

April 14, 2023

City of Newport Testimony

Re: City of Newport low barrier Homeless Shelter and Resource Center

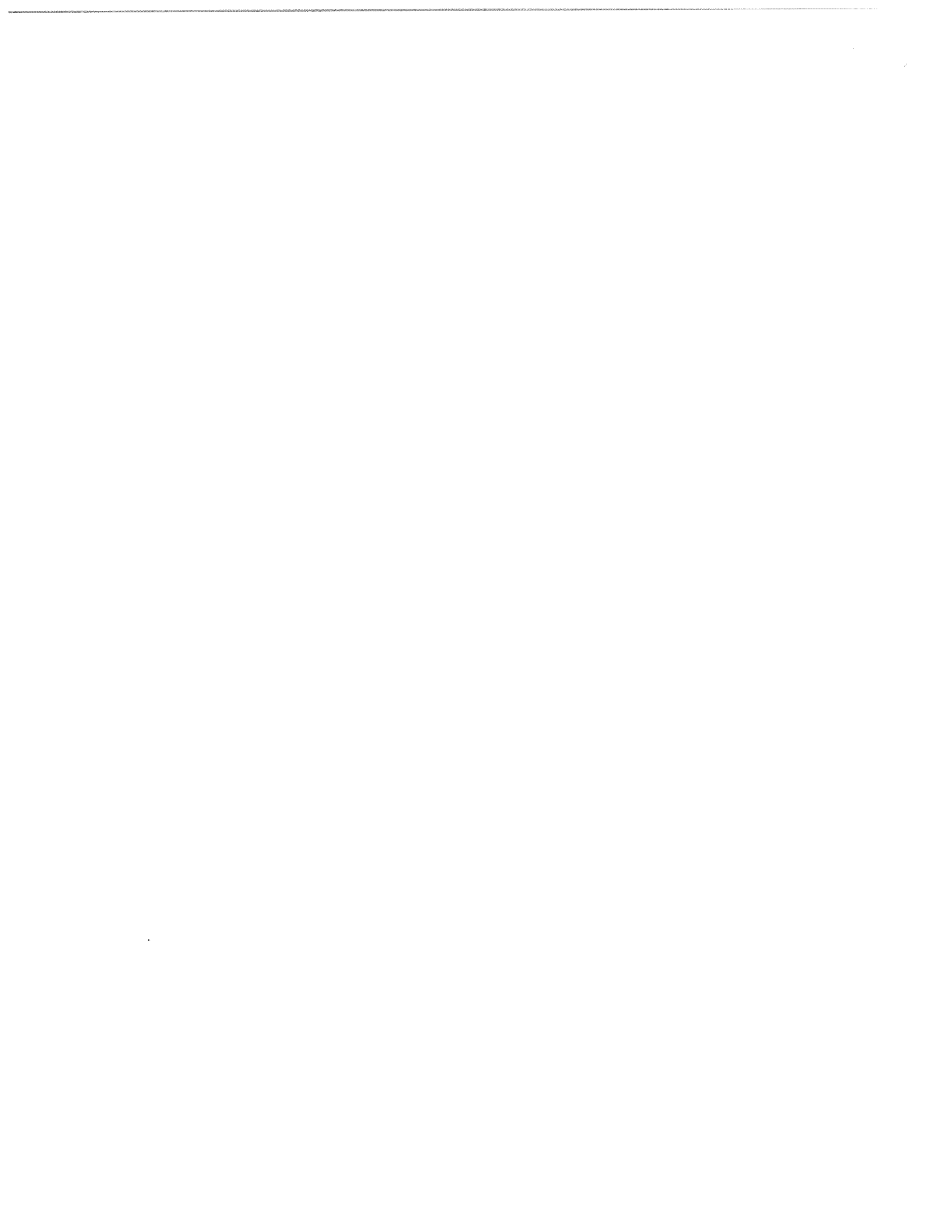
Joint Committee on Ways & Means

Dear Co-Chairs Steiner & Sanchez and Members of the Joint Committee on Ways & Means:

For the record, I am Dean Sawyer Mayor of the City of Newport. This week the City submitted a Capital Request form to the legislative fiscal office for financial assistance in the 2023 – 2025 budget to help pay to convert a partially constructed 16,000 square-foot building into a low-barrier Homeless Shelter and Resource Center. The property is just under an acre in size and contains a shallow building that was intended for simple use. Engineers estimate for completing this project it is still little more than \$3.5 million. The amount requested from the Ways and Means committee is \$2.5 million to turn this facility into a regional shelter, which is truly lacking on the central coast of Oregon.

The City of Newport and Lincoln County have a significant number of people that live outdoors in wooded areas, cars, and RVs. I believe that many of these people never get counted as being part of the homeless community. Furthermore, most of rural Oregon was left out of the emergency declaration that was made to assist the metropolitan areas of the state.

Communities like Newport have a true homelessness problem and we do not have the same level of resources to try to address those problems. We respectfully request that the Committee supports the City's request for \$2.5 million in order to participate in the development of a low barrier Homeless Shelter and Resource Center in the heart of Newport.



2023-25 CAPITAL FUNDING REQUEST

PROJECT INFORMATION FORM



Legislative Fiscal Office
900 Court St. NE, H-178
Salem, OR 97301

CONTACT INFORMATION FOR RECIPIENT ORGANIZATION

Legal Name City of Newport

Organization Type Municipality Federal Tax ID Number 936002222

Address 169 SW Coast Hwy

City Newport State OR Zip Code 97365

Contact Person Derrick Tokos, Community Development Director

Contact Phone (541) 574-0626 Contact Email d.tokos@newportoregon.gov

PROJECT INFORMATION

Project Name City of Newport Low Barrier Homeless Shelter and Resource Center

Project Description

Convert an existing, partially constructed 16,660 sf building into a low barrier homeless shelter and resource center. The property is just under an acre in size and contains the shell of a building that was intended for assembly use. It is fully enclosed, and rooms around the interior perimeter of the structure have been framed. The middle portion of the interior of the building is open and can be dedicated to flexible use. A commercial contractor estimates that it will take an additional \$3.14 million to complete the building per the existing, approved plans. An engineer's estimate for the site work, including off-street parking, landscaping, sidewalks, and drainage improvements, adds an additional \$420,000, bringing the total cost of the project to a little more than \$3.5 million.

Project Location 1025 NW Grove Street

Project Schedule (Please describe the project's readiness, including planned start and end dates and any remaining permits, approvals, or other steps that must be completed prior to beginning.)

City will execute a long term no cost lease with the property owner, Newport Church of the Nazarene, with the term being sufficient to offset the level of investment needed to complete the construction and open the shelter (likely 30-40 yrs). The parties are currently working on an MOU to spell out the terms. Land use approval is needed to change the use, and scope of required site improvements. That is expected to take 90-120 days. Building permits are in place for the partially constructed building. It will take 9-12 months to complete construction and the associated site work. The facility will be operated by a non-profit under an agreement with the City. A competitive solicitation will be used to identify a non-profit partner, and that can occur concurrent with the construction process.

PROJECT BUDGET

Estimated Project Cost

Construction/Renovation	2,114,665
Site Improvements	362,240
Land Acquisition	0
Architectural and Engineering Fees	55,000
Equipment	0
Contingencies	422,932
Other Costs (specify) <u>Fees and Insurance</u>	285,480
Other Costs (specify) <u>Construction Management</u>	317,200
Estimated Total Project Costs	3,557,517

Amount Requested 2,500,000 **Percent of Total Project Cost** 70%

Type of Funding Requested Lottery Bond - Economic Development

Matching Funds

State Funds (source) _____	_____
Federal Funds (source) _____	_____
Private/Other Grants _____	_____
Donations/Gifts _____	_____
Other Revenues/Financing (source) <u>City of Newport</u>	1,057,517
Other Revenues/Financing (source) _____	_____
Total Matching Funds	1,057,517

OTHER INFORMATION

Grants financed through the issuance of bonds are not available until bonds are sold. Multiple factors impact the timing of sales; however, many sales often occur during the last six months of the biennium (Oregon's biennial budget begins on July 1 of odd-numbered years and runs through June 30 of the next odd-numbered year). Significant decreases in revenues or changes in financial conditions subsequent to authorization may also delay or prevent the issuance of bonds, which means that the approved projects or grants would also be delayed or not funded.

Public works projects, including any project that uses \$750,000 or more of public funds for constructing, reconstructing, painting or performing a major renovation on a road, highway, building, structure or improvement of any type, may be subject prevailing wage requirements. Grant recipients must comply with prevailing wage rate laws and should consult the Oregon Bureau of Labor and Industries to determine whether a project is subject to prevailing wage.

Please return the completed form and any supporting documentation to:

Walt Campbell, Principal Legislative (Bonds) Analyst
walt.campbell@oregonlegislature.gov



City of Newport
Community Development Department
169 SW Coast Highway Phone: 1.541.574.0629
Newport, OR 97365 Fax: 1.541.574.0644

NW Nazarene Activity Building (Unfinished) 1025 SW Grove Street

Image Taken July 2018
4-inch, 4-band Digital Orthophotos
Quantum Spatial, Inc. Corvallis, OR

This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.





Church of Nazarene Community Center
 Scott Edwards Architecture | September 9, 2011 Permit Drawings
November 4, 2022 Estimate

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
C10 INTERIOR CONSTRUCTION			
Miscellaneous metals	16,660.00 sqft	2.00 /sqft	33,320
Backing & blocking	16,660.00 sqft	2.00 /sqft	33,320
Vestibule doors	4.00 each	8,500.00 /each	34,000
Interior doors	19.00 each	3,500.00 /each	66,500
Overhead coiling door at Kitchen	1.00 each	5,500.00 /each	5,500
Interior glazing	300.00 sqft	50.00 /sqft	15,000
Interior partitions	80.00 lnft	330.00 /lnft	26,400
Drywall at interior walls	12,900.00 sqft	4.00 /sqft	51,600
Drywall at exterior walls	10,600.00 sqft	5.00 /sqft	53,000
ACT ceiling	2,500.00 sqft	20.53 /sqft	51,320
Gypsum board ceilings	3,650.00 sqft	30.00 /sqft	109,500
Drywall at exterior walls	10,600.00 sqft	5.00 /sqft	53,000
Firestopping	16,660.00 sqft	1.34 /sqft	22,324
Interior sealants	16,660.00 sqft	0.90 /sqft	14,994
Acoustical wall panels	900.00 sqft	52.00 /sqft	46,800
Toilet partitions	12.00 each	1,000.00 /each	12,000
Toilet accessories - large restroom	2.00 each	5,000.00 /each	10,000
Toilet accessories - small restroom	1.00 each	1,200.00 /each	1,200
Miscellaneous accessories and wall protection	16,660.00 sqft	0.50 /sqft	8,330
C10 INTERIOR CONSTRUCTION	16,660.00 sqft	38.90 /sqft	648,108
C20 STAIRS			
Pan fill stair concrete	2.00 flt	9,200.00 /flt	18,400
Steel stairs	2.00 flt	22,000.00 /flt	44,000
Guardrail	280.00 lnft	200.00 /lnft	56,000
C20 STAIRS	16,660.00 sqft	7.11 /sqft	118,400
C30 INTERIOR FINISHES			
Floor prep	7,100.00 sqft	2.00 /sqft	14,200
Carpet	5,200.00 sqft	6.50 /sqft	33,800
VCT	1,600.00 sqft	4.50 /sqft	7,200
Rubber base	2,800.00 lnft	3.50 /lnft	9,800
Walk-off mat	300.00 sqft	20.00 /sqft	6,000
Interior painting	16,660.00 sqft	4.00 /sqft	66,640
Sealed concrete	9,560.00 sqft	1.50 /sqft	14,340
Interior signage	30.00 each	350.00 /each	10,500
C30 INTERIOR FINISHES	16,660.00 sqft	9.75 /sqft	162,480
D20 MECHANICAL			
Mechanical	16,660.00 sqft	14.19 /sqft	236,405
Plumbing	16,660.00 sqft	12.81 /sqft	213,415
Kitchen exhaust	1.00 lsum	20,000.00 /lsum	20,000
D20 MECHANICAL	16,660.00 sqft	28.20 /sqft	469,820
D40 FIRE PROTECTION			
Fire protection	16,660.00 sqft	6.00 /sqft	99,960
Ansul system at Kitchen exhaust	1.00 each	8,500.00 /each	8,500



Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
D40 FIRE PROTECTION	16,660.00 sqft	6.51 /sqft	108,460
D50 ELECTRICAL			
Electrical	16,660.00 sqft	23.07 /sqft	384,346
D50 ELECTRICAL	16,660.00 sqft	23.07 /sqft	384,346
E10 EQUIPMENT			
Food service equipment allowance	1.00 lsum	25,000.00 /lsum	25,000
Laundry equipment	4.00 each	1,200.00 /each	4,800
E10 EQUIPMENT	16,660.00 sqft	1.79 /sqft	29,800
E20 FURNISHINGS			
Casework & countertops	200.00 lnft	800.00 /lnft	160,000
Window sill	210.00 lnft	85.00 /lnft	17,850
Window coverings	1,100.00 sqft	14.00 /sqft	15,400
E20 FURNISHINGS	16,660.00 sqft	11.60 /sqft	193,250



Church of Nazarene Community Center
Scott Edwards Architecture | September 9, 2011 Permit Drawings
November 4, 2022 Estimate

Estimate Totals

Description	Amount	Totals	Rate
DIRECT CONSTRUCTION COST		2,114,665	
Construction Contingency	105,733		5.00 %
GC/GR	317,200		
Design Contingency	211,466		10.00 %
Escalation Contingency (Q2 2023 start)	105,733		5.00 %
Fee & Insurance	285,480		10.00 %
CONSTRUCTION COST		3,140,277	

ASSUMPTIONS:

MEP rough-in is 90% complete
Wall framing is 90% complete, finished drywall at both side of interior partitions is included
Includes two metal pan stairs with concrete fill
Includes guardrail at mezzanine
Work starts in Q2 2023

EXCLUDES:

Permits or fees
Design or engineering
Soft costs such as furniture, equipment, televisions, etc.
Sitework and site utilities
Exterior enclosure
Gym floor and gym equipment (assumes gymnasium is open space with no walls and a sealed concrete floor)
Operable partitions

Homeless Shelter Conceptual Site Costs

Newport, Oregon

November 4, 2022

ITEM	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate	
				UNIT PRICE	TOTAL
1	TOPOGRAPHIC SURVEY AND ENGINEERING (20% CONSTRUCTION COSTS)	LS	1	\$ 55,000.00	\$ 55,000.00
2	MOBILIZATION (8% OF ITEMS)	LS	1	\$ 25,000.00	\$ 25,000.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 5,000.00	\$ 5,000.00
4	EROSION CONTROL	LS	1	\$ 2,500.00	\$ 2,500.00
5	INLET PROTECTION	EA	5	\$ 200.00	\$ 1,000.00
6	SEDIMENT FENCING	FT	300	\$ 5.00	\$ 1,500.00
7	EARTHWORK	CY	1000	\$ 30.00	\$ 30,000.00
8	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	\$ 5,000.00	\$ 5,000.00
9	REMOVAL OF CURBS	LF	150	\$ 10.00	\$ 1,500.00
10	REMOVAL OF SURFACINGS	SY	50	\$ 30.00	\$ 1,500.00
11	CLEARING AND GRUBBING	LS	1	\$ 2,500.00	\$ 2,500.00
12	CONCRETE INLETS, 24-INCH SQUARE CURB SIDE CATCH BASIN INLET	EA	3	\$ 3,000.00	\$ 9,000.00
13	CONNECTION TO EXISTING STRUCTURES, STORM	EA	2	\$ 1,500.00	\$ 3,000.00
14	ADJUST BOXES, WATER METER	EA	2	\$ 500.00	\$ 1,000.00
15	ADJUST BOXES, WATER VALVE	EA	2	\$ 200.00	\$ 400.00
16	1 INCH - 0 AGGREGATE BASE	CY	150	\$ 70.00	\$ 10,500.00
17	LEVEL 3, 1/2 INCH ACP MIXTURE	TN	150	\$ 150.00	\$ 22,500.00
18	CONCRETE CURBS, STANDARD TYPE 'C'	FT	600	\$ 45.00	\$ 27,000.00
19	CONCRETE WALKS AND PEDESTRIAN RAMPS	SF	4750	\$ 20.00	\$ 95,000.00
20	CONCRETE DRIVEWAYS	SF	370	\$ 40.00	\$ 14,800.00
21	EXTRA FOR NEW SIDEWALK RAMPS	EA	3	\$ 250.00	\$ 750.00
22	TRUNCATED DOMES ON NEW SURFACE	EA	3	\$ 500.00	\$ 1,500.00
23	PAVEMENT MARKINGS	LS	1	\$ 3,000.00	\$ 3,000.00
24	SIGNS	EA	5	\$ 750.00	\$ 3,750.00
25	LANDSCAPING	LS	1	\$ 10,000.00	\$ 10,000.00
26	SITE FURNISHINGS	LS	1	\$ 5,000.00	\$ 5,000.00
27	CONSTRUCTION SURVEY WORK	LS	1	\$ 10,000.00	\$ 10,000.00
TOTAL PROJECT COSTS					\$347,700.00
TOTAL MINUS 20% \$					278,160.00
TOTAL PLUS 20% \$					417,240.00
TOTAL PROJECT COST RANGE (\$280K - \$420K)					

