

## Development of Criteria for Selection of City Hall Replacement Recommendation

### Alternatives

The list below represents alternatives that remain tenable as of 7/12/17. Some alternatives previously discussed, including the railroad property and the Elks property, have been removed from the list, as information relating to property acquisition is not available.

Alternative	Cost Estimate	Timeline (months)
• Seismic Retrofit on Existing City Hall*	\$ 6.5 M	unknown
• ComDev: Expand & Consolidate	\$ 9.5 M	11
• Right-Size City Hall + Keep ComDev	\$ 8.5 M	16
• Right-Size/Keep Stucco City Hall + Keep ComDev	\$ 9.7 M	16
• New @ Pioneer Parking & 50 UG Stall	\$ 16.1 M	17
• New @ Pioneer Parking & 100 UG Stall	\$ 19.6 M	19
• New @ Civic Center + Consolidate**	\$ 12.9 M	17
• New @ Civic Center + Keep Com Dev**	\$ 11 M	16
• Briscoe School + Consolidate**	\$ 8.1 M	16

### Requirements

- Must meets 2030 space needs.
- Must be seismically sound.

### Criteria Ideas

The list below represents a compilation of criteria, including items that are important to the City and items that have been voiced by the community during public outreach events, letters, and phone calls.

1. Provides centralized services
2. Provides off-street parking for employees and customers (reduces competition for existing public stalls)
3. Potential to increase public parking (space is available to provide additional public stalls)
4. Retains downtown presence
5. Preserves historic façade
6. Outside Hosler Dam inundation zone
7. Built to LEED standards
8. Construction timeline

\* Initial study conducted by Miller Engineering (Portland). Occurred prior to the Feasibility Study.

\*\*Alternatives developed by City after ORW completed Feasibility Study. Costs and timelines were estimated by staff, based on construction assumptions used in the Feasibility Study

# Memo

---

TO: City Hall Ad-hoc Advisory Committee  
FROM: Kaylea Kathol  
DATE: 7/12/2017  
RE: Cost Estimates for Improvements at Briscoe School

In 2005, Ashland School District commissioned a facilities report and seismic evaluation of Briscoe School to develop a cost estimate for necessary upgrades and repairs. Briscoe has been closed since 2004, so the facilities report naturally evaluated conditions through the lens of school operations. The study evaluated architectural, mechanical and plumbing systems, electrical systems, and structural (seismic) conditions. Total costs to implement all improvements was \$6.5 million. It should be noted that costs included the addition of some parking (approximately 18 or 19 spaces).

The City has updated the construction costs to 2016 values based on the actual national average Historical Cost Index<sup>1</sup>. Most items originally evaluated by the District were included in the City's updated estimate, with the exception of a line item for expanding the kitchen and replacing its equipment. The total 2016 estimate was approximately \$8 million (including \$2.5 million in seismic retrofits). The 2016 estimate was then escalated by 5.5 percent per year for five years to provide a cost estimate of \$10.6 million in 2021. If the City sells the Community Development building for \$2.5 million<sup>2</sup>, proceeds could be applied toward the project for a **total cost of \$8.1 million**.

Costs are broken down by line item and by year in the table that follows.

---

<sup>1</sup> <http://info.thegordiangroup.com/RSMMeans.html>. City used actual 2005 cost index (151.6) and actual 2016 cost index (207.3).

<sup>2</sup> Real Market Value in 2016, Jackson County Property Data Online

---



Calculations for Memo RE: Cost Estimates for Improvements at Briscoe School

Improvement Category	Description	Cost Estimates*		
		2005	2016	2021
High Priority	Replace Windows	\$ 489,042	\$ 668,800	\$ 874,100
	ADA Upgrades	\$ 324,981	\$ 444,400	\$ 580,900
	Add site lighting	\$ 28,168	\$ 38,600	\$ 50,500
	Add parking	\$ 318,709	\$ 435,900	\$ 569,800
	Replace VCT	\$ 37,742	\$ 51,700	\$ 67,600
	<i>Total Cost</i>	\$ 1,198,642	\$ 1,639,400	\$ 2,142,900
Moderate Priority	Expand kitchen/ replace equipment	\$ 544,059	\$ -	\$ -
	Expand and remodel administration	\$ 237,423	\$ 324,700	\$ 424,400
	Replace marker boards	\$ 16,740	\$ 22,900	\$ 30,000
	Replace ceiling tile at stage	\$ 3,220	\$ 4,500	\$ 5,900
	Repair roof	\$ 295,357	\$ 403,900	\$ 527,900
	Expand and remodel library	\$ 446,677	\$ 610,800	\$ 798,300
	<i>Total Cost</i>	\$ 1,543,476	\$ 1,366,800	\$ 1,786,500
Lower Priority	Replace Cabinets	\$ 382,870	\$ 523,600	\$ 684,400
	<i>Total Cost</i>	\$ 382,870	\$ 523,600	\$ 684,400
Mechanical, Plumbing, Electrical	Replace domestic hot and cold water piping	\$ 259,803	\$ 355,300	\$ 464,400
	Replace boilers	\$ 169,012	\$ 231,200	\$ 302,200
	Install fire sprinkler system	\$ 161,354	\$ 220,700	\$ 288,500
	Upgrade controls to DDC	\$ 164,088	\$ 224,400	\$ 293,300
	Upgrade receptacles and add for tech	\$ 109,390	\$ 149,600	\$ 195,600
	Upgrade lighting throughout	\$ 218,784	\$ 299,200	\$ 391,100
	Add emergency lighting	\$ 109,390	\$ 149,600	\$ 195,600
	Upgrade fire alarm system	\$ -	\$ -	\$ -
	Upgrade electrical service	\$ 246,131	\$ 336,600	\$ 440,000
	Replace panelboards	\$ 109,390	\$ 149,600	\$ 195,600
	<i>Total Cost</i>	\$ 1,547,342	\$ 2,116,200	\$ 2,766,300
High Priority Structural	Seismic retrofit	\$ 1,810,029	\$ 2,475,100	\$ 3,234,900
	<i>Total Cost</i>	\$ 1,810,029	\$ 2,475,100	\$ 3,234,900
<b>Total for all recommended improvements</b>		<b>\$ 6,482,359</b>	<b>\$ 8,121,100</b>	<b>\$ 10,615,000</b>
<b>Offset - Sale of Community Development</b>		N/A	N/A	<b>\$ 8,115,000</b>

\*Cost Notes

2005 estimates developed for Ashland School District by Dull Olson Weekes Architects, Inc.

2016 estimates developed from the RSMeans® Historical Cost Indexes provided by the Gordian Group, where the national actual cost index was 151.6 in 2005 and 207.3 in 2016

2021 estimates developed by escalation of 2016 costs by 5.5 percent per year, consistent with the escalation value used in the Feasibility Study







