

## CITY MANAGER'S UPDATE—APRIL 23, 2019

Prepared for Mayor and Councilors

### ***Job Well Done!***

From the Gilbert House Children's Museum:

"I wanted to send a thank you to the city for the clean-up of Riverfront Park along Front Street. I know these clean-ups require coordinated efforts between departments, so I wanted to let you know how grateful we are for the hard work and improved appearance. It makes a big difference for our visitors and staff."

### ***Management***

Flooding clean-up continues at the softball complex and parking lots at Wallace Marine Park. Some trails near the river and the slough at Minto remain closed. Staff and inmate crews are cleaning trails where possible.

The Willow Lake Wasterwater Treatment Plant's capacity has increased from 75 million gallons a day to 120 million gallons a day in four years. Under the leadership of Jue Zhao, the capacity has been added through efficiencies at the plant. The cost? \$764,000, a notable achievement considering the plant's budget is \$18 million. Additional treatment allows the plant to better treat sewage during times of high inflow, such as heavy rainfall.

### ***Building and Development***

Permit activity for July 2018 through March 2019 (fiscal year 2019) indicates more and smaller projects than for the same period in the past two years. More new single family and duplex permits were issued in the first nine months of this fiscal year than in any entire year of the past seven years.

### ***Economic Development***

There is a growing cluster of creative businesses located in downtown, including a collection of businesses upstairs in the newly renovated Gray Building. Gray Building tenants include:

- House of Huckleberry, which runs a creative magazine and lifestyle company that plans to add classes in the future.
- Ponderosa & Thyme, a floral design business that conducts local and international workshops (here is the [link](#)).

- Tailwind Visuals is a marketing, videography, and photography company. The owner of the company has recently opened a studio available for hourly use by companies and creatives needing a space for events and to do studio photography.
- Coming soon – another co-working space is being built out upstairs.

## **State**

The Oregon Department of Transportation has completed its estimate for the Center Street Bridge seismic retrofit project. The project includes all vehicular portions connected to the Center Street Bridge. The \$100 million estimate is based on a conceptual level of design, with full design in 2021-2023 and construction in 2024-2026. The project provides bridge seismic resiliency against a Magnitude 8+ Cascadia Subduction Zone earthquake.

## **Partnerships**

Getting a complete count during the 2020 US Census is important for funding and representation reasons. Salem and Marion County are coordinating and leading a complete count program. An information meeting will be on Wednesday, April 24, from 3–4:30 p.m. at Center 50+. The State’s Census Coordinator and the local staff from the U.S. Census will be there. Governor Brown had indicated an interest in the meeting, but won’t be able to attend due to scheduling conflicts.

In April and early May, staff will be updating the Salem Area Chamber of Commerce, City Club, Neighborhood Association Chairs, and SEDCOR on the City’s preparedness for the 2019 algae season. Staff is prepared to meet with other community groups that are interested in the topic.

The police and fire chiefs have provided letters of support to the Oregon Health Authority for Marion Polk Coordinated Care’s (MPCC) application for the Coordinated Care Organization contract in Marion and Polk Counties, and parts of Linn, Benton, Yamhill, and Clackamas counties. MPCC’s community stakeholders include Salem Health. Fire and Police work with health care providers on needs and issues such as mobile integrated health care, paramedicine, mental health, and addictions. Community care organization manage state Medicaid funds.

## **PROJECTS**

The pedestrian safety crossing on Commercial Street SE at Royvonne Avenue SE will be completed by August 2019. The \$100,000 project

includes installation of a rectangular rapid flashing beacon, curb, sidewalk, striping, and other site work.

Pavement markings have appeared around the library for the retrofit project. There will be multiple drill sites around the perimeter of the building for soil investigation. The drillings will be on April 29 and 30.

I have approved three critical scopes of work on the Salem Police Station project. Approval was required to prevent delays in upcoming tasks that are vital for successfully meeting the overall completion date. Value engineering measures have been incorporated where appropriate and approval does not adversely impact the ongoing effort to manage the project budget. The work includes framing, sheathing, drywall, and ceilings; doors, frames, and hardware; and fireproofing for structural steel elements. Total approvals are \$5.2 million. Each of these scopes of work were advertised for competitive bids by JE Dunn, and multiple bids were received for each. All bids have been through value engineering where possible to save cost. These three project components are within the pre-bid budget projection.

The Construction Management (CM)/General Contractor (GC) process for the police station has allowed the City, our Owner's Representative, and JE Dunn to manage each project component. Use of CM/GC has provided significant public benefit on the project by early integration of the contractor into the project team. This allowed the team to collaborate on course-correcting decisions during design and to authorize early elements of construction work to lock in pricing. If the traditional "low bid" method of public contracting had been employed, we would only now be receiving bids for the work and discovering the magnitude of the construction budget without the same opportunity to course correct during design, resulting in significant delays and added cost to implement design changes. The CM/GC process will be used for the Library seismic retrofit project, too.

The City Manager's Update Report for Mayor and Council has been added to the *Salem Community Connection: News from the City of Salem*.

Thanks for reading,  
Steve