

Business and Blue Newsletter



2nd Quarter 2023 - VOLUME 4

CHIEF'S CORNER

Dear residents and business owners,

I want to talk with you about our proposed Public Safety Building for this edition of our department's newsletter. As you may know, our City Council passed an ordinance recently that would put a measure on the November ballot for \$56 million to fund a new Public Safety Building. This is the third time we have gone to voters and asked them whether to consider this. The last time this bond measure went before voters was in February 2022.

In that timeframe, a lot has happened with the project. We know that cost was a major concern for our community. Knowing this, we found ways to reduce the price tag of the building. This included decreasing the square footage of the building by over eight thousand square feet and reducing the number of beds in the jail. In total, we reduced the project cost by over \$9 million.

While the project has changed, the need for a new building has not changed. Our department has grown over the past several decades, which has resulted in us outgrowing the building. And to be frank, the building is old and tired. The roof is leaking, staff are working in spaces designed to be closets, and the building lacks the technology to provide modern-day police services. We've taken this fifty-plus-year-old building as far as it can go.

In this edition, we have provided information to help educate you about this project. Our hope is that you'll learn more about this project and make an informed decision. If you have any questions about this, please do not hesitate to reach out. We are here to serve you.

Sincerely,

Scott



PROJECT SUMMARY

The City is placing a bond measure on the November 2023 election ballot to fund a new Public Safety Building. The bond is for \$56 million and would be paid through an assessment of residents' property tax bills.

The new building would be a modern facility and house the Police and Jail under one roof and would be located at 600 39th Ave SE next to Central Pierce Fire & Rescue Station 72. The building would include space for all officers. The new jail would have adequate room to separate inmates and space for rehabilitative services such as mental health and medical.

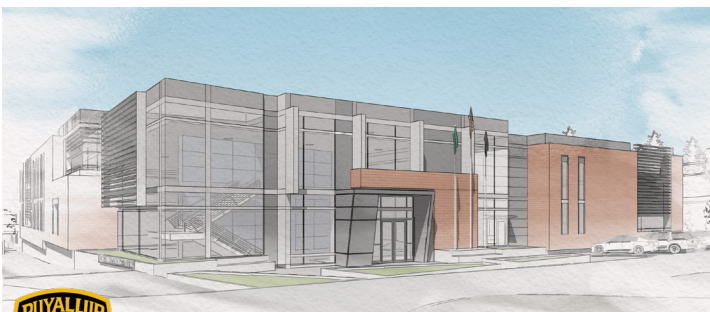
In addition to the new facility, the project would include a police substation located in downtown Puyallup, on the first floor of City Hall. There, residents of downtown can access police services and speak with an officer.

WHY ARE WE DOING THIS?

The original building was intended to house approximately 23 police staff. The PPD currently has approximately 99 employees and lacks the space to provide sufficient service to the community. Since 1968, when the current building was established, Puyallup has grown significantly. The City has become more populated and its geographic boundary has increased in size. However, the current police building has not kept pace with this growth. The department has simply outgrown the building.

CURRENT BUILDING ISSUES:

- The current building is over 55 years old and is showing its age. Costly repairs that are needed include a new roof, plumbing, and sewer system, HVAC, and a telecom system.
- Additionally, the jail is overcrowded, which has caused issues with law enforcement's management of inmates. The jail was originally designed for 21 inmates. Today, it houses 52 inmates.
- Storage for equipment and evidence is also lacking. Officers have had to create makeshift storage areas to accommodate the lack of space.
- The building has also run out of workspace for officers. As a result, officers are working in areas that were originally designed as closets, storage rooms, and work benches.
- The PPD also has officers working off-site in leased locations due to insufficient office space. A lack of parking has made it difficult for officers to park their patrol vehicles and for visitors to access the building.
- The current building is also located within a Lahar zone, making it unsafe and subject to seismic event damage. The building is also non-compliant with ADA requirements, specifically regarding doorways, sink and counter heights, and ADA turning clearances.



NEW BUILDING FEATURES:

- A modern facility that includes technology and resources for law enforcement to provide modern-day services to the community.
- Appropriate jail capacity to hold criminals accountable and keep the community safe.
- Space to better serve inmates in need of mental and medical healthcare.
- Located outside of a lahar zone, allowing the department to respond to natural disasters and emergencies
- Adequate storage for evidence, equipment, and supplies integral to law enforcement services.
- Space for customers to access police services such as fingerprinting and report filing.
- Project includes a downtown police substation, located at City Hall, where residents can access police services.

WHY DID THE CITY CHOOSE THIS LOCATION?

The City decided on the location at 600 39th Ave SE for several reasons:

- The building would be out of a lahar zone. As a critical infrastructure facility, PPD is required to provide services during an emergency, especially in the case of a seismic event. Having the building outside a lahar zone allows PPD to continue responding to emergencies.
- The City owns the property, which was purchased with the intention of building a public service facility.
- Being next door to Central Pierce Fire & Rescue Station 72 would enhance emergency responses city-wide.
- District 3 of the City is estimated to grow in the coming decades. Having a public safety facility in this growing region is in alignment with the City's long-term vision outlined in its Comprehensive Plan.
- The PPD would still have a location downtown. Part of the bond would fund a Police Substation downtown, which would be located on the first floor of City Hall. There, residents can access Police services for both emergency and non-emergency related issues.

PROJECTS COSTS AND BOND AMOUNT

The total project cost for the new building is \$76 million and would be paid for through two funding sources. The first would be a voter-approved bond measure of \$56 million and would be issued for 30 years. An average Puyallup home would see an additional assessment of \$15 per month on their property tax bills if the bond is approved. This is based on a home valued at \$500,000.

The second source would be councilmanic bonds of \$20 million issued over 30 years. The councilmanic bonds are paid using existing City funds and will not affect property tax rates.

Cost Break Down

A home in Puyallup valued at \$500,000 would see an additional amount of roughly \$15 per month for the 30-year voter bond. Here is what a cost breakdown looks like for the project.

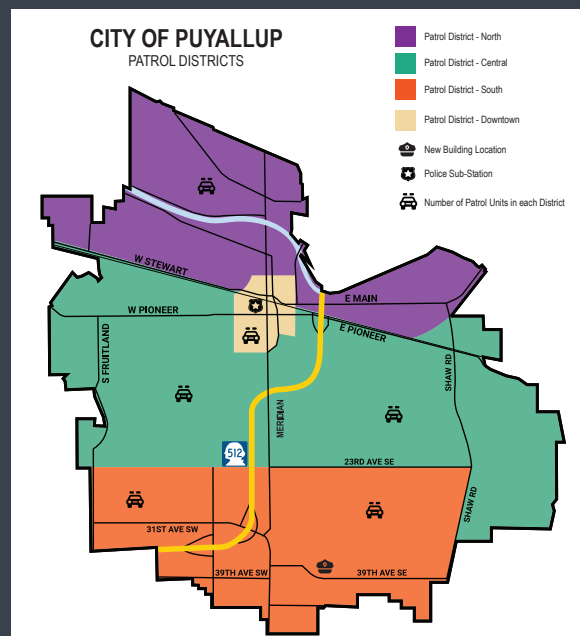
DID YOU KNOW? Police Officer Patrol Districts

Unlike other emergency responders, who respond from within a central building, Police officers respond to emergencies from within their patrol districts. That way, officers can respond quickly and efficiently from their patrol vehicles. Within each district, there is at least one police officer patrolling 24/7.

The Puyallup Police Department has 4 patrol districts.

- **North** – This patrol district covers all areas north of Stewart Ave, including River Road, E Main, and areas north of the Puyallup River.
- **Downtown** – As the name implies, this district is where officers patrol the downtown core, including areas around Pioneer Park, City Hall, the Library, and various side streets.
- **Central** – This district includes most of the central and southern neighborhoods in the valley up to 23rd Ave SE. This district also includes the Fairgrounds, Good Samaritan Hospital, and Wildwood Park.
- **South** – Any areas on South Hill that are within the City limits make up the South patrol district. This includes notable attractions such as Bradley Lake Park, South Hill Mall, and Pierce College.

Since the department uses patrol districts, the physical location of the new Public Safety Building would not impact calls for services. Officers would still respond to calls from within their districts.

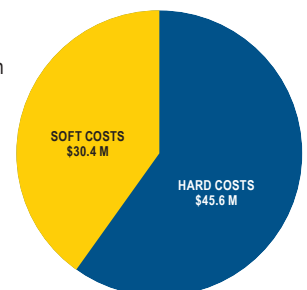


SOFT COSTS

- AE Design Fees & Reimbursable
- Site Survey
- Special Inspections
- Hazardous Materials Testing & Survey
- Building Commissioning
- Furniture, Fixtures, and Equipment (FFE)
- Phone, Data, AV, & Security Equipment
- Permitting Fees & Sales Tax

HARD COSTS

- Building Construction
- Site
- Contractor Fees, Conditions, & Contingencies
- Escalation



Overall Project Cost: \$76M
Minus Councilmanic Bond: \$20M
Voter Bond = \$56M

