

FOR COUNCIL MEETING OF:  
AGENDA ITEM NO. : \_

June 23, 2014  
7 (a)

TO: MAYOR AND CITY COUNCIL  
FROM:  LINDA NORRIS, CITY MANAGER  
SUBJECT: RESPONSE TO INFORMATION REQUESTED AT MAY 21, 2014  
WORK SESSION ON POLICE FACILITY AND CIVIC CENTER  
CONCEPT

**ISSUE:**

Informational report to provide the City Council information requested from the May 21, 2014 Council work session regarding the concept for a possible new Police Facility and seismic strengthening of the Civic Center buildings.

**RECOMMENDATION:**

Information only.

**SUMMARY AND BACKGROUND:**

Since 2007, City Council goals have identified the need to construct a new public safety facility. And, since 2009, Council goals have included the need to assess and mitigate the seismic deficiencies of buildings on the Civic Center Campus.

**FACTS AND FINDINGS:**

On May 21, 2014, Council held a work session to discuss the need for a new Police facility and seismic strengthening of the Civic Center buildings, including the Main Branch of the Salem Public Library. At the work session, some Councilors raised ideas for possible locations for a new Police Facility, including City-owned facilities like the Library. To further explore this possibility, Council requested information concerning:

- 1) whether the Library could be reconfigured to meet the Police Department's needs and at what cost and
- 2) what City-owned properties are available (e.g. Marion Parkade, leased properties downtown, Windows to the West) that might work for a new Police or Library facility.

This report describes what it would take (staff time, schedule and cost) to provide the requested information and discusses some implications with locating a Police facility in a building constructed earlier than 1990s. In the recommended FY 14-15 Budget, there is \$85,000 to further scope and support decision making regarding a possible future bond measure for a new Police Facility.

**Question: Can the Library be reconfigured to meet the Police Department's needs and at what cost?**

The current Civic Center/Police concept calls for reinforcing the Civic Center and/or Library facilities, constructed in 1972, to a life safety performance level required for essential public services to allow those in the facility to evacuate in an earthquake and add as much as 40-50 years to the life of the Civic Center buildings.

The Civic Center does not meet current State Building Code standards for critical emergency response facilities. Since the Oregon Structural Specialty Code was first adopted in 1974, structural safety has been increased through the years and buildings built in Oregon now are substantially safer than those built before the adoption of the initial State Building Code.

Without seismic upgrades, all buildings in Oregon, built pre-1990, are expected to sustain major damages that restrict their use after an earthquake. Under the current State Building Code, buildings are designed to perform, under seismic events, as follows:

- Buildings housing essential facilities such as emergency operation centers, law enforcement, fire stations, and hospitals are design to perform at **Immediate Occupancy Performance Level**. After earthquakes, these buildings are designed to remain safe to occupy. They essentially retain their pre-earthquake design strengths. The buildings will be operational with minor repairs so that emergency response is uninterrupted when the need is greatest.
- Buildings housing libraries, office uses, clinics, etc. are designed to perform at **Life Safety Performance Level**. After earthquakes, these buildings are expected to suffer structural damages but not partial or total collapse. These buildings maybe repaired but the cost of the repair may not be economically feasible.

According to the City's Chief Building Official, the challenges in taking an existing building, constructed earlier than the 1990's when building codes were updated to account for seismic risk, may make it cost prohibitive to reconstruct the Library facility for Police use. The cost of bringing this building to an immediate occupancy standard for the Salem Police Department is likely not economically feasible. Furthermore, the seismic upgrade of this building will not guarantee the immediate occupancy performance level because there are a lot of uncertainties about how this building was constructed. For example, new buildings are rigorously inspected by the local building department and a special inspection agency during all stages of the construction to make sure they are built according to the approved specifications and the construction document. This same challenge exists with considering other facilities, such the Marion Parkade which was constructed in 1987, for a Police facility. If City Council wants to explore the feasibility further, the costs of doing so are estimated at \$15,000-\$25,000.

***Question: What City-owned properties are available (e.g. Marion Parkade, leased properties downtown, Windows to the West) that might work for a new Police or Library facility?***

The City owns a property across from Peace Plaza on the west side of Commercial Street, Windows to the West. Windows to the West was on the original list of 30 sites examined by the 2011 Council Subcommittee and was removed from consideration because it is inadequate in size for a Police Facility. Windows to the West is 0.9 acres in size. The City also owns the Chemeketa and Liberty parking structures in downtown Salem. Leasable spaces include two buildings under the Chemeketa Parkade's allowing for 16,270 SF in the north building and 15,626 SF in the south, and the Liberty Parkade's leasable space totals almost 6,000 SF. None of these lease spaces are adequate in size to meet the needs of the Police facility.

***Other Questions***

Council also asked for examples of dual or multi-purpose rooms which could include use as a Council Chambers or second municipal court in addition to other community needs. Staff can provide examples if the project proceeds to a more detailed design stage.