
**Central Point
City Hall
541-664-3321**

City Council

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Ward II
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Ward III
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Finance
Steven Weber,
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Human Resources
Elizabeth Simas,
Director

**Parks and Public
Works**
Matt Samitore,
Director

Police
Kris Allison Chief

**CITY OF CENTRAL POINT
Study Session
July 17, 2017**

I. REGULAR MEETING CALLED TO ORDER – 6:00 P.M.

II. DISCUSSION ITEMS

A. Revised Community Center Information

B. Update on Public Works Fees and System Development
Charges

III. ADJOURNMENT

WORK SESSIONS ARE INTENDED FOR DISCUSSION. NO ACTION WILL BE TAKEN ON THE AGENDA ITEMS AND NO DECISIONS WILL BE MADE. NO ORAL OR WRITTEN TESTIMONY WILL BE HEARD OR RECEIVED FROM THE PUBLIC.

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail at: Deanna.casey@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201

Community Center Discussion



July 13, 2017

TO: Honorable Mayor and City Council
FROM: Matt Samitore, Parks & Public Works Director
SUBJECT: Community Center 2017

PURPOSE:

Discuss Cost Estimate

Review:

The cost estimate for the currently designed Community Center and Pool is close to 22 million. The cost includes nearly 6 million in soft costs which include design, fees, system development charges and furnishings.

The current plan and design is not viable financially, but gives opportunity to discuss overall community needs to focus on a revised version.

RECOMMENDATION:

Staff recommends for Council to form an Ad-hoc committee to work with staff and consultant on overall needs.

City of Central Point

ORW Architecture

Community Center Space Program and Cost Model

July 12, 2017

Space Data				Cost Data			
Rm	Program Space	%	Proposed Area SF	Basic Complexity	Moderate Complexity	High Complexity	Total Cost
110	Storage E		303	\$ 72,720			\$ 72,720
111	Gymnasium A		9491		\$ 2,372,750		\$ 2,372,750
112	Storage D		303	\$ 72,720			\$ 72,720
113	Office		199	\$ 47,760			\$ 47,760
114	Community Room/Sr. Center		2910		\$ 727,500		\$ 727,500
115	Community Kitchen		313			\$ 106,420	\$ 106,420
116	Pantry		91		\$ 22,750		\$ 22,750
117	Refrigerator		43			\$ 14,620	\$ 14,620
118	Freezer		43			\$ 14,620	\$ 14,620
119	Eating Area		1126		\$ 281,500		\$ 281,500
120	Freezer		73		\$ 18,250		\$ 18,250
122	Refrigerator		115		\$ 28,750		\$ 28,750
122	Gymnasium B		9668		\$ 2,417,000		\$ 2,417,000
129	Womens Restroom		198			\$ 67,320	\$ 67,320
130	Custodian		40		\$ 10,000		\$ 10,000
131	Corridor		2892	\$ 694,080			\$ 694,080
132	Dry Pantry		93	\$ 22,320			\$ 22,320
133	Dishwashing Room		320		\$ 80,000		\$ 80,000
134	Kitchen Manager Office		80	\$ 19,200			\$ 19,200
135	Main Kitchen		436			\$ 148,240	\$ 148,240
136	Servery		309			\$ 105,060	\$ 105,060
137	Mens Restroom		198			\$ 67,320	\$ 67,320
138	Hall		85	\$ 20,400			\$ 20,400
139	Classroom A		1136		\$ 284,000		\$ 284,000
140	Classroom B		1136		\$ 284,000		\$ 284,000
141	Storage C		101	\$ 24,240			\$ 24,240
142	Storage B		101	\$ 24,240			\$ 24,240
143	Storage A		96	\$ 23,040			\$ 23,040
144	Classroom C		1136		\$ 284,000		\$ 284,000
145	Classroom D		1136		\$ 284,000		\$ 284,000
146	Storage F		101	\$ 24,240			\$ 24,240
146	Storage G		101	\$ 24,240			\$ 24,240
148	Storage H		96	\$ 23,040			\$ 23,040
149	Womens Lockers		1040			\$ 353,600	\$ 353,600
150	Mens Lockers		1040			\$ 353,600	\$ 353,600
151	Mens Shower		207			\$ 70,380	\$ 70,380
152	Mens Toilet		227			\$ 77,180	\$ 77,180
153	Womens Shower		207			\$ 70,380	\$ 70,380
154	Womens Toilet		227			\$ 77,180	\$ 77,180
155	Family Change		115			\$ 39,100	\$ 39,100
156	Family Change		115			\$ 39,100	\$ 39,100
157	Family Locker		83			\$ 28,220	\$ 28,220
158	Storage		77	\$ 18,480			\$ 18,480

159	Family Change		115			\$ 39,100	\$ 39,100
160	Family Change		115			\$ 39,100	\$ 39,100
161	Family Locker		88			\$ 29,920	\$ 29,920
162	Storage		77	\$ 18,480			\$ 18,480
163	Vestibule		123			\$ 41,820	\$ 41,820
164	Lobby		1223			\$ 415,820	\$ 415,820
165	Conference		102		\$ 25,500		\$ 25,500
166	Office		102	\$ 24,480			\$ 24,480
167	Office		104	\$ 24,960			\$ 24,960
168	Office		136	\$ 32,640			\$ 32,640
169	Open Office Area		806	\$ 193,440			\$ 193,440
170	Hall		86	\$ 20,640			\$ 20,640
171	Corridor		332	\$ 79,680			\$ 79,680
172	Vestibule		63			\$ 21,420	\$ 21,420
173	Office		132	\$ 31,680			\$ 31,680
174	Pool Shower Vestibule		70		\$ 17,500		\$ 17,500
175	Pool Shower Vestibule		70		\$ 17,500		\$ 17,500
176	Office/Reception (Outdoor Pool)		168	\$ 40,320			\$ 40,320
177	Lifeguard/First Aid		159	\$ 38,160			\$ 38,160
179	Pool Equipment		719	\$ 172,560			\$ 172,560
180	Open/Shared Office Area		216	\$ 51,840			\$ 51,840
181	Office/Reception		141	\$ 33,840			\$ 33,840
183	Mechanical		140	\$ 33,600			\$ 33,600
184	Pool Shower		89			\$ 30,260	\$ 30,260
185	Pool Shower		89			\$ 30,260	\$ 30,260
186	Pool Toilet		61			\$ 20,740	\$ 20,740
187	Pool Toilet		61			\$ 20,740	\$ 20,740
188	Vestibule		155			\$ 52,700	\$ 52,700
190	Gym B Bleachers (shown open)		305	\$ 73,200			\$ 73,200
191	Gym A Bleachers (shown closed)		158	\$ 37,920			\$ 37,920
	Sub-Total		44012				
	Grossing Factor (ext. walls, chases)	3%	1320			\$ 448,922	\$ 448,922
Building Total			45332				\$ 11,996,302
Site Elements							
A	Main Pool		3500				\$ 752,500
B	Zero Depth Recreation Pool		3000				\$ 750,000
C	Play Structure		1				\$ 225,000
D	Pool Deck		10000				\$ 110,000
E	Splash Pad Play Area		2500				\$ 437,500
F	Parking Stalls		135				\$ 675,000
G	Site lawn/walks/benches/lights		90000				\$ 360,000
H	Skate Park (fenced, uncovered)		7000				\$ 70,000
	Site Total						\$ 3,380,000
Construction Cost							\$ 15,376,302
Soft Costs							
	Permits, Furnishings, Design, Etc.	30%					\$ 4,612,891
	Contingency	8%					\$ 1,230,104
	Escalation to 2018	10%					\$ 1,537,630
Total Project Cost							\$ 22,756,928





SDC and Fee Update



July 13, 2017

TO: Honorable Mayor and City Council

FROM: Matt Samitore, Parks & Public Works Director

SUBJECT: SDC Review 2017

PURPOSE:

Every two years the City does a review of our System Development Charges in comparison with the other local municipalities to ensure that construction of new single family homes is comparable. The review gives us an opportunity to compare and potentially adjust rates.

Review:

2,000 sq ft house							
		Central Point	Medford	Eagle Point	Phoenix	Ashland	Talent
Water		1552		3324	3601.5	5200.82	3138
Medford Water		1724.09	1724.09	1724.09	1724.09	0	1724.09
Storm Water		514	637.71	2164	864	591.15	1437
Parks		2445	3433	2304	1261.05	1041.2	1658
Streets		2326	2851.1	3529	2099	2043	2830
Sewer		2645.77	1502.15	2845.77	2645.77	1613.4	2645.77
		\$ 11,206.86	\$ 10,148.05	\$ 15,890.86	\$ 12,195.41	\$ 10,489.57	\$ 13,432.86

The review shows that Central Point is in the middle of costs. Only two other Rogue Valley Cities have fewer rates, Medford and Ashland. The difference between Central Point and Medford is the Medford Water Commission. The City of Ashland is pretty comparable except for the Park SDC and this is because of the special park levy that exists within the community.

RECOMMENDATION:

No recommendation at this time.