landscaping	804,610
Streetscape	191,047
Street Lighting	771,246
Drainage & Stormwater	357,232
Utility Undergrounding	652,533
Subtotal	\$ 4,019,164
Construction Engineering	417,504
Contingencies	695,840
Subtotal Construction	\$ 5,132,508
Design & ROW Administration	1,447,293
Right of Way Acquisition	283,567
Total Estimate	\$ 6,863,368
10% Contract Award Possible Variance*	513,251
Total Financing Plan	\$ 7,376,618

*State may award a construction contract at ten (10) percent (%) over engineer's estimate without prior approval of Agency.

REVISION FLORENCE

Accomplishments

- 60% Design Milestone
- ODOT IGAs
 - Local Agency Agreement
 - Right of Way Services
- Right of Way Easement Calculations

Next Steps




- Right of Way Easement Negotiations
- FURA Decision Points
 - Gateway Treatment Input
 - Street Furniture Selections
 - Concrete Color Schemes
- 90% Design Milestone
- Public Outreach

REVISION FLORENCE

Timeline – Completion by Rhody Days 2019!

- ROW Notice to Proceed: August 18th
- City Council ROW Resolutions: August 28th
- Advanced Plans (90%) Milestone: October 31st
- Final Plans to ODOT for Review: March 30, 2018
- Final Plans to ODOT Office of Project Letting: April 13, 2018
- Bid Opening: June 7, 2018
- Anticipated Construction Start: August 6, 2018
- Anticipated Construction Completion: March 15, 2019
- ODOT Paving Project: March 18 – April 26, 2019

STAY INFORMED!

- Website: www.ci.florence.or.us
- Newsletter: Focus on Florence
-  CityofFlorenceOregon
-  CityFlorenceOR
-  City_of_Florence_Oregon
-  FlorenceOregon
- City Council Meetings
 - 1st and 3rd Mondays of the month at City Hall, **New Time - 5:30 pm**
- Planning Commission
 - 2nd and 4th Tuesdays of the month at City Hall, 7:00 pm



City of Florence
A City in Motion