

Salem Area Mass Transit District
Board of Directors
~ WORK SESSION ~

Thursday, July 28, 2022

Immediately following the Executive Session that begins at 5:00 PM

For community members who want to stay informed, this meeting is open to the public in the Senator Hearing Room at Courthouse Square - 555 Court Street NE, Salem, Oregon 97301

You can also watch the meeting from home, click on the ZoomGov Meeting URL below:
<https://cherriots-org.zoomgov.com/j/1605194427?pwd=enjXS3ZlV1BUM3QvWEU3bnplbHYzZz09>

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AGENDA

- 1. CALL TO ORDER**
Announcements
- 2. PRESENTATION** - None
- 3. DISCUSSION**
 - a. Long Range Transit Plan Update
 - b. South Salem Transit Center Mobility Hub Discussion of Preferred Site
- 4. GENERAL MANAGER COMMENTS**
 - a. Upcoming Board Agenda Items
 - b. Board Calendar Review
- 5. ADJOURN**

Mission

Connecting people with places
through safe, friendly, and reliable public transportation services

Values

Safety – Service Excellence – Communication – Innovation – Accountability

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WORK SESSION MEMO

Agenda Item WS.3.a

To: Board of Directors

From: Ted Stonecliffe, Transit Planner II, Programs
Chris French, Service Planning Manager

Thru: Allan Pollock, General Manager

Date: July 28, 2022

Subject: Long Range Transit Plan (LRTP) project update

The 2043 LRTP will be a comprehensive long-range (20-year) planning document that provides a road map for transit and other mobility options in the District's service area (local and regional). Cherriotics staff have been working with Jacobs Engineering Group since the fall of 2021, and Jacobs is now beginning their fifth task out of seven for the project.

Task 5 will be the project's second engagement with the public and we would like to get the board's feedback on the approach we propose to take. The goal of this outreach push is to let the public know what we heard in the first round of outreach, to share what we learned when certain strategies were tested, and to tell them what the next steps will be to develop the LRTP document. It is a way to gain feedback and ensure we are on the right course as we develop the draft LRTP.

We will be connecting with many of the same groups that we did in the first round of outreach, which included groups around the region, especially underrepresented groups. A full list of the groups we are trying to connect with again is provided in **Attachment A**. In addition to these groups, there will be 'tabling' at the Downtown Transit Center to reach riders. Social media will be used to encourage people to participate in the online open house and survey.

Jamey Dempster, Project Manager of the LRTP project from Jacobs, will be present (in-person) at this work session to give an overview of the plan and then engage the board in a discussion of specifics. A copy of the PowerPoint presentation is provided in **Attachment B** for your review prior to the work session.

Table 1. Scheduled LRTP tabled events and group presentations

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>SPECIFIC AUDIENCE</u>
7/19/22	7:00-8:00pm	Virtual meeting	Latino Business Alliance
7/20/22	3:00 - 7:00pm	Chemeketa CC	Chemeketa students
7/21/22	11:00-11:30am	In person at Oak Park Church of God, 2990 Lancaster Dr, Salem, OR 97305	CaPES MacKay CPT
7/22/22	10:00-10:50am	Virtual meeting	Kaiser Permanente
7/23/22	9:00-2:00pm	Salem Saturday Market	General Public
7/26/22	9:00-11:00am	DTC center island tabling	Riders
7/26/22	12:00 - 2:00pm	DTC center island tabling	Riders
7/26/22	2:00 - 4:00pm	DTC center island tabling	Riders
7/27/22	6:30-8:30pm	Monmouth Music in the Park	General Public
7/28/22	9:00-9:30am	Virtual meeting	Edgewater CPT
8/2/22	9:00-11:00am	DTC center island tabling	Riders
8/2/22	12:00 - 2:00pm	DTC center island tabling	Riders
8/2/22	2:00 - 4:00pm	DTC center island tabling	Riders
8/2/22	1:00-3:00pm	Mega Foods, Woodburn	Latinx community in Woodburn
TBD	TBD	TBD	Salem-Keizer NAACP
TBD	TBD	TBD	Micronesian Islander Community
TBD	TBD	CH2 conference room	BlindSkills
TBD	TBD	TBD	Mano a Mano
TBD	TBD	TBD	Silverton Rotary Club
TBD	TBD	TBD	Salem for Refugees
8/16/22	5:30-7:30pm	Senator Hearing Room	Citizens Advisory Committee

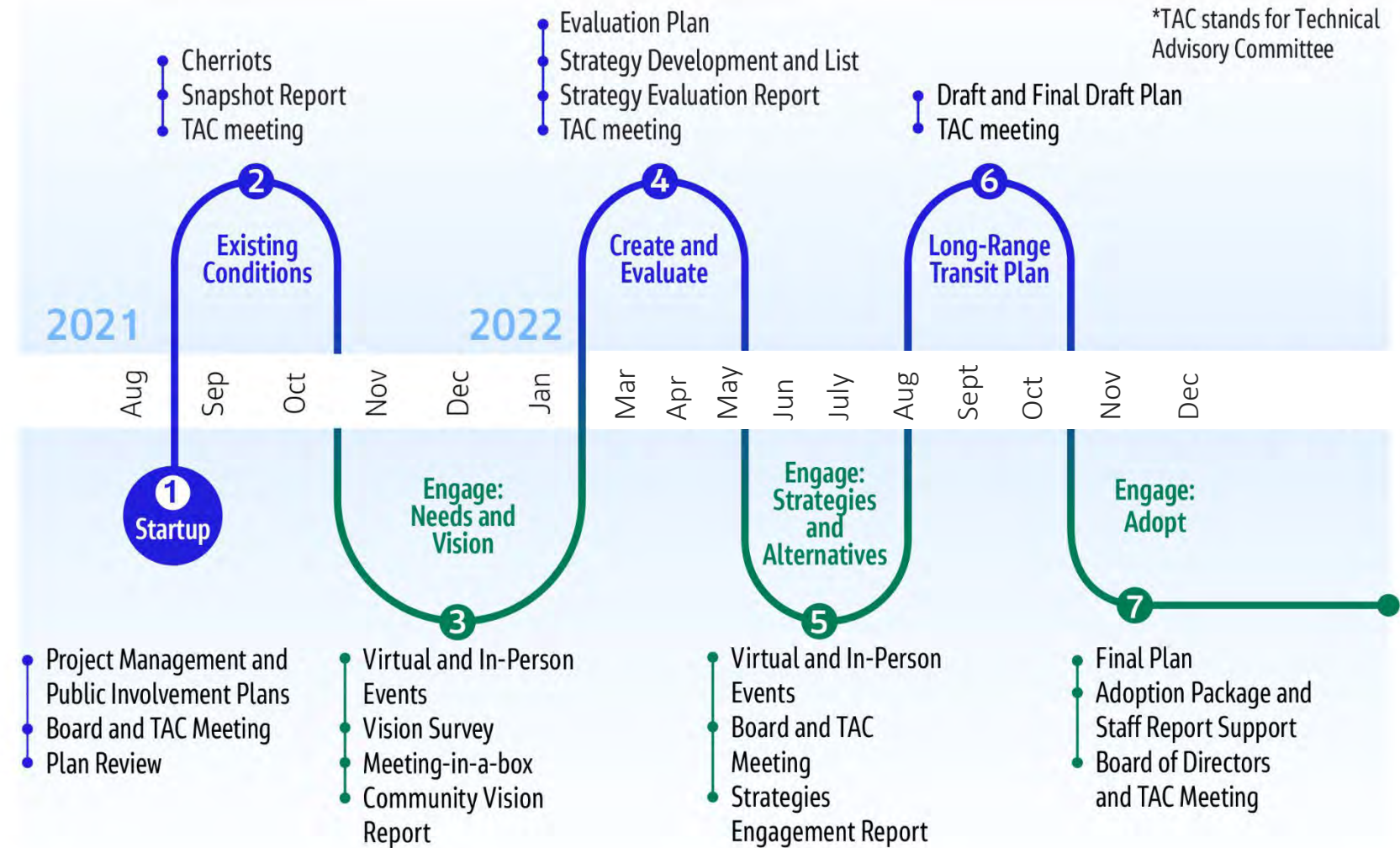
Long Range Transit Plan

Project Update



July 2022

LRTP Schedule



L RTP Background

Coordinating with stakeholders and partners

Cherriots and Partner Plans

- Cherriots service design and Needs Assessments
- Regional Transportation and Land Use Plans
- Our Salem and Climate Action Plan
- Regional Transportation Plan, 2023

L RTP Outreach

- Task 3 public engagement: needs and opportunities
- Board recommended stakeholder groups
- Presentations, ongoing coordination, tabling
- Successes and opportunities outreaching to disadvantaged communities

Plan Background

Cherriots surveyed riders and general public in 2021



L RTP General Public

- General public
- Online and on paper, links shared through events
- 476 responses
- December - January 2022



On-board Needs Survey

- Riders
- Conducted on-board or at stops
- 1,116 responses
- October 25 - November 3, 2021

Transit Surveys - Respondents

LRTP General Public

- 72% Caucasian/white
- 25% no vehicle, 34% no license
- 80% would use for non-work trips (shopping, recreation, medical)
- 47% would ride less than 1x week
- 53% would ride 1+ times per week
- 85% live in Salem or Keizer

On-board Needs Survey

- 53% Caucasian/white
- 84% no vehicle, 72% no license
- 82% non-work trips (shopping, school, medical)
- 11% ride less than 1x per week
- 89% ride 1+ times per week
- 97% started trip in Salem or Keizer

Top Improvements

L RTP Outreach (choose any)

▲	Increase Frequency	22%
	Low or no-emissions buses	18%
★	Coverage: New transit routes and service areas	15%
	Faster or more reliable bus trips	12%
➤	Reduced fares	11%

On-board Survey (write in)

	Increase Frequency	33%	▲
	Lower or Free Fares	16%	➤
	Extend span of service later at night	15%	
	Operator friendliness	9%	
	Coverage: more stops	6%	★

Task 4 Work Flow

1. Evaluation Plan and Performance Measures
2. Initial strategies
3. Transit network scenarios
4. Evaluation using TBEST and off-model tools
5. Prioritized strategies
6. Public engagement



Scenario Evaluation

Purpose:

- Evaluate “bookend” fixed route network options
- Compare tradeoffs between ends of the spectrum
- Use to collect feedback and refine transit network strategies

Methods:

- TBEST ridership model
- SKATS regional travel demand model
- Off-model analysis

Transit Network Scenarios - *Bookends*

No Build 2043

- Year 2043 existing and planned transportation network
- Existing and planned transit network (changes)
- Land use does not include latest plans

Core Network Frequency

- Increase service on high ridership markets and activity generators
- Multi-hub network
- Speed improvements to frequent network
- Minimal increase in coverage

Coverage Network

- Add routes and services to gaps and developing service areas
- Multi-hub network dispersed
- Expanded regional routes
- Flexible options for low mobility area

Evaluation Results

Modeled Network Scenarios

Difference over Existing 2019

Measures

Increase transit ridership

Transit travel time between NE Lancaster and West Salem

Increase access to jobs by transit

Low-income households near transit

Passengers per revenue hour

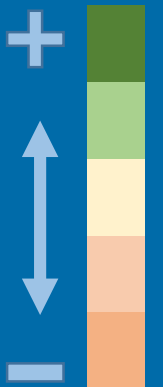
No Build

Frequent Core

Coverage

	No Build	Frequent Core	Coverage
Increase transit ridership	Light Yellow	Dark Green	Light Green
Transit travel time between NE Lancaster and West Salem	Light Green	Dark Green	Light Green
Increase access to jobs by transit	Light Yellow	Light Green	Light Green
Low-income households near transit	Light Green	Light Green	Dark Green
Passengers per revenue hour	Light Yellow	Light Yellow	Light Yellow

Change from existing



Evaluation Results

- One way to illustrate tradeoffs in investment futures
- No change to overall network balance
- Generalize results for public engagement
- Modeling provides preparation for Regional Transportation Plan
- Update models to reflect local plans



Strategy Concepts



Continued Excellence

Maintaining the essential services and practices



Future Opportunity

Discretionary choices to grow and improve



Organizational growth

Preparing Cherriots to stay relevant, resilient and connected

Continued Excellence

- Offer world-class transit service on local and regional connections
- Prioritize mobility for marginalized and historically disadvantaged communities
- Maintain safe and effective vehicles, bus stops and transit centers
- Transition to alternative fuel vehicles by 2040
- Provide accessible, safe and comfortable bus stops
- Excel in passenger and driver safety
- Maintain and adapt transportation options programs
- Provide customers consistent and clear communications
- Provide affordable services

Future Opportunities

- Increase service span and frequency
- Expand local transit network to serve disadvantaged communities
- Add new and more frequent regional routes
- Identify transit priority improvements for speed and reliability
- Enhance bus stops to improve access, comfort, information
- Adapt and grow a network of transit centers and hubs
- Offer shared mobility options and active transportation to supplement bus services
- Partner for improvements to sidewalk, crossing and bike infrastructure

Organizational Growth

- Support employees through training, growth opportunities and prioritizing health and personal growth
- Strengthen intentional community connections and engagement
- Communicate a forward-looking visions and service changes
- Explore new funding options to position for growth
- Explore public private partnerships to deliver new programs

Public Engagement

- July - August
- Online open house
- Tabling and presentations
- Topics:
 - Preferred transit network features
 - Other investments: priorities and phasing



Next Steps

- Strategy and Network Evaluation Summary
- Prepare Online Open House (survey)
- Community outreach presentations and events
- Draft LRTP







WORK SESSION MEMO

Agenda Item WS.3.b

To: Board of Directors

From: Stephen Dickey, Director of Technology and Program Management
David Trimble, Deputy General Manager

Thru: Allan Pollock, General Manager

Date: July 28, 2022

Subject: Final Site Selection for the South Salem Transit Center (SSTC)

The discussion during this work session will be focused on the information provided in the Site Selection Report approved by the Board at the June 23, 2022 board meeting, and the final cost estimate provided by the team from Parametrix, Inc.

The Final Site Selection Report concluded with a recommendation of three sites to be considered finalist sites. The last piece of critical information, needed for the board to make an informed decision of a final site from the finalist locations, is the cost estimate.

The Parametrix team has completed the development of this estimate. This information has now been provided to the Board (ATTACHMENT A). The estimate presents several scenarios that are intended to show the background behind the cost of full development as presented. The estimate also includes a detailed breakdown of the expenses associated with the project. It is important to note that all of the estimates as presented do not include:

- Any relocation costs for any business or residence,
- Any potential environmental mitigation measures,
- Land acquisition,
- Construction change orders,
- Operating and maintenance costs,
- District's financial, administrative, or legal expenses.

The table found in ATTACHMENT B provides a location description, pros and cons for each site, and a summary level breakdown of the cost estimate. ATTACHMENT C is a map that shows the boundaries of the three finalist sites.

At the July 28, 2022 board meeting, the board will be asked to select a site for staff to move forward with in the next steps of development.

MEMORANDUM

DATE: July 13, 2022
TO: Salem Area Mass Transit District
FROM: Sam Daleo, PE
SUBJECT: Order of Magnitude Estimate (Class 5)
CC: Ryan Farncomb
PROJECT NUMBER: 274-5710-001
PROJECT NAME: South Salem Transit Center Site Selection Services

Purpose

The purpose of this memorandum is to document the cost estimating methodology and assumptions used in preparing the order of magnitude construction cost estimates for the proposed sites for the South Salem Transit Center Site Selection Services project. The basis of the cost estimates is summarized below:

Estimate Date:	July 13, 2022
Construction Cost Index (CCI) Number:	ENR CCI (June 2022)
Design Level:	1-5% Design
Estimate Type:	Class 5
Accuracy Level:	+30% to -15% (see below)

The following memorandum provides a description of the cost estimating methodology, overall costs, markups, assumptions, cost basis, and any excluded costs.

Methodology

The cost estimates are considered a Class 5 for the 1 to 5% conceptual design for the South Salem Transit Center Site Selection Services project. They are based upon the conceptual design drawings dated June 2022.

Costs are based on parametric costs and historical costs from other similar projects. For items known to exist but not yet defined in the project drawings, the estimate applies an allowance or uses a percentage of defined, related items.

The final costs of the project will depend on the site chosen, actual labor and material costs at the time of bid, actual site conditions, productivity, competitive market conditions, final project scope, final schedule, and other variable factors. As a result, the final project costs will vary from those presented herein. Because of these factors, funding needs must be carefully reviewed prior to making specific financial decisions or establishing final budgets.

Summary of Costs

The following is a summary of the estimated costs for each site. The base construction cost shown includes mobilization, contingency, and escalation. See the attached estimates for a breakdown of the costs included in the estimates.

Estimate Range

	Low Range	Estimate Range	High Range
Class 5	-15% to -50%	Baseline Cost	+30% to +100%
South Salem TC Site 8	\$8,793,900	\$10,345,700	\$13,449,400
<i>Construction Subtotal</i>	---	\$5,700,100	---
<i>Soft Costs Subtotal</i>	---	\$4,645,600	---
South Salem TC Site D	\$12,148,900	\$14,292,800	\$18,580,600
<i>Construction Subtotal</i>	---	\$7,874,800	---
<i>Soft Costs Subtotal</i>	---	\$6,418,000	---
South Salem TC Site F	\$8,779,400	\$10,352,200	\$13,457,900
<i>Construction Subtotal</i>	---	\$5,703,700	---
<i>Soft Costs Subtotal</i>	---	\$4,648,500	---

Markups

The table below summarizes various markups and soft costs applied to the cost estimates to develop the overall construction cost.

Markup Summary

Markup	Percentage
Mobilization/Demobilization (Markup)	10%
Project Management (Soft Cost)	5%
Engineering and Design (Soft Cost)	15%
Construction Management (Soft Cost)	12%
Permits (Soft Cost)	2%
Environmental Review (Soft Cost)	2.5%
Design Contingency (Soft Cost)	30% (Class 5 Order or Magnitude Estimate)
Market Conditions (Soft Cost)	15% (to account for inflation and volatility in material supply chains and in the labor market)

Assumptions

The following assumptions were used to develop the construction cost estimates:

General Assumptions:

1. The cost estimates assume that there are no contaminated materials onsite.
2. The cost estimates assume that removal of structures and obstructions, general excavation, and site preparation are a percentage of the construction bid items.
3. The cost estimates assume that drainage is a percentage of aggregate base courses, pavements, sidewalks, driveways, curbs, and gutters.
4. The cost estimates assume that signing and pavement markings are a percentage of roadway pavements.

5. The cost estimates assume that illumination is a percentage of roadway, sidewalk, plaza, and transit island pavements.
6. The cost estimates assume that electrical, communications, water service, and sanitary sewer service are a percentage of buildings and shelters.
7. Project management, permitting, and environmental review are markups applied to the construction subtotal for each site.
8. Stormwater facilities are assumed to occupy the entirety of the area shown on the conceptual design drawings for each site.
9. Plaza areas shown on the conceptual design drawings for each site are assumed to be comprised of 50% decorative pavement and 50% landscaping.
10. Quantities related to the future/optional park and ride areas shown on the conceptual design drawings for each site are included in the individual bid items, e.g., asphalt concrete pavement and concrete curb.
11. Shelter square foot costs (bus shelters, bike parking and repair station, and micro-mobility flex space) assume aluminum frame and glass shelters like those depicted in the September 2021 prototype drawings. The square footage used in the cost estimates is based on the footprints shown in the conceptual design drawings for each site.
12. Building square footage (operator break room and customer restroom) used in the cost estimates is based on the footprints shown in the conceptual drawings for each site.
13. Square footage for demolition of existing buildings is based on measurements taken from scaled Google Earth images.
14. The cost estimate for Site 8 assumes revisions to the location and operation of the signal will be necessary at the intersection of Commercial St SE and Wiltsey Rd SE.
15. The cost estimate for Site D assumes installation of a new intersection signal at the bus entrance to the transit facility.
16. The cost estimate for Site 8 assumes that the permitting allowance is sufficient to cover the “significant tree” removal permit fees for the White Oak trees located on the site. A premium on top of the clearing and grubbing allowance has been included for each White Oak tree to be removed. A nominal allowance has been included for preservation of the White Oak trees to remain on the site.
17. Construction impacts to Waln Creek, which runs along the west and south sides of Site F, are assumed to be minimal. The cost estimate assumes that the costs associated with protection and restoration of Waln Creek to be minimal.
18. The cost provided for the electric bus charging station assumes a battery electric bus inverted pantograph fast charging system.

Material Costs Sources

Various sources of cost data were used to develop the construction cost estimates. Where available, recent bid tab information was used to establish costs for bid items.

Excluded Costs

The Baseline conceptual cost estimates exclude costs for the Customer Restroom and Operator Break Room. The Baseline conceptual cost estimate for the Electric Bus Charging line item includes conduit, wiring, and electrical service only; charging cabinets, switchgear, and transformer are excluded. The Baseline conceptual cost estimates

for Site D and Site F also exclude costs associated with the future/optional park and ride areas shown in the conceptual design drawings dated June 2022. These costs are all included in the Full Build versions of the conceptual cost estimates.

The cost estimates are intended to represent the total project cost for each potential project site. The estimates exclude other owner costs which can include:

- Construction change-order contingency for changes during construction
- Land acquisition/easement (ROW) costs, including relocation
- Wetland delineation and mitigation
- Hazardous materials mitigation
- Operations and maintenance costs
- Client's financial, legal or administration costs

SSTC Baseline Conceptual Cost Estimate

Project Name		Project No.		274-5710-001		
South Salem Transit Center						
Location						
Site 8, Northeast Corner of Commercial St SE and Wiltsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By:			Checked By:			
SLD			MKW			
Date:			Date:			
June 24, 2022; Revised July 13, 2022			June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE 8						
1	Mobilization/Demobilization (Includes General Conditions, Bond, Insurance)	10	% of Items 2-36	LS	N/A	\$518,193
2	Temporary Protection And Direction Of Traffic	2	% of items 5-36	LS	N/A	\$99,652
3	Erosion Control	1	% of items 5-36	LS	N/A	\$49,826
4	Construction Survey Work	1	% of items 5-36	LS	N/A	\$49,826
5	Removal Of Structures And Obstructions (Includes Clearing and Grubbing)	1	% of items 10-29	LS	N/A	\$34,574
6	General Excavation (Includes Site and Roadway)	5	% of items 10-29	LS	N/A	\$172,869
7	Site Preparation (Includes Special Excavation, Leveling, Compaction, etc.)	2	% of items 10-29	LS	N/A	\$69,148
8	Removal of White Oak Trees	3		EA	\$5,000	\$15,000
9	Preservation of White Oak Trees (6 EA) (Includes Maintenance/Pruning)	1		LS	\$10,000	\$10,000
10	Drainage	3	% of items 12-22	LS	N/A	\$76,083
11	Water Quality (Stormwater Facility)	2,000		SY	\$177	\$354,000
12	Aggregate Base Course (Includes Pavement, Curb, Sidewalk, Driveway)	19,200		SY	\$24	\$460,800
13	Portland Cement Concrete Pavement	6,000		SY	\$136	\$816,000
14	Concrete Curb and Gutter	1000		LF	\$62	\$62,000
15	Concrete Curb (Bus Loop, 10-inch)	1000		LF	\$53	\$53,000
16	Concrete Curb (Parking Areas, 6-inch)	2,600		LF	\$43	\$111,800
17	Concrete Driveways	2,400		SF	\$18	\$43,200
18	Concrete Sidewalk	15,900		SF	\$10	\$159,000
19	Concrete Curb Ramps	9		EA	\$3,033	\$27,297
20	Asphalt Concrete Pavement (6-inch)	900		TON	\$155	\$139,500
21	Plaza Pavement (Decorative Sidewalk)	13,100		SF	\$15	\$196,500
22	Transit Island Pavement	46,700		SF	\$10	\$467,000
23	Landscaping (Includes Irrigation)	27,900		SF	\$7	\$195,300
24	Signing/Markings	1	% of items 13 and 20	LS	N/A	\$9,555
25	Illumination	2.5	% of items 13 and 20-22	LS	N/A	\$40,475
26	Intersection Signal Revisions	1		LS	\$100,000	\$100,000
27	Electrical/Communications	12	% of items 30 and 32-36	LS	N/A	\$145,865
28	Water Service	1	% of items 34 and 35	LS	N/A	\$0
29	Sanitary Sewer	1	% of items 34 and 35	LS	N/A	\$0
30	Bus Shelter (8 EA) (Includes Custom Steel Frame, Aluminum and Glass Cladding, and Foundation)	1,120		SF	\$325	\$364,000
31	Bike Racks	10		EA	\$811	\$8,110
32	Bike Parking and Repair Station (1 EA) (Includes Foundation)	850		SF	\$325	\$276,250
33	Micro-Mobility Flex Space (1 EA) (Includes Foundation)	675		SF	\$325	\$219,375
34	Customer Restroom/Water Station (1 EA) (Includes Foundation)	0		SF	\$600	\$0
35	Operator Break Room (1 EA) (Includes Foundation)	0		SF	\$800	\$0
36	Electric Bus Charging Station (1 EA) (Includes Wiring, Conduit, and Electrical Service Only)	1		LS	\$355,920	\$355,920
CONSTRUCTION SUBTOTAL SITE 8						\$5,700,100

SSTC Baseline Conceptual Cost Estimate

Project No.		274-5710-001				
Project Name						
South Salem Transit Center						
Location						
Site 8, Northeast Corner of Commercial St SE and Wiltsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By: SLD		Checked By: MKW				
Date: June 24, 2022; Revised July 13, 2022		Date: June 27, 2022				
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE 8						
37	Project Management	5	% of Items 1-36	LS	N/A	\$285,005
38	Engineering and Design	15	% of Items 1-36	LS	N/A	\$855,015
39	Construction Management	12	% of Items 1-36	LS	N/A	\$684,012
40	Permits	2	% of Items 1-36	LS	N/A	\$114,002
41	Environmental Review	2.5	% of Items 1-36	LS	N/A	\$142,503
42	Contingency (For Design Phase)	30	% of Items 1-36	LS	N/A	\$1,710,030
43	Market Conditions (Additional Contingency)	15	% of Items 1-36	LS	N/A	\$855,015
SOFT COSTS SUBTOTAL SITE 8						\$4,645,600
TOTAL PROJECT COST SITE 8						\$10,345,700

SSTC Full Build Conceptual Cost Estimate

Project Name		Project No.		274-5710-001		
South Salem Transit Center						
Location						
Site 8, Northeast Corner of Commercial St SE and Wiltsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By:			Checked By:			
SLD			MKW			
Date:			Date:			
June 24, 2022; Revised July 13, 2022			June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE 8						
1	Mobilization/Demobilization (Includes General Conditions, Bond, Insurance)	10	% of Items 2-36	LS	N/A	\$768,187
2	Temporary Protection And Direction Of Traffic	2	% of items 5-36	LS	N/A	\$147,728
3	Erosion Control	1	% of items 5-36	LS	N/A	\$73,864
4	Construction Survey Work	1	% of items 5-36	LS	N/A	\$73,864
5	Removal Of Structures And Obstructions (Includes Clearing and Grubbing)	1	% of items 10-29	LS	N/A	\$37,377
6	General Excavation (Includes Site and Roadway)	5	% of items 10-29	LS	N/A	\$186,885
7	Site Preparation (Includes Special Excavation, Leveling, Compaction, etc.)	2	% of items 10-29	LS	N/A	\$74,754
8	Removal of White Oak Trees	3		EA	\$5,000	\$15,000
9	Preservation of White Oak Trees (6 EA) (Includes Maintenance/Pruning)	1		LS	\$10,000	\$10,000
10	Drainage	3	% of items 12-22	LS	N/A	\$76,083
11	Water Quality (Stormwater Facility)	2,000		SY	\$177	\$354,000
12	Aggregate Base Course (Includes Pavement, Curb, Sidewalk, Driveway)	19,200		SY	\$24	\$460,800
13	Portland Cement Concrete Pavement	6,000		SY	\$136	\$816,000
14	Concrete Curb and Gutter	1000		LF	\$62	\$62,000
15	Concrete Curb (Bus Loop, 10-inch)	1000		LF	\$53	\$53,000
16	Concrete Curb (Parking Areas, 6-inch)	2,600		LF	\$43	\$111,800
17	Concrete Driveways	2,400		SF	\$18	\$43,200
18	Concrete Sidewalk	15,900		SF	\$10	\$159,000
19	Concrete Curb Ramps	9		EA	\$3,033	\$27,297
20	Asphalt Concrete Pavement (6-inch)	900		TON	\$155	\$139,500
21	Plaza Pavement (Decorative Sidewalk)	13,100		SF	\$15	\$196,500
22	Transit Island Pavement	46,700		SF	\$10	\$467,000
23	Landscaping (Includes Irrigation)	27,900		SF	\$7	\$195,300
24	Signing/Markings	1	% of items 13 and 20	LS	N/A	\$9,555
25	Illumination	2.5	% of items 13 and 20-22	LS	N/A	\$40,475
26	Intersection Signal Revisions	1		LS	\$100,000	\$100,000
27	Electrical/Communications	12	% of items 30 and 32-36	LS	N/A	\$397,991
28	Water Service	1	% of items 34 and 35	LS	N/A	\$14,098
29	Sanitary Sewer	1	% of items 34 and 35	LS	N/A	\$14,098
30	Bus Shelter (8 EA) (Includes Custom Steel Frame, Aluminum and Glass Cladding, and Foundation)	1,120		SF	\$325	\$364,000
31	Bike Racks	10		EA	\$811	\$8,110
32	Bike Parking and Repair Station (1 EA) (Includes Foundation)	850		SF	\$325	\$276,250
33	Micro-Mobility Flex Space (1 EA) (Includes Foundation)	675		SF	\$325	\$219,375
34	Customer Restroom/Water Station (1 EA) (Includes Foundation)	483		SF	\$600	\$289,800
35	Operator Break Room (1 EA) (Includes Foundation)	1,400		SF	\$800	\$1,120,000
36	Electric Bus Charging Station (1 EA) (Includes Charging Cabinets, Switchgear, Transformer)	1		LS	\$1,047,165	\$1,047,165
CONSTRUCTION SUBTOTAL SITE 8						\$8,450,100

SSTC Full Build Conceptual Cost Estimate

		Project No.	274-5710-001			
Project Name						
South Salem Transit Center						
Location						
Site 8, Northeast Corner of Commercial St SE and Wiltsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By: SLD		Checked By: MKW				
Date: June 24, 2022; Revised July 13, 2022		Date: June 27, 2022				
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE 8						
37	Project Management	5	% of Items 1-36	LS	N/A	\$422,505
38	Engineering and Design	15	% of Items 1-36	LS	N/A	\$1,267,515
39	Construction Management	12	% of Items 1-36	LS	N/A	\$1,014,012
40	Permits	2	% of Items 1-36	LS	N/A	\$169,002
41	Environmental Review	2.5	% of Items 1-36	LS	N/A	\$211,253
42	Contingency (For Design Phase)	30	% of Items 1-36	LS	N/A	\$2,535,030
43	Market Conditions (Additional Contingency)	15	% of Items 1-36	LS	N/A	\$1,267,515
SOFT COSTS SUBTOTAL SITE 8						\$6,886,800
TOTAL PROJECT COST SITE 8						\$15,336,900

SSTC Baseline Conceptual Cost Estimate

Project Name		Project No.		274-5710-001		
South Salem Transit Center						
Location						
Site D, Southwest Corner of Commercial St SE and Fabry Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By:			Checked By:			
SLD			MKW			
Date:			Date:			
June 24, 2022; Revised July 13, 2022			June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE D						
1	Mobilization/Demobilization (Includes General Conditions, Bond, Insurance)	10	% of Items 2-38	LS	N/A	\$715,894
2	Temporary Protection And Direction Of Traffic	2	% of items 5-38	LS	N/A	\$137,672
3	Erosion Control	1	% of items 5-38	LS	N/A	\$68,836
4	Construction Survey Work	1	% of items 5-38	LS	N/A	\$68,836
5	Removal Of Structures And Obstructions (Includes Clearing and Grubbing)	1	% of items 9-31	LS	N/A	\$47,865
6	General Excavation (Includes Site and Roadway)	5	% of items 9-31	LS	N/A	\$239,323
7	Site Preparation (Includes Special Excavation, Leveling, Compaction, etc.)	2	% of items 9-31	LS	N/A	\$95,729
8	Demolition of Existing Buildings (Includes Abandonment/Removal of Subsurface Utilities)			24,800	SF	\$20
9	Drainage	10	% of items 11-24	LS	N/A	\$385,926
10	Water Quality (Stormwater Facility)			5,200	SY	\$175
11	Aggregate Base Course (Includes Pavement, Curb, Sidewalk, Driveway)			18,500	SY	\$24
12	Aggregate Base Course - Future/Optional Park and Ride (Includes Pavement, Curb, Sidewalk, Driveway)			0	SY	\$24
13	Portland Cement Concrete Pavement			6,400	SY	\$136
14	Concrete Curb and Gutter			1,200	LF	\$62
15	Concrete Curb (Bus Loop, 10-inch)			1,000	LF	\$53
16	Concrete Curb (Parking Areas, 6-inch)			3,900	LF	\$43
17	Concrete Curb (Parking Areas, 6-inch) - Future/Optional Park and Ride			0	LF	\$43
18	Concrete Driveways			3,300	SF	\$18
19	Concrete Sidewalk			33,600	SF	\$10
20	Concrete Curb Ramps			11	EA	\$3,033
21	Asphalt Concrete Pavement (6-inch)			900	TON	\$155
22	Asphalt Concrete Pavement (6-inch) - Future/Optional Park and Ride			0	TON	\$155
23	Plaza Pavement (Decorative Sidewalk)			17,500	SF	\$15
24	Transit Island Pavement			16,600	SF	\$10
25	Landscaping (Includes Irrigation)			49,000	SF	\$7
26	Signing/Markings	1	% of items 13 and 21	LS	N/A	\$10,099
27	Illumination	2.5	% of items 13 and 21-24	LS	N/A	\$35,960
28	Intersection Traffic Signal (Includes Signal Revisions at Surrounding Intersections)			1	LS	\$350,000
29	Electrical/Communications	12	% of items 32 and 34-38	LS	N/A	\$145,213
30	Water Service	1	% of items 36 and 37	LS	N/A	\$0
31	Sanitary Sewer	1	% of items 36 and 37	LS	N/A	\$0
32	Bus Shelter (8 EA) (Includes Custom Steel Frame, Aluminum and Glass Cladding, and Foundation)			1,120	SF	\$325
33	Bike Racks			10	EA	\$811
34	Bike Parking and Repair Station (1 EA) (Includes Foundation)			850	SF	\$325
35	Micro-Mobility Flex Space (1 EA) (Includes Foundation)			675	SF	\$325
36	Customer Restroom/Water Station (1 EA) (Includes Foundation)			0	SF	\$600
37	Operator Break Room (1 EA) (Includes Foundation)			0	SF	\$800
38	Electric Bus Charging Station (1 EA) (Includes Wiring, Conduit, and Electrical Service Only)			1	LS	\$350,480
CONSTRUCTION SUBTOTAL SITE D						\$7,874,800

SSTC Baseline Conceptual Cost Estimate

Project No.					274-5710-001	
Project Name						
South Salem Transit Center						
Location						
Site D, Southwest Corner of Commercial St SE and Fabry Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By: SLD			Checked By: MKW			
Date: June 24, 2022; Revised July 13, 2022			Date: June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE D						
39	Project Management	5	% of Items 1-38	LS	N/A	\$393,742
40	Engineering and Design	15	% of Items 1-38	LS	N/A	\$1,181,225
41	Construction Management	12	% of Items 1-38	LS	N/A	\$944,980
42	Permits	2	% of Items 1-38	LS	N/A	\$157,497
43	Environmental Review	2.5	% of Items 1-38	LS	N/A	\$196,871
44	Contingency (For Design Phase)	30	% of Items 1-38	LS	N/A	\$2,362,449
45	Market Conditions (Additional Contingency)	15	% of Items 1-38	LS	N/A	\$1,181,225
SOFT COSTS SUBTOTAL SITE D						\$6,418,000
TOTAL PROJECT COST SITE D						\$14,292,800

SSTC Full Build Conceptual Cost Estimate

Project Name		Project No.		274-5710-001		
South Salem Transit Center						
Location						
Site D, Southwest Corner of Commercial St SE and Fabry Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By:			Checked By:			
SLD			MKW			
Date:			Date:			
June 24, 2022; Revised July 13, 2022			June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE D						
1	Mobilization/Demobilization (Includes General Conditions, Bond, Insurance)	10	% of Items 2-38	LS	N/A	\$972,836
2	Temporary Protection And Direction Of Traffic	2	% of items 5-38	LS	N/A	\$187,084
3	Erosion Control	1	% of items 5-38	LS	N/A	\$93,542
4	Construction Survey Work	1	% of items 5-38	LS	N/A	\$93,542
5	Removal Of Structures And Obstructions (Includes Clearing and Grubbing)	1	% of items 9-31	LS	N/A	\$51,236
6	General Excavation (Includes Site and Roadway)	5	% of items 9-31	LS	N/A	\$256,180
7	Site Preparation (Includes Special Excavation, Leveling, Compaction, etc.)	2	% of items 9-31	LS	N/A	\$102,472
8	Demolition of Existing Buildings (Includes Abandonment/Removal of Subsurface Utilities)			24,800	SF	\$20
9	Drainage	10	% of items 11-24	LS	N/A	\$390,856
10	Water Quality (Stormwater Facility)			5,200	SY	\$175
11	Aggregate Base Course (Includes Pavement, Curb, Sidewalk, Driveway)			18,500	SY	\$24
12	Aggregate Base Course - Future/Optional Park and Ride (Includes Pavement, Curb, Sidewalk, Driveway)			1,400	SY	\$24
13	Portland Cement Concrete Pavement			6,400	SY	\$136
14	Concrete Curb and Gutter			1,200	LF	\$62
15	Concrete Curb (Bus Loop, 10-inch)			1,000	LF	\$53
16	Concrete Curb (Parking Areas, 6-inch)			3,900	LF	\$43
17	Concrete Curb (Parking Areas, 6-inch) - Future/Optional Park and Ride			500	LF	\$43
18	Concrete Driveways			3,300	SF	\$18
19	Concrete Sidewalk			33,600	SF	\$10
20	Concrete Curb Ramps			11	EA	\$3,033
21	Asphalt Concrete Pavement (6-inch)			900	TON	\$155
22	Asphalt Concrete Pavement (6-inch) - Future/Optional Park and Ride			500	TON	\$155
23	Plaza Pavement (Decorative Sidewalk)			17,500	SF	\$15
24	Transit Island Pavement			16,600	SF	\$10
25	Landscaping (Includes Irrigation)			37,100	SF	\$7
26	Signing/Markings	1	% of items 13 and 21	LS	N/A	\$10,099
27	Illumination	2.5	% of items 13 and 21-24	LS	N/A	\$37,898
28	Intersection Traffic Signal (Includes Signal Revisions at Surrounding Intersections)			1	LS	\$350,000
29	Electrical/Communications	12	% of items 32 and 34-38	LS	N/A	\$397,991
30	Water Service	1	% of items 36 and 37	LS	N/A	\$14,098
31	Sanitary Sewer	1	% of items 36 and 37	LS	N/A	\$14,098
32	Bus Shelter (8 EA) (Includes Custom Steel Frame, Aluminum and Glass Cladding, and Foundation)			1,120	SF	\$325
33	Bike Racks			10	EA	\$811
34	Bike Parking and Repair Station (1 EA) (Includes Foundation)			850	SF	\$325
35	Micro-Mobility Flex Space (1 EA) (Includes Foundation)			675	SF	\$325
36	Customer Restroom/Water Station (1 EA) (Includes Foundation)			483	SF	\$600
37	Operator Break Room (1 EA) (Includes Foundation)			1,400	SF	\$800
38	Electric Bus Charging Station (1 EA) (Includes Charging Cabinets, Switchgear, Transformer)			1	LS	\$1,047,165
CONSTRUCTION SUBTOTAL SITE D						\$10,701,200

SSTC Full Build Conceptual Cost Estimate

Project No.					274-5710-001	
Project Name						
South Salem Transit Center						
Location						
Site D, Southwest Corner of Commercial St SE and Fabry Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By: SLD			Checked By: MKW			
Date: June 24, 2022; Revised July 13, 2022			Date: June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE D						
39	Project Management	5	% of Items 1-38	LS	N/A	\$535,060
40	Engineering and Design	15	% of Items 1-38	LS	N/A	\$1,605,179
41	Construction Management	12	% of Items 1-38	LS	N/A	\$1,284,143
42	Permits	2	% of Items 1-38	LS	N/A	\$214,024
43	Environmental Review	2.5	% of Items 1-38	LS	N/A	\$267,530
44	Contingency (For Design Phase)	30	% of Items 1-38	LS	N/A	\$3,210,358
45	Market Conditions (Additional Contingency)	15	% of Items 1-38	LS	N/A	\$1,605,179
SOFT COSTS SUBTOTAL SITE D						\$8,721,500
TOTAL PROJECT COST SITE D						\$19,422,700

SSTC Baseline Conceptual Cost Estimate

Project Name		Project No.		274-5710-001		
South Salem Transit Center						
Location						
Site F, Northwest Corner of Commercial St SE and Willsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By:			Checked By:			
SLD			MKW			
Date:			Date:			
June 24, 2022; Revised July 13, 2022			June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE F						
1	Mobilization/Demobilization (Includes General Conditions, Bond, Insurance)	10	% of Items 2-39	LS	N/A	\$518,517
2	Temporary Protection And Direction Of Traffic	2	% of items 5-39	LS	N/A	\$99,715
3	Erosion Control	1	% of items 5-39	LS	N/A	\$49,857
4	Construction Survey Work	1	% of items 5-39	LS	N/A	\$49,857
5	Removal Of Structures And Obstructions (Includes Clearing and Grubbing)	1	% of items 10-32	LS	N/A	\$32,561
6	General Excavation (Includes Site and Roadway)	5	% of items 10-32	LS	N/A	\$162,804
7	Site Preparation (Includes Special Excavation, Leveling, Compaction, etc.)	2	% of items 10-32	LS	N/A	\$65,122
8	Demolition of Existing Buildings (Includes Abandonment/Removal of Subsurface Utilities)			SF	\$20	\$240,000
9	Protection/Restoration of Waln Creek	1		LS	\$10,000	\$10,000
10	Drainage	10	% of items 12-25	LS	N/A	\$270,210
11	Water Quality (Stormwater Facility)	1,100		SY	\$175	\$192,500
12	Aggregate Base Course (Includes Pavement, Curb, Sidewalk, Driveway)	16,400		SY	\$24	\$393,600
13	Aggregate Base Course - Future/Optional Park and Ride (Includes Pavement, Curb, Sidewalk, Driveway)	0		SY	\$24	\$0
14	Portland Cement Concrete Pavement	4,400		SY	\$136	\$598,400
15	Concrete Curb and Gutter	1,200		LF	\$62	\$74,400
16	Concrete Curb (Bus Loop, 10-inch)	800		LF	\$53	\$42,400
17	Concrete Curb (Parking Areas, 6-inch)	2,400		LF	\$43	\$103,200
18	Concrete Curb (Parking Areas, 6-inch) - Future/Optional Park and Ride	0		LF	\$43	\$0
19	Concrete Driveways	3,200		SF	\$18	\$57,600
20	Concrete Sidewalk	22,900		SF	\$10	\$229,000
21	Concrete Curb Ramps	9		EA	\$3,033	\$27,297
22	Asphalt Concrete Pavement (6-inch)	800		TON	\$155	\$124,000
23	Asphalt Concrete Pavement (6-inch) - Future/Optional Park and Ride	0		TON	\$155	\$0
24	Plaza Pavement (Decorative Sidewalk)	13,500		SF	\$15	\$202,500
25	Transit Island Pavement	32,400		SF	\$10	\$324,000
26	Landscaping (Includes Irrigation)	47,600		SF	\$7	\$333,200
27	Signing/Markings	1	% of items 14 and 22	LS	N/A	\$7,224
28	Illumination	2.5	% of items 14 and 22-25	LS	N/A	\$31,223
29	Intersection Signal Revisions	1		LS	\$100,000	\$100,000
30	Electrical/Communications	12	% of items 33 and 35-39	LS	N/A	\$145,328
31	Water Service	1	% of items 37 and 38	LS	N/A	\$0
32	Sanitary Sewer	1	% of items 37 and 38	LS	N/A	\$0
33	Bus Shelter (8 EA) (Includes Custom Steel Frame, Aluminum and Glass Cladding, and Foundation)	1,120		SF	\$325	\$364,000
34	Bike Racks	10		EA	\$811	\$8,110
35	Bike Parking and Repair Station (1 EA) (Includes Foundation)	850		SF	\$325	\$276,250
36	Micro-Mobility Flex Space (1 EA) (Includes Foundation)	675		SF	\$325	\$219,375
37	Customer Restroom/Water Station (1 EA) (Includes Foundation)	0		SF	\$600	\$0
38	Operator Break Room (1 EA) (Includes Foundation)	0		SF	\$800	\$0
39	Electric Bus Charging Station (1 EA) (Includes Wiring, Conduit, and Electrical Service Only)	1		LS	\$351,440	\$351,440
CONSTRUCTION SUBTOTAL SITE F						\$5,703,700

SSTC Baseline Conceptual Cost Estimate

Project No.					274-5710-001	
Project Name						
South Salem Transit Center						
Location						
Site F, Northwest Corner of Commercial St SE and Wiltsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By: SLD				Checked By: MKW		
Date: June 24, 2022; Revised July 13, 2022				Date: June 27, 2022		
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE F						
40	Project Management	5	% of Items 1-39	LS	N/A	\$285,184
41	Engineering and Design	15	% of Items 1-39	LS	N/A	\$855,553
42	Construction Management	12	% of Items 1-39	LS	N/A	\$684,443
43	Permits	2	% of Items 1-39	LS	N/A	\$114,074
44	Environmental Review	2.5	% of Items 1-39	LS	N/A	\$142,592
45	Contingency (For Design Phase)	30	% of Items 1-39	LS	N/A	\$1,711,107
46	Market Conditions (Additional Contingency)	15	% of Items 1-39	LS	N/A	\$855,553
SOFT COSTS SUBTOTAL SITE F						\$4,648,500
TOTAL PROJECT COST SITE F						\$10,352,200

SSTC Full Build Conceptual Cost Estimate

Project Name		Project No.				
South Salem Transit Center		274-5710-001				
Location						
Site F, Northwest Corner of Commercial St SE and Willsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By:		Checked By:				
SLD		MKW				
Date:		Date:				
June 24, 2022; Revised July 13, 2022		June 27, 2022				
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE F						
1	Mobilization/Demobilization (Includes General Conditions, Bond, Insurance)	10	% of Items 2-39	LS	N/A	\$710,384
2	Temporary Protection And Direction Of Traffic	2	% of items 5-39	LS	N/A	\$136,612
3	Erosion Control	1	% of items 5-39	LS	N/A	\$68,306
4	Construction Survey Work	1	% of items 5-39	LS	N/A	\$68,306
5	Removal Of Structures And Obstructions (Includes Clearing and Grubbing)	1	% of items 10-32	LS	N/A	\$35,246
6	General Excavation (Includes Site and Roadway)	5	% of items 10-32	LS	N/A	\$176,228
7	Site Preparation (Includes Special Excavation, Leveling, Compaction, etc.)	2	% of items 10-32	LS	N/A	\$70,491
8	Demolition of Existing Buildings (Includes Abandonment/Removal of Subsurface Utilities)	12,000		SF	\$20	\$240,000
9	Protection/Restoration of Waln Creek	1		LS	\$10,000	\$10,000
10	Drainage	10	% of items 12-25	LS	N/A	\$275,880
11	Water Quality (Stormwater Facility)	1,100		SY	\$175	\$192,500
12	Aggregate Base Course (Includes Pavement, Curb, Sidewalk, Driveway)	16,400		SY	\$24	\$393,600
13	Aggregate Base Course - Future/Optional Park and Ride (Includes Pavement, Curb, Sidewalk, Driveway)	1,700		SY	\$24	\$40,800
14	Portland Cement Concrete Pavement	4,400		SY	\$136	\$598,400
15	Concrete Curb and Gutter	1,200		LF	\$62	\$74,400
16	Concrete Curb (Bus Loop, 10-inch)	800		LF	\$53	\$42,400
17	Concrete Curb (Parking Areas, 6-inch)	600		LF	\$43	\$25,800
18	Concrete Curb (Parking Areas, 6-inch) - Future/Optional Park and Ride	2,400		LF	\$43	\$103,200
19	Concrete Driveways	3,200		SF	\$18	\$57,600
20	Concrete Sidewalk	22,900		SF	\$10	\$229,000
21	Concrete Curb Ramps	9		EA	\$3,033	\$27,297
22	Asphalt Concrete Pavement (6-inch)	800		TON	\$155	\$124,000
23	Asphalt Concrete Pavement (6-inch) - Future/Optional Park and Ride	600		TON	\$155	\$93,000
24	Plaza Pavement (Decorative Sidewalk)	13,500		SF	\$15	\$202,500
25	Transit Island Pavement	32,400		SF	\$10	\$324,000
26	Landscaping (Includes Irrigation)	32,900		SF	\$7	\$230,300
27	Signing/Markings	1	% of items 14 and 22	LS	N/A	\$7,224
28	Illumination	2.5	% of items 14 and 22-25	LS	N/A	\$33,548
29	Intersection Signal Revisions	1		LS	\$100,000	\$100,000
30	Electrical/Communications	12	% of items 33 and 35-39	LS	N/A	\$331,919
31	Water Service	1	% of items 37 and 38	LS	N/A	\$8,592
32	Sanitary Sewer	1	% of items 37 and 38	LS	N/A	\$8,592
33	Bus Shelter (8 EA) (Includes Custom Steel Frame, Aluminum and Glass Cladding, and Foundation)	1,120		SF	\$325	\$364,000
34	Bike Racks	10		EA	\$811	\$8,110
35	Bike Parking and Repair Station (1 EA) (Includes Foundation)	850		SF	\$325	\$276,250
36	Micro-Mobility Flex Space (1 EA) (Includes Foundation)	675		SF	\$325	\$219,375
37	Customer Restroom/Water Station (1 EA) (Includes Foundation)	360		SF	\$600	\$216,000
38	Operator Break Room (1 EA) (Includes Foundation)	804		SF	\$800	\$643,200
39	Electric Bus Charging Station (1 EA) (Includes Charging Cabinets, Switchgear, Transformer)	1		LS	\$1,047,165	\$1,047,165
CONSTRUCTION SUBTOTAL SITE F						\$7,814,200

SSTC Full Build Conceptual Cost Estimate

Project No.					274-5710-001	
Project Name						
South Salem Transit Center						
Location						
Site F, Northwest Corner of Commercial St SE and Wiltsey Rd SE, Salem, OR						
Owner						
Salem Area Mass Transit District						
Estimated By: SLD			Checked By: MKW			
Date: June 24, 2022; Revised July 13, 2022			Date: June 27, 2022			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	
SSTC SITE F						
40	Project Management	5	% of Items 1-39	LS	N/A	\$390,711
41	Engineering and Design	15	% of Items 1-39	LS	N/A	\$1,172,134
42	Construction Management	12	% of Items 1-39	LS	N/A	\$937,707
43	Permits	2	% of Items 1-39	LS	N/A	\$156,284
44	Environmental Review	2.5	% of Items 1-39	LS	N/A	\$195,356
45	Contingency (For Design Phase)	30	% of Items 1-39	LS	N/A	\$2,344,267
46	Market Conditions (Additional Contingency)	15	% of Items 1-39	LS	N/A	\$1,172,134
SOFT COSTS SUBTOTAL SITE F						\$6,368,600
TOTAL PROJECT COST SITE F						\$14,182,800

Agenda Item No. WS.3.b

ATTACHMENT B

	Site 8	Site d	Site f
Location Description	Vacant parcel located on the northeast corner of the intersection of Commercial Street SE, and Wiltsey Road SE.	Developed group of parcels on the northwest corner of Commercial Street SE, and Wiltsey Road SE.	Developed group of parcels just south of Fabry Road SE, on the west side of Commercial Street SE.
Pros	Undeveloped property, no relocations, good access to signalized intersection on Commercial Street SE, adequate size with room for flexibility, willing seller.	Adequate size, reasonable access to signalized intersection on Commercial Street SE.	Adequate size, a little further north.
Cons	A little further south than preferred, some protected tree species that will need to be addressed in design, some slope to the property (minor amount), current owner wants to retain a portion for development (appears to be compatible with transit center conceptual design).	A little further south than preferred, displacement/relocation of multiple businesses, additional demolition costs, potential limitations due to Waln Creek proximity, access to signal not as preferred, property owner expressed concerns over loss of income property (likely to not be a willing seller).	Displacement/relocation of multiple businesses, potential environmental issues related to one existing business, one potential residential relocation, access to the signalized intersection may not work due to distance from the corner, multiple property owners that can complicate negotiations and successful acquisition.
Base Construction Cost*	\$ 5,700,100	\$ 7,874,800	\$ 5,703,700
With design and market contingencies**	\$ 8,265,145	\$ 11,418,474	\$ 8,270,360
Full build as shown in the prototypical design from the site selection study.+	\$ 13,449,400	\$ 18,580,600	\$ 13,457,900

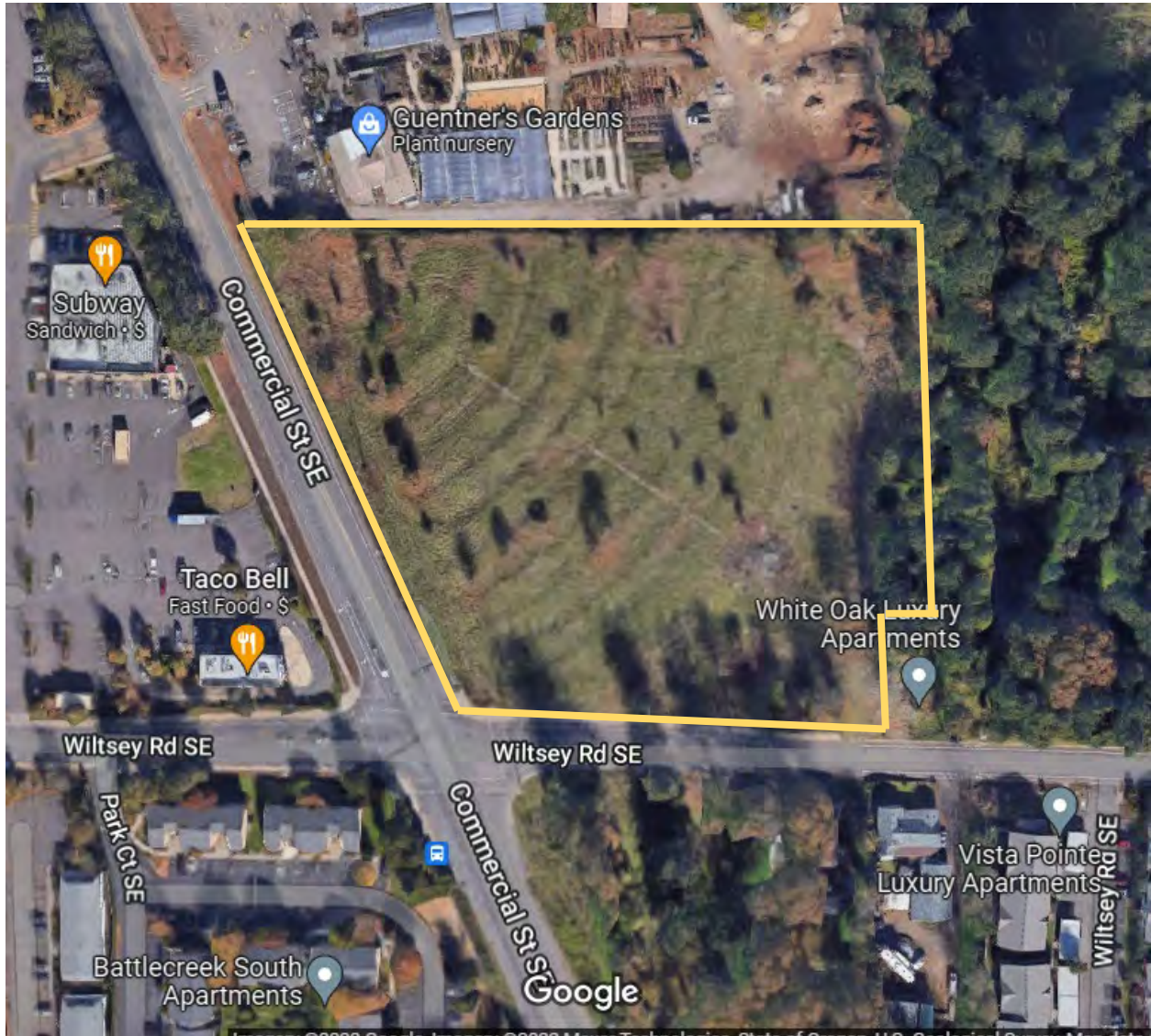
*Construction cost only, no contingency

**Design 30%, market 15%, and does not include the cost of relocation of existing businesses

+Excludes relocation costs and other non construction costs

ATTACHMENT C

Site 8



Site d



Site f



Upcoming Work Session and Board Meeting Agenda Items

July 19, 2022

<p>To Be Scheduled</p> <ul style="list-style-type: none"> • Infineum Project – WS (TD) • Contract for A&E Services (SD) • BSIP Group #5 and #6 (SD) • Security Services RFP (DT) 	<ul style="list-style-type: none"> • Tyler/Munis Project Update WS (DL) • Annual PTASP Update (DT) • Annual Transit Asset Management Plan (DT) • Del Webb Tour (AP)
<p>August 25, 2022 Packets due to GM office: August 11</p> <p>Work Session</p> <ul style="list-style-type: none"> • STIF and Draft Service Plan (DT) • Trans Dash Preview (AP) <p>Board Meeting</p> <ul style="list-style-type: none"> • CC: Contract for Insurance Broker Services (CC) • Adoption of Strategic Plan (AP) • Contract for Contracted Transportation Services (TD) • Fare Ordinance/Title VI – EPS & Pilot Program (DT) • September Service Change Briefing (DT) • Q4 Report: Transportation Options • Board's Committee Assignments (odd # years) (AP) 	
<p>September 22, 2022 Packets due to GM office: September 8</p> <p>Executive Session</p> <ul style="list-style-type: none"> • General Manager Performance Appraisal (AP) <p>Work Session</p> <ul style="list-style-type: none"> • Review Board Priorities (AP) <p>Board Meeting</p> <ul style="list-style-type: none"> • Potential Action on GM Performance Evaluation & Compensation • FY 2022 Security Report (DT) • FY 2022 Performance Report (DT) 	
<p>October 27, 2022 Packets due to GM office: October 13</p> <p>Work Session</p> <ul style="list-style-type: none"> • <p>Board Meeting</p> <ul style="list-style-type: none"> • Consent: Approval of FY 2024 Budget Calendar (DL) • 2023-25 STIF Application (DT) 	

November 17, 2022 (3rd Thursday)

Packets due to GM office: November 3

Board Meeting

- Approval of Contract for Legislative Advocacy Services (AP)
- Q1 Reports: Finance, Performance, Transportation Options

December 15, 2022

Packets due to GM office: December 1

Board Meeting

- Consent: Advisory Committee Appointments (DT/SD)
- Advisory Committee Chair/Vice-Chair Appointments (DT/SD)
- January Service Change Briefing (DT)

January 26, 2023

Packets due to GM office: January 12

Work Session

-

Board Meeting

- Adoption of 2023 Federal and State Legislative Agendas (AP)

February 23, 2023

Packets due to GM office: February 9

Work Session

-

Board Meeting

- Q2 Reports: Finance, Performance, Transportation Options

March 23, 2023

Packets due to GM office: March 9

Work Session

-

Board Meeting

-

April XX, 2023

Packets due to GM office: April XX

Work Session

-

Board Meeting

- May Service Change Briefing (DT)

TO: SAMTD BOARD OF DIRECTORS
FROM: ALLAN POLLOCK, GENERAL MANAGER
SUBJECT: CALENDAR OF SCHEDULED MEETINGS

- [CHERRIOTS.ORG/MEETINGS/](http://Cherriots.org/MEETINGS/) for more information about a particular meeting.
- **PUBLIC COMMENTS:** use publictestimony@cherriots.org for your comments on any Board or advisory committee business; or to be added to the email distribution list for meeting announcements.
- [CHERRIOTS.ORG/GETTINGINVOLVED](http://Cherriots.org/GETTINGINVOLVED) for more information about the advisory committees to the Board, or to contact your Board representative. Thank you for your interest in Cherriots.

AUGUST 2022

Aug 11-14			KeizerFEST Sponsor Appreciation Luncheon KeizerFEST Parade
2	Tue	10:00 AM	Oregon Transit Association
2	Tue	9:00-11:00a 12:00-4:00p	Cherriots <i>Long Range Transit Plan</i> Outreach Event <ul style="list-style-type: none"> • Downtown Transit Center Island
2	Tue	1:00-3:00p	Cherriots Long Range Transit Plan Outreach Event <ul style="list-style-type: none"> • Mega Foods, Woodburn
16	Tue	5:30 PM	Citizens Advisory Committee
25	Thu	5:30 PM 6:30 PM	SAMTD Board Work Session SAMTD Board of Directors Meeting <ul style="list-style-type: none"> • (Comcast Cable Channel 21 and Zoom)

SEPTEMBER 2022

5	Mon	HOLIDAY	Labor Day Cherriots Administrative Offices Closed Sunday Level Bus Service
21-23			Legislative Committee Days at the State Capitol
22	Thu	5:30 PM 6:30 PM	SAMTD Board Executive Session * <ul style="list-style-type: none"> • G.M. Performance Evaluation ORS 192.660(2)(i) SAMTD Board of Directors Meeting ** <ul style="list-style-type: none"> • (Comcast Cable CC:Media Channel 21 and Zoom)

OCTOBER 2022

Oct 9-12, 2022			APTA TRANSform Conference - Seattle, WA
18	Tue	5:30 PM	Citizens Advisory Committee
27	Thu	5:15 PM 6:30 PM	SAMTD Board Work Session SAMTD Board of Directors Meeting <ul style="list-style-type: none"> • (Comcast Cable Channel 21 and Zoom)

NOVEMBER 2022

8	Tue		General Election Day
11	Fri	HOLIDAY	Veterans Day Customer Service Open Sunday Level Bus Service Cherriots Administrative Offices Closed
17	Thu	6:30 PM	SAMTD Board of Directors Meeting • (Comcast Cable Channel 21 and Zoom)
24	Thu	HOLIDAY	Thanksgiving Day Cherriots Administrative Offices Closed Customer Service Closed No bus service

DECEMBER 2022

	Sat	7:00 PM	Keizer Holiday Lights Parade
7-9			Legislative Committee Days at the State Capitol
13	Tue	5:30 PM	Citizens Advisory Committee
15	Thu	6:30 PM	SAMTD Board of Directors Meeting • (Comcast Cable Channel 21 and Zoom)
25	Sun	HOLIDAY	Christmas Day Cherriots Administration Offices: Closed Customer Service Closed No bus service
26	Mon		Cherriots Observed Holiday Cherriots Administration Offices: Closed Customer Service Open Regular bus service

JANUARY 2023

1	Sun	HOLIDAY	New Year's Day Cherriots Administrative Offices Closed Customer Service Closed No bus service
2	Mon	HOLIDAY	Cherriots Observed Holiday Cherriots Administrative Offices Closed
16	Mon	HOLIDAY	Martin Luther King Jr. Day Cherriots Administrative Offices Closed Customer Service Open Saturday-level bus service
TBD	TBD	TBD	Board Legislative Subcommittee Meeting
26	Thu	5:15 PM	SAMTD Board Work Session
		6:30 PM	SAMTD Board of Directors Meeting (Comcast Cable Channel 21 and Zoom)

FEBRUARY 2023

<i>Go to Dept. of Revenue training website</i>			Basic 2023 Local Budget Law Training • https://www.oregon.gov/dor/programs/property/pages/local-budget.aspx
			2023 Oregon Legislative Session begins https://www.oregonlegislature.gov/calendar
Wed	11:30 AM		Salem's State of the City Event • Salem Convention Center [Registration required]
Tue	5:30 PM		Citizens Advisory Committee Meeting
Wed	6:00 PM		MWVCOG -Annual Meeting and Awards Presentation • Registration is free and is required
Mon	Holiday		President's Day Cherriots Administrative Offices Closed Sunday-level bus service
Thu	5:15 PM		SAMTD Board Work Session
	6:30 PM		SAMTD Board of Directors Meeting • (Comcast Cable Channel 21 and Zoom)