

MARION COUNTY
FACILITIES MASTER PLAN
FINAL REPORT

December 12, 2006

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KMD ARCHITECTS AND PLANNERS

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EXECUTIVE SUMMARY

Introduction

Marion County's population has, and will continue to increase for the indefinite future. As will be shown, past population growth has resulted in corresponding increases in demand for government services –a trend which is expected to continue. Over time, the County has added services and governmental operations which have continued to become increasingly complex in scope. In response, the County has added staff, and in turn developed new facilities to house them and their operations. Further, a number of the County's facilities are becoming increasingly overcrowded and continue to age, to the point where many are no longer cost-effective to maintain. As a consequence of these factors, the County has experienced increasing pressure to not only provide facilities and space to adequately house its current staff and operations, but also to proactively plan for the future.

Considering this situation, Marion County contracted with Daniel C. Smith and Associates in the spring of 2006 to develop this *Marion County Facilities Master Plan* that will serve as a roadmap to aid the County in making informed decisions relative to the future development of its facilities between now and year 2025. Daniel C. Smith and Associates utilized two subcontractors, KMD Architects and Planners, and Welsh Commissioning Group to assist in the development of this plan. Combined, our three firms are referenced as the "Project Team" in this document.

Briefly stated, the goals of this facilities master plan are to define: a) what does the County have in terms of existing facilities resources; b) what additional facilities resources will be required; c) what are the logical options that the County should consider for solving those needs, and, d) which options should the County pursue. This master plan is intended to identify current and future staffing and facilities needs, determine when those needs are required, and to provide logical plans for accommodating those needs.

The Project Team emphasizes its awareness that the County may not be able to afford to implement all of the actions outlined in this plan when they are required. ***In other words, this master plan is a statement of need, from which, the County will need to prioritize these requirements*** to: a) best meet its service delivery goals; b) accommodate the competing needs of multiple departments; and, c) deal with political realities and public perception. Further, it was not within the scope of this Facilities Master Plan to estimate its impact on annual staffing and operations recurring cost, which will be significant.

Existing Facilities Inventory

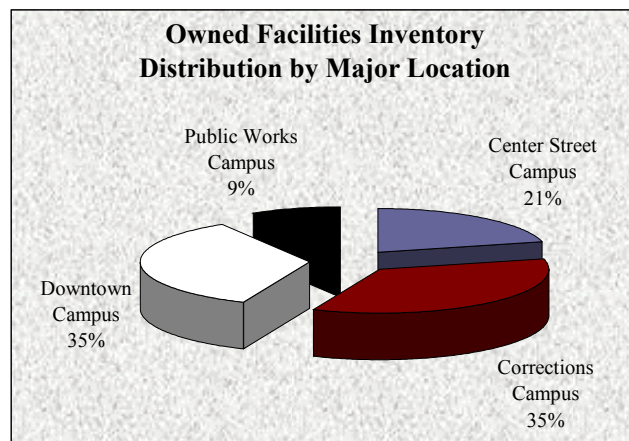
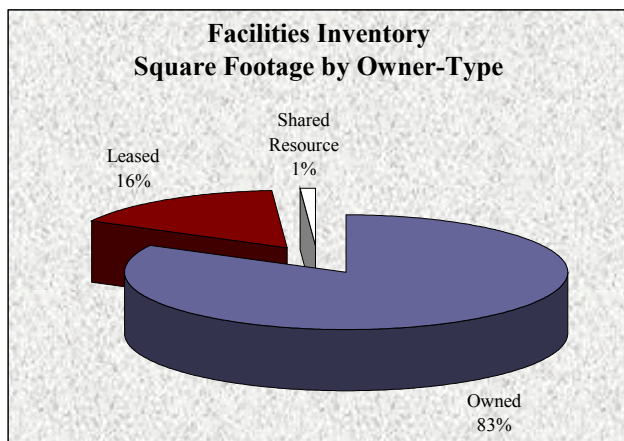
Exhibit A (shown on next page) demonstrates that the County occupies space in 81 facilities on a countywide basis. The County owns 41 of these facilities, which envelop 869,925 gross square feet. The County also leases space in 32 other buildings and has space provided by other agencies in eight additional facilities. Combined, these facilities envelop an estimated 965,680 gross square feet, which yield 657,059 rentable square feet for actual occupancy (reference Section Four for definitions of these, and other terms used to quantify space in this document). As shown, 88% of the facilities are located on the County's four primary campuses: Downtown, Center Street, Corrections, and Public Works.

Existing Facilities Evaluations and Project Team Recommendations

The Project Team evaluated all major county-owned facilities which are located on its four campuses, relative to their functionality, capacity, and physical condition. The Team did not conduct physical or functional evaluations of the 51 smaller facilities that are either leased, or serve as specialized facilities.

Exhibit A: County Facilities Inventory Summary

Facilities Type/Location	Number of Buildings	Total Gross Square Feet	Total Rentable Square Feet	Distribution of Rentable Sq. Ft.	County Staff Housed	Distribution of Staff
Owned Facilities						
Center Street Campus	9	145,744	121,916	19%	273	18%
Corrections Campus	5	247,220	202,404	31%	311	21%
Downtown Campus	2	373,243	202,404	31%	494	33%
Public Works Campus	12	103,718	48,943	7%	141	9%
Other Facilities (Countwide)	13	---- Data Unavailable ----			28	2%
<i>Subtotal</i>	<i>41</i>	<i>869,925</i>	<i>575,667</i>	<i>88%</i>	<i>1,246</i>	<i>83%</i>
Shared Resource Facilities¹						
Combined Properties	8	---- Data Unavailable ----			15.00	1%
Leased Facilities						
Combined Properties ²	32	95,755	81,392	12%	242.82	16%
TOTALS	81	965,680	657,059		1,503.80	



¹ Provided by another agency

² Gross square footage estimated at 1.17% of rentable square footage.

Given the findings resulting from these evaluations, the Team recommends that the County should plan for **replacing 14 of the 30 buildings** located within the four major campuses. These buildings should be replaced in phases over the 20-year timeframe of this master plan. Combined, these facilities total 123,089 gross square feet which equates to approximately 14% of the four-campus space inventory. Conversely, the County should retain 16 of the 30 main campus facilities. **However, based on readily observable conditions, the Team estimates that it will cost \$2,563,000 in year 2006 dollars to remedy the identified major deferred building maintenance and repair issues over the next 15 years.** Exhibits B and C provide a summarized itemization of these facilities and associated deferred maintenance costs, for those facilities that will be maintained.

Exhibit B: County-Owned Facilities Dispose/Retain Recommendations

Campus and Facility Name	Timeframe			
	2010	2015	2020	2025
1.0 Downtown Campus				
1.1 Courthouse				
1.2 Courthouse Square				
2.0 Center Street Campus				
2.1 Health Services Building				
2.2 Juvenile Building	Replace			
2.3 Juvenile Center				
2.4 Juvenile House				
2.5 Juvenile Education Programs		Replace		
2.6 Juvenile Gap Programs		Replace		
2.7 Juvenile Probation		Replace		
2.8 Open Air Market				
2.9 Juvenile Alternative Programs A		Replace		
2.10 Juvenile Alternative Programs B (Wood Shop)				
2.11 Mechanical Plant				
3.0 Corrections Campus				
3.1 Corrections Facility				
3.2 Work Release Center				
3.3 Corrections Modular (Probation and Parole)	Replace			
3.4 Maintenance Warehouse/Shop				
3.5 Dog Control				
4.0 PUBLIC WORKS CAMPUS				
4.1 Public Works # 1 - Main Building				
4.2 Public Works #2 - Main Shop		Replace		
4.3 Public Works #3 - Service Building		Replace		
4.4 Public Works #4 - Paint Shop and Storage		Replace		
4.5 Public Works #5 - Vehicle and Materials Storage		Replace		
4.6 Public Works #6 - Vehicle Storage		Replace		
4.7 Public Works #7 - Vehicle Storage and Offices		Replace		
4.8 Public Works #8 - Vehicle Storage and Offices		Replace		
4.9 Public Works #9 - Storage		Replace		
4.10 Public Works #10 - Vehicle Storage				
4.11 Public Works #11 - Storage				
4.12 Public Works #12 - Storage				

Legend:

- Continued use with routine maintenance.
- Recommended facility replacement timeframe.
- Replaced facility; only routine maintenance required.

Exhibit C: Deferred Major Maintenance and Repair Cost Forecast

Campus/ Facility	Timeframe & Cost					Total Cost	
	Yr 2006-10	Yr 2010-15	Yr 2010-15	Yr 2015-20	Yr 2020-25		
Downtown Campus							
Courthouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Courthouse Square	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	Years 1-5: Repair interior finish systems
Subtotal	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
Center Street Campus							
Health Building	\$ 248,000	\$ -	\$ -	\$ -	\$ -	\$ 248,000	Years 1-5: Roof repairs
Health Building	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	Years 6-10: Window System Replacement
Health Building	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	Years 11-15: HVAC Upgrade
Juvenile Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Juvenile House	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	Years 6-10: HVAC upgrade.
Open-Air Market	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Years 1-25: Routine maintenance
Alternative Programs -Wood Sho	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mechanical Plant Building	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	Years 6-10: Mechanical equipment replacement
Subtotal	\$ 248,000	\$ 850,000	\$ 250,000	\$ -	\$ -	\$ 1,348,000	
Corrections Campus							
Corrections Facility	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	Years 1-5: Correct mech/ventilation/air quality
Corrections Facility	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	Years 1-5: Seal CMU walls
Work Release Center	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	Years 1-5: Correct Safety Issues
Work Release Center	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	Years 1-5: Seal CMU walls
Work Release Center	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	Years 1-5: Repair roof leaks
Maintenance Warehouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ 1,115,000	\$ -	\$ -	\$ -	\$ -	\$ 1,115,000	
Public Works Campus							
#1 Main Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 1,463,000	\$ 850,000	\$ 250,000		\$ -	\$ 2,563,000	

Legend:

- Blank Cells - Routine Preventative Maintenance and Minor Repairs
- \$ More Frequent Repair and More Significant Cost of Repair

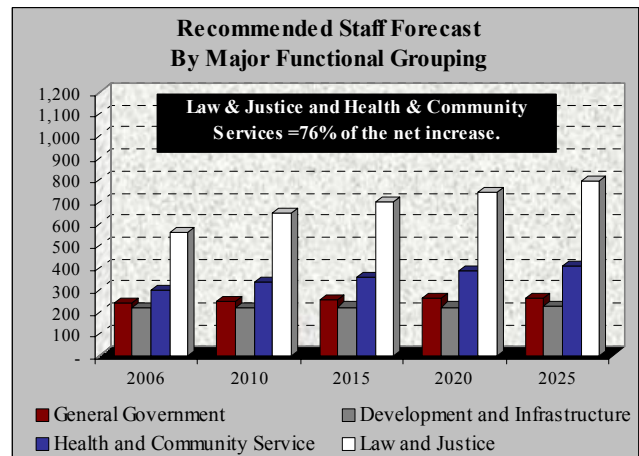
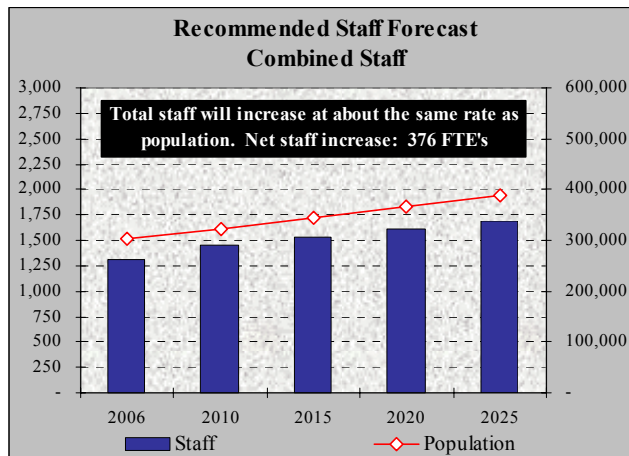
* Costs in 2006 dollars

Staff Forecast

Between years 2006 and 2025, the Project Team projects that total county staff will increase from 1,313 to 1,686 FTE positions. This growth in staff equates to a net increase of 376 FTE's or 29%, and would occur at a rate of approximately 1.3% per year. While the combined functions' increase correlates directly to the forecasted growth in population, the increases are quite disproportionate among the four general functions. The overwhelming majority of the staff increases are anticipated to occur in the Health & Community Services, and Law & Justice functions. Combined, these two functions comprise 79% of the forecasted staffing increase. Regardless, the projected growth in staff relative to population growth mirrors the ten-year staffing trend, that the County experienced between 1997-2006. Section Two of this report provides a detailed discussion of: a) the process used to develop these projections; b) an analysis of the historical staffing trends; and, c) the department-specific projections which constitute each of the major functional groupings listed in Exhibit D.

Exhibit D: Full-Time Equivalent Positions Forecast

Major Functional Grouping	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763.2	29%	1.34%
General Government		236.5	247.4	254.4	258.4	262.4	25.9	11%	0.5%
Health and Community Service		298.3	336.9	358.6	381.7	404.0	105.7	35%	1.6%
Law and Justice		560.4	647.8	696.6	745.6	794.5	234.1	42%	1.9%
Development and Infrastructure		215.0	219.4	220.4	220.4	225.4	10.4	5%	0.2%
Total		1,310.2	1,451.4	1,530.0	1,606.0	1,686.2	376.0	29%	1.3%



Departmental Space Program Forecasts

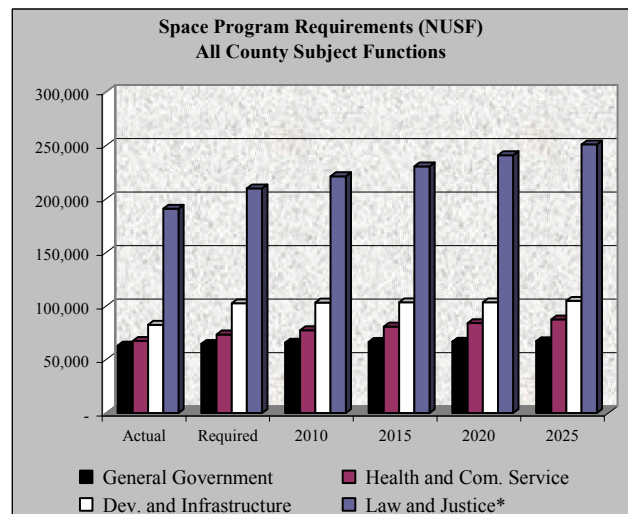
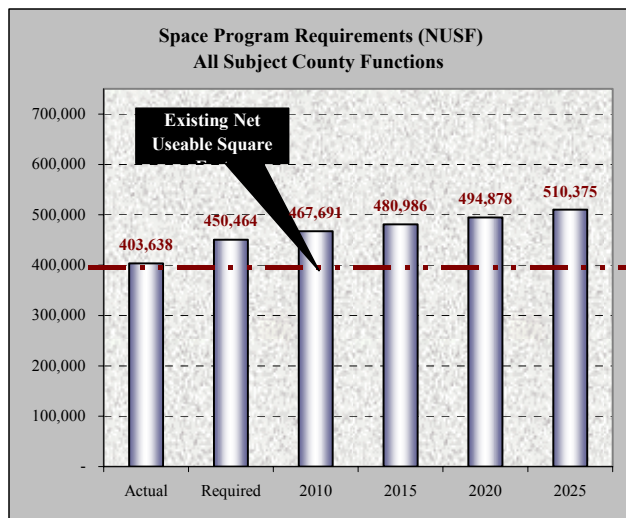
The Team estimates that the County will need to provide 106,187 additional net useable square feet (occupied space, excludes building "core and shell elements) to accommodate departmental growth, as shown in Exhibit E. Net useable square footage would increase from the current inventory of 403,638 NUSF to 510,375 NUSF, by year 2025. Similar to the forecasted trends in County staff, the increases in space needs vary significantly among each of the major functional departmental groupings. Significant increases are however required by Health & Community Services and Law & Justice functions. The General Government functions will require only minimal additional space. Note that the additional space required for Development and Infrastructure (Public Works) is mainly for additional enclosed storage space needs and that these figures exclude the space required to replace a number of buildings at the Silverton site.

Note that these figures exclude space required for Sheriff’s Institutions functions (space which is not quantified in terms of net useable square feet). Subsequent paragraphs in this Executive Summary will address those needs. Appendix B provides the detailed space programs that the Team developed for each County department on a location-by-location basis.

Exhibit E: Programmed Departmental Net Useable Square Footage Requirements

GENERAL FUNCTION	NET USEABLE SQUARE FEET						ANALYSIS		
	2006	2006	Forecasted				Total Increase	Total % Increase	Annual % Increase
	Actual	Required	2010	2015	2020	2025			
General Government	62,933	64,639	65,867	66,554	66,729	67,186	4,253	7%	0.34%
Health and Com. Service	67,472	73,416	77,469	80,746	84,033	87,518	20,046	30%	1.38%
Law and Justice*	190,822	209,893	221,102	230,326	240,754	250,833	60,011	31%	1.45%
Dev. and Infrastructure	82,411	102,516	103,253	103,361	103,361	104,838	22,427	27%	1.27%
Total	403,638	450,464	467,691	480,986	494,878	510,375	106,737	26%	1.24%

* Excludes Corrections and Sheriff satellite facilities.



Recommended Facilities Development Plan

The following narrative describes the overall Team-recommended development plans on a campus-by-campus basis. Following this narrative are site plans which depict the building development that would result from implementing these plans.

Summary of Downtown Campus Plan

In general, **the Downtown Campus will remain “as-is,”** meaning that no space will be demolished or added to either the Courthouse and Courthouse square buildings, and no new buildings are envisioned to be developed downtown.

Courthouse Square: The Project Team has forecasted that minimal staff and space growth will occur for those County functions which are located in the Courthouse Square Building. The limited additional space that will be required will be accommodated by reconfiguring the existing occupied areas to provide greater efficiency, and that post year 2015, the Housing Authority (which leases space from the County) would be moved out of the building. The only other significant change that the Project Team recommends is that the

vacant space on the ground level, that was previously occupied by Information Technology, should be converted into space for the Law Library. The Law Library should be relocated out of the Courthouse in the near-term to provide space for an additional court-set (courtroom, judge’s chamber, court clerk, jury deliberation room) that is currently needed.

Courthouse: All State Court functions between now and year 2025 can be accommodated in the Courthouse, if the Law Library is relocated to the Courthouse Square Building and Sheriff’s Administration vacates the building. The Project Team’s recommended plan is that the Library should relocate to Courthouse Square in the first time-planning increment (years 2006-10); and that the Sheriff’s Administration function should relocate to newly constructed facilities at the Corrections Campus during the 2010-15 timeframe.

Exhibit F: Downtown Campus Plan – Implementation Time frame Objectives

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
DOWNTOWN CAMPUS				
Courthouse				
Relocate Law Library to Courthouse Square				
Renovate Law Library Space for Courts Use				
Relocate Sheriff’s Administration to Corrections Campus				
Renovate Sheriff’s Area for Courts Use				
Courthouse Square				
Remodel Vacated IT Space on Ground Level for Law Library				
On-Going Minor Rearrangements to Occupied Space				
Relocate Housing Authority Out of Courthouse Square				

Summary of Center Street Campus Recommended Plan

Health Campus: The existing Health Building is becoming increasingly, less functional, overcrowded, and has an environment which is not conducive to providing compassionate care for the County’s clients. Additionally, the Health Department desires to ideally centralize multiple functions onto the Center Street Campus, which are currently housed in leased space offsite at: the Lancaster Mall, Front Street, Friendship House, and Oak Street (WIC).

After preliminarily exploring a number of alternatives for the Campus, the Project Team formally devised three development alternatives: Alternatives A, B, and C. Under all alternatives, the Project Team recommends that Oregon State University functions move offsite to create additional space within the Health Building. Implementing Alternative A, would: a) meet the department’s goal of consolidating all of the aforementioned functions onto the Center Street Campus; b) correct for all overcrowded areas in the Health Building; and, c) and accommodate all functions’ forecasted growth. Alternative B is very similar to A, except that the functions at the Lancaster Mall would remain in leased space. Alternative C would develop new building space that would accommodate *only* the forecasted growth in those functions which are currently housed in the Health Building, and would result in minimum new development on the site.

The Project Team recommends that the County implement Alternative A for a multitude of reasons, which are provided Section Five. **Recommended Alternative A calls for the development of a new building that could be developed in one or two phases and would total 57,333 gross square feet at build-out.** In any case, the first phase should be developed in the first time-planning increment, years 2006-2010.

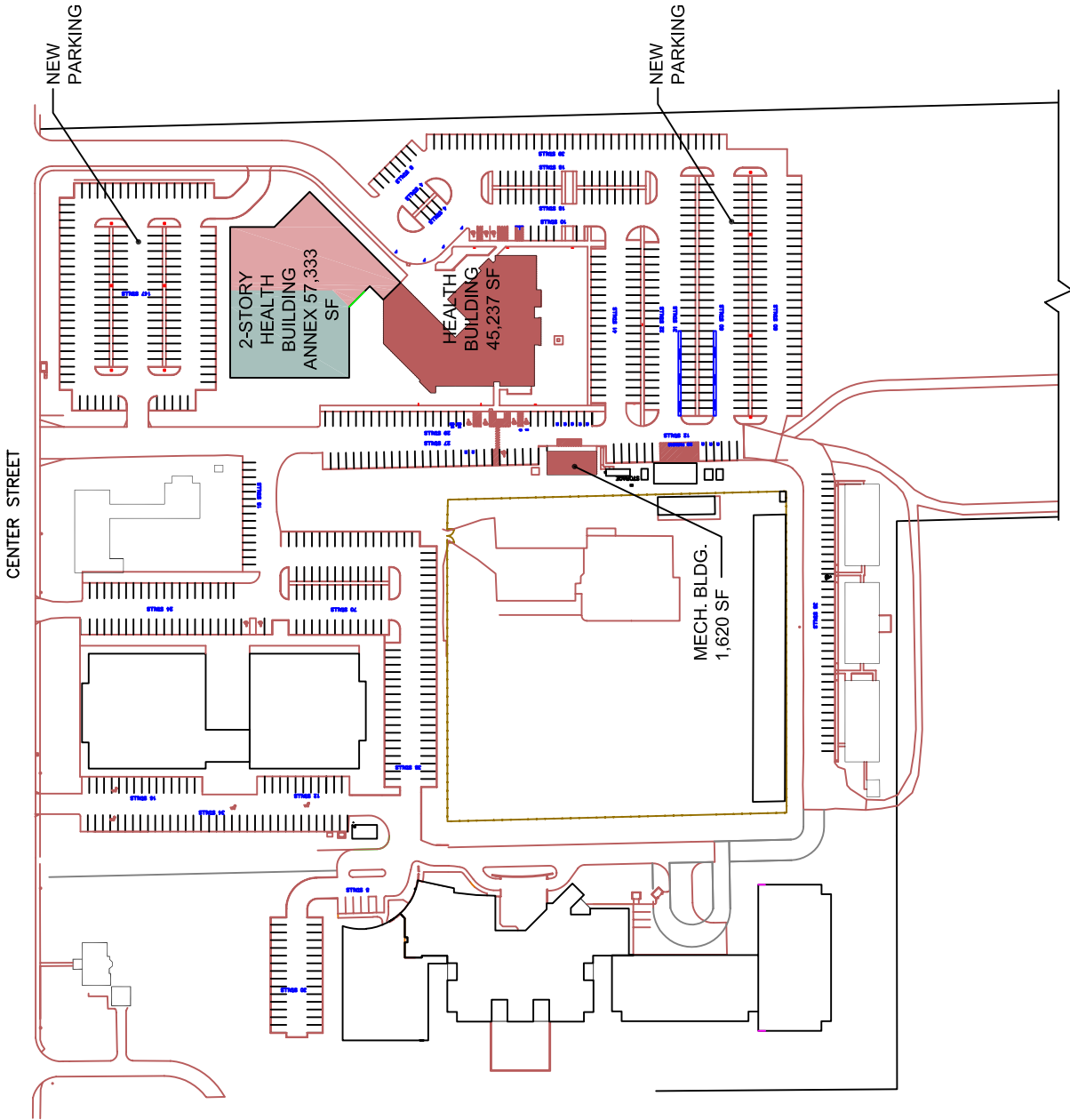
Exhibit G: Center Street Health Campus Plan – Implementation Time frame Objectives

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
CENTER STREET CAMPUS - Health				
Health Building				
Construct New Health Building (one or two phases)				
Multiple Relocations Between New and Existing Buildings During Construction				
Temporarily Relocate Parole and Probation into Existing Health Building				
Renovation/Rearrangement of Existing Building				
Relocate Front Street, Oak Street, and Friendship House Occupants to Center Street				
Relocate Lancaster Occupants To New Health Building; Terminate Lancaster Lease				
Relocate Parole and Probation To New Sheriff's Complex at Corrections Campus				

Juvenile Campus: The three Logan buildings, Juvenile Center, Open Air Market, Juvenile House and Wood Shop buildings would be retained through the time horizon of this plan. A new building would be developed to replace the Juvenile Building and the Juvenile Alternatives Program A Building. The Team recommends that these existing buildings be demolished due to their age, poor condition, a poor functionality. They are simply no longer cost-effective to maintain. The new building would be developed in two phases. Phase 1 would involve developing a new 20,322 GSF Administrative Building and Phase 2 would expand the facility by 17,643 GSF. Congruent with timing of developing the first phase of the New Administration Building, the Juvenile Center would be expanded by 15,366 GSF by 2010 to accommodate three additional court-sets and related support space. The Project Team recommends that two court-sets be built-out initially and that the third court-set, consisting of approximately 5,100 GSF, would be left as “core and shell” space. If desired by the County, this space could be finished out as temporary office space and converted to court use by 2020.

Exhibit H: Center Street Juvenile Campus Plan – Implementation Time frame Objectives

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
CENTER STREET CAMPUS - Juvenile				
Administration Building				
Construct New Administration Building - Phase 1				
Demolish Existing Administration Building				
Alternative Programs A Building				
Relocate Occupants to New Administration Building				
Demolish Building				
Juvenile Building				
Relocate Occupants to New Administration Building				
Relocate State Courts to Expanded Juvenile Center				
Demolish Existing Building				
Juvenile Center				
Expand Juvenile Center for Two Additional Courtsets				
Complete Vacant Core and Shell for One Courtset				
Juvenile House				
Relocate Occupants to New Administration Building				
Convert Juvenile House to Conference Center				
Mechanical Plant				
Conduct Engineering Analysis to Determine Future Course of Action				



LEGEND

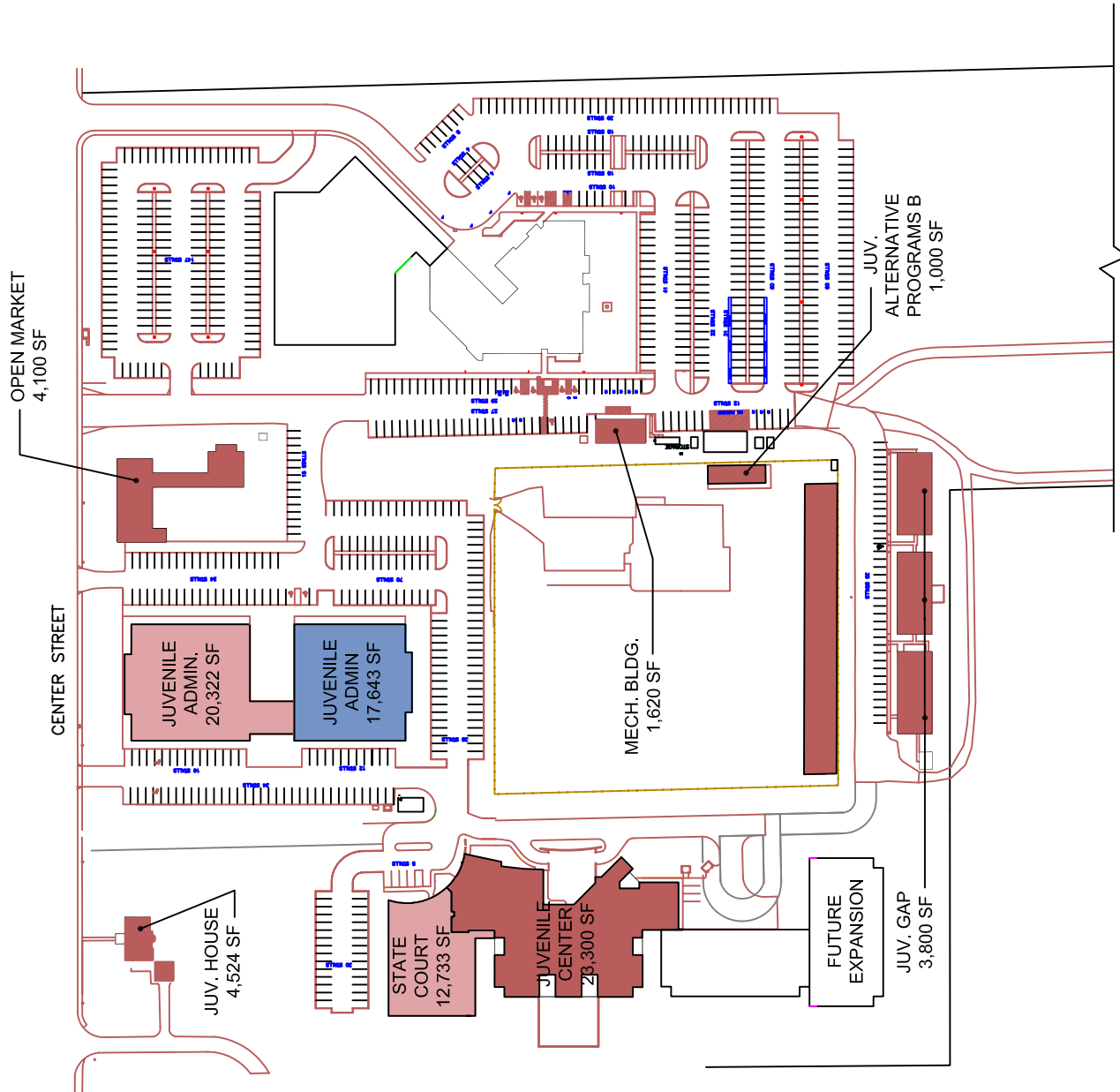
- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



<p>KMD ARCHITECTS AND PLANNERS 421 SW SIXTH AVENUE PORTLAND, OREGON 97204 PHONE (503) 221-1474</p>	<p>PROJECT MARION COUNTY, OREGON FACILITIES MASTER PLAN</p>	<p>TITLE CENTER STREET HEALTH CAMPUS ALTERNATIVE "A" SITE PLAN</p>	<p>SCALE 1"=200'-0"</p>
			<p>DATE 12-5-06</p>

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



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PROJECT
 MARION COUNTY, OREGON
 FACILITIES MASTER PLAN

TITLE

**CENTER STREET JUVENILE CAMPUS
 PHASE 2 CONSTRUCTION SITE PLAN**

SCALE 1"=200' -0"
DATE 12-5-06

Corrections Campus

The Project Team has forecasted that the Detention Facility would require 1,066 beds by year 2025. By that time, there would be a deficit of 466 beds that would need to be constructed, given the existing Detention Facility's capacity of 600 beds. To accommodate this increase, the Project Team has devised a three-phase housing development plan, which between now and year 2020 will gradually reduce the projected bed deficits. Phase 1 expansion would be completed ideally by year 2010, and would entail completing existing G-Pod (128 beds). Phase 2 construction would occur during the 2010-15 timeframe and involve constructing the first half of H-Pod (128) beds), which would be constructed in two sub-phases, as was planned for G-Pod in the original design. Phase 3 would occur during the 2015-2020 timeframe and involve completing the build-out of H-Pod (128 beds).

In addition to accommodating increases in the general inmate population, there is the serious need to increase medical bed capacity and to establish dedicated Mental Health and Step-Down Mental Health housing units. Therefore, as part of Phase 1, a new Infirmary, Acute Mental Health Unit, and a Step-Down Mental Health Unit would be developed as part of Phase 1. In all, these medical and health units would provide 56 additional beds. The projected increase in jail population would result in the need to expand and/or replace several of the Corrections Facility's support areas: namely, the Intake and Release, Medical Unit, and the Warehouse. The existing Intake and Release area is currently overcrowded and undersized to meet current population levels, irrespective of accommodating the projected 30% increase in Corrections Facility bookings. These areas would be constructed as part of Phase 2 during the 2010-15 timeframe.

In order to accommodate an additional 100 beds that are forecasted for Work Release, the existing facility would need to be expanded by 5,710 GSF and the space currently occupied by the Sheriff's Central District Office is planned to be backfilled with Work-Release functions. This expansion and renovation would also occur during Phase 2.

A new 44,337 GSF building would be developed to collocate and house the Sheriff's Administrative functions (relocated from the Courthouse), Enforcement's Central District Office (relocated from the Work Release facility); and Parole and Probation, which would vacate the temporary modular structures. This facility would also be developed as part of Phase 2. An expansion of the Campus Maintenance Building would also take place during this timeframe.

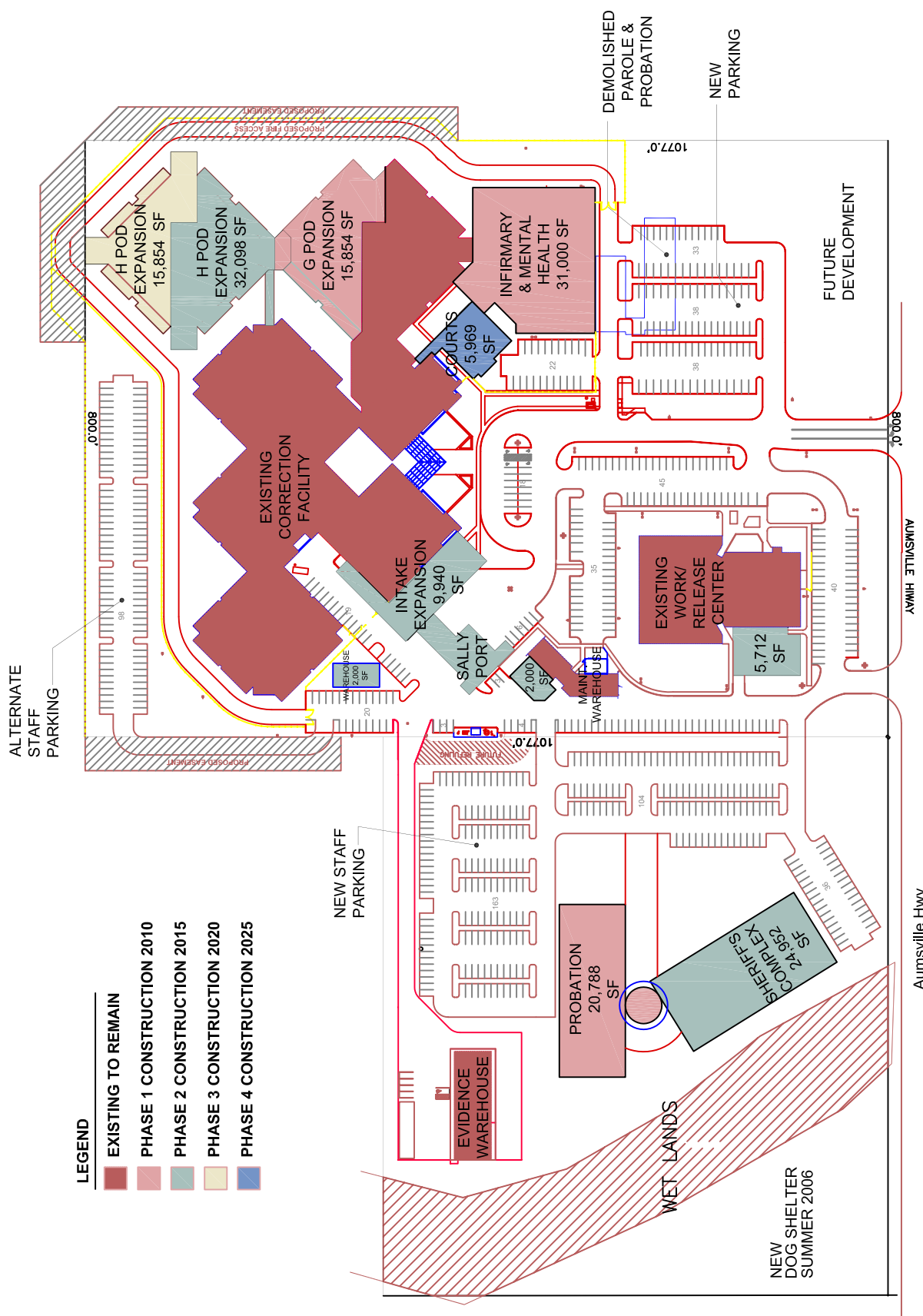
Lastly, an additional State court-set would need added to the Detention Facility in a fourth phase, which would occur during 2020-25 timeframe. The implementation timeframes for the Corrections Campus are provided on the next page.

Exhibit I: Corrections Campus Plan – Implementation Time frame Objectives

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
CORRECTIONS CAMPUS				
Phase 1				
Detention Facility				
<u>General Housing</u>				
Complete G Pod				
<u>Inmate Support Areas</u>				
Construct New Infirmary				
Construct New Mental Health Unit (Acute)				
Construct New Mental Health Step-down Unit				
Construct New Medical Area				
Phase 2				
Parole and Probation				
Temporarily Move Parole & Probation to Existing Health Bldg. (Center St.)				
Demolish Modulars				
Detention Facility				
<u>General Housing</u>				
Construct Pod H (First Portion)				
<u>Inmate Support Areas</u>				
Renovate/Expand/Develop New Intake				
Develop New Warehouse/Commissary				
Demolish Pre-Fabricated Warehouse Facility				
Maintenance Shop				
Expand Facility				
Work Release Facility				
Relocate Central District Office to New Sheriff's Building Complex				
Renovate and Expand Vacated Central District Office Space for Work Release Expansion				
New Sheriff's Complex				
Construct New Building to House Admin, Central District & Parole				
Phase 3				
Parole and Probation				
Permanently Move Parole & Prob. from Health Bldg. To New Sheriff's Complex				
Detention Facility				
<u>General Housing</u>				
Construct Pod H (Second Portion)				
Phase 4				
<u>State Court areas</u>				
Additional Courtset and Support Space				

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



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PROJECT MARION COUNTY, OREGON
 FACILITIES MASTER PLAN

TITLE CORRECTIONS CAMPUS SITE
 OPTION B - SCHEME 2

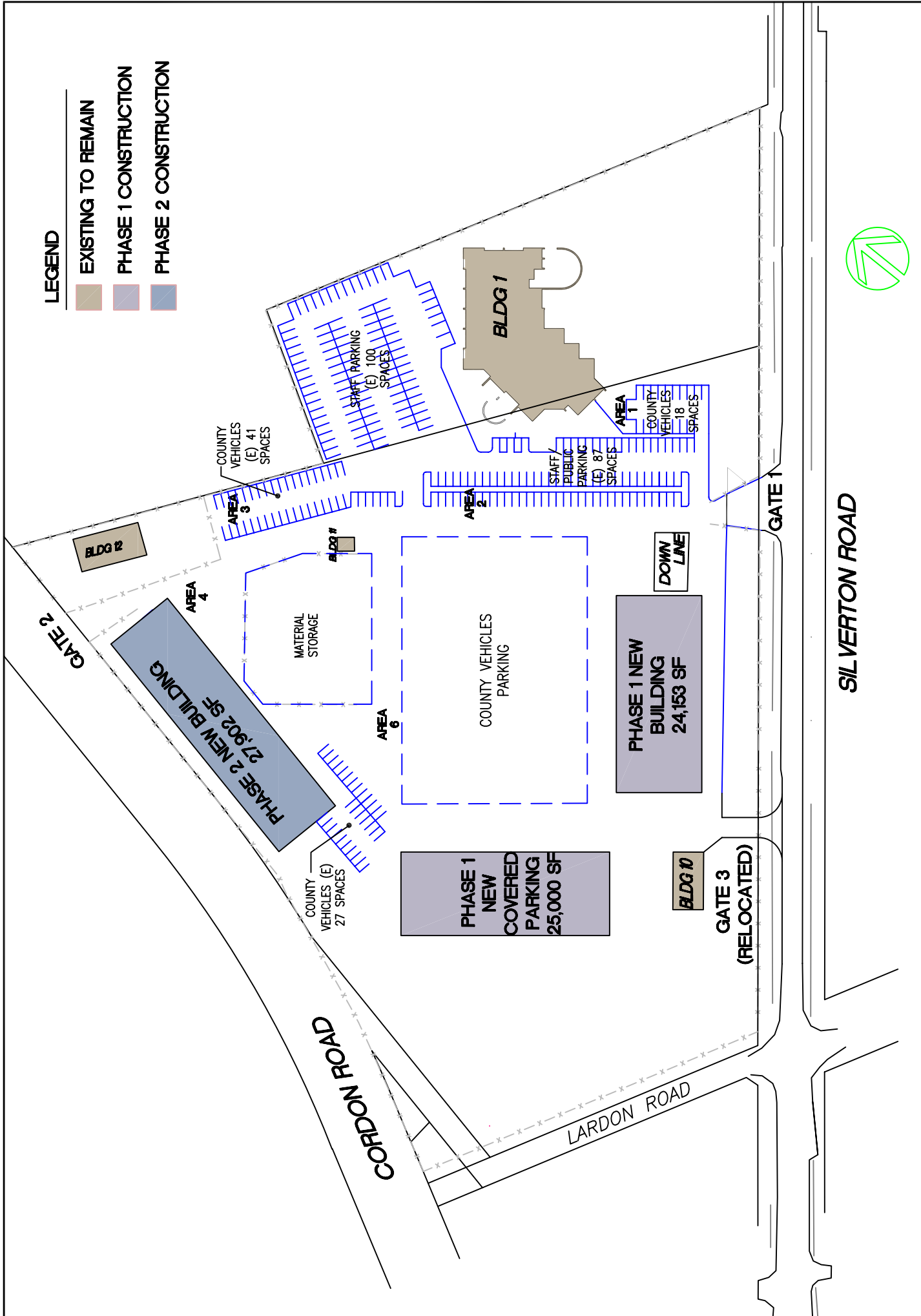
SCALE 1" = 200' - 0"
DATE 12-5-06

Public Works Campus

The Project Team has forecasted minimal net growth in staff and space at the Public Works Campus. However, Buildings 2-9 would need to be demolished and replaced as they continue to age. Buildings 1, 10, 11, and 12 would be retained through the time horizon of this plan. Three new buildings would be developed in two phases to replace the buildings that are to be demolished. The first building would envelop 24,153 and would be constructed during the 2010-15 timeframe to accommodate fleet, as would a 25,000 square foot covered parking area. The second building, enveloping 27,902 gross square feet would be constructed during the 2015-20 timeframe.

Exhibit J: Public Works Campus Plan – Implementation Time frame Objectives

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
PUBLIC WORKS CAMPUS				
Phase 1				
New Phase 1 Covered Parking Area				
Construct New Covered Parking Area (provides space for functions in demo'd B3 and 6)				
Relocate functions from Buildings 3 and 6				
Demolish Buildings 3 and 6				
Construct New "Phase 1 Building"				
Phase 2A				
Relocate functions from Bldg's 7 & 8 to Retained Bldg. 2/New Phase 1 Covered Area				
Demolish Buildings 7 and 8.				
Construct New "Phase 2 Building"				
Phase 2B				
Relocate functions from Bldg's 4 & 5 to New Phase 2 Building				
Demolish Buildings 4 & 5; create additional yard storage surface/parking area				
Phase 3				
Demolish Building 2				



LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION
- PHASE 2 CONSTRUCTION

KMD ARCHITECTS AND PLANNERS 421 SW SIXTH AVENUE PORTLAND, OREGON 97204 PHONE (503) 221-1474	PROJECT MARION COUNTY, OREGON FACILITIES MASTER PLAN	TITLE PUBLIC WORKS SITE PHASE 2 CONSTRUCTION	SCALE 1' = 150' - 0"
			DATE 12-5-06



Resulting Plan Building Space Requirements

To implement the recommended campus development plans discussed above, the Project Team’s recommended facilities development plans call for the disposal of 62,979 gross square feet (GSF) of county-owned building space, and the development of 280,444 gross square feet of new space. The development of new space will be required to: a) replace the space lost due to buildings which the Project Team recommends should be demolished; b) accommodate forecasted growth in County functions; and, c) to provide space for a number of functions which would vacate leased space. In all, the County’s overall inventory of leased space would be reduced by approximately 24,800 rentable square feet, when this plan is fully implemented. As shown in Exhibit K below, the total County owned-space inventory would increase from 759,917 GSF to 977,382 GSF, which would equal a net increase of 217,465 GSF, or 29%. The overwhelming majority of the increase in space falls within the Health and Community Services and Law & Justice functions.

Exhibit K: Total Plan Resulting Gross Square Feet Versus Existing County Space Inventory

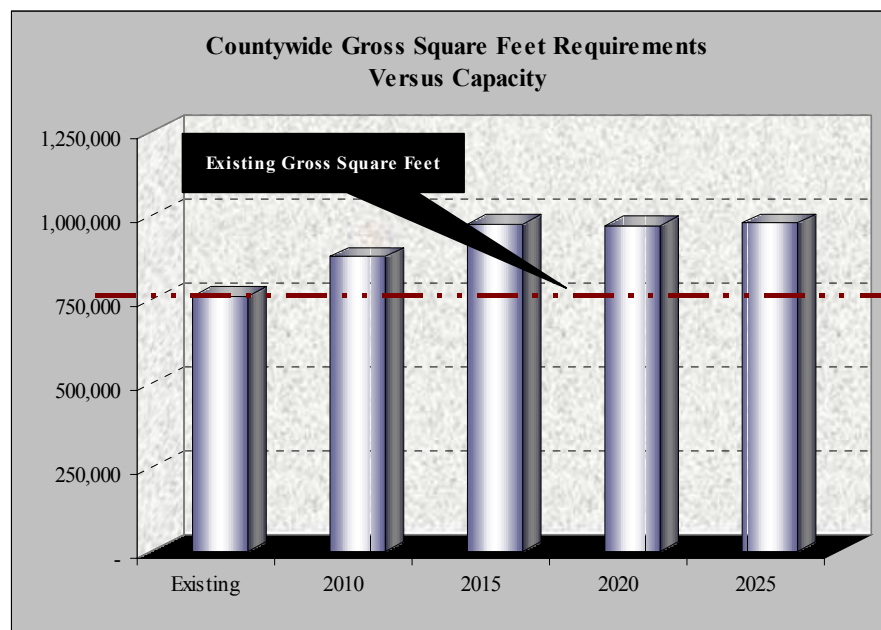


Exhibit L (shown on next page) provides a more comprehensive synopsis of space that should be demolished and additional space that should be developed through year 2025 on a campus-by campus basis. Section Five provides more detailed data and discussion related to this topic.

Plan Capital Cost

This Executive Summary’s final exhibit provides a rough order of magnitude (ROM) cost estimate, outlining the capital costs for each major action that the County would have to carry out to the this Facilities Master Plan. **In all, the Project Team estimates that it will cost \$146,851,769 to fully realize this plan over the next 20 years.** As the bottom line of the exhibit demonstrates, if the County intends to fund projected building needs when they are required, then the County will have to spend: \$72,707,409 by year 2010; another \$53,365,525 by year 2015; an additional \$15,543,643 by year 2020; and, finally another \$5,235,192 by year 2020.

Exhibit L: Resulting Gross Square Feet Versus Existing County Space Inventory- By Campus

CAMPUS	GROSS SQUARE FEET				
	Existing	2010	2015	2020	2025
Downtown Campus					
Existing GSF ¹	255,935	255,935	255,935	255,935	255,935
Existing GSF to Be Demolished	-	-	-	-	-
Additional GSF to Be Constructed	-	-	-	-	-
Resulting Plan Forecasted GSF	255,935	255,935	255,935	255,935	255,935
Center Street Campus - Health					
Existing GSF	48,007	48,007	48,007	48,007	48,007
Existing GSF to Be Demolished	-	-	-	-	-
Additional GSF to Be Constructed	-	57,333	57,333	57,333	57,333
Resulting Plan Forecasted GSF	48,007	105,340	105,340	105,340	105,340
Center Street Campus - Juvenile					
Existing GSF	97,737	97,737	97,737	97,737	97,737
Existing GSF to Be Demolished	-	-	-	-	-
Additional GSF to Be Constructed	-	-	-	-	-
Resulting Plan Forecasted GSF	97,737	97,737	97,737	97,737	97,737
Corrections Campus					
Existing GSF	254,520	254,520	254,520	254,520	254,520
Existing GSF to Be Demolished	-	(10,924)	(10,924)	(10,924)	(10,924)
Additional GSF to Be Constructed	-	70,742	149,233	165,087	171,056
Resulting Plan Forecasted GSF	254,520	314,338	392,829	408,683	414,652
Public Works Campus					
Existing GSF	103,718	103,718	103,718	103,718	103,718
Existing GSF to Be Demolished	-	-	(3,516)	(52,055)	(52,055)
Additional GSF to Be Constructed	-	-	24,153	52,055	52,055
Resulting Plan Forecasted GSF	103,718	103,718	124,355	103,718	103,718
Existing GSF Retained	759,917	759,917	759,917	759,917	759,917
Existing GSF to Be Demolished	-	(10,924)	(14,440)	(62,979)	(62,979)
Additional GSF to Be Constructed	-	128,075	230,720	274,476	280,444
Total Plan County Space - Gross Square Feet	759,917	877,068	976,197	971,414	977,382
Net Change From Existing		117,151	216,280	211,497	217,465
Percentage Increase Over Existing		15%	28%	28%	29%

¹ Excludes Underground Parking in Courthouse Square and Transit Functions

*Exhibit 5.25: Facilities Master Plan Rough Order of Magnitude Implementation Cost Estimate and Forecast
(Sheet 1 of 2)*

PLAN IMPLEMENTATION ACTION	ESTIMATED COST						MASTER PLAN			
	Unit Sq. Ft.	Hard Cost Per Unit	Site Development	Building Cost	Soft Cost 35%	Project Cost	TIMEFRAME			
							2006-10	2010-15	2015-20	2020-25
DOWNTOWN CAMPUS										
Courthouse										
Relocate Law Library to Courthouse Square							Excluded			
Renovate Law Library Space for Courts Use	2,090	\$ 180	N/A	\$ 376,200	\$ 131,670	\$ 507,870	\$ 507,870			
Relocate Sheriff's Administration to Corrections Campus								Excluded		
Renovate Sheriff's Area for Courts Use	6,387	\$ 200	N/A	\$ 1,277,400	\$ 447,090	\$ 1,724,490		\$ 1,724,490		
Courthouse Square										
Remodel Vacated IT Space on Ground Level for Law Library	2,300	\$ 120	N/A	\$ 276,000	\$ 96,600	\$ 372,600	\$ 372,600			
On-Going Minor Rearrangements to Occupied Space									Excluded	
Relocate Housing Authority Out of Courthouse Square									Excluded	
CENTER STREET CAMPUS - Health										
Health Building										
Construct New Health Building (one or two phases)	57,333	\$ 260	\$ 1,500,000	\$ 14,906,580	\$ 5,742,303	\$ 22,148,883	\$ 22,148,883			
Multiple Relocations Between New and Existing Buildings During Construction							Excluded			
Temporarily Relocate Parole and Probation into Existing Health Building								Excluded		
Renovation/Rearrangement of Existing Building	48,007	\$ 180	N/A	\$ 8,641,260	\$ 3,024,441	\$ 11,665,701	\$ 11,665,701			
Relocate Front Street, Oak Street, and Friendship House Occupants to Center Street							Excluded			
Relocate Lancaster Occupants To New Health Building; Terminate Lancaster Lease							Excluded			
Relocate Parole and Probation To New Sheriff's Complex at Corrections Campus							Excluded		Excluded	
CENTER STREET CAMPUS - Juvenile										
Administration Building										
Construct New Administration Building - Phase 1	37,965	\$ 200	\$ 800,000	\$ 7,593,000	\$ 2,937,550	\$ 11,330,550	\$ 11,330,550			
Alternative Programs A Building										
Relocate Occupants to New Administration Building								Excluded		
Demolish Building	10,128	Allowance	N/A	N/A	\$ 40,000	\$ 40,000			\$ 40,000	
Juvenile Building										
Relocate Occupants to New Administration Building								Excluded		
Relocate State Courts to Expanded Juvenile Center								Excluded		
Demolish Existing Building	29,711	Allowance	N/A	N/A	\$ 200,000	\$ 200,000		\$ 200,000		
Juvenile Center										
Expand Juvenile Center for Two Additional Court-sets	15,366	\$ 280	\$ 350,000	\$ 4,302,480	\$ 1,628,368	\$ 6,280,848	\$ 6,280,848			
Complete Vacant Core and Shell for One Court-Set	5,100	\$ 180	N/A	\$ 918,000	\$ 321,300	\$ 1,239,300				\$ 1,239,300
Juvenile House										
Relocate Occupants to New Administration Building									Excluded	
Convert Juvenile House to Conference Center	4,524	\$ 150	\$ 50,000	\$ 678,600	\$ 255,010	\$ 983,610				\$ 983,610
Mechanical Plant										
Conduct Engineering Analysis to Determine Future Course of Action								Excluded		
CORRECTIONS CAMPUS										
Phase 1										
Detention Facility										
General Housing										
Complete G Pod	15,854	\$ 330	N/A	\$ 5,231,820	\$ 1,831,137	\$ 7,062,957	\$ 7,062,957			
Inmate Support Areas										
Construct New Infirmary	10,000	\$ 330	N/A	\$ 3,300,000	\$ 1,155,000	\$ 4,455,000	\$ 4,455,000			
Construct New Mental Health Unit (Acute)	5,000	\$ 330	N/A	\$ 1,650,000	\$ 577,500	\$ 2,227,500	\$ 2,227,500			
Construct New Mental Health Step-down Unit	9,000	\$ 330	N/A	\$ 2,970,000	\$ 1,039,500	\$ 4,009,500	\$ 4,009,500			
Construct New Medical Area	7,000	\$ 280	N/A	\$ 1,960,000	\$ 686,000	\$ 2,646,000	\$ 2,646,000			

*Exhibit 5.25: Facilities Master Plan Rough Order of Magnitude Implementation Cost Estimate and Forecast
 (Sheet 2 of 2)*

PLAN IMPLEMENTATION ACTION	ESTIMATED COST						MASTER PLAN			
	Unit Sq. Ft.	Hard Cost Per Unit	Site Development	Building Cost	Soft Cost 35%	Project Cost	TIMEFRAME			
							2006-10	2010-15	2015-20	2020-25
Phase 2										
Parole and Probation										
Temporarily Move Parole & Probation to Existing Health Bldg. (Center St.)										Excluded
Demolish Modulars	10,924	Allowance		\$ 35,000	\$ 12,250	\$ 47,250		\$ 47,250		
Detention Facility										
General Housing										
Construct Pod H (First Portion)	32,908	\$ 330	\$ 1,000,000	\$ 10,859,640	\$ 4,150,874	\$ 16,010,514		\$ 16,010,514		
Inmate Support Areas										
Renovate/Expand/Develop New Intake	9,940	\$ 280	\$ 100,000	\$ 2,783,200	\$ 1,009,120	\$ 3,892,320		\$ 3,892,320		
Develop New Warehouse/Commissary	2,000	\$ 150	\$ 40,000	\$ 300,000	\$ 119,000	\$ 459,000		\$ 459,000		
Demolish Pre-Fabricated Warehouse Facility	900	Allowance		\$ 10,000	\$ 3,500	\$ 13,500		\$ 13,500		
Maintenance Shop										
Expand Facility	2,000	\$ 180	\$ 40,000	\$ 360,000	\$ 140,000	\$ 540,000		\$ 540,000		
Work Release Facility										
Relocate Central District Office to New Sheriff's Building Complex								\$ -		
Renovate Central District Office Space for Work Release Expansion	4,560	\$ 160	N/A	\$ 729,600	\$ 255,360	\$ 984,960		\$ 984,960		
Expand Work Release Center	5,711	\$ 240	\$ 110,000	\$ 1,370,640	\$ 518,224	\$ 1,998,864		\$ 1,998,864		
New Sheriff's Complex										
Construct New Building to House Admin, Central District & Parole	44,337	\$ 220	\$ 1,500,000	\$ 9,754,140	\$ 3,938,949	\$ 15,193,089		\$ 15,193,089		
Phase 3										
Parole and Probation										
Permanently Move Parole & Prob. from Health Bldg. To New Sheriff's Complex										Excluded
Detention Facility										
General Housing										
Construct Pod H (Second Portion)	15,854	\$ 330	\$ 200,000	\$ 5,231,820	\$ 1,901,137	\$ 7,332,957		\$ 7,332,957		
Phase 4										
State Court areas										
Develop Additional Court-Set and Support Space	5,969	\$ 280	\$ 400,000	\$ 1,671,320	\$ 724,962	\$ 2,796,282				\$ 2,796,282
PUBLIC WORKS CAMPUS										
Phase 1										
New Phase 1 Covered Parking Area										
Construct New Covered Parking Area (provides space for functions in demo'd B3 and 6)	25,000	\$ 90	\$ 200,000	\$ 2,250,000	\$ 857,500	\$ 3,307,500		\$ 3,307,500		
Relocate functions from Buildings 3 and 6										Excluded
Demolish Buildings 3 and 6	2,916	Allowance	N/A	\$ 24,000	\$ 8,400	\$ 32,400		\$ 32,400		
Construct New "Phase 1 Building"	24,153	\$ 250	\$ 600,000	\$ 6,038,250	\$ 2,323,388	\$ 8,961,638		\$ 8,961,638		
Phase 2A										
Relocate functions from Bldg's 7 & 8 to Retained Bldg. 2/New Phase 1 Covered Area										Excluded
Demolish Buildings 7 and 8.	16,063	Allowance		\$ 50,000	\$ 17,500	\$ 67,500		\$ 67,500		
Construct New "Phase 2 Building"	27,902	\$ 180	\$ 800,000	\$ 5,022,360	\$ 2,037,826	\$ 7,860,186		\$ 7,860,186		
Phase 2B										
Relocate functions from Bldg's 4 & 5 to New Phase 2 Building										Excluded
Demolish Buildings 4 & 5; create additional yard storage surface/parking area	16,000	Allowance		\$ 180,000	\$ 63,000	\$ 243,000		\$ 243,000		
Phase 3										
Demolish Building 2	16,476	Allowance		\$ 160,000	\$ 56,000	\$ 216,000				\$ 216,000
ESTIMATED CAPITAL COST BY 5-YEAR TIME PLANNING INCREMENT							\$ 72,707,409	\$ 53,365,525	\$ 15,543,643	\$ 5,235,192
TOTAL MASTER PLAN ESTIMATED CAPITAL FACILITIES DEVELOPMENT COST							\$ 146,851,769			

Regional Service Facilities Issues and Concepts for Further Consideration

Department Input: As part of the Project Team’s data acquisition process, each department was queried as to whether they should decentralize any of their existing operations in terms of regional (Non-Salem) facilities, or if currently decentralized (e.g. Sheriff’s Enforcement, Health), whether those functions should be conversely be centralized. In no case did any department voice the need to change to the status quo.

Regionalization and/or Decentralization Issues: By definition, decentralizing nearly any operation, whether it involves establishing larger regional services facilities, or smaller satellite facilities results in loss of economies-of-scale in terms of: staff, equipment, fleet vehicles, building space, and site acreage. Also, decentralization often negatively impacts operational efficiency, coordination, and communication. Yet, the County has an obligation to provide its citizens with reasonably convenient access to County services –an obligation that often involves facilities. At present, with the exception of limited satellite Public Works yards, the County’s facilities outside of Salem are leased, small in scale, and exude a limited “sense of place.”

Concepts for Further Consideration: Considering the above, the fundamental question proposed by the Project Team for the County is: Should the County consider establishing more consolidated and prominent regional facilities, and if so, should they be owned or leased on a regional basis. Certainly for the previous several decades, the Sheriff, Justice Courts, Juvenile, and Health functions have operated on a decentralized, and to varying degrees, regional basis. Since each of these organizations envision continuing to operate on this basis indefinitely, it would make sense to collocate these organizations into a modest regional “campus,” which may be an assemblage of small buildings, or a consolidated facility with multiple building wings and entrances to accommodate a variety of user groups.

Further, the Project Team surmises that a number of the organizations which did not opt to decentralize might consider otherwise, if there were changes in current operational methods. For example, the County could establish a new staff classification that included the responsibilities of personnel being cross-trained in a variety of informational, public counter service type functions. Then, the County would have a cost-effective means of possibly justifying whether it would make sense to house a full-time person at a regional center(s), and to determine if demand for those services exist, by establishing a test program. The regional center(s) could then be open to the public during the normal business hours, or possibly several days per week and the staff could rotate between facilities. Additionally, advancing technologies could allow for desktop and/or public counter, and/or conference room video-conferencing facilities. Video conferencing calls could be established and supervised by the new county staff position that is cross trained, and would result in far greater “local” public access to a variety of county staff and resources in Salem. For example, would it be possible for the Assessor to conduct titling processes for mobile homes on a remote basis?

At this point, the Project Team envisions that such centers could certainly be established in North County (Wooburn) and in East/South County (Stayton). In the end, the issue is one of cost-benefit. So fundamentally, the County must decide if it is prudent to invest time and financial resources to develop such facilities given other pressing priorities.

SECTION ONE
INTRODUCTION

PROJECT BACKGROUND

Marion County’s population has, and will continue to increase for the indefinite future. As will be shown, in this report, past population growth has resulted in corresponding increases in demand for government services –a trend that is expected to continue. Over time, the County has added services and governmental operations, which have continued to become increasingly more complex in scope. In response, the County has added staff, and in turn developed new facilities to house them and their operations. Further, a number of the County’s facilities are becoming increasingly overcrowded and continue to age, to the point where many have become no longer cost-effective to maintain. As a consequence of these factors, the County has experienced increasing pressure to not only provide adequate facilities and space to house its current staff and operations, but also to proactively plan for the future.

Considering this situation, Marion County contracted with Daniel C. Smith and Associates in the spring of 2006 to develop this *Marion County Facilities Master Plan* that will serve as a roadmap to aid the County in making informed decisions relative to the future development of its facilities between now and year 2025. Daniel C. Smith and Associates utilized two subcontractors, KMD Architects and Planners, and Welsh Commissioning Group to assist in the development of this plan. Combined, our three firms are referenced as the “Project Team” in this document.

PROJECT GOALS AND INTENT

Briefly stated, the goals of this facilities master plan are to define: a) what does the County have in terms of existing facilities resources; b) what additional facilities resources will be required; c) what are the logical options that the County should consider for solving those needs, and, d) which options should the County pursue. This master plan is intended to identify current and future staffing and facilities needs, determine when those needs are required, and to provide logical plans for accommodating those needs. *The Project Team emphasizes its awareness that the County may not be able to afford to implement all of the actions outlined in this plan when they are required.* In other words, this master plan is a *statement of need*, from which, the County will need to prioritize these requirements to: a) best meet its service delivery goals; b) accommodate the competing needs of multiple departments; and, c) deal with political realities and public perception.

This facilities master plan focuses on the County’s four main campuses (Downtown, Center Street, Corrections, and Public Works) and on a limited number of the more significant leased facilities. As such, it is not intended to address each and every county satellite leased facility, although each is accounted for in the facilities inventory data provided in this document. This plan included all county functions, with the exception of the County Fair. Further, the State Courts were addressed at a macro-level to the extent that any new space needs would have an impact on the County-owned facilities in which they reside.

Further, due to the sequential process of developing this plan over a period of nearly eight months, data used in our analysis and narrative explaining “existing” conditions had to be “fixed” at various points in time as this master plan was being developed. Therefore, some information presented in this document may already be outdated. Regardless, the Project Team has every confidence that no significant changes have occurred which would have substantially impacted the findings and recommendations of this plan.

PROJECT PROCESS

A systematic process has been utilized in the project. While there have been some slight variations within functional groupings based on specific planning situations, the broad framework illustrated below has been utilized to reach the findings and conclusions of the study.



ORGANIZATION OF THE REPORT

Following this Introduction are four additional sections and two appendices that constitute the Marion County Facilities Master Plan.

Section Two – Staffing Analysis and Needs: This section provides an analysis of historical staffing rates versus changes in population and service demand levels and Project Team-generated staffing forecasts, including respective methodologies.

Section 3 – Facilities Analysis: This section provides: a) an accounting of the County’s inventory of owned and leased facilities; b) functional and physical evaluations of all major county-owned facilities; c) recommendations related to the long-term disposition of those assets; and, d) the rough order of magnitude costs associated with correcting identified deferred maintenance items.

Section 4 – Facilities Needs: This section documents the current net useable square footage occupied by each major county organization and the Project Team’s estimates of required and projected amounts of net useable square feet needed by each organization.

Section 5 – Facility Plan Alternatives and Recommendations: This section describes the various development options that the Project Team explored and documents the recommended facilities development implementation plan for each of the major County’s campuses and larger satellite facilities. The section also provides a rough order of magnitude capital cost forecast associated with implementing the recommended plan.

Appendix A: This appendix provides detailed facilities evaluation data that in part was used to determine whether a facility should be retained or disposed.

Appendices B: This appendix provides space standards utilized by the Project Team in developing the spatial needs for each department and the resultant detailed Space Requirements Databases.

SECTION TWO
STAFFING ANALYSIS
AND NEEDS

SECTION OVERVIEW AND SUMMARY

Section Overview

The purpose of this section is determine a set of staff forecasts that the Project Team will use as the basis from which to generate estimates of future spatial requirements. Specifically, this section provides:

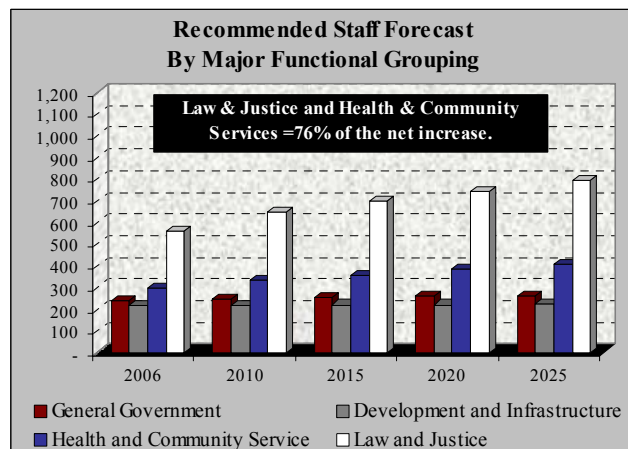
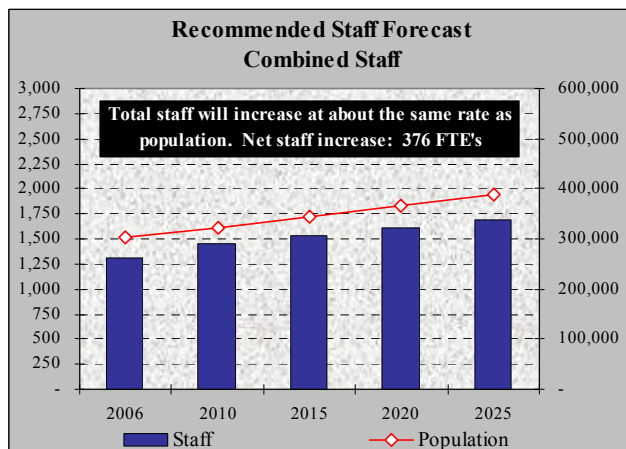
- A discussion of the staff forecasting methodology used by the Project Team.
- Documentation and analysis of historical county service demand versus population.
- Documentation and analysis of historical staffing ratios and levels versus historical service demand and population change.
- Alternative macro-level staffing forecasts developed by the Project Team, which served as parameters from which specific departmental bottom line staffing forecasts were selected.

Summary of Findings and Recommendations

Between years 2006 and 2025, the Project Team projects that total county staff will increase from 1,313 to 1,686 FTE positions. This growth in staff equates to a net increase of 376 FTE’s or 29%, and would occur at a rate of approximately 1.3% per year. While the combined functions’ increase correlates directly to the forecasted growth in population, the increases are quite disproportionate among the four general functions. The overwhelming majority of the staff increases are anticipated to occur in the Health & Community Services and Law and Justice functions. These two functions combined comprise 79% of the forecasted staffing increase. Regardless, the projected growth in staff relative to population growth mirrors the ten-year staffing trend, that the County experienced between 1997-2006. A more detailed discussion of: a) the process used to develop these projections; b) an analysis of the historical staffing trends; and, c) the department-specific projections follow.

Exhibit 2.1: Full-Time Equivalent Positions Forecast

Major Functional Grouping	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763.2	29%	1.34%
General Government		236.5	247.4	254.4	258.4	262.4	25.9	11%	0.5%
Health and Community Service		298.3	336.9	358.6	381.7	404.0	105.7	35%	1.6%
Law and Justice		560.4	647.8	696.6	745.6	794.5	234.1	42%	1.9%
Development and Infrastructure		215.0	219.4	220.4	220.4	225.4	10.4	5%	0.2%
Total		1,310.2	1,451.4	1,530.0	1,606.0	1,686.2	376.0	29%	1.3%



STAFF FORECASTING METHODOLOGY

Introduction

Projecting service demand and staff is a challenging, but necessary step in planning for future facilities needs. The Project Team emphasizes that although the staff projections we have collectively developed with County Management are inherently speculative, they are nonetheless based on analyses of historic trends, statistically based forecast parameters, and the best judgment of County Management and the Project Team.

The Project Team's basic premise behind the projections documented below is that population levels are the primary driver of demand for county services, and in turn, the need for staff, equipment, and facilities. For many functions, there is a direct or some reasonable degree of correlation; however, for some functions, the relationship is more nebulous, if not irrelevant. So, wherever possible, the Project Team drew correlations between historic service demand rates per capita and staff rates per capita, and then applied these rates to forecasted population levels. This process yielded logical statistically based forecast parameters from which departmental-generated and Project Team-developed staffing forecasts were validated, albeit to varying levels of accuracy.

The forecasts, documented below, have been developed by the Project Team for the *sole* purpose of providing an important part of the basis from which to determine future space needs. Although the reader should be cognizant that these projections may or may not be reached during the time frames shown, one should not focus on this issue. What is of most importance is that the County has a facilities plan in place to meet the forecasted staffing levels, whenever they are attained. We stress this perspective, because the County has the option of advancing or delaying implementation of the facilities plan, depending on when a forecasting staffing level is actually realized.

The Project Team used a multi-faceted approach in order to develop each department's staff forecast. These departments varied greatly in terms of services provided, operations, and funding sources. Further, while some organization's staffing levels could be directly correlated to population serviced, or a specific workload metric (e.g. Assessor and number of parcels assessed), for others it was more problematic to apply a specific metric, workload indicator, or some other quantifiable justification for a particular staffing level, due to the lack of information. Regardless, whenever possible, the Project Team, working in concert with County Management, strived to develop a pragmatic forecast of need, tempered by anticipated funding constraints, and validated on a statistical basis, wherever possible.

Specific Staff Forecasting Methodology

To this end, the Project Team utilized the following methodology:

1. Acquire Department Generated Historical Data and Forecast: The Project Team developed and distributed facilities planning questionnaires to each department and division. An integral part of the questionnaire dealt with staffing issues which consisted of: a) requests for historical workload indicator statistics and corresponding staffing levels over a ten-year timeframe; and, b) supplying a staff projections matrix for completion by each respondent, to provide their best estimates of future staffing needs. These staffing needs were further defined by division, employee classification, status (full-time, part-time, temporary, etc.), shift worked; and the type of workstation required. The respondents were also asked via the questionnaires to identify any changes in policies, legal mandates, funding levels, or other factors that may have unduly impacted historical staffing levels, and/or were expected to impact those in the future.

2. Validate Historical County Staffing Levels: Due to differences in the methods that historical staff was categorized among the departmental responses, the Project Team eventually worked with the Department of Business Services to assemble the most comprehensive and consistent historical staffing information possible in terms of full-time-equivalent (FTE) staff. Further, the Project Team, again worked with Business Services and traced the organizational changes that occurred over a 10-year historic timeframe, so that consistent comparisons of past, versus current staffing levels could be deduced. Lastly, the Project Team analyzed the information provided by Business Services, and that which was provided in the questionnaires. Where conflicting data or other issues surfaced, the Project Team conducted follow-up interviews with departmental representatives to further clarify their responses and resolve any discrepancies.
3. Conduct Historic Trends Analysis: The Project Team conducted an historical analysis of the historical staffing and service demand trends, by calculating annual rates per capita, overall percentage changes in service demand and staffing levels, and corresponding annual average rates of change.
4. Develop Macro-Level Forecasts: The Project Team then developed a set of statistically based alternative staff projections using a variety of selected historic staff versus workload and/or population ratios, and/or assumed growth rates, and applied them to the adopted total county population forecast, or a selected forecasted service demand indicator.
5. Validate Macro-Level Forecast: The Project Team then compared these alternative forecasts to the department-generated projections and selected a specific recommended forecast to County Management (Note that a number of departments did not provide their own projections, or provided projections only through the first five-year planning increment (year 2011), as they believed they did not have a clear basis from which to do so.). The Project Team then reviewed this information with the County Administrative Officer and Project Steering Committee to resolve any remaining discrepancies and most importantly, to obtain county-approval to use a singular and specific bottom-line forecast for each department and/or major division.
6. Develop Detailed Staffing Forecast: Lastly the Project Team developed specific staffing forecast for each organization by location and staff classification, by adjusting the figures supplied via the departmental responses to the questionnaires, or by assuming logical staff to management and supervision ratios.

HISTORICAL STAFFING LEVEL ANALYSIS AND TRENDS

Data Collected and Sources

For each department, the Project Team strived to obtain the most complete historical staffing and workload data possible. All historical staffing was supplied by the Business Services and was quantified in terms of full-time equivalent positions (FTE's). All historical workload data was supplied directly by each department via their response contained in the Project Team-provided questionnaires. Note that the degree of historical workload information supplied by each department varied greatly, primarily due to the availability of the requested data.

Historical Staffing Levels and Analysis

Exhibit 2.2 (next page) provides 10-year historical staffing data and two charts of this data, which illustrate several important trends that occurred between 1997-2006.

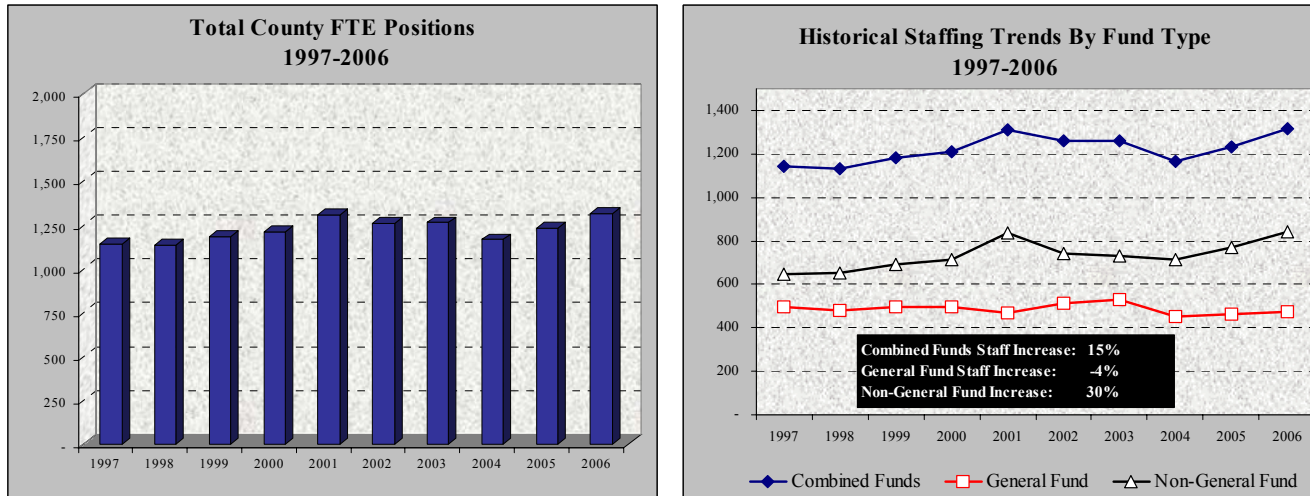
These trends are:

1. Total County full-time equivalent staff (FTE's) grew at essentially the same rate as population. More specifically,
 - Total County population increased from 262,850 in 1997 to 302,135 in 2006. This expansion equates to a net increase of 39,285 persons, or 15%, which occurred at an annual rate of 1.56%.
 - Total County FTE's increased from 1,143 to 1,305, which converts to a net increase of 172 staff, or 15%. The annual rate of growth was 1.57%.
2. The change in County staffing levels varied significantly however, when the bottom-line figures were disaggregated into General Fund and Non-General Fund cohorts. As shown:
 - General Fund FTE's actually *decreased* from 495 positions in 1997 to 474 positions in 2006. This decrease equates to 21 positions or -4%.
 - In contrast, Non-General Fund FTE's increased from 649 positions in 1997 to 841 positions in 2006, or by 30% and 193 positions.

This exhibit also provides a) annualized county staffing rates per 10,000 county population for the same aggregates discussed above; and, b) historical comparative rates analysis data. These comparative rates are simply the minimum, average, adjusted average, and maximum rates that the County experienced for the stated timeframe. The adjusted average rate, excludes the years in which the maximum and minimum rates per 10,000 population occurred, and then takes the average of the rates that occurred for the remaining years. In part, the Project Team used these ratios as the basis from which to develop the alternative staffing forecast addressed below.

Exhibit 2.2 provides more specific 10-year historical staffing data, including itemization of non-general fund FTE's on a department-by-department basis. Unfortunately, at the time this analysis was developed, the County was unable to supply disaggregated departmental General Fund staffing level data over the entire 10-year timeframe.

Exhibit 2.2: Historical Staffing Trends – 1997-2006 – Rates of Staff Per 10,000 Population



	Fund Number ¹	Fiscal Year Ending June										Analysis FY 96-97 : FY 05-06		
		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total Increase	Total % Increase	Annual % Increase
County Population ⁴	-	262,850	267,700	276,910	281,850	286,300	288,450	291,000	295,900	298,450	302,135	39,285	14.9%	1.56%

Staffing Levels

		1,143.49	1,133.31	1,184.86	1,209.99	1,308.98	1,257.59	1,262.66	1,165.04	1,233.06	1,315.14	171.65	15.0%	1.57%
Combined Funds														
General Fund ²	100	494.98	480.71	495.50	498.29	470.42	514.30	529.86	450.90	464.37	474.10	(20.88)	-4.2%	-0.48%
Non-General Fund	-	648.51	652.60	689.36	711.70	838.56	743.29	732.80	714.14	768.69	841.04	192.53	29.7%	2.93%

Staff Per 10,000 Population

		43.50	42.34	42.79	42.93	45.72	43.60	43.39	39.37	41.32	43.53	0.02	0.1%	0.01%
Combined Funds	-													
General Fund	100	18.83	17.96	17.89	17.68	16.43	17.83	18.21	15.24	15.56	15.69	(3.14)	-16.7%	-2.01%
Non-General Fund	-	24.67	24.38	24.89	25.25	29.29	25.77	25.18	24.13	25.76	27.84	3.16	12.8%	1.35%

Staff Per 10,000 Population - Comparative Rates Analysis

Fund Basis		Minimum Rate	Average Rate	Adjusted Avg. Rate	Maximum Rate
Combined Funds	-	39.37	42.85	42.92	45.72
General Fund	100	15.24	17.13	17.16	18.83
Non-General Fund	-	24.13	25.72	25.47	29.29

Exhibit 2.2: Non-General Fund FTE Positions – 1997-2006

	Fund Number ¹	Fiscal Year Ending June										Analysis FY 96-97 : FY 05-06		
		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total Increase	Total % Increase	Annual % Increase
County Population ⁴	-	262,850	267,700	276,910	281,850	286,300	288,450	291,000	295,900	298,450	302,135	39,285	15%	1.56%

NON-GENERAL FUND DEPARTMENT DETAILS

	Fund Number	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total Increase	Total % Increase	Annual % Increase
Central Services														
Board of Commissioners	580	10.00	10.00	10.00	16.00	16.00	14.00	14.00	14.00	14.00	14.00	4.00	40%	3.81%
Business Services	580	79.20	83.20	88.12	83.70	87.79	87.50	76.10	77.00	78.45	79.50	0.30	0%	0.04%
Information Technology	580	-	-	-	-	-	14.00	51.00	49.00	51.00	57.00	57.00	-	-
Legal Counsel	580	7.55	7.55	8.90	8.90	8.90	8.90	8.00	8.00	9.00	10.00	2.45	32%	3.17%
Children and Families														
Children and Families	160	6.75	6.55	7.75	8.25	8.30	7.30	6.80	6.05	7.05	7.05	0.30	4%	0.48%
County Clerk														
County Clerk Records	120	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	-	-
District Attorney														
DA Child Support Enforcement	220	12.00	12.00	13.00	13.00	13.00	13.00	12.00	13.00	14.40	14.60	2.60	22%	2.20%
DA Grants	300	10.00	8.50	10.50	10.50	11.47	15.98	15.20	14.50	13.50	10.25	0.25	2%	0.27%
Health														
Health	190	193.79	178.29	189.28	182.32	291.80	294.47	272.47	222.86	238.63	291.29	97.50	50%	4.63%
Juvenile														
Juvenile Grants	125	36.07	39.71	38.88	41.08	57.81	23.46	24.00	24.20	40.54	39.01	2.94	8%	0.87%
Legal Counsel														
Law Library	260	1.20	1.40	1.40	1.40	1.40	1.40	1.50	1.50	1.60	1.90	0.70	58%	5.24%
Non-Department														
County Fair	270	-	-	-	0.49	1.49	1.00	1.00	1.00	1.00	1.00	1.00	-	-
Lottery Distribution	165	1.00	1.00	1.00	1.00	3.17	-	-	-	-	-	(1.00)	-100%	-100.00%
Tax Title Land Sales	155	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.50	0.50	0.20	67%	5.84%
Insurance	585	7.30	6.60	6.80	16.00	-	-	-	-	-	-	(7.30)	-100%	-100.00%
Public Works														
Public Works/Envir Serv/Planning ³	130	157.25	162.00	166.50	173.00	167.03	121.35	125.60	159.95	164.75	167.45	10.20	6%	0.70%
Dog Control	230	9.00	8.00	7.00	7.00	7.00	3.00	3.00	7.50	8.50	8.50	(0.50)	-6%	-0.63%
Parks	310	-	-	1.05	1.30	1.17	1.00	3.00	2.00	2.00	2.50	2.50	-	-
Surveyor	320	11.80	11.80	12.39	13.40	13.35	15.00	9.50	6.75	6.75	8.85	(2.95)	-25%	-3.15%
Building Inspector	330	25.49	28.00	33.35	32.33	32.83	27.50	26.00	26.00	27.40	28.70	3.21	13%	1.33%
CH2	460	-	-	-	0.49	1.99	-	-	-	-	-	-	-	-
Sheriff														
Corrections	180	66.31	74.20	78.64	84.64	84.64	76.15	63.70	60.18	64.12	71.02	4.71	7%	0.77%
Sheriff's Grant Fund	250	10.50	11.50	11.50	13.60	16.12	14.98	12.63	14.35	16.50	15.92	5.42	52%	4.73%
Traffic Team	255	-	-	-	-	-	-	3.00	2.00	5.00	8.00	8.00	-	-
Inmate Welfare	290	3.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-	0%	0.00%

¹ Fund number in use in FY04-05 and 05-06.

² General Fund 100 breakdown:

³ Land Use Planning is recorded in non-General Fund in both 03-04 or 04-05 but is recorded in General Fund in prior years. Other Public Works and some Sheriff functions presently non-General Fund are believed to have been classified as General Fund in FY01-02 and FY02-03, also accounting for the higher General Fund FTE count in those years compared to the surrounding fiscal years.

⁴ Calendar year-end figures.

* Adopted Budgets - excludes temps, volunteers, students, interns, contract workers

The County was, however, able to provide total annual staffing data (general fund and non-general fund FTE positions) on a departmental basis for the past five years, (reference Exhibit 2.3). Note that the County Fair function is excluded from this plan.

Exhibit 2.3: Historical Staffing Trends – 2002-2006

Staffing Levels

Population/Department	Fiscal Year Ending					Analysis		
	2002	2003	2004	2005	2006	Total Increase	Total % Increase	Annual % Increase
County Population ⁴	288,450	291,000	295,900	298,450	302,135	13,685	4.7%	1.17%
Combined Funds	1,257.09	1,262.66	1,165.99	1,261.94	1,310.24	53	4.2%	1.04%

Development and Infrastructure

Public Works	200.40	224.79	205.20	209.40	214.00	13.60	6.8%	1.66%	Year 2006 number per 2/25/06 org chart
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General Government

Assessor/Tax Collector	66.50	66.50	68.00	68.00	66.00	(0.50)	-0.8%	-0.19%
Board of Commissioners	14.00	14.00	14.00	14.00	14.00	-	0.0%	0.00%
Business Services	87.50	76.80	77.00	78.45	79.50	(8.00)	-9.1%	-2.37%
County Clerk	17.50	16.50	16.50	16.50	16.50	(1.00)	-5.7%	-1.46%
Information Technology	14.00	49.00	49.00	51.00	57.00	43.00	307.1%	42.05%
Tax Title Fund	0.30	0.30	0.30	0.50	0.50	0.20	66.7%	13.62%
Treasurer	7.50	3.00	3.80	2.80	3.00	(4.50)	-60.0%	-20.47%
Subtotal	207.30	226.10	228.60	231.25	236.50	29.20	14.1%	3.35%

Health and Community Service Functions

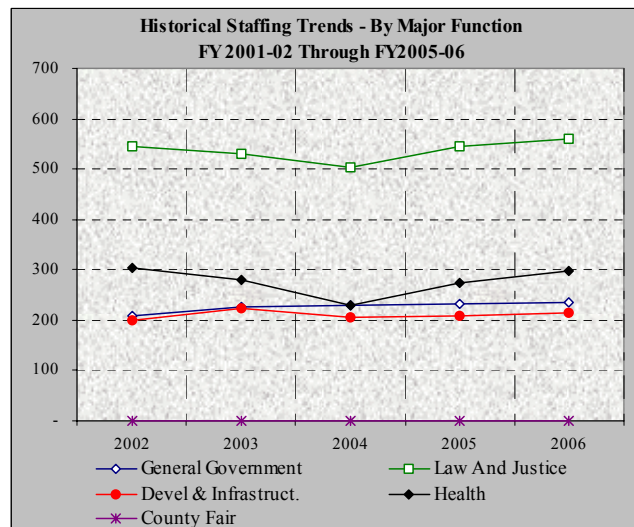
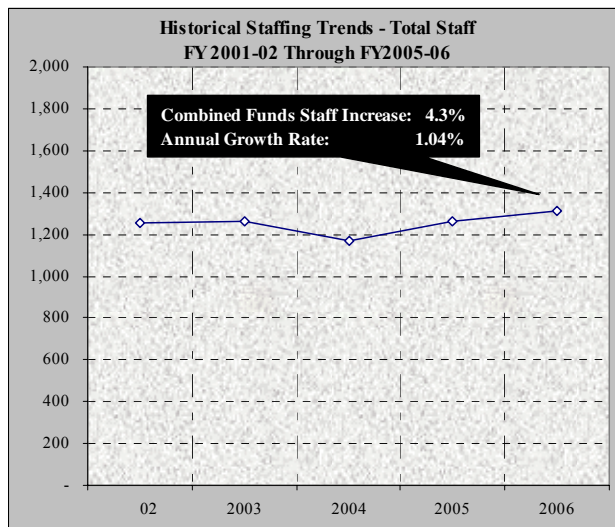
Children and Families	8.50	6.80	6.05	7.05	7.05	(1.45)	-17.1%	-4.57%
Health	294.43	272.47	222.86	267.74	291.29	(3.14)	-1.1%	-0.27%
Subtotal	302.93	279.27	228.91	274.79	298.34	(4.59)	-1.5%	-0.38%

Law And Justice

District Attorney	82.36	85.80	83.83	87.23	88.43	6.07	7.4%	1.79%
Justice Courts	9.00	7.00	9.00	7.50	7.50	(1.50)	-16.7%	-4.46%
Juvenile	121.80	118.00	101.75	115.07	120.07	(1.73)	-1.4%	-0.36%
Legal Counsel / Law Library	10.30	10.20	9.60	10.60	11.90	1.60	15.5%	3.68%
Sheriff's Office	323.00	310.50	298.10	325.10	332.50	9.50	2.9%	0.73%
Subtotal	546.46	531.50	502.28	545.50	560.40	13.94	2.6%	0.63%

Other

County Fair	-	1.00	1.00	1.00	1.00	1.00	-	-
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As shown, between calendar years 2002-06:

- During this timeframe, there was a significant budget cutback in staffing levels in 2004. The County began to recover from these staff reductions in 2005 and even more so in 2006.
- Regardless, over the entire timeframe, total FTE positions increased from 1,257 to 1,310, which equates to a net increase for 53 positions, or 4.2%. This increase was slightly less than that of population, which grew a rate of 4.7% over the same timeframe.
- Of this total:
 - The majority this increase occurred within the General Government departments. However, this increase was primarily to due the establishment of the Information Technology Department, which involved an accounting shift of actual FTE's from other departments. In all, these functions added 30 positions or 15.9% to their workforce, and therefore increased at nearly three times the rate of population.
 - Health and Community Service Functions actually lost four positions.
 - Law and Justice Functions increased by 13 positions, or 2.3%.
 - Development and Infrastructure Functions (Public Works) grew somewhat faster than population and increased by 14 positions, or 6.8%.

Exhibit 2.4 provides the corresponding annualized rates of staff per 10,000 population and quantifies the minimum, average, adjusted average, and maximum rates that occurred for each department and which that were in used in part as the basis from which to develop the alternative staffing forecast addressed below.

Exhibit 2.4 Historical Staffing Trends – Rates Per 10,000 Population

Population/Department	Fiscal Year Ending					Analysis Fiscal Year 2001-02 Through Fiscal Year 2005-06						
	2002	2003	2004	2005	2006	Total Increase	Total % Increase	Annual % Increase	Minimum Rate	Average Rate	Adjusted Avg. Rate*	Maximum Rate
<i>County Population</i> ⁴	288,450	291,000	295,900	298,450	302,135	13,685	5%	1.17%				
Combined Funds	43.58	43.39	39.40	42.28	43.37	(0)	0%	-0.12%	39.40	42.41	43.01	43.58
Development and Infrastructure												
Public Works	6.95	7.72	6.93	7.02	7.08	0.14	2%	0.48%	6.93	7.14	7.02	7.72
General Government												
Assessor \ Tax	2.31	2.29	2.30	2.28	2.18	(0.12)	-5%	-1.34%	2.18	2.27	2.29	2.31
Board of Commissioners	0.49	0.48	0.47	0.47	0.46	(0.02)	-5%	-1.15%	0.46	0.47	0.47	0.49
Business Services	3.03	2.64	2.60	2.63	2.63	(0.40)	-13%	-3.49%	2.60	2.71	2.63	3.03
County Clerk	0.61	0.57	0.56	0.55	0.55	(0.06)	-10%	-2.60%	0.55	0.57	0.56	0.61
Information Technology	0.49	1.68	1.66	1.71	1.89	1.40	289%	40.41%	0.49	1.48	1.68	1.89
Tax Title Fund	0.01	0.01	0.01	0.02	0.02	0.01	59%	12.31%	0.01	0.01	0.01	0.02
Treasurer	0.26	0.10	0.13	0.09	0.10	(0.16)	-62%	-21.39%	0.09	0.14	0.11	0.26
Combined - General Gover	7.19	7.77	7.73	7.75	7.83	0.64	9%	2.16%	7.19	7.65	7.75	7.83
Human Services												
Children and Families	0.29	0.23	0.20	0.24	0.23	(0.06)	-21%	-5.67%	0.20	0.24	0.23	0.29
Health	10.21	9.36	7.53	8.97	9.64	(0.57)	-6%	-1.42%	7.53	9.14	9.33	10.21
Combined - Human Service	10.50	9.60	7.74	9.21	9.87	(0.63)	-6%	-1.53%	7.74	9.38	9.56	10.50
Law And Justice												
District Attorney	2.86	2.95	2.83	2.92	2.93	0.07	3%	0.62%	2.83	2.90	2.90	2.95
Justice Courts	0.31	0.24	0.30	0.25	0.25	(0.06)	-20%	-5.56%	0.24	0.27	0.27	0.31
Juvenile	4.22	4.05	3.44	3.86	3.97	(0.25)	-6%	-1.51%	3.44	3.91	3.96	4.22
Legal Counsel / Law Library	0.36	0.35	0.32	0.36	0.39	0.04	10%	2.48%	0.32	0.36	0.35	0.39
Sheriff's Office	11.20	10.67	10.07	10.89	11.01	(0.19)	-2%	-0.43%	10.07	10.77	10.86	11.20
Combined - Law and Justi	18.94	18.26	16.97	18.28	18.55	(0.40)	-2%	-0.53%	16.97	18.20	18.36	18.94
Other												
County Fair	-	0.03	0.03	0.03	0.03	0.03	-	-	-	0.03	0.03	0.03

Note: Year 2005 figure of 1,261.94 varies from 10-year history data figure of 1233.06. County staff could not reconcile the figure.

* Adjusted Average Rate: Excludes minimum and maximum years; then averages the remaining years staff to population ratios

STAFFING FORECAST

Introduction

The Project Team developed the following staffing forecasts based on the methodology previously discussed, and have been accepted by County Executive Management. These forecasts are intended to be used solely for facility planning purposes and should not be construed for other uses. The Project Team has aggregated the forecasts into the following departmental functional components: General Government, Health & Community Services, Law & Justice, and Development & Infrastructure. These groupings were established due to the interrelationships of the types of services and functions that each department provides. All staffing figures are documented in terms of full-time-equivalent positions (FTE), and may therefore differ from actual headcount that must be housed, when part-time, temporary, and intern staff are taken into account.

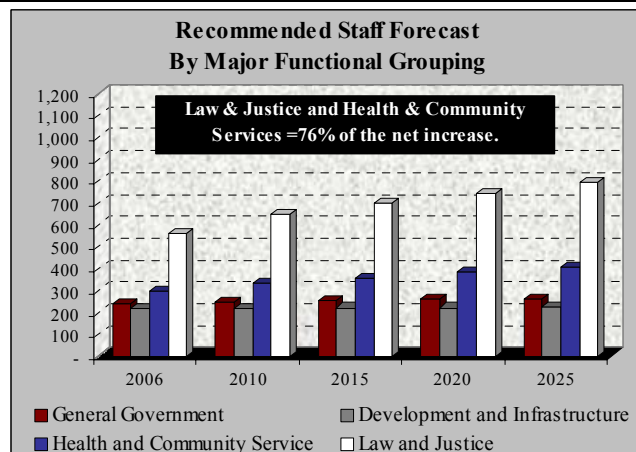
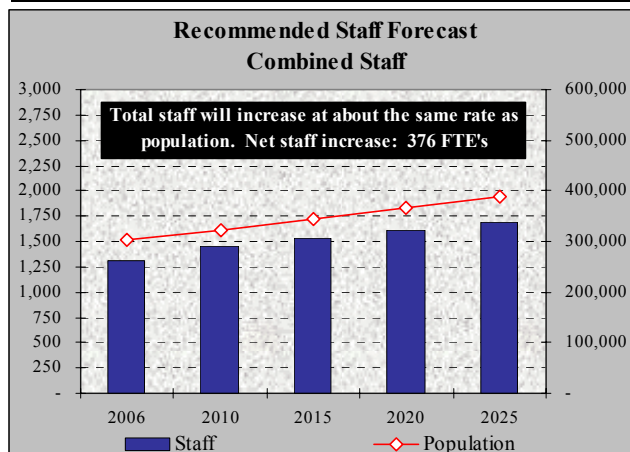
The discussion below will begin with a forecast summary, followed by subsections for each departmental functional grouping that will include more detailed forecast and rationales by department.

Staffing Forecast Summary

Between, 2006 and 2025, the Project Team projects that total county staff will increase from 1,313 to 1,686.2 FTE positions. This growth equates to a net increase of 376 FTE's or 29%, and would occur at a rate of 1.3% per year. While the combined functions' increase correlates directly to the forecasted growth in population, the increases are quite disproportionate among the four general functions. The overwhelming majority of staff growth will occur in the Health & Community Services and Law and Justice functions, which represent 79% of the total forecasted staffing increase. Regardless, the projected growth in staff relative to population growth mirrors the ten-year staffing trend that County experienced between 1997-2006. A more detailed discussion of the department-specific projections follows.

Exhibit 2.5: Total Full-Time Equivalent Positions Forecast

Major Functional Grouping	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
General Government		236.5	247.4	254.4	258.4	262.4	26	11%	0.5%
Health and Community Service		298.3	336.9	358.6	381.7	404.0	106	35%	1.6%
Law and Justice		560.4	647.8	696.6	745.6	794.5	234	42%	1.9%
Development and Infrastructure		215.0	219.4	220.4	220.4	225.4	10	5%	0.2%
Total		1,310.2	1,451.4	1,530.0	1,606.0	1,686.2	376	29%	1.3%



Detailed Staffing Forecast Format

The Project Team developed bottom-line staffing forecasts for each County department and in the cases of the Sheriff, Juvenile, and Public Works, on a division-by-division basis. For each department, we have provided a set of macro-level forecasts with the intent of providing statistically based forecast parameters, from which department-generated projections and those recommended by the Project Team could be evaluated by County Executive Management, and adopted or revised as deemed appropriate.

For most functions, the Team developed four statistically based projection alternatives, followed by the department-generated forecast (where provided) and the forecast recommended by the Project Team. The Team typically generated the statistically based forecasts by applying the following historical trends to projected county population:

- The minimum historic rate of staff per 10,000 population experienced between 2001-2006.
- The adjusted average historical rate of staff per 10,000 population experienced between 2001-2006. The adjusted average excludes the high and low years, and averages the rate of the remaining years.
- The rate of staff per 10,000 population for year 2006.
- A trend-line regression curve based on the relative change in staffing levels versus population that occurred over the stated five-year historic timeframe.

Where staffing levels were driven by more specific workload indicators that could be quantified (e.g. Sheriff Enforcement Calls for Service, jail capacity, amount of building square footage maintained), the Project Team used them as the sole basis for projecting staff. Regardless, the resulting recommended forecasts, which in several cases were revised by County Executive Management, are the projections that the Project Team used as part of the determination of building space needs.

Detailed position-by-position forecast by department and division are provided within the space database located in Appendix B.

Staffing Forecast - General Government Functions

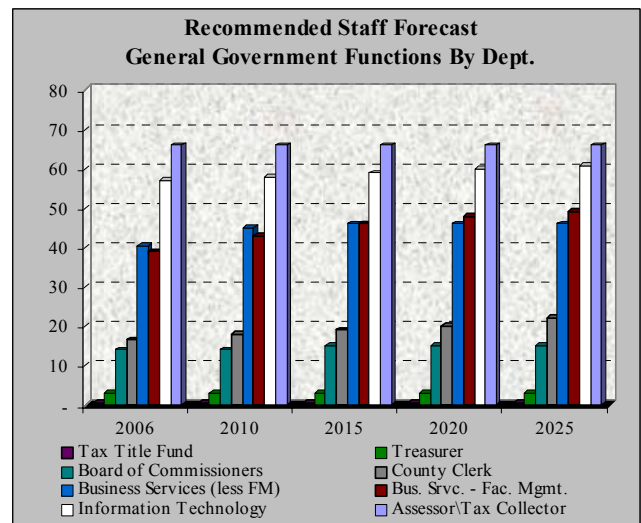
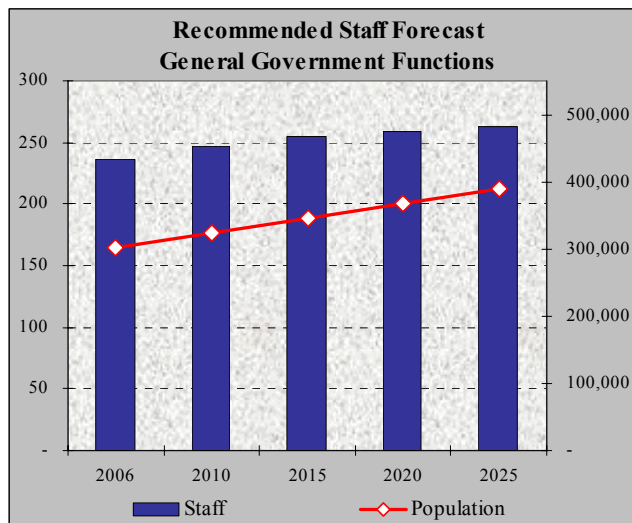
The Project Team has forecasted minimal growth for General Government functions. Exhibit 2.6 shows that:

- General Government staff would increase by only 25.9 FTE positions or 11% during the 2006-2025 timeframe.
- The majority of this growth would occur in:
 - Business Services – Facilities Management (the staffing levels of which, are driven by the overall amount of square footage managed), largely due to the increase in building square footage at the Center Street and Sheriff's Campus.
 - The Non-Facilities Management Business Services units, which are to some degree related to the overall size county government and staffing levels, which is forecasted to increase by 376 positions.
- Overall, General Government staff would increase at less than half that of population. The overriding reasons for this that many of these functions continue to experience the benefits of automation and evolving information technologies.

Exhibit 2.6: Full-Time Equivalent Positions Forecasts General Government Component

Basis	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
		2010	2015	2020	2025			
Population	302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Assessor/Tax Collector	66.0	66.0	66.0	66.0	66.0	-	0%	0.00%
Board of Commissioners	14.0	14.0	15.0	15.0	15.0	1.0	7%	0.36%
Business Services (all less Fac. Mgmt)	40.5	45.0	46.0	46.0	46.0	5.5	14%	0.67%
Business Services - Facilities Management	39.0	43.0	46.0	48.0	49.0	10.0	26%	1.21%
County Clerk	16.5	18.0	19.0	20.0	22.0	5.5	33%	1.53%
Information Technology	57.0	57.9	58.9	59.9	60.9	3.9	7%	0.34%
Tax Title Fund	0.5	0.5	0.5	0.5	0.5	-	0%	0.00%
Treasurer	3.0	3.0	3.0	3.0	3.0	-	0%	0.00%
Total	236.5	247.4	254.4	258.4	262.4	25.9	11%	0.55%

Comparative Historical Annual Growth Rate (Fy Ending 2005-06): **3.76%**



The ensuing paragraphs provide more detailed alternative departmental projections, the “recommended” forecast, and supporting discussion.

Assessor/Tax Collector

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
Population		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	2.18	66.0	70.6	75.2	80.2	85.0	19.0	29%	1.34%
Adj. Avg. Hist. Rate Per 10,000 Pop.	2.29	66.0	73.9	78.8	83.9	89.0	23.0	35%	1.58%
Year 2006 Rate Per 10,000 Population	2.18	66.0	70.6	75.2	80.2	85.0	19.0	29%	1.34%
Regression Analysis Vs. Population		66.0	67.6	68.0	68.5	68.9	2.9	4%	0.23%
Department Generated Projections		66.0	None Provided				---	---	-99.94%
Consultant Generated/Recommended		66.0	66.0	66.0	66.0	66.0	-	0%	0.00%

The Assessor believed that the current (year 2006) budgeted department staffing levels are adequate given existing workload. Assuming continued advancing information technologies, the Assessor thought that the only increases necessary would be in real-property appraisers, as they must actually work in the field, and therefore believed that three additional positions would be required for this task, given county growth. However, County Management believes that continued advances in automation will mitigate office-based staff needs, thereby affording the department the opportunity to convert office-based staff to field appraisers. Hence, County Management projects no increase in Assessor/Tax Collector staff, a supposition with which the Project Team believes to be reasonable.

Board of Commissioners

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.									
Adj. Avg. Hist. Rate Per 10,000 Pop.									
Year 2006 Rate Per 10,000 Population									
Regression Analysis Vs. Population									
Department Generated Projections		14.0	14.0	15.0	15.0	15.0	1.0	7%	0.36%
Consultant Generated/Recommended		14.0	14.0	15.0	15.0	15.0	1.0	7%	0.36%

The staffing levels within the Board of Commissioners function are not related to any statistical trends, or county population size. Therefore, the Project Team did not develop any statistically based alternative scenarios. Staffing for this type of function normally remains unchanged, except perhaps a minimal increase in support staff for the commissioners. The County Administrator surmises that one Analyst position may be added to the Commissioner's function over time. This minimal increase is based on the assumption that the County will not change to a "Home Rule" County.

Business Services (all Less Facilities Management)

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	1.32	40.5	42.5	45.4	48.3	51.2	10.7	26%	1.24%
Adj. Avg. Hist. Rate Per 10,000 Pop.	1.34	40.5	43.4	46.3	49.3	52.3	11.8	29%	1.35%
Year 2006 Rate Per 10,000 Population	1.34	40.5	43.3	46.2	49.2	52.1	11.6	29%	1.34%
Regression Analysis Vs. Population		40.5	28.0	17.6	6.5	(4.2)	(44.7)	-110%	---
Department Generated Projections		40.5	45.5	46.5	46.5	46.5	6.0	15%	0.73%
Consultant Generated/Recommended		40.5	45.5	46.5	46.5	46.5	6.0	15%	0.73%

Required staffing levels for Business Services are primarily linked to the overall size of County Government. Note that the Financial Services section is in the process of becoming a stand-alone department. The Project Team anticipates that only minimal increases in staff should be necessary to accommodate the growth in County government, due to continued improvements in efficiency achieved through the use evolving information technologies and continued training of staff. Over the long term, Administration foresees adding one Department Specialist 3 position. Financial Services has assumed that one additional Administrative Assistant and one Accounting specialist would be required; Human Resources would add one Senior Personnel Analyst (a position that was previously cut) and one Department Specialist 2. Risk Management forecasts one additional Department Specialist 3.

Business Services (Facilities Management Only)

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
<i>Total Gross Square Footage Serviced</i>			<i>To Be Determined</i>						
Min. Hist. Rate Per 10,000 Pop.	NA								
Adj. Avg. Hist. Rate Per 10,000 Pop.	NA								
Year 2006 Rate Per 10,000 Population	NA								
Regression Analysis Vs. Population	NA								
Department Generated Projections		39.0	54.0	58.0	62.0	65.0	26.0	67%	2.73%
Consultant Generated/Recommended		39.0	43.0	46.0	48.0	49.0	10.0	26%	1.21%

Staffing levels in the Facilities Management Division are generally dependent on the amount and type of square footage serviced and the age of the facilities. Therefore, the Project Team did not develop any statistically based alternative scenarios. An additional determinate which will impact staffing needs involve

a shift in what tasks are performed in-house versus contracted to private sources. At this juncture, the Project Team has assumed that Facilities Management will generally cease conducting most capital projects in-house and evolve into a solely maintenance and repair type function. If Facilities Management was currently a maintenance and repair-only function, the Project Team believes that current staffing levels would probably be sufficient.

Over the long-term however, three additional staff would be required to service the expanded jail, and two additional staff would be required to service the added development at the Center Street Campus (note this excludes one custodial staff who would be relocated from the vacated Lancaster facility, which is a recommendation of this master plan). No additional staff would be required for the Downtown Campus, and we have assumed that Public Works will continue to service the Silverton Road Campus, except for Custodial Services. Four staff increases would occur at large and at the Aumsville Warehouse. Additionally, with the number of major projects County already has underway, and considering the size and scale of the numerous projects proposed in this master plan, Business Services should give serious consideration to establishing and capital projects coordinator/manager position.

County Clerk

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		<i>302,135</i>	<i>323,128</i>	<i>344,443</i>	<i>367,018</i>	<i>388,898</i>	<i>86,763</i>	<i>29%</i>	<i>1.34%</i>
Min. Hist. Rate Per 10,000 Pop.	0.55	16.5	17.6	18.8	20.0	21.2	4.7	29%	1.34%
Adj. Avg. Hist. Rate Per 10,000 Pop.	0.56	16.5	18.1	19.3	20.5	21.7	5.2	32%	1.47%
Year 2006 Rate Per 10,000 Population	0.55	16.5	17.6	18.8	20.0	21.2	4.7	29%	1.34%
Regression Analysis Vs. Population		16.5	15.2	14.0	12.7	11.5	(5.0)	-30%	-1.87%
Department Generated Projections		16.5	18.0	19.0	23.0	32.0	15.5	94%	3.56%
Consultant Generated/Recommended		16.5	18.0	19.0	20.0	22.0	5.5	33%	1.53%

The County Clerk believes that given the use of part-time and temporary personnel during elections, existing staffing levels are adequate to meet current workload. Workload and related staffing needs associated with licensing activities and voter registration volumes will, however, expand as population increases and until electronic automated processes become the norm. The Clerk believes that workload in both the Elections and Licensing/Records Units would increase at a rate greater than population, as the size of the Clerk's database increases, as well as corresponding inquiries for information. In order to meet this expanded workload, the Clerk thought that an additional 12 Deputy Clerks, three Elections Clerks, and one Department Specialist would be needed by the year 2025.

However, the Project Team believes that even though requests for services and documentation related to voter registration and general Clerk records may grow at a rate faster than population growth, additional staffing needs would be mitigated by evolving automation and information technologies. This would specifically occur in the case of documents being created initially in an electronic format that will eliminate the labor-intensive need to convert from hardcopy paper. Staffing efficiencies should also be achieved due to the relative ease associated with tracking, locating, and copying electronic documents, compared to physically searching for hardcopy files/records. Direct public access to select records and documents via the Internet will also increase over the future and this will have an impact on moderating future staffing needs. County Executive Management agreed with this supposition.

Information Technology

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
<i>Total County Staffing Levels</i>		1,322	<i>To be Determined</i>				(1,322)	-100%	-99.94%
Min. Hist. Rate Per 10,000 Pop.	NA								
Adj. Avg. Hist. Rate Per 10,000 Pop.	NA								
Year 2006 Rate Per 10,000 Population	NA								
Regression Analysis Vs. Population	NA								
Department Generated Projections		57.0	57.9	58.9	59.9	60.9	3.9	7%	0.34%
Consultant Generated/Recommended		57.0	57.9	58.9	59.9	60.9	3.9	7%	0.34%

Information Technology staffing levels are generally tied to overall county staffing levels, corresponding volumes of hardware in use, and the frequency of implementing new software and systems and/or upgrading them. Therefore, the Project Team did not develop any statistically based alternative scenarios. This function was established as a stand-alone division in FY 2001-02 and by 2003 achieved full staffing levels. IT management believes the organization is adequately sized given current workload, and foresees minimal increases in future years. These increases will include two Programmer/Network Analysts within the Infrastructure Unit and four Program Analysts within the Direct Service Unit.

Tax Title Fund

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	NA								
Adj. Avg. Hist. Rate Per 10,000 Pop.	NA								
Year 2006 Rate Per 10,000 Population	NA								
Regression Analysis Vs. Population	NA								
Department Generated Projections		0.5	<i>None Provided</i>						
Consultant Generated/Recommended		0.5	0.5	0.5	0.5	0.5	-	0%	0.00%

Staffing for this function is not dependent upon any historical trends. Therefore, the Project Team did not develop any statistically based alternative scenarios. Staffing levels should remain constant for this function.

Treasurer

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.70%
Min. Hist. Rate Per 10,000 Pop.	NA								
Adj. Avg. Hist. Rate Per 10,000 Pop.	NA								
Year 2006 Rate Per 10,000 Population	NA								
Regression Analysis Vs. Population	NA								
Department Generated Projections		3.0	3.0	3.0	3.0	3.0	-	0%	0.00%
Consultant Generated/Recommended		3.0	3.0	3.0	3.0	3.0	-	0%	0.00%

Primary workload indicators related to the Treasurer's function are the volume of Tax Receipts, Total Disbursements, Tax Distributions, and the size of the County's Average Annual Portfolio. However, the volume and size of these indicators are not directly related to staff, nor is there any correlation between staffing levels and county population. Therefore, the Project Team did not develop any statistically based alternative scenarios. Although check printing will be transferred from Accounts Payable to the Treasurer, the Treasurer foresees that current staffing levels will be sufficient over the long term –a supposition with which the Project Team and County Executive Management concurs.

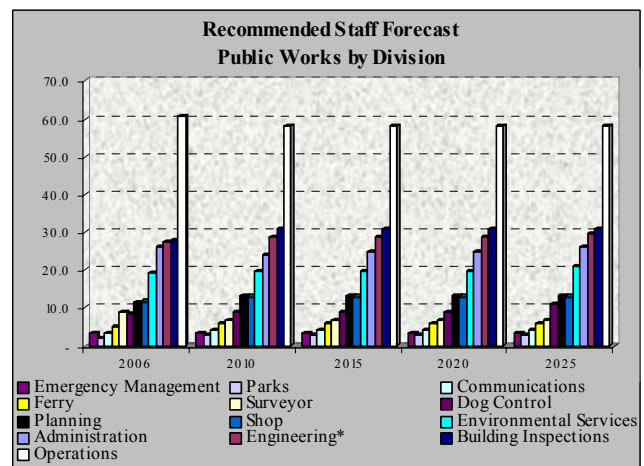
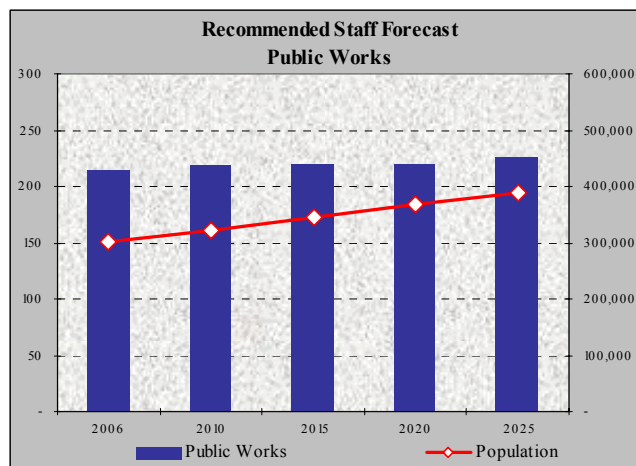
Staffing Forecast – Development and Infrastructure Functions (Public Works)

The Project Team has forecasted that minimal growth will occur within Public Works. Due to the size and complexity of this organization, the Project Team has disaggregated this staffing forecast by division. As shown in Exhibit 2.7, between 2006-2025:

- Staffing levels would increase by only 10.4 FTE positions, from 215 to 225.4 positions.
- This growth equates to an increase of 5%, and would occur at an annual rate of 0.25%.
- Although the forecasted annual rate of growth is substantially less than the 1.66% growth, which has historically occurred between 2002-06, the department has provided logical rationales that are provided below.

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Administration		26.3	24.0	25.0	25.0	26.0	(0.3)	-1%	-0.06%
Engineering*		27.3	28.8	28.8	28.8	29.8	2.5	9%	0.45%
Surveyor		8.8	6.7	6.7	6.7	6.7	(2.2)	-24%	-1.46%
Communications		3.2	4.0	4.0	4.0	4.0	0.8	25%	1.18%
Dog Control		8.5	9.0	9.0	9.0	11.0	2.5	29%	1.37%
Operations		60.7	58.0	58.0	58.0	58.0	(2.7)	-4%	-0.24%
Shop		11.7	13.0	13.0	13.0	13.0	1.3	11%	0.56%
Parks		2.0	3.0	3.0	3.0	3.0	1.0	50%	2.16%
Building Inspections		27.7	31.0	31.0	31.0	31.0	3.3	12%	0.59%
Planning		11.3	13.1	13.1	13.1	13.1	1.8	16%	0.78%
Ferry		5.1	6.0	6.0	6.0	6.0	0.9	18%	0.86%
Environmental Services		19.3	19.8	19.8	19.8	20.8	1.5	8%	0.39%
Emergency Management		3.1	3.1	3.1	3.1	3.1	-	0%	0.00%
Public Works - All		215.0	219.4	220.4	220.4	225.4	10.4	5%	0.25%

Comparative Historical Annual Growth Rate (Fy Ending 2002-06): **1.66%**



Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	6.93	214.0	224.1	238.9	254.5	269.7	55.7	26%	1.22%
Adj. Avg. Hist. Rate Per 10,000 Pop.	7.02	214.0	226.7	241.6	257.5	272.8	58.8	27%	1.29%
Year 2006 Rate Per 10,000 Population	7.08	214.0	228.9	244.0	260.0	275.5	61.5	29%	1.34%
Regression Analysis Vs. Population		214.0	216.5	220.9	225.5	230.0	16.0	7%	0.38%
Department Generated Projections		214.0	219.4	220.4	220.4	225.4	11.4	5%	0.27%
Consultant Generated/Recommended		214.0	219.4	220.4	220.4	225.4	11.4	5%	0.27%

As should be evident, from reviewing the statistically based alternative forecasts above, the department-generated forecast (with which the Project Team and County Executive Management agree), is quite conservative. However, Public Works believes that this forecast logical considering: a) anticipated revenue streams; b) that workload related to road miles and bridge construction will remain relatively flat; c) the expected continued annexations by incorporated municipalities within the County; d) the anticipated shifting of Public Works responsibilities to individual cities; and, f) County policy decisions related to limiting road maintenance to primary transportation arterials. Consequently, staffing increases should be minimal over the next 20 years

Staffing Forecast – Health and Community Services Functions

The Project Team has forecasted that substantial growth will occur within the Health Department component of this functional unit. As shown in Exhibit 2.8:

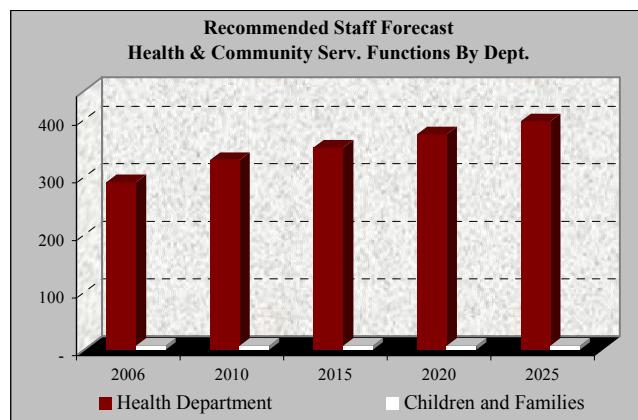
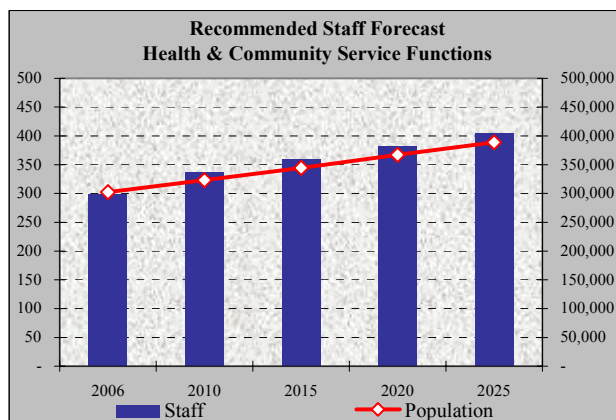
- Staffing levels in the Health Department would increase from 298.3 FTE positions in 2006 to 404 positions by 2025. This growth equates to a net increase of 105.7 positions, or 35% .
- In contrast, staffing for Children and Families Staffing levels would remain unchanged.
- The forecasted 1.61% annual rate of growth is substantially higher than that experienced over the past five-years, in which there was actually a slight decline in staff due to a reduction in state revenues and corresponding Health funding allocations.

The ensuing paragraphs provide more detailed alternative departmental projections, the “recommended” forecast, and supporting discussion.

Exhibit 2.8: Staffing Forecast Summary – Health an Community Services Component

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
Population		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Children and Families		7.1	7.1	7.1	7.1	7.1	-	0%	0.00%
Health Department		291.3	329.8	351.6	374.6	397.0	105.7	36%	1.64%
Total		298.3	336.9	358.6	381.7	404.0	105.7	35%	1.61%

Comparative Historical Annual Growth Rate (Fy Ending 2002-06): **-0.38%**



Children and Families

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	NA								
Adj. Avg. Hist. Rate Per 10,000 Pop.	NA								
Year 2006 Rate Per 10,000 Population	NA								
Regression Analysis Vs. Population									
Department Generated Projections		7.1	7.1	7.1	7.1	7.1	-	0%	0.00%
Consultant Generated/Recommended		7.1	7.1	7.1	7.1	7.1	-	0%	0.00%

Approximately 96% of the funding for this organization comes from state and federal services. By statute, this organization is not a direct service provider, but rather coordinates service providers and programs. Historically, this function has lost approximately 1.5 FTE's over the previous five years, even though overall funding has remained relatively constant. No changes in staff levels are foreseen for this function, unless there are either changes in State and/or Federal Programs and/or funding levels. As this function is not tied to population levels, the Project Team did not develop any statistically based alternative scenarios.

Health Department

The Project Team has forecasted that the Health Department would substantially increase staff.

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	7.53	291.3	243.4	259.4	276.4	292.9	1.6	1%	0.03%
Adj. Avg. Hist. Rate Per 10,000 Pop.	9.33	291.3	301.3	321.2	342.2	362.7	71.4	24%	1.16%
Year 2006 Rate Per 10,000 Population	10.21	291.3	329.8	351.6	374.6	397.0	105.7	36%	1.64%
Regression Analysis Vs. Population		291.3	254.2	242.4	229.8	217.7	(73.6)	-25%	-1.52%
Department Generated Projections		291.3		<i>None Provided</i>			---	---	---
Consultant Generated/Recommended		291.3	329.8	351.6	374.6	397.0	105.7	36%	1.64%

Nearly 90% of all funding for this department is derived from intergovernmental sources, with the majority of funding provided by the State. During 2003 and 2004, this organization experienced substantial budget cuts, primarily due to declining State revenues and corresponding reduced expenditures. However, an analysis of 10-year trends indicated that Health staff grew at more than three times the rate of County population (50% versus 15% respectively). Note that the majority of this growth occurred during the first half of this period, when a significant economic expansion occurred. Consequently, the Project Team and County Management agreed that a logical assumption is that State funding for health services is currently at a level that is representative of the 10-year historic trend and should continue to be commensurate with year 2006 funding levels over the long term. Therefore, the Project Team's recommended forecast is based on applying the year 2006 ratio of staff versus population to the established county population forecast.

Staffing Forecast - Law and Justice Functions

The Project Team projects substantial growth for Law and Justice component. As Exhibit 2.9 demonstrates:

- Staff for the combined departments that comprise the Law and Justice component will increase from 560.4 FTE positions in 2006, to 794.5 positions by year 2025.
- This expansion in staff equates to a net increase of 234.1 positions, or 42%, which would occur at an annual rate of 1.85%.
- Anticipated growth in the Sheriff's Department would represent approximately 72% of the total Law and Justice Components forecast.

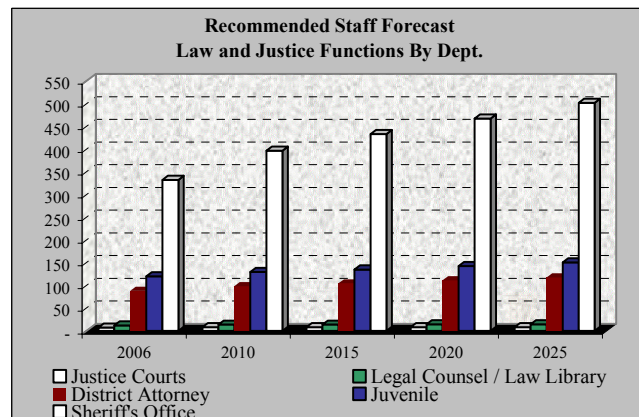
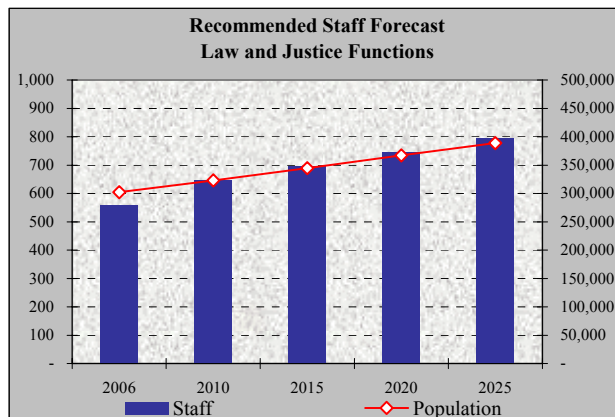
- Nearly half of the Sheriff’s staff growth would occur within the Institution’s Division, which is linked to the anticipated expansion of the Jail and Work Release Center.
- The Enforcement and Parole Departments would generally grow in proportion to population.
- Non-Sheriff departments staffing levels would also increase at rates which approximate that of county population.

The subsequent paragraphs provide more detailed alternative departmental projections, the “recommended” forecast, and supporting discussion.

Exhibit 2.9: Staffing Forecast Summary – Law and Justice Functions

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		<i>302,135</i>	<i>323,128</i>	<i>344,443</i>	<i>367,018</i>	<i>388,898</i>	<i>86,763</i>	<i>29%</i>	<i>1.34%</i>
District Attorney		88.4	98.6	104.8	111.4	117.8	29.4	33%	1.52%
Justice Courts		7.5	8.5	8.5	8.5	8.5	1.0	13%	0.66%
Juvenile		120.1	129.9	135.5	143.1	151.0	30.9	26%	1.21%
Legal Counsel / Law Library		11.9	14.0	14.0	15.0	15.0	3.1	26%	1.23%
Sheriff's Office									
Enforcement		124.3	134.5	141.4	148.8	155.9	31.7	25%	1.20%
Institutions		148.1	197.8	223.5	245.5	268.5	120.4	81%	3.18%
Parole		60.1	64.6	68.9	73.4	77.8	17.6	29%	1.36%
Subtotal - Sheriff		332.5	396.8	433.7	467.6	502.1	169.7	51%	2.19%
Total		560.4	647.8	696.6	745.6	794.5	234.1	42%	1.85%

Comparative Historical Annual Growth Rate (Fy Ending 2002-06): **0.63%**



District Attorney

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		<i>302,135</i>	<i>323,128</i>	<i>344,443</i>	<i>367,018</i>	<i>388,898</i>	<i>86,763</i>	<i>29%</i>	<i>1.34%</i>
Min. Hist. Rate Per 10,000 Pop.	2.83	88.4	91.5	97.6	104.0	110.2	21.7	25%	1.16%
Adj. Avg. Hist. Rate Per 10,000 Pop.	2.90	88.4	93.8	99.9	106.5	112.8	24.4	28%	1.29%
Year 2006 Rate Per 10,000 Population	2.93	88.4	94.6	100.8	107.4	113.8	25.4	29%	1.34%
Regression Analysis Vs. Population		88.4	95.7	103.5	111.8	119.8	31.3	35%	1.61%
Department Generated Projections		88.4	<i>None Provided</i>				---	---	---
Consultant Generated/Recommended		88.4	98.6	104.8	111.4	117.8	29.4	33%	1.52%

The District Attorney's workload corresponds directly to the volume of criminal case filings, which in turn, generally corresponds to population growth. The District Attorney believes that the department is currently understaffed by eight attorneys/investigators, given its need to meet "speedy trial" legal requirements and

current caseload volume. Further, to meet these goals in the future, the DA indicated that additional attorneys, investigators and legal secretaries will need to increase at a rate that is proportionate to projected county population, after adjustments are made to correct for current deficiencies. The Consultant believes however, that it is unlikely that all of the existing staffing deficiencies can be remedied, due to budgetary constraints. Therefore, we have assumed that DA staff will increase at a rate corresponding to that of population, plus that four staff will be gradually added between now and year 2010, to partly mitigate what the DA believes to be a deficient staffing level. The forecasted 1.52% annual rate of increase is slightly below that of 1.52%, which the DA experienced over the previous five years.

Justice Courts

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	0.24	7.5	7.8	8.3	8.8	9.4	1.9	25%	1.17%
Adj. Avg. Hist. Rate Per 10,000 Pop.	0.27	7.5	8.7	9.2	9.8	10.4	2.9	39%	1.74%
Year 2006 Rate Per 10,000 Population	0.25	7.5	8.0	8.6	9.1	9.7	2.2	29%	1.34%
Regression Analysis Vs. Population		7.5	6.4	5.2	3.9	2.7	(4.8)	-64%	-5.27%
Department Generated Projections		7.5	8.5	8.5	8.5	8.5	1.0	13%	0.66%
Consultant Generated/Recommended		7.5	8.5	8.5	8.5	8.5	1.0	13%	0.66%

The Justice Court indicated that with continued annexations, the Court would likely remain unchanged and would simply maintain two Justice of the Peace positions through the time horizon of this master plan. However, the Court and the Consultant forecast that one additional permanent Department Specialist would be required and would be housed at the Stayton Court, which currently is not staffed on a full-time basis.

Juvenile

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Total County Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
<i>At-Risk (5-19 population)**</i>		67,160	69,217	72,234	76,259	80,492	13,332	20%	0.96%
Min. Hist. Rate Per 10,000 Pop.	3.44	120.1	111.1	118.4	126.2	133.7	13.7	11%	0.57%
Adj. Avg. Hist. Rate Per 10,000 Pop.	3.96	120.1	128.0	136.5	145.4	154.1	34.0	28%	1.32%
Year 2006 Rate Per 10,000 Population	3.97	120.1	128.4	136.9	145.9	154.6	34.5	29%	1.34%
Regression Analysis Vs. Population		120.1	107.9	102.3	96.3	90.5	(29.5)	-25%	-1.47%
Department Generated Projections		120.1	129.9	135.5	143.1	151.0	30.9	26%	1.21%
Consultant Generated/Recommended		120.1	129.9	135.5	143.1	151.0	30.9	26%	1.21%

Workload is tied to "at-risk" (ages 6-18) population levels, and secondarily: a) the availability of after school programming (which has been shown to mitigate juvenile participation in criminal activities); b) school engagement; and, c) economic conditions. Given current staffing levels, management indicated that it was deficient in one clerical support staff, three counselors, and two Alternative Program Workers. After correcting for these deficiencies, staff would generally grow in proportion to at risk population. Staff growth would primarily consist of additional probation officers to keep caseloads at a manageable level, additional alternative program workers to increase number of youth involved in work experiences, and a slight increase in detention staff to increase programming options. The forecasted 1.21% annual rate of increase is somewhat higher than the 0.36% rate of growth that Juvenile experienced over the previous five years.

Legal Counsel/Law Library

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	0.32	11.9	10.5	11.2	11.9	12.6	0.7	6%	0.31%
Adj. Avg. Hist. Rate Per 10,000 Pop.	0.35	11.9	11.4	12.2	13.0	13.8	1.9	16%	0.77%
Year 2006 Rate Per 10,000 Population	0.39	11.9	12.7	13.6	14.5	15.3	3.4	29%	1.34%
Regression Analysis Vs. Population		11.9	13.3	15.4	17.6	19.7	7.8	66%	2.69%
Department Generated Projections		11.9	14.0	14.0	15.0	15.0	3.1	26%	1.23%
Consultant Generated/Recommended		11.9	14.0	14.0	15.0	15.0	3.1	26%	1.23%

Legal Counsel's workload is primarily linked to growth in the County, the resulting size of County Government, and in particular, overall staffing levels. Combined, this growth will result in: a) more litigation (tort claims, personnel claims); b) an increase in the amount of contracts that must be generated and reviewed; c) an increase in land use applications, tax appeals; and, d), the need to supply more legal advice to County Management. Further new laws and legislation could also impact future staffing levels. For example, Counsel had to hire one additional hearings officer in response to Measure 37. Considering the above, the Consultant has no issue with recommending that the County increase staff per the department-generated staffing scenario.

Sheriff – Enforcement

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.	3.62	124.3	116.9	124.6	132.7	140.6	16.4	13%	0.65%
Adj. Avg. Hist. Rate Per 10,000 Pop.	3.71	124.3	120.0	127.9	136.3	144.4	20.1	16%	0.79%
Year 2006 Rate Per 10,000 Population	4.11	124.3	132.9	141.7	150.9	159.9	35.7	29%	1.34%
Regression Analysis Vs. Population		124.3	143.7	168.3	194.3	219.6	95.3	77%	3.04%
Department Generated Projections		124.3	<i>None Generated</i>				(124.3)	-100%	-99.94%
Consultant Generated/Recommended		124.3	134.5	141.4	148.8	155.9	31.7	25%	1.20%

Enforcement staffing levels are primarily driven by calls for service. Between 1999-2005, the number of calls for service increased at a rate that closely corresponded to population, while the number of deputies per calls for service declined by 11%.

To project staff, the Consultant: a) forecasted calls for service versus population by applying the historical adjusted average rate of calls for service per 1,000 population (101.96) that was experienced between 1999-2005 to forecasted county population; b) projected enforcement deputies by applying the historical adjusted average number of deputies per 1,000 calls for service (2.56) to the calls for service forecast; and, c) finally projected support staff at the rate of 25% of the increase in enforcement deputies. This projection results in a total staffing increase of 35%, which would be slightly more than the 30% forecasted increase in county population.

Exhibit 2.9.1 (next page) provides historical calls for service workload data and historical staffing levels of enforcement deputies. As shown, while population and calls for service increased at about 8% between 1999-2005, actual deputy staffing levels declined by 4%, or 3.5 FTE positions.

Subsequent Exhibit 2.9.2 provides the alternative calls for service forecasts developed by applying a variety of historical rates per population against projected total county population. The figures highlighted with red font indicate the calls for service forecast utilized by the Project Team.

Exhibit 2.9.3 provides alternative enforcement deputies staffing forecast that the project team developed by applying various selected rates of calls per service per deputy. Again, the figures highlighted with red font indicate the calls for service forecast utilized by the Project Team.

Lastly, Exhibit 2.9.4 provides a definitive staffing forecast for the entire Enforcement Division.

Exhibit 2.9.1: Historical Workload and Staffing Trends – Sheriff’s Enforcement Division

Criteria	1999	2000	2001	2002	2003	2004	2005	Net Change	Percent Change	Ann. % Change
Service Demand										
County Population	276,910	281,850	286,300	288,450	291,000	295,900	298,450	21,540	8%	1.26%
Calls for Service	27,258	28,274	29,708	30,256	30,710	30,255	29,422	2,164	8%	1.28%
Staff										
Enforcement Deputies	80	80	74	74	74	74	76	-3.50	-4%	-0.75%
Analysis										
CFS/1,000 Pop.	98.4	100.3	103.8	104.9	105.5	102.2	98.6	0.15	0%	0.02%
Deputies Per 1,000 CFS	2.92	2.84	2.49	2.45	2.41	2.45	2.58	-0.33	-11%	-2.00%

Calls For Service Per 1,000 Population Synopsis:

- 1 Minimum CFS per 1,000 Population 98.44
- 2 Maximum CFS per 1,000 Population 105.53
- 3 Average CFS per 1,000 Population 101.97
- 4 Adjusted Average CFS per 1,000 Population 101.96

Deputies Per 1,000 Calls For Service Analysis

- 1 Minimum Deputies Per 1,000 CFS 2.41
- 2 Maximum Deputies Per 1,000 CFS 2.92
- 3 Average Deputies Per 1000 CFS 2.59
- 4 Adjusted Average Deputies Per 1,000 CFS 2.56

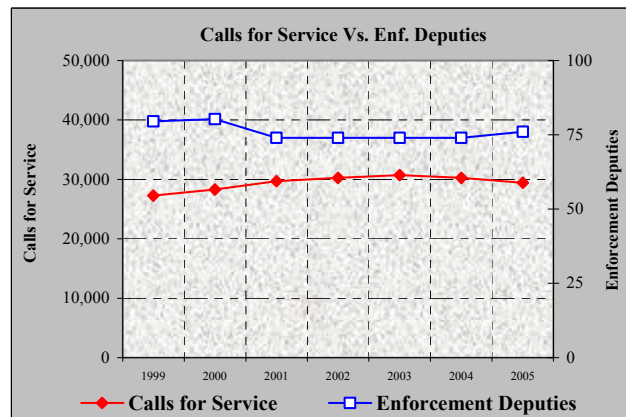
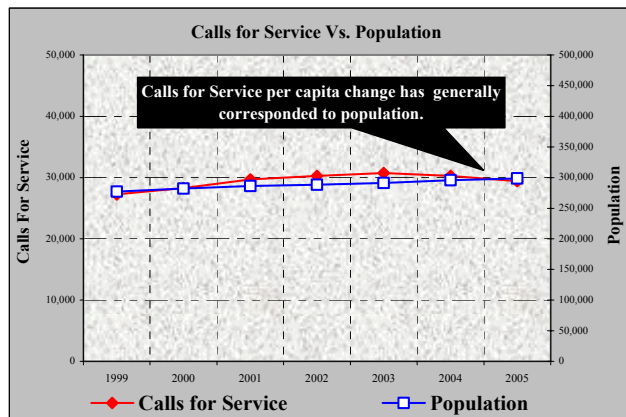


Exhibit 2.9.2: Historical Workload and Staffing Trends – Sheriff’s Calls for Service Forecast

Criteria and Projections Basis	Historic Ratio	Actual 2005	Projections				Net Change	Percent Change	Ann. % Change
			2010	2015	2020	2025			
Population		298,450	323,128	344,443	367,018	388,898	90,448	30%	1.33%
Calls For Service Projection Alternatives:									
Minimum Historical Rate Per Pop.	98.44	29,422	31,808	33,906	36,128	38,282	8,860	30%	1.32%
Adjusted Average Historical Rate Per Pop.	101.96	29,422	32,946	35,120	37,421	39,652	10,230	35%	1.50%
Maximum Historical Rate Per Pop	105.53	29,422	34,101	36,350	38,732	41,041	11,619	39%	1.68%
1999-2005 CFS Vs. Pop Trendline	---	29,422	33,600	36,172	38,895	41,535	12,113	41%	1.74%

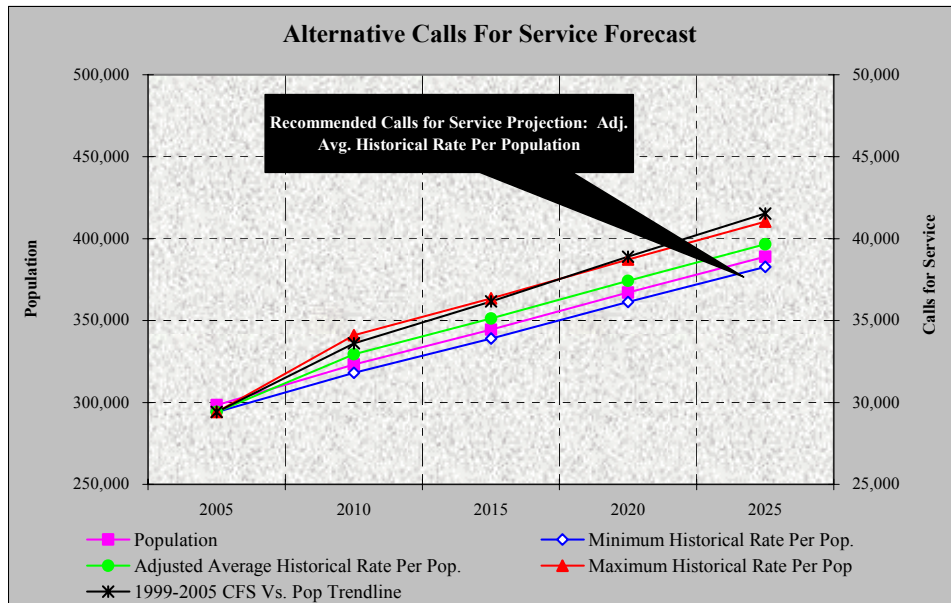


Exhibit 2.9.3: Projected Sheriff's Enforcement Deputies Forecast

Criteria and Projections Basis	Historic Ratio	Actual 2005	Projections				Net Change	Percent Change	Ann. % Change
			2010	2015	2020	2025			
Service Demand									
Population		298,450	323,128	344,443	367,018	388,898	90,448	30%	1.33%
Calls For Service	101.96	29,422	32,946	35,120	37,421	39,652	10,230	35%	1.50%
Staff Projection Alternatives:									
Minimum 1,000 CFS Rate Per Deputy	2.41	76.0	79.4	84.6	90.2	95.5	20	26%	1.15%
Adjusted Average 1,000 CFS Rate Per Dep.	2.56	76.0	84.4	89.9	95.8	101.5	26	34%	1.46%
Maximum 1,000 CFS Rate Per Deputy	2.92	76.0	96.1	102.4	109.1	115.6	40	52%	2.12%

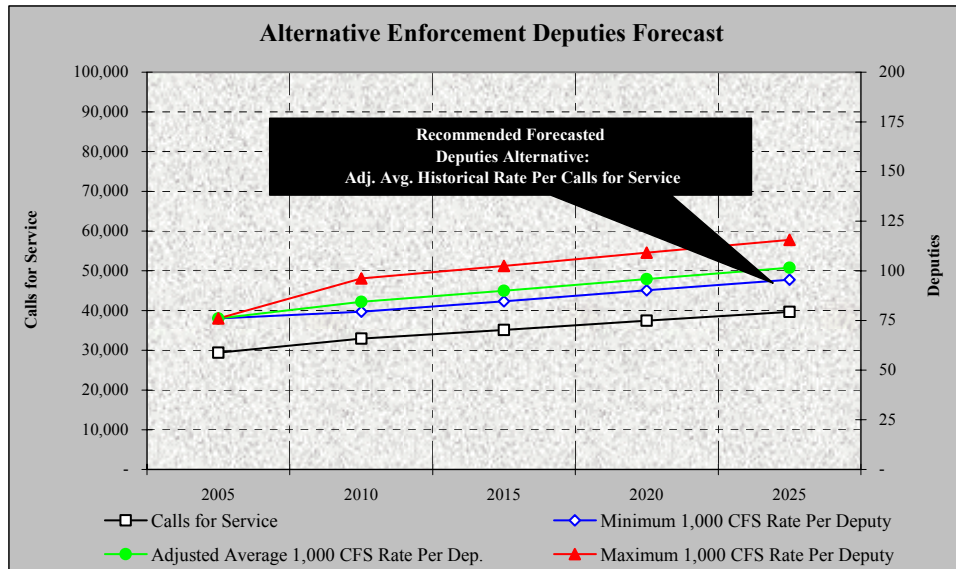
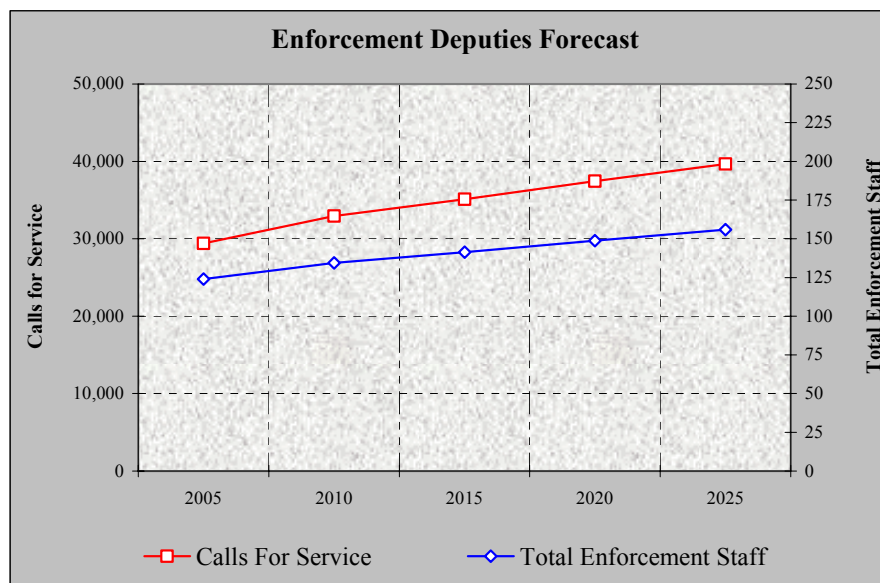


Exhibit 2.9.4: Projected Sheriff's - Enforcement Division Total

Criteria and Projections Basis	Actual	Projections				Net Change	Percent Change	Ann. % Change
	2005	2010	2015	2020	2025			
Service Demand								
Population	298,450	323,128	344,443	367,018	388,898	90,448	30%	1.33%
Calls For Service	29,422	32,946	35,120	37,421	39,652	10,230	35%	1.50%
Staff Projections:								
Number of Enforcement Deputies	76.0	84.4	89.9	95.8	101.5	25.5	34%	1.46%
Support Staff ¹	48.0	50.1	51.5	53.0	54.4	6.4	13%	0.63%
Total Enforcement Staff	124.0	134.5	141.4	148.8	155.9	31.9	26%	1.15%

¹ Support Staff increased at 25% the rate of Enforcement Deputies



Sheriff – Institutions

Basis	Applied Rate	Actual	Projections				Total Increase	Total % Increase	Annual % Increase
		2006	2010	2015	2020	2025			
Population		302,135	323,128	344,443	367,018	388,898	86,763	29%	1.34%
Min. Hist. Rate Per 10,000 Pop.		-	Not Applicable						
Adj. Avg. Hist. Rate Per 10,000 Pop.		-	Not Applicable						
Year 2006 Rate Per 10,000 Population		-	Not Applicable						
Regression Analysis Vs. Population		-	Not Applicable						
Department Generated Projections		148.1	175.0	204.0	252.0	282.0	133.9	90%	3.45%
Consultant Generated/Recommended		148.1	197.8	223.5	245.5	268.5	120.4	81%	3.18%

Since the jail opened in 1989, staffing levels have remained relatively constant, as the jail was, and is, operating under a maximum cap of 528 beds. In reality, ADP levels have approximated this figure over this timeframe. Jail staff will continue to remain at, or close to, these levels, until housing capacity is expanded. At this juncture, the Consultant has projected jail staff based on projected average daily population figures that were generated by applying various historical booking rates to county population and subsequently various average length of stay assumptions to projected bookings. These statistical analyses are shown in the exhibits below. Ultimately, this forecast will have to be modified to reflect when new housing units come on line, the mix of specific types of populations to be housed, and how each individual housing unit is staffed per shift. However, the forecast above should provide a reasonable approximation of future jail institutions

staff. Similarly, the Project Team has projected Work Release Center staff based on the assumption that inmates admitted to the Work Release Program will increase at rate proportionate to that of the full-time sentenced population. Work Release staffing is also based on the assumption that the Work Release Center will expand into the space currently occupied by Enforcement's Central District, and that an additional Housing Control area will need to be staffed.

Exhibit 2.9.5 provides an historical analysis of jail service demand and provides the alternative historical booking rates per 1,000 population, that in part served as the basis from which jail beds were projected. Exhibit 2.9.6 provides a synopsis of the annual average number of jail days, average daily population, and average length of stay data that the Project Team also used to generate the jail bed forecast. Exhibit 2.9.7 provides the alternative bookings forecasts generated by the Project Team and the selected forecast, which is highlighted in red.

Exhibit 2.9.8 (two pages) provides five alternative average daily jail population forecasts, including an explanation of the methodology used to generate each forecast. With the recommendation of the Project Team, County Executive Management agreed that Alternative E should be applied for facility planning purposes. The Project Team based this alternative on a bookings forecast developed via regression analysis of historical bookings versus county population from 1998-2005, and then applied the average length of stay per prisoner experienced between 1998-2001.

The Project Team specifically excluded average length of stay figures from years 2002-2006 because the jail already was operating at its capped capacity while bookings continued to increase. Hence, prisoners were being held for shorter lengths of stay, due to the physical capacity limitations of the jail. Further, the Consultant Team understands that although historical booking rates may be suppressed due to jail capacity limitations, it is a reasonable assumption that the County cannot afford to increase jail capacity to the extent that County and local Police Departments would be able to significantly change their policies in terms of the numbers of persons that are cited and released, versus booked and released, versus booked and held.

Exhibit 2.9.9 provides a forecast of required beds, which includes factors to account for monthly and daily peaking factors, as well as a realistic operational allowance, of 90%. The application of an allowance percentage would result in 10% of the jails beds being vacant at any time, which would to permit sufficient capacity within each housing unit to permit a turnover of beds and adequate segregation of various jail populations (Note that the 90% operational allowance figure is conservative in comparison to American Correctional Association (ACA) standards, which recommend an 80% operational allowance.). Consequently, the Project Team estimates a current need of 688 beds, which equates to a current shortfall of 160 beds. By year 2025, 1,066 beds would be required, which would result in a shortfall of 538 beds.

Lastly, Exhibit 2.9.10 provides a detailed staffing forecast for jail staff that is based largely on the projected jail average daily population figures. Again, the Project Team emphasizes, that this forecast will have to be modified to reflect when new housing units come on line, the mix of specific types of populations to be housed, and how each individual housing unit is staffed per shift. However, the forecast above should provide a reasonable approximation of future jail institutions staff.

Exhibit 2.9.5: Jail Service Demand Trends – Historical Jail Bookings

Criteria	1998	1999	2000	2001	2002	2003	2004	2005	Net Change	Percent Change	Ann. % Change
Serv											
County Population	267,700	276,910	281,850	286,300	288,450	291,000	295,900	298,450	30,750	11%	1.57%
Sworn Officers											
Sworn Staff - Enforcement	78	80	83	86	83	81	86	97	19	24%	3.16%
Sworn Officers/1000 Pop.	0.29	0.29	0.29	0.30	0.29	0.28	0.29	0.33	0.03	12%	1.57%
Booking Volumes and Analysis											
Bookings	16,489	16,158	16,805	16,347	17,309	17,930	19,222	19,622	3,133	19%	2.52%
Bookings/1,000 Pop.	61.6	58.351	59.624	57.097	60.007	61.615	64.961	65.746	0.1	7%	0.94%
Avg. Bookings/Day	45.2	44.3	46.0	44.8	47.4	49.1	52.7	53.8	9	19%	2.52%
Bookings/Sworn Officer	211.4	203.2	203.7	190.1	208.5	221.4	223.5	202.3	-9	-4%	-0.63%

Bookings Versus Population Synopsis:

- 1 Minimum Average Bookings per 1,000 Population 57.097
- 2 Maximum Average Bookings per 1,000 Population 65.746
- 3 Average Bookings per 1,000 Population 61.125
- 4 Adjusted Average Bookings per 1,000 Population 61.026

Bookings Per Sworn Officer Synopsis

- 1 Minimum Average Bookings per Officer 190.1
- 2 Maximum Average Bookings per Officer 223.5
- 3 Average Bookings per Officer 208.0
- 4 Adjusted Average Bookings per Officer 208.4

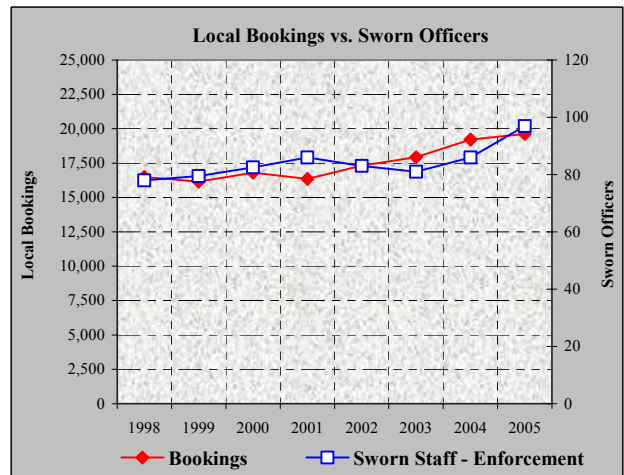
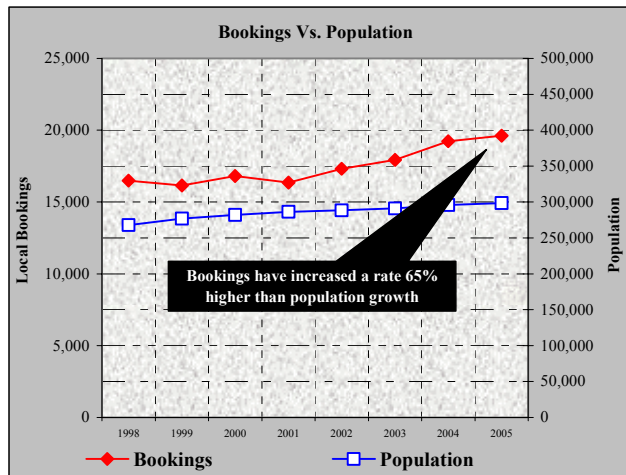


Exhibit 2.9.6: Jail Service Demand Trends – Average Daily Population and Average Length of Stay

Criteria	Recorded Data								Analysis		
	1998	1999	2000	2001	2002	2003	2004	2005	Net Change	Percent Change	Ann. % Change
Service Demand											
County Population	267,700	276,910	281,850	286,300	288,450	291,000	295,900	298,450	30,750	11%	1.57%
Jail Service Demand Volume											
Annual Bookings	16,489	16,158	16,805	16,347	17,309	17,930	19,222	19,622	3,133	19%	2.52%
Annual Jail Days	186,549	199,404	196,622	194,933	192,181	193,571	199,166	194,829	8,280	4%	0.62%
Average Daily Population	511	546	539	534	527	530	546	534	23	4%	0.62%
Average Length of Stay	11.31	12.34	11.70	11.92	11.10	10.80	10.36	9.93	-1.38	-12%	-1.85%
Jail Service Demand Analysis											
Total Jail Days Per Booking	11.31	12.34	11.70	11.92	11.10	10.80	10.36	9.93	-1.38	-12%	-1.85%
ADP Per Bookings	0.031	0.034	0.032	0.033	0.030	0.030	0.028	0.027	0.00	-12%	-1.85%
ALOS - Hist. Analysis: 1998-05	Minimum	9.93	Average	11.36	Maximum	12.34	Adj. Avg	11.20			
ALOS - Hist. Analysis: 1998-01	Minimum	11.31	Average	11.82	Maximum	12.34	Adj. Avg	11.81			

Note: Current use capacity of Jail is 528 Beds

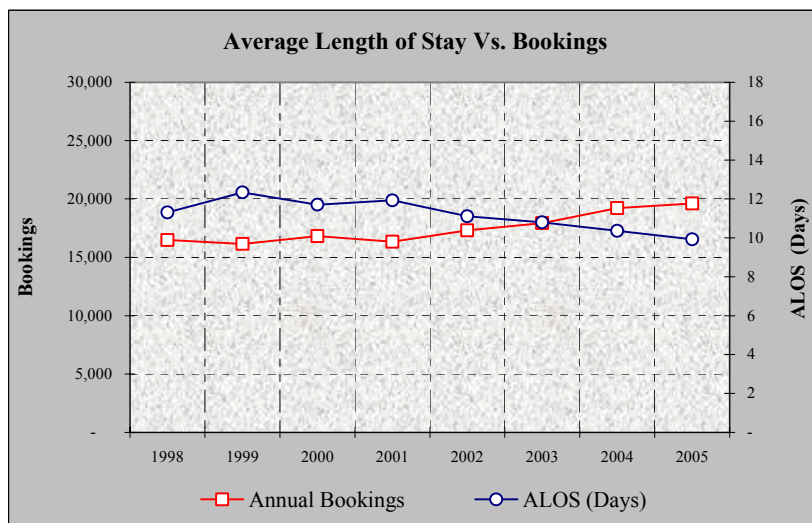


Exhibit 2.9.7: Jail Service Demand – Alternative Bookings Forecasts

Criteria and Projections Basis	Historic Ratio	Actual 2005	Projections				Net Change	Percent Change	Ann. % Change
			2010	2015	2020	2025			
Population		298,450	323,128	344,443	367,018	388,898	90,448	30%	1.33%
Enforcement Sworn Staff <i>(Proj. @Year 2005 ratio per 1,000 Pop.)</i>	0.33	76	105	112	119	126	50	66%	2.58%
Booking Projection Alternatives:									
1998-2005 Adj. Avg. Bookings Rate/1,000 Pop.	61.03	19,622	19,719	21,020	22,397	23,733	4,111	21%	0.96%
Year 2005 Bookings Rate Per 1,000 Pop.	65.75	19,622	21,244	22,646	24,130	25,569	5,947	30%	1.33%
Average Bookings Rate Per Officer	208.02	19,622	21,846	23,287	24,813	26,292	6,670	34%	1.47%
Maximum Bookings Rate Per Officer	223.51	19,622	23,473	25,022	26,662	28,251	8,629	44%	1.84%
1998-2005 Bookings Vs. Pop Trendline	---	19,622	21,554	23,878	26,340	28,726	9,104	46%	1.92%

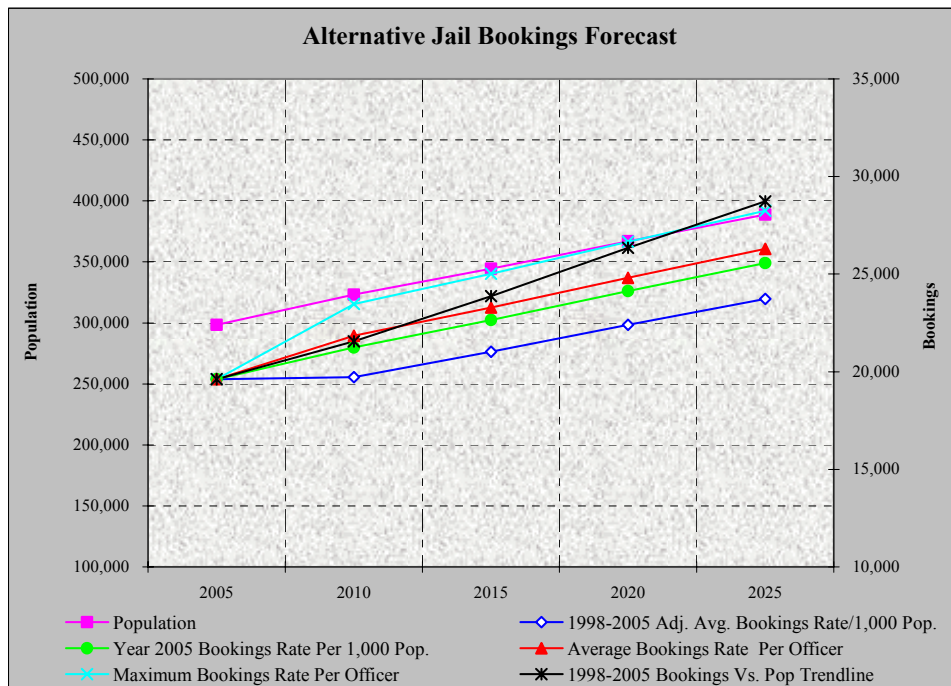


Exhibit 2.9.8: Jail Service Demand – Alternative Average Daily Population Forecasts

Criteria and Projections Basis	Applied Historic Ratio	Actual 2005	Projected Bookings				Net Change	Percent Change
			2010	2015	2020	2025		
County Population	-	267,700	323,128	344,443	367,018	388,898	121,198	45%
ADP Forecast - Alternative A								
<i>Methodology: 1) Applies the year 2005 rate of bookings per 1,000 county population to forecasted population; and, 2) then applies average of the ALOS experienced between 1998-2001 to projected bookings.</i>								
	Ratio	2005	2010	2015	2020	2025	Net Change	Percent Change
Year 2005 Rate of Bookings Per 1,000 Population	65.75	19,622	21,244	22,646	24,130	25,569	5,947	30%
Average Length of Stay (average of years 1998-2001)	11.82	11.82	11.82	11.82	11.82	11.82	0.0	0%
Forecasted Average Daily Population	-	534	688	733	781	828	294	55%
ADP Increase Over 2005 Level	-	-	154	200	248	294	-	-
ADP Forecast - Alternative B								
<i>Methodology: 1) Applies the year 2005 rate of bookings per 1,000 population to forecasted population; and, 2) then applies the year 2005 average length of stay to projected bookings.</i>								
	Ratio	2005	2010	2015	2020	2025	Net Change	Percent Change
Year 2005 Rate of Bookings Per 1,000 Population	65.75	19,622	21,244	22,646	24,130	25,569	5,947	30%
Average Length of Stay - Year 2005	9.93	9.93	9.93	9.93	9.93	9.93	0.00	0%
Forecasted Average Daily Population	-	534	578	616	656	696	162	30%
ADP Increase Over 2005 Level	-	-	44	82	123	162	-	-
ADP Forecast - Alternative C:								
<i>Methodology: 1) Applies the 1998-2005 adjusted average rate of bookings per 1,000 population to forecasted population; and, 2) then applies the year 2005 average length of stay to projected bookings.</i>								
	Ratio	2005	2010	2015	2020	2025	Net Change	Percent Change
Years 1998-2005 Adjusted Average Rate of Bookings Per 1,000 Pop.	61.03	19,622	19,719	21,020	22,397	23,733	4,111	21%
Average Length of Stay - Year 2005	9.93	9.93	9.93	9.93	9.93	9.93	0.00	0%
Forecasted Average Daily Population	-	534	536	572	609	646	112	21%
ADP Increase Over 2005 Level	-	-	3	38	76	112	-	-
ADP Forecast - Alternative D:								
<i>Methodology: 1) Applies the years 1998-2005 adjusted average rate of bookings per 1,000 population to forecasted population; and, 2) then applies average of the ALOS experienced between 1998-2001 to projected bookings..</i>								
	Ratio	2005	2010	2015	2020	2025	Net Change	Percent Change
Years 1998-2005 Adjusted Average Rate of Bookings Per 1,000 Pop.	61.03	19,622	19,719	21,019.8	22,397	23,733	4,111	21%
Average Length of Stay (average of years 1998-2001)	11.82	11.82	11.82	11.8	11.82	11.82	0.00	0%
Forecasted Average Daily Population	-	534	639	680.7	725	769	235	44%
ADP Increase Over 2005 Level	-	-	105	147	192	235	-	-
ADP Forecast - Alternative E:								
<i>Methodology: 1) Trendline forecast based on regression analysis of bookings versus population for years 1998-2005; and 2) then applies the years 1998 - 2001 average length of stay to projected bookings.</i>								
	Ratio	2005	2010	2015	2020	2025	Net Change	Percent Change
Bookings - Trendline (years 1998-2005 basis applied to population)	NA	19,622	21,554	23,878	26,340	28,726	9,104	46%
Average Length of Stay (average of years 1998-2001)	11.82	11.82	11.82	11.82	11.82	11.82	0.00	0%
Forecasted Average Daily Population	-	534	698	773	853	930	396	74%

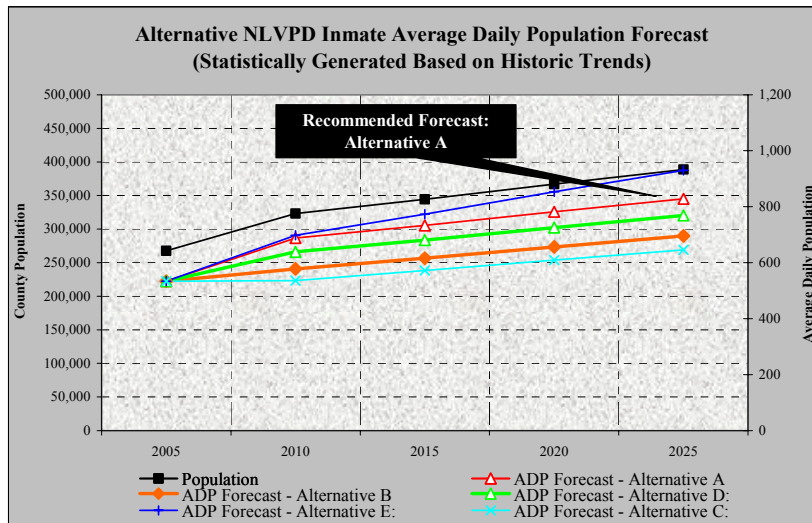


Exhibit 2.9.9: Forecasted Jail Bed Requirements

Criteria and Projections Basis	Applied Historic Ratio	Actual 2005	Projections				Net Change	Percent Change
			2010	2015	2020	2025		
Recommended Forecast: Alternative A								
Average Daily Population	-	534	688	733	781	828	294	55%
Monthly Peaking Factor	5%	28	36	38	40	43	15	54%
Daily Peaking Factor	10%	57	73	78	83	88	31	54%
Peak Population		619	797	849	904	959	340	55%
Operational Allowance	90%	69	89	95	101	107	38	55%
Total Required Bed Capacity	-	688	886	944	1,005	1,066	378	55%
Existing Physical Capacity		600	600	600	600	600		
Bed Capacity: Surplus/Deficit		-88	-286	-344	-405	-466		

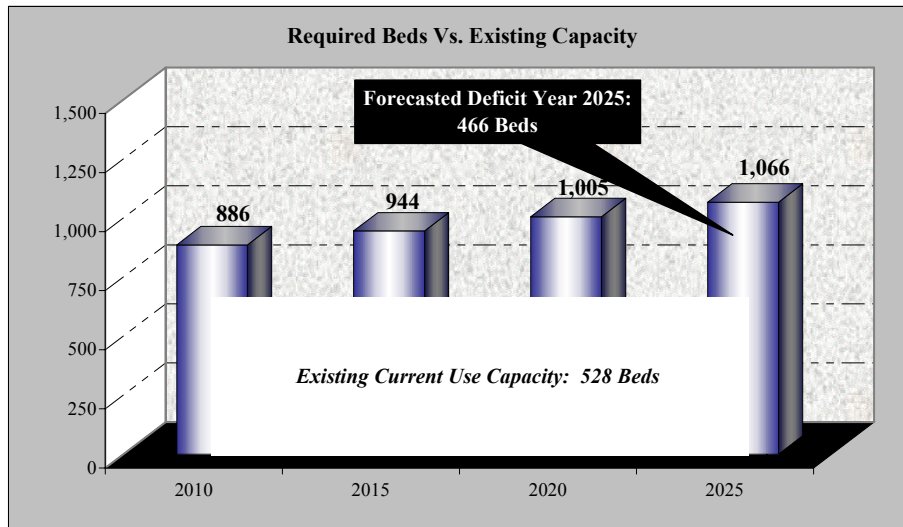


Exhibit 2.9.10: Jail Staffing Forecast

Criteria and Projections Basis	Actual 2005	Projections				Net Change	Percent Change	Comments
		2010	2015	2020	2025			
Institutions Operations and Medical Unit (Main Jail)								
<u>Capacity:</u>								
Total Required Bed Capacity	600	886	944	1,005	1,066	466.0	78%	Statistically based Per Implementation Plan
Additional Required Beds		286	344	405	466			
Added Units 64-Bed Units (Stats)		4.47	5.38	6.33	7.28			
Added Units 64-Bed Units (Imp)		4.00	6.00	6.00	6.00			
<u>Staff:</u>								
Commander-Jail	1.0	1.0	1.0	1.0	1.0			Projected at 1 to 9 ratio Sgt./deputies Projected in proportion to bed capacity
Lieutenant-Institutions	3.0	3.0	3.0	3.0	3.0			
Sergeant-Institutions	10.0	11.7	12.5	13.3	14.1			
Deputy Sheriff-Institutions	71.0	104.9	111.8	119.0	126.2			
Department Specialist	0.6	0.6	0.6	0.6	0.6			
Facility Security Aide I	2.0	2.0	3.0	3.0	3.0			
Facility Security Aide II	11.0	16.3	17.4	18.5	19.6			
Health Program Supervisor	1.0	1.0	1.0	1.0	1.0			
Corrections Nurse	9.0	13.3	14.2	15.1	16.0			
Office Manager	1.0	1.0	1.0	1.0	1.0			
Office Specialist 2	3.0	6.0	7.0	7.0	7.0			
Property Specialist	1.0	1.0	1.0	1.0	1.0			
Program Coordinator	1.0	1.0	1.0	1.0	1.0			
<i>Subtotal - Main Jail</i>	<i>114.56</i>	<i>162.76</i>	<i>174.46</i>	<i>184.46</i>	<i>194.46</i>	<i>79.9</i>	<i>70%</i>	
Work Release Center								
<u>Capacity:</u>								
Quantity of Beds	144.0	144.0	244.0	244.0	244.0	100.0	69%	Assumes Central will be converted into 100 additional beds
<u>Staff:</u>								
Office Specialist	1.0	1.0	1.0	1.0	1.0	0.0	0%	
Deputy Sheriff-Institutions	13.0	13.0	25.0	37.0	49.0	36.0	277%	
Sergeant	1.0	1.0	2.0	2.0	2.0	1.0	100%	
<i>Subtotal - Work Release Center</i>	<i>15.0</i>	<i>15.0</i>	<i>28.0</i>	<i>40.0</i>	<i>52.0</i>	<i>37.0</i>	<i>247%</i>	
Institutions Records/Warrants/Court Clerk								
Support Services Supervisor	1.0	1.0	1.0	1.0	1.0			Best informed estimate
Support Services Technician	12.0	13.0	14.0	14.0	15.0			
Office Records Specialist	3.0	3.0	3.0	3.0	3.0			
<i>Subtotal - Records/Warrants/CC</i>	<i>16.0</i>	<i>17.0</i>	<i>18.0</i>	<i>18.0</i>	<i>19.0</i>	<i>3</i>	<i>19%</i>	
Inmate Welfare								
Deputy Sheriff	2.0	2.0	2.0	2.0	2.0	0.0	0%	
Office Specialist	1.0	1.0	1.0	1.0	1.0	0.0	0%	
<i>Subtotal - Records/Warrants/CC</i>	<i>3.0</i>	<i>3.0</i>	<i>3.0</i>	<i>3.0</i>	<i>3.0</i>	<i>0.0</i>	<i>0%</i>	
TOTAL INSTITUTIONS STAFF	148.6	197.8	223.5	245.5	268.5	119.9	81%	

Sheriff – Parole and Probation

Basis	Applied Rate	Actual 2006	Projections				Total Increase	Total % Increase	Annual % Increase
			2010	2015	2020	2025			
<i>Population</i>		<i>302,135</i>	<i>323,128</i>	<i>344,443</i>	<i>367,018</i>	<i>388,898</i>	<i>86,763</i>	<i>29%</i>	<i>1.34%</i>
Min. Hist. Rate Per 10,000 Pop.	1.85	60.1	59.8	63.7	67.9	71.9	11.8	20%	0.95%
Adj. Avg. Hist. Rate Per 10,000 Pop.	2.00	60.1	64.6	68.9	73.4	77.8	17.6	29%	1.36%
Year 2006 Rate Per 10,000 Population	1.99	60.1	64.3	68.5	73.0	77.4	17.3	29%	1.34%
Regression Analysis Vs. Population		60.1	51.5	45.0	38.2	31.6	(28.5)	-47%	-3.33%
Department Generated Projections		60.1	<i>None Generated</i>				---	---	---
Consultant Generated/Recommended		60.1	64.6	68.9	73.4	77.8	17.6	29%	1.36%

The overwhelming amount of funding for this organization comes from State pass-through funds. Some minimal funding is derived from supervision fees. Historically, staff levels dipped in 2002-03 due to a decline in State revenues and corresponding expenditures. However, in the last two years, funding has increased as have funding levels. Regardless, P & P management has indicated that due to a lack of funds, they are essentially unable to operate a probation program for misdemeanants. While, there may be a need for more staff, there remains the issue of State's ability to fund the need. Given past, and potential long-term fluctuations in State funding, the Consultant believes that applying adjusted average historical rate of staff

experienced between years 2001-06 to forecasted population growth, should result in a realistic projection of future staff. Regardless, future workload will be impacted by recent sex offender legislation, SB 267, and Measure 11 cases.

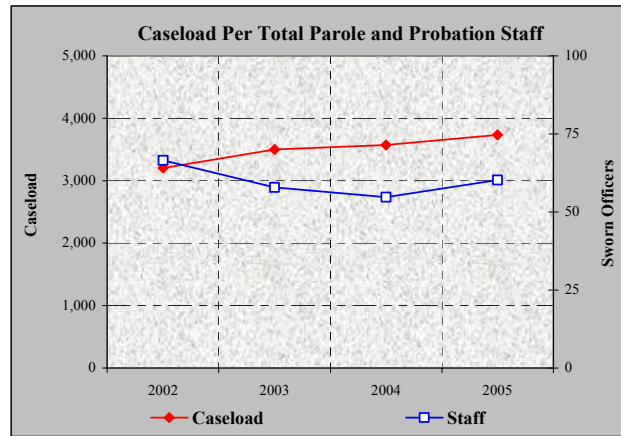
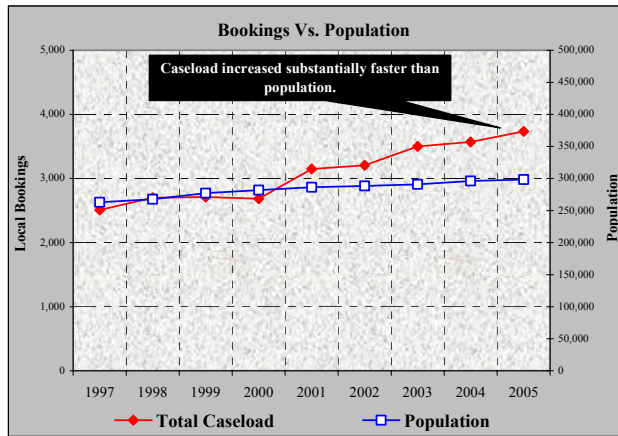
Exhibit 2.9.11 provides a synopsis of historical Parole and Probation workload and staffing trends.

Exhibit 2.9.11: Parole and Probation Historical Trends – Workload and Staffing

Criteria	1997	1998	1999	2000	2001	2002	2003	2004	2005	Net Change	Percent Change	Ann. % Change
Service Demand												
County Population	262,850	267,700	276,910	281,850	286,300	288,450	291,000	295,900	298,450	35,600	14%	1.60%
Total Parole and Prob. Caseload	2,507	2,698	2,711	2,683	3,149	3,203	3,502	3,571	3,735	1,228	49%	5.11%
Staff and Workload												
Total Parole and Probation Staff	<i>No data provided</i>					66.52	57.86	54.72	60.28			
						<i>Actual Deputies Year: 2005</i>		45.00				
Analysis												
Caseload/1,000 Pop.	9.54	10.08	9.79	9.52	11.00	11.10	12.03	12.07	12.51	3.0	31%	3.45%
Caseload Per Staff	<i>Insufficient data to determine</i>					48.2	60.5	65.3	62.0			
						<i>Caseload Per Deputy</i>		83	<i>National Norm: 80-100</i>			

Caseload Per 1,000 Population Synopsis:

- 1 Minimum Caseload 1,000 Population 9.52
- 2 Maximum Caseload per 1,000 Population 12.51
- 3 Average Caseload per 1,000 Population 10.85
- 4 Adjusted Average Caseload per 1,000 Population 10.80



SECTION THREE
FACILITIES
EVALUATIONS

SECTION OVERVIEW AND SUMMARY

Overview

This section of the *Marion County Facilities Master Plan* provides: a) an accounting and analysis of the County's inventory of owned and leased facilities; b) functional and physical evaluation report narratives and data, relative to the major facilities that the County occupies; c) Consultant recommendations related to the long-term disposition of those assets; d) a general schedule of major deferred maintenance items that the County should address; and, e) the respective rough order of magnitude costs associated with correcting the identified deferred maintenance items.

Summary of Findings and Recommendations

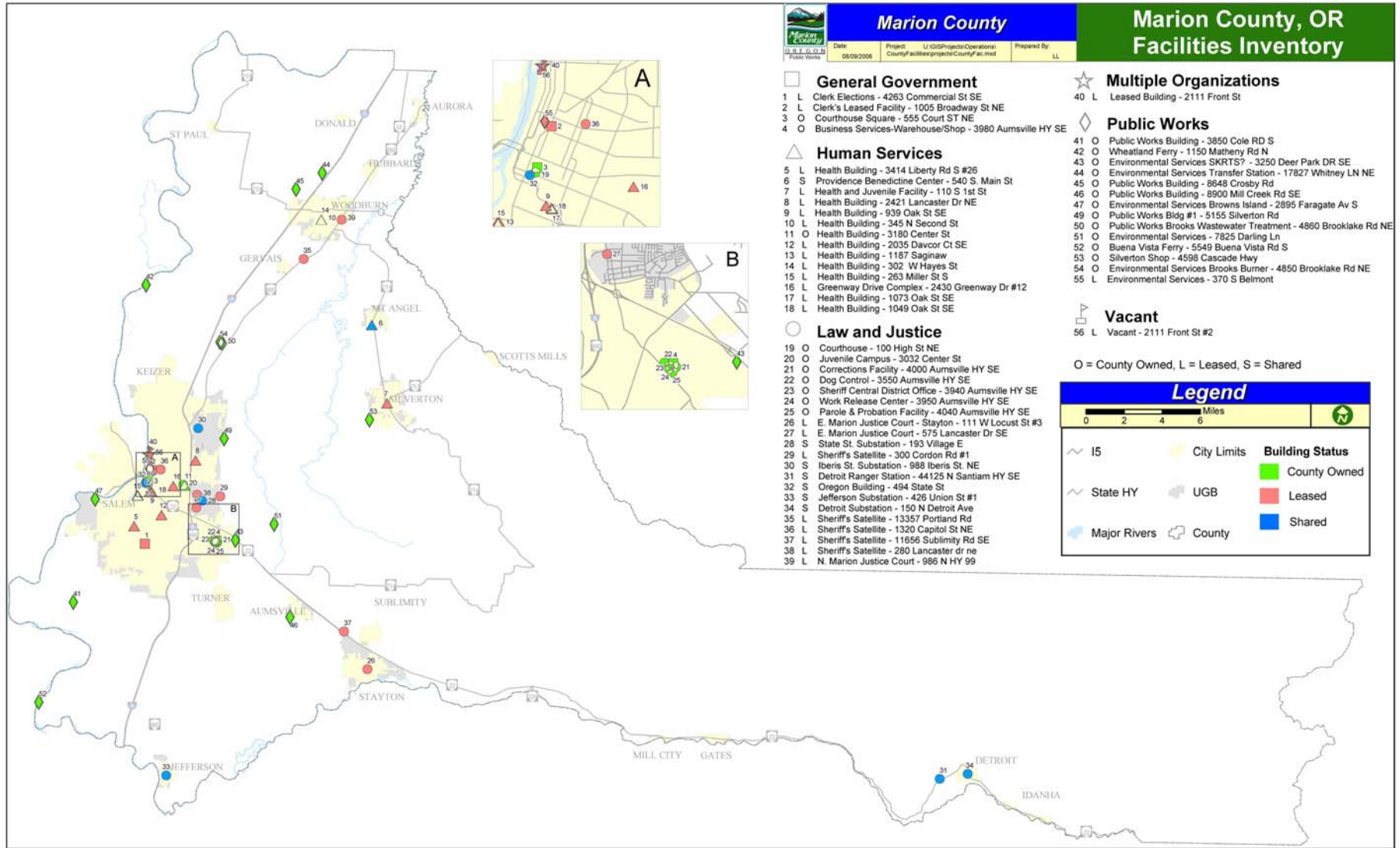
- The County occupies space in 81 facilities dispersed throughout the County.
- Nearly 90% of the County's space inventory is located within four major county-owned campuses. These campuses are commonly known as the: Downtown, Center Street, Corrections, and Public Works Campuses.
- The remainder of the County's space inventory is comprised largely of satellite Health and Sheriff's Department facilities and specialized facilities utilized by the Public Works Department, such as the Ferry, landfills, and wastewater treatment plants, which are not within the scope of this Master Plan.
- The Consultant Team evaluated all 30 facilities that are located at the aforementioned campuses. The Team evaluated these facilities in terms of their functionality, capacity, and physical condition. The Team did not conduct physical or functional evaluations of the 51 smaller facilities that are either leased, or serve as specialized facilities.
- Based on our facility evaluation findings, the Consultant Team recommends that 14 of the 30 buildings located within the four major campuses should be replaced in phases over the 20-year timeframe of this master plan. Page 14 of this section of the report provides a detailed itemization of these facilities.
 - Combined, these facilities total 123,089 gross square feet which equates to approximately 14% of the four-campus space inventory.
 - The cost of replacing these facilities, plus the addition of supplemental space necessary to correct for current deficiencies as well as address future growth, is addressed in Section Six of this document.
- The County should retain 16 of the 30 main campus facilities. An itemization of these facilities is provided on page 14 of this section.
- Based on readily observable conditions, the Consultant Team estimates that it will cost \$2,563,000 (2006 dollars) to remedy the identified major deferred building maintenance and repair problems over the next 15 years.

FACILITIES INVENTORY

Overview

Marion County owns, operates, and maintains a diverse range of service facilities at several locations within the County. The County also occupies and provides services in a substantial number leased spaces, and some spaces provided by other entities. The maps shown on the next two pages (Exhibits 3.1 and 3.2) provide an overview of the where these facilities are located on a countywide, and Salem vicinity basis.

Exhibit 3.1: Marion County Facilities Locations By Type of Facility



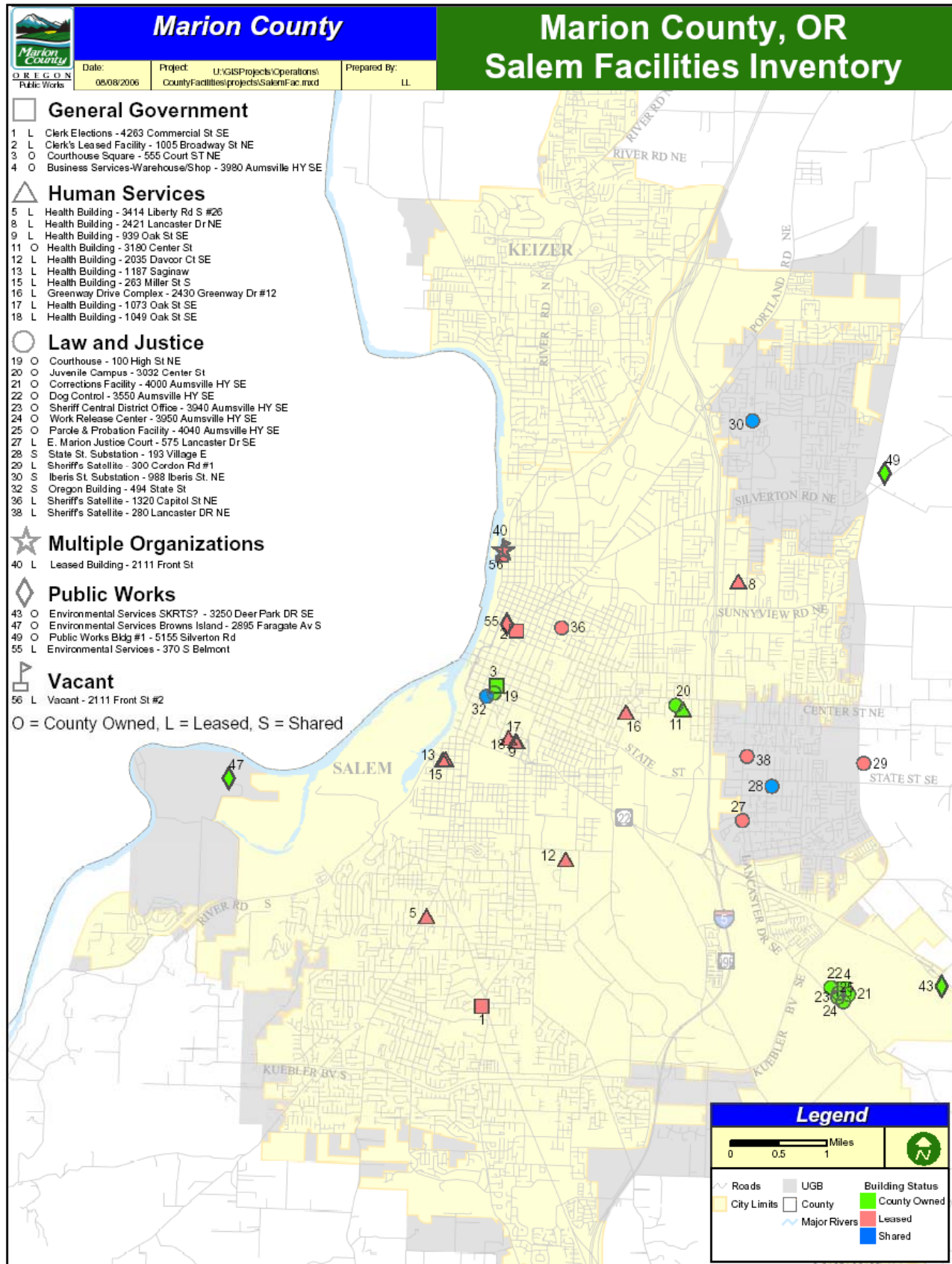
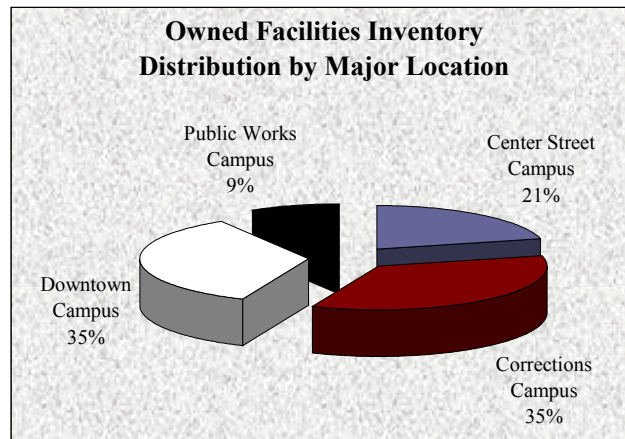
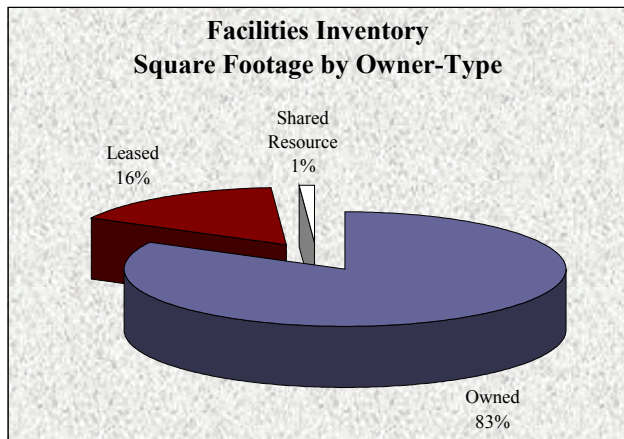


Exhibit 3.3 provides summary information relative to each campus in terms of number of major structures, associated square footages, number of staff housed, and primary use. Note that of the 13 facilities, for which the County was unable to supply square footages, nearly all of these facilities represent specialized facilities currently utilized by Public Works. In total, these 13 facilities house only 28 persons.

*Exhibit 3.3
Marion County Facilities Inventory Summary*

Facilities Type/Location	Number of Buildings	Total Gross Square Feet	Total Rentable Square Feet	Distribution of Rentable Sq. Ft.	County Staff Housed	Distribution of Staff
Owned Facilities						
Center Street Campus	9	145,744	121,916	19%	273	18%
Corrections Campus	5	247,220	202,404	31%	311	21%
Downtown Campus	2	373,243	202,404	31%	494	33%
Public Works Campus	12	103,718	48,943	7%	141	9%
Other Facilities (Countwide)	13	---- Data Unavailable -----			28	2%
<i>Subtotal</i>	<i>41</i>	<i>869,925</i>	<i>575,667</i>	<i>88%</i>	<i>1,246</i>	<i>83%</i>
Shared Resource Facilities¹						
Combined Properties	8	---- Data Unavailable -----			15.00	1%
Leased Facilities						
Combined Properties ²	32	95,755	81,392	12%	242.82	16%
TOTALS	81	965,680	657,059		1,503.80	



¹ Provided by another agency

² Gross square footage estimated at 1.17% of rentable square footage.

FACILITIES INVENTORY DETAIL

Exhibit 3.4 provides more detailed facilities inventory, occupancy, and facilities age data. ¹

¹ Reference Appendix B.1 for definitions and explanations of space terms used in the accompanying matrix.

Exhibit 3.4: Detailed Owned County Facilities Inventory
 (Sheet 1 of 2)

Building	Building Address	Primary Usage	Gross Sq. Ft.	Rentable Sq. Ft.	Total Net Useable SF	Bldg. Net/ Gross Ratio	Co. Occup. NUSF	Housed Staff	Avg. Sq. Ft. Per Person	Construction Year
Center Street Campus										
Health Building	3180 Center St., Salem OR	Office, Clinic space	48,007	44,516	33,997	0.71	30,672	137	224	1974
Juvenile - Alternative Programs A	3032 Center St., Salem OR	General Office	10,128	1,683	1,683	0.17	1,683	16	105	1978
Juvenile - Education Programs	3040 Center St., Salem OR	General Office	3,800	3,666	2,453	0.65	2,453	2	1,227	1979
Juvenile - GAP Programs	3050 Center St., Salem OR	General Office	3,800	3,666	3,666	0.96	3,666	22	167	1979
Juvenile - Probation	3060 Center St., Salem OR	General Office	3,800	3,666	3,666	0.96	3,666	14	262	1979
Juvenile Building	3030 Center St., Salem OR	General Office	29,711	26,327	20,776	0.70	20,776	39	533	1976
Juvenile Center	2970 Center St., Salem OR	Detention	35,274	29,672	NA	NA	NA	30	NA	2005
Juvenile House	2954 Center St., Salem OR	General Office	4,524	4,180	4,005	0.89	4,005	13	308	1940
Open Air Market	Center St., Salem OR	Retail	4,100	3,690	NA	NA	NA	-	NA	2006
Alternative Programs - B	Center St., Salem OR	Woodshop	1,000	850	800	0.80	800	-	NA	NA
Mechanical Plant	Center St., Salem OR	Unoccupied	1,600	NA	NA	NA	NA	-	NA	NA
Subtotals/Averages - All Above Facilities			145,744	121,916				273		1980
Subtotals/Averages (Excludes Not Applicable (NA) Facilities, Non County Areas)			106,370	88,554	70,246	0.66	63,596	243	262	
Corrections Campus										
Maintenance Warehouse/Shop	3980 Aumsville Hwy, Salem OR	Shop/Storage	4,519	181	NA	NA	NA	5	NA	1996
Corrections Facility	4000 Aumsville Hwy, Salem OR	General Office, Jail	194,268	154,930	NA	NA	NA	171	NA	1988
Parole & Probation	4040 Aumsville Hwy, Salem OR	General Office	10,924	10,538	7,706	0.71	7,706	58	133	1996
Sheriff Cent. Dist. & Work Rel. Center	3940/50/60 Aumsville Hwy, Salem OR	Office, Work Release	26,882	26,128	NA	NA	NA	68	NA	1990
Dog Control	3550 Aumsville Hwy, Salem OR	Office/Kennel	10,627	10,627	NA	NA	NA	9	NA	2006
Subtotals/Averages - All Above Facilities			247,220	202,404				311		1995
Subtotals/Averages (Excludes Not Applicable (NA) Facilities, Non County Areas)			10,924	10,538	7,706	0.71	7,706	58	133	
Downtown Campus										
Courthouse	100 High St., Salem OR	Courts Office	117,097	103,530	75,188	0.64	75,188	167	450	1952
Courthouse Square	555 Court St., Salem OR	Office, Transit Mall	256,146							
Courthouse Square, Less Parking			162,813	144,991	126,464	0.78	99,412	327	304	2000
Subtotals/Averages - All Above Facilities			373,243							
Subtotals/Averages (Excludes Not Applicable (NA) Facilities, Non County Areas)			279,910	248,521	201,652	0.72	174,600	494	353	1976
Public Works Campus										
Public Works Bldg #1	5155 Silverton Rd., Salem OR	General Office	40,982	38,509	21,733	0.53	21,733	106	206	1998
Public Works Bldg #2	5155 Silverton Rd., Salem OR	Shop/Office	16,476	3,792	NA	NA	NA	10	NA	1958
Public Works Bldg #3	5155 Silverton Rd., Salem OR	Shop/Office	2,916	2,916	NA	NA	NA	2	NA	1958
Public Works Bldg #4	5155 Silverton Rd., Salem OR	Shop/Office	8,000	2,086	NA	NA	NA	8	NA	1962
Public Works Bldg #5	5155 Silverton Rd., Salem OR	Storage	8,000	N/A	NA	NA	NA	-	NA	1962
Public Works Bldg #6	5155 Silverton Rd., Salem OR	Enclosed Storage	600	N/A	NA	NA	NA	-	NA	1962
Public Works Bldg #7	5155 Silverton Rd., Salem OR	Storage/Office	8,083	1,640	NA	NA	NA	6	NA	1971
Public Works Bldg #8	5155 Silverton Rd., Salem OR	Storage	8,000	N/A	NA	NA	NA	3	NA	1971
Public Works Bldg #9	5155 Silverton Rd., Salem OR	Storage	2,800	N/A	NA	NA	NA	-	NA	1958
Public Works Bldg #10	5155 Silverton Rd., Salem OR	Storage	2,541	N/A	NA	NA	NA	-	NA	1991
Public Works Bldg #11	5155 Silverton Rd., Salem OR	Storage	320	N/A	NA	NA	NA	-	NA	1995
Public Works Bldg #12	5155 Silverton Rd., Salem OR	Storage	5,000	N/A	NA	NA	NA	6	NA	1958
Subtotals/Averages - All Above Facilities			103,718	48,943				141		1970
Subtotals/Averages (Excludes Not Applicable (NA) Facilities, Non County Areas)			40,982	38,509	21,733	0.53	21,733	106	206	

*Exhibit 3.4: Detailed Owned County Facilities Inventory
 (Sheet 2 of 2)*

Building	Building Address	Primary Usage	Gross Sq. Ft.	Rentable Sq. Ft.	Total Net Useable SF	Bldg. Net/ Gross Ratio	Co. Occup. NUSF	Housed Staff	Avg. Sq. Ft. Per Person	Construction Year	
Non-Campus Facilities											
PW Brooks Wastewater Plant	4860 Brooklake Rd NE, Salem OR	Treatment Plant						1		1990	
PW Buena Vista Ferry	5549 Buena Vista Rd S, Jefferson	Ferry						1		N/A	
PW Environmental Services	7825 Darling Ln, Salem OR	Pole Shed						-		Unknown	
PW Env. Services - Brooks Burner	4850 Brooklake Rd NE, Salem OR	Waste/Energy						1		1990	
PW Env. Services - Browns Island	2895 Faragate Ave S., Salem OR	Gatehouse, Landfill						2		Unknown	
PW Env. Services - SKRTS	3250 Deer Park Rd, Salem OR	Gatehouse, Landfill						4		Unknown	
PW Env. Services - Transfer Station	17827 NW Whitney, Woodburn, OR	Office, Landfill						7		2006	
PW Silverton Shop	4598 Cascade Hwy, Silverton OR	Shop						5		1962	
PW Wheatland Ferry	1150 Matheny Rd N, Keizer OR	Ferry						2		N/A	
Public Works	Cole Road	Transmitter Bldg						-		1971	
Public Works	Stayton Hwy, Stayton, OR	Shop						-			
Public Works	8648 Crosby Rd., Woodburn, OR	Shop						-		1960	
Public Works	8900 Mill Creek Rd SE, Aumsville, OR	Shop						5		1960	
Subtotals/Averages - All Above Facilities			<i>Insufficient Data To Determine</i>					28			
Subtotals/Averages (Excludes Not Applicable (NA) Facilities, Non County Areas)			<i>Insufficient Data To Determine</i>								

TOTAL OWNED FACILITIES SUMMARY

869,925

1,246

Notes:

* Open Air Market excluded from average per sq. ft. per person analysis.

** Courthouse Square Building is co-owned by Marion County and Salem Area Transit District

Exhibit 3.4 demonstrates that:

- Nearly 90% of the space inventory included within the scope of this study, and which the Consultant evaluated, is located within four major campuses. These campuses are:
 - The Downtown Campus, which houses primarily Court and General Government functions.
 - The Center Street Campus, which accommodates most of the County’s Health and Juvenile functions.
 - The Corrections Campus, where all of Adult Corrections, most of Parole and Probation; and some Court functions are located.
 - Public Works Campus, which houses the vast majority of the Public Works Department engineering and field/fleet operations.
- The remainder of the space inventory is dispersed in a variety of facilities throughout the County, and is largely comprised of satellite facilities utilized by Health, the Sheriff, and Public Works.
 - In order to provide more locally accessible services to the County’s residents, a number of these facilities are located in the Woodburn, Stayton, and Silverton areas. Each department has developed these facilities somewhat independently, resulting in multiple small leases and locations within several communities.
- The County occupies 81 facilities which were subject to this master plan, of which:
 - The County owns 41 facilities, which total 869,225 gross square feet of built space, which encompasses 571,127 rentable square feet.² More than half of these facilities (28) are located on the four major campuses
 - The County leases 32 facilities, which total 81,392 rentable square feet. This figure equates to approximately 97,755 gross square feet, on a Consultant-estimated basis. Note, the County was unable to determine the rentable square footage figures for several smaller facilities.
 - Other agencies provide eight facilities to the County either at nominal or no cost. The County has also not determined the square footage for these facilities.
- In all, the County occupies 652,519 rentable square feet. This square footage is charged back to each county department, based on the amount of space they occupy, plus a pro rata share of common space within each facility.

Appendix A.1 provides detailed facility inventory data.

FACILITIES EVALUATIONS – SUMMARY RECOMMENDATIONS AND FINDINGS

DOWNTOWN CAMPUS

Courthouse Building

Recommendation: This County should retain this facility for continued use by Court functions, through the 20-year time-horizon of this master plan.

² Reference Appendix B.1 for definitions of square footage terminology.

Synopsis of Findings

- An extensive renovation and upgrade of the Courthouse has just been completed and this facility should require only routine preventative maintenance program over the next 20 years.

Courthouse Square Building

Recommendation: The Consultant recommends that the County should retain this facility for occupancy by General Government functions through the 20-year time-horizon of this master plan and beyond.

Synopsis of Findings:

- The existing six-year old building is in acceptable condition and adequate for its intended use for the next 20-25 years without major renovation.
- Shifting of the building's structural deck and the resultant cracking and deformation of interior finish systems requires attention. Damage to the building's interior finishes requires repair or replacement.
- The building's continued use for office use with minor retail operations can be sustained through annual routine maintenance building systems and equipment.

CENTER STREET CAMPUS

Health Building

Recommendation: As currently configured, this building is not conducive to housing and providing County health functions in a manner that is user-friendly for the public. The County should seriously consider either reconfiguring and renovation the facility (as detailed below), and/or consider using the building for alternative uses.

Synopsis of Findings:

- This facility lacks human scale and its "brutalistic" style of architecture is not compatible with providing compassionate user-friendly health services.
- Public wayfinding is poor. This problem has been exacerbated by the incremental reconfiguration of the building from what was initially conceived of as an open office layout, to what is now a confusing network of private offices and enclosed areas.
- The window system needs to be replaced due to leaks and to reduce building energy consumption.
- The HVAC system was designed for open-office landscape arrangement and is now divided into numerous small offices. Consequently, the building's mechanical (HVAC and plumbing) systems do not perform efficiently or effectively resulting in an unacceptable and uncomfortable interior workplace environment. With the current interior space usage, a comprehensive analysis of the building's mechanical system needs by a mechanical engineer should be undertaken to provide detailed HVAC and plumbing improvement recommendations beyond the scope of this study.
- The building is not fire-sprinklered; install a fire sprinkler system for occupant life-safety.
- The 1974 building is structurally sound.

Juvenile Center

Recommendation: The Consultant recommends that the County should retain this facility for continued use by Juvenile functions, through the 20-year time-horizon of this master plan.

Synopsis of Findings:

- The Juvenile Center building and site development are essentially new construction.
- The facility is acceptable in its current condition and does not require modifications or improvements to building systems at this date. Only routine maintenance should be required for the foreseeable future.
- The facility can accommodate an expansion, if necessary.

Juvenile House

Recommendations: Due to the building's configuration as a two floor with basement home, work areas are fragmented and isolated from one another. Consequently, the County should consider renovating this facility to serve as a site-wide conference center.

Synopsis of Findings:

- In spite of the house's age, the building could provide adequate space to support a conference center.
- Given the recurring problems of space heating from the old state hospital physical plant and the use of window-mounted air-conditioning units, a more adequate heating, and cooling system is required.
- A mechanical engineering consultant should be retained to provide services to design a centralized heating and cooling system with minimal impact on the house's interior.

Open-Air Market

Recommendations: The County can continue to use this facility for its intended use for the foreseeable future.

Synopsis of Findings:

- The Market building and site development are new construction.
- The facility is acceptable in current condition and does not require significant modifications or improvements to building systems at this date.
- Only routine maintenance for this facility should be required for the foreseeable future.

Alternative Programs – Wood Shop

Recommendations: The County should retain and continue to use this facility for its intended use through the time-horizon of this master plan.

Synopsis of Findings:

- This building and site development are relatively new construction.
- The facility is acceptable in current condition and does not require significant modifications or improvements to building systems at this date.

- Only routine maintenance for this facility should be required for the foreseeable future.

Juvenile Building

Recommendations: The County should replace this facility within the next five years.

Synopsis of Findings:

- The building has reached the end of its cost-effective lifespan.
- Existing operations should be relocated to a new facility(s).

Logan Buildings 3040, 3050, & 3060

Recommendations: The County should replace these facilities within next 10-15 years in order to consolidate programs and improve operational efficiency.

- Provide routine maintenance and repair to extend the useful life of the building in the short-term.

Synopsis of Findings:

- Existing structures are reaching the end of their cost-effective lifespan for contemporary juvenile program operations.

Alternative Programs Building – Office Building

Recommendations:

- The County should replace this facility within next 10-15 years.
- Provide routine maintenance and repair to extend the useful life of the building in the short-term.

Synopsis of Findings:

- Although this building is aging, it can be cost-effectively used for the next 10-15 years.

Mechanical Plant

Recommendations: The County should retain and continue to use this facility for its intended use through the time-horizon of this master plan.

Synopsis of Findings:

- The building envelope should provide adequate enclosure with proper maintenance and upkeep for the next 25 years.
- The physical plant's major mechanical equipment is dated, problem-prone, and inefficient. The boiler, chiller, and pumps and associated equipment should be replaced.

CORRECTIONS CAMPUS

Corrections Facility

Recommendations: The County should retain and continue to use this facility for its intended use through the time-horizon of this master plan. The facility can, and should be expanded to accommodate the jail-bed projections that are documented elsewhere in this report.

Synopsis of Findings:

- Generally, the Corrections Facility is in reasonably good condition. Routine building maintenance will meet future operational needs.
- Apply moisture sealer to masonry walls to eliminate water penetration through walls.
- Replace sallyport hydraulic doors.
- Retain a mechanical engineer to investigate and resolve air quality problems for interior spaces.

Work Release Center

Recommendations: The County should retain and continue to use this facility for its intended use through the time-horizon of this master plan. However, the County should relocate the Sheriff's Enforcement Division Central District to an alternative/new facility due to overcrowded conditions and increasingly dysfunctional facilities. The vacated space could then be renovated and used for expanded Work Release functions.

Synopsis of Findings:

- Generally, the Corrections Facility is in reasonably good condition.
- Routine building maintenance will meet future operational needs, given completion of current maintenance work that is occurring within the building.
- Apply moisture sealer to masonry walls to eliminate water penetration through walls.
- Retain a mechanical engineer to investigate and resolve air quality problems and toilet room fixture capacity.
- Replace malfunctioning automatic light control sensors as part of the annual maintenance and upkeep program.
- Repair moisture penetration problem at roof skylights.

Maintenance Warehouse

Recommendations: The County should retain and continue to use this facility for its intended use through the time-horizon of this master plan.

Synopsis of Findings:

- Building is generally in adequate condition for current use.
- Apply moisture sealer to masonry walls to eliminate water penetration through walls.

Probation and Parole Building

Recommendations: The County should vacate and dispose of this building at an early date.

Synopsis of Findings:

- The two modular buildings were erected for short-term, temporary use and are inadequate for effective long-term contemporary correctional operations.
- Replace temporary buildings with a new building that is programmed and designed to American Corrections Association standards.

PUBLIC WORKS CAMPUS

Building #1 – Main Building

Recommendations: The County should retain and continue to use this facility for its intended use through the time-horizon of this master plan.

Synopsis of Findings:

- The administrative office building is relatively new construction and has been well maintained. Annual maintenance and upkeep will sustain the building's useful life for the next 20-25 years.

Building #2 – Main Shop

Recommendations:

- The County should replace this facility within the next 5-10 years.
- Consider co-locating the current uses of Service Building #3 into the Main Shop as part of a larger maintenance and service complex.

Synopsis of Findings:

- The Main Shop building is one of the most intensively used buildings onsite. Given the age of the building and its systems, combined with the functional demands of contemporary public works operations, this building should be near the end of its cost-effective lifespan within 5-10 years.

Building #3 – Service Building

Recommendations:

- The County should replace this facility within the next 5-10 years.
- Consider co-locating the current uses of Service Building #3 into the Main Shop as part of a larger maintenance and service complex.

Synopsis of Findings:

- The Main Shop and the Service Building are intensively used by Public Works.
- Given the age of the building and its systems and the demands of contemporary operations, this building should be near the end of its cost-effective lifespan within the next 5-10 years.

Buildings #4, 5 and 6

Recommendations:

- The County should be prepared to replace each of these buildings in 10-15 years.
- The County should provide routine maintenance and repair to extend the useful life of the building in the near-term. However, it should also carefully assess the cost-effectiveness of conducting any major repairs to the building, as nears the end of its lifespan.

Synopsis of Findings:

- These building are in adequate condition to serve near, and possibly mid-term needs, given adequate maintenance.

Buildings #7, 8, and 9 – Vehicle Storage and Offices

Recommendations:

- The County should be prepared to replace each of these buildings in 15-20 years.
- The County should provide routine maintenance and repair to extend the useful life of the building in the near-term. However, it should also carefully assess the cost-effectiveness of conducting any major repairs to the building, as nears the end of its lifespan.

Synopsis of Findings:

- These building are in adequate condition to serve near, mid-term, and possibly long-term needs, given adequate maintenance.

Buildings #10, 11, and 12

Recommendations:

- The County should retain and continue to use these facilities for their intended use throughout the time-horizon of this master plan.
- The County should provide routine maintenance and repair to extend the useful life of the building.

Synopsis of Findings:

- These building are in adequate condition should serve the County's needs over the long-term, given adequate maintenance.

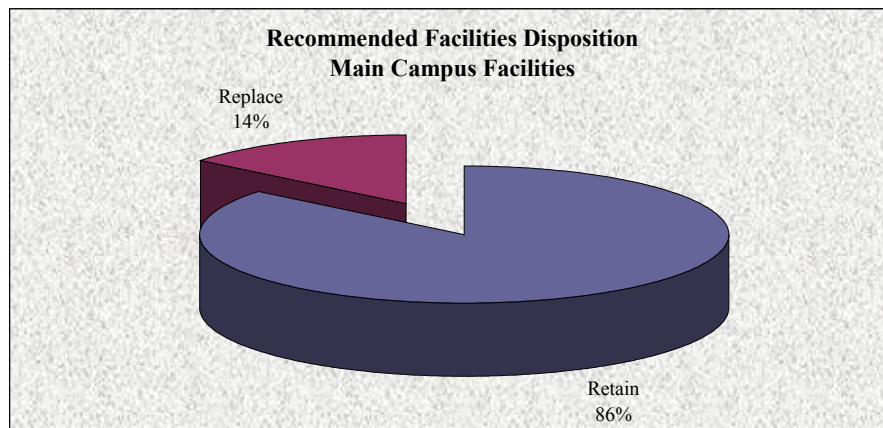
SUMMARY OF RECOMMENDED LONG TERM FACILITIES DISPOSITION

Exhibit 3.5 (next page) provides a detailed itemization of which facilities the Consultant Team recommends that the County should retain or replace at each of the four main campuses. As shown, the Consultant Team recommends:

- The County should replace 14 county-owned facilities.
 - These facilities total 123,038 gross square feet of built space and comprise 14% of the County's owned square footage inventory.
 - Five the facilities are located at the Center Street Campus and total 51,329 gross square feet. These facilities are mainly comprised of Juvenile office and programs space.
 - Eight of the facilities are located at the Public Works Campus and total 60,875 gross square feet. The overwhelming majority of this square footage is constituted of shop, storage, and vehicle storage space.
 - Only the Probation and Parole temporary modular should be replaced at the Corrections Campus. This building totals 10,924 gross square feet.
 - There are no facilities slated to be replaced downtown.
- Conversely, the County should retain 16 facilities that envelop 752,887 gross square feet of built space, or approximately 86% percent of the total county-owned inventory.

Exhibit 3.5 Itemization of Facilities Recommended to be Retained or Replaced

Campus and Facility Name	Gross Sq. Ft.	Recommendation		Resulting Sq. Footage	
		Retain	Replace	Retain	Replace
1.0 Downtown Campus					
1.1 Courthouse	117,097	X		117,097	-
1.2 Courthouse Square	256,146	X		256,146	-
Subtotal/Counts	373,243	2	-	373,243	0
2.0 Center Street Campus					
2.1 Health Services Building	48,007	X		48,007	-
2.2 Juvenile Building	29,711		X	-	29,711
2.3 Juvenile Center	35,274	X		35,274	-
2.4 Juvenile House	4,524	X		4,524	-
2.5 Juvenile Education Programs	3,800		X	-	3,800
2.6 Juvenile Gap Programs	3,800		X	-	3,800
2.7 Juvenile Probation	3,800		X	-	3,800
2.8 Open Air Market	4,100	X		4,100	-
2.9 Juvenile Alternative Programs A	10,128		X	-	10,128
2.10 Juvenile Alternative Programs B (Wood Shop)	1,000	X		1,000	-
2.11 Mechanical Plant	1,600	X		1,600	-
Subtotal/Counts	145,744	6	5	94,505	51,239
3.0 Corrections Campus					
3.1 Corrections Facility	194,268	X		194,268	-
3.2 Work Release Center	26,882	X		26,882	-
3.3 Corrections Modular (Probation and Parole)	10,924		X	-	10,924
3.4 Maintenance Warehouse/Shop	4,519	X		4,519	-
3.5 Dog Control	10,627	X		10,627	-
Subtotal/Counts	247,220	4	1	236,296	10,924
4.0 PUBLIC WORKS CAMPUS					
4.1 Public Works # 1 - Main Building	40,982	X		40,982	-
4.2 Public Works #2 - Main Shop	16,476		X	-	16,476
4.3 Public Works #3 - Service Building	2,916		X	-	2,916
4.4 Public Works #4 - Paint Shop and Storage	8,000		X	-	8,000
4.5 Public Works #5 - Vehicle and Materials Storage	8,000		X	-	8,000
4.6 Public Works #6 - Vehicle Storage	6,600		X	-	6,600
4.7 Public Works #7 - Vehicle Storage and Offices	8,083		X	-	8,083
4.8 Public Works #8 - Vehicle Storage and Offices	8,000		X	-	8,000
4.9 Public Works #9 - Storage	2,800		X	-	2,800
4.10 Public Works #10 - Vehicle Storage	2,541	X		2,541	-
4.11 Public Works #11 - Storage	320	X		320	-
4.12 Public Works #12 - Storage	5,000	X		5,000	-
Subtotal/Counts	109,718	4	8	48,843	60,875
TOTAL FACILITIES	875,925	16	14	752,887	123,038
Percentage of Inventory Retained/To be Replaced		53%	47%	86%	14%



Disposition Timeframes

Exhibit 3.6 provides the Consultant-recommended timeframes during which the subject facilities should be replaced.

Exhibit 3.6: Facilities Replacement Timeframes

Campus and Facility Name	Timeframe			
	2010	2015	2020	2025
1.0 Downtown Campus				
1.1 Courthouse				
1.2 Courthouse Square				
2.0 Center Street Campus				
2.1 Health Services Building				
2.2 Juvenile Building	Replace			
2.3 Juvenile Center				
2.4 Juvenile House				
2.5 Juvenile Education Programs		Replace		
2.6 Juvenile Gap Programs		Replace		
2.7 Juvenile Probation		Replace		
2.8 Open Air Market				
2.9 Juvenile Alternative Programs A		Replace		
2.10 Juvenile Alternative Programs B (Wood Shop)				
2.11 Mechanical Plant				
3.0 Corrections Campus				
3.1 Corrections Facility				
3.2 Work Release Center				
3.3 Corrections Modular (Probation and Parole)	Replace			
3.4 Maintenance Warehouse/Shop				
3.5 Dog Control				
4.0 PUBLIC WORKS CAMPUS				
4.1 Public Works # 1 - Main Building				
4.2 Public Works #2 - Main Shop		Replace		
4.3 Public Works #3 - Service Building		Replace		
4.4 Public Works #4 - Paint Shop and Storage		Replace		
4.5 Public Works #5 - Vehicle and Materials Storage		Replace		
4.6 Public Works #6 - Vehicle Storage		Replace		
4.7 Public Works #7 - Vehicle Storage and Offices		Replace		
4.8 Public Works #8 - Vehicle Storage and Offices		Replace		
4.9 Public Works #9 - Storage		Replace		
4.10 Public Works #10 - Vehicle Storage				
4.11 Public Works #11 - Storage				
4.12 Public Works #12 - Storage				

Legend:

- Continued use with routine maintenance.
- Recommended facility replacement timeframe.
- Replaced facility; only routine maintenance required.

RETAINED FACILITIES - DEFERRED MAINTENANCE COST ESTIMATE

Exhibit 3.7 provides the general timeframes and cost associated with carrying out deferred maintenance items that were observed by the Consultant Team during our facility tours. Ideally, these issues should be dealt with immediately, however the Consultant Team has prioritized these projects and spread them over a the maximum timeframes possible to provide more realistic timeframes for County budgeting purposes. As shown, these major deferred items will cost \$2,563,000 in year 2006 dollars to correct over a 15-year timeframe. Note that these costs are only for major identified deferred maintenance issues and do not include smaller and/or routine deferred maintenance items.

Exhibit 3.7: Deferred Maintenance Synopsis

Facility/ Building	Timeframe & Cost					Total Cost	
	Yr 2006-10	Yr 2010-15	Yr 2010-15	Yr 2015-20	Yr 2020-25		
Downtown Campus							
Courthouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Courthouse Square	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	Years 1-5: Repair interior finish systems
Subtotal	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
Center Street Campus							
Health Building	\$ 248,000	\$ -	\$ -	\$ -	\$ -	\$ 248,000	Years 1-5: Roof repairs
Health Building	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	Years 6-10: Window System Replacement
Health Building	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	Years 11-15: HVAC Upgrade
Juvenile Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Juvenile House	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	Years 6-10: HVAC upgrade.
Open-Air Market	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Years 1-25: Routine maintenance
Alternative Programs -Wood Sho	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mechanical Plant Building	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	Years 6-10: Mechanical equipment replacement
Subtotal	\$ 248,000	\$ 850,000	\$ 250,000	\$ -	\$ -	\$ 1,348,000	
Corrections Campus							
Corrections Facility	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	Years 1-5: Correct mech/ventilation/air quality
Corrections Facility	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	Years 1-5: Seal CMU walls
Work Release Center	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	Years 1-5: Correct Safety Issues
Work Release Center	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	Years 1-5: Seal CMU walls
Work Release Center	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	Years 1-5: Repair roof leaks
Maintenance Warehouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ 1,115,000	\$ -	\$ -	\$ -	\$ -	\$ 1,115,000	
Public Works Campus							
#1 Main Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 1,463,000	\$ 850,000	\$ 250,000	\$ -	\$ -	\$ 2,563,000	

Legend:

 Routine Preventative Maintenance and Minor Repairs

 More Frequent Repair and More Significant Cost of Repair

* Costs in 2006 dollars

FACILITIES EVALUATION – DETAILED FINDINGS

DOWNTOWN CAMPUS

The Downtown Campus consists of the County Courthouse and Courthouse Square Office Building. The two buildings are located in proximity to each other and directly across a main city street. The Courthouse, along with a contiguous municipal parking structure, occupies an entire city block and has a landscaped lawn area on the main entrance side of the building. Courthouse Square is an integrated element of the local mass transit complex and, similar to the Courthouse, occupies an entire city block. Both sites are essentially flat and are supported by existing utility infrastructure systems.

COURT BUILDING

General Data:

Address:	100 High Street NE, Salem
Current Use:	County courts and offices
Ownership Status:	County owned
Gross Square Feet:	117,096
Rentable Sq. Ft.:	103,530
Date(s) of Construction:	1952 (Major Renovation 2006)
General Description:	Five-story building with basement, located in downtown Salem, enclosing an area of over 117,000 square feet. Building envelope is marble panels, single-pane fixed and operable reflective-glass windows, and a flat roof with a single-ply membrane system. An extensive interior renovation was completed in 2006. Building is historically significant due to its design by renowned architect Pietro Belluschi.

Evaluation Summary and Recommendations: Overall, the Courthouse exterior and superstructure are in acceptable condition, given the age of the building. With the extensive renovation that has just been completed because of fire and smoke damage, most of the buildings interiors and building systems have been upgraded and improved.

- The building's continued use for court and court-related operations can be sustained through annual routine maintenance of building systems and equipment.
- With select relocation offsite of non-court functions and moderate reconfiguration of existing space, the Courthouse can potentially accommodate an additional two-three court departments consisting of courtroom/hearing room, judicial chambers and direct court support spaces (i.e. jury deliberation room, clerical workstations, public waiting, etc.).
- Supplemental electronic signage would enhance public way finding.

Detailed Findings – Functional Evaluation:

Occupancy:	This real asset primarily supports day-to-day operations of the State Court and associated court-related functions. In addition, a combination of general office space is assigned to support the County Sheriff, County Clerk and County Facilities Maintenance operations.
Facilities Efficiency:	The Consultant considers any predominantly court-type building with a net-to-gross ratio of 65% or over to be reasonably efficient.
Gross Sq. Ft.:	117,097
Net Sq. Ft.:	75,188
Net to Gross Ratio:	0.64
Comments:	The Courthouse is of typical early to mid 1950s court design with a combination of wide single-loaded corridors and a large central core (i.e.

public restrooms, elevator lobby, stairwell, etc.), which results in a less than efficient building configuration.

Capacity and Utilization: Due in large part to the relatively small number of staff and the large spatial requirements associated with courts, jury assembly and public waiting functions, court facilities have no typical or generally accepted net area factor which quantifies appropriate building utilization levels. Based upon physical tours of the building as well as review of architectural space plans, space in the courthouse for Court functions is adequately utilized. There is considerable space available within the Sheriff's space on the basement level.

Net Sq. Ft.: 75,188
Total Persons Housed: 167
Net Area Factor: Not Applicable

Comments: The recently renovated County Courthouse facility provides adequate space to accommodate both the current number of assigned court departments and personnel. The provision of supplemental court departments in the future can be achieved by the offsite relocation of the Sheriff's Department and Law Library.

Building Configuration and Arrangement of Spaces:

The Courthouse is generally rectangular in design with one or more courtrooms/hearing rooms, judicial chambers and associated spaces located on each floor, except on the basement level. Due to floor size, individual courtrooms vary in size and dimensions. This results in compromised lines of sight in select courtrooms as well as differences in public seating capacities.

Calendaring flexibility and the ability to respond to increased future workload is also impacted because one of the existing courtroom/hearing rooms lacks a jury box and direct access to an in-custody holding area.

Public/Staff Circulation: To the greatest extent possible, the designers have attempted to create separate and distinct circulation paths for staff, the public, jurors, litigants, and in-custodies. However, as this courthouse is of older design, there are a number of areas within the building where staff and in-custodies must come within the facility.

Public circulation and wayfinding has been enhanced with the recent development of a public counter/information station adjacent to the main building entry. This station, along with provision of proper signage and an automated kiosk should assist the public in knowing where specific courtrooms are located, what calendars/cases are to be heard in each courtroom and where the Clerk's service counter is located.

Movement of in-custody defendants is controlled by a dedicated elevator and controlled hallways which link directly to distributed court holding areas and courtrooms. Although there is a secure vehicular sallyport located on the basement level east end of the Courthouse, prisoners must be escorted down a long common-use corridor to the central holding cells the secure

movement of in-custody defendants from transport vehicles to holding areas inside the Courthouse.

Security: As a by-product of the recent building renovation, a security vestibule has been added to create secure public screening at the primary public entry which is located on the east side of the facility.

Except for the attached parking structure located on the east side of the building, the courthouse is setback from the street on all three remaining sides. On those sides, vehicular access is minimized through a combination of physical barriers and hardscape.

Other Comments: Due to recently expended renovation costs associated with development of courtrooms and in custody defendant holding cells, this facility should remain predominantly, if not entirely, a court facility for the next 20 years.

Bldg. Expansion Potential: This building cannot logically be expanded either vertically or horizontally.

Detailed Findings – Physical Evaluation:

- Due to the recently completed comprehensive building renovation and systems upgrade, continued long-term use of this facility will be entirely dependent upon development and implementation of an annual preventative maintenance program.

COURTHOUSE SQUARE BUILDING

General Data:

Address: 555 Court Street NE, Salem

Current Use: County offices, assembly spaces, other government offices, and minor amount of ground level retail.

Ownership Status: Multi-Agency

Gross Square Feet: 256,156

Rentable Sq. Ft.: 144,991

Date(s) of Construction: 2000

General Description: Recently constructed five-story building with basement parking garage and penthouse in downtown Salem, enclosing over 256,000 square feet of built space. Building envelope is brick veneer and insulated glass windows with a flat membrane roof system.

Evaluation Summary and Recommendations: The existing six-year old building is in acceptable condition and adequate for its intended use for the next 20-25 years without major renovation, if a suitable preventative maintenance program is established.

- The building's continued use for county and transit administrative operations and minor retail use can be sustained through annual routine maintenance building systems and equipment.
- Sufficient space exists to accommodate substantial growth in county staff.

- The structural movement of the building's structural deck and resultant cracking and deformation of interior finish systems requires attention. Damage to the building's interior finishes requires repair or replacement.
- The public lobby could be enhanced to increase public wayfinding and user-friendliness.
- External and internal building security could be improved.

Detailed Findings – Functional Evaluation:

Occupancy: This real asset is a multi-use facility, which houses county, public transit, and retail space. Its primary use is for general office space.

Facilities Efficiency: The Consultant considers any general office-type building with a net-to-gross ratio of 75% or over to be reasonably efficient. Note: The figures below exclude the subterranean parking.

Gross Sq. Ft.: 162,813
Net Sq. Ft.: 126,464
Net to Gross Ratio: 0.78

Comments: This building is of modern design. Because of efficient vertical circulation and well-spaced emergency exit stairwells, the statistical analysis above substantiates the Consultant's onsite observations that it is relatively efficient for a general office-type facility

Capacity and Utilization: The Consultant considers any general office-type government building with a composite net area factor ranging between 200 to 240 NUSF per employee to be optimally utilized, meaning that the occupied area is neither over, nor undercrowded.

Net Sq. Ft.: 99,412 (Excludes Transit and Retail spaces)
Total Persons Housed: 327
Net Area Factor: 304

Comments: This statistical analysis indicates that there is more than ample space to house county employees and that undercrowded conditions exist. Considerable space is either underutilized, vacant, and/or can be reconfigured more efficiently to house additional staff.

Building Configuration and Arrangement of Spaces:

Due to existing site constraints, this building was configured in an overly rectangular manner. This configuration has resulted in long walking distances for staff and public within each building level.

In most cases, conference rooms and break rooms are typically located within each department's space and situated along the perimeter of each floor. This arrangement is not conducive to inter-departmental sharing of these resources. Because of this configuration, it appears that in select areas more conference rooms were constructed than would otherwise be necessary. Our conjecture seems to have been supported by the limited usage of these facilities that the Consultant observed while touring and working within the facility.

Further, given the location of these spaces and considering that each department is being charged for the conference and break rooms within their respective areas, the Consultant surmises that this arrangement may have unintentionally resulted in a parochial department ownership type mentality, which may be resulting in the collective underutilization of the conference rooms within the building. Additionally the location of these facilities results in a greater need for supplemental staff circulation space on each floor in order to allow staff to access these facilities.

It is this Consultant's experience with other government agencies that these types of facilities are typically shared among all building occupants resulting in the benefits of economies-of-scale.

Public/Staff Circulation:

The building's configuration and the manner in which the County operates its portion of the facility could be improved to make it more user friendly to the public.

Given the type of signage at the front of the building, it is difficult for the public to recognize the facility as the main County administrative building. We recommend enhancing signage and public wayfinding in the facility.

The public lobby could be improved to increase the level of user friendliness, by including an enhanced and more formal public information counter. This counter could be staffed and/or be comprised of an automated information/wayfinding kiosk (additionally, see security comments below).

Each level of the building is configured in a very compartmentalized arrangement. This configuration results in public confusion related to which door or doors leads to which department or agency. The configuration is simply not very inviting to public users, when they exit the elevators and observe a series of closed doors and hallways.

We recommend that if any significant rearrangements of departmental space are planned, the County should consider creating a more open, public counter/lobby type arrangement on each level of the facility. We recognize however, that accomplishing this may be difficult due to fire and building code requirements.

The building's compartmentalized configuration also appears to limit informal contact and discussion among staff from different departments and/or divisions.

Security:

The zero setbacks for this building on the south and east sides present security issues relative to vehicles and malicious persons. The lack of physical barriers to prevent a vehicle from being driven into the building should be remedied. We recommend that security staff be added to provide a formal security point in the building's main lobby. This person could also staff the information kiosk.

Other Comments:

Exclusive of the Transit and retail spaces, this building's overall design seems to be more conducive to office spec-type building (a building constructed by a developer to lease to multiple occupants for general office use) rather than a public-oriented government facility.

Bldg. Expansion Potential: This building cannot logically be expanded either vertically or horizontally.

Detailed Findings – Physical Evaluation:

- Overall, the six-year old building is in acceptable condition and adequate for its intended use for the foreseeable future.
- The primary area of concern is the building movement and cracking of interior finish systems that is the result of minor building deformation of the post-tensioned concrete structural deck. In numerous locations, visible areas reveal extensive surface cracks in drywall finishes. Suspended ceiling system grids are displaced and out of alignment. Correcting the structural deformation is a major undertaking and cost-prohibitive. Remedial repairs should be completed to correct the interior damage to finishes. It is not certain, but it appears the building deformation has stopped.
- Routine building maintenance will satisfy future operational needs.

1.3.2 CENTER STREET CAMPUS

The Center Street Campus complex consists of 11 buildings of diverse operations, age, sizes, and construction systems. The buildings are loosely dispersed across the complex. The campus has multiple points of access from Center Street. Each building site has its own dedicated parking area. The topography of the complex is generally flat with little gradient. Each building site has its own landscape concept with lawns as the common element connecting the buildings, visually.

HEALTH BUILDING

General Data:

<i>Address:</i>	3180 Center Street, Salem
<i>Current Use:</i>	County health offices, medical examination and laboratory spaces, public assembly/training-meeting and OSU Extension office space.
<i>Ownership Status:</i>	County owned
<i>Gross Square Feet:</i>	48,007
<i>Net Useable Sq. Ft.:</i>	44,516
<i>Date(s) of Construction:</i>	1974
<i>General Description:</i>	The three-story building plus penthouse facility is located several miles from downtown Salem and is comprised of a building envelope of precast concrete exterior panels and insulated windows with a flat, single-ply membrane roof system. In addition a small, single-story section of the building has a standing seam metal roof.

Evaluation Summary and Recommendations: As currently configured, this building is not conducive to housing and providing County health functions in a manner that is user-friendly for the public. The County should seriously consider a significant reconfiguration, renovation, and upgrades to the facility, as detailed below, and/or consider using the building for alternative uses.

From a physical condition perspective:

- The building's structural system is in acceptable condition. However, the building's interior environment is not acceptable and the existing HVAC system requires upgrading.
- In order to moderate energy costs and enhance personal comfort within the building, a comprehensive analysis of the building's mechanical systems should be conducted in order to provide recommendations that would improve the existing HVAC and plumbing systems. This analysis would additionally include evaluating the feasibility and process by which to install a fire sprinkler system throughout the building.
- The building was designed to support an open office environment. Given that this building is at or near maximum capacity today, select areas might be suitable for reconfiguration back into an open area environment in conjunction with development of properly designed additional space. This reconfiguration of select existing spaces would enhance the building's utilization, moderate existing HVAC problems, and provide properly sized and configured workstations and support areas.
- The public lobby could be enhanced to increase public wayfinding and user-friendliness.
- Building security both internally and externally could be improved.

Detailed Findings – Functional Evaluation:

Occupancy: This real asset houses a combination of Health Department administrative space, medical examination, counseling and program support spaces plus administrative space utilized by the OSU Extension Program.

Facilities Efficiency: The Consultant considers any general office-type building with a net-to-gross ratio of 75% or over to be reasonably efficient.

Gross Sq. Ft.: 48,007
Net Sq. Ft.: 33,997
Net to Gross Ratio: 0.71

Comments: As a consequence of converting the facility's original open office design into a predominantly enclosed office environment, facility efficiency has been significantly impacted. The resultant need for dedicated elongated fire egress and access, when combined with a mechanical system that consumes considerable space, has resulted in a building configuration and net-to-gross ratio that is less than optimal.

Capacity and Utilization: A statistical average for this type of medical/public service oriented facility is not applicable due to the large quantities of spaces allocated to meeting and public waiting functions.

Net Sq. Ft.: 33,997
Total Persons Housed: 137
Net Area Factor: 248

Comments: The existing facility includes inappropriately sized and/or configured offices and workstations areas, overcrowded public waiting areas, and insufficient supply and file storage spaces

Building Configuration and Arrangement of Spaces:

The building is configured in a very compartmentalized manner. The conversion of the building from an open office environment to primarily an enclosed office configuration has resulted in a confusing arrangement

hallways and enclosed rooms and areas. This configuration, hinders operational efficiencies, impedes the circulation of staff, creates wayfinding difficulties for the public, and has negatively impacted the efficiency of the HVAC system that was designed to condition an open office layout.

Public/Staff Circulation: The building's design and poor signage results in difficult wayfinding for the public. The main entry of the building is difficult to discern. This is because: a) it is located under an overhang; b) there are two additional doors north side of the main entrance which provide access to Maternal Child and Women's Health and general Public Health; and, c) signage is poor. The compartmentalized configuration of the building exacerbates this situation.

The public lobby could be improved to increase the level of user friendliness, by including a public information counter. This public counter would be staffed and would serve to enhance the building's public screening and security needs.

We recommend that supplemental signage and perhaps large wall-mounted graphics or different color paints are used on each floor to help guide the public to the different offices.

Security: At present, building security is limited to one security person primarily responsible for "managing" individuals participating in onsite drug treatment programs. We recommend that a security officer be permanently stationed within the building's main lobby and that physical barriers be incorporated into the landscape design, so that an individual would not be able to drive a vehicle into the facility's lobby.

We also recommend that each of the public waiting areas be reconfigured so that public access is controlled into each office suite. As currently configured, the public can walk directly into most of the program areas without staff notice. For example, on the building's first floor the public waiting room in the Public Health suite opens directly to a back hallway, which leads to the public restrooms, staff offices, examination rooms, and the storage of pharmaceuticals. This marginally controlled access presents the opportunity for theft/misuse of county property as well as potential violation of HIPPA confidentiality requirements.

Other Comments: The pre-cast concrete façade of this facility is an example of the "brutalistic" style of architecture that was commonly seen in the late sixties and early seventies. This design evolved in reaction the civil unrest that the country was experiencing at that time. From an esthetic perspective, the facility is cold and uninviting to those who are in need and are seeking the opposite. The exterior style of the facility unfortunately is carried into the main lobby, elevator lobbies, and primary circulation corridors within the facility. The facility lacks "human scale."

Bldg. Expansion Potential: The architectural design of the Health Building provides for the potential vertical expansion on the north side of the facility as well as horizontally above the existing single-story wing.

Detailed Findings – Physical Evaluation:

- *General:* Overall, the building’s structural system is in acceptable condition; however, the building’s interior environment is not acceptable and the existing HVAC system requires upgrading.
- *Architectural:* Locate and repair roof leaks. Dark tinted, single-pane glass window system on south and west sides contribute to major heat gain problem for the building.
- *Mechanical:* Mechanical system was designed for open-office landscape arrangement and is now divided into numerous small offices. Large HVAC zones are not compatible with building current functions and layout. Workspaces have air stagnation and quality problems. Interior building cooling is inadequate with large heat gain on south and west building faces. Pneumatic controls are undependable. Plumbing fixtures are inefficient and use excessive amounts of water. The building is not fire-sprinklered.
- The window system on south and west facades should be replaced with an improved window system to reduce building heat gain and resultant energy consumption.

JUVENILE BUILDING

General Data:

<i>Address:</i>	3030 Center Street NE, Salem
<i>Current Use:</i>	County juvenile justice offices, courts, and kitchen
<i>Ownership Status:</i>	County Owned
<i>Gross Square Feet:</i>	29,711
<i>Rentable Sq. Ft.:</i>	26,327
<i>Date(s) of Construction:</i>	1962, 1976, and 1993
<i>General Description:</i>	Two-story building, enveloping over 29,000 square feet gross square feet. Building envelope consists of exterior stucco veneer over wood framing with single-pane windows and a pitched roof consisting of composition shingles. The building has an extensive history of remodels and additions.

Evaluation Summary and Recommendations: Overall, the building is in questionable condition and should be de-commissioned in the near future. Given the age, history of remodeling, number of additions, and its intensive use, the building is not aging well and has reached the end of its cost-effective lifespan. The building has numerous unoccupied spaces that were vacated with the recent construction of the Juvenile Center. Due to the secure nature of this vacated space, reconfiguration, and or reuse is constrained.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	This real asset houses juvenile courts, Juvenile Administration, Juvenile Probation, and juvenile related programs. The onsite kitchen, which was part of the old detention facility, continues to serve as the source of meals served within the Detention Center.
<i>Facilities Efficiency:</i>	The resulting net-to-gross ratio of 0.70:1.00 indicates that this is a relatively efficient building, especially considering the three significantly different types of building occupancies: detention; courts; and, general office,

Gross Sq. Ft.: 29,711
Net Sq. Ft.: 20,776
Net to Gross Ratio: 0.70

Comments: The secure physical aspect of the detention related space minimizes renovation and reconfiguration opportunities. Consequently, the bulk of the existing closed detention facility has limited usability and is currently unoccupied.

Capacity and Utilization: Due to the large quantity of underutilized or non-utilized old detention facility space, it is not valid to determine whether the existing facility is overcrowded or undercrowded, on a statistical basis.

Net Sq. Ft.: 20,776
Total Persons Housed: 39
Net Area Factor: 533

Comments: After adjusting for the marginally usable old detention space, functional operations are adversely impacted by an overall limited quantity of general office space. The resulting overcrowded office environment lacks an adequate number of appropriately sized and configured workstations and enclosed offices, sufficient file and supply storage capacity, and adequate conference and public waiting space.

Building Configuration and Arrangement of Spaces:

The occupiable areas are fragmented throughout the building. This is a result of extensive remodeling, the development of multiple additions, and a building design that incorporate separate “wings.” Due to fire existing requirements, hardwall corridors bisect each of the wings, which result in long rows of “isolated” offices and rooms. This design compartmentalizes individuals and functions and limits staff interaction and communication.

Public/Staff Circulation: Public movement within the building is efficient and direct. Immediately upon entry into the building, individuals walk through a metal screening station, have their personal property checked, and then proceed to the lobby/reception station. Individuals going to court remain in the waiting area until called and are then escorted into the courtroom. Individuals with an appointment with Juvenile or court personnel remain in the lobby until a staff member comes and escorts the person to the meeting location. All interior doors leading from the lobby are remotely controlled by the lobby/receptionist.

Security: Building security is provided by a security officer assigned to the lobby screening station and court security officers located within the courtrooms. In a new facility, we would recommend that all three layers of security be retained: 1) lobby screening officer; 2) court security officers; and, 3) use of remote controlled locked doors.

Other Comments: As a result of the building’s age, condition and economic costs associated with trying to renovate and or reconfigure detention space, this building should be de-commissioned in the near future and a new replacement facility be constructed.

Bldg. Expansion Potential: This site can accommodate a horizontal expansion of the building, however the Consultant does not recommend expanding the building due its age and condition.

Detailed Findings – Physical Evaluation:

- The existing kitchen is small, poorly organized, and outdated.
- Due to an inadequately designed gutter detail at the roof eaves, the building is experiencing extensive leaking.
- Windows are un-insulated, and are single-pane units.
- Presence of asbestos pipe wrapping at a number of locations.
- Potable water system, fire protection, and HVAC systems are all inadequate by current standards.
- Electrical systems and equipment are considered in fair condition.

JUVENILE CENTER

General Data:

Address: 2970 Center Street NE, Salem
Current Use: Juvenile justice detention, offices, and courts
Ownership Status: County owned
Gross Square Feet: 35,274
Rentable Sq. Ft.: 29,672
Date(s) of Construction: 2005
General Description: Recently constructed two-story building enclosing over 35,000 square feet. Exterior building envelope is concrete masonry and insulated windows with a flat, built-up membrane roof system.

Evaluation Summary and Recommendations: The Juvenile Center is essentially a new facility. Consequently, if a suitable preventative maintenance program is maintained, this facility will continue to operate for the next 20-25 years.

- The Center and adjacent site area was designed to expand as conditions require in the future.
- The Juvenile Center does not require any modifications or improvements to building systems at this time.

Detailed Findings – Functional Evaluation:

Occupancy: This real asset includes a secure, 56-bed detention facility, and a single in-custody capable court department.
Facilities Efficiency: The Consultant considers any detention building with a net-to-gross ratio of 60% or over to be reasonably efficient.

Gross Sq. Ft.: 35,274
Net Sq. Ft.: 26,894
Net to Gross Ratio: 0.76

Comments: Based on both a statistical evaluation and a site visit, the Juvenile Centers' overall design has yielded an efficient facility.

Capacity and Utilization: The net area ratio per bed for juvenile detention facilities varies significantly due to economies of scale. Given the need for an onsite court department as well the variety of operational spaces associated with a detention facility (i.e. housing, dayroom, classroom, administrative, visiting, food/laundry, intake processing, storage, recreation, etc.), a minimum of between 450 and 600 NUSF per bed would be required to adequately support a relatively small facility of 50-60 beds.

Net Sq. Ft.: 26,894
Total Beds: 56
Net Area Factor: 480

Comments: Based upon a walk-through of the new Juvenile Detention Center, for the most part, is adequately sized to support its 56-bed capacity. However, the facility is short several enclosed offices for administrative staff and the warming kitchen should be built-out to support full service food preparation. Through the first six months of 2006, the Juvenile Center has experienced an average daily population of approximately 40 juveniles, which represents slightly more than a 20% increase from the 33 juveniles per day experienced when the facility initially opened in 2005. Consequently, additional beds may need to be constructed within the span of this 20-year Master Plan.

Building Configuration and Arrangement of Spaces:

The efficient interior design is due to the facility having only one main circulation corridor. The configuration of the Central Control station allows staff to visually observe the main corridor, two classrooms, and the intake/processing area.

Public/Staff Circulation: Public movement within the Juvenile Center is efficient. A public waiting area is located directly contiguous to the entry screening area. The waiting area is configured to allow direct access into the courtroom through a dedicated vestibule and controlled access into a dedicated sallyport that leads to the visitation area. Public movement within the building is minimized, due to the compact location of courts and visitation being located adjacent to the public lobby.

Staff access and circulation is separate from the public and occurs from within a secure vehicle/entry sallyport.

Security: Building security is provided by security staff assigned to the lobby screening station and court security officers. Internal security is the responsibility of Central Control and detention officers who are responsible for overseeing juveniles 24 hours per day, 7 days per week.

Other Comments: The recently constructed Juvenile Center should, adequately support the County's in-custody juvenile housing needs through the next 20 years.

Bldg. Expansion Potential: The Juvenile Center was designed and configured on the site to accommodate vertical expansion.

Detailed Findings – Physical Evaluation:

- The Juvenile Facility is acceptable in current condition and does not require modifications or improvements to building systems at this date.

JUVENILE HOUSE

General Data:

Address: 2954 Center Street NE, Salem
Current Use: County juvenile justice offices
Ownership Status: County Owned
Gross Square Feet: 4,524
Rentable Sq. Ft.: 4,180
Date(s) of Construction: 1930s-1940s
General Description: Two-story residence with basement converted to offices. The total enclosed area is slightly over 4,500 square feet. Exterior building envelope consists of wood, drop-siding and single-pane, double-hung windows, and a pitched roof covered with clay tiles. Building residential interior spaces have been adapted for juvenile justice offices and are in acceptable condition.

Evaluation Summary and Recommendations: Overall, the converted residence is in acceptable condition and can continue to support current or alternative purposes with sustained, routine maintenance.

Detailed Findings – Functional Evaluation:

Occupancy: This real asset serves as an administrative general office annex to the Juvenile Building.
Facilities Efficiency: The Consultant considers any general office-type building with a net-to-gross ratio of 75% or over to be reasonably efficient
Gross Sq. Ft.: 4,524
Net Sq. Ft.: 4,005
Net to Gross Ratio: 0.89
Comments: Based on both a statistical evaluation and a site visit, the Juvenile Center’s design is very efficient.
Capacity and Utilization: The Consultant considers any general office-type government building with a composite net area factor ranging between 200 to 240 NUSF per employee to be optimally utilized, meaning that the occupied area is neither over, nor undercrowded.
Net Sq. Ft.: 4,005
Net Area Factor: 308

Comments: Although the 308 NUSF per person ratio would typically imply a “surplus” of workspace this is not the case in this building. The relatively small number of staff combined with the three-story configuration and interior configuration limits the number of appropriately sized and configured workstations.

Building Configuration and Arrangement of Spaces:

As a converted home with limited opportunities to change/enlarge existing enclosed rooms, the Juvenile House provides few properly sized and/or configured work areas. Further, the three-story configuration fragments staff into small isolated work areas.

Public/Staff Circulation: Circulation within the Juvenile House is similar to most multi-story residences. Immediately upon entry into the building, both staff and public move directly into a reception/foyer located on the ground level. From the foyer, individuals can directly access the kitchen/break area as well as the stairs that lead to offices located both in the basement and on the third level.

Security: Building security is limited to maintaining locked perimeter doors. It is recommended that a two-way speaker system be installed at the front door.

Other Comments: Due to the overall limited quantity of fragmented space and the austere windowless environment within the basement, the Consultant Team recommends that the facility should not be considered a long-term general office resource. Instead, the facility could possibly be reconfigured to serve as either a conference center (i.e. basement) or used as a temporary or “drop-in” workspace for personnel not requiring a dedicated workstation.

Bldg. Expansion Potential: Although the site can accommodate a horizontal expansion of the facility, the Consultant does not recommend an expansion, due to the facility’s configuration and condition of the 70-year old facility.

Detailed Findings – Physical Evaluation:

- The building exterior is in acceptable condition. Dry-rot associated with the wood trim is concentrated in certain exposed areas around doors and windows and at roof gutters and is currently being repaired or replaced. The north building face is stained and has mold/moss build-up and should be cleaned.
- The clay tile roof should be cleaned.
- The house should be repainted in the near future.
- Cooling of the building is inadequate during hot days, because the building relies on window-mounted air-conditioning units. Space heating is problematic, since the house is tied into the old state mental hospital system. The County should consider upgrading to an independent HVAC unit.
- Given the age of the building, electrical systems are acceptable.

LOGAN BUILDINGS 3040/3050/3060

General Data:

<i>Address:</i>	3040/3050/3060 Center Street NE, Salem
<i>Current Use:</i>	County Juvenile Probation offices, GAP Program and educational offices
<i>Ownership Status:</i>	County owned
<i>Gross Square Feet:</i>	11,400 (Aggregation of three buildings)
<i>Rentable Sq. Ft.:</i>	10,998 (Aggregation of three buildings)
<i>Date(s) of Construction:</i>	1979
<i>General Description:</i>	Three identically designed, one-story buildings, each enclosing 3,800 square feet of built space. Exterior building envelopes are stucco veneer over metal stud-framed walls with pitched roofs of composition shingles. In addition to the three Logan Buildings and the previously mentioned Juvenile Building, Center and House, several smaller support buildings also support the Juvenile Campus. They include the recently constructed Open Air Market (4,100 SF), a Wood Shop building (1,000 SF), the Alternatives Program Office/Shop building and a central Mechanical Plant Building (1,600 SF).

Evaluation Summary and Recommendations: Overall, the Open Air Market and Wood Shop are new facilities and will be capable of supporting Juvenile programming activities over the next 20-25 years without significant modifications or improvements.

- The three Logan Buildings will require moderate to extensive improvements to building systems, roofs, and windows in the mid-term in order to remain operational.
- The two-story Alternative Programs Office/Shop Building is in fair to poor condition. Even if sustained routine maintenance is conducted and systems upgrades are implemented, the facility's useful life can only be extended a few years.
- The Mechanical Plant may require either a substantial upgrade or replacement in order to ensure meeting expanded future demand levels.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	These real assets provide juvenile program and general office support spaces.
<i>Facilities Efficiency:</i>	The Consultant considers any general office-type building with a net-to-gross ratio of 75% or over to be reasonably efficient
Gross Sq. Ft.:	11,400 (Aggregation of three Logan Buildings)
Net Sq. Ft.:	9,785 (Aggregation of three Logan Buildings)
Net to Gross Ratio:	0.86
Comments:	Due largely to their open configuration and minimal number of enclosed spaces, the three Logan buildings are each extremely efficient in terms of design.

Capacity and Utilization: Due to this space serving multiple functions including 24-hour per day programming and housing of juveniles, a typical net area factor per person defining overcrowding versus undercrowding is not a relevant ratio.

Net Sq. Ft.: 4,005
Total Staff: 38
Net Area Factor: NA

Comments: Based on current staffing and juvenile program participation levels, the three Logan Buildings provide an adequate total of aggregate space. However, the existing space allocation is not sufficient to meet the “backlogged” number of individuals waiting to participate in GAP programming.

Building Configuration and Arrangement of Spaces:

The rectangular shaped of the Logan building is ideal for the GAP program. It allows unobstructed lines of sight for staff, while providing distinct zones to support separate boys and girls dorm/dayroom areas with a common support area in the middle. The rectangular design is also appropriate for the efficient layout of enclosed offices along perimeter walls.

Public/Staff Circulation: The GAP Buildings consist entirely of open area, except for a very limited number of restrooms and enclosed offices. Staff and program participant movement is not encumbered by corridors or partitioned spaces within the buildings. Circulation within the Probation Building is restricted to staff only.

Security: Security within the GAP Buildings is provided by onsite assigned Juvenile Probation staff, 24 hours per day, 7 days per week. Access into the Probation Building is controlled through use of locked entry doors.

Other Comments: With continuation of routine maintenance, the three Logan Buildings, Open Air Market, and Wood Shop are suitable for extended use. The Alternative Program Office/Shop Building has limited future useful life and the Mechanical Plant’s long-term use is dependent upon the level of total building expansion on the site.

Bldg. Expansion Potential: The site can accommodate a horizontal expansion of the facility. However, the Consultant does not recommend an expansion of any of the three Logan Buildings due to their age and poor condition. Expansion of the Open Air Market and Wood Shop will likely not be required due to their recent construction and use.

Due to existing limitations with the Mechanical Plant’s boiler and chillers, development of supplemental space on the Center Street Campus may necessitate development of a new Mechanical Plant with enhanced capacity. This development may occur in conjunction with the existing facility or elsewhere on the site, dependent upon future engineering analyses.

Detailed Findings – Physical Evaluation:

3040 Logan:

- The shingle roof is reaching the end of useful life and should be replaced. Interior spaces have been adapted to current uses and are adequate for current use.

- Windows appear to be single-pane units and should be replaced with insulated units.
- Roof-mounted heat pump controls operate poorly and should be replaced

3050 Logan:

- The shingle roof is reaching the end of useful life and should be replaced.
- Windows appear to be single-pane units and should be replaced with insulated units.
- Roof-mounted heat pump controls operate poorly and should be replaced

3060 Logan:

- The shingle roof is reaching the end of useful life and should be replaced.
- Windows appear to be single-pane units and should be replaced with insulated units.
- Roof-mounted heat pump controls operate poorly and should be replaced.

3030 Center Street (Open Air Market):

- Market building and site development are new construction.
- Facility is acceptable in current condition and does not require modifications or improvements to building systems at this date.

3032 Center Street (Wood Shop):

- Wood shop building and site development are relatively new construction.
- Facility is acceptable in current condition and does not require modifications or improvements to building systems at this date.

3180 Center Street (Mechanical Plant):

- The mechanical plant building is in acceptable condition in general. The structure can continue to serve its current purpose with sustained, routine maintenance.
- Boiler has operational problems; chillers are inefficient; pumps are undersized and inadequate for purpose.

3032 Center Street (Alternative Programs Office/Shop)

- Building exterior and interior should be painted.
- Structural appears to be adequate as is.
- Building cooling is handled with window air conditioning units and is inadequate for current building occupancy.

1.3.3 CORRECTIONS CAMPUS

The Corrections Campus consists of four buildings of various sizes and age. The campus site has a single main vehicle entrance to control access and movement of visitors and county personnel. Each building has its own dedicated parking lot. The site topography has little slope or grade. Landscaping is concentrated around each building of the complex and the main entrance drive. Extensive lawn areas provide the balance of the site's landscape. Site utilities are connected to the available municipal infrastructure.

CORRECTIONS FACILITY

General Data:

<i>Address:</i>	4000 Aumsville Highway, Salem
<i>Current Use:</i>	County detention and offices
<i>Ownership Status:</i>	County owned
<i>Gross Square Feet:</i>	194,268
<i>Rentable Sq. Ft.:</i>	154,930
<i>Date(s) of Construction:</i>	Original construction 1988, Pod G, 1996
<i>General Description:</i>	Building complex consisting of single and two-story elements, which combined enclose approximately 194,000 square feet. The facility houses the County's adult detention function configuration and two district courts, in a campus-type configuration. The Exterior building systems consist of concrete masonry walls, insulated windows, and a flat roof with single-ply membrane. The complex is designed for future expansion.

Evaluation Summary and Recommendations:

- The County should retain this facility for its intended use, through 20-year timeframe of this master plan.
- Overall, the Corrections Facility is in reasonably good condition. With routine building maintenance, the Corrections Division should be able to use this facility for its intended purpose through the 20-year time-frame of this facility master plan.
- The jail is of modern design, which includes podular-housing units, most of which incorporate and operate on direct-supervision basis.
- Although the facility was initially designed to support an expansion of 384 beds, some of the support areas are at, or near capacity and will have to be expanded.
- There is a need to create more specialized housing units. At present, there is no dedicated mental health unit, and no ability to adequately separate various female populations.
- There is the need for more program space for prisoners.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	This real asset hoses the County's primary adult detention facility and two district courts. This facility houses 171 staff.
<i>Facilities Efficiency:</i>	The Consultant considers any detention complex that is designed in a campus-type layout to be reasonably efficient if it has a net-to-gross ratio of 70% or over.
Gross Sq. Ft.:	194,268
Net Sq. Ft.:	139,979
Net to Gross Ratio:	0.72
Comments:	Based on both a statistical evaluation and a site visit, the Correction's Facility design is reasonably efficient.

Capacity and Utilization: Housing: The jail has 600 beds. However, as the jail's operating capacity is 528 beds, given current methods of providing sufficient space to segregate and relocate prisoners within the facility. Analysis of historical and current average daily population levels demonstrates that the jail is at capacity, given the current utilization of housing pods and available beds. Note that the original design of the facility was for single-bed cells. Most of these cells are now double-bunked.

There is the need to establish a dedicated mental health unit and to reconfigure and/or add housing areas to afford separation of various female populations.

Support Areas: The intake/release area is often at capacity during high volume periods. The warehouse, being comprised of a small, prefabricated structure is very undersized. The remaining support areas of the facility are generally adequately sized for the population served.

Building Configuration and Arrangement of Spaces:

The jail is of modern design, which for the large part has incorporated a podular-housing unit and direct-supervision design. The design of these pods supports the overall operational mode of the jail that is to deliver as many services to the prisoners, as possible in order to minimize correctional staff supervision workload. With the exception of the laundry and commissary, all support areas are clustered in a generally rectangular configuration and located generally central and proximate to the housing pods, to facilitate efficient delivery of services.

Public/Staff Circulation: The two-level podular units are served by a central, corresponding two-level spline, which provides primary pedestrian circulation to and from the housing units. The lower level provides circulation corridors for staff and in-custodies, while the upper level provides public zone circulation, for those who are authorized to visit prisoners.

Security: Overall security for the facility is good due to its modern design and relatively modern electronic security and surveillance systems. The inherent design that incorporates multi-level and dedicated public versus in-custody/staff circulation corridors provides excellent physical separation between the two fundamental facility user-groups, and minimizes staff requirements.

Other Comments: Due to an increasing county population and jail booking trends, it is inevitable that the jail will have to be expanded. This issue is addressed below, and in other areas this report.

Bldg. Expansion Potential: The original design incorporated a plan for two additional housing units, that would add 384 beds to the facility. If this occurred; a) the intake/release area, which currently is at capacity during high volume periods would have to be reconfigured, and/or expanded; b) the warehouse, which is currently undersized, should be replaced or augmented with an additional structure; and, c) interviews with staff indicate that the laundry may not be able to support the demand generated by the additional housing units. This issue could either be resolved by increasing the number of shifts that the laundry

operates, or by creating an additional laundry proximate to the new housing units. Regardless, this site has sufficient, contiguous, and proximate developable land area to support a logical and cost-effective design solution.

Detailed Findings – Physical Evaluation:

- Exterior concrete masonry walls have a history of water penetration and need a new application of masonry sealer to stem the moisture penetration problem.
- The existing flat roof has leak problems that require detailed investigation and repair.
- Sallyport hydraulic doors are reaching the end of life cycle and need replacement.
- Current sanitary system pump station has a periodic capacity problem. A sanitary gravity feed sewer is planned for the future and should eliminate the problem.
- Air quality remains a problem throughout the complex, especially in ‘G’ module; constant problem with odors. Air-balancing the system has been attempted in the past with limited success. The issue requires further detailed investigation and resolution.

PAROLE AND PROBATION MODULAR

General Data:

<i>Address:</i>	4040 Aumsville Highway, Salem
<i>Current Use:</i>	County Probation and Parole offices
<i>Ownership Status:</i>	County owned
<i>Gross Square Feet:</i>	10,924
<i>Rentable Sq. Ft.:</i>	10,538
<i>Date(s) of Construction:</i>	1996, 1997
<i>General Description:</i>	Facility consists of two single-story modular buildings built over a crawl space and connected with a small, central entry/control module. Total area enclosed is approximately 11,000 square feet. Building envelope consists of stucco exterior system, insulated operable windows, and a sloped, metal panel roof system for all modules.

Evaluation Summary and Master Plan Recommendations: The two modular buildings are in poor to fair condition and should be replaced with a permanent structure in the future.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	This real asset supports the general office needs associated with the County’s Probation and Parole operations.
<i>Facilities Efficiency:</i>	The Consultant considers a net-to-gross ratio of 75% or over to be reasonably efficient for this type of facility.
Gross Sq. Ft.:	10,294
Net Sq. Ft.:	7,706
Net to Gross Ratio:	0.75

Comments: Based a statistical evaluation and a site visit, the Modular Facility's design is reasonably efficient.

Capacity and Utilization: A reasonable net area factor for this type of facility should range between 180 to 225 NUSF per employee, if it is optimally utilized.

Net Sq. Ft.: 7,706
Total Staff: 58
Net Area Factor: 133

Comments: Based upon the statistical ratio of net area per staff, combined with a visual tour of the space, the Consultant believes that this facility is significantly overcrowded. This condition is primarily due to many offices being undersized, as well as and the lack of conference and interview space.

Building Configuration and Arrangement of Spaces:

The public lobby, where probationers are received is centrally located to the facility. However, there are no common interview rooms, which optimally should be located adjacent to the lobby.

The configuration of both wings of this facility is overly rectangular, which results in long circulation corridors and inhibits communications among staff. The corridors are overly narrow.

Public/Staff Circulation: Probationers must be escorted to probation officer private offices, utilizing the same corridors as staff. This arrangement results in distractions to staff, which at times is extreme, as sometimes probationers are taken back into custody, when interviewed. The circulation corridors are narrow. This problem is exacerbated when probationers must be escorted to probation officer's offices.

Security: Considering the modular construction of this building, the exterior envelope of the building provides marginal physical security. Although probationers must be processed into the facility via controlled access from the front lobby, once they are within the facility, staff escort is required the entire time. If probationers must be taken back into custody during their interviews, the arrests occur within the staff office areas. This situation places staff at risk and causes considerable disruption to worker productivity. If common interview rooms were located proximate to the lobby, this situation could be mitigated.

Bldg. Expansion Potential: The site could accommodate a horizontal expansion of this facility, though we recommend replacing it.

Detailed Findings – Physical Evaluation:

- Exterior wall finishes are in poor condition.
- Building crawl space develops odors and should be ventilated more effectively.
- Heat pumps are in adequate for purpose and don't function properly.
- Toilet fixtures tend to plug easily and frequently. Difficult to access toilet fixture plumbing.
- Sump pump was installed to deal with surface water accumulation during rain seasons.

WORK RELEASE CENTER

General Data:

<i>Address:</i>	3950/3960 Aumsville Highway, Salem
<i>Current Use:</i>	County Detention and Sheriff's Department offices
<i>Ownership Status:</i>	County Owned
<i>Gross Square Feet:</i>	26,882
<i>Rentable Sq. Ft.:</i>	26,126
<i>Date(s) of Construction:</i>	Yr. 1990
<i>General Description:</i>	<p>This facility is comprised of a single-story structure containing approximately 26,882 gross square feet of enclosed space. The exterior building envelope consists of concrete masonry walls, insulated windows, and a sloped roof, which is clad with standing seam metal panels. The roof also has a large number of metal-clad, skylight monitors distributed across the roof.</p> <p>There are two major components housed within this facility: the Work Release Center and the Sheriff's Enforcement Division's Central District Station.</p>

Evaluation Summary and Recommendations: Overall, the Work Release Center is a relatively new structure suitable for current operations. Routine preventative maintenance will be necessary to ensure continued use into the future. However, the portion of the facility housing the Central District facilities is undersized, dysfunctional, and is not suitable for the continued housing of the enforcement function.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	This real asset serves as the County's primary work release facility and houses the Enforcement Division's Central District facilities.
<i>Facilities Efficiency:</i>	The Consultant considers any detention building with a net-to-gross ratio of 70% or over to be reasonably efficient.
Gross Sq. Ft.:	26,882
Net Sq. Ft.:	22,729
Net to Gross Ratio:	0.85
Comments:	Based on both a statistical evaluation and a site visit, the design of this facility is very efficient.
<i>Capacity and Utilization:</i>	The 144-bed capacity detention area is well utilized. However, the area housing the Central District Station is undersized. The analysis below relates to the enforcement area only.
Net Sq. Ft.:	4,560
Staff Housed:	42
Net Area Factor:	109
Comments:	Typical net area factors district-type facilities should range between 140-180 net useable square feet per person. The reasons for the low net area factor

are that this facility is lacking in a number of spaces that are typical for modern district-type facilities, and that some areas are undersized.

Building Configuration and Arrangement of Spaces:

The building is generally well configured, with a clear separation between the detention and district office functional areas. Within the detention area, the spaces are logically arranged, affording Central Control direct lines of site into the public lobby and detention areas. However, the secure restroom areas are not visible. Otherwise, the secure restroom areas are logically located in between the two housing units, affording common access to prisoners.

Within the District Station area, a central, double-loaded corridor yields an efficient floor layout. The operational areas are logically separated from the office functions.

Public/Staff Circulation:

There is a clear delineation between the entrances for the Central District Station and the Work Release facility. The secure circulation corridor within the Work Release area is configured in a semi-circle around, and contiguous to, Central Control. This configuration allows Central Control to easily monitor the movement of prisoners. With the Central District Station area, the double-loaded central corridor minimizes staff circulation within the facility.

Security:

The physical arrangement of spaces within the facility promotes good security, especially within the Work Release area of the facility. Within the Work Release area, the location of Central Control provides superior security from human supervision and direct line-of-sight perspectives. Existing electronic security controls are adequate.

The physical security for the Central District Station area however, is compromised in that there are three entrance points into the building. The Consultant believes that the building could still function well using only two security points, and by eliminating or permanently securing the door that leads to the training room.

Bldg. Expansion Potential:

Given this facility's location on the site, it would not be logical to expand the building horizontally. However, space for Work Release could be expanded into the Central District Station area, if it were to be relocated to another facility.

Detailed Findings – Physical Evaluation:

- Exterior concrete masonry walls have a history of water penetration and need a new application of masonry sealer to stem the moisture penetration problem.
- Standing seam metal roof and roof monitor skylights have persistent leak problems. Detailed investigation into source of leaks should be undertaken and problem remedied.
- Building has poor air-quality according to staff and HVAC system should be improved.
- The number of toilet fixtures is inadequate for occupant load and should be increased. Moisture problem in toilet rooms due to lack of adequate ventilation.

- A number of the automatic light control sensors are not functioning as they should and need replacement.

MAINTENANCE WAREHOUSE

General Data:

<i>Address:</i>	3960 Aumsville Highway, Salem
<i>Current Use:</i>	County maintenance shop and bulk warehouse
<i>Ownership Status:</i>	County owned
<i>Gross Square Feet:</i>	4,509
<i>Rentable Sq. Ft.:</i>	Not Available
<i>Date(s) of Construction:</i>	1990
<i>General Description:</i>	One-story building enclosing approximately 4,000 square feet. Exterior building systems include concrete masonry walls and pitched roof covered with metal panel system.

Evaluation Summary and Plan Recommendations: Overall, the Maintenance Warehouse is in adequate condition to support current and uses.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	This real asset serves as the County’s main maintenance shop/bulk warehouse.
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Detailed Findings – Physical Evaluation:

- Exterior concrete masonry walls have a history of water penetration and need a new application of masonry sealer to stem the moisture penetration problem.

PUBLIC WORKS CAMPUS

Most Public Works facilities are concentrated at the 12-acre Silverton Road complex, with the exception site of some specialized facilities (e.g. ferry, landfill, wastewater, etc). The Silverton complex consists of 12 buildings, assorted miscellaneous structures, and extensive bulk open yard storage areas. The buildings vary in size, function, and construction systems. Except for the relatively new Main Building, the majority of the shop and storage buildings were constructed in 1959. The 12-acre campus has three, gated vehicular access points. The main entrance used by both the public and staff is located on the southern property boundary. Site parking for visitors and county personnel is concentrated at a central location near the main entrance with paved access drives connecting buildings and gravel surfaces provided for yard storage needs. Parking for Public Works vehicles is located adjacent to most buildings. The topography for the site is generally flat along the south half and slopes toward the northern boundary. Site landscaping is minimal and is concentrated around the Main Building.

Site utilities are connected to the municipal infrastructure. A central electrical distribution system and emergency generator serve all buildings except the Main Building. A perimeter security fence surrounds the complex.

BUILDING #1 - MAIN BUILDING

General Data:

<i>Address:</i>	5155 Silverton Road, Salem
<i>Current Use:</i>	County offices and emergency management/training center.
<i>Ownership Status:</i>	County Owned
<i>Gross Square Feet:</i>	40,982
<i>Rentable Sq. Ft.:</i>	38,509
<i>Date(s) of Construction:</i>	Yr. 1998
<i>General Description:</i>	Two-story office building encloses approximately 41,000 square feet. Exterior building systems include brick veneer, insulated windows, and sloped roof sections covered with metal panels. A central skylight at building's peak provides daylight into an interior public lobby. The building also has small flat roof areas with single-ply membrane covering.

Evaluation Summary and Recommendations:

- This facility should be retained by the County for its current use throughout the 20-year horizon of this master plan. The office building is relatively new construction and has been well maintained. The building's current condition is acceptable and is adequate for current operations, if a suitable preventative maintenance program is maintained.
- Except for the occasional reconfiguration associated with accommodating additional staff through the relocation of select existing personnel and/or functions offsite, the existing Main Building is anticipated to remain operational as is for the next 20 years.

Detailed Findings – Functional Evaluation:

<i>Occupancy:</i>	This real asset is a general office facility, which houses the Public Work's Department administrative personnel, employee facilities (i.e. shower lockers, break room, etc), and emergency management/staff training space.
<i>Facilities Efficiency:</i>	The Consultant considers any general office-type building with a net-to-gross ratio of 75% or over to be reasonably efficient.
<i>Gross Sq. Ft.:</i>	40,982
<i>Net Sq. Ft.:</i>	21,733
<i>Net to Gross Ratio:</i>	0.53
<i>Comments:</i>	The statistical analysis above substantiates the Consultant's onsite observations that the Main Building is very inefficient. This inefficiency is primarily results from: a) the configuration of the interior core, which results in oversized corridors on the second floor; and, b) a very large common use lobby. Due to the design of the facility, it would be cost-prohibitive to reconfigure and renovate some of this space into occupiable areas.
<i>Capacity and Utilization:</i>	The Consultant considers any general office-type government building with a composite net area factor ranging between 200 to 240 NUSF per employee

to be optimally utilized, meaning that the occupied area is neither over, nor undercrowded.

Net Sq. Ft.: 21,733
Total Persons Housed: 105.5
Net Area Factor: 206

Comments: Based upon the statistical analysis and a facility tour conducted by the Consultant, there is a sufficient quantity of space to support personnel assigned to the Main Building and that the existing space is neither under nor overcrowded.

Building Configuration and Arrangement of Spaces:

Although aesthetically pleasing, the building's two-story open lobby negatively impacts the net-to-gross efficiency ratio of the second floor. Additionally, the dimension between the perimeter wall and the lobby well, combined with the layout of perimeter wall offices, results in a large quantity of unusable circulation space. This vacant space is located on the east and southeast sides of the lobby well.

As a consequence of the open stairwell configuration, there is also limited space/depth between the stairwell and the Permit Counter. Although this close proximity is advantageous in helping to direct the public, it limits queuing and public waiting capacity directly in front of the counter.

Public/Staff Circulation: Primary circulation utilized by both the public and staff throughout the building is generally well marked and sufficiently sized to accommodate large movement volumes.

Security: Although not provided a formal entry screening station, the public is greeted at an entry counter station immediately upon entrance into the building and then either escorted to their appointment or visually directed to the Permit Counter. Consequently, this screening and control process minimizes authorized "strolling" through the building.

Other Comments: With the exception of the low building efficiency, the Main Building's overall design is conducive to engineering related activities. This is predominantly due to the flexibility associated with an open office environment which can easily respond to the need for "oversized" modular workstations which incorporate drafting/layout tables, multiple/large monitors, etc.

Bldg. Expansion Potential: Conceptually, the site could accommodate the contiguous expansion of the Main Building, and for the expanded portion the possibility of multiple story development. This expansion area also includes hardscaped section, originally designated as a daycare play area. If the building were to be expanded beyond these areas, a number of parking stalls would be displaced and the drain field would have to be dealt with.

Detailed Findings – Physical Evaluation:

- Building’s current condition is acceptable and is adequate for current operations, if a suitable preventative maintenance program is maintained.

MULTIPLE OPERATIONS AND SUPPORT BUILDINGS

General Data:

Address: 5155 Silverton Road, Salem

Current Use: County vehicle shop and related office and warehouse space.

Ownership Status: County Owned

Gross Square Feet:

Building #2 -	16,476
Building #3 -	2,916
Building #4 -	8,000
Building #5 -	8,000
Building #6 -	12,000
Building #7 -	8,000
Building #8 -	8,000
Building #9 -	2,800
Building #10 -	3,000
Building #11 -	320
Building #12 -	5,000

Rentable Sq. Ft.: Not Available

Date(s) of Construction: Yr. 1959 (Buildings #2-8) Yr. 1960s/1970s (Buildings #9-12)

General Description:

Building #2: Single-story building enclosing over 16,000 square feet of shops, offices, and support spaces. Exterior building systems include reinforced concrete walls, single-pane windows and clerestory, overhead roll-up doors, and metal panel pitched roofs. Building’s original roof structure is a flat, wood-plank deck over a wood beam system. In the past 15-20 years, pitched roofs were built over flat areas to provide more effective control of rainwater.

Building #3: Single-story building with mezzanine, enclosing over 2,900 square feet of built space. Exterior building envelope consists of concrete walls, single-pane industrial-style window system, overhead roll-up doors, and flat, built-up membrane roof. A separate flat roof system extends from main section of shop to cover vehicle-fueling area.

Building #4: Single-story steel-frame structure with a ground footprint area of approximately 8,000 square feet. Building consists of covered, unheated vehicle storage with an adjoining paint shop and office. A conference-training room has recently been constructed as a mezzanine area above

shops/offices. Exterior envelope is consists of metal panel system, open bays on south side, insulated operable windows, and metal panel roof system.

Building #5: Single-story space-frame structure with a ground footprint area encompassing approximately 8,000 square feet of built space. Building consists of covered, unheated vehicle and material storage and enclosed, heated storage space. Exterior envelope consists of metal panel system, open bays on south side, overhead roll-up doors in two bays, and a metal panel roof system. Two wood-framed shed roof sections cover outdoor storage on the north side of the building.

Building #6: Single-story, open-bay structure covering approximately 12,000 square feet of unheated, covered vehicle storage. The east section, consisting of concrete end-walls and a flat roof was built in 1959, with the west section built within the last 20 years. The “newer” section consists of metal panel covered end-walls and sloped metal panel shed roof. One bay on east side is enclosed for tire storage.

Building # 7: Single -story structure enclosing approximately 8,000 square feet with ten bays of vehicle storage, shops, and offices. Originally, the structure was built with eight open bays and two enclosed bays. Structure was built with a wood plank deck flat roof. Subsequently three open bays were enclosed and heated with a mezzanine in one bay. Five vehicle and equipment storage bays are covered, unheated. Exterior building envelope consists of reinforced concrete walls, plywood panel covered infill walls, overhead roll-up doors, insulated operable windows, and a pitched gable metal panel roof over the original flat roof deck.

Building #8: Single-story structure enclosing approximately 8,000 square feet with ten bays of vehicle storage, shop, and offices. Originally, the structure was built with nine open bays and one enclosed bay. Structure was built with a wood plank deck flat roof. Subsequently two open bays were enclosed and heated. Seven vehicle and equipment storage bays are covered, unheated. Exterior building envelope consists of reinforced concrete walls, plywood panel covered infill walls, overhead roll-up doors, insulated operable windows, and a pitched gable metal panel roof over the original flat roof deck.

Building #9: Single story building enclosing 2,800 square feet of general storage space. Exterior envelope consists of metal panels, sliding metal garage doors at each end, and pitched roof with metal panels.

Building #10: Single-story building of 3,000 square feet of vehicle and material storage space. Exterior building envelope consists of metal panel wall system, metal overhead roll-up doors, and pitched roof with metal panels.

Building #11: A small, single-story storage shed of 320 square feet. Exterior building envelope consists of metal panel wall system, metal overhead roll-up door, and pitched metal roof.

Building #12: Single-story storage building of 5,000 square feet. Exterior building systems include metal panel wall system, single-pane fixed windows, metal overhead roll-up door, and pitched metal panel roof system.

Evaluation Summary and Recommendations: Overall, the vehicle shop and storage buildings are between 30 and 45 years of age and are generally in fair to poor condition. With continued maintenance efforts and selected repairs, the County could continue to use these buildings in the short-term. Beyond a 10-year horizon however, the county will need to replace of most, if not all, of these existing structures.

Detailed Findings – Functional Evaluation:

Occupancy: These real assets support the County’s vehicle servicing needs and road/bridge construction activities and consist primarily of open bay storage spaces.

Facilities Efficiency:

Gross Sq. Ft.: See itemization above
Net Sq. Ft.: Not Applicable
Net to Gross Ratio: Not Applicable

Comments:

Capacity and Utilization:

Net Sq. Ft.: Not Applicable
Total Persons Housed: Not Applicable
Net Area Factor: Not Applicable

Comments: In general, each of these buildings is currently utilized at maximum capacity.

Building Configuration and Arrangement of Spaces:

Each of these buildings is comprised predominately of large open bays designed to accommodate vehicle servicing and/or equipment/supply staging and storage.

Public/Staff Circulation: Not applicable-open vehicle/storage bays,

Security: Although the Public Works site has a perimeter fence, there is no apparent deterrent to unauthorized individuals accessing the buildings or grounds during the workweek when the main gate is unlocked. In conjunction with future replacement of the existing substandard vehicle shop and storage buildings, the site should be rezoned with a separate public parking lot and controlled access into the remainder of the site.

Other Comments: Although the Main building is suitable for long-term use, for the most part the majority of storage/shop buildings located onsite have or will soon exceeded their useful life and will require replacement. This new construction will likely combine functions currently distributed between eleven buildings of different sizes into a smaller number of larger structures in order to enhance security and management of equipment and supplies.

Bldg. Expansion Potential: Given the total available acreage, it is feasible, after the phased removal of the existing structures, exclusive of the Main Building, to develop long-term vehicle shop and storage needs at 5155 Silverton Road site.

Detailed Findings – Physical Evaluation:

Building # 2:

- Toilet rooms, locker rooms, and break rooms need upgrading with new fixtures, equipment, and furnishings. Numerous operational spaces such as offices and parts storage are cramped and inadequate by contemporary facility standards.
- Building structural system appears to be in fair condition.
- Hot water heating coils in the concrete slab on grade is dated and breaks periodically.

Building # 3:

- Office space is in poor condition and should be renovated.
- Office ceiling indicates water staining in ceiling tile. Flat roof membrane and flashing over office and fueling area should be inspected and replaced as necessary.
- Building structural system is in good condition.
- Lighting over fueling area dated and inefficient by current energy standards.

Building # 4:

- Building exterior and interior should be painted.
- Structural appears to be adequate as is.
- Upgrade HVAC system and eliminate the window air conditioning unit located on the south side of the building.
- Open-bay light fixtures are outdated.

Building # 5:

- Building exterior and interior should be painted.
- Structural appears to be adequate.
- Upgrade open-bay light fixtures and install new lighting at storage-shed roof on building backside.

Building # 6:

- Building exterior and interior should be painted.
- Structural appears to be adequate.
- Upgrade open-bay light fixtures.

Building # 7:

- Building exterior and interior should be painted.
- Structural appears to be adequate as is.
- Upgrade open-bay light fixtures.

Building # 8:

- Building exterior and interior should be painted.
- Structural is generally adequate as is. Replace dryrot at wood sheathing boards on original flat roof deck.
- Upgrade open-bay light fixtures.

Building # 9:

- Building exterior should be painted.

Building # 10:

- Building exterior should be painted.

Building #11:

- Building exterior should be painted.

Building #12:

- Building exterior and interior should be painted.
- Structural appears to be generally adequate.
- Upgrade open-bay light fixtures.

SECTION FOUR
FACILITIES
NEEDS

SECTION OVERVIEW

This section will provide: a) the methodology used by the Project Team to develop estimates of required and future departmental spatial needs, in terms net useable square footage; b) definitions of space terminology used in this document, and, c) a summarization of the space programmatic requirements by on a department-by-department basis.

SECTION SUMMARY

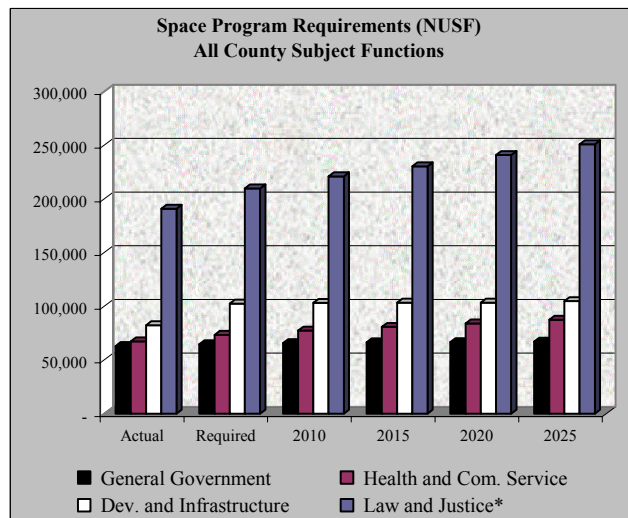
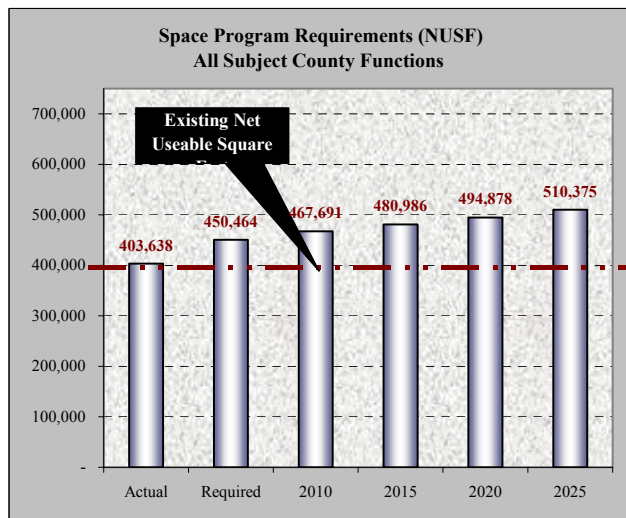
By the year 2025, the Project Team projects that total net useable square footage required to support all non Corrections functions included within the project scope will total 510,375 net useable square feet (NUSF). This represents a 26% or 106,737 NUSF increase over the County’s existing facility inventory of 403,638 NUSF. Of this total long-term growth, approximately 44% or 46,826 NUSF reflects the difference in the deficiency between current occupied and current required space.

Exhibit 4.1 provides, by major functional groupings, net useable building square foot requirements for the General Government, Health, Law and Justice (non Corrections), and Development & Infrastructure components that are subject to this master plan.

Exhibit 4.1: Total Net Useable Square Footage Requirements (Exclusive of Corrections)

GENERAL FUNCTION	NET USEABLE SQUARE FEET						ANALYSIS		
	2006	2006	Forecasted				Total	Total %	Annual %
	Actual	Required	2010	2015	2020	2025	Increase	Increase	Increase
General Government	62,933	64,639	65,867	66,554	66,729	67,186	4,253	7%	0.34%
Health and Com. Service	67,472	73,416	77,469	80,746	84,033	87,518	20,046	30%	1.38%
Law and Justice*	190,822	209,893	221,102	230,326	240,754	250,833	60,011	31%	1.45%
Dev. and Infrastructure	82,411	102,516	103,253	103,361	103,361	104,838	22,427	27%	1.27%
Total	403,638	450,464	467,691	480,986	494,878	510,375	106,737	26%	1.24%

* Excludes Corrections and Sheriff satellite facilities.



Note that these figures exclude Sheriff's Institutions space requirements which the Project Team calculated on a macro-level basis only, in terms of gross square feet. Section Five addresses these requirements.

In addition to net usable area requirements, 365,599 *gross square feet* (GSF) of detention-related space will be required to accommodate the increase in jail beds and to support corrections operations through the year 2025. This space is not addressed in this section because the space requirements associated with Corrections functions, including the County Jail and Work Release were not programmed on a detailed basis and quantifying those requirements in net useable square feet is not applicable to detention facilities. Reference the terminology below.

TERMINOLOGY

Prior to continuing, it is important to define three terms that are used in the architectural industry to define and quantify building space: net square footage, net useable square footage, and gross square footage.

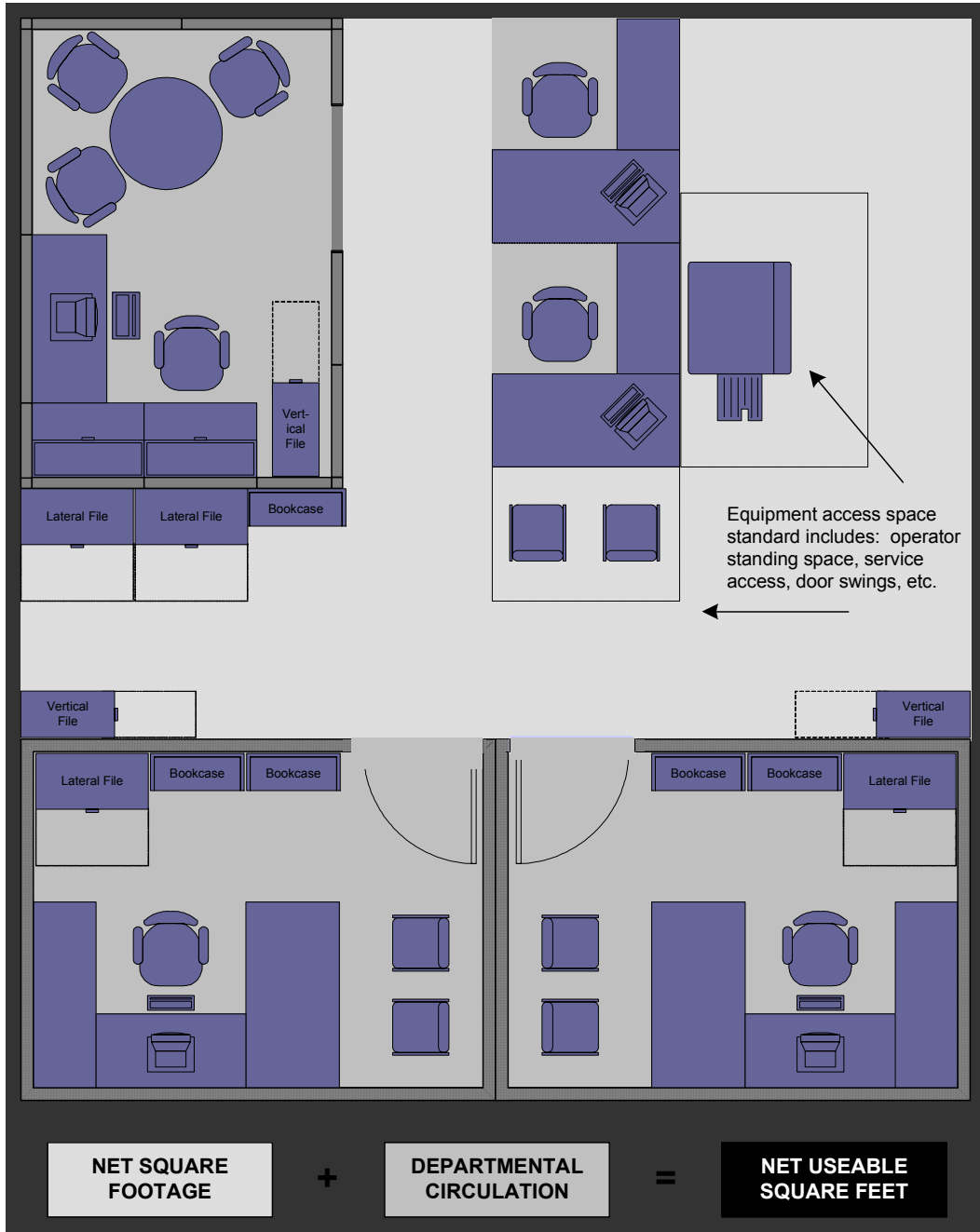
Net Square Feet (NSF): Net square feet is a measure of the *internal* space of an enclosed or open area and specifically *excludes* all walls, windows, structural columns, other structural/code required vertical penetrations, and the circulation space required to access the area. NSF includes the actual footprint(s) of furniture, equipment, or other non-code required interior design elements (e.g. plants, decorative items) desired by the occupant. Measures of equipment NSF also includes space required for equipment usage and servicing. For example, the NSF measurement for a file cabinet would include the footprint of the file cabinet, space to accommodate extending drawers, and standing space for a person to operate the drawer.

Net Useable Square Feet (NUSF): NUSF includes all space that is assignable and occupiable by a given organization or function. NUSF consists of the space occupied by: actual workstations, furniture, non-code required equipment, and other areas that are specifically construed for the use of the occupant user. NUSF *also* includes all non-code required circulation space (internal enclosed and open corridors) needed to provide access to workstations, equipment, and specific use areas.

Gross Square Feet (GSF): GSF is the measure of total space enclosed within the perimeter of the building. However, this measure excludes light wells, courtyards, and exterior indentations that eliminate usable interior space. Viewed another way, in addition to net useable square feet, gross square feet also includes: code-required corridors and hallways; elevator, mechanical, electrical, and structural shafts; fire stairwells; any other penetrations for general building use; exterior and interior code-required walls; structural columns; mechanical, electrical, telecommunications, and utility spaces; janitorial closets; building entrance foyers and lobbies; elevator lobbies; public restrooms; atriums; plus, any other spaces within the enclosed perimeter of the building not otherwise occupiable or assignable to any tenant.

The diagrams provided on the following pages graphically present a typical floor layout and illustrate the concepts of net square feet, net useable square feet, and gross square feet.

Illustration: Generic Office Layout Depicting Components of Gross Square Feet



BUILDING SPACE NEEDS

Within this section space requirements will be separately presented and discussed for General Government, Health, Court, Juvenile, Sheriff’s and Public Works functions. Each discussion will review the differential between actual or existing NUSF, current required NUSF, and year 2025 (“build-out”) NUSF.

General Government Functions:

As shown in Exhibit 4.2, the Project Team forecast that General Government NUSF requirements should increase only modestly, from 62,933 to 67,186 NUSF between 2006 and 2025. These figures equate to a net increase of 4,253 NUSF, or, 7% over the existing inventory.

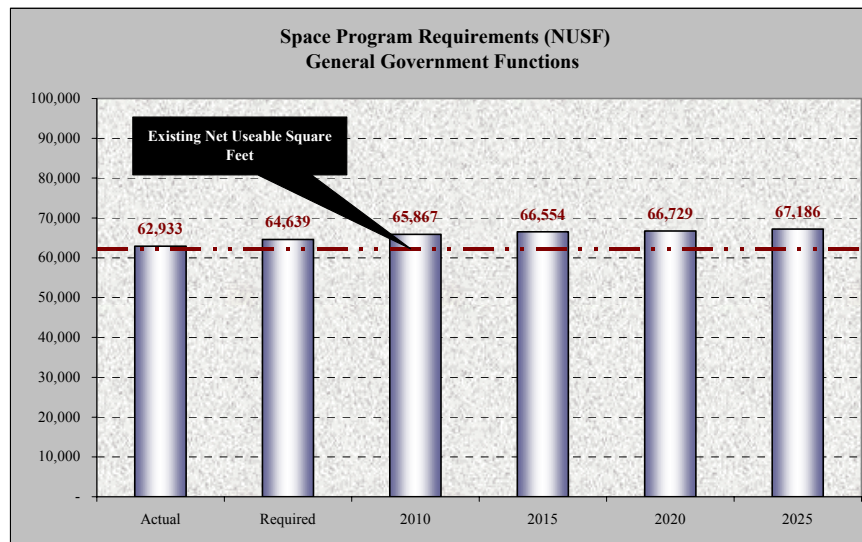
Exhibit 4.2: General Government Net Useable Square Footage Requirements, By Department

Group Code	Dept Code	Sub-/Division Code	General Location	Organization Name	NET USEABLE SQUARE FEET					
					2006 Actual	2006 Required	Forecasted			
							2010	2015	2020	2025
GG	1.0	1.1	Courthouse Square	Assessor	13,861	11,858	11,858	11,858	11,858	11,858
GG	1.0	1.2	Courthouse Square	Board of Supervisors	9,256	9,583	9,583	9,745	9,745	9,745
GG	1.0	1.3.1	Courthouse Square	Bus. Svcs.-Administration ¹	16,526	4,024	4,161	4,161	4,161	4,161
GG	1.0	1.3.2	Courthouse Square	Bus. Svcs.-Human Resources		5,215	5,514	5,514	5,514	5,514
GG	1.0	1.3.3	Courthouse Square	Bus. Svcs.-Risk Management		981	1,116	1,116	1,116	1,116
GG	1.0	1.3.4	Courthouse	Bus. Svcs.-Facilities		4,422	4,680	4,680	4,680	4,680
GG	1.0	1.3.5	Courthouse Square	Bus. Svcs.-Facilities		1,430	1,430	1,430	1,430	1,430
GG	1.0	1.3.5	Courthouse Square	Bus. Svcs.-Finance		2,896	2,896	3,062	3,062	3,062
GG	1.0	1.4.1	Courthouse	County Clerk-Licensing	4,640	4,855	5,010	5,183	5,359	5,815
GG	1.0	1.4.2	Leased Space	County Clerk- Elections ²	7,500	7,873	7,873	7,959	7,959	7,959
GG	1.0	1.5	Courthouse Square	Information Technology	9,820	10,014	10,164	10,264	10,264	10,264
GG	1.0	1.6	Courthouse Square	Tax Title Fund ³		176	176	176	176	176
GG	1.0	1.7	Courthouse Square	Treasurer	1,330	1,312	1,406	1,406	1,406	1,406
TOTALS					62,933	64,639	65,867	66,554	66,729	67,186
Estimated Net Increase Over Existing						1,706	2,934	3,621	3,796	4,253
Percentage Increase Over Existing						3%	5%	6%	6%	7%

¹ Includes space assigned to all Business Services divisions located within Courthouse Square and basement level storage.

² Estimation based on current 8,500 SF lease.

³ Accounted for within Assessor’s space allocation.



For the most part, space projected for all General Government function is directly related to accommodating future staff with necessary workstations and direct support space. The current 1,706 NUSF or 3% differential between actual and required space is predominantly due to limited storage capacity and conference/meeting space confronting most of the General Government functions. Note also the Project Team estimates that a number of space efficiencies can be achieved in Courthouse Square –a subject which is addressed in Section Five.

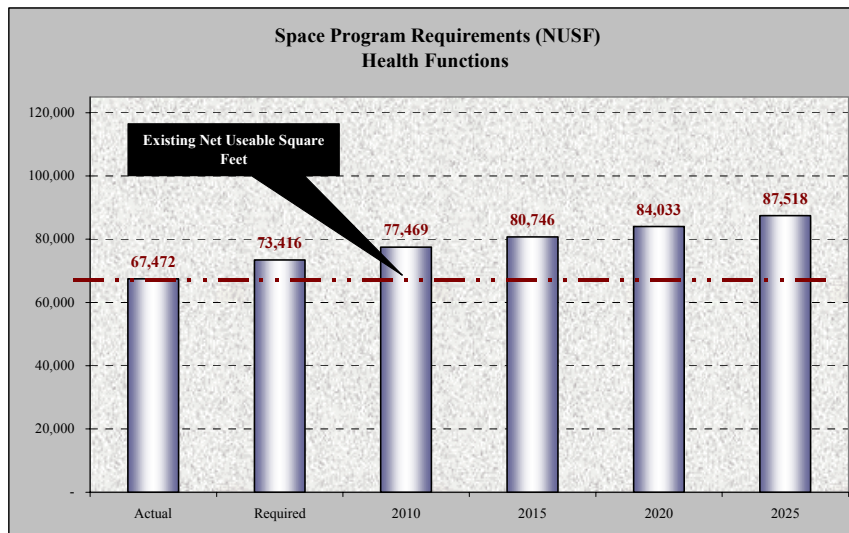
Health and Community Service Functions:

As illustrated in Exhibit 4.3, the Project Team projects that Health and Community Service NUSF requirements should increase from its current inventory of 67,472 NUSF to 87,518 NUSF by year 2026. These figures equate to a net increase of 20,046 NUSF, or 30% over the stated timeframe.

Exhibit 4.3: Health and Community Service Net Useable Square Feet, By Department

Group Code	Dept Code	Sub-/Division Code	General Location	Organization Name	NET USEABLE SQUARE FEET					
					2006 Actual	2006 Required	Forecasted			
							2010	2015	2020	2025
H&CS	2.0	2.1	Center Street	Multiple Divisions	33,997	39,558	42,455	44,515	46,949	49,216
H&CS	2.0	2.2	Lancaster	Multiple Divisions ¹	13,000	12,389	13,294	14,262	14,866	15,833
H&CS	2.0	2.3	Oak Street	Psych. Crisis Center (PCC) ²			Space Not Programmed			
H&CS	2.0	2.4	Oak Street	Assert. Interv. Team (ACIST) ²			Space Not Programmed			
H&CS	2.0	2.5	Davor Street SE	Friendship House ³	3,500	3,500	3,500	3,500	3,500	3,500
H&CS	2.0	2.6	Front Street	Multiple Divisions ¹	7,100	6,844	6,844	6,844	6,844	6,844
H&CS	2.0	2.7	Silverton	Multiple Divisions ⁴			Space Not Programmed			
H&CS	2.0	2.8	Greenway Dr.	MORE House	2,500	2,500	2,500	2,500	2,500	2,500
H&CS	2.0	2.9	Greenway Dr.	Horizon House	3,000	3,000	3,000	3,000	3,000	3,000
H&CS	2.0	2.10	Recently Closed	Stepping Stones ⁵			Space Not Programmed			
H&CS	2.0	2.11	Woodburn	Multiple Divisions ¹	4,000	5,250	5,500	5,750	6,000	6,250
H&CS	2.0	2.12	Corrections Site	County Jail ⁶			Space Not Programmed			
H&CS	2.0	2.13	Hospital	Prov. Bend. Hospital ²			Space Not Programmed			
H&CS	2.0	2.14	Oak Street	WIC	375	375	375	375	375	375
TOTALS					67,472	73,416	77,469	80,746	84,033	87,518
Estimated Net Increase Over Existing						5,944	9,997	13,274	16,561	20,046
Percentage Increase Over Existing						9%	15%	20%	25%	30%

¹ Estimate reflects approximately 90% of lease agreement.
² Space provided within community hospital.
³ Estimate based on lease agreement.
⁴ Space provided within community centers and shared-use facilities.
⁵ Recently closed.
⁶ Space accounted for within County Jail.



This overall growth in space is predicated upon anticipated increases in countywide population and a corresponding growth in demand for health related services provided to both adults and children which will significantly impact future staffing levels, clinic requirements and the volume of out-patient services. Current operations, particularly at the Center Street – Health Campus, are compromised by the lack of confidentiality in most public service and exam areas. In addition, inadequate and or undersized waiting rooms, exam/program spaces, offices, and workstations within the Center Street facility adversely affect staff productivity and discourage public access. After accounting for available or underutilized space at the Lancaster site, Health functions in aggregate are currently deficient by 5,944 NUSF or 9%. Of this total department-wide space deficiency, 5,561 NUSF or 94% is directly attributable to spatial inefficiencies at the Center Street Health Campus.

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Law and Justice – Court Functions

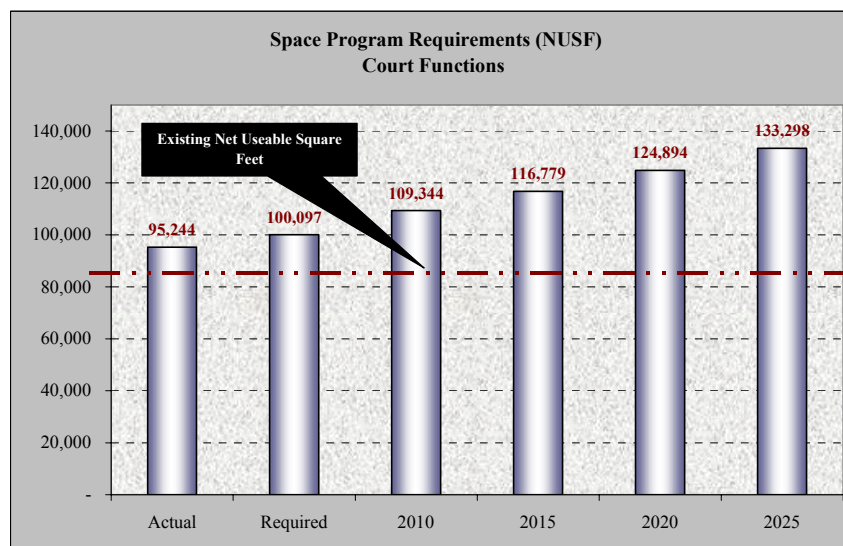
As shown in Exhibit 4.4, the Project Team forecast that Court functions NUSF requirements should increase from the current inventory of 95,244 to 133,298 NUSF by year 2025. These figures equate to a net increase of 38,054 NUSF, or 40% over the stated timeframe. This increase in space is primarily the result of the State Court’s forecasted growth in judges from 18 to 26 over the next 20 years. The increase in eight judicial positions equates to an increase of 44% and represents a projected need for 31,401 NUSF split between the Downtown, Center Street Juvenile, and Corrections Campuses. The remaining 6,653 NUSF increase is to accommodate properly sized and configured Justice Courts and to accommodate projected growth in District Attorney personnel. Existing spatial deficiencies arise primarily in the area of satellite Justice Courts and the need to provide one additional State Courtset in the near-term.

Exhibit 4.4: Law and Justice-Court Net Useable Square Feet, By Department

Group Code	Dept Code	Sub-/Division Code	General Location	Organization Name	NET USEABLE SQUARE FEET					
					2006 Actual	2006 Required	Forecasted			
							2010	2015	2020	2025
L&J	3.0	3.1	Courthouse Square	District Attorney	24,866	21,572	22,818	23,792	25,258	26,534
L&J	3.0	3.2.1	Salem	Justice Court ¹	1,000	3,038	3,038	3,038	3,038	3,038
L&J	3.0	3.2.2	Stayton	Justice Court ¹	2,000	3,038	3,038	3,038	3,038	3,038
L&J	3.0	3.2.3	North Marion	Justice Court ¹	1,400	3,038	3,038	2,916	3,038	3,038
L&J	3.0	3.4.1	Courthouse Square	Legal Counsel	2,917	2,603	2,994	2,994	3,189	3,189
L&J	3.0	3.4.2	Court House	Law Library	2,300	2,300	2,300	2,300	2,300	2,300
L&J	3.0	3.6.1	Court House	State Court	52,453	56,200	59,900	63,100	66,050	69,000
L&J	3.0	3.6.2	Juvenile Site	State Court-Juvenile	2,585	2,585	5,968	9,350	12,733	12,733
L&J	3.0	3.6.3	Corrections Site	State Court-Jail	5,723	5,723	6,251	6,251	6,251	10,429
TOTALS					95,244	100,097	109,344	116,779	124,894	133,298
Estimated Net Increase Over Existing						4,853	14,100	21,535	29,650	38,054
Percentage Increase Over Existing						5%	15%	23%	31%	40%

¹ Estimated based upon lease square footage.

² Reflects just the Court Security space allocation.



Law and Justice – Juvenile Functions

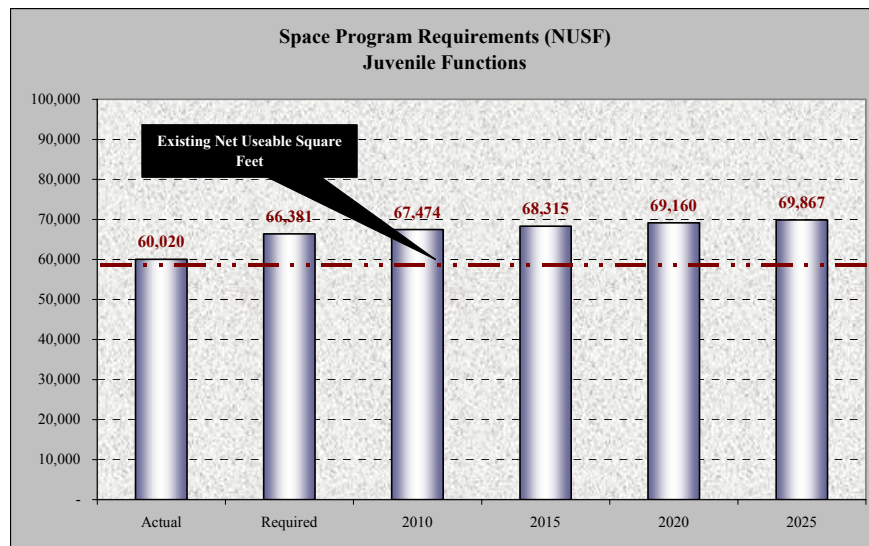
Collectively, as illustrated on Exhibit 4.5, Juvenile operations located within the existing Juvenile Building, Juvenile House and programs buildings are deficient by 6,361 NUSF, or 11%. This deficiency is comprised of a variety of areas including undersized and inappropriately configured workstations, limited program space/storage, inadequate conference and filing capacity, a lack of confidential reception, and other lesser deficiencies. After accounting for of these spatial limitations and projected growth, the Project Team projects that department NUSF needs will increase from 60,020 NUSF to 69,867 NUSF by year 2025.

The County has directed the Project Team to assume that bed capacity within the Juvenile Center will remain sufficient through the year 2025. Limited expansion is however going to be required to support the onsite growth of judges and related court-sets, from two to four.

Exhibit 4.5: Law and Justice-Juvenile Net Useable Square Feet, By Division

Group Code	Dept Code	Sub-/Division Code	General Location	Organization Name	NET USEABLE SQUARE FEET					
					2006 Actual	2006 Required	Forecasted			
							2010	2015	2020	2025
L&J	3.0	3.3.1	Center Street	Administration ¹	31,000	7,022	7,108	7,108	7,258	7,258
L&J	3.0	3.3.4	Center Street	GAP ²		16,598	16,598	16,748	16,748	16,748
L&J	3.0	3.3.5.1	Center Street	Probation ³		5,459	5,759	6,059	6,484	6,784
L&J	3.0	3.3.6	Center Street	Alternative Programs ³		5,197	5,453	5,845	6,115	6,371
L&J	3.0	3.3.7	Center Street	JEM ²		2,019	2,019	2,019	2,019	2,019
L&J	3.0	3.3.8	Center Street	Neighbor-to-Nighbor ³		435	435	435	435	435
L&J	3.0	3.3.2	Center Street	Detention ²	20,715	20,715	20,715	20,715	20,715	20,715
L&J	3.0	3.3.3	Center Street	Counseling	4,005	4,637	5,087	5,087	5,087	5,237
L&J	3.0	3.3.5.2	Woodburn	Probation ⁴	2,150	2,150	2,150	2,150	2,150	2,150
L&J	3.0	3.3.5.2	Stayton	Probation ⁴	2,150	2,150	2,150	2,150	2,150	2,150
TOTALS					60,020	66,381	67,474	68,315	69,160	69,867
Estimated Net Increase Over Existing						6,361	7,454	8,295	9,140	9,847
Percentage Increase Over Existing						11%	12%	14%	15%	16%

- ¹ Based upon an estimate of the existing Juvenile Building (excluding old/underutilized detention space), Alternatives Buildings, shops, and Open Air Market.
- ² Excludes State Court space allocation.
- ³ Included within Administration space allocation.
- ⁴ Estimated by Consultant, leased space not quantified by the County.



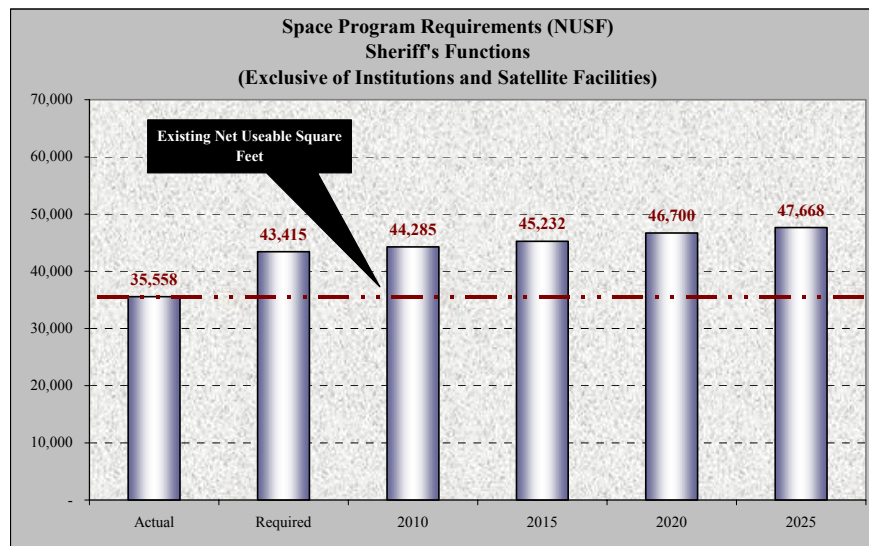
Law and Justice – Sheriff’s Functions

As demonstrated in Exhibit 4.6, the Project Team projects Sheriff’s functions to increase from the current inventory of 35,558 NUSF to 47,668 NUSF, by year 2025. These figures equate to an increase of 12,111 NUSF, or 34%. Note that these figures exclude Sheriff’s Institutions space requirements, which have been calculated only on a macro-level basis and are addressed in Section Five.

Exhibit 4.6: Law and Justice-Sheriff’s Department Net Useable Square Feet, By Division

Group Code	Dept Code	Sub-/Division Code	General Location	Organization Name	NET USEABLE SQUARE FEET					
					2006 Actual	2006 Required	Forecasted			
							2010	2015	2020	2025
L&J	3.0	All	Courthouse	Administration	10,577	8,565	8,619	8,853	9,007	9,141
L&J	3.0	All	Courthouse	Court Services ¹		743	900	978	1,160	1,238
L&J	3.0	3.5.3.1	Central District	Enforcement ²	6,812	9,771	9,807	9,871	10,220	10,357
L&J	3.0	3.5.3.2	North District	Enforcement ³	2,522	2,802	2,802	2,802	2,802	2,802
L&J	3.0	3.5.3.3	South District	Enforcement ³	1,794	1,993	1,993	1,993	1,993	1,993
L&J	3.0	3.5.3.4	Satellites	Enforcement			Space Not Programmed			
L&J	3.0	3.5.3.5	Evidence Facility	Enforcement ³	6,548	6,548	6,548	6,548	6,548	6,548
L&J	3.0	3.5.4.1	Corrections Campus	Institutions - Jail			Reference Macro-Level Jail Program			
L&J	3.0	3.5.4.2	Corrections Campus	Institutions - Work Release			Reference Macro-Level Jail Program			
L&J	3.0	3.5.5.1	Central	Parole and Probation ³	7,306	12,994	13,616	14,188	14,971	15,591
L&J	3.0	3.5.5.2	Satellites	Parole and Probation			Space Not Programmed			
TOTALS					35,558	43,415	44,285	45,232	46,700	47,668
Estimated Net Increase Over Existing						7,857	8,727	9,674	11,143	12,111
Percentage Increase Over Existing						22%	25%	27%	31%	34%

¹ Space allocation included within Administration.
² Equates to an estimated 90% of rentable space.
³ Space accounted for within Central District allocation.
⁴ Net area excludes the new animal shelter located at the Corrections site.



The Probation Department, which is significantly overcrowded and the Central District Office constitute the overwhelming portion of the increases between “current” and “required” needs.

Once current spatial deficiencies have been corrected, Sheriff’s functions are projected to increase an only an additional 4,253 NUSF over the following 20 years. This increase in generally distributed between all of the divisions and is predominantly due to needing to accommodate projected growth in personnel

Development and Infrastructure:

Upon initial review, the differential in Exhibit 4.7 between the existing inventory of 82,411 NUSF and the projected year 2025 requirement of 104,838 NUSF appears significant (22,427 NUSF). However, the overwhelming majority of this difference is attributable to the *type* of space involved in this analysis, not the actual quantity of space. Currently, the County has a significant amount of storage space that is “covered,” but not held in enclosed space. Therefore, this covered space cannot be accounted as NUSF, given the spatial definitions provided earlier in this Section. For facilities planning purposes, net area requirements refer to all *enclosed* spaces. Since this master plan calls for the development of new facilities that would provide enclosed space for these area which are currently housed in “covered” space, this new space must be accounted for as net useable square feet.

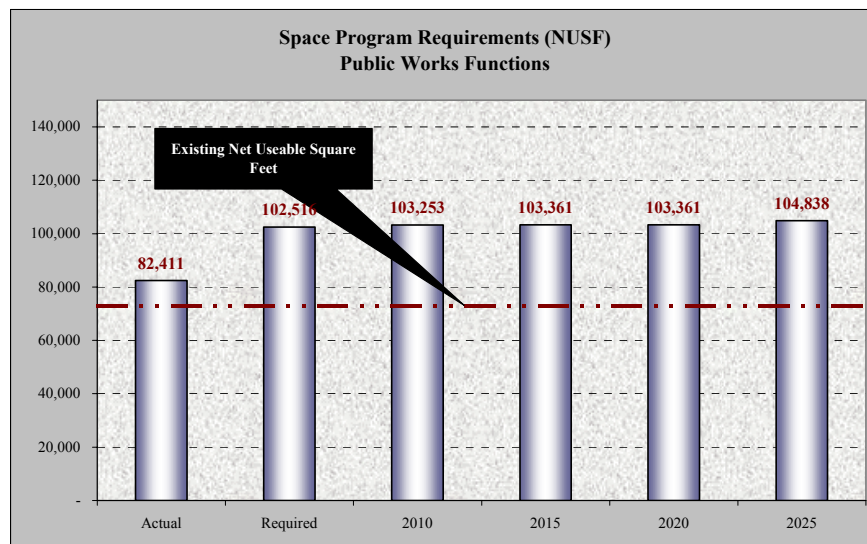
Exhibit 4.7: Development and Infrastructure Net Useable Square Feet, By Division

Group Code	Dept Code	Sub-/Division Code	General Location	Organization Name	NET USEABLE SQUARE FEET					
					2006 Actual	2006 Required	Forecasted			
							2010	2015	2020	2025
D&I	4.0	4.1.0	Central Yard	Administration ¹	21,733	12,834	12,618	12,726	12,726	12,834
D&I	4.0	4.2.0	Central Yard	Engineering ²		5,156	5,286	5,286	5,286	5,415
D&I	4.0	4.3.0	Central Yard	Surveyor ²		1,455	1,215	1,215	1,215	1,215
D&I	4.0	4.4.0	Central Yard	Communications ²		1,305	1,425	1,425	1,425	1,425
D&I	4.0	4.5.0	Central Yard	Dog Control ²		606	606	606	606	801
D&I	4.0	4.6.0	Central Yard	Operations ³	30,000	40,925	40,925	40,925	40,925	40,925
D&I	4.0	4.7.1	Central Yard	Fleet (Central Yard Only) ⁴	17,500	19,593	19,593	19,593	19,593	20,530
D&I	4.0	4.8.0	Central Yard	Parks ²		520	620	620	620	620
D&I	4.0	4.9.0	Downtown Campus	Building Inspections	8,829	9,268	9,528	9,528	9,528	9,528
D&I	4.0	4.10.0	Downtown Campus	Planning	4,349	5,124	5,519	5,519	5,519	5,519
D&I	4.0	4.11.0	Central Yard	Ferry ²		228	308	308	308	308
D&I	4.0	4.12.0	Central Yard	Environmental Services ²		1,149	1,257	1,257	1,257	1,365
D&I	4.0	4.13.0	Central Yard	Emergency Management ²		4,353	4,353	4,353	4,353	4,353
TOTALS					82,411	102,516	103,253	103,361	103,361	104,838
Estimated Net Increase Over Existing						20,105	20,842	20,950	20,950	22,427
Percentage Increase Over Existing						24%	25%	25%	25%	27%

¹ Includes all Public Works functions located within the Administration Building.

² Space accounted for within Administration and/or Operations (ie. Storage, lockers, etc.)

³ Only gross square footages for buildings 2 through 12 was provided by the County. Square footage reflects estimate of enclosed spaces. Excludes gross square footage assigned to covered storage.



After addressing the current shortfall in fully enclosed storage space, Public Works functions are projected to require only an additional 2,322 NUSF, or less than 3%, over the next 20 years. Of this total, 938 NUSF (40% of the total differential) is directly attributed to growth in maintenance/repair bays and related storage space. The remaining 1,384 NUSF required over the next 20 years is distributed among numerous divisions and generally reflects supplemental workspace needed to accommodate future increases in staff.

SECTION FIVE

**FACILITIES DEVELOPMENT ALTERNATIVES
AND IMPLEMENTATION PLAN**

SECTION OVERVIEW AND SUMMARY

Overview

Section Five provides: a) a discussion of the alternatives devised by the Project Team to solve the County’s current and projected spatial needs; b) the recommended facilities development plan for each of the four major campuses; c) the capital cost forecast associated with implementing these plans; and, d) issues that the County should consider regarding regional services and associated satellite facilities which are dispersed throughout the County.

Following the ensuing Section Summary, this Section has been organized on campus-by-campus basis.

Section Summary

Collectively, the Project Team’s recommended facilities development plans call for the disposal of 62,979 gross square feet (GSF) of county-owned building space, and the development of 280,444 gross square feet of new space. The development of new space will be required to: a) replace the space lost due to buildings which the Project Team recommends should be demolished; b) accommodate forecasted growth in County functions; and, c) to provide space for a number of functions which would vacate leased space. In all, the County’s overall inventory of leased space would be reduced by approximately 24,800 rentable square feet, when this plan is fully implemented. As shown in Exhibit 5.1 below, the total County owned-space inventory would increase from 759,917 GSF to 977,382 GSF, which would equal a net increase of 217,465 GSF, or 29%. The overwhelming majority of the increase in space falls within the Health and Community Services and Law & Justice functions.

Exhibit 5.1: Total Plan Resulting Gross Square Feet Versus Existing County Space Inventory

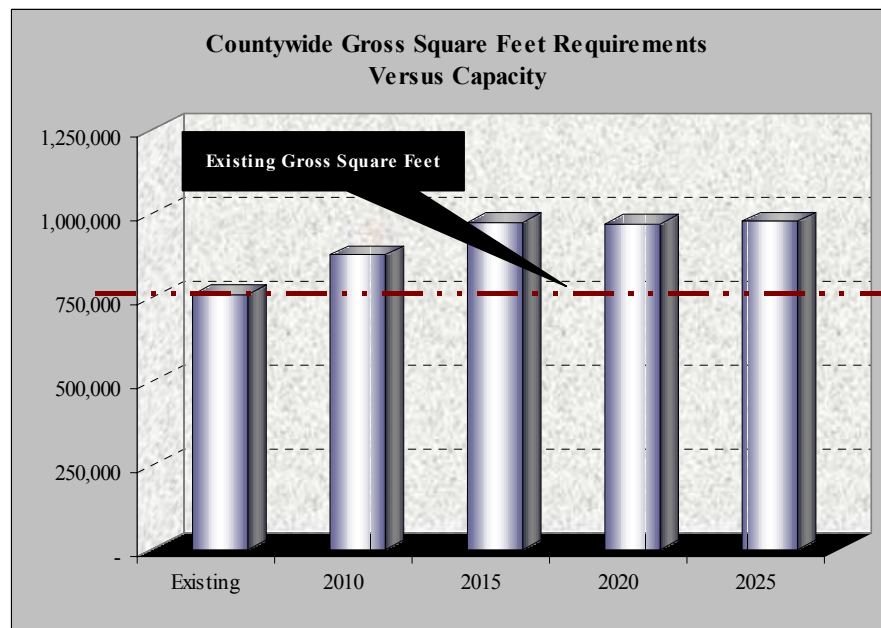


Exhibit 5.2 provides a more comprehensive synopsis of space that should be demolished and additional space that should be developed through year 2025 on a campus-by campus basis. More detailed data and discussion related to this topic is provided later in this section.

Exhibit 5.2: Resulting Gross Square Feet Versus Existing County Space Inventory- By Campus

CAMPUS	GROSS SQUARE FEET				
	Existing	2010	2015	2020	2025
Downtown Campus					
Existing GSF ¹	255,935	255,935	255,935	255,935	255,935
Existing GSF to Be Demolished	-	-	-	-	-
Additional GSF to Be Constructed	-	-	-	-	-
Resulting Plan Forecasted GSF	255,935	255,935	255,935	255,935	255,935
Center Street Campus - Health					
Existing GSF	48,007	48,007	48,007	48,007	48,007
Existing GSF to Be Demolished	-	-	-	-	-
Additional GSF to Be Constructed	-	57,333	57,333	57,333	57,333
Resulting Plan Forecasted GSF	48,007	105,340	105,340	105,340	105,340
Center Street Campus - Juvenile					
Existing GSF	97,737	97,737	97,737	97,737	97,737
Existing GSF to Be Demolished	-	-	-	-	-
Additional GSF to Be Constructed	-	-	-	-	-
Resulting Plan Forecasted GSF	97,737	97,737	97,737	97,737	97,737
Corrections Campus					
Existing GSF	254,520	254,520	254,520	254,520	254,520
Existing GSF to Be Demolished	-	(10,924)	(10,924)	(10,924)	(10,924)
Additional GSF to Be Constructed	-	70,742	149,233	165,087	171,056
Resulting Plan Forecasted GSF	254,520	314,338	392,829	408,683	414,652
Public Works Campus					
Existing GSF	103,718	103,718	103,718	103,718	103,718
Existing GSF to Be Demolished	-	-	(3,516)	(52,055)	(52,055)
Additional GSF to Be Constructed	-	-	24,153	52,055	52,055
Resulting Plan Forecasted GSF	103,718	103,718	124,355	103,718	103,718
Existing GSF Retained	759,917	759,917	759,917	759,917	759,917
Existing GSF to Be Demolished	-	(10,924)	(14,440)	(62,979)	(62,979)
Additional GSF to Be Constructed	-	128,075	230,720	274,476	280,444
Total Plan County Space - Gross Square Feet	759,917	877,068	976,197	971,414	977,382
Net Change From Existing		117,151	216,280	211,497	217,465
Percentage Increase Over Existing		15%	28%	28%	29%

¹ Excludes Underground Parking in Courthouse Square and Transit Functions

Summary of Downtown Campus Recommended Plan

In general, the Downtown Campus will remain “as-is,” meaning that no space will be demolished or added to either the Courthouse and Courthouse square buildings, and no new buildings are envisioned to be developed Downtown.

Courthouse Square: The Project Team has forecasted that minimal staff and space growth will occur for those County functions which are located in the Courthouse Square Building. The limited additional space that will be required will be accommodated by reconfiguring the existing occupied areas to provide greater efficiency, and that post year 2015, the Housing Authority (which leases space from the County) would be

moved out of the building. The only other significant change that the Project Team recommends is that the vacant space on the ground level that was previously occupied by Information Technology should be converted into space for the Law Library. The Law Library will need to be relocated out of the Courthouse in the near-term to provide space for an additional court-set (courtroom, judge's chamber, court clerk, jury deliberation room) that is currently needed.

Courthouse: All State Court functions between now and year 2025 can be accommodated in the Courthouse, if the Law Library is relocated to the Courthouse Square Building and that Sheriff's Administration vacates the building. The Project Team's recommended plan is that the Library should relocate to Courthouse Square in the first time-planning increment (years 2006-10); and the Sheriff's Administration function should relocate to newly constructed facilities at the Corrections Campus during the 2010-15 timeframe.

Summary of Center Street Campus Recommended Plan

Health Campus: As addressed in Section Three of this document, the existing Health Building is becoming increasingly, less functional, overcrowded, and has an environment which is not conducive to providing compassionate care for the County's clients. Additionally, the Health Department desires to ideally centralize multiple functions onto the Center Street Campus, which are currently housed in leased space offsite at the Lancaster Mall, Front Street, Friendship House, and Oak Street (WIC).

After preliminarily exploring a number of alternatives for the Campus, the Project Team formally devised three development alternatives: Alternatives A, B, and C. Under all alternatives, the Project Team recommends that Portland State University functions move offsite. Implementing Alternative A, would: a) meet the department's goal of consolidating all of the aforementioned functions onto the Center Street Campus; b) correct for all overcrowded areas in the Health Building; and, c) and accommodate all functions' forecasted growth. Alternative B is very similar to A, except that the functions at the Lancaster Mall would remain in leased space. Alternative C would develop new building space that would accommodate *only* the forecasted growth in those functions which are currently housed in the Health Building, and would result in minimum new development on the site.

The Project Team recommends that the County implement Alternative A for a multitude of reasons, which are provided later in this Section. Recommended Alternative A calls for the development of a new building that could be developed in one or two phases and would total 57,333 gross square feet at build-out. In any case, the first phase should be developed in the first time-planning increment, years 2006-2010.

Juvenile Campus: The Project Team's proposed development and redevelopment plan for the Center Street Juvenile Campus is as follows. The existing three Logan buildings, Juvenile Center, Open Air Market, Juvenile House and Wood Shop buildings would be retained through the time horizon of this plan. One new building would be developed to replace the Juvenile Building and the Juvenile Alternatives Program A Building, which must be demolished. This new building would be developed in two phases. Phase 1 would involve developing a new 20,322 GSF Administrative Building and Phase 2 would expand the facility by 17,643 GSF. Congruent with timing of developing the first phase of the New Administration Building, the Juvenile Center would be expanded by 15,366 GSF by the year 2010 to accommodate three additional court-sets and related support space. The Project Team recommends that two court-sets be built-out initially and that the third court-set, consisting of approximately 5,100 GSF, would be left as "core and shell" space. If desired by the County, this space could be finished out as temporary office space and converted to court use by 2020.

Corrections Campus

The Project Team has forecasted that the Detention Facility would require 1,066 beds by year 2025. By that time, there would be a deficit of 466 beds that would need to be constructed, given the existing Detention Facility's capacity of 600 beds. To accommodate this increase, the Project Team has devised a three-phase housing development plan, which between now and year 2020 will gradually reduce the projected bed deficits. Phase 1 expansion would be completed ideally by year 2010, and would entail completing existing G-Pod (128 beds). Phase 2 construction would occur during the 2010-15 timeframe and involve constructing the first half of H-Pod (128) beds), which would be constructed in two sub-phases, as was planned for G-Pod in the original design. Phase 3 would occur during the 2015-2020 timeframe and involve completing the build-out of H-Pod (128 beds).

In addition to accommodating general inmate population, there is the serious need to increase medical bed capacity and to establish dedicated Mental Health and Step-Down Mental Health housing units. Therefore, as part of Phase 1, a new Infirmary, Acute Mental Health Unit, and a Step-Down Mental Health Unit would be developed as part of Phase 1. In all, these medical and health units would provide 56 additional detention facility beds.

The projected increase in jail population would result in the need to expand and/or replace several of the Corrections Facility's support areas: namely, the Intake and Release, Medical Unit, and the Warehouse. The existing Intake and Release area is currently overcrowded and undersized to meet current population levels, irrespective of accommodating the projected 30% increase in Corrections Facility bookings. These areas would be constructed as part of Phase 2 during the 2010-15 timeframe.

In order to accommodate an additional 100 beds that are forecasted for Work Release, the existing facility would need to be expanded by 5,710 GSF and the space currently occupied by the Sheriff's Central District Office is planned to be backfilled with Work-Release functions. This expansion and renovation would also occur during Phase 2.

A new 44,337 GSF building would be developed to collocate and house the Sheriff's Administrative functions (relocated from the Courthouse), Enforcement's Central District Office (relocated from the Work Release facility); and Parole and Probation, which would vacate the temporary modular structures. This facility would also be developed as part of Phase 2. An expansion of the Campus Maintenance Building would also take place during this timeframe.

Lastly, an additional State court-set would need added to the Detention Facility in a fourth phase, which would occur during 2020-25 timeframe.

Public Works Campus

The Project Team has forecasted minimal net growth in staff and space at the Public Works Campus. However, Buildings 2-9 would need to be demolished and replaced as they continue to age. Buildings 1, 10, 11, and 12 would be retained through the time horizon of this plan. Three new buildings would be developed in two phases to replace the buildings that are to be demolished and to accommodate minimal growth in space needs. The first building would envelop 24,153 and would be constructed during the 2010-15 timeframe, as would a 25,000 square foot covered parking area. The second building, enveloping 27,902 gross square feet, would be constructed during the 2015-20 timeframe.

The subsequent paragraphs address the development alternatives and Project Team-recommended plans for each Campus in detail.

DOWNTOWN CAMPUS

The Downtown Campus consists of the recently renovated County Courthouse, which envelops 117,097 gross square feet, and the Courthouse Square Building, which totals 256,146 gross square feet. The two buildings are located in proximity to each other and directly across Church Street, in the heart of downtown Salem. The Courthouse, along with a contiguous municipal parking structure occupies an entire city block. Courthouse Square is a multi-occupant facility consisting of County, local mass Transit and Housing Authority functions. The Downtown Campus has 490 vehicle parking spaces (Courthouse-175 spaces, Courthouse Square-315 spaces).

Planning Assumptions

The Project Team used the following assumptions to form the foundation for generating the site development alternatives that are discussed below:

- The County will retain both the Courthouse and Courthouse Square buildings indefinitely.
- Local mass transit administrative functions will remain located within Courthouse Square indefinitely. The Transit and Housing operations currently occupy 31,072 NUSF leaving 96,691 NUSF available for use by the County.
- Housing Authority functions will vacate the Courthouse Square between 2020 and 2025.
- All General Government Functions currently located in the Courthouse Square Building will remain there through the time-horizon of this Facilities Master Plan.

Synopsis of Building Space and Site Requirements

Exhibit 5.3 provides a synopsis of staff, building square footage, and parking requirements that must be housed on the Downtown Campus. As shown, between 2006 and 2025 the Project Team estimates that:

- Total staff located with the Courthouse and Courthouse Square Buildings, exclusive of Sheriff's Department and State Court personnel, will increase from 332 to 387 (17%). By the year 2025, an additional 18 staff assigned to the Elections Division (6 staff), and the Justice Courts (12 staff) will remain in leased space through the project-planning horizon.
- Total building gross footage for the two buildings will remain at 373,352 gross square feet.
- The County will continue to lease space for the Elections Division and archival records storage operations through the year 2025.
- With the planned relocation of the Sheriff's Department to the Corrections Campus, the existing 490 total parking stalls provided in the Courthouse and Courthouse Square buildings will provide more parking resources than required through the year 2025.

Exhibit 5.3 Downtown Campus Requirements

Program Component	Existing	Required 2006	Projected				Comments
			2010	2015	2020	2025	
Total Staff Housed On-site	332	332	355	367	377	387	
Net Increase Over Existing		0	23	35	45	55	
Total Gross Square Footage¹	373,252	373,252	373,252	373,252	373,252	373,252	
Vehicle Parking Requirements							
<u>Courthouse</u>	-						
Staff Vehicles-2	152	151	166	173	185	194	Factored at 85% of total staff on-site staff
County Vehicles	23	23	25	27	29	31	Assumes two additional vehicles every five years
Subtotal		174	191	200	214	225	
Surplus/Deficit	175	1	(16)	(25)	(39)	(50)	
<u>Courthouse Square</u>							
Staff Vehicles	289	230	243	248	251	253	Factored at 85% of total staff on-site staff
County Vehicles	16	16	18	20	22	24	Assumes two additional vehicles every five years
Subtotal		246	261	268	273	277	
Surplus/Deficit	315	69	54	47	42	38	
Total Aggregate Parking Requirements	490	69	38	21	3	(12)	

¹ Courthouse and Courthouse Square Buildings.

² For parking purposes, staff count includes State Court personnel and only Sheriff's Department Court Services Division staff.

IMPLEMENTATION PLAN

Overview and Summary:

Modest growth in space requirements for all functions within the Courthouse Square Building will be addressed through the reconfiguration of existing spaces and the eventual relocation of the Housing Authority out of the Building. No additional space will otherwise be required for these functions. Regarding the Courthouse, growth in the State and Justice Courts will be accommodated by relocating the County Law Library and the Sheriff's Administrative functions out of the Courthouse, as described in detail below. The space vacated by these functions will be backfilled by required additional court-sets and associated court-related support spaces in several phases.

Implementation Plan Details

Planning Timeframe 2006-2010: The vacant space on the ground level of the Courthouse Square Building (previously occupied by Information Technology) will be remodeled to accommodate the relocation of the Law Library, which will vacate the Courthouse. The vacated Law Library space will then be remodeled for courts use and will be backfilled by a new court-set (includes courtroom, judges chamber, clerks, and in some cases jury deliberation rooms).

Planning Timeframe 2010-2015: The Sheriff administration functions will vacate the Courthouse and relocate to a new facility that would be constructed on the Corrections Campus site. The vacated space will be remodeled in phases to accommodate four additional court-sets.

Planning Timeframe 2015-2020: The Housing Authority, which currently leases space from the County, would relocate offsite to undetermined leased space, to accommodate projected growth in General Government functions.

Throughout the 2006-2025 planning timeframe, modest projected growth in personnel and associated space requirements for most General Government related functions would be accommodated within the Courthouse Square Building. This will be accomplished by more efficiently configuring the occupied areas of the

building. In essence, the Project Team estimated that approximately 10% of the occupied space could be “recaptured” through more efficient interior layouts, that for the most part would not involve relocating floor to ceiling walls. Exhibit 5.4 illustrates the general timeline objectives for meeting the increases spatial requirements for the Downtown Campus.

Exhibit 5.4: Downtown Campus Plan Implementation Timeframes

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
DOWNTOWN CAMPUS				
Courthouse				
Relocate Law Library to Courthouse Square				
Renovate Law Library Space for Courts Use				
Relocate Sheriff's Administration to Corrections Campus				
Renovate Sheriff's Area for Courts Use				
Courthouse Square				
Remodel Vacated IT Space on Ground Level for Law Library				
On-Going Minor Rearrangements to Occupied Space				
Relocate Housing Authority Out of Courthouse Square				

The graph in Exhibit 5.5 illustrates the changes in space available for use in the Courthouse Square Building and projected net useable square footage requirements. A spreadsheet follows the graph, which provides a detailed accounting of the change in spatial requirements and building occupancies by function.

Exhibit 5.5: Courthouse Square – Available Net Useable Square Foot Capacity Versus Requirements (1 of 2)

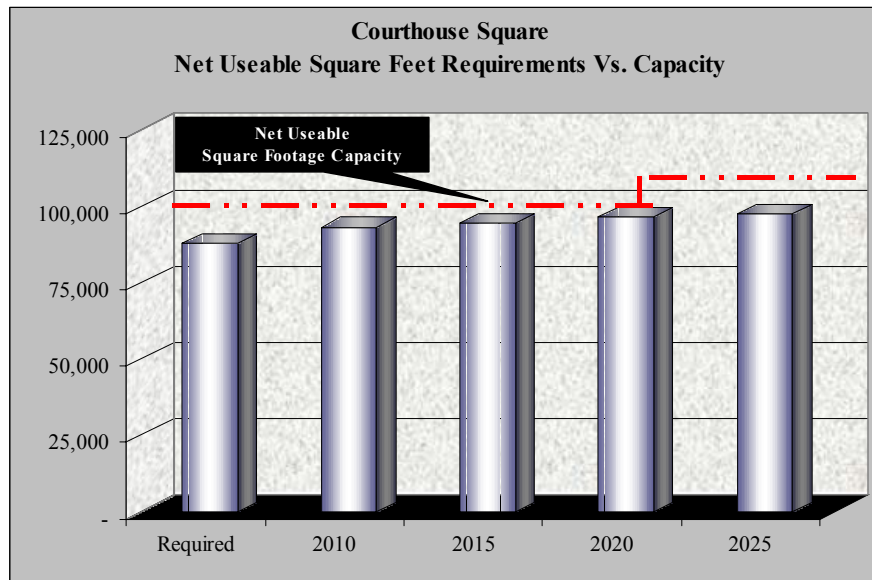
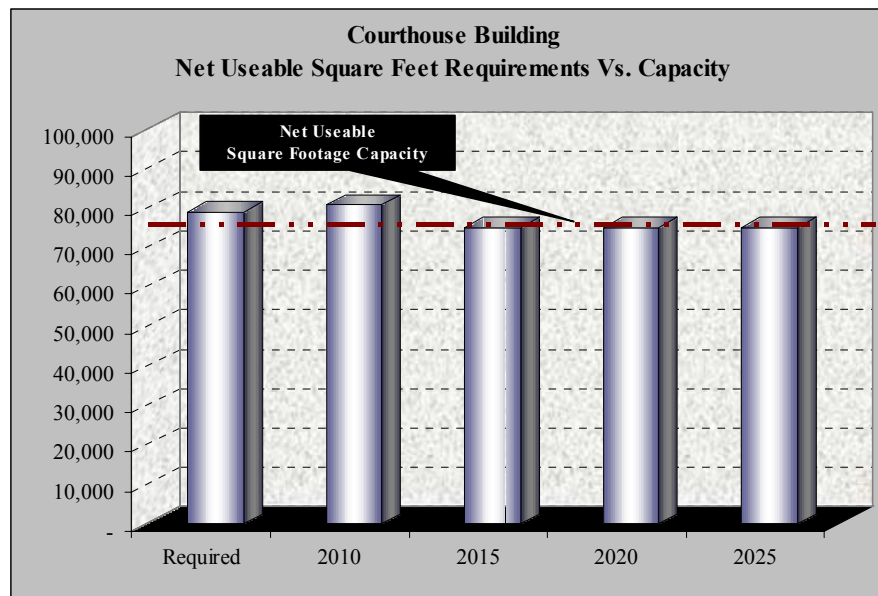


Exhibit 5.5: Courthouse Square – Available Net Useable Square Foot Capacity Versus Requirements (2 of 2)

Group Code	Dept Code	Sub./ Division Code	Organization Name	NET USEABLE SQUARE FEET				
				2006 Required	Forecasted			
					2010	2015	2020	2025
GG	1.0	1.1	Assessor	11,858	11,858	11,858	11,858	11,858
GG	1.0	1.2	Board of Supervisors	9,583	9,583	9,745	9,745	9,745
GG	1.0	1.3.1	Bus. Svcs.-Administration	4,024	4,161	4,161	4,161	4,161
GG	1.0	1.3.2	Bus. Svcs.-Human Resources	5,215	5,514	5,514	5,514	5,514
GG	1.0	1.3.3	Bus. Svcs.-Risk Management	981	1,116	1,116	1,116	1,116
GG	1.0	1.3.5	Bus. Svcs.-Facilities	1,430	1,430	1,430	1,430	1,430
GG	1.0	1.3.5	Bus. Svcs.-Finance	2,896	2,896	3,062	3,062	3,062
GG	1.0	1.5	Information Technology	10,014	10,164	10,264	10,264	10,264
GG	1.0	1.6	Tax Title Fund	176	176	176	176	176
GG	1.0	1.7	Treasurer	1,312	1,406	1,406	1,406	1,406
H & CS	2.0	2.2	Children and Families	1,787	1,819	1,852	1,884	1,916
L&J	3.0	3.1	District Attorney	21,572	22,818	23,792	25,258	26,534
L&J	3.0	3.4.1	Legal Counsel	2,603	2,994	2,994	3,189	3,189
L&J	3.0	3.4.2	Law Library <i>(relocates to CHS - 2010)</i>	-	2,300	2,300	2,300	2,300
D&I	4.9	4.9.0	Building Inspections	9,268	9,528	9,528	9,528	9,528
D&I	4.10	4.10.0	Planning	5,124	5,519	5,519	5,519	5,519
Total Required Net Useable Square Feet				87,843	93,282	94,716	96,410	97,718
Existing County Assigned Total Net Useable Square Feet				96,691	96,691	96,691	96,691	96,691
Housing Authority Relocates Out of Courthouse				-	-	-	5,337	5,337
Available Net Useable Square Feet				96,691	96,691	96,691	102,028	102,028
Surplus/Deficit - Net Useable Square Feet				8,848	3,409	1,975	5,618	4,310

Exhibit 5.6 provides the identical information for the Courthouse Building.

Exhibit 5.6: Courthouse Building – Available Net Useable Square Foot Capacity Versus Requirements (1 of 2)



*Exhibit 5.6: Courthouse Building– Available Net Useable Square Foot Capacity Versus Requirements
 (2 of 2)*

Group Code	Dept Code	Sub.-/ Division Code	Organization Name	NET USEABLE SQUARE FEET				
				2006 Required	Forecasted			
					2010	2015	2020	2025
GG	1.0	1.3.4	Bus. Svcs.-Facilities	4,422	4,680	4,680	4,680	4,680
GG	1.0	1.4.1	County Clerk-Licensing	4,855	5,010	5,183	5,359	5,815
L&J	3.0	3.4.2	Law Library	2,300	<i>Relocates to Courthouse Square.....</i>			
L&J	3.0	3.5.1.1	Sheriff's Administration	8,565	<i>Relocates to Corrections Campus.....</i>			
L&J	3.0	3.5.1.2	Sheriff's Court Services	2,763	2,843	2,843	2,993	2,993
L&J	3.0	3.6.1	State Court	56,200	59,900	63,100	66,050	69,000
Adj. Reflects Continued Use of "Small" Courtrooms				-	-	(618)	(3,893)	(7,299)
Total Required Net Useable Square Feet				79,104	81,052	75,188	75,188	75,188
Available Net Useable Square Feet				75,188	75,188	75,188	75,188	75,188
Surplus/Deficit - Net Useable Square Feet				3,916	(5,864)	0	(0)	(0)

CENTER STREET CAMPUS

After a providing an overview and discussion of the general planning assumptions that the Project Team incorporated when developing options for this site, the narrative below will sequentially address the needs of the Health and Juvenile Departments, and then collectively describe the preferred alternative and provide accompanying site plan illustrations.

Overview

The 35-acre Center Street Campus has been divided into essentially two primary functional areas: one which accommodates the Juvenile Department (10 buildings) and the other on which the Health Building is sited. In all, there is 145,744 gross square feet of building space and 414 designated parking spaces onsite, excluding other paved areas which accommodate parking, for which there are no marked spaces. Exhibit 5.7 provides an illustration of the existing buildings and parking areas on the Center Street Campus.

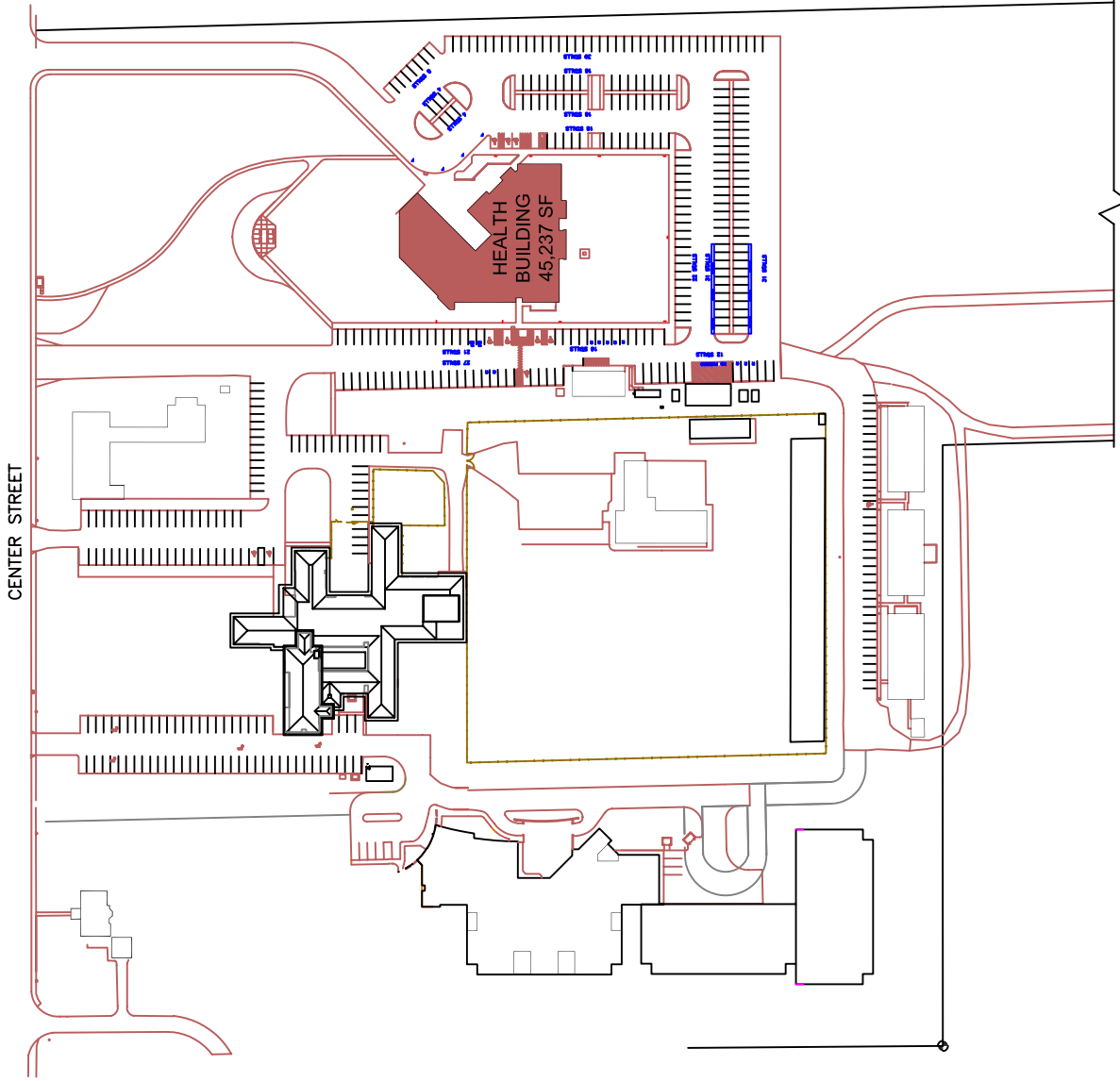
Planning Assumptions

The Project Team used the following assumptions to form the foundation for generating the site development alternatives that are discussed below:

- The County would retain the Center Street Campus indefinitely.
- The County would retain the existing Health Building, three Logan buildings, Juvenile Center, Juvenile House, Open Air Market and Alternative Programs B (Wood Shop) buildings through the year 2025 time-horizon of this facilities master plan.
- All Health functions currently located onsite would remain there indefinitely, and all growth associated with these functions would be accommodated onsite.
- Ideally, the Health Department desires to consolidate functions currently located in leased space at Lancaster, Front Street, Friendship House, and WIC-Oak Street on the Center Street Campus.
- The County would cease providing space for the OSU extension functions currently located in the Health Building.
- All existing juvenile-related activities would remain at the Center Street campus through year 2025, except for some Probation officers who would continue to be located in Woodburn and Stayton.

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



SCALE 1" = 200'-0"
 DATE 12-5-06

TITLE CENTER STREET JUVENILE CAMPUS
 EXISTING SITE PLAN

PROJECT MARION COUNTY, OREGON
 FACILITIES MASTER PLAN

- Although the anticipated growth in Juvenile Department staff and space is relatively modest, substantial new construction will be required because the following buildings should be replaced due to their age and poor physical condition: The Juvenile Building, Alternative Programs A, Educations Program, GAP Programs, and Probation.
- Note that under any alternative it would be desirable to move the Methadone Clinic offsite. However, due to code restrictions, it is very difficult for the County to find a suitable site. As this project was concluding the County was exploring the option of relocating it to Friendship House. In any case, at this point the Project Team has assumed that the Methadone Clinic would remain onsite at Center Street.

HEALTH DEPARTMENT

Synopsis of Building Space and Site Requirements

Exhibit 5.8 provides a synopsis of the staff, net useable space, and parking requirements for all Health Department functions that are currently housed onsite, and desired to be consolidated onto the site. Note that the figures for the timeframes shown are the *requirements* for all of the candidate organizations that could be housed onsite, and are not indicative of the actual quantities that will result from implementation of the alternatives discussed below.

*Exhibit 5.8: Center Street Campus Requirements
(1 of 2)*

Existing and Projected Staff

COMPONENT DESCRIPTION		STAFF					COMMENTS
Dept. Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
Existing Center Street Functions and Space to Remain							
2.2.1	Multiple Organizations	131	151	162	175	186	
Other Health Organizations Proposed to Relocate							
2.2.14	WIC - Oak Street Functions	2	2	2	2	2	
2.2.2	Lancaster Functions	64	73	77	83	87	Multiple Organizations
2.2.5	Friendship House	9	10	10	11	12	Multiple Organizations
2.2.6	Front Street Functions	17	19	20	22	23	Multiple Organizations
Total Staff		223	255	271	293	310	

Projected Net Useable Square Feet

COMPONENT DESCRIPTION		NET USEABLE SQUARE FEET REQUIREMENTS					COMMENTS
Dept. Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
Existing Center Street Functions and Space to Remain							
2.2.1	Multiple Organizations	39,558	42,455	44,515	46,949	49,216	
Other Health Organizations Proposed to Relocate							
2.2.14	WIC - Oak Street Functions	375	375	375	375	375	
2.2.2	Lancaster Functions	12,389	13,294	14,262	14,866	15,833	Multiple Organizations
2.2.5	Friendship House	3,500	3,500	3,500	3,500	3,500	Multiple Organizations
2.2.6	Front Street Functions	6,844	6,844	6,844	6,844	6,844	Multiple Organizations
Subtotal - Hard Requirements		62,666	66,469	69,496	72,533	75,768	
Occupancy Fit Factor/Design Contingency		3,133	3,323	3,475	3,627	3,788	Factored at 5%
Total Net Useable (NUSF) Square Footage Requirements		65,799	69,792	72,971	76,160	79,557	
Existing Center Street Bldg.. Net Useable Square Feet		36,497	36,497	36,497	36,497	36,497	
Surplus/Deficit - Net Useable Square Feet		(29,302)	(33,295)	(36,474)	(39,663)	(43,060)	

*Exhibit 5.8: Center Street Campus Requirements
 (2 of 2)*

Existing and Projected Parking Requirements

COMPONENT DESCRIPTION		STAFF					COMMENTS
Dept. Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
	Public Vehicles	160	183	194	210	222	Projected proportionate to staff growth
	Staff Vehicles	111	217	230	249	264	Growth in proportion to staff; @ 85% util.
	County Vehicles	24	27	29	32	33	Projected proportionate to staff growth
Parking Requirements		135	244	260	281	297	

Center Street Health Campus Plan Alternatives Synopsis

Overview: Considering that the County may not be able to fund the Health Department’s goal of attempting to collocate all of the aforementioned functions on the Center Street Health Campus, the Project Team developed three generalized alternative housing plans: Alternatives A, B, and C. Further, for Alternative A, there are two derivatives.

Exhibit 5.9 (next page) provides a descriptive synopsis of these alternatives, the existing Health Building’s gross square footage, and the additional gross square footage that would be developed by phase. Note, that where a given alternative deviates from Alternative A1, the descriptive information has been highlighted by bold and maroon font.

Plan A1: Implementing Plan A1 would accommodate all existing Health functions currently located in the Health Building and accommodate their forecasted growth through year 2025. Additionally, it would provide sufficient space to accommodate and collocate the Health functions that are currently located in leased space at Lancaster, Front Street, Friendship House, and WIC-Oak Street, with the existing Health Building functions on the Center Street Campus. Sufficient space would be developed to accommodate the growth of all of these functions through year 2025. Consequently, this alternative equates to a maximum development scenario for the site.

Plan A2: Plan A2 is identical to plan A1, except that *all* of the space required would be developed in a single phase. Part of the space that would be developed and otherwise be vacant would initially and temporarily house the Sheriff’s Parole and Probation Department, until a new building would be constructed on the Corrections Campus, as described later in this document.

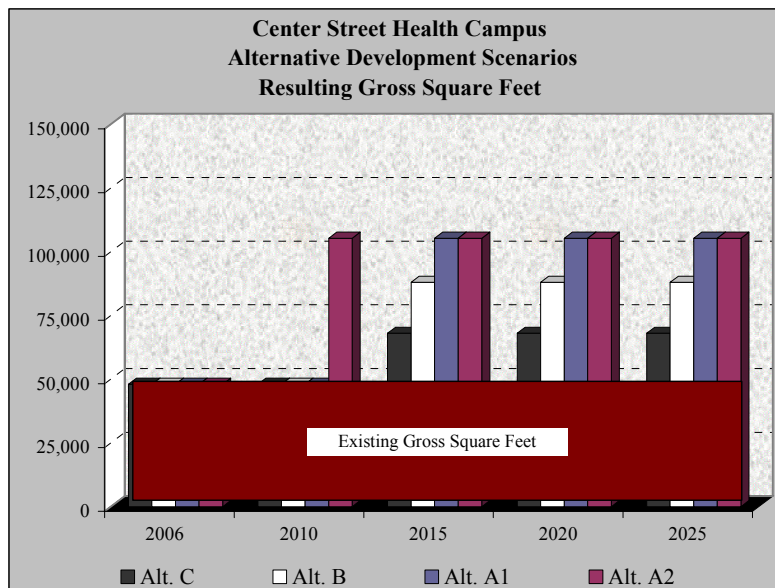
Plan B: Plan B would accommodate all existing Health functions currently located in the Health Building and accommodate their forecasted growth through year 2025. Additionally, it would provide sufficient space to accommodate and collocate all of the aforementioned functions residing in leased space, *except those housed at the Lancaster facility*. This alternative only partly satisfies the Health Department’s consolidation goals and essentially equates to a moderate growth alternative.

Plan C: Plan C would accommodate *only* all existing Health functions currently located in the Health Building and accommodate their forecasted growth through year 2025. It would *not* accommodate any of the aforementioned functions currently residing in leased space. It would not meet any of the Department’s consolidation goals, other than by accommodating the growth of the functions currently onsite, it would prevent further “forced” decentralization of Health functions due to lack of space.

Exhibit 5.9: Synopsis of Center Street Health Campus Development Alternatives

Alternative and Synopsis Description ¹	Construction Phase	Building Gross Square Feet				
		2006	2010	2015	2020	2025
Alternative A1 <i>Maximum site development alternative; two-phase development plan; accommodates existing Center Street Health Building functions and long-term growth; also consolidates WIC Functions, Friendship House; Lancaster, and Front Street functions onsite.</i>	Existing	48,007	48,007	48,007	48,007	48,007
	Phase 1	-	-	57,333	57,333	57,333
	Phase 2	-	-	-	-	-
	Totals	48,007	48,007	105,340	105,340	105,340
Alternative A2 <i>Maximum site development alternative; single-phase development plan; accommodates existing Center Street Health Building functions and long-term growth; also consolidates WIC Functions, Friendship House; Lancaster, and Front Street Temporarily Houses Parole and Probation ~2010-2015</i>	Existing	48,007	48,007	48,007	48,007	48,007
	Phase 1	-	57,333	57,333	57,333	57,333
	Totals	48,007	105,340	105,340	105,340	105,340
Alternative B <i>Moderate site development alternative; single-phase development plan; accommodates existing Center Street Health Building functions and long-term growth; also consolidates WIC Functions, Friendship House; Front Street functions on Campus, but Lancaster functions would remain offsite</i>	Existing	48,007	48,007	48,007	48,007	48,007
	Phase 1	-	-	40,000	40,000	40,000
	Totals	48,007	48,007	88,007	88,007	88,007
Alternative C <i>Minimum site development alternative; single-phase development plan; accommodates existing Center Street Health Building functions only. All functions currently located offsite would remain offsite.</i>	Existing	48,007	48,007	48,007	48,007	48,007
	Phase 1	-	-	20,000	20,000	20,000
	Totals	48,007	48,007	68,007	68,007	68,007

¹ Maroon text indicates differences in subject alternative from Alternative A1



Center Street Health Campus Plan Alternatives Details

Subsequent Exhibit 5.10 (four pages) provides further details of these alternatives in terms of the specific square footage requirements for each of the functions that would be located on the Center Street Health Campus, when they would relocate, and the phasing of new construction.

*Exhibit 5.10: Center Street Health Campus Development Alternatives
Sheet 1 of 4)*

Alternative A1

- Two Phase Maximum Site Development Plan
- Accommodate Existing Center Street Functions Through 2025
- Consolidate all Non-Satellite Health Functions On Campus

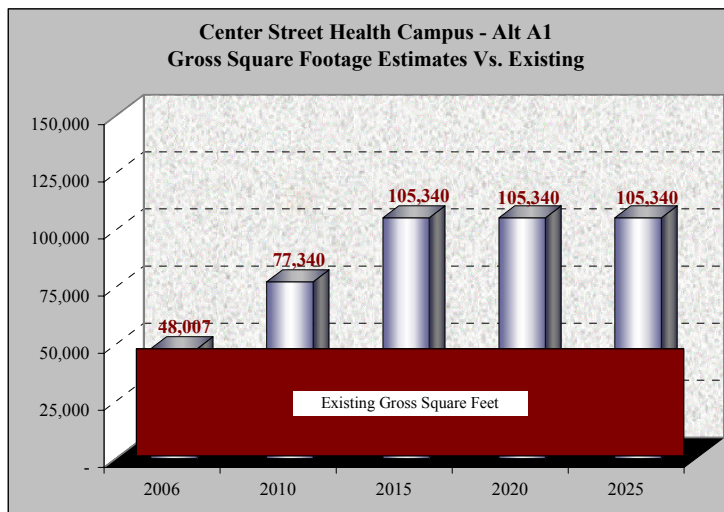
Center Street Occupancy Timing and Net Square Footage Requirements

COMPONENT DESCRIPTION		NET USEABLE SQUARE FEET REQUIREMENTS					COMMENTS
Dept. Code	Organization Name	2006	Forecasted				
		Required	2010	2015	2020	2025	
Existing Center Street Functions and Space to Remain							
2.2.1	Existing Center Street Functions	39,558	42,455	44,515	46,949	49,216	All functions remain onsite
Other Health Organizations Proposed to Relocate							
2.2.14	WIC Functions	375	375	375	375	375	WIC relocates by year 2010
2.2.2	Lancaster Functions	12,389	13,294	14,262	14,866	15,833	Lancaster Relocates by 2010
2.2.5	Friendship House	3,500	3,500	3,500	3,500	3,500	Friendship House relocates by year 2010
2.2.6	Front Street Functions	6,844	6,844	6,844	6,844	6,844	Front St. functions relocate by year 2010
Subtotal - Hard Requirements - Center Street Only		39,558	53,174	69,496	72,533	75,768	
Occupancy Fit Factor/Design Contingency		1,978	2,659	3,475	3,627	3,788	Factored at 5%
Total NUSF Requirements - Center Street		41,536	55,833	72,971	76,160	79,557	
Existing Center Street Bldg. Net Useable Square Feet		36,497	36,497	36,497	36,497	36,497	
NUSF Surplus/Deficit - Center Street		(5,039)	(19,336)	(36,474)	(39,663)	(43,060)	

- Occupancy at Center Street Campus
- Occupancy at Non-Center Street Campus Locations

Center Street Proposed Development Plan and Resulting Square Footage Requirements

Construction and Phase	SQUARE FOOTAGE REQUIREMENTS					COMMENTS
	2006	2010	2015	2020	2025	
New Construction Development - Net Useable Square Feet						
Phase 1 Construction - Net Useable Square Feet	-	22,000	22,000	22,000	22,000	
Phase 2 Construction - Net Useable Square Feet	-	-	21,000	21,000	21,000	
Total New Construction - Net Useable Square Feet	-	22,000	43,000	43,000	43,000	
NUSF Surplus/Deficit - Center Street	-	-	6,526	3,337	(60)	Interim surpluses = "swing space"
New Construction Gross Square Footage Determination						
Building Net-to-Gross Factor @ 0.75/1.00	-	7,333	14,333	14,333	14,333	
Total Gross Square Feet to Be Developed	-	29,333	57,333	57,333	57,333	
Existing Center Street Health Building Gross Square Feet	48,007	48,007	48,007	48,007	48,007	
Total Estimated Center Street Health Campus GSF	48,007	77,340	105,340	105,340	105,340	



*Exhibit 5.10: Synopsis of Center Street Health Campus Development Alternatives
 Sheet 2 of 4)*

Alternative A2

- Single Phase Maximum Site Development Plan
- Accommodate Existing Center Street Functions Through 2025
- Consolidate all Non-Satellite Health Functions On Campus
- Interim Housing for Probation and Parole

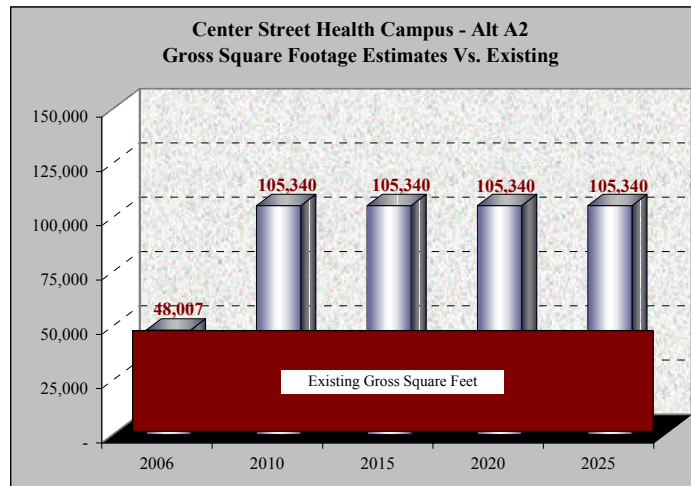
Center Street Occupancy Timing and Net Square Footage Requirements

Dept. Code	Organization Name	NET USEABLE SQUARE FEET REQUIREMENTS					COMMENTS
		2006 Required	Forecasted				
		2006	2010	2015	2020	2025	
Existing Center Street Functions and Space to Remain							
2.2.1	Existing Center Street Functions	39,558	42,455	44,515	46,949	49,216	All functions remain onsite
Other Health Organizations Proposed to Relocate							
2.2.14	WIC Functions	375	375	375	375	375	WIC relocates by year 2010
2.2.2	Lancaster Functions	12,389	13,294	14,262	14,866	15,833	Lancaster Relocates by 2015
2.2.5	Friendship House	3,500	3,500	3,500	3,500	3,500	Friendship House relocates by year 2010
2.2.6	Front Street Functions	6,844	6,844	6,844	6,844	6,844	Front St. functions relocate by year 2010
3.5.5.1	Parole and Probation	12,994	13,616	14,188	14,971	15,591	Temporarily Occupies Facility
Subtotal - Hard Requirements - Center Street Only		39,558	66,790	69,422	72,533	75,768	
Occupancy Fit Factor/Design Contingency		1,978	3,340	3,471	3,627	3,788	Factored at 5%
Total NUSF Requirements - Center Street		41,536	70,130	72,893	76,160	79,557	
Existing Center Street Bdg. Net Useable Square Feet		36,497	36,497	36,497	36,497	36,497	
NUSF Surplus/Deficit - Center Street		(5,039)	(33,633)	(36,396)	(39,663)	(43,060)	

- Occupancy at Center Street Campus
- Occupancy at Non-Center Street Campus Locations

Center Street Proposed Development Plan and Resulting Square Footage Requirements

	SQUARE FOOTAGE REQUIREMENTS					COMMENTS
	2006	2010	2015	2020	2025	
New Construction Development - Net Useable Square Feet						
Phase 1 Construction - Net Useable Square Feet	-	43,000	43,000	43,000	43,000	
Total New Construction - Net Useable Square Feet	-	43,000	43,000	43,000	43,000	
NUSF Surplus/Deficit - Center Street	-	9,367	6,604	3,337	(60)	Interim surpluses = "swing space"
New Construction Gross Square Footage Determination						
Building Net-to-Gross Factor @ 0.75/1.00	-	14,333	14,333	14,333	14,333	
Total Gross Square Feet to Be Developed	-	57,333	57,333	57,333	57,333	
Existing Center Street Health Building Gross Square Feet	48,007	48,007	48,007	48,007	48,007	
Total Estimated Center Street Health Campus GSF	48,007	105,340	105,340	105,340	105,340	



*Exhibit 5.10: Synopsis of Center Street Health Campus Development Alternatives
 Sheet 3 of 4)*

Alternative B

- Single Phase Development Plan
- Accommodate Existing Center Street Functions Through 2025
- Consolidate WIC, Friendship House, and Front Street Functions On Campus
- Lancaster Remains Offsite

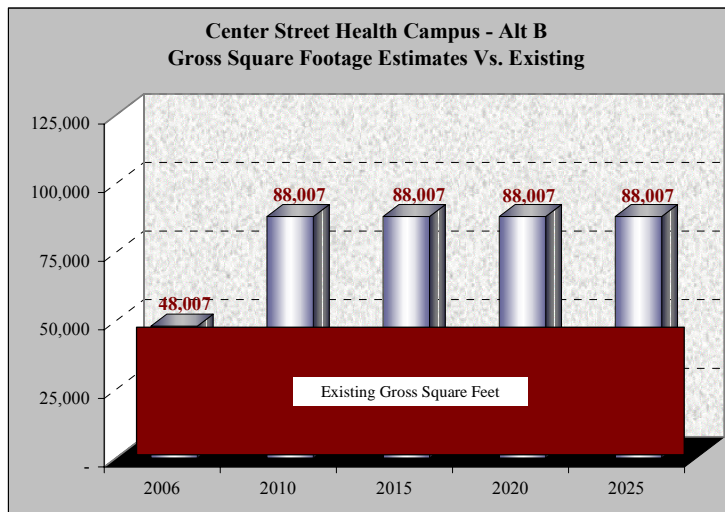
Center Street Occupancy Timing and Net Square Footage Requirements

COMPONENT DESCRIPTION		NET USEABLE SQUARE FEET REQUIREMENTS					COMMENTS
Dept. Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
Existing Center Street Functions and Space to Remain							
2.2.1	Existing Center Street Functions	39,558	42,455	44,515	46,949	49,216	All functions remain onsite
Other Health Organizations Proposed to Relocate							
2.2.14	WIC Functions	375	375	375	375	375	WIC relocates by year 2010
2.2.5	Friendship House	3,500	3,500	3,500	3,500	3,500	Friendship House relocates by year 2010
2.2.6	Front Street Functions	6,844	6,844	6,844	6,844	6,844	Front St. functions relocate by year 2010
Subtotal - Hard Requirements - Center Street Only		39,558	10,719	55,234	57,668	59,935	
Occupancy Fit Factor/Design Contingency		1,978	536	2,762	2,883	2,997	Factored at 5%
Total NUSF Requirements - Center Street		41,536	11,255	57,996	60,551	62,932	
Existing Center Street Bdg. Net Useable Square Feet		36,497	36,497	36,497	36,497	36,497	
NUSF Surplus/Deficit - Center Street		(5,039)	25,242	(21,499)	(24,054)	(26,435)	

- Occupancy at Center Street Campus
- Occupancy at Non-Center Street Campus Locations

Center Street Proposed Development Plan and Resulting Square Footage Requirements

	SQUARE FOOTAGE REQUIREMENTS					COMMENTS
	2006	2010	2015	2020	2025	
New Construction Development - Net Useable Square Feet						
Phase 1 Construction - Net Useable Square Feet	-	30,000	30,000	30,000	30,000	
Total New Construction - Net Useable Square Feet	-	30,000	30,000	30,000	30,000	
NUSF Surplus/Deficit - Center Street	-	55,242	8,501	5,946	3,565	Interim surpluses = "swing space"
New Construction Gross Square Footage Determination						
Building Net-to-Gross Factor @ 0.75/1.00	-	10,000	10,000	10,000	10,000	
Total Gross Square Feet to Be Developed	-	40,000	40,000	40,000	40,000	
Existing Center Street Health Building Gross Square Feet	48,007	48,007	48,007	48,007	48,007	
Total Estimated Center Street Health Campus GSF	48,007	88,007	88,007	88,007	88,007	



*Exhibit 5.10: Synopsis of Center Street Health Campus Development Alternatives
Sheet 4 of 4)*

Alternative C

- Single Phase Minimum Site Development Plan
- Accommodate Only Existing Center Street Functions Through 2025

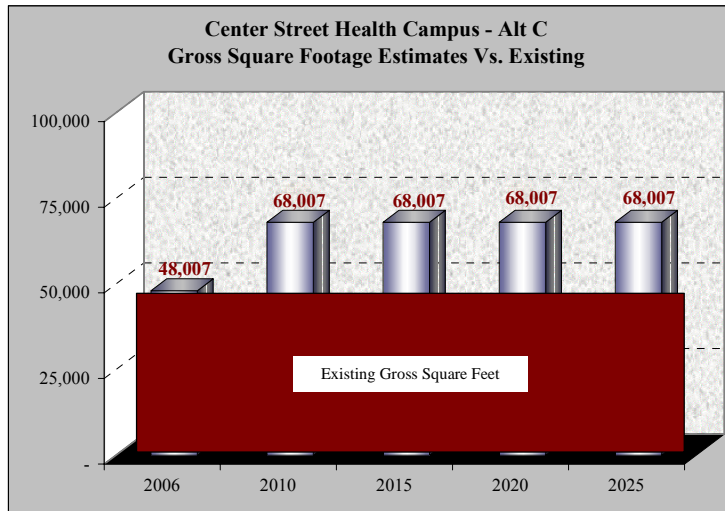
Center Street Occupancy Timing and Net Square Footage Requirements

COMPONENT DESCRIPTION		NET USEABLE SQUARE FEET REQUIREMENTS					COMMENTS
Dept. Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
Existing Center Street Functions and Space to Remain							
Existing Center Street Functions		39,558	42,455	44,515	46,949	49,216	All functions remain onsite
Subtotal - Hard Requirements - Center Street Only		39,558	42,455	44,515	46,949	49,216	
Occupancy Fit Factor/Design Contingency		1,978	2,123	2,226	2,347	2,461	Factored at 5%
Total NUSF Requirements - Center Street		41,536	44,578	46,741	49,296	51,677	
Existing Center Street Bdg. Net Useable Square Feet		36,497	36,497	36,497	36,497	36,497	
NUSF Surplus/Deficit - Center Street		(5,039)	(8,081)	(10,244)	(12,799)	(15,180)	

- Occupancy at Center Street Campus
- Occupancy at Non-Center Street Campus Locations

Center Street Proposed Development Plan and Resulting Square Footage Requirements

	SQUARE FOOTAGE REQUIREMENTS					COMMENTS
	2006	2010	2015	2020	2025	
New Construction Development - Net Useable Square Feet						
Phase 1 Construction - Net Useable Square Feet	-	15,000	15,000	15,000	15,000	
Total New Construction - Net Useable Square Feet	-	15,000	15,000	15,000	15,000	
NUSF Surplus/Deficit - Center Street	-	6,919	4,756	2,201	(180)	Interim surpluses = "swing space"
New Construction Gross Square Footage Determination						
Building Net-to-Gross Factor @ 0.75/1.00	-	5,000	5,000	5,000	5,000	
Total Gross Square Feet to Be Developed	-	20,000	20,000	20,000	20,000	
Existing Center Street Health Building Gross Square Feet	48,007	48,007	48,007	48,007	48,007	
Total Estimated Center Street Health Campus GSF	48,007	68,007	68,007	68,007	68,007	



Center Street Health Campus Recommended Site Development Plan

The Project Team recommends that the County pursue implementing Alternative A because:

1. This plan would accommodate all current and projected space requirements for the Health Department’s functions that currently reside in the Health Building.
2. This plan would fully meet the department’s goal of consolidating the functions currently located in leased space at Lancaster, Front Street, Friendship House, and WIC-Oak Street, and accommodate their projected growth through year 2025.
3. This plan would result in more consolidated “one-stop-shop” for the delivery of integrated County Health services.
4. Though not quantified, this plan should result in some operational, staffing, building space, and site arsea efficiencies.
5. This plan would reduce the County’s leased space inventory.
6. No new land acquisitions would be required.
7. Use of the large Center Street Campus would be fully maximized.
8. This plan would accommodate *temporarily* housing Parole and Probation from the Corrections Center site, while new facilities are constructed there.

Exhibit 5.11 provides a site plan illustration for Alternative A1. The Project Team has elected to show A1, as opposed to recommended Alternative A2, because it is essentially identical except that it demonstrates how the development could be carried out in two phases if necessary while demonstrating that the site can accommodate the maximum build-out scenario. It is followed by plans depicting Alternatives B and C.

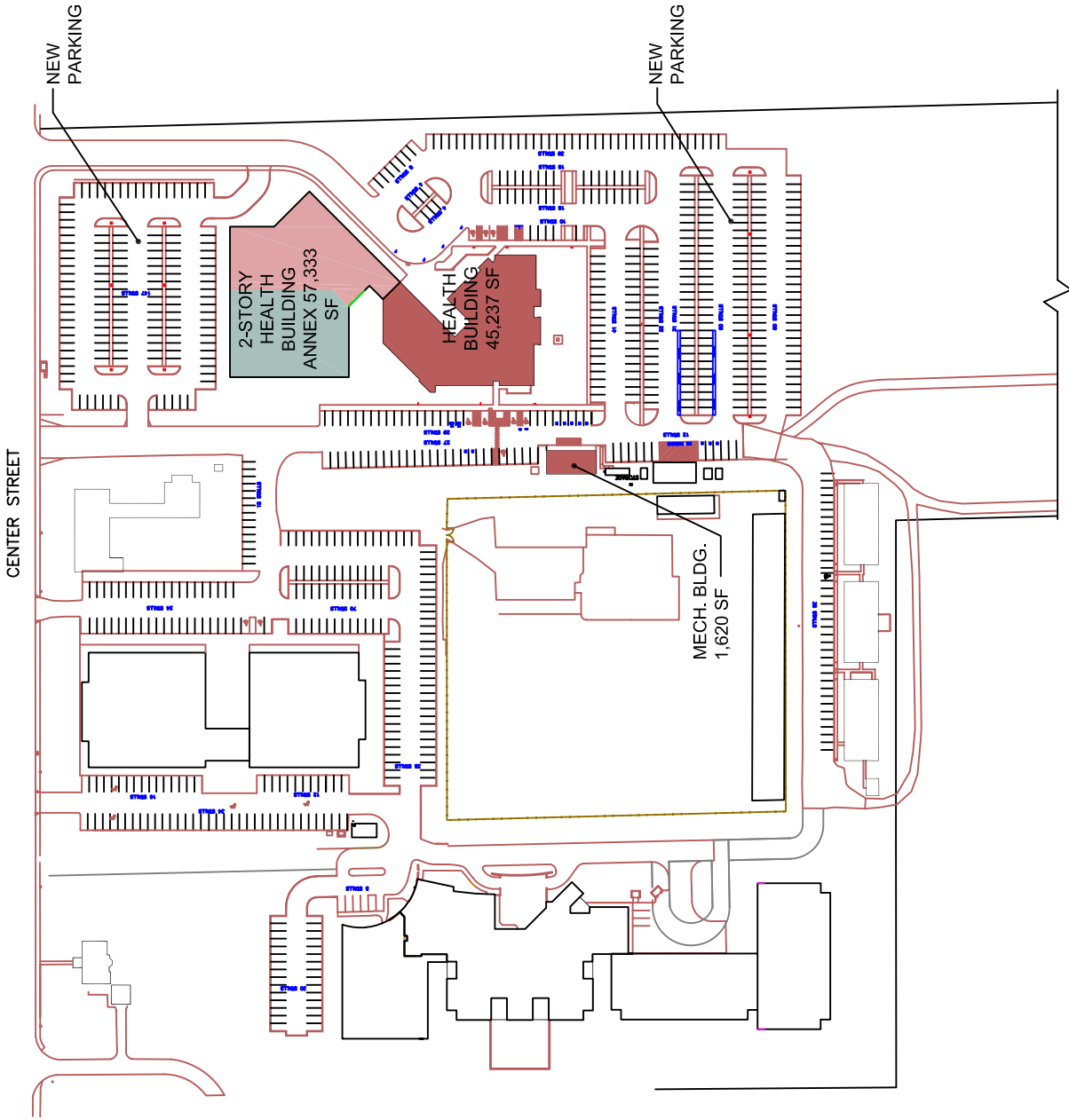
Center Street Health Campus Plan Implementation Timeframes

The exhibit below provides a timeline matrix that identifies all major actions associated with the Center Street Health Campus site. As shown, essentially all actions would occur within a ten-year timeframe.

Exhibit 5.11: Center Street Health Campus Plan Implementation Timeframes

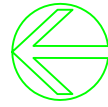
Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
CENTER STREET CAMPUS - Health				
Health Building				
Construct New Health Building (one or two phases)				
Multiple Relocations Between New and Existing Buildings During Construction				
Temporarily Relocate Parole and Probation into Existing Health Building				
Renovation/Rearrangement of Existing Building				
Relocate Front Street, Oak Street, and Friendship House Occupants to Center Street				
Relocate Lancaster Occupants To New Health Building; Terminate Lancaster Lease				
Relocate Parole and Probation To New Sheriff’s Complex at Corrections Campus				

The following two pages provide illustrations which depict how the Health portion of the Center Street Campus could be developed under the alternatives described above.



LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



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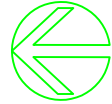
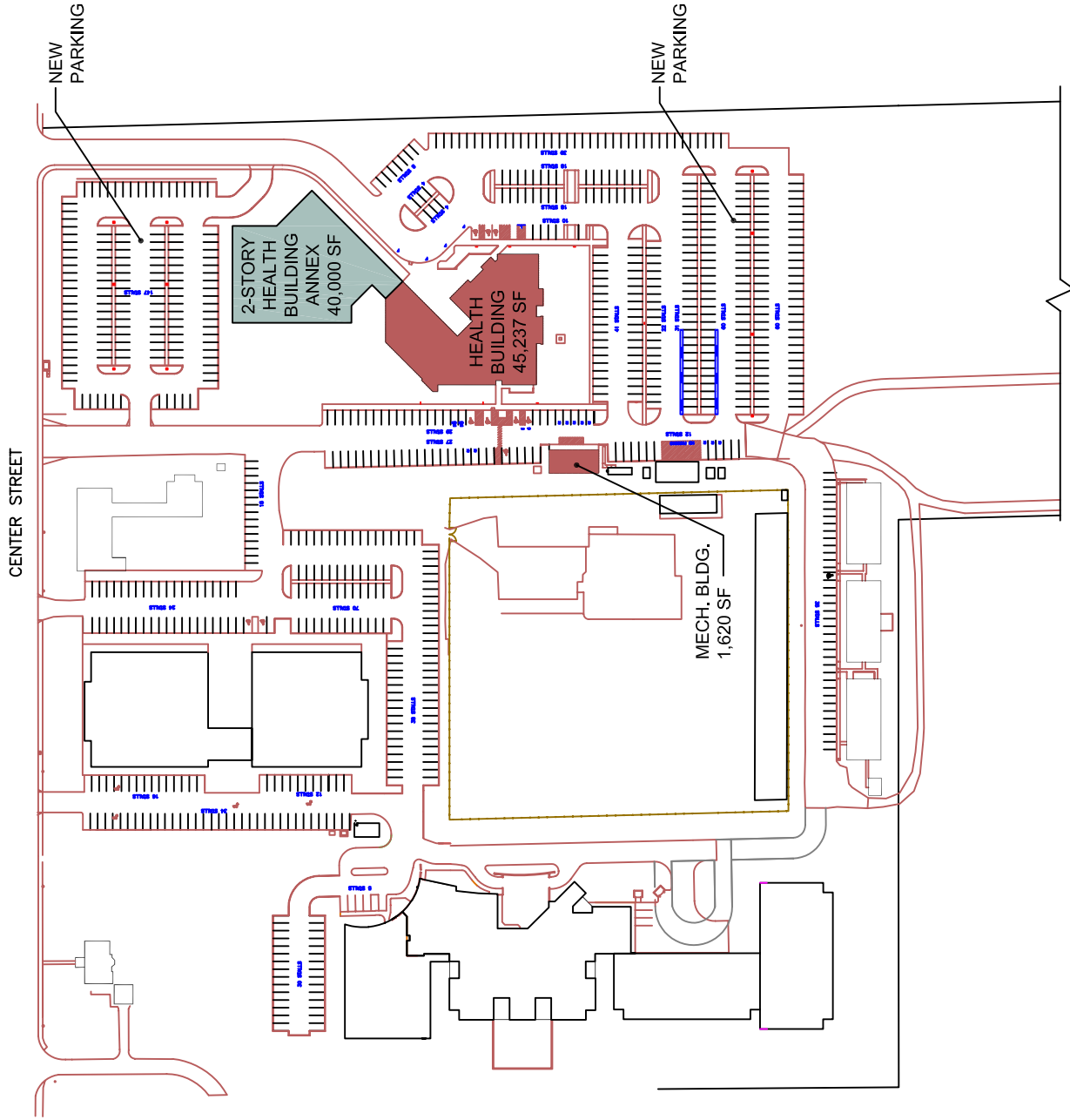
PROJECT
 MARION COUNTY, OREGON
 FACILITIES MASTER PLAN

TITLE
 CENTER STREET HEALTH CAMPUS
 ALTERNATIVE "A" SITE PLAN

SCALE 1" = 200' - 0"
 DATE 12-5-06

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



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PROJECT
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TITLE
 CENTER STREET HEALTH CAMPUS
 ALTERNATIVE "B" SITE PLAN

SCALE 1"=200' -0"
 DATE 12-5-06

CENTER STREET JUVENILE CAMPUS

Synopsis of Building Space and Site Requirements

Exhibit 5.12 provides a synopsis of all staff, building space, and vehicle parking requirements that the Project Team has planned to be housed at the Center Street Campus – Juvenile site. As shown:

- There are 110 staff located at the Center Street Juvenile Campus. Over the next 20 years, the Project Team has forecasted that staff should increase by 28%, to 141 positions, and that five staff would remain located at the Woodburn and Stayton facilities through the planning horizon.
- Programmed square footage requirements would increase less than ten percent over the 20-year planning horizon. Note these figures exclude space required to replace the aforementioned aging facilities.
- Two State Courts are currently located at the Juvenile site. They include one court-set associated with the Juvenile Center and a second court-set within the Juvenile Building. Given the planned demolition of the Juvenile Building, the existing court-set will have to be replaced, and two additional court-sets will need to be constructed over the long-term. Therefore, implementation of this plan result in a total of four court-sets being housed onsite by the year 2020.
- The Project Team estimates that the combined Juvenile Department, and onsite State Courts, would require approximately 285 parking spaces, which reflects a net need for approximately 120 additional parking spaces between now and year 2025. Note that only 126 vehicle-parking stalls are currently striped per the Facilities Division, and that the majority of County Vehicles are parked in open areas between multiple buildings.

Exhibit 5.12: Center Street – Juvenile Campus Programmed Requirements Summary

Program Component	Existing	Required 2006	Projected				Comments
			2010	2015	2020	2025	
Total Staff Housed Onsite	110	110	120	136	143	151	
Net Increase Over Existing			10	26	33	41	
Total Gross Square Footage	97,737	86,982	93,471	99,644	105,821	106,704	
Net Increase Over Existing		(10,756)	(4,266)	1,907	8,084	8,967	
Vehicle Parking Requirements							
Public Spaces-Juvenile	50	90	90	90	120	120	Assumes 30 vehicle stalls per court department
Staff Vehicles-Juvenile	75	75	90	102	107	113	Factored at 75% of total staff
County Vehicles-Juvenile	40	40	43	46	49	52	Assumes three additional vehicles every five years
Total Parking Requirements	165	205	223	238	276	285	

Implementation Plan

Overview and Summary: The Project Team’s proposed development and redevelopment plan for the Center Street Juvenile Campus is as follows. The existing three Logan buildings, Juvenile Center, Open Air Market, Juvenile House and Wood Shop buildings would be retained through the time horizon of this plan. One new building would be developed to replace the Juvenile Building and the Juvenile Alternatives Program A Building, which must be demolished, and to accommodate the growth of the functions currently housed within them. This would occur in two phases. Phase 1 would involve developing a new 20,322 GSF Administrative Building and Phase 2 would expand the facility by 17,643 GSF. Congruent with timing of developing the first phase of the New Administration Building, the Juvenile Center would be expanded by 15,366 GSF by the year 2010 to accommodate three additional court-sets and related support space. The Project Team recommends that two court-sets be built-out initially and that the third court-set, consisting of

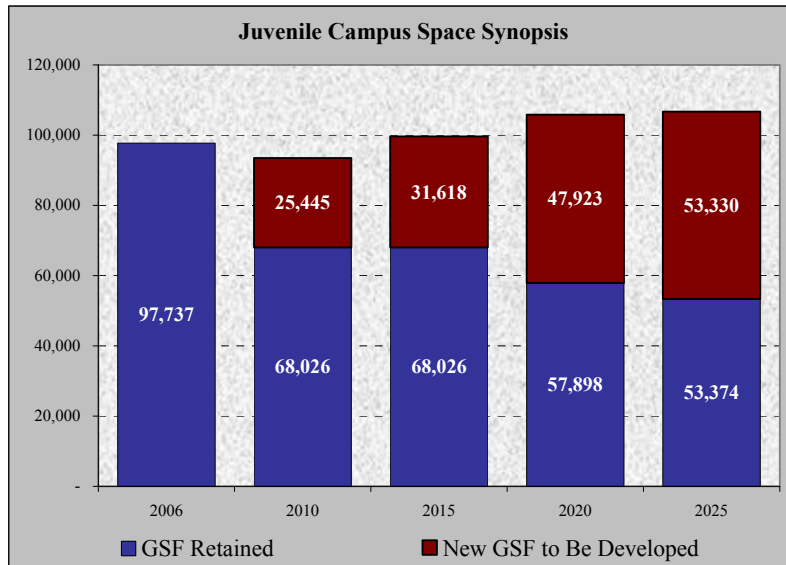
approximately 5,100 GSF, would be left as “core and shell” space. If desired by the County, this space could be finished out as temporary office space and converted to court use by 2020.

Implementation Plan Details:

- *Juvenile Alternative Programs A:* This building would be demolished by year 2020, and the office related elements within it would be relocated into the expanded Administrative Building.
- *Juvenile Education/GAP/Probation Programs (Logan Buildings):* The three Logan Buildings would be retained through the 20-year planning horizon, and would continue to support existing operations.
- *Juvenile Building:* Given the age, history of remodeling and additions, and its intensive use, the building has not aged well and has reached the end of its useful life. This building would be demolished and the Administrative elements currently housed within would be collocated within a new Administrative Building by the year 2010. Supplemental space would also be developed in the near-term that would be located contiguous to the Juvenile Center, in order to accommodate the relocation of State Court operations currently located within the Juvenile Building.
- *Juvenile House:* The general office functions housed in this facility would relocate to the new Administrative Building. These functions are currently housed in fragmented spaces within the basement. This facility could serve as a common, countywide conference center.
- *Open Air Market:* This new facility would continue to operate unchanged through the long term.
- *Alternative Programs Building B:* The facility would continue to support wood shop activities through the 20-year planning horizon.
- *Mechanical Building:* The Project Team recommends that the County should conduct an engineering analysis to determine if this building should remain “as-is”, be expanded, or be replaced, in order to accommodate increased utilities demand at the Center Street Campus.
- *Juvenile Center:* This facility would be expanded by 15,366 GSF by the year 2010 to accommodate three additional court-sets and related support space. As discussed previously, the Project Team recommends that two court-sets be built-out initially and that the third court-set, consisting of approximately 5,100 GSF, would be left as shell and core space. If desired by the County, this space could be finished out as temporary office space and converted to court use by 2020.
- A new Administration Building would be constructed in two phases. The first phase would entail developing a 20,322 GSF by year 2010, to replace staff workspace and program areas currently provided within the Juvenile Building. By year 2020, a second phase addition totaling 17,643 GSF would be constructed to support staff and programmatic modifications anticipated through the year 2025.

Implementation Plan Impacts to Space Inventory: Exhibit 5.13 provides a synopsis of: a) the amount of space to be retained through the project planning horizon by the County (Juvenile Center, Logan Buildings, Open Air Market, Alternative Programs B Building and the Mechanical Plant); and, b) the amount of new space required to replace the Juvenile Building, the Juvenile Alternative Programs Building and Juvenile House. Note that a surplus of space currently exists within the existing Juvenile Building, due to the closure and limited reuse opportunities associated with the old Juvenile Detention Facility.

Exhibit 5.13: Center Street Juvenile Campus –Retained and Newly Required Space



Subsequent Exhibit 5.15 (next page) provides a detailed accounting of the changes in space inventory requirements shown in the chart below on a building-by-building basis.

Center Street Juvenile Campus Plan Implementation Timeframes

Exhibit 5.14 provides the overall timeframe objectives for replacing failing buildings and accommodating future growth needs at the Center Street Juvenile Campus site.

Exhibit 5.14: Center Street Juvenile Campus Plan Implementation Timeframes

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
CENTER STREET CAMPUS - Juvenile				
Administration Building				
Construct New Administration Building - Phase 1	█			
Demolish Existing Administration Building		█		
Alternative Programs A Building				
Relocate Occupants to New Administration Building		█		
Demolish Building			█	
Juvenile Building				
Relocate Occupants to New Administration Building		█		
Relocate State Courts to Expanded Juvenile Center		█		
Demolish Existing Building		█		
Juvenile Center				
Expand Juvenile Center for Two Additional Courtsets	█			
Complete Vacant Core and Shell for One Courtset			█	
Juvenile House				
Relocate Occupants to New Administration Building				█
Convert Juvenile House to Conference Center				█
Mechanical Plant				
Conduct Engineering Analysis to Determine Future Course of Action		█		

Exhibit 5.15: Center Street Campus – Juvenile Department Implementation Plan

Demand Versus Capacity (All of Juvenile except Juvenile Center)

COMPONENT DESCRIPTION		NET USEABLE SQUARE FEET					COMMENTS
Dept	Organization	2006 Required	Forecasted				
Code	Name		2010	2015	2020	2025	
3.1	Administration	7,022	7,108	7,108	7,258	7,258	Quantity
3.3	Counseling	4,637	5,087	5,087	5,087	5,237	
3.4	GAP	16,598	16,598	16,748	16,748	16,748	
3.5	Probation	5,459	5,759	6,059	6,484	6,784	
3.3	Alternative Programs	5,197	5,453	5,845	6,115	6,371	
4.11	JEM	2,019	2,019	2,019	2,019	2,019	
4.12	Neighbor-to-Neighbor	435	435	435	435	435	
Total Net Square Footage Requirements		41,366	42,459	43,300	44,145	44,852	
Estimated Net-to-Gross		0.80	10,342	10,615	10,825	11,036	11,213
Estimated Gross Square Feet Requirements		51,708	53,074	54,126	55,182	56,065	
Estimated Buildings Capacity (Gross Square Feet)							
Juv-Alternative Programs A		10,128	10,128	10,128			
Juv-Education Programs		3,800	3,800	3,800	3,800	3,800	
Juv-GAP Programs		3,800	3,800	3,800	3,800	3,800	
Juv-Probation		3,800	3,800	3,800	3,800	3,800	
Juvenile Building		29,711					
Juvenile House		4,524	4,524	4,524	4,524		
Open Air Market		4,100	4,100	4,100	4,100	4,100	
Alternative Programs-B		1,000	1,000	1,000	1,000	1,000	
Mechanical Plant--Non-usable space		1,600	1,600	1,600	1,600	1,600	<i>Nonuseable mechanical space</i>
Existing Retained Gross Square Feet		62,463	32,752	32,752	22,624	18,100	
Surplus/Deficit-Gross Square Feet		10,756	(20,322)	(21,374)	(32,558)	(37,965)	

(Large quantity of surplus space is due to the unused/underutilized old detention component within the Juvenile Building.)

Juvenile Center

COMPONENT DESCRIPTION		TIMEFRAME					COMMENTS
Dept	Organization	2006 Required	Forecasted				
Code	Name		2010	2015	2020	2025	
3.2	Detention Center	20,715	20,715	20,715	20,715	20,715	No growth is forecasted for this function.
3.6.2	State Court--Juvenile	2,585	5,968	9,350	12,733	12,733	
Total Net Square Footage Requirements		23,300	26,683	30,065	33,448	33,448	
Estimated Net-to-Gross Ratio		51.00	11,974	13,715	15,453	17,192	17,192
Estimated Gross Square Feet Requirements		35,274	40,397	45,518	50,640	50,640	
Existing Retained Gross Square Feet		35,274	35,274	35,274	35,274	35,274	
Surplus/Deficit - Gross Square Feet		-	(5,123)	(10,244)	(15,366)	(15,366)	

Juvenile Campus Gross Square Footage Synopsis

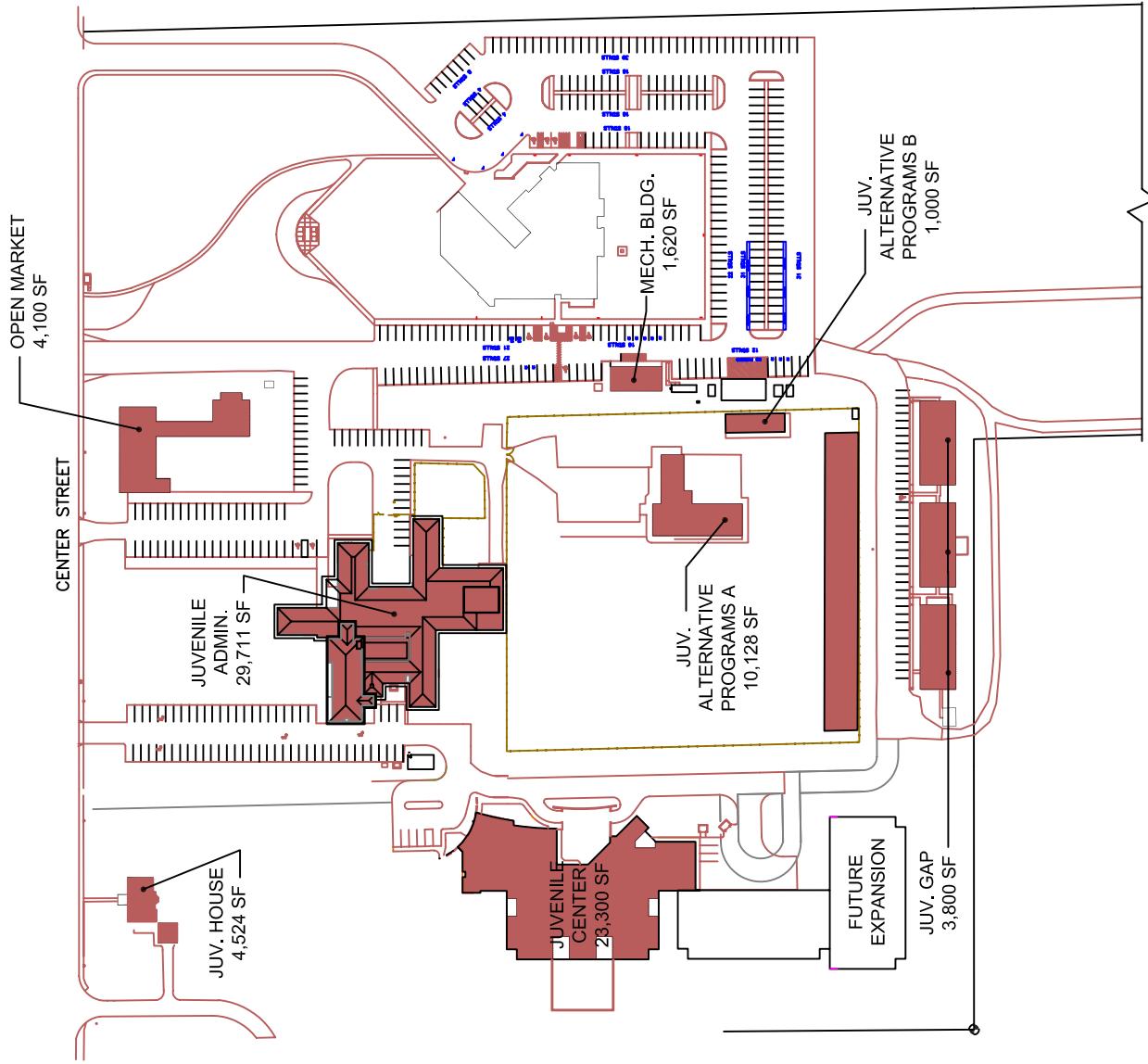
Juvenile Center	35,274	35,274	35,274	35,274	35,274
Other Buildings					
Existing Gross Square Feet Retained	62,463	32,752	32,752	22,624	18,100
Total Retained Gross Square Feet	97,737	68,026	68,026	57,898	53,374
Required Gross Square Feet	86,982	93,471	99,644	105,821	106,704
Required Additional GSF	(10,756)	25,445	31,618	47,923	53,330
Total Required/Planned Site Gross Footage	86,982	93,471	99,644	105,821	106,704
Total Existing Campus Building Gross Square Footage	97,737	97,737	97,737	97,737	97,737
Additional Gross Square Feet Required	(10,756)	(4,266)	1,907	8,084	8,967

Center Street Juvenile Campus Recommended Site Development Plan

The Project Team recommends that the County pursue implementing the above alternative because:

1. This plan would accommodate all current and projected space requirements for the Juvenile functions within functionally appropriate space.
2. A significant portion of the department's existing resources is retained for long-term use.
3. This plan would provide for the replacement of existing facilities which have reached the end of their useful life.
4. Through not quantified, this plan should result in some operational, staffing, building space, and site area efficiencies through the collocation of personnel within a new Administration Building.
5. No new land acquisitions would be required.
6. Use of the large Center Street Campus would be fully maximized and public related functions are moved closer to the front of the property thereby minimizing opportunities for unauthorized access.

The following four pages provide illustrations of the existing conditions at the Center Street Juvenile Campus site, a demolition plan, and the Phase 1 and 2. They are followed by a timeline matrix which itemizes all major actions and illustrates the desired timeline objectives for implementation.

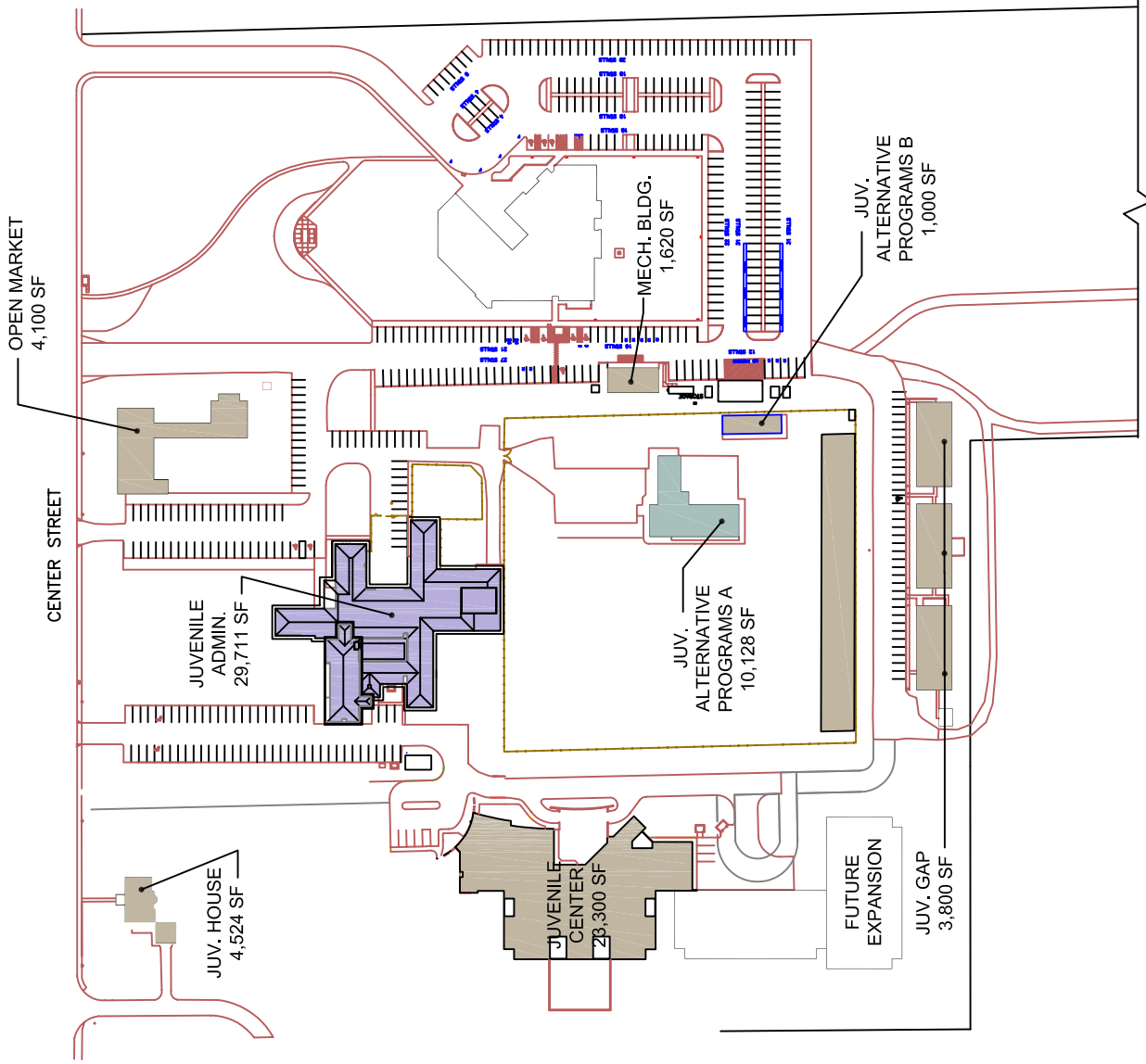


LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



SCALE	1" = 200'-0"
DATE	12-5-06
PROJECT	MARION COUNTY, OREGON FACILITIES MASTER PLAN
TITLE	CENTER STREET JUVENILE CAMPUS EXISTING SITE PLAN

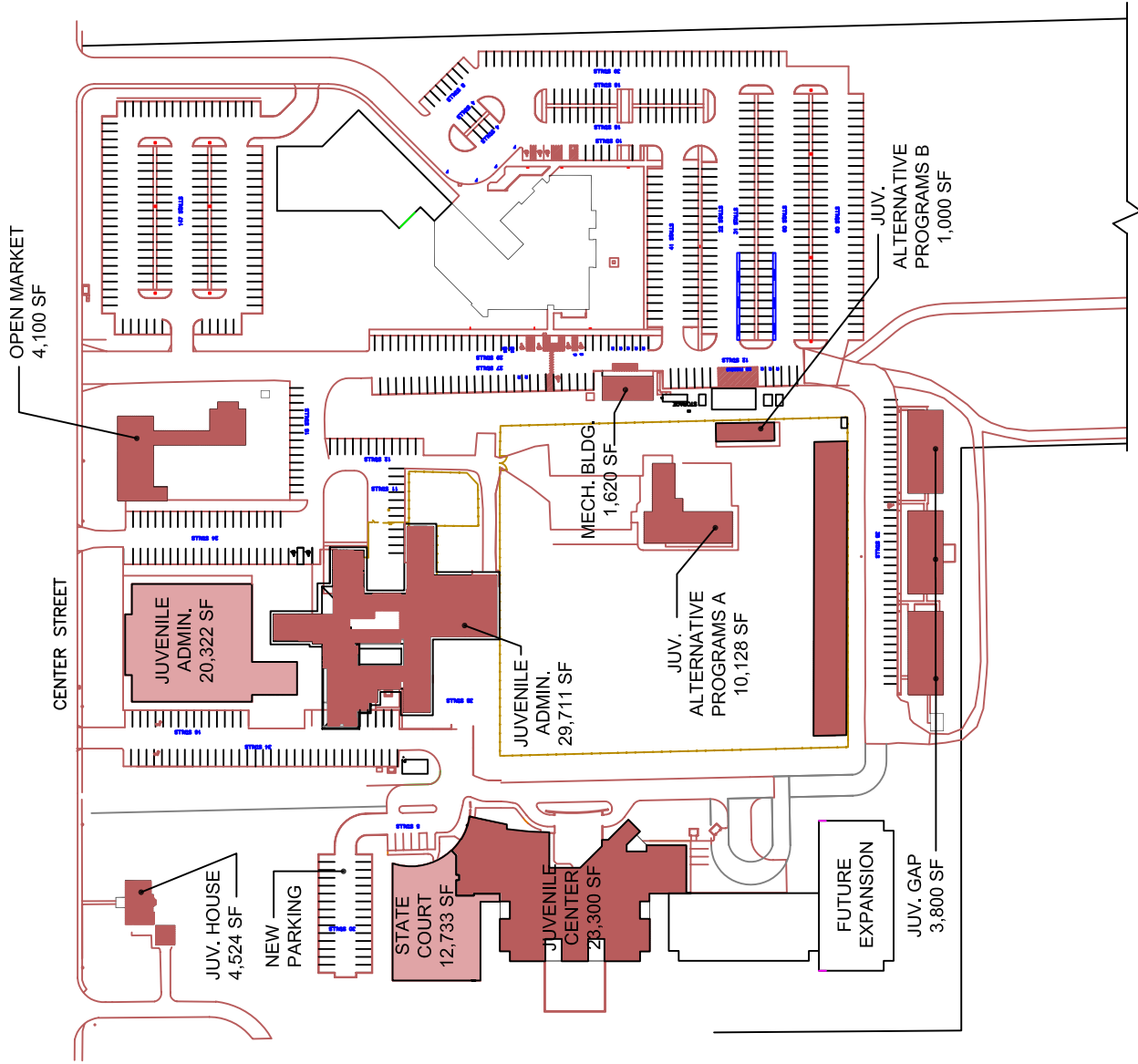


LEGEND

- EXISTING TO REMAIN
- PHASE 1 DEMOLITION- 2010
- PHASE 2 DEMOLITION- 2015



PROJECT	MARION COUNTY, OREGON FACILITIES MASTER PLAN	TITLE	CENTER STREET JUVENILE CAMPUS DEMOLITION PLAN	SCALE	1' = 200'-0"
			DATE	12-5-06	



LEGEND

EXISTING TO REMAIN

PHASE 1 CONSTRUCTION 2010



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PROJECT
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 FACILITIES MASTER PLAN

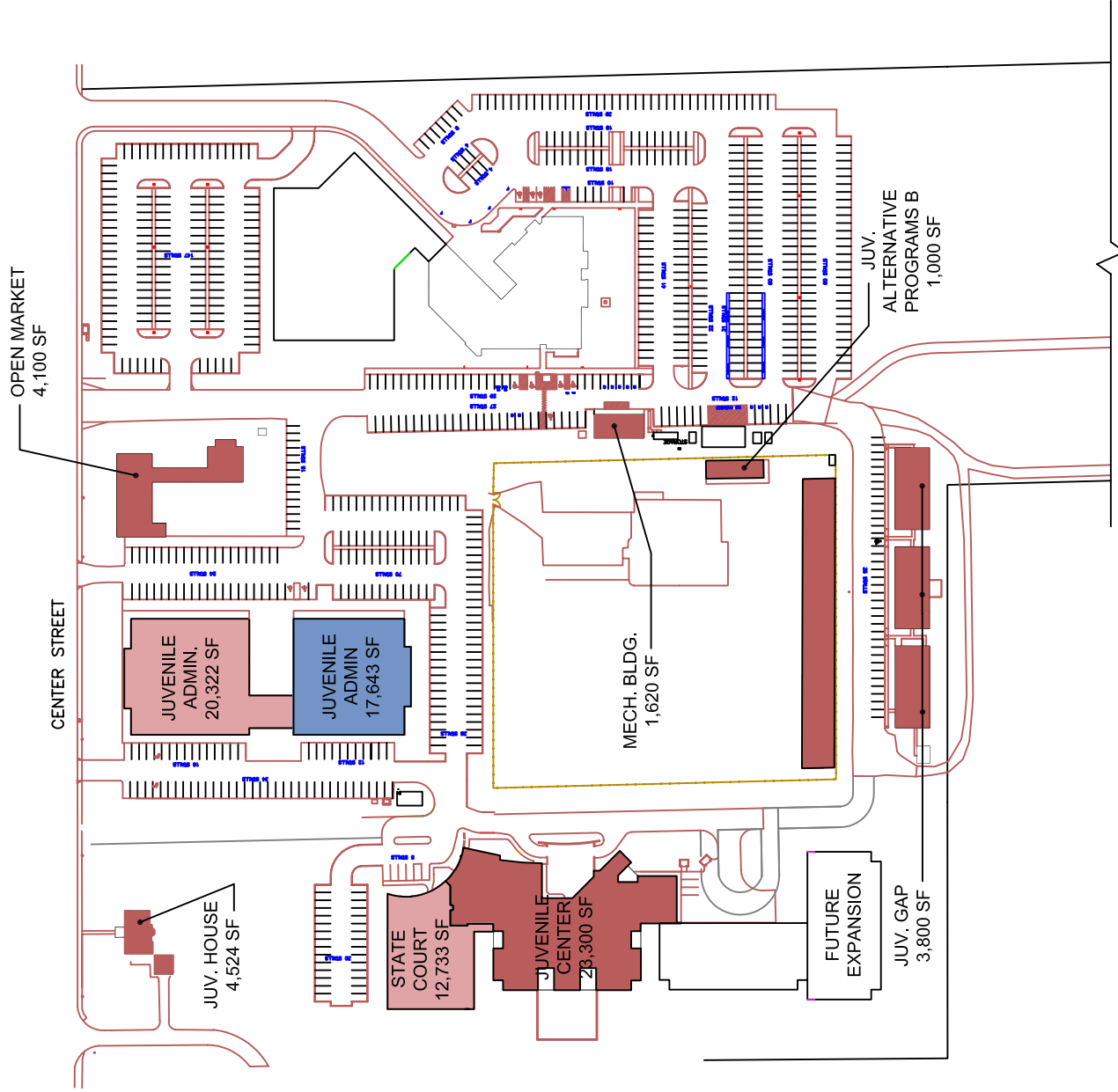
TITLE
 CENTER STREET JUVENILE CAMPUS
 PHASE 1 CONSTRUCTION SITE PLAN

SCALE 1"=200'-0"

DATE 12-5-06

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



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		<p>DATE 12-5-06</p>	

CORRECTIONS CAMPUS

Existing Conditions

Six major structures are currently located at the 31-acre Corrections Campus: the Detention Center, the Work Release Center, the Parole and Probation Building (which is a modular building), the Maintenance Warehouse, the new Animal Shelter, and the Evidence Warehouse, which was under construction during the time this study was conducted. The Evidence Warehouse and Dog Control facility are considered “fixed” facilities and were excluded from any analyses in this facilities master plan. There are 414 designated parking spaces onsite, excluding the immediate parking areas proximate to these two facilities. Section Three of this report provides detailed functional and physical analyses of each building and specific building space inventory data. Shown on the next page is a general site schematic depicting existing conditions.

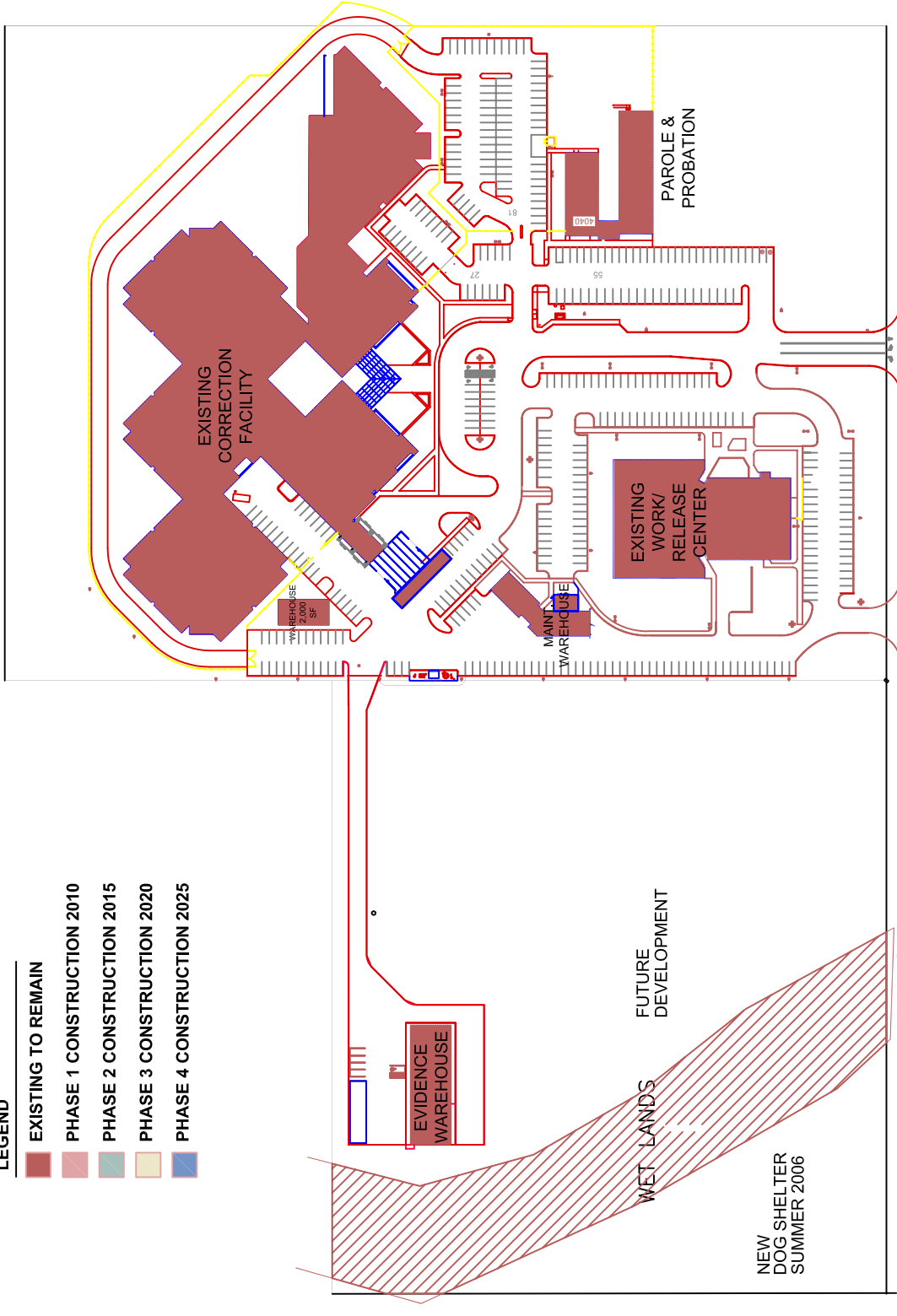
Planning Assumptions

The Project Team used the following assumptions to form the foundation for conceiving several facilities development alternatives, which could solve all of the Sheriff’s Department current and projected space needs (less satellite facilities) at the Corrections Campus:

- The County will retain the existing Corrections Campus site through the planning horizon of this plan.
- Over the long-term Sheriff’s Institutions, Parole & Probation, the Enforcement’s Central District Office, and Administration will be housed onsite.
- Sheriff’s Administration will be relocated out the Courthouse during the 2010-15 timeframe, due to additional projected Court space needs.
- Initially, the Project Team considered potentially housing Sheriff’s Administration and/or the Central District Office, and/or Parole & Probation at the Center Street Campus. However, as addressed under the Center Street Campus narrative above, the Project Team anticipates that growth in building space and parking needs for Health and Juvenile Services would not leave sufficient space to accommodate any Sheriff functions over the long-term. However, as an option Parole and Probation could locate in Phase 1 development space at the Center Street Campus under Alternative A2 during the 2010-2015 timeframe, if necessary.
- The County will retain all existing buildings on the site, with the exception of the modular buildings that currently house Parole and Probation and the small pre-fabricated metal storage structure that serves the Corrections Facility. The Parole and Probation modular buildings will be vacated and removed from the site by year 2010. Corrections Facility storage area will be replaced with 2,000 gross square feet of permanent space.
- The new Animal Shelter and Evidence buildings are “fixed” and will remain unchanged during the time horizon of this master plan.
- The Corrections Facility will be expanded in three phases by a total of 444 beds. At the conclusion of Phase 3, the Corrections Facility will have a total capacity of 1,044 beds, which will accommodate the projected average daily Corrections Facility population, as documented in Section 2 of this Facilities Master Plan.
 - A new acute Mental Health Unit, Step-down Mental Health Unit, and an Infirmary will comprise 56 of the 444 additional beds.

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



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- Completing the second phase of “G” Pod, and constructing a new “H” Pod in two phases will accommodate the remainder of the beds.
- Additional Corrections Facility support space will be required to support the increase in beds, and will be addressed below.
- The Sheriff’s Central District Office (Enforcement) will vacate the Work Release Center, but remain onsite and will be housed in new facilities.
- In the Work Release Center, the space vacated by the Central District Office will be renovated and the entire non-detention side of the building will be rearranged and renovated to accommodate in the range of 50 to 100 additional work-release beds.
- An additional State Courtroom and associated support areas will be required onsite over the long term.
- The Sheriff is currently without dedicated academic, physical training, and weapons training facilities. The Project Team recommends that the County make every effort to utilize the new State Regional Public Safety Training facilities that are located proximate to the Corrections Campus. At this juncture, therefore, the Project Team has not developed a space program for a new sheriff’s training facility. Should the County be unable to reasonably utilize the State facilities, then the County should consider providing those facilities at the Corrections Campus.

Synopsis of Building Space and Site Requirements

Exhibit 5.16 provides a synopsis of staff, building square footage, and parking requirements that must be housed on the Corrections Campus. As shown, between 2006 and 2025, the Project Team estimates that:

- Total staff onsite will increase from 314 to 507 positions on site, or by 193 staff (62%.)
- Total building gross square footage will increase from 254,520 to 414,652, or by 171,056 gross square feet.
- Total parking requirements (includes county staff, county vehicles, and public parking) will increase from 400 to 628 spaces, or by 227 spaces.

Exhibit 5.16: Corrections Campus Requirements

Existing and Projected Staff

Program Component	Required 2006	Projected				Comments
		2010	2015	2020	2025	
Existing Site Occupants						
Jail, Work Release	149	198	223	245	268	Reference Section 2
Sheriff - Probation and Parole	77	82	85	89	94	Reference Section 2
Sheriff - Central District Office	76	79	81	83	86	Reference Section 2
Maintenance	12	12	13	14	20	Projected in proportion to sq. ft.
Subtotal - Existing Occupants	314	371	402	431	468	
Proposed New Occupants						
Sheriff - Administration	-	-	37	38	39	Reference Section 2
Total Staff	314	371	439	469	507	

Projected Gross Square Feet

Program Component	Required 2006	Projected				Comments
		2010	2015	2020	2025	
Existing Facilities Space Inventory	254,520	254,520	254,520	254,520	254,520	
Existing Facilities to Be Disposed	-	(10,924)	(10,924)	(10,924)	(10,924)	
Additional Facilities						
Expanded Detention Center, Work Release	-	49,954	102,896	118,750	124,719	Jail, Work Release, State Courts
New Sheriff's Complex - Phase 1	-	20,788	20,788	20,788	20,788	Probation and Central District
New Sheriff's Complex - Phase 2	-	-	23,549	23,549	23,549	Administration
Expanded Maintenance Bldg	-	-	2,000	2,000	2,000	
<i>Subtotal - Additional Square Footage</i>	-	70,742	149,233	165,087	171,056	
Total Gross Square Feet	254,520	314,338	392,829	408,683	414,652	

Existing and Projected Parking Requirements

Program Component	Required 2006	Projected				Comments
		2010	2015	2020	2025	
Existing Site Occupants						
Jail, Work Release, Maintenance	228	326	353	376	366	Includes staff, co. vehicle, public
Sheriff - Probation and Parole	111	119	123	128	137	Includes staff, co. vehicle, public
Sheriff - Central District Office	42	45	48	49	51	Includes staff, co. vehicle, public
Maintenance	19	19	21	21	28	Includes staff, co. vehicle, public
Subtotal - Existing Occupants	400	509	545	574	582	Includes staff, co. vehicle, public
Proposed New Occupants						
Sheriff - Administration	-	-	43	44	46	Includes staff, co. vehicle, public
Total Site Parking Requirements	400	509	588	618	628	
Existing Site Capacity	414	414	414	414	414	
Resulting Deficit/Surplus	14	(95)	(174)	(204)	(214)	

Development and Itemization of Detailed Space Requirements

Overview

This subsection first provides a synopsis of projected Corrections Facility beds, followed by how the Corrections Facility housing pods would be developed to accommodate the projected bed increase, and the resulting amount space that would be required to develop them. Next, the discussion addresses the Corrections Facility's housing support functions spatial needs, and provides associated rationales. Lastly, this subsection provides a detailed accounting of the spatial requirements associated with developing new facilities for the Sheriff's Administration, Central District Office, and Parole & Probation.

Corrections Facility – Detention Areas

Exhibit 5.17 provides a synopsis of the Corrections Facility bed projections (discussed in detail in Section 2) and a detailed itemization of how these projections would be accommodated by bed type. As shown, the Project Team has forecasted that the Corrections Facility would require 1,066 beds by year 2025 and would thereby experience a deficit of 466 beds by then, given the existing Corrections Facility capacity of 600 beds.

To accommodate this increase, the Project Team has devised a three-phase housing development plan, which over time will gradually reduce the projected Corrections Facility bed deficits. All deficits shown are not necessarily accommodated within the required timeframes because the Project Team has sought to spread out development, assuming continued County financial constraints. Note that the implementation plan can simply be accelerated if financial conditions permit.

Exhibit 5.17: Projected Corrections Facility Bed Requirements and General Housing Plan

Bed Projections Basis	Applied Historic Ratio	Actual 2005	Projections				Net Comments
			2010	2015	2020	2025	
Service Demand							
Projected Average Daily Population		534	688	733	781	828	Reference Section 2 for detailed information
Monthly Peaking Factor	5%	28	36	38	40	43	Reference Section 2 for detailed information
Daily Peaking Factor	10%	57	73	78	83	88	Reference Section 2 for detailed information
Projected Peak Population		619	797	849	904	959	Reference Section 2 for detailed information
Operational Allowance	90%	69	89	95	101	107	Reference Section 2 for detailed information
Projected Total Required Beds		688	886	944	1,005	1,066	Reference Section 2 for detailed information
Existing Physical Capacity		600	600	600	600	600	
Bed Capacity: Surplus/Deficit		(88)	(286)	(344)	(405)	(466)	
Inmate Housing Expansions and Reallocations (number of beds)							
Complete Pod G			128	128	128	128	
Construct Pod H (Phase 1)			-	128	128	128	
Construct Pod H (Phase 2)			-	-	128	128	
Construct New Infirmery			24	24	24	24	Capacity at approximately 2.5% of peak pop.
Construct New Mental Health Unit (Acute)			12	12	12	12	Capacity at approximately 1.3% of peak pop.
Construct New Mental Health Stepdown Unit			24	24	24	24	Capacity at approximately 2.5% of peak pop.
Additional Planned Beds			188	316	444	444	
Total Resulting Beds			788	916	1,044	1,044	
Remaining Bed Surplus/Deficits			(98)	(28)	39	(22)	

The first phase of the Corrections Facility’s expansion would entail developing 188 beds, and would result in a total Corrections Facility capacity of 788 beds. To accomplish this, existing Pod G would be built out and would provide 128 additional beds for the Corrections Facility’s general population (the mix of security classifications has not been determined at this juncture). The second phase of the overall Corrections Facility expansion would occur by year 2015 and entails the initial construction of H-Pod (128 beds), followed by a third phase, which would build out H-Pod, resulting in an additional 128 beds.

Corrections Facility – Detention Support Areas

Also, as part of the first phase, a new Infirmery, Acute Mental Health, and Step-Down Mental Health would be developed. Currently, there is no Mental Health Unit. This finding, which is documented in the National Institute of Corrections report, *Technical Assistance Report for the Marion County Sheriff’s Office and Correctional Facility*, August, 2004, has indicated that this is a serious concern which should be addressed. Additionally, the existing Infirmery is overcrowded. Due to the configuration of Corrections Facility, it does not appear feasible that the existing Infirmery can be expanded. Hence, a new Infirmery would be developed, as would an Acute Mental Health Unit, and a Step-Down Mental Health Unit. Combined, these specialized units would provide 56 additional beds. Existing Housing Unit C4, which currently houses the Infirmery, would most likely be converted to house general population inmates.

The projected increase of 444 beds will result in the need to expand and/or replace several of the Corrections Facility’s support areas: namely, the Intake and Release, Medical Unit, and the Warehouse. The existing Intake and Release area is currently overcrowded and undersized to meet current population levels, irrespective of accommodating a projected 30% increase in Corrections Facility bookings. The existing Medical Unit, which is currently collocated with the Infirmery, is undersized. With the development of a new Infirmery and collocating a new Medical Unit with it, Unit C4 could be converted to provide an additional smaller segregated housing unit. Doing so could result in a small, yet undetermined number of additional beds being provided in this unit. Regardless, the County should conduct further analysis to determine if it would be cost effective to convert this area for other housing purposes from both a capital and operational cost (due to staffing issues) perspective.

Corrections Facility staff has indicated that the Kitchen has ample capacity to support projected population levels, and so could the Laundry, assuming: a) the number of hours it operates are increased; b) replacing the existing washers with ones of increased capacity; and, c) adding an additional dryer. Some minimal reconfiguration of the area may be necessary to accommodate the increase in equipment.

Corrections Facility – State Courts Space

Currently there are two State court modules (includes courtroom, judicial chambers, and spaces for support staff) located within the Corrections Facility. Court projections provided by State representatives call for the development of one additional court module, which the Project Team has sized based on the existing court modules’ size.

Work-Release Facility: In order to accommodate an additional 100 beds, the Work Release Facility will need to be expanded by 5,710 GSF, and the space currently occupied by the Sheriff’s Central District Office will be backfilled with Work-Release functions.

Corrections Facility – Space Program

Exhibit 5.18 provides a macro-level space program that itemizes all “hard” space requirements for the combined Corrections Facility, and includes a 5% design contingency. The space estimated fro the Maintenance Warehouse expansion is also shown.

Exhibit 5.18: Corrections Facility Space Requirements

Buildings and Components	Gross Square Feet				Comments
	2010	2015	2020	2025	
New Structures and Building Expansions					
<u>Jail</u>					
General Housing					
Complete G Pod	15,854	15,854	15,854	15,854	
Construct Pod H (Phase 1)	-	32,098	32,098	32,098	
Construct Pod H (Phase 2)	-	-	15,854	15,854	
<i>Subtotal</i>	<i>15,854</i>	<i>47,952</i>	<i>63,806</i>	<i>63,806</i>	
Inmate Support Areas					
Construct New Infirmary	10,000	10,000	10,000	10,000	
Construct New Mental Health Unit (Acute)	5,000	5,000	5,000	5,000	
Construct New Mental Health Step-down Unit	9,000	9,000	9,000	9,000	
Construct New Medical Area	7,000	7,000	7,000	7,000	
Expand/Develop New Intake	-	9,940	9,940	9,940	
Develop New Warehouse/Commissary	-	2,000	2,000	2,000	
<i>Subtotal</i>	<i>31,000</i>	<i>42,940</i>	<i>42,940</i>	<i>42,940</i>	
State Court areas					
Additional Courtset and Support Space	-	-	-	5,969	NUSF Requirement divided by net-to-gross of 0.70
Other Support Areas Contingency	3,100	4,294	4,294	4,294	
Total Jail Expansion GSF	49,954	95,186	111,040	117,009	
Work Release					
Renovate/Expand Central District Space	-	5,710	5,710	5,710	Convert for detention purposes
Maintenance Shop					
Expansion	-	2,000	2,000	2,000	Rough order of magnitude estimate
TOTAL ADDITIONAL REQUIRED GSF	49,954	102,896	118,750	124,719	
TOTAL RESULTING SITE GSF	304,474	346,492	362,346	368,315	

Non-Institutions Functions – Sheriff’s Administration, Central District Office, Parole & Probation

Exhibit 5.19 provides a synopsis of the programmatic requirements for Sheriff’s Administration, Central District Office, and Parole and Probation. The Project Team has developed separate building programs for each function, and one program that assumes development of a consolidated complex designed to house all three functions. Generating separate building programs for each function provided the Project Team with the necessary information to formulate a logical phased approach to developing the facilities that would house these functions. The Team has quantified the programming criteria for these functions in five-year planning increments, for: a) staff; b) net useable square feet; c) the difference between the programmed square footage and that which is currently occupied; d) the estimated amount of gross square feet; and, e) the assumed net-to-gross factor used by the Project Team to estimate the total gross square footage for each facility.

Exhibit 5.19: Programmed Requirements – Sheriff’s Administration, Central District Office, and Parole & Probation

Buildings and Requirements	2006-Req.	Projections				Comments
	Sq. Ft.	2010	2015	2020	2025	
STAND-ALONE FACILITIES MODELS						
1 Administration Building						
2 Existing Net Useable Square Feet	6,387	6,387	6,387	6,387	6,387	Vacating from existing Courthouse
3 Programmed Staff Requirements	35	35	37	38	39	Includes temp, part time staff
4 Programmed Net Useable Square Feet	8,565	8,619	8,853	9,007	9,141	Assumes all support areas sized for build-out
5 Average NUSF per Person	245	246	239	237	234	
6 Programmed NUSF Vs. Existing	2,178	2,232	2,466	2,620	2,754	
7 Estimated Building Net-to-Gross Ratio	0.75	0.75	0.75	0.75	0.75	
8 Estimated Building Gross Square Feet	11,420	11,492	11,804	12,009	12,188	Single-Story Building
9 Central District Station						
10 Existing Net Useable Square Feet	6,182	6,182	6,182	6,182	6,182	Vacating from existing Courthouse
11 Programmed Staff Requirements	76	79	81	83	86	Includes temp, part time staff
12 Programmed Net Useable Square Feet	9,771	9,807	9,871	10,220	10,357	Assumes all support areas sized for build-out
13 Average NUSF per Person	129	124	122	123	120	Includes temp, part time staff
14 Programmed NUSF Vs. Existing	3,589	3,625	3,689	4,038	4,175	
15 Estimated Building Net-to-Gross Ratio	0.70	0.70	0.70	0.70	0.70	
16 Estimated Building Gross Square Feet	13,958	14,010	14,101	14,600	14,795	Single-Story Building
17 Parole and Probation Building						
18 Existing Net Useable Square Feet	7,706	7,706	7,706	7,706	7,706	Vacating from existing Courthouse
19 Programmed Staff Requirements	77	82	85	89	94	Includes temp, part time staff
20 Programmed Net Useable Square Feet	12,994	13,616	14,188	14,971	15,591	Assumes all support areas sized for build-out
21 Average NUSF per Person	169	166	167	168	166	
22 Programmed NUSF Vs. Existing	5,288	5,910	6,482	7,265	7,885	
23 Estimated Building Net-to-Gross Ratio	0.75	0.75	0.75	0.75	0.75	
24 Estimated Building Gross Square Feet	17,326	18,155	18,918	19,961	20,788	Single-Story Building
25 Combined Totals						
26 Existing Net Useable Square Feet	20,275	20,275	20,275	20,275	20,275	
27 Programmed Staff Requirements	188	196	203	210	219	
28 Programmed Net Useable Square Feet	31,330	32,042	32,912	34,198	35,089	
29 Programmed NUSF Vs. Existing	11,055	11,767	12,637	13,923	14,814	
30 Est. Combined Buildings Gross Square Feet	42,704	43,657	44,822	46,570	47,771	
COMBINED SHERIFF'S COMPLEX						
31 Existing Net Useable Square Feet	20,275	20,275	20,275	20,275	20,275	Vacating from existing Courthouse
32 Programmed Staff Requirements	188	196	203	210	219	Includes temp, part time staff
33 Programmed Net Useable Square Feet	28,464	29,176	30,046	31,032	31,923	Assumes all support areas sized for build-out
34 Average NUSF per Person	151	149	148	148	146	
35 Programmed NUSF Vs. Existing	11,055	11,767	12,637	13,923	14,814	
36 Estimated Building Net-to-Gross Ratio	0.72	0.72	0.72	0.72	0.72	
37 Estimated Building Gross Square Feet	39,534	40,523	41,730	43,100	44,337	
38 Ground Level Footprint	23,720	24,314	25,038	25,860	26,602	Assumes two-story structure; 60% on ground level
39 GSF Reduction Versus Stand -Alone Facilities	3,170	3,134	3,092	3,470	3,434	Achieved through economies-of-scale.

As shown:

If the County developed three stand-alone facilities:

- 42,704 gross square feet would be required to meet current needs; a figure which would increase to 47,771 GSF by to meet year 2025 needs, assuming the net-to-gross ratios applied by the Project Team.
- If however, the County developed a consolidated complex, building space requirements could be reduced by 3,434 GSF (year 2025 timeframe), because of economies-of-scale that could be achieved.
- Regardless, the majority of the increase is space required by the Central District Office and Parole & Probation, as both functions are currently very overcrowded, and lack a wide range of needed rooms and areas.

Corrections Campus Development Plan

The Project Team has generated two development schemes for the Corrections Campus, labeled Schemes 1 and 2. Both schemes are identical, except for depicting where the new Sheriff's Complex and associated parking would be located. Shown on the next two pages are site schematic illustrations which depict the four-phase development plan for the Corrections Campus, which could occur under each scheme. An implementation plan matrix which identifies all major actions and timeframe objectives for implementing this plan follows these drawings.

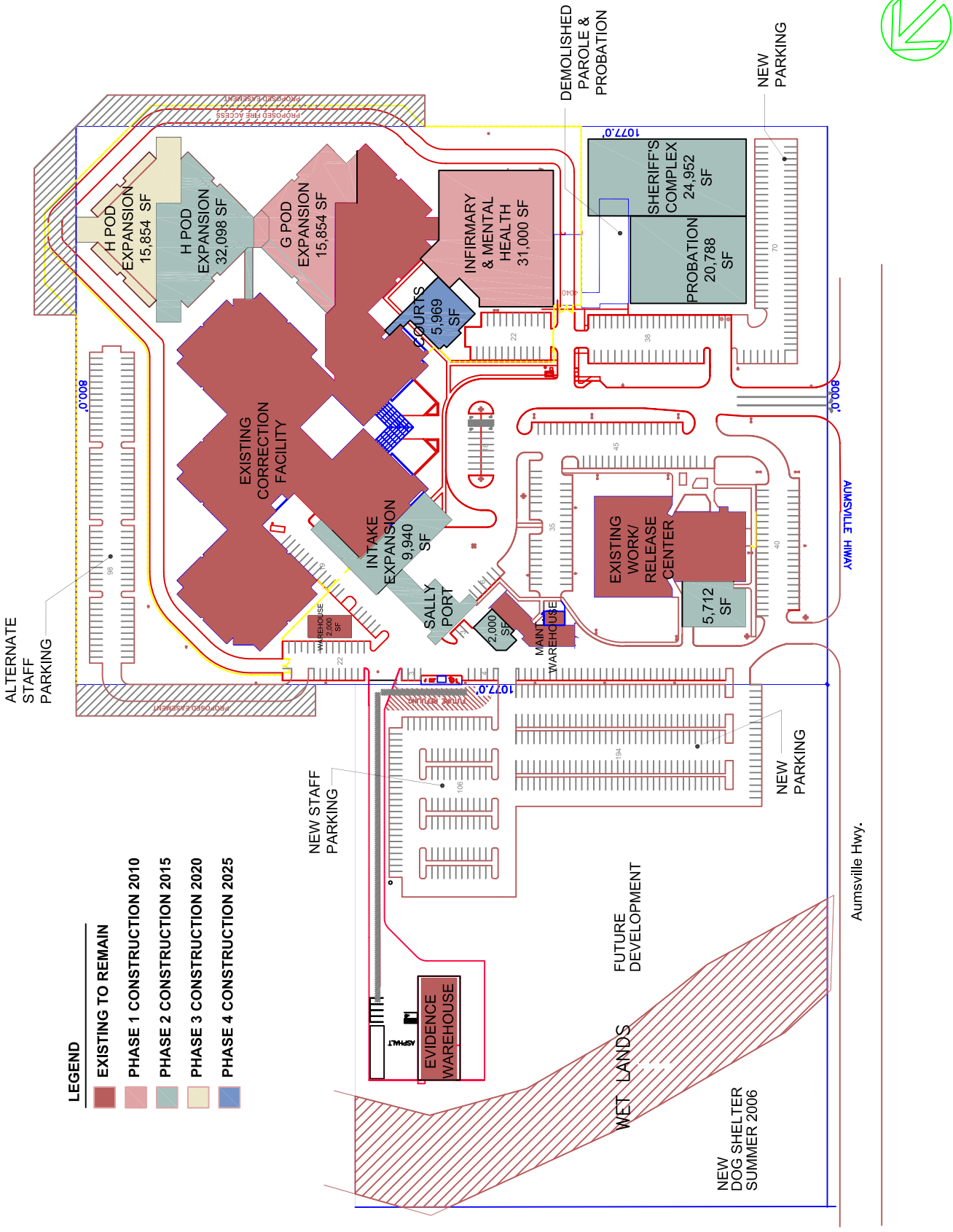
Phase 1 *should ideally* occur during the 2006-10 timeframe, and would entail: a) completing inmate housing Pod "G," developing a new Infirmary and Mental Health component for the Detention Facility.

While new building spa; and, b) constructing the first phase of the combined Sheriff's Complex building which would house Parole & Probation -ff. We emphasize that the first phase construction of the Sheriff's Complex, could potentially be delayed for several years if the County opts for temporarily housing Parole and Probation at the Center Street Campus, as identified under alternative A2 for that campus.

Phase 2 should ideally occur during the 2010-2015 timeframe and would involve: a) constructing the first portion of the Detention Facilities "H" inmate housing pod, expanding the Intake Area, and developing a new jail warehouse; b) temporarily relocating Parole and Probation to the Center Street site and removing the modular buildings housing that function, to permit the construction of the new Sheriff's Complex. Note, this will only be required if Scheme 1 is selected versus Scheme 2; c) constructing the Sheriff's Complex, which would permit the relocation of the Central District out of the Work Release Center; d) expanding the Work Release Center and reconfiguring the space vacated by the Central District office for Work Release functions; and, e) expanding the site Maintenance Facility.

Phase 3 should ideally occur during the year 2015-20 timeframe, and involve completing Detention Facilities "H" inmate housing pod, plus relocating Parole and Probation into the new Sheriff's complex. Lastly, Phase 4 would entail expanding the Detention facility to accommodate an additional court-set.

A timeline chart which items all major required actions and illustrates the timeframe objectives for them to occur is provided subsequent to the site plans provided below.



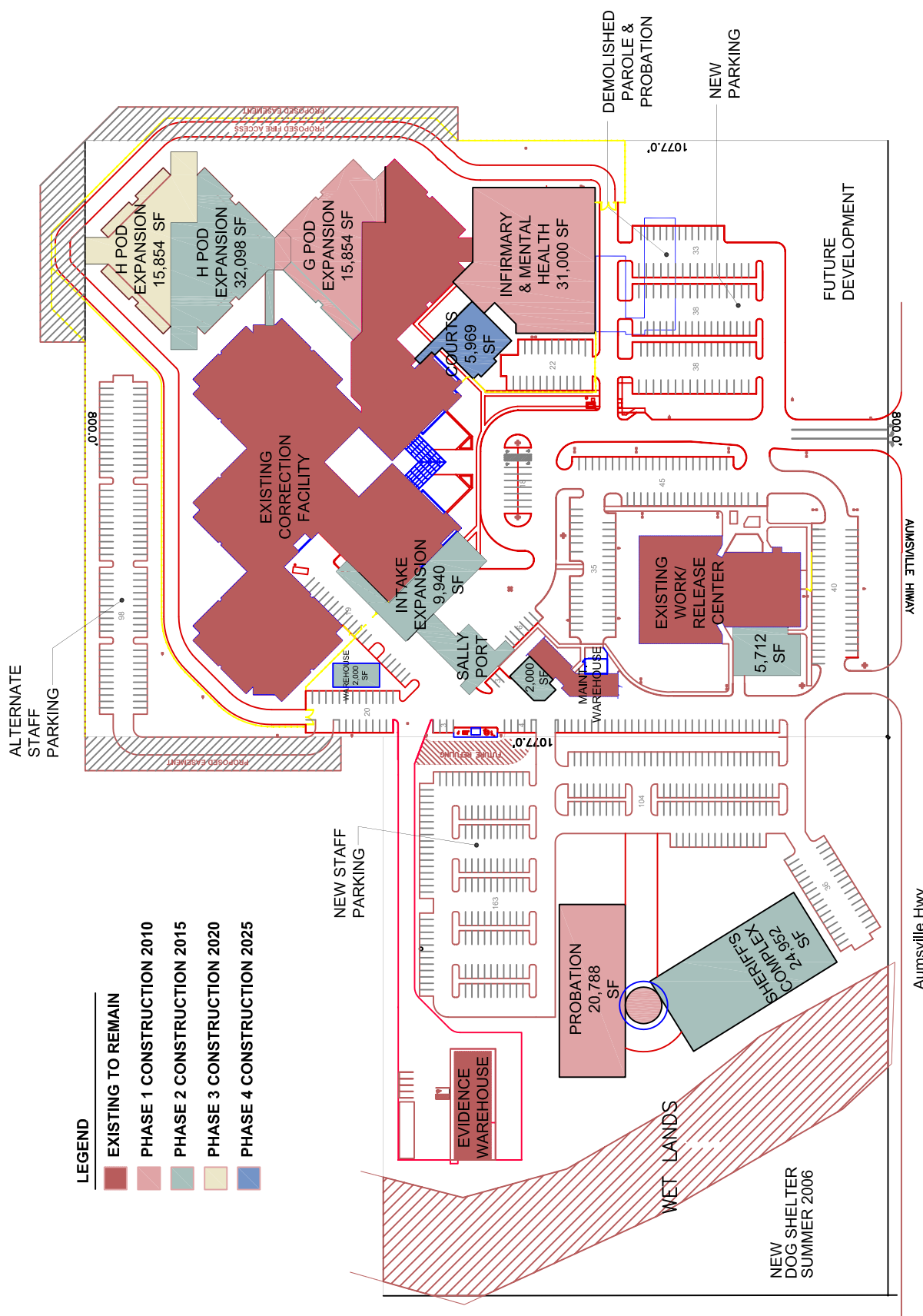
- LEGEND**
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			DATE 12-1-06

LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION 2010
- PHASE 2 CONSTRUCTION 2015
- PHASE 3 CONSTRUCTION 2020
- PHASE 4 CONSTRUCTION 2025



SCALE 1" = 200' - 0"
DATE 12-5-06

TITLE CORRECTIONS CAMPUS SITE
OPTION B - SCHEME 2

PROJECT MARION COUNTY, OREGON
FACILITIES MASTER PLAN

KMD ARCHITECTS AND PLANNERS
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Corrections Campus Plan Implementation Timeframes

The following exhibit provides the implementation timeframes objectives that would be necessary to meet projected needs.

Exhibit 5.20: Corrections Campus Plan Implementation Timeframe Objectives

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
CORRECTIONS CAMPUS				
<u>Phase 1</u>				
Detention Facility				
General Housing				
Complete G Pod				
Inmate Support Areas				
Construct New Infirmary				
Construct New Mental Health Unit (Acute)				
Construct New Mental Health Step-down Unit				
Construct New Medical Area				
<u>Phase 2</u>				
Parole and Probation				
Temporarily Move Parole & Probation to Existing Health Bldg. (Center St.)				
Demolish Modulars				
Detention Facility				
General Housing				
Construct Pod H (First Portion)				
Inmate Support Areas				
Renovate/Expand/Develop New Intake				
Develop New Warehouse/Commissary				
Demolish Pre-Fabricated Warehouse Facility				
Maintenance Shop				
Expand Facility				
Work Release Facility				
Relocate Central District Office to New Sheriff's Building Complex				
Renovate and Expand Vacated Central District Office Space for Work Release Expansion				
New Sheriff's Complex				
Construct New Building to House Admin, Central District & Parole				
<u>Phase 3</u>				
Parole and Probation				
Permanently Move Parole & Prob. from Health Bldg. To New Sheriff's Complex				
Detention Facility				
General Housing				
Construct Pod H (Second Portion)				
<u>Phase 4</u>				
State Court areas				
Additional Courtset and Support Space				

PUBLIC WORKS CAMPUS

Existing Conditions

The 12-acre Public Works Campus is comprised of 103,718 gross square feet dispersed among 12 buildings, multiple yard storage areas, open vehicle parking areas without formally marked parking spaces, and 290 designated parking spaces. Section Three of this report provides detailed functional and physical analyses of each building and specific building space inventory data. Shown on the next page is a general site schematic depicting existing conditions.

Planning Assumptions

The Project Team used the following assumptions and basis to form the foundation for solving projected Public Works Facilities needs, exclusive of the specialized facilities not subject to this master plan.






- The County will retain the existing 12-acre Public Works Campus (also known as the Silverton Road Complex) through the year 2025 time-horizon of this facilities master plan.
- All functions that are currently located on the site will remain there, with the exception of Dog Control which in the process of being relocated to a new facility at the Corrections Campus.
- No new occupants are foreseen to be housed at this campus. The building development functions that are currently located at Courthouse Square will remain there, in order to maintain a “one-stop-shop” building permitting function.
- The Public Works Campus site has sufficient capacity to house all functions that should remain at the site, through year 2025, as the Project Team has forecasted minimal growth in building space, parking requirements, and materials storage.
- As discussed in Section Three, Facilities Analysis, only Buildings 1, 10, 11, and 12 will be retained through the 20-year timeframe of this plan. Buildings 2 through 9 will need to be replaced, as it will not be cost-effective for the County to continue to maintain them. These buildings will be demolished in a specific sequence that takes into account: a) when each building should ideally be replaced due to its anticipated lifespan; b) the need to assure that new onsite construction will only minimally impact daily operations; and, c) taking into account that some swing space will most likely be necessary during construction. An illustration depicting the planned sequence of building demolition for these buildings is shown after the next page (existing site conditions).

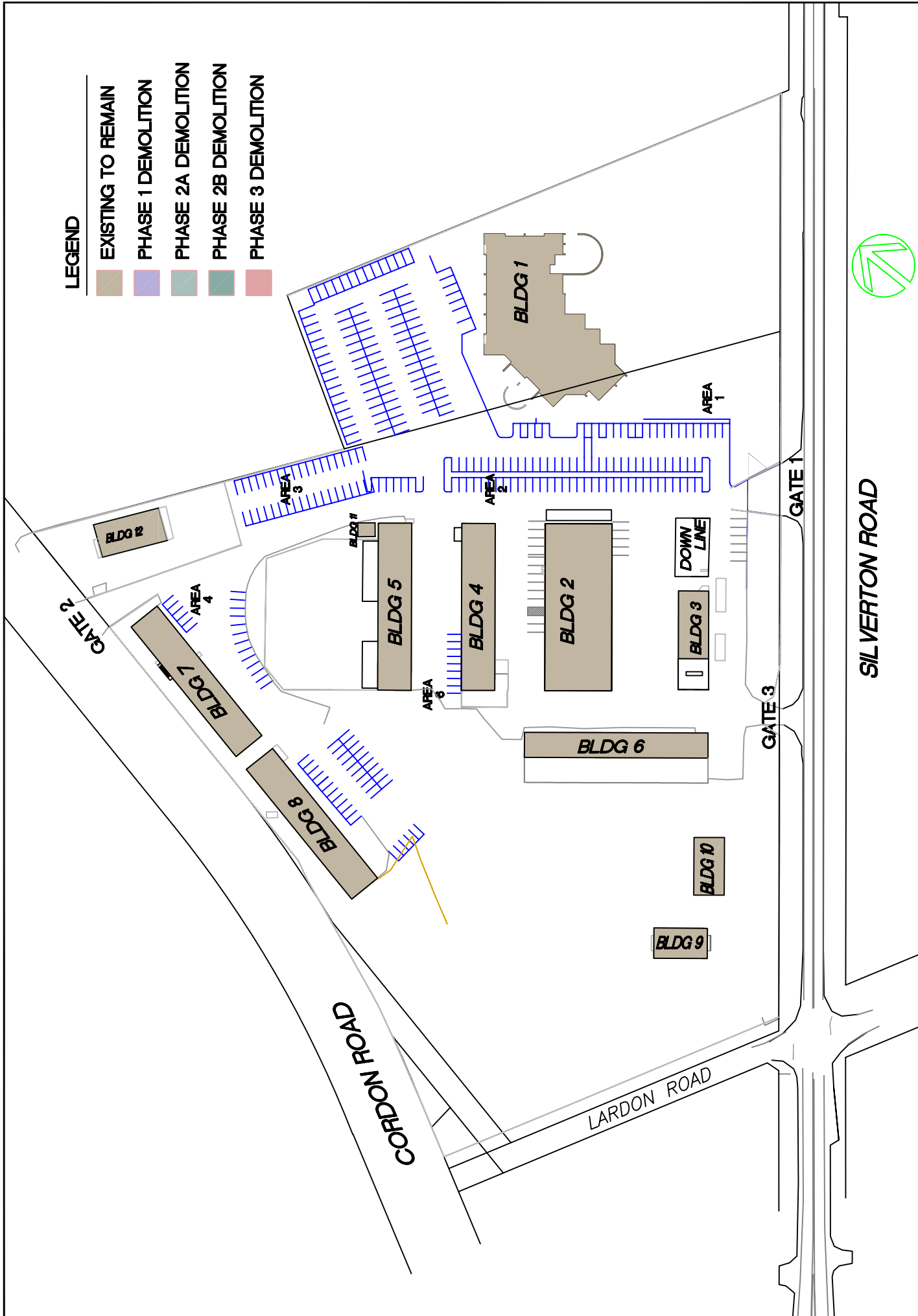
Synopsis of Building Space and Site Requirements

Exhibit 5.21 provides a synopsis of all staff, building space, and vehicle parking requirements that the Project Team has planned to be housed at the site. As shown:

- There are currently 167 staff housed at the campus. Only four additional staff are forecasted through year 2025, which results in 171 staff that the County must accommodate.
- No additional building gross square footage is required. Recognize however, that a significant amount of existing building space must be replaced, due to the poor and declining condition of a number of the existing structures that are currently situated on the site. This subject will be further addressed in the ensuing paragraphs.
- The Project Team estimates that Public Works may require up to thirty additional parking spaces of varying sizes between now and year 2025.

LEGEND

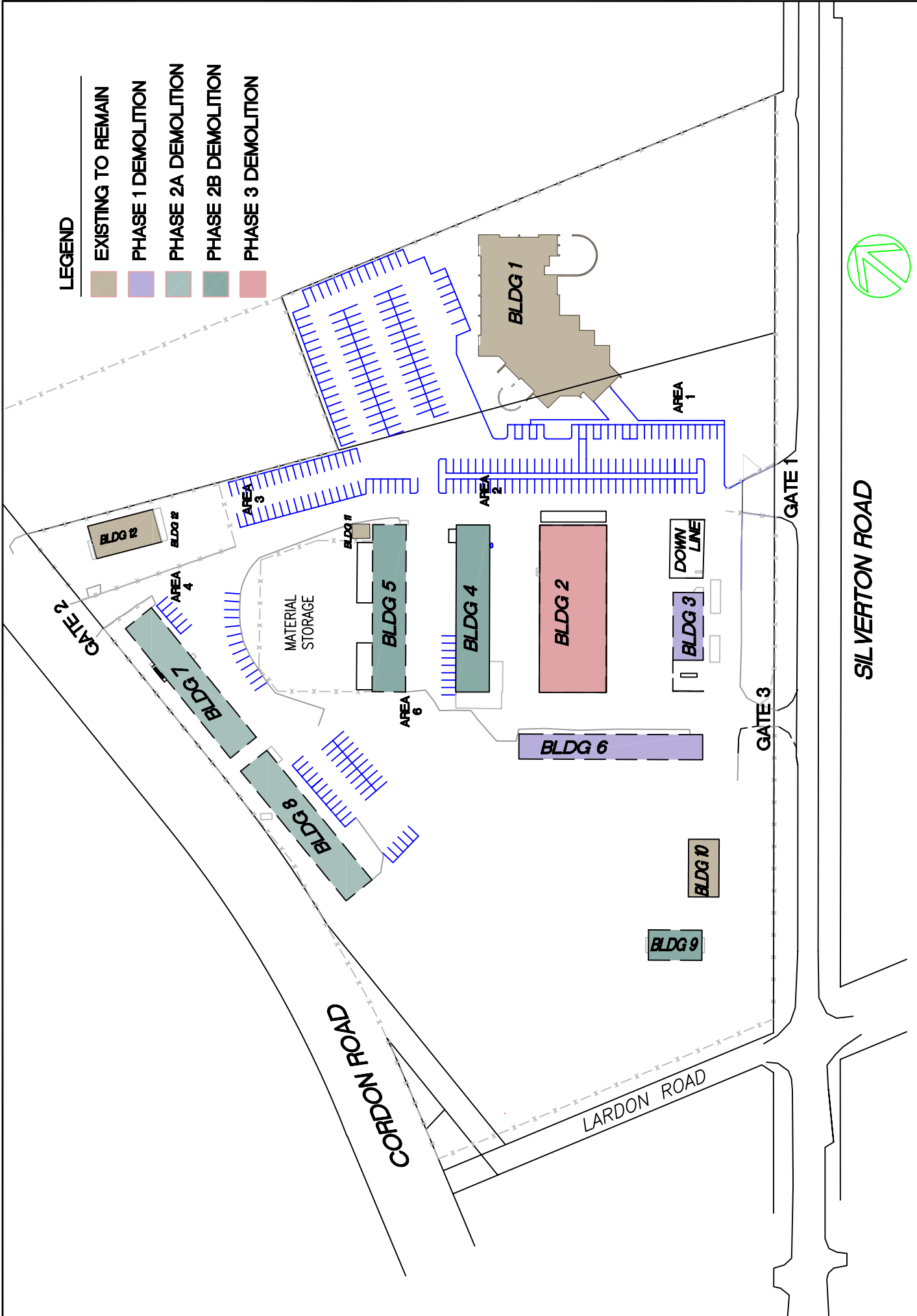
-  EXISTING TO REMAIN
-  PHASE 1 DEMOLITION
-  PHASE 2A DEMOLITION
-  PHASE 2B DEMOLITION
-  PHASE 3 DEMOLITION



<p>PROJECT KMD ARCHITECTS AND PLANNERS 421 SW SIXTH AVENUE PORTLAND OREGON 97204 PHONE (503) 221-1474 FAX (503) 227-0762</p>	<p>TITLE MARION COUNTY, OREGON FACILITIES MASTER PLAN</p>	<p>TITLE PUBLIC WORKS SITE EXISTING SITE PLAN</p>	<p>SCALE 1" = 150' - 0" DATE 12-5-06</p>
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LEGEND

- EXISTING TO REMAIN
- PHASE 1 DEMOLITION
- PHASE 2A DEMOLITION
- PHASE 2B DEMOLITION
- PHASE 3 DEMOLITION



KMD ARCHITECTS AND PLANNERS 421 SW SIXTH AVENUE PORTLAND OREGON 97204 PHONE (503) 221-1474	PROJECT	MARION COUNTY, OREGON FACILITIES MASTER PLAN	TITLE	PUBLIC WORKS SITE PHASE 1 & 2 DEMOLITION	SCALE	1" = 150' - 0"
					DATE	12-5-06

Exhibit 5.21: Public Works Campus Programmed Requirements Summary

Program Component	Existing	Required 2006	Projected				Comments
			2010	2015	2020	2025	
Total Staff Housed Onsite	167	167	167	168	168	171	
Net Increase Over Existing		-	-	1	1	4	
Total Gross Square Footage	103,718	112,179	112,179	112,179	112,179	113,282	
		8,461	8,461	8,461	8,461	9,564	
Vehicle Parking Requirements							
Public Spaces	12	12	13	14	15	16	Projected in proportion to population
Staff Vehicles	158	158	158	159	159	164	Factored at 85% of total staff
County Vehicles							
Standard	90	90	90	90	90	90	
Medium	45	45	47	49	51	53	Assumes two additional vehicles every five years
Large	70	70	73	76	79	82	Assumes three additional vehicles every five years
Subtotal County Vehicles	205	205	210	215	220	225	
Total Parking Requirements	375	375	381	388	394	405	
		-	6	13	19	30	

Implementation Plan

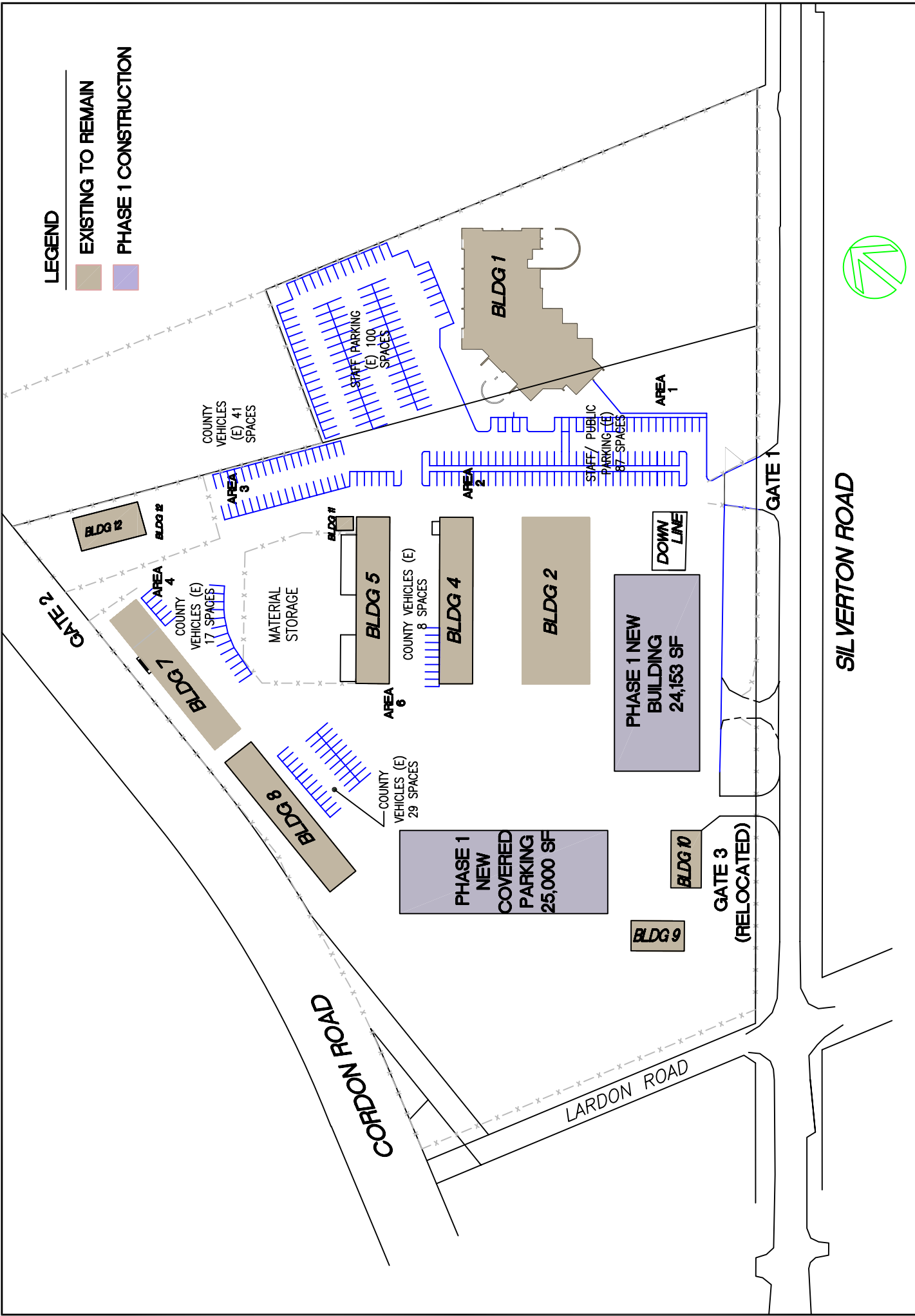
Overview and Summary: The following describes the Project Team’s development and redevelopment plan that demonstrates how and when the mid, and long-term programmatic requirements for the Public Works site will be accommodated, as summarized above.

In summary, Buildings 1, 10, 11, and 12 will be retained through the time horizon of this plan. The increase in projected programmed space requirements and the space required to replace Buildings 2-9 will be accommodated by developing two new buildings in two major phases. The next two pages illustrate the new construction and sequence of construction that the Project Team envisions for the site.

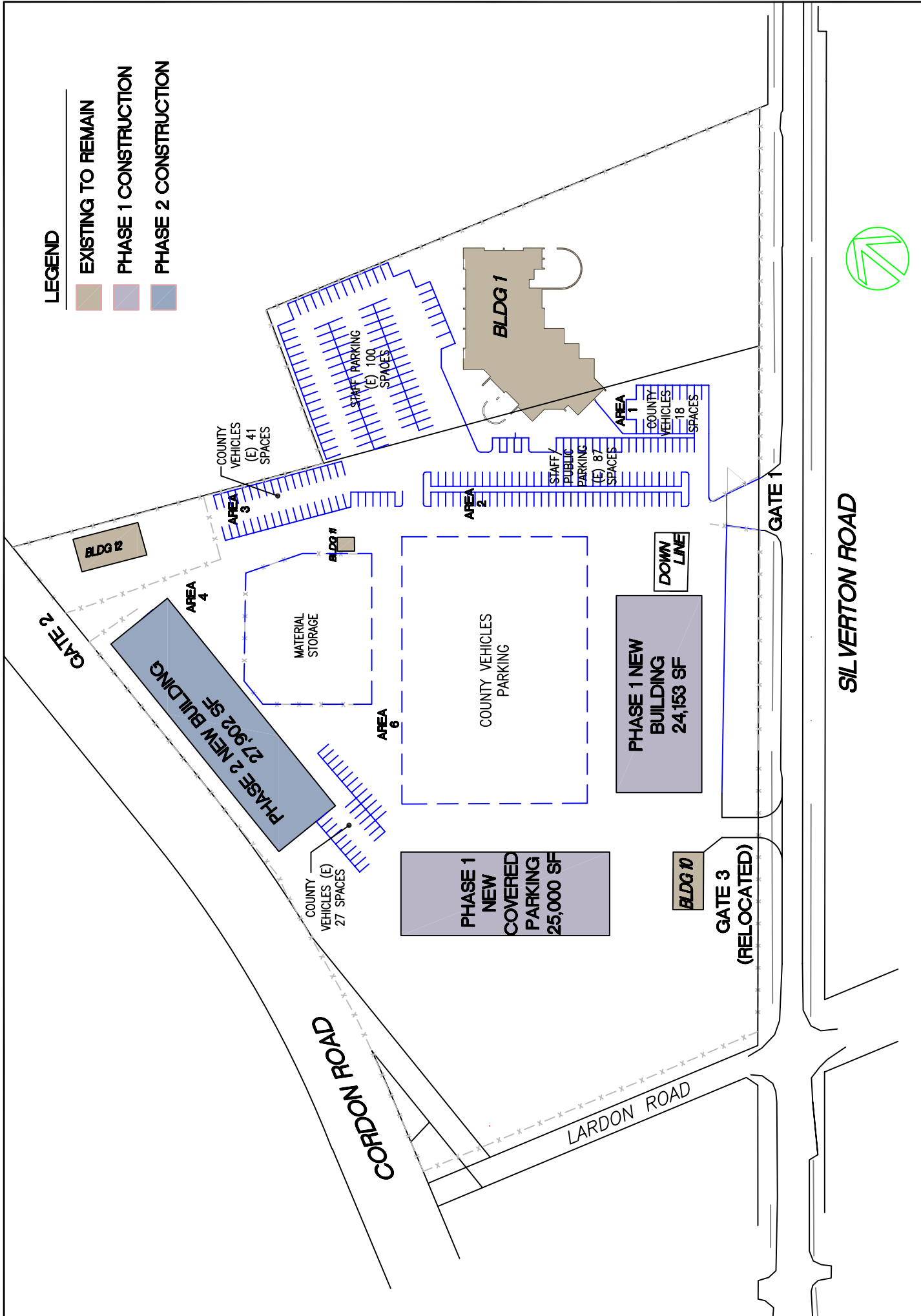
Phase 1 construction that should ideally take place in the 2010-2015 timeframe. This phase would entail developing a 24,153 GSF structure to replace existing Buildings 2 and 3, and related increases in space. Additionally, 25,000 square feet of covered parking will be constructed. Although not specifically required, the Project Team believes that it would make sense to retain Building 2 throughout Phase 1 and Phase 2 construction to provide swing space, that may be necessary.

Phase 2 construction should optimally take place by year 2015, but no later than year 2025. This phase would occur in two sub-phases, 2A and 2B, to ensure minimal impact to ongoing daily operations. Phase 2A would entail demolishing Buildings 7 and 8 and replacing them with a structure enveloping 24,074 gross square feet of space. Phase 2B would entail demolishing Buildings 4 and 5.

Lastly, Building 2 would be demolished to provide additional County vehicle parking and yard storage areas. Provided below is more detailed information regarding each building that is currently on the site. Detailed space requirements for the Public Works functions that would be housed in these facilities are addressed in Section Four and the associated Appendices of this document.



KMD ARCHITECTS AND PLANNERS 421 SW SIXTH AVENUE PORTLAND OREGON 97204 PHONE (503) 221-1474	PROJECT MARION COUNTY, OREGON FACILITIES MASTER PLAN	TITLE PUBLIC WORKS SITE PHASE 1 CONSTRUCTION	SCALE 1" = 150' - 0"
			DATE 12-5-06



LEGEND

- EXISTING TO REMAIN
- PHASE 1 CONSTRUCTION
- PHASE 2 CONSTRUCTION

<p>KMD ARCHITECTS AND PLANNERS 421 SW SIXTH AVENUE PORTLAND, OREGON 97204 PHONE (503) 221-1474</p>	<p>PROJECT MARION COUNTY, OREGON FACILITIES MASTER PLAN</p>	<p>TITLE PUBLIC WORKS SITE PHASE 2 CONSTRUCTION</p>	<p>SCALE 1" = 150' -0"</p>
	<p>DATE 12-5-06</p>		

Implementation Plan Implementation Actions and Timeframes

Exhibit 5.22 provides a synopsis of the major actions and timeframes associated with implementing this master plan.

Exhibit 5.22x: Public Works Campus – Plan Implementation Timelines

Plan Implementation Action	Timeframe			
	2006-10	2010-15	2015-20	2020-25
PUBLIC WORKS CAMPUS				
Phase 1				
New Phase 1 Covered Parking Area				
Construct New Covered Parking Area (provides space for functions in demo'd B3 and 6)				
Relocate functions from Buildings 3 and 6				
Demolish Buildings 3 and 6				
Construct New "Phase 1 Building"				
Phase 2A				
Relocate functions from Bldg's 7 & 8 to Retained Bldg. 2/New Phase 1 Covered Area				
Demolish Buildings 7 and 8.				
Construct New "Phase 2 Building"				
Phase 2B				
Relocate functions from Bldg's 4 & 5 to New Phase 2 Building				
Demolish Buildings 4 & 5; create additional yard storage surface/parking area				
Phase 3				
Demolish Building 2				

Exhibit 5.23 provides a synopsis of: a) the amount of space retained by the County continuing to occupy Buildings 1, 10, 11, and 12; and, b) the amount of new space required to replace Buildings 2-9, in the two phases described above.

Exhibit 5.23: Public Works Campus Space Retained and New Space Required

BUILDING	GROSS SQUARE FEET				
	2006	2010	2015	2020	2025
Public Works Campus					
Existing GSF	103,718	103,718	103,718	103,718	103,718
Existing GSF to Be Demolished					
Building 2	-	-	-	(16,476)	(16,476)
Building 3	-	-	(2,916)	(2,916)	(2,916)
Building 4	-	-	-	(8,000)	(8,000)
Building 5	-	-	-	(8,000)	(8,000)
Building 6	-	-	(600)	(600)	(600)
Building 7	-	-	-	(8,063)	(8,063)
Building 8	-	-	-	(8,000)	(8,000)
Subtotal - GSF to Be Demolished	-	-	(3,516)	(52,055)	(52,055)
Resulting Remaining Existing GSF	103,718	103,718	100,202	51,663	51,663
Additional GSF to Be Constructed					
New Phase 1 Building	-	-	24,153	24,153	24,153
New Phase 2 Building	-	-	-	27,902	27,902
Subtotal - Additional GSF to Be Constructed	-	-	24,153	52,055	52,055
Resulting Plan Forecasted GSF	103,718	103,718	124,355	103,718	103,718

Implementation Plan Details By Building:

- *Administration Building – Building 1:* This building will remain essentially “as-is.” The existing Public Works Administration Building has sufficient capacity to support long-term spatial needs for the department’s Administration, Engineering, Surveyor, Communications, Parks, Ferry, Environmental Services, and Emergency Management divisions. By the year 2025, these functions will require 27,670 NUSF, which is 2,167 NUSF less than the existing building capacity of 29,837 NUSF. These figures are based on the assumption that Dog Control, which is currently located in the building, will relocate to a new facility located adjacent to the Corrections Campus. The Project Team envisions that only limited scale reconfiguration of the existing space and routine annual preventative maintenance activities and repairs will be required through the project timeframe.
- *Buildings # 2 and 3:* These buildings are currently used by the Fleet Division to support vehicle servicing and repairs activities and currently envelop 19,392 NUSF. Due to the age and general condition of the two buildings, combined with existing spatial deficiencies which can not be corrected in a functional or economical manner, the Project Team recommends that these structures should be demolished and replaced with a new consolidated building, sometime between 2010 and 2015. This new 24,153 GSF facility would support Fleet operations through the year 2025, and would constitute Phase 1 of the two-phase site development implementation plan.
- *Buildings # 4 through 9:* These buildings are primarily storage facilities ranging in size from 2,800-12,000 NUSF. Similar to Building 2, they will need to be replaced sometime between years 2015 and 2025, due to their age and condition. The Project Team anticipates this replacement timeframe based on the assumption that routine preventative maintenance will continue to be performed on these facilities. The new 27,902 GSF facility would constitute all of Phase 2 of the site development plan.
- *Buildings #10, 11, and 12:* These buildings also consist primarily of general storage facilities. Due to their relative good physical condition and assuming the continuation of an annual preventative maintenance program, the Project Team anticipates that these facilities will continue to adequately serve Public Works needs through 2025. Buildings 10 through 12 comprise 7,861 NUSF.
- *Covered Parking:* A 42-bay, 25,000 square foot, covered vehicle parking area should be developed as part of Phase 1. This construction will allow provide swing sheltered areas for equipment and vehicles during construction and provide a long-term sheltered area for Public Works service vehicles.

Exhibit 5.24 provides a detailed accounting of the changes in space inventory space requirements on a building-by-building basis.

Exhibit 5.24: Public Works Campus Implementation Plan Detail

Building 1 - Demand Versus Capacity

COMPONENT DESCRIPTION		NET USEABLE SQUARE FEET					COMMENTS
Dept Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
4.1	Administration	12,969	12,753	12,861	12,861	12,969	Dog Control to relocate to the new facility
4.2	Engineering	5,156	5,286	5,286	5,286	5,415	
4.3	Surveyor	1,455	1,215	1,215	1,215	1,215	
4.4	Communications	1,305	1,425	1,425	1,425	1,425	
4.5	Dog Control	606	-	-	-	-	
4.8	Parks	520	620	620	620	620	
4.11	Ferry	228	308	308	308	308	
4.12	Environmental Services	1,149	1,257	1,257	1,257	1,365	
4.13	Emergency Management	4,353	4,353	4,353	4,353	4,353	
Total Net Square Footage Requirements		27,741	27,217	27,325	27,325	27,670	
Existing Net Useable Square Feet		29,837	29,837	29,837	29,837	29,837	
Surplus/Deficit - Net Useable Square Feet		2,096	2,620	2,512	2,512	2,167	
Existing Gross Square Feet		40,982	40,982	40,982	40,982	40,982	

Buildings 2 and 3 - Demand Versus Capacity

COMPONENT DESCRIPTION		TIMEFRAME					COMMENTS
Dept Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
4.7	Fleet (Central Yard Only)	19,593	19,593	19,593	19,593	20,530	No growth is forecasted for this function.
Total Net Square Footage Requirements		19,593	19,593	19,593	19,593	20,530	
Estimated Net-to-Gross Ratio 0.85		3,458	3,458	3,458	3,458	3,623	
Estimated Gross Square Feet Requirements		23,050	23,050	23,050	23,050	24,153	
Existing Buildings Capacity (Gross Square Feet)							
Building 2		16,476	16,476	-	-	-	Plan to demolish between years 2010-15
Building 3		2,916	2,916	-	-	-	Plan to demolish between years 2010-15
Existing Retained Gross Square Feet		19,392	19,392	-	-	-	
Surplus/Deficit - Gross Square Feet		(3,658)	(3,658)	(23,050)	(23,050)	(24,153)	

Buildings 4, 5, 6, 7, 8, 9, 10, 11, 12 - Demand Versus Capacity

COMPONENT DESCRIPTION		TIMEFRAME					COMMENTS
Dept Code	Organization Name	2006 Required	Forecasted				
			2010	2015	2020	2025	
4.6	Operations - Net Square Footage	40,925	40,925	40,925	40,925	40,925	No growth is forecasted for this function.
Total Net Square Footage Requirements		40,925	40,925	40,925	40,925	40,925	
Estimated Net-to-Gross Ratio 0.85		7,222	7,222	7,222	7,222	7,222	
Estimated Gross Square Feet Requirements		48,147	48,147	48,147	48,147	48,147	
Existing Buildings Capacity (Gross Square Feet)							
Building 4		8,000	8,000	8,000	-	-	Plan to demolish between years 2015-20
Building 5		8,000	8,000	8,000	-	-	Plan to demolish between years 2015-20
Building 6		600	600	600	-	-	Plan to demolish between years 2015-20
Building 7		8,083	8,083	8,083	-	-	Plan to demolish between years 2015-20
Building 8		8,000	8,000	8,000	-	-	Plan to demolish between years 2015-20
Building 9		2,800	2,800	2,800	-	-	Plan to demolish between years 2015-20
Building 10		2,541	2,541	2,541	2,541	2,541	This building will be retained indefinitely
Building 11		320	320	320	320	320	This building will be retained indefinitely
Building 12		5,000	5,000	5,000	5,000	5,000	This building will be retained indefinitely
Existing Retained Gross Square Feet		43,344	43,344	43,344	7,861	7,861	
Surplus/Deficit - Gross Square Feet		(4,803)	(4,803)	(4,803)	(40,286)	(40,286)	

PLAN IMPLEMENTATION COST AND CAPITAL COST PLANNING

Overview

Exhibit 5.24 provides a rough order of magnitude capital construction cost estimate related to each major task that the County would have to undertake to implement this plan. The Team has also aggregated these costs in five-year planning increments to provide the County with a comprehensive building capital expenditures forecast.

Cost Estimating Methodology and Caveats

The Team quantified capital building costs using these groupings: site development costs, building costs, soft (overhead) costs, and total project cost. The Team formulated all building development cost on a total construction cost per square foot basis. The Team generated these estimates based on: a) our knowledge of recently constructed facilities in the State of Oregon and in other areas of the Western United States; and, b) assuming an average quality of construction materials, techniques, and finishes that are typical in government facilities in the Northwest. Soft (overhead) Cost generally includes cost for professional services related design, engineering, testing and certifications, construction administration, and project management. Cost for site preparation and building demolition were estimated as an allowance.

The Project Team emphasizes that these cost estimates are very preliminary and have been generated on a macro-level, rough-order of magnitude basis, using minimal programmatic and design information. The Project Team's overall intent is to provide the County with some general sense of the significant expenditures that it will have to fund, as it implements parts, or all of this master plan. We stress that when the County moves forward with any of these projects, it should conduct more detailed programming and in turn, more detailed cost estimates.

Cost Estimate Summary

In all, the Project Team estimates that it will cost \$146,851,769 to fully implement this plan over the next 20 years. As the bottom line of Exhibit 5.25 demonstrates, if the County intends to fund projected building needs when they are required, then the County will have to spend: \$72,707,409 by year 2010; another \$53,365,525 by year 2015; an additional \$15,543,643 by year 2020; and, finally another \$5,235,192 by year 2020.

*Exhibit 5.25: Facilities Master Plan Rough Order of Magnitude Implementation Cost Estimate and Forecast
 (Sheet 1 of 2)*

PLAN IMPLEMENTATION ACTION	ESTIMATED COST						MASTER PLAN			
	Unit Sq. Ft.	Hard Cost Per Unit	Site Development	Building Cost	Soft Cost 35%	Project Cost	TIMEFRAME			
							2006-10	2010-15	2015-20	2020-25
DOWNTOWN CAMPUS										
Courthouse										
Relocate Law Library to Courthouse Square							Excluded			
Renovate Law Library Space for Courts Use	2,090	\$ 180	N/A	\$ 376,200	\$ 131,670	\$ 507,870	\$ 507,870			
Relocate Sheriff's Administration to Corrections Campus								Excluded		
Renovate Sheriff's Area for Courts Use	6,387	\$ 200	N/A	\$ 1,277,400	\$ 447,090	\$ 1,724,490		\$ 1,724,490		
Courthouse Square										
Remodel Vacated IT Space on Ground Level for Law Library	2,300	\$ 120	N/A	\$ 276,000	\$ 96,600	\$ 372,600	\$ 372,600			
On-Going Minor Rearrangements to Occupied Space									Excluded	
Relocate Housing Authority Out of Courthouse Square									Excluded	
CENTER STREET CAMPUS - Health										
Health Building										
Construct New Health Building (one or two phases)	57,333	\$ 260	\$ 1,500,000	\$ 14,906,580	\$ 5,742,303	\$ 22,148,883	\$ 22,148,883			
Multiple Relocations Between New and Existing Buildings During Construction							Excluded			
Temporarily Relocate Parole and Probation into Existing Health Building								Excluded		
Renovation/Rearrangement of Existing Building	48,007	\$ 180	N/A	\$ 8,641,260	\$ 3,024,441	\$ 11,665,701	\$ 11,665,701			
Relocate Front Street, Oak Street, and Friendship House Occupants to Center Street							Excluded			
Relocate Lancaster Occupants To New Health Building; Terminate Lancaster Lease							Excluded			
Relocate Parole and Probation To New Sheriff's Complex at Corrections Campus							Excluded		Excluded	
CENTER STREET CAMPUS - Juvenile										
Administration Building										
Construct New Administration Building - Phase 1	37,965	\$ 200	\$ 800,000	\$ 7,593,000	\$ 2,937,550	\$ 11,330,550	\$ 11,330,550			
Alternative Programs A Building										
Relocate Occupants to New Administration Building								Excluded		
Demolish Building	10,128	Allowance	N/A	N/A	\$ 40,000	\$ 40,000			\$ 40,000	
Juvenile Building										
Relocate Occupants to New Administration Building								Excluded		
Relocate State Courts to Expanded Juvenile Center								Excluded		
Demolish Existing Building	29,711	Allowance	N/A	N/A	\$ 200,000	\$ 200,000		\$ 200,000		
Juvenile Center										
Expand Juvenile Center for Two Additional Court-sets	15,366	\$ 280	\$ 350,000	\$ 4,302,480	\$ 1,628,368	\$ 6,280,848	\$ 6,280,848			
Complete Vacant Core and Shell for One Court-Set	5,100	\$ 180	N/A	\$ 918,000	\$ 321,300	\$ 1,239,300				\$ 1,239,300
Juvenile House										
Relocate Occupants to New Administration Building									Excluded	
Convert Juvenile House to Conference Center	4,524	\$ 150	\$ 50,000	\$ 678,600	\$ 255,010	\$ 983,610				\$ 983,610
Mechanical Plant										
Conduct Engineering Analysis to Determine Future Course of Action								Excluded		
CORRECTIONS CAMPUS										
Phase 1										
Detention Facility										
General Housing										
Complete G Pod	15,854	\$ 330	N/A	\$ 5,231,820	\$ 1,831,137	\$ 7,062,957	\$ 7,062,957			
Inmate Support Areas										
Construct New Infirmary	10,000	\$ 330	N/A	\$ 3,300,000	\$ 1,155,000	\$ 4,455,000	\$ 4,455,000			
Construct New Mental Health Unit (Acute)	5,000	\$ 330	N/A	\$ 1,650,000	\$ 577,500	\$ 2,227,500	\$ 2,227,500			
Construct New Mental Health Step-down Unit	9,000	\$ 330	N/A	\$ 2,970,000	\$ 1,039,500	\$ 4,009,500	\$ 4,009,500			
Construct New Medical Area	7,000	\$ 280	N/A	\$ 1,960,000	\$ 686,000	\$ 2,646,000	\$ 2,646,000			

*Exhibit 5.25: Facilities Master Plan Rough Order of Magnitude Implementation Cost Estimate and Forecast
(Sheet 2 of 2)*

PLAN IMPLEMENTATION ACTION	ESTIMATED COST						MASTER PLAN			
	Unit Sq. Ft.	Hard Cost Per Unit	Site Development	Building Cost	Soft Cost 35%	Project Cost	TIMEFRAME			
							2006-10	2010-15	2015-20	2020-25
Phase 2										
Parole and Probation										
Temporarily Move Parole & Probation to Existing Health Bldg. (Center St.)										Excluded
Demolish Modularity	10,924	Allowance		\$ 35,000	\$ 12,250	\$ 47,250		\$ 47,250		
Detention Facility										
General Housing										
Construct Pod H (First Portion)	32,908	\$ 330	\$ 1,000,000	\$ 10,859,640	\$ 4,150,874	\$ 16,010,514		\$ 16,010,514		
Inmate Support Areas										
Renovate/Expand/Develop New Intake	9,940	\$ 280	\$ 100,000	\$ 2,783,200	\$ 1,009,120	\$ 3,892,320		\$ 3,892,320		
Develop New Warehouse/Commissary	2,000	\$ 150	\$ 40,000	\$ 300,000	\$ 119,000	\$ 459,000		\$ 459,000		
Demolish Pre-Fabricated Warehouse Facility	900	Allowance		\$ 10,000	\$ 3,500	\$ 13,500		\$ 13,500		
Maintenance Shop										
Expand Facility	2,000	\$ 180	\$ 40,000	\$ 360,000	\$ 140,000	\$ 540,000		\$ 540,000		
Work Release Facility										
Relocate Central District Office to New Sheriff's Building Complex								\$ -		
Renovate Central District Office Space for Work Release Expansion	4,560	\$ 160	N/A	\$ 729,600	\$ 255,360	\$ 984,960		\$ 984,960		
Expand Work Release Center	5,711	\$ 240	\$ 110,000	\$ 1,370,640	\$ 518,224	\$ 1,998,864		\$ 1,998,864		
New Sheriff's Complex										
Construct New Building to House Admin, Central District & Parole	44,337	\$ 220	\$ 1,500,000	\$ 9,754,140	\$ 3,938,949	\$ 15,193,089		\$ 15,193,089		
Phase 3										
Parole and Probation										
Permanently Move Parole & Prob. from Health Bldg. To New Sheriff's Complex										Excluded
Detention Facility										
General Housing										
Construct Pod H (Second Portion)	15,854	\$ 330	\$ 200,000	\$ 5,231,820	\$ 1,901,137	\$ 7,332,957		\$ 7,332,957		
Phase 4										
State Court areas										
Develop Additional Court-Set and Support Space	5,969	\$ 280	\$ 400,000	\$ 1,671,320	\$ 724,962	\$ 2,796,282				\$ 2,796,282
PUBLIC WORKS CAMPUS										
Phase 1										
New Phase 1 Covered Parking Area										
Construct New Covered Parking Area (provides space for functions in demo'd B3 and 6)	25,000	\$ 90	\$ 200,000	\$ 2,250,000	\$ 857,500	\$ 3,307,500		\$ 3,307,500		
Relocate functions from Buildings 3 and 6								Excluded		
Demolish Buildings 3 and 6	2,916	Allowance	N/A	\$ 24,000	\$ 8,400	\$ 32,400		\$ 32,400		
Construct New "Phase 1 Building"	24,153	\$ 250	\$ 600,000	\$ 6,038,250	\$ 2,323,388	\$ 8,961,638		\$ 8,961,638		
Phase 2A										
Relocate functions from Bldg's 7 & 8 to Retained Bldg. 2/New Phase 1 Covered Area										Excluded
Demolish Buildings 7 and 8.	16,063	Allowance		\$ 50,000	\$ 17,500	\$ 67,500		\$ 67,500		
Construct New "Phase 2 Building"	27,902	\$ 180	\$ 800,000	\$ 5,022,360	\$ 2,037,826	\$ 7,860,186		\$ 7,860,186		
Phase 2B										
Relocate functions from Bldg's 4 & 5 to New Phase 2 Building										Excluded
Demolish Buildings 4 & 5; create additional yard storage surface/parking area	16,000	Allowance		\$ 180,000	\$ 63,000	\$ 243,000		\$ 243,000		
Phase 3										
Demolish Building 2	16,476	Allowance		\$ 160,000	\$ 56,000	\$ 216,000				\$ 216,000
ESTIMATED CAPITAL COST BY 5-YEAR TIME PLANNING INCREMENT							\$ 72,707,409	\$ 53,365,525	\$ 15,543,643	\$ 5,235,192
TOTAL MASTER PLAN ESTIMATED CAPITAL FACILITIES DEVELOPMENT COST							\$ 146,851,769			

OTHER FACILITIES

Overview

While the focus of this master plan is primarily on the four main County campuses, it is important to recognize that the County leases a variety of facilities that are intended to provide regional services, or to serve as local operational support satellites. In both cases, these facilities have been leased and developed by each department, on a somewhat independent basis.

Regional Service Facilities

Departments currently providing regional services are:

- **Justice Courts:** In addition to Justice Court facilities located in Salem, the Justice Courts are located North County (Woodburn) and East County (Lancaster site and Stayton).
- **Sheriff's Enforcement:** The Sheriff operates a South District Office in Stayton and a North District Office in Gervais. These regional facilities are supported by a number of smaller satellite facilities that the department either leases or has space provided to them by other agencies at nominal or no cost.
- **Health Department:** The Health Department operates a small North County regional facility in Woodburn.
- **Juvenile Department:** The Juvenile Department operates facilities in Stayton and Wooburn.

Satellite Facilities

Satellite facilities are located within the County for two primary reasons: to provide greater public accessibility or for internal county operational support. The criterion for the location of public accessibility-related facilities is providing convenient access for the greatest possible number of users. In contrast, operational support satellite facilities generally are located at strategic operational locations, such as near a waste transfer station, or landfill, or to support a Public Works Road function, for example. Although the County may develop new operational support satellite facilities, and/or relocate and/or eliminate existing ones, any resulting action will be intended to support the operation of the department, and not to establish a greater conspicuous county presence related to providing public accessibility to County services, such as that required by the Health Department.

Regional Service Facilities Issues and Concepts for Further Consideration

Department Input: As part of the Project Team's data acquisition process, each department was queried as to whether they should decentralize any of their operations in terms of regional (Non-Salem) facilities, or if currently decentralized (e.g. Sheriff's Enforcement, Health), whether those functions should be conversely be centralized. In no case did any department voice the need for change to the status quo.

Regionalization and/or Decentralization Issues: By definition, decentralizing nearly any operation, whether it involves establishing larger regional services facilities, or smaller satellite facilities results in loss of economies-of-scale in terms of: staff, equipment, fleet vehicles, building space, and site acreage. Also, decentralization often negatively impacts operational efficiency, coordination, and communication. Yet, the County has an obligation to provide its citizens with reasonably convenient access to County services –an obligation that often involves facilities. At present, with the exception of limited satellite Public Works yards, the County's facilities outside of Salem are leased, small in scale, and exude a limited "sense of place" regarding locally County-provided facilities.

Concepts for Further Consideration: Considering the above, the fundamental question proposed by the Project Team for the County is, should the County consider establishing more consolidated and prominent regional facilities, whether they are owned or leased on a regional basis. Certainly for the previous several decades, the Sheriff, Justice Courts, Juvenile, and Health functions have operated on a decentralized, and to varying degrees, regional basis. Since each of these organizations envision continuing to operate on this basis indefinitely, it would make sense to collocate these organizations into a modest regional “campus,” which may be an assemblage of small buildings, or a consolidated facility with multiple building wings and entrances to accommodate a variety of user groups.

Further, the Project Team surmises that a number of the organizations which did not opt to decentralize might consider otherwise, considering a change in current operational methods. For example, the County could establish a new staff classification that included the responsibilities of staff being cross-trained in a variety of informational, public counter service type functions. Then, the County would have cost-effective means of possibly justifying whether it would make sense to house a full-time person at a regional center(s), and to determine if demand for those services exist, by establishing a test program. The regional center(s) could then be open to the public during the normal business hours, or possibly several days per week and the staff could rotate between facilities. Additionally, advancing technologies could allow for desktop and/or public counter and/or conference room video-conferencing facilities. Video conferencing calls could be established and supervised by the new county staff position that is cross trained, and would result in far greater “local” public access to a variety of county staff and resources in Salem. For example, would it be possible for the Assessor to conduct titling processes for mobile homes on a remote basis?

At this point, the Project Team envisions that such centers could certainly be established in North County in Wooburn and in East/South County, in Stayton. In the end, the issue is one of cost-benefit. So fundamentally, the County must decide if it is prudent to invest time and financial resources to develop such facilities given other pressing priorities.

APPENDIX A

**DETAILED FACILITIES
EVALUATION DATA**

1.1 COURTHOUSE

Campus: DOWNTOWN CAMPUS
 Address: 100 HIGH STREET NE, SALEM
 Current Use: Courts, Offices
 History of Uses: Courts, Offices
 Construction Date: Yr 1952, 2006
 Architect: Pietro Belluschi, Architect
 Historic Significance: Yes No (Pietro Belluschi design; continuous use as courthouse)

GENERAL CONSTRUCTION DATA

Occupancy Area: IBC Assembly Group A-3 (courtrooms); Business Group B (offices)
 Footprint: 29,736 SF
 Total: 117,097 SF (includes basement and penthouse)
 Height (# Stories): 5 Flr above grade Basement Penthouse
 Structural System: Type I. Reinforced concrete columns, beams, floor slabs, roof slab. Clay tile infill walls.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other: Marble Panels
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors: Plaster Finish Drywall Finish Other: Wood paneling
 Ceilings: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile
 Plaster Drywall
 Lay-in Ac Panels Sheet Vinyl
 Glue-up Ac Tile
 Exposed Structure

General Comments: Major renovation of building interior plus mechanical and electrical upgrades due to fire and smoke damage.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Two boilers; 22 of the 33 HVAC units replaced. Ductwork on 1st and Basement Floors replaced. Ductwork on Floors 2 - 5 not replaced. Floors 2,3,4 have radiant heat. All new plumbing. New backflow valves. New air handlers on 1st and Basement Floors.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Original 120/208 replace with 277/480. Key card security system. Alarm system to monitoring service.

1.1 COURTHOUSE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs (Older systems upgraded)
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

1.2 COURTHOUSE SQUARE

Campus: DOWNTOWN CAMPUS
 Address: 555 COURT STREET NE, SALEM
 Current Use: County Offices; Misc. Government Offices; Minor Retail
 History of Uses: County Offices; Misc. Government Offices; Minor Retail
 Construction Date: Yr 2000
 Architect: Arbuckle Costic Architects
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Assembly Group A-3 (courtrooms); Business Group B (offices)
 Area:
 Footprint: 33,557 SF
 Total: 256,146 SF (includes basement parking and penthouse)
 Height (# Stories): 5 Flr above grade Basement Penthouse
 Structural System: Type I. Concrete spread footings and columns, post-tensioned concrete floor decks.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure (Basement Parking)

General Comments: Relatively new building experiencing severe movement in post-tensioned floor deck that is creating extensive cracking and deformation in floors, walls, and ceiling systems.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Four gas pack rooftop HVAC units. Auxiliary duct thermal units and fan power boxes.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator (2) UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments:

1.2 COURTHOUSE SQUARE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
	Movement in building structural frame.		
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
General Comments:	Leaking in basement roof deck in localized areas under bus transit mall.		

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.1 HEALTH SERVICES BUILDING

Campus: CENTER STREET CAMPUS
 Address: 3180 CENTER STREET
 Current Use: Offices, Clinic
 History of Uses: Offices, Clinic
 Construction Date: Yr 1974
 Architect: Payne, Settecase, Smith Architects
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group B
 Area:
 Footprint: 20,135 SF
 Total: 48,007 SF (includes Mechanical Building)
 Height (# Stories): 3 Flr above grade Basement Penthouse

Structural System: Type III-A. Spread footings, concrete columns, concrete pan floor slabs.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other: Precast concrete
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other: Metal panel

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors: Plaster Finish Drywall Finish Other
 Ceilings: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Extensive use of solar glass on south and west walls. Membrane roof at top roof. Standing seam metal panels on sloping roof area. Reroofed in July 2005.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Water cooled chiller with electric hot water reheating system. Large zones not compatible with functions. Pneumatic controls are temperamental. Dampers were removed, no control. Elevator upgraded for fire recall. High heat gain on south and west exposures.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: CCTV at Lobby.

2.1 HEALTH SERVICES BUILDING

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.2 JUVENILE BUILDING

Campus: CENTER STREET CAMPUS
 Address: 3030 CENTER STREET NE
 Current Use: Offices, Courts, Kitchen
 History of Uses: Offices, Courts, Detention, Kitchen
 Construction Date: Yr 1962
 Architect: Warren Carkin Architect, 1962; Payne Settecase Smith, 1976; WEGroup, 1993.
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group B; Institutional Group I-3
 Area: 26,200 SF
 Footprint: 29,711 SF
 Total: 29,711 SF
 Height (# Stories): 2 Flr above grade Basement Penthouse
 Structural System: Type V, One-Hour. Concrete floors with wood framed bearing walls and roof. Concrete slab ceiling over detention areas.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure (concrete @ detention)

General Comments: History of renovation and improvements. Gutter system prone to extensive leaks. Unoccupied spaces exist with construction of Juvenile Center.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Replaced chiller in 2006. Asbestos insulation wrap on piping; not abated. Gas hot water boiler with air cooled condenser chiller. Underground tunnels for mechanical and electrical chaseways. Smoke detectors, local alarm only. New ADA restrooms. All cooking on site for new Juvenile Center.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: CCTV in courts only.

2.2 JUVENILE BUILDING

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.3 JUVENILE CENTER

Campus: CENTER STREET CAMPUS
 Address: 2970 CENTER STREET NE
 Current Use: Offices, Court, Detention
 History of Uses: Offices, Court, Detention
 Construction Date: Yr 2005
 Architect: KMD Architects
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy Area: IBC Institutional Group I-3 (detention), Assembly Group A-3, Business Group B (offices)
 Footprint: 29,080 SF
 Total: 35,274 SF
 Height (# Stories): 2 Flr above grade Basement Penthouse

Structural System: Type II-N. Steel Frame, CMU

Architectural Systems:

Exterior

<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> CMU	<input type="checkbox"/> Stucco	<input type="checkbox"/> Other
<input type="checkbox"/> Wood	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	
<input type="checkbox"/> Single Pane	<input type="checkbox"/> Insulated	<input type="checkbox"/> Fixed	<input type="checkbox"/> Operable
<input checked="" type="checkbox"/> Built-Up	<input type="checkbox"/> Membrane	<input type="checkbox"/> Comp Shingle	<input type="checkbox"/> Other

Interior

<input checked="" type="checkbox"/> CMU	<input type="checkbox"/> Wood Stud	<input checked="" type="checkbox"/> Metal Stud	<input type="checkbox"/> Fire/ Smoke Rated
<input type="checkbox"/> Plaster Finish	<input type="checkbox"/> Drywall Finish	<input type="checkbox"/> Other	
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> VCT	<input type="checkbox"/> Vinyl Asbestos Tile
<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Ceramic Tile	<input checked="" type="checkbox"/> Sheet Vinyl	
<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Glue-up Ac Tile	
<input checked="" type="checkbox"/> Lay-in Ac Panels		<input checked="" type="checkbox"/> Exposed Structure	

General Comments: New Construction

Mechanical Systems:

<input checked="" type="checkbox"/> Heating	<input checked="" type="checkbox"/> Supply Air	<input checked="" type="checkbox"/> Convection (Steam & Heating Water)		
<input checked="" type="checkbox"/> Cooling	<input checked="" type="checkbox"/> Supply Air	<input checked="" type="checkbox"/> Rooftop AC Units	<input type="checkbox"/> Window AC Units	<input type="checkbox"/> Oper. Windows <input type="checkbox"/> None
<input checked="" type="checkbox"/> Ventilation	<input checked="" type="checkbox"/> Supply Air	<input type="checkbox"/> Limited Exhaust	<input type="checkbox"/> None	
<input checked="" type="checkbox"/> Water Heating	<input checked="" type="checkbox"/> Local Heating	<input type="checkbox"/> Central Plant		
<input checked="" type="checkbox"/> Fire Sprinklered	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		

General Comments: New Construction

Electrical Systems:

<input type="checkbox"/> Main Distribution	<input type="checkbox"/> Campus System	<input type="checkbox"/> Adjacent Bldg	<input checked="" type="checkbox"/> Sep. System
<input type="checkbox"/> Meter on Main Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Lighting Control	<input type="checkbox"/> Manual	<input checked="" type="checkbox"/> Automatic	
<input type="checkbox"/> Emergency System	<input checked="" type="checkbox"/> Generator	<input type="checkbox"/> UPS	<input type="checkbox"/> None
<input type="checkbox"/> Fire Alarm	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Security Systems	<input checked="" type="checkbox"/> CCTV	<input checked="" type="checkbox"/> Secured Exiting	
	<input checked="" type="checkbox"/> Secured Doors	<input checked="" type="checkbox"/> Secure. Windows	<input type="checkbox"/> Security Grilles

General Comments: New Construction

2.3 JUVENILE CENTER

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.4 JUVENILE HOUSE

Campus: CENTER STREET CAMPUS
 Address: 2964 CENTER STREET NE

Current Use: Offices
 History of Uses: Residential
 Construction Date: Yr Circa 1930s -40s
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group B (offices)
 Area:
 Footprint: 1,210 SF
 Total: 4,524 SF (including basement)
 Height (# Stories): 2 Flr above grade Basement Penthouse

Structural System: Wood framing on concrete basement foundation.

Architectural Systems:

Exterior:
 Walls: Brick CMU Stucco Other: Wood Drop Siding
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other: Clay Tile

Interior:
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Residence adapted for administrative offices. Kitchen cabinets original. Basement has two shower stalls that were added in recent history.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Original plumbing fixtures in baths. Kitchen has been updated.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Motion detectors; alarms on doors.

2.4 JUVENILE HOUSE

GENERAL BUILDING CONDITION

Exterior:

Walls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

General Comments:

Exterior siding needs cleaning and repainting. Extensive dry rot. Roof repairs are needed in select areas. Flashing at dormers need to be checked. Gutters and downspouts should be repaired or replaced.

Structural:

<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.5 LOGAN BUILDING 3040

Campus: CENTER STREET CAMPUS
 Address: 3040 CENTER STREET, NE
 Current Use: Juvenile Education Offices
 History of Uses: Variety of uses
 Construction Date: Yr 1979
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group B
 Area: Footprint: 3,800 SF, Total: 3,800 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse
 Structural System: Type III-N; metal stud walls, steel-truss roof, concrete slab-on-grade.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors: Plaster Finish Drywall Finish Other
 Ceilings: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Roof should be replaced in the near future.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Poor controls on roof-mounted heat pumps.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Isolated smoke detectors, local alarm only.

2.5 LOGAN BUILDING 3040

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.6 LOGAN BUILDING 3050

Campus: CENTER STREET CAMPUS
 Address: 3050 CENTER STREET, NE
 Current Use: GAP Juvenile
 History of Uses: Variety of uses
 Construction Date: Yr 1979
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Institutional I-3
 Area: 3,800 SF
 Footprint: 3,800 SF
 Total: 3,800 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse
 Structural System: Type III-N; metal stud walls, steel-truss roof, concrete slab-on-grade.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Wood Steel Aluminum
 Doors: Single Pane Insulated Fixed Operable
 Windows: Built-Up Membrane Comp Shingle Other
 Roof: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Roof should be replaced in the near future.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Poor controls on roof-mounted heat pumps.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Isolated smoke detectors, local alarm only.

2.6 LOGAN BUILDING 3050

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.7 LOGAN BUILDING 3060

Campus: CENTER STREET CAMPUS
 Address: 3060 CENTER STREET, NE
 Current Use: Juvenile Probation Offices
 History of Uses: Variety of uses
 Construction Date: Yr 1979
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group b (offices)
 Area: Footprint: 3,800 SF, Total: 3,800 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse
 Structural System: Type III-N; metal stud walls, steel-truss roof, concrete slab-on-grade.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors: Plaster Finish Drywall Finish Other
 Ceilings: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Roof should be replaced in the near future.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Poor controls on roof-mounted heat pumps.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Isolated smoke detectors, local alarm only.

2.7 LOGAN BUILDING 3060

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.8 OPEN AIR MARKET

Campus: CENTER STREET CAMPUS
 Address: 3030 CENTER ST., NE
 Current Use: Retail
 History of Uses: New Construction
 Construction Date: Yr 2006
 Architect: KMD Architects
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Group M
 Area: 4,100 SF
 Footprint: 4,100 SF
 Total: 4,100 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse

Structural System: Type V-B. Concrete slab on grade, CMU bearing walls, wood frame upper walls, wood truss roof framing.

Architectural Systems:

Exterior

- Walls: Brick CMU Stucco Other: Plywood Siding
- Doors: Wood Steel Aluminum Other: OH Garage Doors
- Windows: Single Pane Insulated Fixed Operable
- Roof: Built-Up Membrane Comp Shingle Other

Interior

- Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
- Floors: Plaster Finish Drywall Finish Other
- Ceilings: Wood Concrete VCT Vinyl Asbestos Tile
- Other: Carpet Ceramic Tile Sheet Vinyl
- Other: Plaster Drywall Glue-up Ac Tile
- Other: Lay-in Ac Panels Exposed Structure

General Comments: New construction

Mechanical Systems:

- Heating: Supply Air Convection (Steam & Heating Water)
- Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
- Ventilation: Supply Air Limited Exhaust None
- Water Heating: Local Heating Central Plant
- Fire Sprinklered: Yes No

General Comments: New construction

Electrical Systems:

- Main Distribution: Campus System Adjacent Bldg Sep. System
- Meter on Main Board: Yes No
- Lighting Control: Manual Automatic
- Emergency System: Generator UPS None
- Fire Alarm: Yes No
- Security Systems: CCTV Secured Exiting
- Other: Secured Doors Secure. Windows Security Grilles

General Comments: New construction

2.8 OPEN AIR MARKET

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

General Comments: Storm water detention pond.

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.9 ALTERNATIVE PROGRAMS BUILDING A

Campus: CENTER STREET CAMPUS
 Address: 3032 CENTER STREET, NE
 Current Use: Offices
 History of Uses: Offices
 Construction Date: Unknown; ca 1970S
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group B (offices)
 Area:
 Footprint: 10,128 SF
 Total: 10,128 SF
 Height (# Stories): 2 Flr above grade Basement Penthouse

Structural System: Type V-B. Concrete foundation, wood frame

Architectural Systems:

Exterior

<input type="checkbox"/> Walls	<input type="checkbox"/> Brick	<input type="checkbox"/> CMU	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Other: Metal
<input type="checkbox"/> Doors	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	
<input type="checkbox"/> Windows	<input checked="" type="checkbox"/> Single Pane	<input type="checkbox"/> Insulated	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Operable
<input type="checkbox"/> Roof	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Membrane	<input type="checkbox"/> Comp Shingle	<input checked="" type="checkbox"/> Other: Metal

Interior

<input type="checkbox"/> Walls	<input type="checkbox"/> CMU	<input checked="" type="checkbox"/> Wood Stud	<input type="checkbox"/> Metal Stud	<input type="checkbox"/> Fire/ Smoke Rated
	<input type="checkbox"/> Plaster Finish	<input checked="" type="checkbox"/> Drywall Finish	<input type="checkbox"/> Other	
<input type="checkbox"/> Floors	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> VCT	<input type="checkbox"/> Vinyl Asbestos Tile
	<input type="checkbox"/> Carpet	<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> Sheet Vinyl	
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Glue-up Ac Tile	
	<input type="checkbox"/> Lay-in Ac Panels		<input type="checkbox"/> Exposed Structure	

General Comments:

Mechanical Systems:

<input checked="" type="checkbox"/> Heating	<input checked="" type="checkbox"/> Supply Air	<input type="checkbox"/> Convection (Steam & Heating Water)		
<input type="checkbox"/> Cooling	<input type="checkbox"/> Supply Air	<input type="checkbox"/> Rooftop AC Units	<input type="checkbox"/> Window AC Units	<input checked="" type="checkbox"/> Oper. Windows <input checked="" type="checkbox"/> None
<input type="checkbox"/> Ventilation	<input type="checkbox"/> Supply Air	<input type="checkbox"/> Limited Exhaust	<input checked="" type="checkbox"/> None	
<input type="checkbox"/> Water Heating	<input checked="" type="checkbox"/> Local Heating	<input type="checkbox"/> Central Plant		
<input type="checkbox"/> Fire Sprinklered	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

General Comments:

Gas-fired radiant heat tube in covered storage area.

Electrical Systems:

<input type="checkbox"/> Main Distribution	<input type="checkbox"/> Campus System	<input type="checkbox"/> Adjacent Bldg	<input checked="" type="checkbox"/> Sep. System
<input checked="" type="checkbox"/> Meter on Main Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Lighting Control	<input checked="" type="checkbox"/> Manual	<input type="checkbox"/> Automatic	
<input type="checkbox"/> Emergency System	<input type="checkbox"/> Generator	<input type="checkbox"/> UPS	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Security Systems	<input type="checkbox"/> CCTV	<input type="checkbox"/> Secured Exiting	<input checked="" type="checkbox"/> None
	<input type="checkbox"/> Secured Doors	<input type="checkbox"/> Secure. Windows	<input type="checkbox"/> Security Grilles

General Comments:

2.9 ALTERNATIVE PROGRAMS BUILDING A

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.10 ALTERNATIVE PROGRAMS BUILDING B

Campus: CENTER STREET CAMPUS
 Address: 3032 CENTER STREET, NE
 Current Use: Wood Shop
 History of Uses: Wood Shop
 Construction Date: Yr Circa 2002
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Group F-1
 Area:
 Footprint: 1,000 SF
 Total: 1,000 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse

Structural System: Type V-B. Concrete foundation, wood frame

Architectural Systems:

Exterior

<input type="checkbox"/> Brick	<input type="checkbox"/> CMU	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Other: Metal
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	
<input checked="" type="checkbox"/> Single Pane	<input type="checkbox"/> Insulated	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Operable
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Membrane	<input type="checkbox"/> Comp Shingle	<input checked="" type="checkbox"/> Other: Metal

Interior

<input type="checkbox"/> CMU	<input checked="" type="checkbox"/> Wood Stud	<input type="checkbox"/> Metal Stud	<input type="checkbox"/> Fire/ Smoke Rated
<input type="checkbox"/> Plaster Finish	<input checked="" type="checkbox"/> Drywall Finish	<input type="checkbox"/> Other	
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> VCT	<input type="checkbox"/> Vinyl Asbestos Tile
<input type="checkbox"/> Carpet	<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> Sheet Vinyl	
<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Glue-up Ac Tile	
<input type="checkbox"/> Lay-in Ac Panels		<input type="checkbox"/> Exposed Structure	

General Comments:

Mechanical Systems:

<input checked="" type="checkbox"/> Supply Air	<input type="checkbox"/> Convection (Steam & Heating Water)		
<input type="checkbox"/> Supply Air	<input type="checkbox"/> Rooftop AC Units	<input type="checkbox"/> Window AC Units	<input type="checkbox"/> Oper. Windows <input checked="" type="checkbox"/> None
<input type="checkbox"/> Supply Air	<input type="checkbox"/> Limited Exhaust	<input checked="" type="checkbox"/> None	
<input checked="" type="checkbox"/> Local Heating	<input type="checkbox"/> Central Plant		
<input type="checkbox"/> Fire Sprinklered	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

General Comments:

Space heating

Electrical Systems:

<input type="checkbox"/> Campus System	<input type="checkbox"/> Adjacent Bldg	<input checked="" type="checkbox"/> Sep. System
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<input checked="" type="checkbox"/> Manual	<input type="checkbox"/> Automatic	
<input type="checkbox"/> Generator	<input type="checkbox"/> UPS	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> CCTV	<input type="checkbox"/> Secured Exiting	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Secured Doors	<input type="checkbox"/> Secure. Windows	<input type="checkbox"/> Security Grilles

General Comments:

2.10 ALTERNATIVE PROGRAMS BUILDING B

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

2.11 MECHANICAL PLANT

Campus: CENTER STREET CAMPUS
 Address: 3180 CENTER STREET NE
 Current Use: Mechanical Room, Shop
 History of Uses: Mechanical Room, Shop
 Construction Date: Yr Circa 1970s
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Group U
 Area: Footprint: 1,600 SF
 Total: 1,600 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse
 Structural System: Type I. Concrete slab-on-grade, tilt-up concrete walls, steel beams, metal deck.
 Architectural Systems:
 Exterior
 Walls: Brick CMU Stucco Other: Concrete
 Doors: Wood Steel
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other
 Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors: Plaster Finish Drywall Finish Other
 Ceilings: Wood Concrete VCT Vinyl Asbestos Tile
 Ceilings: Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Ceilings: Lay-in Ac Panels Exposed Structure
 Mechanical Systems:
 Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No
 Electrical Systems:
 Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Security Systems: Secured Doors Secure. Windows Security Grilles

2.11 MECHANICAL PLANT

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

General Comments: Boiler should be replaced. Chillers inefficient. Pumps undersized.

Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable (277/480 power)

Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

3.1 CORRECTIONS FACILITY

Campus: CORRECTIONS CAMPUS
 Address: 4000 AUMSVILLE HIGHWAY, SALEM
 Current Use: Jail, Offices
 History of Uses: Jail, Offices
 Construction Date: Yr 1988; G Wing addition 1996
 Architect: L&M Architects, Phoenix AZ; SOM Architects, Portland OR, 1996
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Institutional Group I-3, Business Group B-2
 Area:
 Footprint: 117,737 SF
 Total: 194,268 SF
 Height (# Stories): 2 Flr above grade Basement Penthouse

Structural System: Type I. Concrete footings, slab-on-grade, concrete columns, reinforced CMU walls, hollow-core roof deck planks with concrete topping slab.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum Other: Sallyport
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting Secure. Windows Security Grilles
 Secured Doors: Secured Doors

3.1 CORRECTIONS FACILITY

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

General Comments: Exterior CMU walls have history of water penetration; need new sealer.
 Flat roof leaks. Kalwall skylight replaced 3 years ago.
 Sallyport hydraulic doors nearing end of life cycle.

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

General Comments: Currently, sanitary system has capacity issue; at times pump station cannot handle volume of flow. Adequate most of time. Future sanitary gravity feed line will eliminate pump station and address issue.
 Newest 'G Pod' air quality not as good as other areas; air balancing has been inadequate. High maintenance of mechanical & plumbing in G Pod.

Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input checked="" type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:
 Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

3.2 WORK RELEASE BUILDING

Campus: CORRECTIONS CAMPUS
 Address: 3940, 3950 AUMSVILLE HWY., SALEM
 Current Use: County Sheriff's offices w/ inmates.
 History of Uses: Offices
 Construction Date: Yr 1990
 Architect: Lindburg-Chrisman
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy Area: IBC Institutional Group I-3 (detention); Business Group B (offices)
 Footprint: 28,882 SF
 Total: 28,882 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse

Structural System: Type V-B, Sprinklered. Concrete slab-on-grade, wood framed walls w/ split-face CMU, wood beam & decking roof.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other: Metal

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: CMU absorbs moisture; needs sealing. Skylights leak. Roof is continuous problem with leaks.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Heat pump units connect to heat exchange ground loop system. Building has poor air quality. Number of toilet fixtures not adequate for occupant load.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Light control sensors not working well.

3.2 WORK RELEASE BUILDING

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
General Comments:	Site has high water table.		

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

3.3 CORRECTIONS MODULAR (PROBATION & PAROLE)

Campus: CORRECTIONS CAMPUS
 Address: 4040 AUMSVILLE HWY, SALEM
 Current Use: Probation and Parole Offices
 History of Uses: Probation and Parole Offices
 Construction Date: Yr 1996
 Architect: None: Modern Building Systems 1996 (east) AMC Construction 1997 (west)
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Business Group B
 Area: Footprint: 10,924 SF
 Total: 10,924 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse
 Structural System: Type V-A. Concrete foundation, wood deck on floor joists; modular wood framing wall panel system, wood truss roof framing.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other: Metal

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings: Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Crawl space poorly ventilated; odors present.

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water)
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows Heat Pump
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments: Heat pump upgraded; not working well.
 Toilets malfunction periodically; difficult access.

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Card-key at back; not secured.

3.3 CORRECTIONS MODULAR (PROBATION & PAROLE)

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Openings	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing Fixtures	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
General Comments:	Ground water problem with site; sump pumps operate periodically below building.		

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

3.4 MAINTENANCE WAREHOUSE

Campus: CORRECTIONS CAMPUS
 Address: 3960 AUMSVILLE HWY., SALEM
 Current Use: Shop, Office
 History of Uses: Garage, Office
 Construction Date: Yr 1990
 Architect: Unknown
 Historic Significance: Yes No

GENERAL CONSTRUCTION DATA

Occupancy: IBC Factory Group F-1, Group B (offices)
 Area:
 Footprint: 3,966 SF
 Total: 3,966 SF
 Height (# Stories): 1 Flr above grade Basement Penthouse
 Structural System: Type III-A. Concrete slab-on-grade, CMU walls, glulam beams and wood board roof deck.

Architectural Systems:

Exterior
 Walls: Brick CMU Stucco Other
 Doors: Wood Steel Aluminum
 Windows: Single Pane Insulated Fixed Operable
 Roof: Built-Up Membrane Comp Shingle Other: Metal

Interior
 Walls: CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors: Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile
 Ceilings: Plaster Drywall Sheet Vinyl
 Lay-in Ac Panels Glue-up Ac Tile Exposed Structure: Wood planks

General Comments:

Mechanical Systems:

Heating: Supply Air Convection (Steam & Heating Water) Radiant Space Heater
 Cooling: Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation: Supply Air Limited Exhaust None
 Water Heating: Local Heating Central Plant
 Fire Sprinklered: Yes No

General Comments:

Electrical Systems:

Main Distribution: Campus System Adjacent Bldg Sep. System
 Meter on Main Board: Yes No
 Lighting Control: Manual Automatic
 Emergency System: Generator UPS None
 Fire Alarm: Yes No
 Security Systems: CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Power distribution from Work Release Center

3.4 MAINTENANCE WAREHOUSE

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.1 PUBLIC WORKS # 1 - MAIN BUILDING

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Office
 History of Uses Office
 Construction Date Yr 1998
 Architect Ar buckle Costic Architects
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Group B, Offices

Area
 Footprint: 20,627 SF
 Total: 40,982 SF
 Height (# Stories) 2 Flr above grade Basement Penthouse

Structural System: Concrete slab on grade, metal deck/concrete 2nd floor and roof; steel frame.

Architectural Systems:

Exterior

<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> CMU	<input type="checkbox"/> Stucco	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/> Aluminum	
<input type="checkbox"/> Single Pane	<input checked="" type="checkbox"/> Insulated	<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Operable
<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Membrane	<input type="checkbox"/> Comp Shingle	<input checked="" type="checkbox"/> Other: Metal

Interior

<input type="checkbox"/> CMU	<input type="checkbox"/> Wood Stud	<input checked="" type="checkbox"/> Metal Stud	<input type="checkbox"/> Fire/ Smoke Rated
<input type="checkbox"/> Plaster Finish	<input checked="" type="checkbox"/> Drywall Finish	<input type="checkbox"/> Other	
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> VCT	<input type="checkbox"/> Vinyl Asbestos Tile
<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Ceramic Tile	<input type="checkbox"/> Sheet Vinyl	
<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Glue-up Ac Tile	
<input checked="" type="checkbox"/> Lay-in Ac Panels		<input type="checkbox"/> Exposed Structure	

General Comments:

Mechanical Systems:

<input checked="" type="checkbox"/> Supply Air	<input type="checkbox"/> Convection (Steam & Heating Water)		
<input checked="" type="checkbox"/> Supply Air	<input type="checkbox"/> Rooftop AC Units	<input type="checkbox"/> Window AC Units	<input type="checkbox"/> Oper. Windows <input type="checkbox"/> None
<input checked="" type="checkbox"/> Supply Air	<input type="checkbox"/> Limited Exhaust	<input type="checkbox"/> None	
<input checked="" type="checkbox"/> Local Heating	<input type="checkbox"/> Central Plant		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		

General Comments:

Electrical Systems:

<input checked="" type="checkbox"/> Campus System	<input type="checkbox"/> Adjacent Bldg	<input type="checkbox"/> Sep. System
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> Manual	<input type="checkbox"/> Automatic	
<input checked="" type="checkbox"/> Generator	<input type="checkbox"/> UPS	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<input checked="" type="checkbox"/> CCTV	<input type="checkbox"/> Secured Exiting	
<input checked="" type="checkbox"/> Secured Doors	<input type="checkbox"/> Secure. Windows	<input type="checkbox"/> Security Grilles

General Comments:

4.1 PUBLIC WORKS # 1 - MAIN BUILDING

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.2 PUBLIC WORKS # 2 - MAIN SHOP

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM
 Current Use Vehicle maintenance, offices, support spaces
 History of Uses Vehicle maintenance, offices, support spaces
 Construction Date Yr Circa 1959
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-1 Moderate-Hazard; Business Group B Offices
 Area
 Footprint: 16,476 SF
 Total: 16,476 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type IV HT; concrete slab-on-grade, concrete columns and exterior walls, heavy timber beams, and wood roof deck.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Concrete Tilt-up
 Doors Wood Steel Aluminum
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other: Wood paneling
 Floors Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Originally flat roof; pitched roof system added later for rain drainage (date unknown).

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) Other: Radiant Space Heat
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments: Some of toilet fixtures updated in last 10-15 years. Original boiler; (2) AC ground units. Space heaters in smaller spaces; forced air system for offices, restrooms, break room, and locker room. Main shop bays heated by water coils in concrete slab; plagued with problems and should be replaced entirely.

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Emergency generator at main campus distribution at Bldg 4; lighting in main shop bays is HID; balance of building is mixture of incandescents and fluorescents.

4.2 PUBLIC WORKS # 2 - MAIN SHOP

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.3 PUBLIC WORKS # 3 - SERVICE BUILDING

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM
 Current Use Vehicle Maintenance Shop, Vehicle Fueling
 History of Uses Vehicle Maintenance Shop, Vehicle Fueling
 Construction Date Yr Circa 1959
 Architect
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-1; Mercantile Group M Motor Fuel Dispensing; Business Group B Office
 Area
 Footprint: 2,916 SF
 Total: 2,916 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type IV HT; Concrete slab-on-grade, concrete columns and walls, glulam beams, wood roof deck.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other
 Doors Wood Steel Aluminum
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other
 Floors Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Flat roof recently re-roofed in early '90s; water stained ac tiles in office from previous roof leaking.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) Other
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments: Major heat loss through windows. Two space heaters and radiant tube heat in main bay. Office area unheated; uninsulated walls; insulation roof panels.

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: HID lighting in bay; fluorescent tube fixtures in outside fueling area. Campus emergency generator.

4.3 PUBLIC WORKS # 3 - SERVICE BUILDING

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.4 PUBLIC WORKS # 4 - PAINT SHOP, STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM
 Current Use Paint Shop, Offices, Storage, Vehicle Wash
 History of Uses Shop, Offices, Storage
 Construction Date Yr Circa 1959
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2; Business Group B Offices; Factory Group F-1 Moderate-Hazard
 Area
 Footprint: 8,000 SF
 Total: 8,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse Mezzanine Conference Room

Structural System: Type II-A; concrete slab-on-grade, steel space frame, metal deck roof.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Metal Panel
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal Panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other: wood panels
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Conference/Training Room and stair added within last 20 yrs.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water)
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments: Offices, sign shop, and pressure wash room insulated; offices/sign shop served by heat pump. Pressure wash heated with space heater. Window ac unit augments sign shop cooling. Rooftop ventilators.

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Campus main distribution panels except for Bldg #1. Emergency generator for campus, except Bldg #1. Lighting in exterior storage is industrial incandescents; fluorescent fixtures in sign shop and offices.

4.4 PUBLIC WORKS # 4 - PAINT SHOP, STORAGE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.5 PUBLIC WORKS # 5 - VEHICLE/MATERIAL STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Vehicle & Material Storage
 History of Uses Vehicle & Material Storage
 Construction Date Yr Circa 1959
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2, Vehicle Storage
 Area
 Footprint: 8,000 SF
 Total: 8,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse
 Structural System: Type II-A; concrete slab-on-grade, steel space frame, metal deck roof; steel space frame. Wood framed storage shed roof.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Metal Panel
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal Panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Two enclosed bays for paint striping vehicles have spray-on insulation over interior wall and roof surfaces. Two metal O.H. doors.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) Other: Space heat.
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant None
 Fire Sprinklered Yes No

General Comments: Rooftop ventilator over enclosed vehicle storage bays. Enclosed bays are heated.

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Campus emergency generator. Incandescent industrial storage bay lighting.

4.5 PUBLIC WORKS # 5 - VEHICLE/MATERIAL STORAGE

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.6 PUBLIC WORKS # 6 - VEHICLE STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM
 Current Use Vehicle Storage (Open Bay-Covered)
 History of Uses Vehicle Storage (Open Bay-Covered)
 Construction Dates Yr Circa 1959 East Wing; West Wing added within last 20 years.
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2, Vehicle Storage
 Area
 Footprint: 12,000 SF
 Total: 12,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type V-N. Concrete slab on grade; steel tube columns; concrete pier columns; concrete tilt-up bearing wall panels, wood deck roof. East wing has glulam roof beams and purlins, steel channels added at front. wing has TJI roof joists. West wing has steel beam with TJI roof joists.

Architectural Systems:

Exterior

Walls Brick CMU Stucco Other: concrete; metal panels
 Doors Wood Steel Aluminum
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal on west half

Interior

Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Other: concrete
 Floors Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Ceilings Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Enclosed on three sides, open on fourth. No doors or windows.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water)
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments: Unheated.

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting Secured Windows Security Grilles
 Secured Doors Secure. Windows

General Comments: Incandescent industrial light fixtures.

4.6 PUBLIC WORKS # 6 - VEHICLE STORAGE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input checked="" type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.7 PUBLIC WORKS # 7 - VEHICLE STORAGE, OFFICES

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Vehicle Storage, Offices
 History of Uses Vehicle Storage, Offices
 Construction Date Yr Circa 1959
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2, Vehicle Storage; Business Group B, Offices
 Area

Footprint: 8,000 SF
 Total: 8,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse 2 Flrs Offices

Structural System: Type IV-HT. Concrete slab-on-grade, concrete piers and tilt-up walls, glulam beams and purlins, wood board roof deck.

Architectural Systems:

Exterior

<input type="checkbox"/> Brick	<input type="checkbox"/> CMU	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Other: Conc. tilt-up; plywood
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	
<input type="checkbox"/> Single Pane	<input checked="" type="checkbox"/> Insulated	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Operable
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Membrane	<input type="checkbox"/> Comp Shingle	<input checked="" type="checkbox"/> Other: Metal panel

Interior

<input type="checkbox"/> CMU	<input checked="" type="checkbox"/> Wood Stud	<input type="checkbox"/> Metal Stud	<input type="checkbox"/> Fire/ Smoke Rated
<input type="checkbox"/> Plaster Finish	<input checked="" type="checkbox"/> Drywall Finish	<input checked="" type="checkbox"/> Other	
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> VCT	<input type="checkbox"/> Vinyl Asbestos Tile
<input type="checkbox"/> Carpet	<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> Sheet Vinyl	
<input type="checkbox"/> Plaster	<input type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Glue-up Ac Tile	
<input type="checkbox"/> Lay-in Ac Panels		<input checked="" type="checkbox"/> Exposed Structure	

General Comments: Metal pitched roof system added after original construction. Second floor office added with infill of two additional bays within last 30 years. Metal OH shop doors.

Mechanical Systems:

<input type="checkbox"/> Heating	<input type="checkbox"/> Supply Air	<input type="checkbox"/> Convection (Steam & Heating Water)	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Cooling	<input type="checkbox"/> Supply Air	<input type="checkbox"/> Rooftop AC Units	<input type="checkbox"/> Window AC Units
<input type="checkbox"/> Ventilation	<input type="checkbox"/> Supply Air	<input type="checkbox"/> Limited Exhaust	<input checked="" type="checkbox"/> Oper. Windows
<input type="checkbox"/> Water Heating	<input type="checkbox"/> Local Heating	<input type="checkbox"/> Central Plant	<input type="checkbox"/> None
<input type="checkbox"/> Fire Sprinklered	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

General Comments:

Electrical Systems:

<input checked="" type="checkbox"/> Main Distribution	<input checked="" type="checkbox"/> Campus System	<input type="checkbox"/> Adjacent Bldg	<input type="checkbox"/> Sep. System
<input type="checkbox"/> Meter on Main Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Lighting Control	<input checked="" type="checkbox"/> Manual	<input type="checkbox"/> Automatic	
<input type="checkbox"/> Emergency System	<input type="checkbox"/> Generator	<input type="checkbox"/> UPS	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Security Systems	<input type="checkbox"/> CCTV	<input type="checkbox"/> Secured Exiting	
	<input checked="" type="checkbox"/> Secured Doors	<input type="checkbox"/> Secure. Windows	<input type="checkbox"/> Security Grilles

General Comments: Campus emergency generator; incandescent industrial bay lighting; fluorescent, office.

4.7 PUBLIC WORKS # 7 - VEHICLE STORAGE, OFFICES

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.8 PUBLIC WORKS # 8 - VEHICLE STORAGE, RADIO SHOP, OFFICES

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM
 Current Use Vehicle Storage, Radio Shop, Offices
 History of Uses Vehicle Storage, Offices
 Construction Date Yr Circa 1959
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2, Vehicle Storage; Business Group B, Offices
 Area
 Footprint: 8,000 SF
 Total: 8,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type IV-HT. Concrete slab-on-grade, concrete piers and tilt-up walls, glulam beams and purlins, wood board roof deck.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Conc. tilt-up; plywood
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Metal pitched roof system added after original construction.
 Infill of two additional bays within last 30 years. Metal OH shop doors.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water)
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments: Heat pump serves enclosed office area.

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Campus emergency generator; incandescent industrial bay lighting; fluorescent, office.

4.8 PUBLIC WORKS # 8 - VEHICLE STORAGE, RADIO SHOP, OFFICES

GENERAL BUILDING CONDITION

Exterior:

Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
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Mechanical:

Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Electrical:

Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

Civil:

Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.9 PUBLIC WORKS #9 - STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Storage
 History of Uses Storage
 Construction Date Yr Circa 1960s-70s
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2
 Area
 Footprint: 2,800 SF
 Total: 2,800 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Wood frame.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Metal panels
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal panels

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments:

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) Unheated
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments:

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments:

4.9 PUBLIC WORKS #9 - STORAGE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Openings	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Roof	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Interior:	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input checked="" type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Civil:			
Stormwater	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.10 PUBLIC WORKS # 10 - VEHICLE STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Vehicle Storage
 History of Uses Storage
 Construction Date Yr Circa 1960s-70s
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2, Vehicle Storage

Area
 Footprint: 3,000 SF
 Total: 3,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type V-A. Concrete slab-on-grade, pressure-treated 6x8 wood posts, wood trusses & purlins

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Metal panel
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal Panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Metal OH doors; batt insulation in walls, ceiling.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) Other: Space heater
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments:

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments: Industrial fluorescent lighting, minimal coverage

4.10 PUBLIC WORKS # 10 - VEHICLE STORAGE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input checked="" type="checkbox"/> >25yrs	<input type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.11 PUBLIC WORKS # 11 - STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Survey Equipment Storage
 History of Uses Storage
 Construction Date Yr Circa 1970s-80s
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Utility Group U
 Area
 Footprint: 320 SF
 Total: 320 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type V-B Wood frame storage shed.

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Metal panel
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Plaster Finish Drywall Finish Exposed Structure
 Floors Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile
 Ceilings Plaster Drywall Sheet Vinyl
 Lay-in Ac Panels Glue-up Ac Tile
 Exposed Structure

General Comments:

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) None
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments:

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments:

4.11 PUBLIC WORKS # 11 - STORAGE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input checked="" type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

4.12 PUBLIC WORKS #12 - STORAGE

Campus PUBLIC WORKS CAMPUS
 Address 5155 SILVERTON ROAD, SALEM

Current Use Storage
 History of Uses Storage (Formerly used by County Sheriff Department)
 Construction Date Yr Circa 1960s-70s
 Architect Unknown
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Storage Group S-2
 Area
 Footprint: 5,000 SF
 Total: 5,000 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: Type V-B. Concrete slab-on-grade, wood posts, wood trusses and purlins

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Other: Metal panel
 Doors Wood Steel
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other: Metal panel

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other Exposed Structure
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Metal OH door; metal roof panels within last 10 years

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water) Other
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

General Comments:

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments:

4.12 PUBLIC WORKS #12 - STORAGE

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input checked="" type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

5.1 HEALTH SERVICES (LANCASTER)

Campus LANCASTER CAMPUS
 Address 2421 LANCASTER DRIVE NE, SALEM 97305
 Current Use Health Services Offices
 History of Uses Leased Retail Mall Space
 Construction Date Yr Circa 1980s Mall; Lease Occupancy 2005
 Architect Not Applicable
 Historic Significance Yes No

GENERAL CONSTRUCTION DATA

Occupancy IBC Business Group B, Offices
 Area
 Footprint: 14,400 SF
 Total: 14,400 SF
 Height (# Stories) 1 Flr above grade Basement Penthouse

Structural System: N.A. - Tenant Improvements

Architectural Systems:

Exterior
 Walls Brick CMU Stucco Not Applicable
 Doors Wood Steel Aluminum
 Windows Single Pane Insulated Fixed Operable
 Roof Built-Up Membrane Comp Shingle Other

Interior
 Walls CMU Wood Stud Metal Stud Fire/ Smoke Rated
 Floors Plaster Finish Drywall Finish Other
 Ceilings Wood Concrete VCT Vinyl Asbestos Tile
 Carpet Ceramic Tile Sheet Vinyl
 Plaster Drywall Glue-up Ac Tile
 Lay-in Ac Panels Exposed Structure

General Comments: Tenant Improvement Spaces; Storefront entrance system.
 No windows except Lobby Reception.

Mechanical Systems:

Heating Supply Air Convection (Steam & Heating Water)
 Cooling Supply Air Rooftop AC Units Window AC Units Oper. Windows None
 Ventilation Supply Air Limited Exhaust None
 Water Heating Local Heating Central Plant
 Fire Sprinklered Yes No

Electrical Systems:

Main Distribution Campus System Adjacent Bldg Sep. System
 Meter on Main Board Yes No
 Lighting Control Manual Automatic
 Emergency System Generator UPS None
 Fire Alarm Yes No
 Security Systems CCTV Secured Exiting
 Secured Doors Secure. Windows Security Grilles

General Comments:

5.1 HEALTH SERVICES (LANCASTER)

GENERAL BUILDING CONDITION

Exterior:			
Walls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Openings	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Interior:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Structural:	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Mechanical:			
Potable Water Systems	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing Fixtures	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Plumbing - Water Use	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Waste & Vent Piping	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Fire Protection System	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Heating	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Cooling	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Outside Air Ventilation	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Controls	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
HVAC Energy Efficiency	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Smoke Control	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Electrical:			
Equipment Age	<input type="checkbox"/> >25yrs	<input checked="" type="checkbox"/> <25yrs	<input type="checkbox"/> <10yrs
Equipment Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Civil:			
Stormwater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable
Wastewater	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Acceptable

DEFINITIONS:

Poor = Needs replacement
 Fair = Needs repair
 Acceptable = Adequate as is

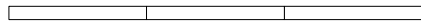
APPENDIX B.1

**SPACE PROGRAMMING
STANDARDS ILLUSTRATIONS**

Description and Legend



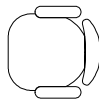
Full Height Wall (Steel Studs w/ Gypsum Board on Each Side)



Modular Wall Panel (Varying Heights)



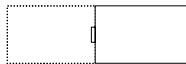
Freestanding Desk or Systems Furniture Work Surface



Desk Chair



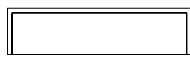
Visitors Chair



File Cabinet with Drawer Clearance



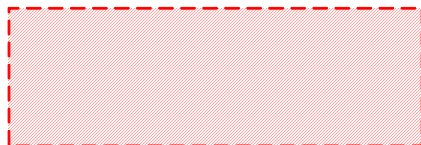
Systems Furniture Overhead Storage Unit



Bookcase (Height Varies)



Personal Computer or C.R.T.

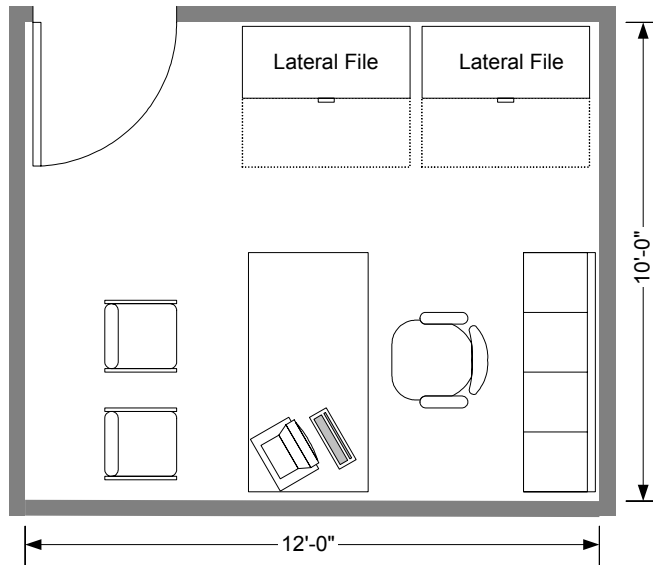


Circulation and Access Space:

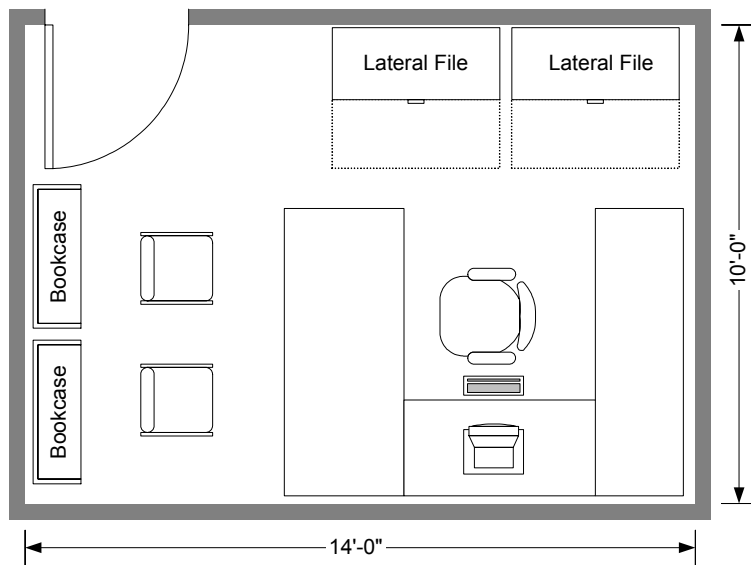
Circulation space is required within component's net usable area for access to workstations, equipment, main circulation between aisles, etc. An allowance for this additional circulation is added to the total net space requirement of each department.

Space Programming Standards
Private Office Workstations

PO 3
Private Office
120 Net Square Feet



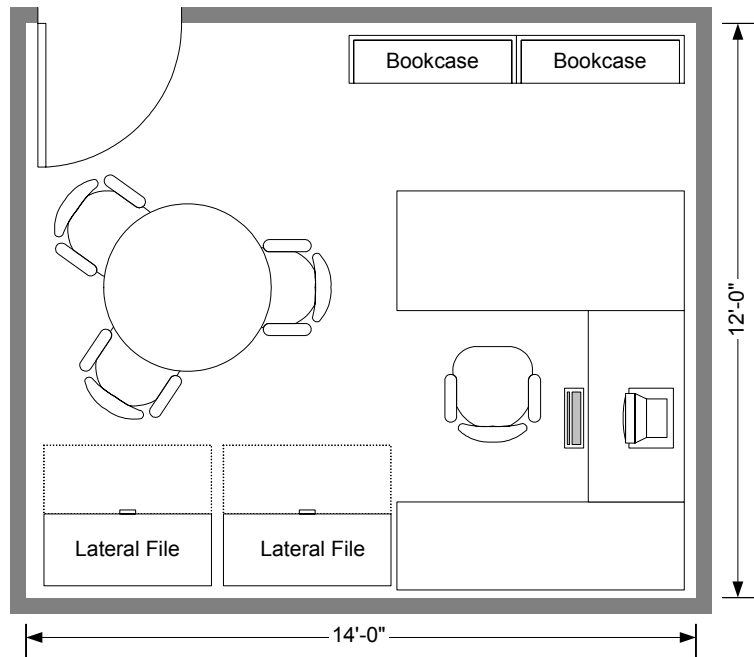
PO 4
Private Office
140 Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

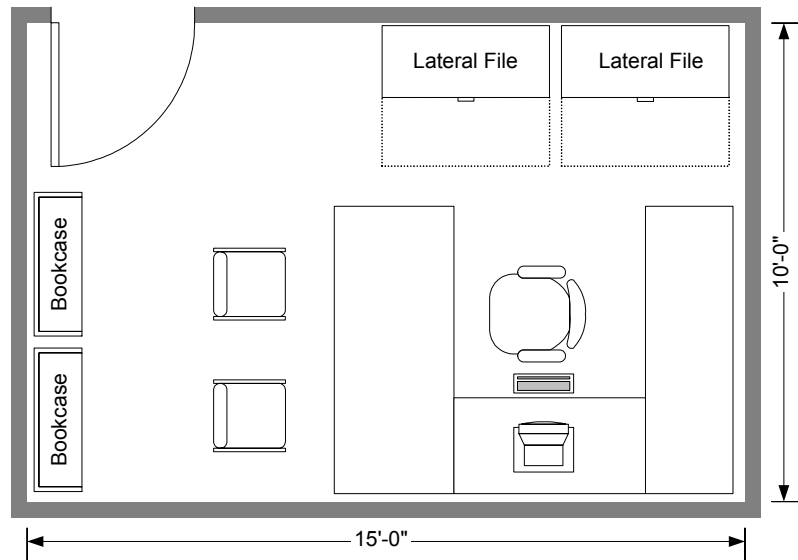
PO 5
Private Office
168 Net Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

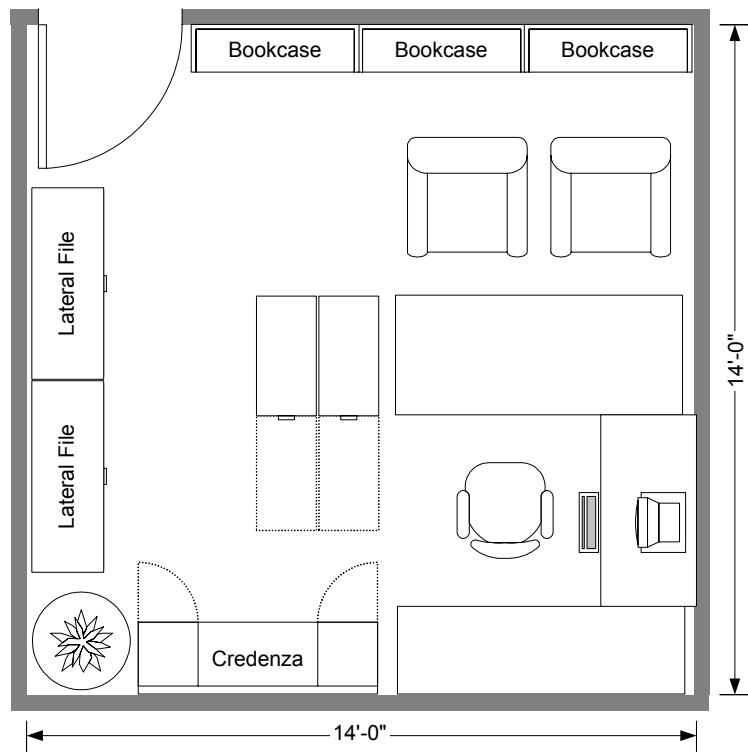
PO 5A
Private Office
150 Net Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

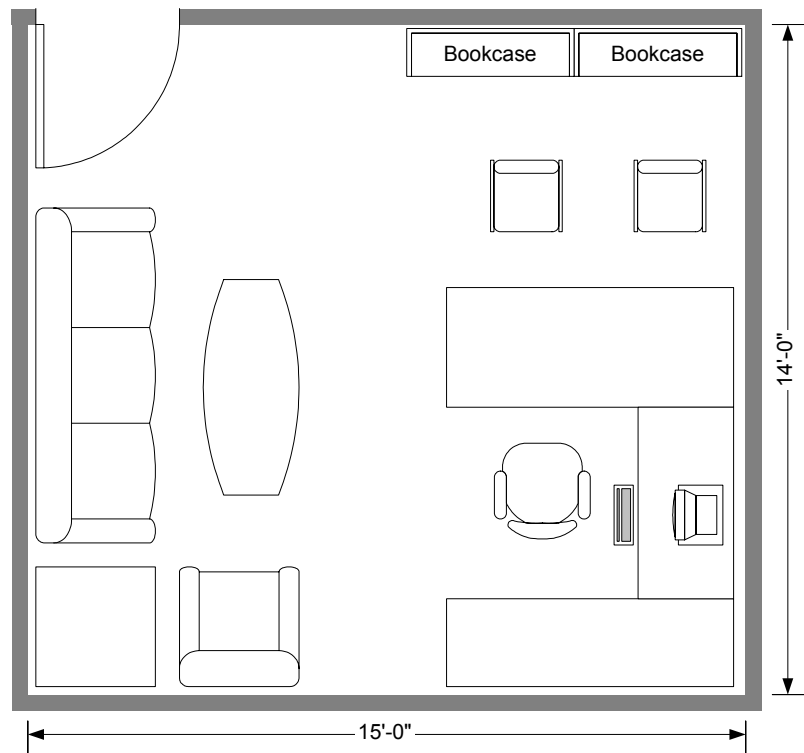
PO 6
Private Office
196 Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

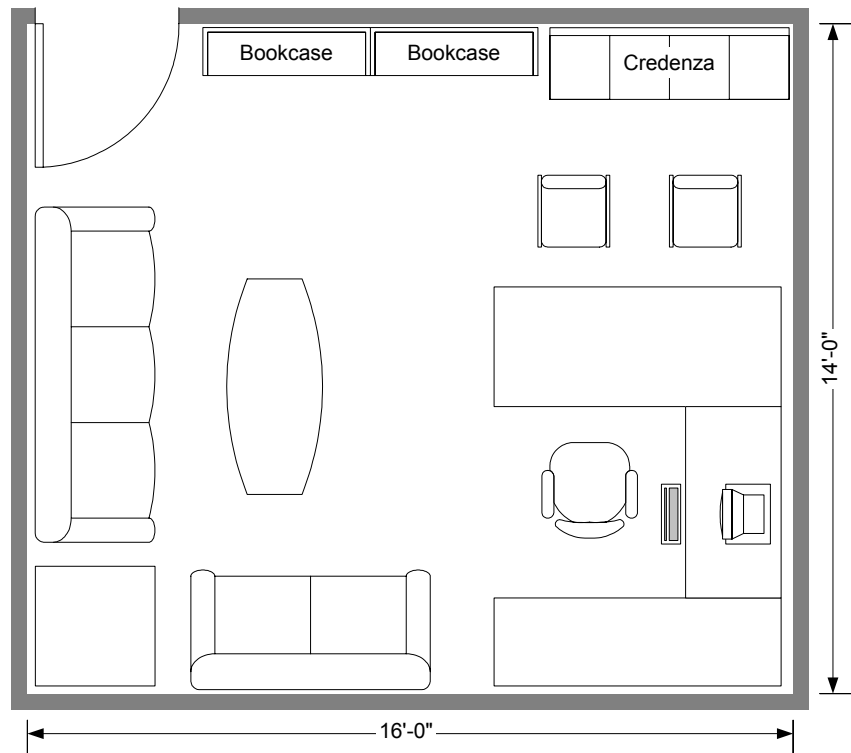
PO 6A
Private Office
210 Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

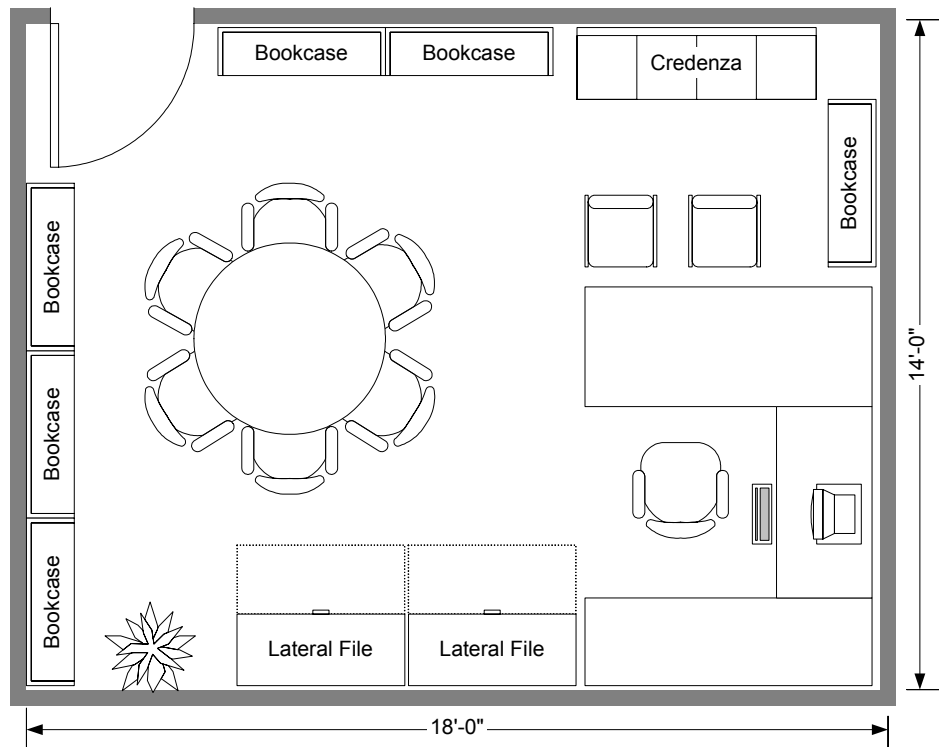
PO 7
Private Office
224 Net Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

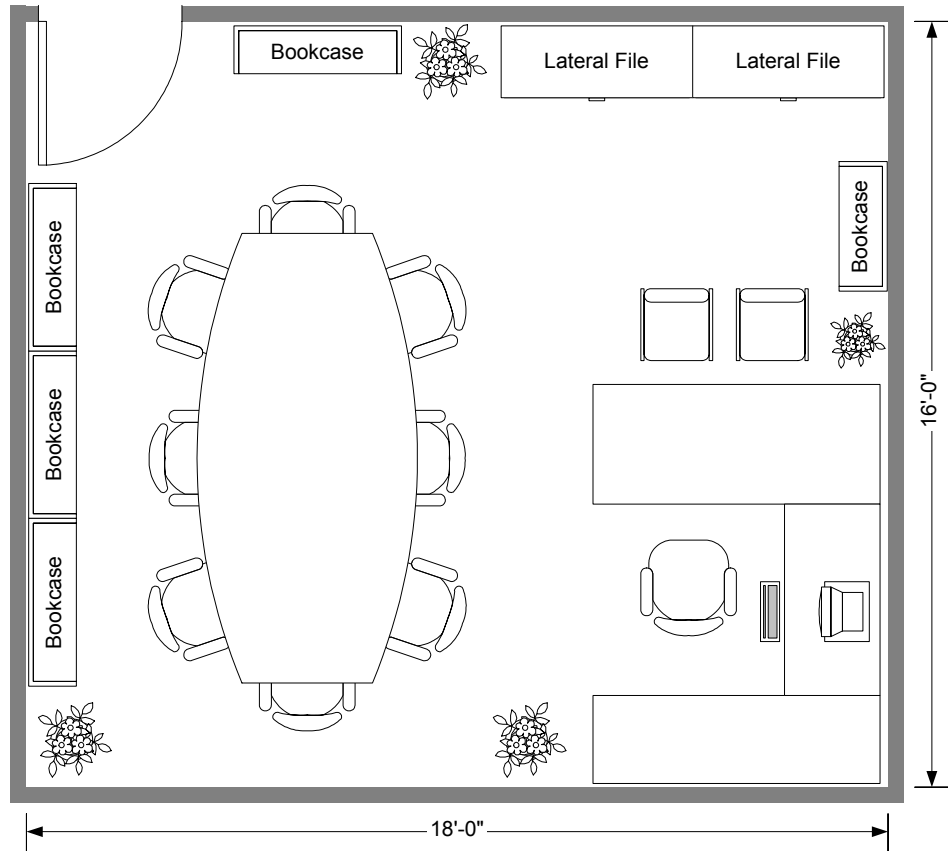
PO 8
Private Office
252 Net Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist or be specified during design.

Space Programming Standards
Private Office Workstations

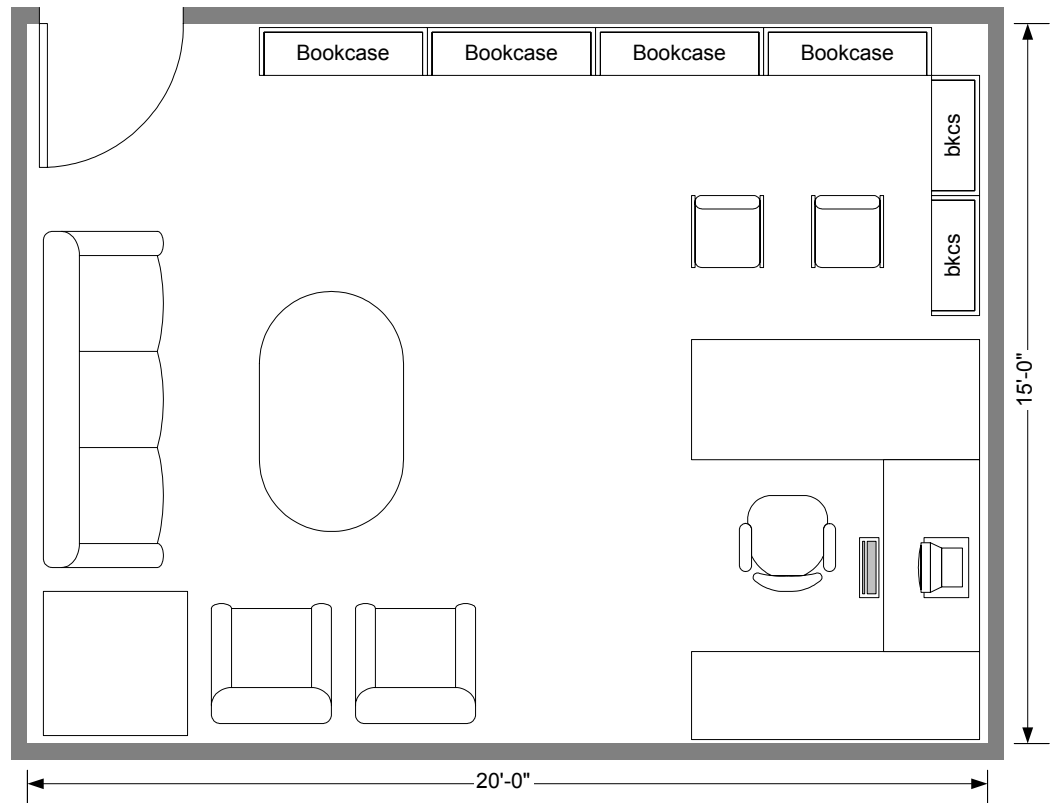
PO 9
Private Office
288 Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

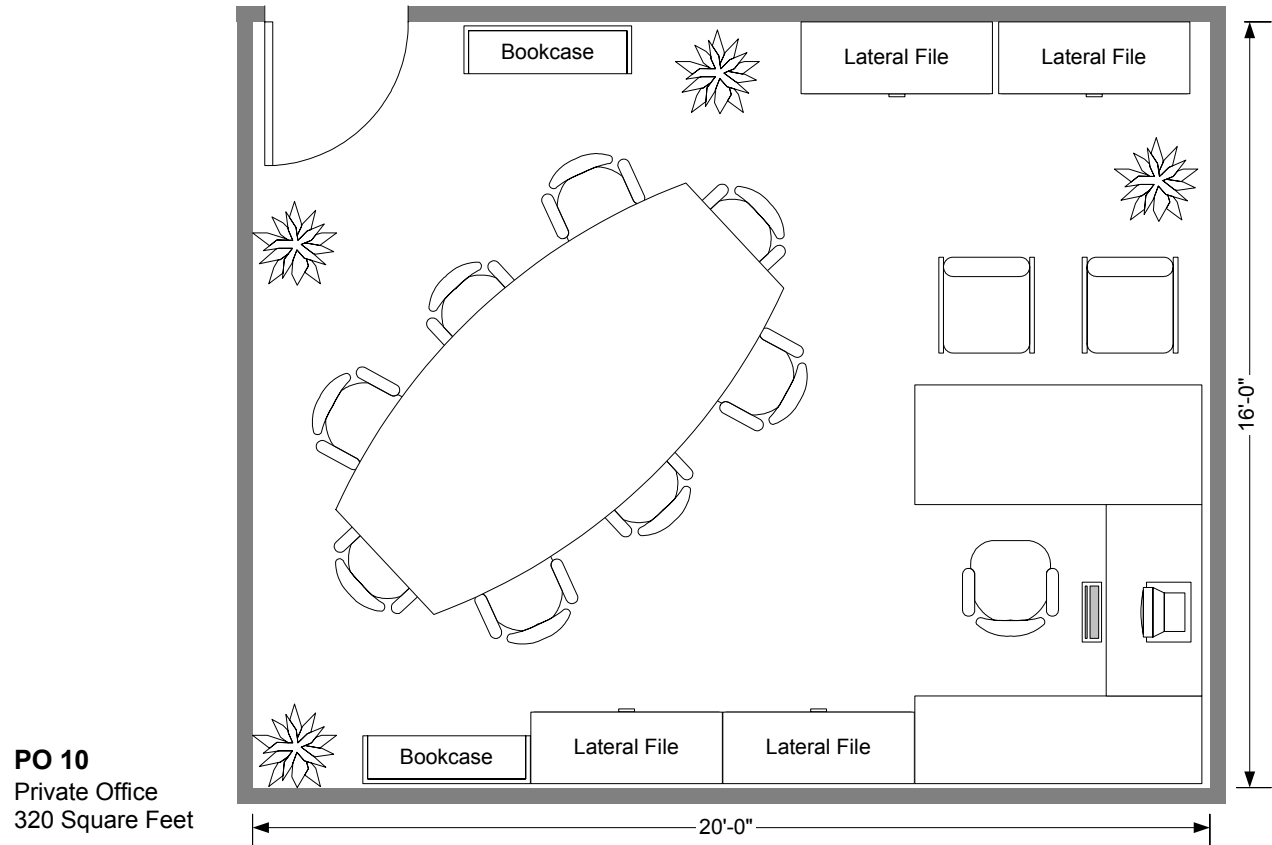
Space Programming Standards
Private Office Workstations

PO 9A
Private Office
300 Net Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

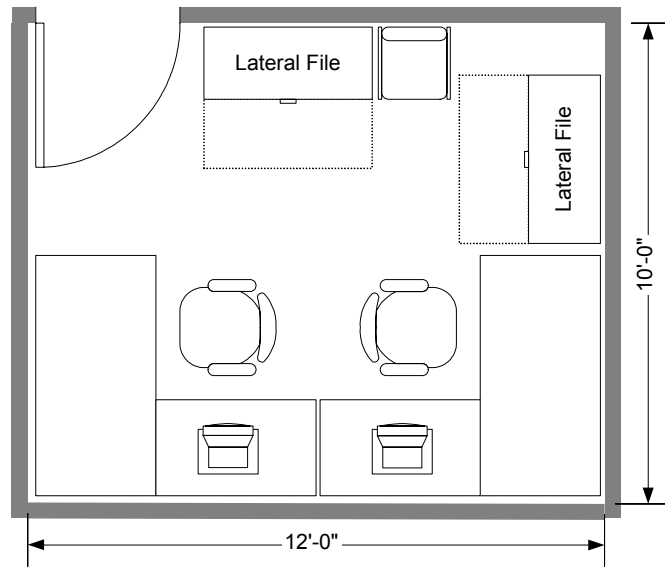
Space Programming Standards
Private Office Workstations



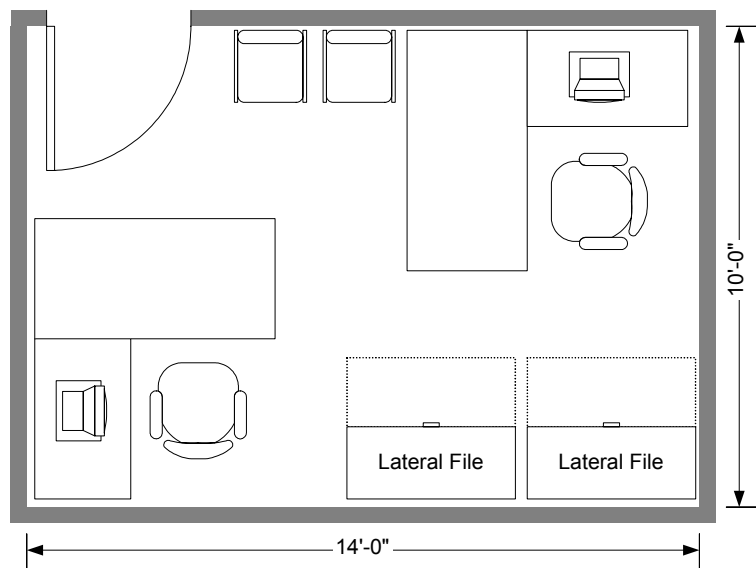
All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Private Office Workstations

SPO 1
Share Private Office
120 Net Square Feet



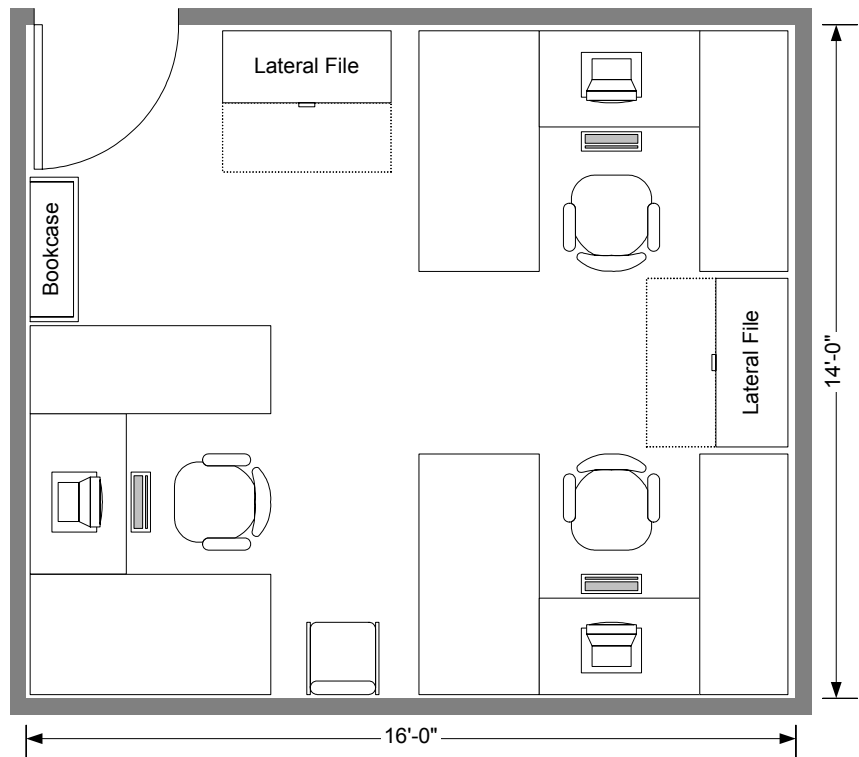
SPO 2
Shared Private Office
140 Net Square Feet



All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

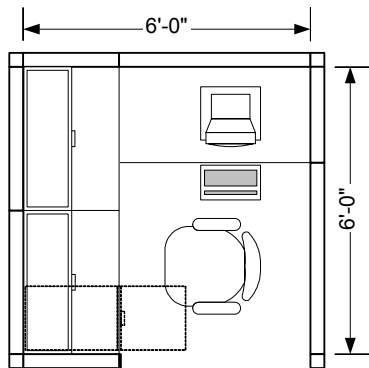
Space Programming Standards
Private Office Workstations

SPO 3
Shared Private Office
224 Square Feet

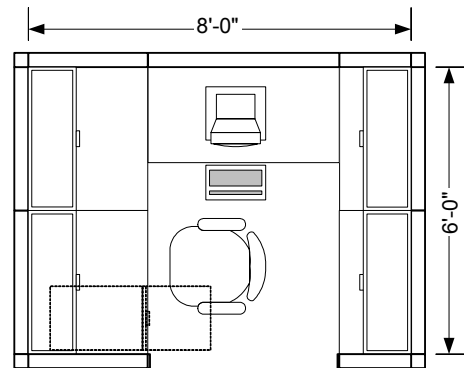


All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist or be specified during design.

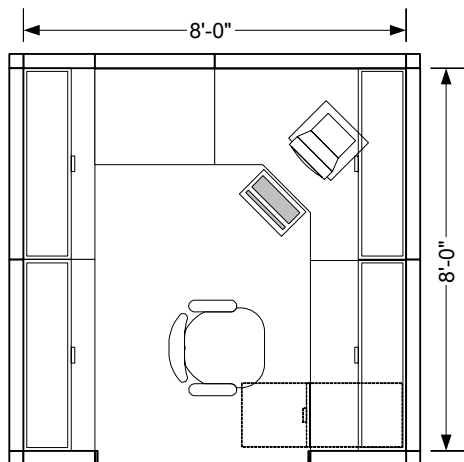
Space Programming Standards Systems Furniture Workstations



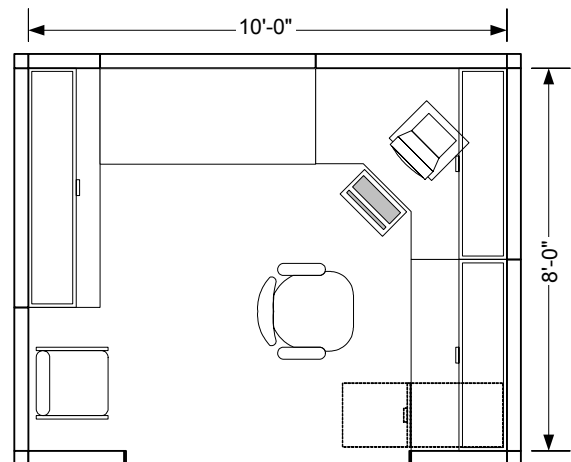
SF 1
Semi-Private Workstation
36 Net Square Feet



SF 2
Semi-Private Workstation
48 Square Feet



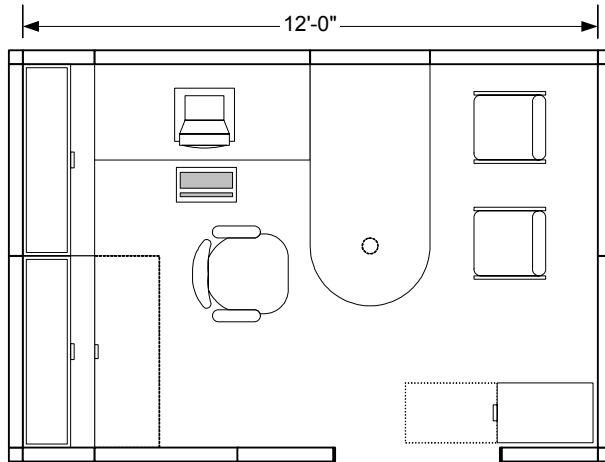
SF 3
Semi-Private Workstation
64 Square Feet



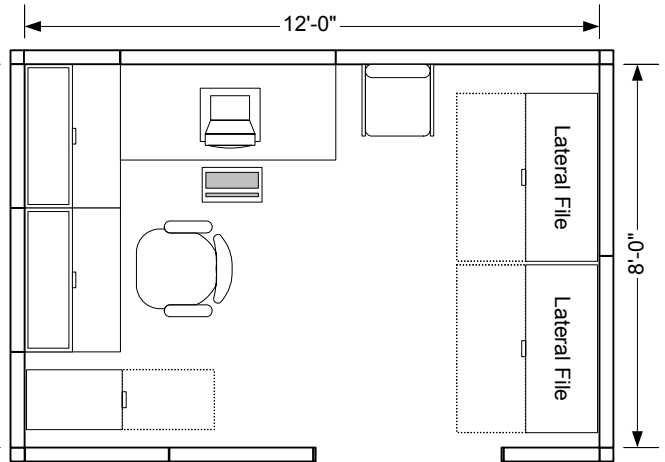
SF 4
Semi-Private Workstation
80 Square Feet

All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

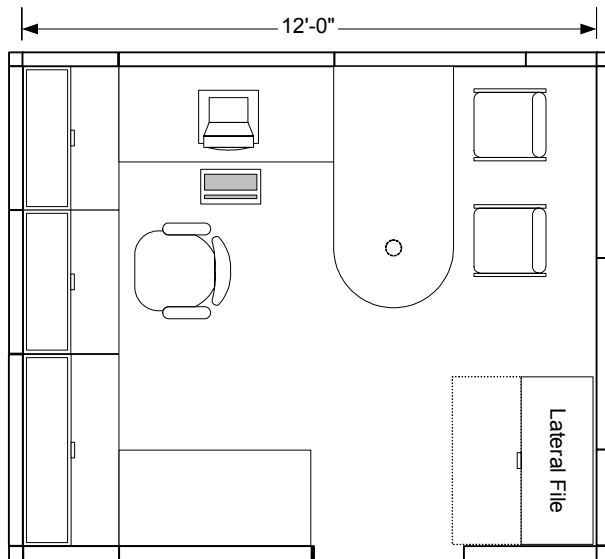
Space Programming Standards
Systems Furniture Workstations



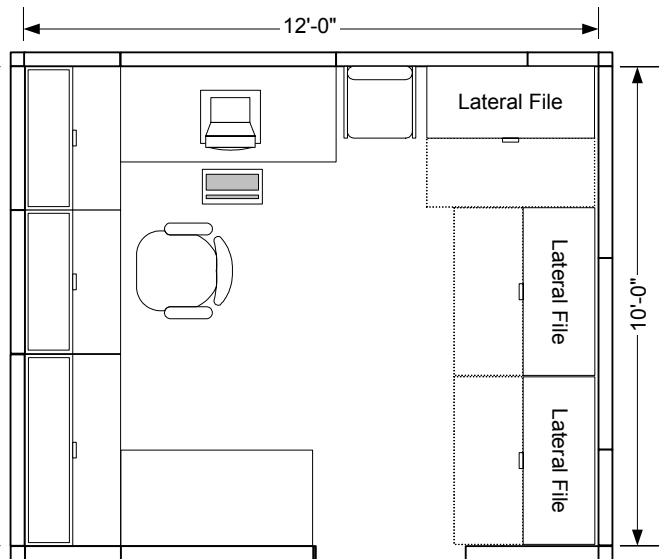
SF 5 (Scheme A)
 Semi-Private Workstation
 96 Net Square Feet



SF 5 (Scheme B)
 Semi-Private Workstation
 96 Net Square Feet



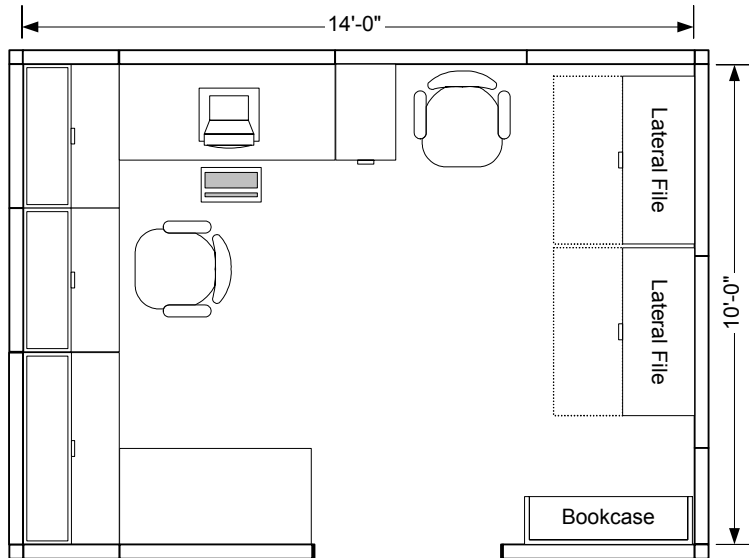
SF 6 (Scheme A)
 Semi-Private Workstation
 120 Net Square Feet



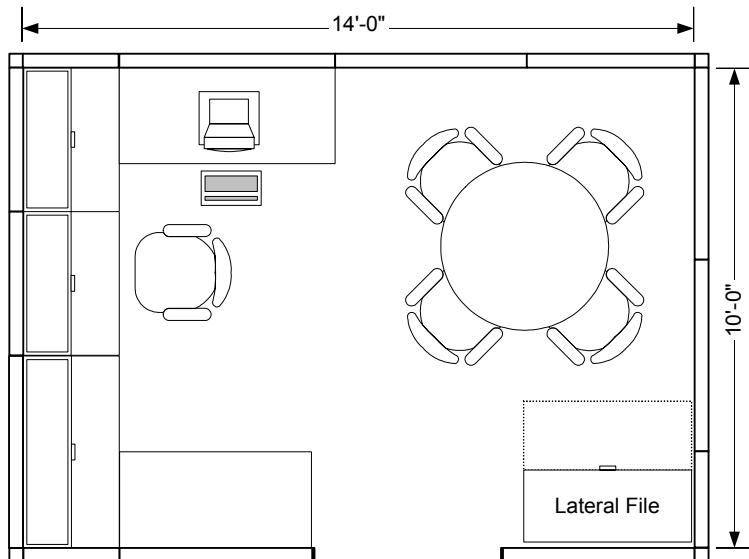
SF 6 (Scheme B)
 Semi-Private Workstation
 120 Net Square Feet

All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

Space Programming Standards
Systems Furniture Workstations



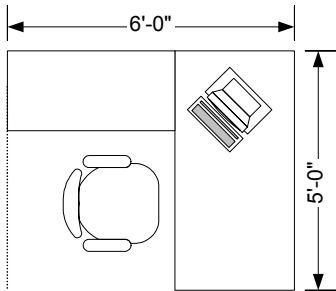
SF 7 (Scheme A)
Semi-Private Workstation
140 Net Square Feet



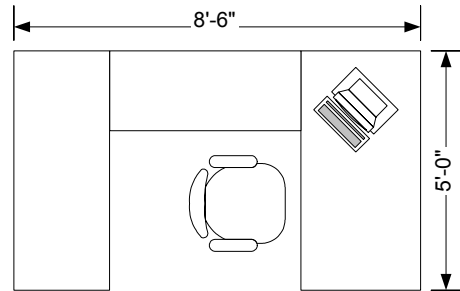
SF 7 (Scheme B)
Semi-Private Workstation
140 Net Square Feet

All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

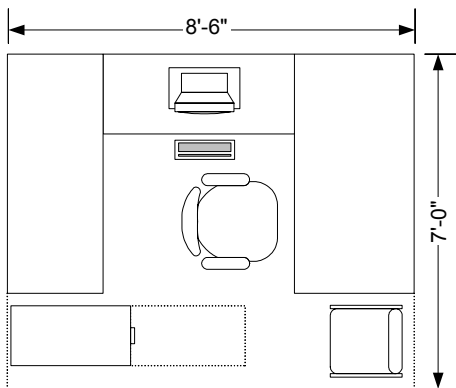
Space Programming Standards Freestanding Furniture Workstations



OW 1
Freestanding Furniture Workstation
30 Net Square Feet



OW 2
Freestanding Furniture Workstation
42 Net Square Feet



OW 3
Freestanding Furniture Workstation
60 Net Square Feet

All space programming standards illustrations are diagrammatic and are not intended to represent actual furniture systems and/or arrangements that may exist, or be specified during design.

APPENDIX B.2

**SPACE PROGRAMMING
DATABASE**

GENERAL GOVERNMENT FUNCTIONS PROGRAM SUMMARY

Group Code	Dept Code	Sub.-/ Division Code	General Location	Organization Name	HOUSED STAFF					NET USEABLE SQUARE FEET					Year 2026	
					2006	Forecasted				2006	Forecasted				Avg. NUSF	
					Required	2010	2015	2020	2025	Required	2010	2015	2020	2025	Per Person	
GG	1.0	1.1	Courthouse Square	Assessor	66	66	66	66	66	11,858	11,858	11,858	11,858	11,858	180	
GG	1.0	1.2	Courthouse Square	Board of Supervisors	14	14	15	15	15	9,583	9,583	9,745	9,745	9,745	650	
GG	1.0	1.3.1	Courthouse Square	Bus. Svcs.-Administration	6	7	7	7	7	4,024	4,161	4,161	4,161	4,161	594	
GG	1.0	1.3.2	Courthouse Square	Bus. Svcs.-Human Resources	13	15	15	15	15	5,215	5,514	5,514	5,514	5,514	368	
GG	1.0	1.3.3	Courthouse Square	Bus. Svcs.-Risk Management	5	6	6	6	6	981	1,116	1,116	1,116	1,116	186	
GG	1.0	1.3.4	Courthouse	Bus. Svcs.-Facilities	39	43	46	48	49	4,422	4,680	4,680	4,680	4,680	96	
GG	1.0	1.3.5	Courthouse Square	Bus. Svcs.-Facilities	-	-	-	-	-	1,430	1,430	1,430	1,430	1,430		
GG	1.0	1.3.5	Courthouse Square	Bus. Svcs.-Finance	17	17	18	18	18	2,896	2,896	3,062	3,062	3,062	170	
GG	1.0	1.4.1	Courthouse	County Clerk-Licensing	11	12	12	13	15	4,855	5,010	5,183	5,359	5,815	388	
GG	1.0	1.4.2	Leased Space	County Clerk- Elections	5	5	6	6	6	7,873	7,873	7,959	7,959	7,959	1,327	
GG	1.0	1.5	Courthouse Square	Information Technology	57	58	59	59	59	10,014	10,164	10,264	10,264	10,264	174	
GG	1.0	1.6	Courthouse Square	Tax Title Fund	1	1	1	1	1	176	176	176	176	176	176	
GG	1.0	1.7	Courthouse Square	Treasurer	3	3	3	3	3	1,312	1,406	1,406	1,406	1,406	469	
TOTALS					All Locations	237	247	254	257	260	64,639	65,867	66,554	66,729	67,186	258

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

		Year														
		Req'd. - 06	2010	2015	2020	2025	Comments									
Program Code:	1.0	TOTAL STAFF					66	66	66	66	66					
Function/Area:	General Government	TOTAL NET USEABLE SQUARE FEET					11,858	11,858	11,858	11,858	11,858					
Sub-Area Code:	1.1	Existing NUSF					11,809	11,809	11,809	11,809	11,809					
Sub-Area(s):	Assessor/Tax	Average NUSF Per Person					180	180	180	180	180					
Location:	Government Center	Subtotal - Net Square Feet					9,461	9,461	9,461	9,461	9,461					
		Est. Circulation Sq. Ft. (Yr. 2025 %) 25%					2,397	2,397	2,397	2,397	2,397					

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.1	1.00 Workstations														
1.1	1.01 Assessor	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
1.1	1.02 Chief Deputy Assessor	x	PO7	196	1	1	1	1	1	196	196	196	196	196	Private Office; 14' D x 14' W
	Administration														
1.1	1.03 Chief Office Deputy	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
1.1	1.04 Department Specialist	x	PO2	108	3	3	3	3	3	324	324	324	324	324	Private Office; 9' D x 12' W
1.1	1.05 Sr. Assessment Clerk	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
1.1	1.06 Assessment Clerk	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W
	Cartography														
1.1	1.07 Supervisor	x	PO4	140	1	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
1.1	1.08 GIS Analyst	x	SF5	96	2	2	2	2	2	192	192	192	192	192	Partitioned Workstation; 8' D x 12' W
1.1	1.09 Cart./GIS Tech.	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
1.1	1.10 Sr. Assessment Clerk	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
1.1	1.11 Assessment Clerk	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W
1.1	1.12 Assessment Clerk-Trainee	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
	Tax Collection														
1.1	1.13 Tax Office Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.1	1.14 Sr. Tax Clerk	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
1.1	1.15 Tax Clerks	x	SF2	48	3	3	3	3	3	144	144	144	144	144	Partitioned Workstation; 6' D x 8' W
	Value Appraisal														
	Commercial Unit														
1.1	1.16 Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.1	1.17 Sr. Property Appraisers	x	SF5	96	2	2	2	2	2	192	192	192	192	192	Partitioned Workstation; 8' D x 12' W
1.1	1.18 Property Appraisers	x	SF4	80	6	6	6	6	6	480	480	480	480	480	Partitioned Workstation; 8' D x 10' W
1.1	1.19 Pers. Property Tech.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
1.1	1.20 Sr. Assessment Clerk	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
1.1	1.21 Assessment Clerk	x	SF2	48	3	3	3	3	3	144	144	144	144	144	Partitioned Workstation; 6' D x 8' W
	Residential Unit														
1.1	1.22 Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.1	1.23 Sr. Property Appraisers	x	SF4	80	2	2	2	2	2	160	160	160	160	160	Partitioned Workstation; 8' D x 10' W
1.1	1.24 Property Appraisers	x	SF3	64	12	12	12	12	12	768	768	768	768	768	Partitioned Workstation; 8' D x 8' W
1.1	1.25 Prop. Appraisers-Trainee	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
	Sales Unit														
1.1	1.26 Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.1	1.27 Sr. Property Appraisers	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
	Property Appraisers	x	SF3		1	1	1	1	1						Partitioned Workstation; 8' D x 8' W
1.1	1.28 Data Collector	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W
1.1	1.29 Sr. Assessment Clerk	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
	Assessment Clerk	x	SF		4	4	4	4	4						Partitioned Workstation; 6' D x 8' W
1.1	1.30 Assess. Clerk-Trainee	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **1.0**
 Function/Area: **General Government**
 Sub-Area Code: **1.1**
 Sub-Area(s): **Assessor/Tax**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
Support Areas															
1.1	1.31 Assessor - Reception		OA	450	1	1	1	1	1	450	450	450	450	450	
1.1	1.32 Appraiser-Conf. Rm		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
1.1	1.33 Tax Collector Receipt.		OA	300	1	1	1	1	1	300	300	300	300	300	
1.1	1.34 Conferenece Rm.		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
1.1	1.35 Deeds/Map Room		ER	800	1	1	1	1	1	800	800	800	800	800	
1.1	1.36 File Area		OA	120	1	1	1	1	1	120	120	120	120	120	Commercial/Industrial Appraisers
1.1	1.37 File Area		OA	600	1	1	1	1	1	600	600	600	600	600	Farm/Rural Appraisers
1.1	1.38 File Area		OA	225	1	1	1	1	1	225	225	225	225	225	Tax Office
1.1	1.39 Work Room		ER	250	1	1	1	1	1	250	250	250	250	250	
1.1	1.40 Storage Room		SR6	120	2	2	2	2	2	240	240	240	240	240	10' D x 12' W
1.1	1.41 Staff Break Room		ER	300	1	1	1	1	1	300	300	300	300	300	
Common Office Equipment															
1.1	1.42 All Inclusive			Allowance						500	500	500	500	500	No additional space seen, due to office automation/tech advances
	Offsite - File Archives														

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	14	14	15	15	15	
Sub-Area Code: 1.2	TOTAL NET USEABLE SQUARE FEET	9,583	9,583	9,745	9,745	9,745	
Sub-Area(s): Board of Supervisors	Existing NUSF						
Location: Government Center	Average NUSF Per Person	685	685	650	650	650	
	Subtotal - Net Square Feet	7,699	7,699	7,819	7,819	7,819	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	1,884	1,884	1,926	1,926	1,926	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.2	Workstations														
1.2	1.01 County Supervisors	x	PO10	252	3	3	3	3	3	756	756	756	756	756	Private Office; 18' D x 14' W
1.2	1.02 County Admin.	x	PO10	252	1	1	1	1	1	252	252	252	252	252	Private Office; 18' D x 14' W
1.2	1.03 Policy Analysts	x	PO6	168	3	3	3	3	3	504	504	504	504	504	Private Office; 12' D x 14' W
1.2	1.04 Management Analysts	x	SF6	120	3	3	4	4	4	360	360	480	480	480	Partitioned Workstation; 10' D x 12' W
1.2	1.05 Department Specialists	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W
1.2	1.06 Office Manager	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
	Support Areas														
1.2	1.07 Conference Room		CR16A	364	1	1	1	1	1	364	364	364	364	364	Capacity 16 Persons
1.2	1.08 Conference Room		CR12A	264	1	1	1	1	1	264	264	264	264	264	Capacity 12 Persons
1.2	1.09 Library/Store Room		ER	200	1	1	1	1	1	200	200	200	200	200	
1.2	1.10 Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
1.2	1.11 Library/Store Room		ER	200	1	1	1	1	1	200	200	200	200	200	
1.2	1.12 Photocopy/Workroom		ER	225	1	1	1	1	1	225	225	225	225	225	
1.2	1.13 Board Chambers		ER	2,250	1	1	1	1	1	2,250	2,250	2,250	2,250	2,250	
1.2	1.14 Chambers Conf. Rm		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
1.2	1.15 Chambers Conf. Rm		CR12B	280	1	1	1	1	1	280	280	280	280	280	Capacity 12 Persons
1.2	1.16 Chambers Store Room		ER	200	1	1	1	1	1	200	200	200	200	200	
1.2	1.17 Chambers Store Room		ER	80	1	1	1	1	1	80	80	80	80	80	
1.2	1.18 Chambers Media Rm		ER	400	1	1	1	1	1	400	400	400	400	400	
1.2	1.19 Chambers Lobby		OA	300	1	1	1	1	1	300	300	300	300	300	
1.2	1.20 Chamber Rest Rm		ER	80	1	1	1	1	1	80	80	80	80	80	
	Common Office Equipment														
1.2	1.21 All Inclusive			Allowance						200	200	200	200	200	

Marion County
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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	6	7	7	7	7	
Sub-Area Code: 1.3.1	TOTAL NET USEABLE SQUARE FEET	4,024	4,161	4,161	4,161	4,161	
Sub-Area(s): Business Services-Administration	Existing NUSF						
Location: Government Center	Average NUSF Per Person	671	594	594	594	594	
	Subtotal - Net Square Feet	3,155	3,256	3,256	3,256	3,256	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 28%	869	905	905	905	905	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
1.3.1	1.00															
	Workstations															
1.3.1	1.01	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W	
1.3.1	1.02	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.1	1.03	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
1.3.1	1.04	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W	
1.3.1	1.05	x	SF4	80	2	3	3	3	3	160	240	240	240	240	Partitioned Workstation; 8' D x 10' W	
	Support Areas															
1.3.1	1.06		RCA8	192	1	1	1	1	1	192	192	192	192	192	Capacity 8 Persons	
1.3.1	1.07		CR12B	280	2	2	2	2	2	560	560	560	560	560	Capacity 12 Persons	
1.3.1	1.08		CR8B	216	1	1	1	1	1	216	216	216	216	216	Capacity 8 Persons	
1.3.1	1.09		SR7	140	1	1	1	1	1	140	140	140	140	140	10' D x 14' W	
1.3.1	1.10		SR6	120	1	1	1	1	1	120	120	120	120	120	10' D x 12' W	
1.3.1	1.11		ER	300	1	1	1	1	1	300	300	300	300	300		
1.3.1	1.12		ER	500	1	1	1	1	1	500	500	500	500	500		
1.3.1	1.13		OA	250	1	1	1	1	1	250	250	250	250	250		
	Common Office Equipment															
1.3.1	1.14			Allowance						125	146	146	146	146		

Marion County
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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	13	15	15	15	15	
Sub-Area Code: 1.3.2	TOTAL NET USEABLE SQUARE FEET	5,215	5,514	5,514	5,514	5,514	
Sub-Area(s): Business Services-Human Resources	Existing NUSF						
Location: Government Center	Average NUSF Per Person	401	368	368	368	368	
	Subtotal - Net Square Feet	4,526	4,757	4,757	4,757	4,757	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 16%	689	757	757	757	757	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
1.3.2	1.00 Workstations															
1.3.2	1.01 HR Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.2	1.02 Emp. Rel. Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.2	1.03 Sr. Personnel Analyst	x	PO3	120	3	4	4	4	4	360	480	480	480	480	Private Office; 10' D x 12' W	
1.3.2	1.04 Personnel Specialist	x	PO3	120	3	3	3	3	3	360	360	360	360	360	Private Office; 10' D x 12' W	
1.3.2	1.04 Train'g & Dev. Coord.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
1.3.2	1.05 Volunteer Coordinator	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
1.3.2	1.06 Department Specialists	x	SF4	80	3	4	4	4	4	240	320	320	320	320	Partitioned Workstation; 8' D x 10' W	
	Support Areas															
	Reception Area		RCA8	192											Programmed under Bus. Srv. Admin.	
	Conference Room		CR12B	280											Programmed under Bus. Srv. Admin.	
	Conference Room		CR8B	216											Programmed under Bus. Srv. Admin.	
	Storage Room		SR9	224											Programmed under Bus. Srv. Admin.	
	Storage Room		SR6	120											Programmed under Bus. Srv. Admin.	
	Work Room		ER	400											Programmed under Bus. Srv. Admin.	
	Bulk Store Room		ER	600											Programmed under Bus. Srv. Admin.	
	File Area		OA	250											Programmed under Bus. Srv. Admin.	
1.3.2	1.07 File Room		ER	300	1	1	1	1	1	300	300	300	300	300		
1.3.2	1.08 Interview Room		ER	120	1	1	1	1	1	120	120	120	120	120		
1.3.2	1.09 Testing Class Room		ER	1,100	1	1	1	1	1	1,100	1,100	1,100	1,100	1,100		
1.3.2	1.10 Classroom/Coference		ER	1,100	1	1	1	1	1	1,100	1,100	1,100	1,100	1,100		
1.3.2	1.11 Library/Resource Area		OA	250	1	1	1	1	1	250	250	250	250	250		
	Common Office Equipment															
1.3.2	1.12 All Inclusive			Allowance						200	231	231	231	231	Projected in proportion to staff	

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	5	6	6	6	6	
Sub-Area Code: 1.3.3	TOTAL NET USEABLE SQUARE FEET	981	1,116	1,116	1,116	1,116	
Sub-Area(s): Business Services-Risk Management	Existing NUSF						
Location: Government Center	Average NUSF Per Person	196	186	186	186	186	
	Subtotal - Net Square Feet	764	864	864	864	864	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 29%	217	252	252	252	252	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
1.3.3	1.00 Workstations															
1.3.3	1.01 Risk Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.3	1.02 Loss Control Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.3	1.03 Benefits Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.3	1.04 Department Specialist	x	SF4	80	2	3	3	3	3	160	240	240	240	240	Partitioned Workstation; 8' D x 10' W	
	Support Areas															
	Reception Area		RCA4	108											Capacity 4 Persons	
	Storage Room														Programmed under Bus. Services Admin	
	Conference Room														Programmed under Bus. Services Admin	
	Storage Room														Programmed under Bus. Services Admin	
	Storage Room														Programmed under Bus. Services Admin	
	Work Room														Programmed under Bus. Services Admin	
1.3.3	1.05 Common Office Equipment															
	All Inclusive			Allowance						100	120	120	120	120	Projected in proportion to staff	

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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	39	43	46	48	49	
Sub-Area Code: 1.3.4.1	TOTAL NET USEABLE SQUARE FEET	4,422	4,680	4,680	4,680	4,680	
Sub-Area(s): Business Services-Facilities	Existing NUSF						
Location: Courthouse	Average NUSF Per Person	113	109	102	97	96	
	Subtotal - Net Square Feet	3,820	4,020	4,020	4,020	4,020	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 16%	602	660	660	660	660	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.3.4.1 1.00	Workstations														
1.3.4.1 1.01	Facilities Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
1.3.4.1 1.02	Maintenance Supr.	x	PO3	120	1	2	2	2	2	120	240	240	240	240	Private Office; 10' D x 12' W
1.3.4.1 1.03	Custodial Supr.	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
1.3.4.1 1.04	Fac. Analyst/PM	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
1.3.4.1 1.05	Department Specialists	x	SF4	80	2	3	3	3	3	160	240	240	240	240	Partitioned Workstation; 8' D x 10' W
	Mail Courier	x	NIWS		2	2	2	2	2						No dedicated workstation required
	Bldg. Maint. Trainee	x	NIWS		9	9	9	10	10						No dedicated workstation required
	Bldg. Maint. Specialist	x	NIWS		3	4	5	6	7						No dedicated workstation required
	Sr. Bldg. Maint. Spec.	x	NIWS		3	3	3	3	3						No dedicated workstation required
	Groundskeeper	x	NIWS		1	1	1	1	1						No dedicated workstation required
	Parts Clerk	x	NIWS		8	8	9	9	9						No dedicated workstation required
	Custodian	x	NIWS		2	3	4	4	4						No dedicated workstation required
	Electrician	x	NIWS		3	3	3	3	3						No dedicated workstation required
	Support Areas														
1.3.4.1 1.06	Shop/Storage		ER	2,000	1	1	1	1	1	2,000	2,000	2,000	2,000	2,000	
1.3.4.1 1.07	Mail Room		ER	200	1	1	1	1	1	200	200	200	200	200	
1.3.4.1 1.08	Conference Room		CR12A	264	1	1	1	1	1	264	264	264	264	264	Capacity 12 Persons
1.3.4.1 1.09	Reception Area		RCA4	108	1	1	1	1	1	108	108	108	108	108	Capacity 4 Persons
1.3.4.1 1.10	Storage Room		SR6	120	1	1	1	1	1	120	120	120	120	120	10' D x 12' W
	Common Office Equipment														
1.3.4.1 1.11	All Inclusive			Allowance						200	200	200	200	200	

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF						
Sub-Area Code: 1.3.4.2	TOTAL NET USEABLE SQUARE FEET	1,430	1,430	1,430	1,430	1,430	
Sub-Area(s): Business Services-Facilities	Existing NUSF						
Location: Courthouse Square	Average NUSF Per Person	NA	NA	NA	NA	NA	
	Subtotal - Net Square Feet	1,300	1,300	1,300	1,300	1,300	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 10%	130	130	130	130	130	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments		
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025			
1.3.4.2	1.00	Workstations															
		Facilities Manager	x														Accounted for under Court House
		Maintenance Supr.	x														Accounted for under Court House
		Custodial Supr.	x														Accounted for under Court House
		Fac. Analyst/PM	x														Accounted for under Court House
		Department Specialists	x														Accounted for under Court House
		Mail Courier	x														Accounted for under Court House
		Bldg. Maint. Trainee	x														Accounted for under Court House
		Bldg. Maint. Specialist	x														Accounted for under Court House
		Sr. Bldg. Maint. Spec.	x														Accounted for under Court House
		Groundskeeper	x														Accounted for under Court House
		Parts Clerk	x														Accounted for under Court House
		Custodian	x														Accounted for under Court House
		Electrician	x														Accounted for under Court House
1.3.4.2	1.01	Support Areas															
		Shop/Storage	ER	1,300	1	1	1	1	1	1,300	1,300	1,300	1,300	1,300			

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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	17	17	18	18	18	
Sub-Area Code: 1.3.5	TOTAL NET USEABLE SQUARE FEET	2,896	2,896	3,062	3,062	3,062	
Sub-Area(s): Business Services-Finance	Existing NUSF						
Location: Government Center	Average NUSF Per Person	170	170	170	170	170	
	Subtotal - Net Square Feet	2,232	2,232	2,364	2,364	2,364	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 30%	664	664	698	698	698	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
1.3.5	1.00 Workstations															
1.3.5	1.01 Finance Director	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W	
1.3.5	1.02 Chief Accountant	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
1.3.5	1.03 Accountant 2	x	PO3	120	4	4	5	5	5	480	480	600	600	600	Private Office; 10' D x 12' W	
1.3.5	1.04 Accounting Specialist	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W	
1.3.5	1.05 Sr. Budget Specialist	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W	
1.3.5	1.06 Contracts Comp. Anal	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
1.3.5	1.07 Contracts & Proc.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
1.3.5	1.08 Payroll Specialist	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W	
1.3.5	1.09 Property Specialist	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
	Support Areas															
	Reception Area															Programmed under Bus. Services Admin
	Conference Room															Programmed under Bus. Services Admin
	Conference Room															Programmed under Bus. Services Admin
	Storage Room															Programmed under Bus. Services Admin
	Storage Room															Programmed under Bus. Services Admin
	Work Room															Programmed under Bus. Services Admin
	Bulk Store Room															Programmed under Bus. Services Admin
1.3.5	1.10 File Room		ER	200	1	1	1	1	1	200	200	200	200	200		
	Common Office Equipment															
1.3.5	1.11 All Inclusive			Allowance						200	200	212	212	212	Projected I Proportion to Staff	

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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	11	12	12	13	15	
Sub-Area Code: 1.4.1	TOTAL NET USEABLE SQUARE FEET	4,855	5,010	5,183	5,359	5,815	
Sub-Area(s): County Clerk-Licensing and Records	Existing NUSF						
Location: Courthouse	Average NUSF Per Person	441	418	432	412	388	
	Subtotal - Net Square Feet	4,257	4,372	4,500	4,630	4,968	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 17%	598	638	683	729	847	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.4.1	1.00 Workstations														
1.4.1	1.01 Clerk	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
1.4.1	1.02 Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.4.1	1.03 Deputy County Clerk	x	SF4	80	7	8	8	8	10	560	640	640	640	800	Partitioned Workstation; 8' D x 10' W
1.4.1	1.04 Department Specialist	x	SF4	80	1	1	1	2	2	80	80	80	160	160	Partitioned Workstation; 8' D x 10' W
1.4.1	1.05 Records Coordinator	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
1.4.1	1.06 Indexing Clerk		SF3	64	1	1	2	2	3	64	64	128	128	192	Vendor Supplied Staff
1.4.1	1.07 Proofing Clerk		SF3	64	1	1	2	2	3	64	64	128	128	192	Vendor Supplied Staff
	Support Areas														
1.4.1	1.08 Public Waiting		OA	600	1	1	1	1	1	600	600	600	600	600	Capacity 12 Persons
1.4.1	1.09 Conference Room		CR12A	300	1	1	1	1	1	300	300	300	300	300	
1.4.1	1.10 File Vault		ER	1,300	1	1	1	1	1	1,300	1,300	1,300	1,300	1,300	
1.4.1	1.11 Photocopy Work Area		OA	250	1	1	1	1	1	250	250	250	250	250	
	Common Office Equipment														
1.4.1	1.12 All Inclusive			Allowance						615	650	650	700	750	

Marion County
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**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	5	5	6	6	6	
Sub-Area Code: 1.4.2	TOTAL NET USEABLE SQUARE FEET	7,873	7,873	7,959	7,959	7,959	
Sub-Area(s): County Clerk-Elections	Existing NUSF	7,740	7,740	7,740	7,740	7,740	Factored at 90% of rentable sq. ft.
Location: 4263 Commercial	Average NUSF Per Person	1,575	1,575	1,327	1,327	1,327	
	Subtotal - Net Square Feet	6,796	6,796	6,860	6,860	6,860	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 16%	1,077	1,077	1,099	1,099	1,099	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.4.2	1.00 Workstations														
1.4.2	1.01 Supervisor	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
1.4.2	1.02 Elections Clerks	x	SF3	64	4	4	5	5	5	256	256	320	320	320	Partitioned Workstation; 8' D x 8' W
1.4.2	1.03 Temporary Staff		PO3	120	2	2	2	2	2	240	240	240	240	240	Shared workspace
1.4.2	1.04 Part-time Staff		SF3	64	2	2	2	2	2	128	128	128	128	128	Shared workspace
	Support Areas														
1.4.2	1.05 Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
1.4.2	1.06 Conference Room		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
1.4.2	1.07 Storage Room		SR6	120	2	2	2	2	2	240	240	240	240	240	10' D x 12' W
1.4.2	1.08 Ballot Counting Rm		ER	400	1	1	1	1	1	400	400	400	400	400	
1.4.2	1.09 Equipment Storage		OA	4,500	1	1	1	1	1	4,500	4,500	4,500	4,500	4,500	Tech advances = smaller equip.;
1.4.2	1.10 Staff Break Room		ER	200	1	1	1	1	1	200	200	200	200	200	should mitigate increase in quantities
	Loading Dock				1	1	1	1	1						Exterior Space
1.4.2	1.11 Common Office Equipment														
	All Inclusive			Allowance						200	200	200	200	200	
	Records Archives														Housed in leased space, will remain "as-is"

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Function/Area: General Government	Sub-Area Code: 1.5	Sub-Area(s): Information Technology	Location: Government Center	Year					Comments
					Req'd. - 06	2010	2015	2020	2025	
TOTAL STAFF					57	58	59	59	59	
TOTAL NET USEABLE SQUARE FEET					10,014	10,164	10,264	10,264	10,264	
Existing NUSF										
Average NUSF Per Person					176	175	174	174	174	
Subtotal - Net Square Feet					8,000	8,120	8,200	8,200	8,200	
Est. Circulation Sq. Ft. (Yr. 2025 %) 25%					2,014	2,044	2,064	2,064	2,064	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.5	1.00	Workstations													
		Administration													
1.5	1.01	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
1.5	1.02	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
1.5	1.03	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.5	1.04	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
		FIMS													
1.5	1.05	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.5	1.06	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
1.5	1.07	x	SF4	80	5	5	5	5	5	400	400	400	400	400	Partitioned Workstation; 8' D x 10' W
		Infrastructure													
1.5	1.08	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
1.5	1.09	x	SF4	80	6	6	6	6	6	480	480	480	480	480	Partitioned Workstation; 8' D x 10' W
1.5	1.10	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
1.5	1.11	x	SF4	80			1	1	1			80	80	80	Partitioned Workstation; 8' D x 10' W
1.5	1.12	x	PO3	120		1	1	1	1		120	120	120	120	Private Office; 10' D x 12' W
1.5	1.13	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
		GIS Service													
1.5	1.14	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
		Direct Service													
1.5	1.15	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
1.5	1.16	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
1.5	1.17	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
1.5	1.18	x	SF5	96	4	4	4	4	4	384	384	384	384	384	Partitioned Workstation; 8' D x 12' W
		x	SF4		13	13	13	13	13						Accounted for under decent. Locations
		x	SF4		6	6	6	6	6						Accounted for under decent. Locations
		x	SF4		4	4	4	4	4						Accounted for under decent. Locations
		Telecom													
1.5	1.19	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W
		Imaging													
1.5	1.20	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
		Support Areas													
1.5	1.21		ER	600	1	1	1	1	1	600	600	600	600	600	
1.5	1.22		RCA6		144	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
1.5	1.20		CR20	320		1	1	1	1	320	320	320	320	320	Capacity 20 Persons
1.5	1.21		CR12B	280		1	1	1	1	280	280	280	280	280	Capacity 12 Persons
1.5	1.21		ER	400		1	1	1	1	400	400	400	400	400	
1.5	1.21		ER	400		1	1	1	1	400	400	400	400	400	
1.5	1.22		ER	1,000		1	1	1	1	1,000	1,000	1,000	1,000	1,000	
1.5	1.23		ER	400		1	1	1	1	400	400	400	400	400	
1.5	1.24		SF4	80		10	10	10	10	800	800	800	800	800	Partitioned Workstation; 8' D x 10' W

11/10/06

Program Code: **1.0**
 Function/Area: **General Government**
 Sub-Area Code: **1.5**
 Sub-Area(s): **Information Technology**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
1.5	1.25 Common Office Equipment All Inclusive			Allowance							400	400	400	400	400	

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **1.0**
 Function/Area: **General Government**
 Sub-Area Code: **1.6**
 Sub-Area(s): **Tax Title Fund**
 Location: **Government Center**

Year
TOTAL STAFF
TOTAL NET USEABLE SQUARE FEET
 Existing NUSF
 Average NUSF Per Person
 Subtotal - Net Square Feet
 Est. Circulation Sq. Ft. (Yr. 2025 %) **35%**

Req'd. - 06	2010	2015	2020	2025	Comments
1	1	1	1	1	
176	176	176	176	176	
176	176	176	176	176	
130	130	130	130	130	
46	46	46	46	46	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
1.6	1.00 Workstations														
1.6	1.01 Accounting Specialist	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
	Support Areas														
	Reception Area		RCA4												Accounted for under Treasurer
	Conference Room		CR8A												Accounted for under Treasurer
	Secure File/Store Room		ER												Accounted for under Treasurer
1.6	1.02 Common Office Equipment														
	All Inclusive			Allowance						50	50	50	50	50	

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 1.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: General Government	TOTAL STAFF	3	3	3	3	3	
Sub-Area Code: 1.7	TOTAL NET USEABLE SQUARE FEET	1,312	1,406	1,406	1,406	1,406	
Sub-Area(s): Treasurer	Existing NUSF						
Location: Government Center	Average NUSF Per Person	437	469	469	469	469	
	Subtotal - Net Square Feet	1,016	1,104	1,104	1,104	1,104	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 27%	296	302	302	302	302	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
1.7	1.00															
	Workstations															
1.7	1.01	x	PO10	252	1	1	1	1	1	252	252	252	252	252	Private Office; 18' D x 14' W	
1.7	1.01	x	PO6	168		1	1	1	1		168	168	168	168	Private Office; 12' D x 14' W	
1.7	1.02	x	SF4	80		1	1	1	1		80	80	80	80	Partitioned Workstation; 8' D x 10' W	
	Accounting Clerk	x	SF4	80	1					80					Partitioned Workstation; 8' D x 10' W	
	Department Specialist	x	SF4	80	1					80					Partitioned Workstation; 8' D x 10' W	
	Support Areas															
1.7	1.03		RCA4	108	1	1	1	1	1	108	108	108	108	108	Capacity 4 Persons	
1.7	1.04		CR8A	196	1	1	1	1	1	196	196	196	196	196	Capacity 8 Persons	
1.7	1.05		ER	150	1	1	1	1	1	150	150	150	150	150		
	Common Office Equipment															
1.7	1.06			Allowance						150	150	150	150	150		

Group Code	Dept Code	Sub.-/ Division Code	General Location	Organization Name	HOUSED STAFF					NET USEABLE SQUARE FEET					Year 2025
					2006 Required	Forecasted				2006 Required	Forecasted				Avg. NUSF Per Person
						2010	2015	2020	2025		2010	2015	2020	2025	
2.0		Multiple		Health Department											
	2.1	Center Street		Multiple Divisions	131	151	162	175	186	39,558	42,455	44,515	46,949	49,216	265
	2.2	Lancaster		Multiple Divisions	64	73	77	83	87	12,389	13,294	14,262	14,866	15,833	182
	2.3	Oak Street		Psych. Crisis Center (PCC)	28	31	34	37	39	-	-	-	-	-	-
	2.4	Oak Street		Assert. Interv. Team (ACIST)	4	5	5	6	6	-	-	-	-	-	-
	2.5	Davor Street SE		Friendship House	9	10	10	11	12	3,500	3,500	3,500	3,500	3,500	292
	2.6	Front Street		Multiple Divisions	17	19	20	22	23	6,844	6,844	6,844	6,844	6,844	298
	2.7	Silverton		Multiple Divisions	1	1	1	1	1	-	-	-	-	-	-
	2.8	Greenway Dr.		MORE House	5	5	5	5	5	2,500	2,500	2,500	2,500	2,500	500
	2.9	Greenway Dr.		Horizon House	8	8	8	8	8	3,000	3,000	3,000	3,000	3,000	375
	2.10	Recently Closed		Stepping Stones	2	2	2	2	2	-	-	-	-	-	-
	2.11	Woodburn		Multiple Divisions	14	16	17	18	19	5,250	5,500	5,750	6,000	6,250	329
	2.12	Corrections Site		County Jail	4	5	5	5	5	-	-	-	-	-	-
	2.13	Hospital		Prov. Bend. Hospital	2	2	2	2	2	-	-	-	-	-	-
	2.14	Oak Street		WIC	2	2	2	2	2	375	375	375	375	375	188
TOTALS		All Locations			291	330	350	377	397	73,416	77,469	80,746	84,033	87,518	NA

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code:	2.0	Year	TOTAL STAFF					Comments
			Req'd. - 06	2010	2015	2020	2025	
Function/Area:	Health Services	TOTAL NET USEABLE SQUARE FEET	131	151	162	175	186	
Sub-Area Code:	2.2.1	Existing NUSF	39,558	42,455	44,515	46,949	49,216	
Sub-Area(s):	Administration	Average NUSF Per Person	302	281	275	268	265	
Location:	Center Street Campus	Subtotal - Net Square Feet	31,156	33,475	35,198	37,194	39,097	
		Est. Circulation Sq. Ft. (Yr. 2025 %) 26%	8,402	8,980	9,317	9,755	10,119	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.1 1.00	Workstations														
2.2.1 1.01	Director	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
2.2.1 1.02	Administrator	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
2.2.1 1.03	Division Directors	x	PO6	168	3	3	3	3	3	504	504	504	504	504	Private Office; 12' D x 14' W
2.2.1 1.04	Accounting Specialist	x	PO3	120	1	2	3	4	5	120	240	360	480	600	Private Office; 10' D x 12' W
2.2.1 1.05	Clerical Supervisor	x	PO3	120	3	3	3	3	3	360	360	360	360	360	Private Office; 10' D x 12' W
2.2.1 1.06	Department Specialists	x	SF2	48	31	35	38	40	42	1,488	1,680	1,824	1,920	2,016	Partitioned Workstation; 6' D x 8' W
2.2.1 1.07	DTA1	x	SF3	64	3	3	3	4	5	192	192	192	256	320	Partitioned Workstation; 8' D x 8' W
2.2.1 1.08	Health Educ. Coord.	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
2.2.1 1.09	Health Res. Coord.	x	PO3	120	4	5	5	5	5	480	600	600	600	600	Private Office; 10' D x 12' W
2.2.1 1.10	Management Analyst	x	PO3	120	1	2	3	4	5	120	240	360	480	600	Private Office; 10' D x 12' W
2.2.1 1.11	Medical Supr.	x	PO5	150	1	1	1	1	1	150	150	150	150	150	Private Office; 10' D x 15' W
2.2.1 1.12	MHA	x	SF3	64	5	5	5	5	5	320	320	320	320	320	Partitioned Workstation; 8' D x 8' W
2.2.1 1.13	MNH	x	PO3	120	20	25	28	30	32	2,400	3,000	3,360	3,600	3,840	Private Office; 10' D x 12' W
2.2.1 1.14	Nurse Practioner	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
2.2.1 1.15	Nutritional Aide	x	SF3	64	4	5	6	8	10	256	320	384	512	640	Partitioned Workstation; 8' D x 8' W
2.2.1 1.16	Nutritional Educ.	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
2.2.1 1.17	Nutritionist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
2.2.1 1.18	Payroll Clerk	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
2.2.1 1.19	PHAide	x	SF3	64	3	5	5	5	5	192	320	320	320	320	Partitioned Workstation; 8' D x 8' W
2.2.1 1.20	PHN	x	PO3	120	15	20	22	26	28	1,800	2,400	2,640	3,120	3,360	Private Office; 10' D x 12' W
2.2.1 1.21	Program Supervisor	x	PO3	120	4	4	4	4	4	480	480	480	480	480	Private Office; 10' D x 12' W
2.2.1 1.22	Sr. Admin. Svcs. Man.	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
2.2.1 1.23	Sr. Contracts Specialist	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
2.2.1 1.24	Senior Office Manager	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
	Part-time /Temp Staff														
2.2.1 1.25	Department Specialists	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Shared Office/Workstation
2.2.1 1.26	DTA1	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Shared Office/Workstation
2.2.1 1.27	Health Educ. Coord.	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Shared Office/Workstation
2.2.1 1.28	Health Res. Coord.	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Shared Office/Workstation
2.2.1 1.29	MHA	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Shared Office/Workstation
2.2.1 1.30	MHN	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Shared Office/Workstation
2.2.1 1.31	Nutritionist	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Shared Office/Workstation
2.2.1 1.32	PHN	x	SF4	80	2	2	2	2	2	160	160	160	160	160	Shared Office/Workstation
2.2.1 1.33	Physician	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Shared Office/Workstation
2.2.1 1.34	Public Health Officer	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Shared Office/Workstation
2.2.1 1.35	Psychiatrist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Shared Office/Workstation
	Support Areas														
2.2.1 1.36	Clinic	ER		3,500	1	1	1	1	1	3,500	3,500	3,750	3,750	4,000	
2.2.1 1.37	Clinic Storage	SR9		224	2	2	2	2	2	448	448	448	448	448	14' D x 16' W
2.2.1 1.37	Clinic File Room	ER		400	1	1	1	1	1	400	450	500	550	600	

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **2.0**
 Function/Area: **Health Services**
 Sub-Area Code: **2.2.1**
 Sub-Area(s): **Administration**

Sheet 2

Component Number	Staff/Component Description	Staff Code	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.1	1.38	Clinic Common Area	OA	500	1	1	1	1	1	500	550	600	650	700	
2.2.1	1.39	Fam. Plan. Rec./Waiting	OA	500	1	1	1	1	1	500	550	600	650	700	
2.2.1	1.40	Fam. Plan. Common Area	OA	250	1	1	1	1	1	250	250	300	300	350	
2.2.1	1.41	First Fl. Conf./Meeting	ER	1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	
2.2.1	1.42	Restroom - Dedicated Use	RR1	73	2	2	2	3	3	146	146	146	219	219	1 Toilet/1 Urinal/1 Lav
2.2.1	1.43	Central Records	ER	750	1	1	1	1	1	750	800	850	900	950	
2.2.1	1.44	Admin. Conf. Room	CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
2.2.1	1.45	Admin. Store Room	SR6	120	1	1	1	1	1	120	120	120	120	120	10' D x 12' W
2.2.1	1.46	Admin. Copy Wkrm	ER	250	1	1	1	1	1	250	250	250	250	250	
2.2.1	1.47	Admin. Common Suppt	OA	400	1	1	1	1	1	400	400	400	400	400	
2.2.1	1.48	A/Drug Reception	RCR16	400	1	1	1	1	1	400	400	400	400	400	
2.2.1	1.49	A/Drug Group Room	ER	250	1	1	1	1	1	250	250	250	250	250	
2.2.1	1.50	A/Drug Pharmacy	ER	200	1	1	1	1	1	200	200	200	400	500	
2.2.1	1.51	Restroom - Dedicated Use	RR1	73	2	2	2	2	2	146	146	146	146	146	1 Toilet/1 Urinal/1 Lav
2.2.1	1.52	A/Drug Store Room	SR6	120	2	2	2	2	2	240	240	240	240	240	10' D x 12' W
2.2.1	1.53	A/Drug Common Area	OA		1	1	1	1	1	100	100	100	100	100	
2.2.1	1.54	MCHN Reception	RCA12	288	1	1	1	1	1	288	288	288	288	288	
2.2.1	1.55	MCHN Common Area	OA		1	1	1	1	1	250	300	350	350	400	
2.2.1	1.56	MCHN Store Room	SR6	120	1	1	1	1	2	120	120	120	120	240	10' D x 12' W
2.2.1	1.57	WIC Reception	OA		1	1	1	1	1	1,200	1,300	1,400	1,500	1,600	Capacity 40 Persons
2.2.1	1.58	WIC Exam Rooms	ER	100	2	2	2	3	3	200	200	200	300	300	
2.2.1	1.59	WIC Common Area	OA		1	1	1	1	2	200	225	250	325	350	
2.2.1	1.60	ADM Waiting Area	OA	400	1	1	1	1	1	400	400	400	400	400	Capacity 20 Persons
2.2.1	1.61	ADM Store Room	SR8	168	1	1	1	1	1	168	168	168	168	168	12' D x 14' W
2.2.1	1.62	ADM Conference Rm	CR40	640	1	1	1	1	1	640	640	640	640	640	Capacity 40 Persons
2.2.1	1.63	ADM Secure Store Room	SR8	168	1	1	1	1	1	168	168	168	168	168	12' D x 14' W
2.2.1	1.64	ADM File Area	OA	500	1	1	1	1	1	500	500	500	500	500	
2.2.1	1.65	ADM Common Area	OA	600	1	1	1	1	1	600	600	600	600	600	
2.2.1	1.66	Second Fl. Conf. Rooms	ER	1,200	1	1	1	1	1	1,200	1,200	1,200	1,200	1,200	
2.2.1	1.67	Bulk Store Room	ER	400	1	1	1	1	1	400	400	400	400	400	
2.2.1	1.68	Staff Break Room(s)	ER	800	1	1	1	1	1	800	800	800	800	800	
2.2.1	1.69	IT Suite		1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000	
2.2.1	1.69	Building Lobby/Waiting	OA	500	1	1	1	1	1	500	500	500	500	500	

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	64	73	77	83	87	
Sub-Area Code: 2.2.2	TOTAL NET USEABLE SQUARE FEET	12,389	13,294	14,262	14,866	15,833	
Sub-Area(s): Lancaster Office	Existing NUSF						
Location:	Average NUSF Per Person	194	182	185	179	182	
	Subtotal - Net Square Feet	9,809	10,522	11,291	11,767	12,536	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 26%	2,580	2,772	2,970	3,098	3,297	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.2 1.00	Workstations														
2.2.2 1.01	Clinical Supervisor	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
2.2.2 1.02	Community Coord.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
2.2.2 1.03	Community Dev. Man.	x	PO4	140	1	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
2.2.2 1.04	DDA	x	SF3	64	23	26	26	28	28	1,472	1,664	1,664	1,792	1,792	Partitioned Workstation; 8' D x 8' W
2.2.2 1.05	DDS	x	SF3	64	4	4	5	6	7	256	256	320	384	448	Partitioned Workstation; 8' D x 8' W
2.2.2 1.06	Division Director	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
2.2.2 1.07	DS 1/2/3	x	SF3	64	8	10	11	12	13	512	640	704	768	832	Partitioned Workstation; 8' D x 8' W
2.2.2 1.08	MH Resource Coord.	x	SF4	80	2	2	2	2	2	160	160	160	160	160	Partitioned Workstation; 8' D x 10' W
2.2.2 1.09	MA 1/2/3	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
2.2.2 1.10	MHA	x	SF3	64	4	7	8	9	10	256	448	512	576	640	Partitioned Workstation; 8' D x 8' W
2.2.2 1.11	MHN2	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
2.2.2 1.12	MHS 1/2/3	x	SF3	64	5	6	7	8	9	320	384	448	512	576	Partitioned Workstation; 8' D x 8' W
2.2.2 1.13	Program Supervisor	x	PO3	120	3	3	3	3	3	360	360	360	360	360	Private Office; 10' D x 12' W
2.2.2 1.14	Sr. Office Manager	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
2.2.2 1.15	Team Supr.	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
	<u>Part-time/Temp. Staff</u>														
2.2.2 1.16	Psychiatrist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
2.2.2 1.17	DDA	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W
2.2.2 1.18	MA 1/2/3	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W
2.2.2 1.19	MHS 1/2/3	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W
2.2.2 1.20	Nurse Practitioner	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
	Support Areas														
2.2.2 1.21	Waiting - Adults		RCA8	192	1	1	1	1	1	192	192	192	192	192	Capacity 8 Persons
2.2.2 1.22	Waiting - Juvenile		RCA12	240	1	1	1	1	1	240	240	240	240	240	
2.2.2 1.23	Waiting - Children		ER	240	1	1	1	1	1	240	240	240	240	240	
2.2.2 1.24	Interview Rooms		ER	80	4	4	5	5	6	320	320	400	400	480	
2.2.2 1.25	Staff Lounge		ER	240	1	1	1	1	1	240	240	240	240	240	
2.2.2 1.26	Central Photocopy		ER	224	1	1	1	1	1	224	224	224	224	224	
2.2.2 1.27	Conference Room		CR50	800	1	1	1	1	1	800	800	800	800	800	
2.2.2 1.28	Conference Room		CR30	480	1	1	1	1	1	480	480	480	480	480	
2.2.2 1.29	Conference Room		CR12A	264	3	3	4	4	5	792	792	1,056	1,056	1,320	
2.2.2 1.30	Computer Server Rm.		ER	80	1	1	1	1	1	80	80	80	80	80	
2.2.2 1.31	Storage Room		SR5	108	3	3	4	4	5	324	324	432	432	540	
2.2.2 1.32	Recpt. Area - New Solutions		RCA4	108	1	1	1	1	1	108	108	108	108	108	
2.2.2 1.33	Meds Stor/Dispensing		ER	108	1	1	1	1	1	108	108	108	108	108	
	Common Office Equipment														
2.2.2 1.34	All Inclusive			Allowance						977	1,114	1,175	1,267	1,328	

Program Code: 2.0 Function/Area: Health Services Sub-Area Code: 2.2.3 Sub-Area(s): PCC Location: State Mental Hospital	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Req'd. - 06</th> <th style="width: 10%;">2010</th> <th style="width: 10%;">2015</th> <th style="width: 10%;">2020</th> <th style="width: 10%;">2025</th> </tr> <tr> <td style="text-align: center;">28</td> <td style="text-align: center;">31</td> <td style="text-align: center;">34</td> <td style="text-align: center;">37</td> <td style="text-align: center;">39</td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	28	31	34	37	39	Comments <i>Existing Lease Space Terms Not Available</i>
Req'd. - 06	2010	2015	2020	2025									
28	31	34	37	39									

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.3	1.00														
	Workstations														
	Clinical Supervisor	x			1	1	1	1	1						
	DS 1/2/3	x			3	3	3	3	3						
	MHA	x			3	4	5	6	6						
	MHS	x			20	22	24	26	28						
	Program Supervisor	x			1	1	1	1	1						
	Part-time/Temp. Staff														
	Shared Workstations				2	2	2	2	2						
	Common Office Equipment														
	All Inclusive			Allowance											

Program Code: 2.0 Function/Area: Health Services Sub-Area Code: 2.2.4 Sub-Area(s): Assertive Community Intervention Support Team Location: Oak Street	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Req'd. - 06</th> <th style="width: 10%;">2010</th> <th style="width: 10%;">2015</th> <th style="width: 10%;">2020</th> <th style="width: 10%;">2025</th> <th style="width: 50%;">Comments</th> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">6</td> <td style="text-align: center;">6</td> <td></td> </tr> <tr style="background-color: #cccccc;"> <td colspan="5"></td> <td style="text-align: center;"><i>Existing Lease Space Terms Not Available</i></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	4	5	5	6	6							<i>Existing Lease Space Terms Not Available</i>
Req'd. - 06	2010	2015	2020	2025	Comments															
4	5	5	6	6																
					<i>Existing Lease Space Terms Not Available</i>															

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments		
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025			
2.2.4	1.00 Workstations MHA MHS Team Supervisor	x x x				2	3	3	4	4							
																	<i>Workstation and support space accounted for within the PCC area allocation.</i>

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	9	10	10	11	12	
Sub-Area Code: 2.2.5	TOTAL NET USEABLE SQUARE FEET	3,500	3,500	3,500	3,500	3,500	
Sub-Area(s): Friendship House	Existing NUSF						
Location:	Average NUSF Per Person	389	350	350	318	292	
	Subtotal - Net Square Feet	3,500	3,500	3,500	3,500	3,500	
	Est. Circulation Sq. Ft. (Yr. 2025 %)						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.5	1.00 Workstations														
	DS 2	x			1	1	1	1	1						
	MHA	x			6	7	7	8	9						
	Van Driver	x			2	2	2	2	2						
2.2.5	1.01 Support Areas														
	<i>Existing Lease Space</i>		ER	3,500	1	1	1	1	1	3,500	3,500	3,500	3,500	3,500	

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	17	19	20	22	23	
Sub-Area Code: 2.2.6	TOTAL NET USEABLE SQUARE FEET	6,844	6,844	6,844	6,844	6,844	
Sub-Area(s): Front Street	Existing NUSF						
Location:	Average NUSF Per Person	403	360	342	311	298	
	Subtotal - Net Square Feet	6,844	6,844	6,844	6,844	6,844	
	Est. Circulation Sq. Ft. (Yr. 2025 %)						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.6	1.00	Workstations													
		Accounting Specialist	x			3	3	3	3	3					
		DS 2/3	x			3	3	3	3	3					
		EHS 1/2/3	x			7	9	10	12	13					
		Managerial Account.	x			1	1	1	1	1					
		Medical Examiner	x			1	1	1	1	1					
		Program Supervisor	x			1	1	1	1	1					
		User Support Spec.	x			1	1	1	1	1					
2.2.6	1.01	Support Areas													
		<i>Existing Lease Space</i>		ER	6,844	1	1	1	1	1	6,844	6,844	6,844	6,844	6,844
		(6,844 NUSF)													

Program Code: 2.0 Function/Area: Health Services Sub-Area Code: 2.2.7 Sub-Area(s): Silverton Location:	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Req'd. - 06</th> <th style="width: 10%;">2010</th> <th style="width: 10%;">2015</th> <th style="width: 10%;">2020</th> <th style="width: 10%;">2025</th> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	1	1	1	1	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 100%;">Comments</th> </tr> <tr> <td style="text-align: center;"><i>Space accounted for under Shared Resources</i></td> </tr> </table>	Comments	<i>Space accounted for under Shared Resources</i>
Req'd. - 06	2010	2015	2020	2025											
1	1	1	1	1											
Comments															
<i>Space accounted for under Shared Resources</i>															

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments												
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025													
2.2.7	1.00 Workstations DS 2	x			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </table>	1	1	1	1	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </table>	1	1	1	1	1	<i>Space provided within Community Center on a scheduled basis.</i>										
1	1	1	1	1																							
1	1	1	1	1																							

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	5	5	5	5	5	
Sub-Area Code: 2.2.8	TOTAL NET USEABLE SQUARE FEET	2,500	2,500	2,500	2,500	2,500	
Sub-Area(s): MORE House	Existing NUSF						
Location:	Average NUSF Per Person	500	500	500	500	500	
	Subtotal - Net Square Feet	2,500	2,500	2,500	2,500	2,500	
	Est. Circulation Sq. Ft. (Yr. 2025 %)						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.8 1.00	Workstations														
	HST	x			1	1	1	1	1						
	MPH	x			4	4	4	4	4						
	Part-time/Temp Staff														
	BHA		NIWS		1	1	1	1	1						
2.2.8 1.01	Support Areas														
	<i>Existing Leased Space</i>				2,500					2,500	2,500	2,500	2,500	2,500	
						1	1	1	1						

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	8	8	8	8	8	
Sub-Area Code: 2.2.9	TOTAL NET USEABLE SQUARE FEET	3,000	3,000	3,000	3,000	3,000	
Sub-Area(s): Horizon House	Existing NUSF						
Location:	Average NUSF Per Person	375	375	375	375	375	
	Subtotal - Net Square Feet	3,000	3,000	3,000	3,000	3,000	
	Est. Circulation Sq. Ft. (Yr. 2025 %)						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.9	1.00 Workstations														
	MHA	x			7	7	7	7	7						
	MH2	x			1	1	1	1	1						
2.2.9	1.01 Support Areas <i>Existing Leased Space</i>		ER	3,000	1	1	1	1	1	3,000	3,000	3,000	3,000	3,000	

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	2	2	2	2	2	
Sub-Area Code: 2.2.10	TOTAL NET USEABLE SQUARE FEET						
Sub-Area(s): Stepping Stones	Existing NUSF						
Location: Program Ended Nov 2006	Average NUSF Per Person						
	Subtotal - Net Square Feet						
	Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.10	1.00 Workstations														
	Part-time/Temp Staff														
	MHZ	x			1	1	1	1	1						
	BHA	x			1	1	1	1	1						
	HS Trainee		NIWS												

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	14	16	17	18	19	
Sub-Area Code: 2.2.11	TOTAL NET USEABLE SQUARE FEET	5,250	5,500	5,750	6,000	6,250	
Sub-Area(s): Woodburn	Existing NUSF						
Location:	Average NUSF Per Person	375	344	338	333	329	
	Subtotal - Net Square Feet	4,200	4,400	4,600	4,800	5,000	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	1,050	1,100	1,150	1,200	1,250	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.11	1.00	Workstations													
		DDA2	x			1	1	1	1	1					
		DS 2/3	x			2	2	2	2	2					
		Health Educ. Coord.	x			1	1	1	1	1					
		MHA	x			1	1	2	2	2					
		MHS 1/2	x			5	7	7	8	9					
		Nutrition Aide	x			1	1	1	1	1					
		PHN2	x			1	1	1	1	1					
		Program Supervisor	x			1	1	1	1	1					
		Nutritionist	x			1	1	1	1	1					
		Part-time/Temp. Staff													
		DD2				2	2	2	2	2					
		Psychiatrist				1	1	1	1	1					
2.2.11	1.01	Support Areas													
		<i>Existing Leased Space</i>				1	1	1	1	1	4,200	4,400	4,600	4,800	5,000
		(4,490 NUSF)													

Program Code: 2.0 Function/Area: Health Services Sub-Area Code: 2.2.12 Sub-Area(s): Jail Location:	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Req'd. - 06</th> <th>2010</th> <th>2015</th> <th>2020</th> <th>2025</th> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	4	5	5	5	5	Comments <i>Space accounted for within total Jail space allocation.</i>
Req'd. - 06	2010	2015	2020	2025									
4	5	5	5	5									

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.12	1.00	Workstations													
		MHA	x			1	1	1	1	1					
		MHS	x			3	3	3	3	3					
		Part-time/Temp. Staff													
		Psychiatrist	x				1	1	1	1					
		<i>Workstation and support space accounted for within the County Jail space allocation.</i>													

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	2	2	2	2	2	
Sub-Area Code: 2.2.13	TOTAL NET USEABLE SQUARE FEET						
Sub-Area(s): Providence Bend.	Existing NUSF						<i>Space accounted for under Shared Resources.</i>
Location:	Average NUSF Per Person						
	Subtotal - Net Square Feet						
	Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.13 1.00	Workstations MHS	x			2	2	2	2	2						
					<i>Workstation and support space provided for by the hospital.</i>										

Program Code: 2.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Health Services	TOTAL STAFF	2	2	2	2	2	
Sub-Area Code: 2.2.14	TOTAL NET USEABLE SQUARE FEET	375	375	375	375	375	
Sub-Area(s): WIC Oak Street	Existing NUSF						
Location:	Average NUSF Per Person	188	188	188	188	188	
	Subtotal - Net Square Feet	300	300	300	300	300	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	75	75	75	75	75	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
2.2.14	1.00 Workstations														
	DS 2	x			1	1	1	1	1						
	Nutrition Educator	x			1	1	1	1	1						
2.2.14	1.01 Support Areas <i>Existing Leased Space</i>			300	1	1	1	1	1	300	300	300	300	300	

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BUILDING SPACE PROGRAM DATABASE

Group Code	Dept Code	Sub.-/ Division Code	General Location	Organization Name	HOUSED STAFF					NET USEABLE SQUARE FEET					Year 2026
					2006 Required	Forecasted				2006 Required	Forecasted				Avg. NUSF Per Person
						2010	2015	2020	2025		2010	2015	2020	2025	
GG	3.0		Multiple	Law and Justice											
	3.0	3.1	Courthouse Square	District Attorney	88	99	105	111	118	21,572	22,818	23,792	25,258	26,534	225
	3.0	3.2.1	Salem	Justice Court	4	4	4	4	4	3,038	3,038	3,038	3,038	3,038	759
	3.0	3.2.2	Stayton	Justice Court	4	4	4	4	4	3,038	3,038	3,038	3,038	3,038	759
	3.0	3.2.3	North Marion	Justice Court	4	4	4	4	4	3,038	3,038	2,917	3,038	3,038	759
	3.0	3.4.1	Courthouse Square	Legal Counsel	10	12	12	13	13	2,604	2,994	2,994	3,190	3,190	245
	3.0	3.4.2	Court House	Law Library	2	2	2	2	2	2,300	2,300	2,300	2,300	2,300	1,150
	3.0	3.6.1	Court House	State Court	49	52	55	59	62	56,200	59,900	63,100	66,050	69,000	1,113
			Juvenile Site	State Court-Juvenile	14	18	18	24	24	2,585	5,968	9,350	12,733	12,733	
			Corrections Site	State Court-Jail	18	18	18	18	27	5,723	6,251	6,251	6,251	10,429	
TOTALS			All Locations		193	213	222	239	258	100,097	109,344	116,779	124,894	133,298	517
			Court House		51	54	57	61	64	58,500	62,200	65,400	68,350	71,300	1,114
			Courthouse Square		98	111	117	124	131	24,176	25,812	26,786	28,448	29,724	
			Off-site		44	48	48	54	63	17,421	21,332	24,593	28,097	32,274	512

Marion County
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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code:	3.0	Year	TOTAL STAFF					Comments
			Req'd. - 06	2010	2015	2020	2025	
Function/Area:	Law and Justice		88	99	105	111	118	
Sub-Area Code:	3.1		TOTAL NET USEABLE SQUARE FEET					
Sub-Area(s):	District Attorney	Existing NUSF						
Location:	Courthouse Square	Average NUSF Per Person	245	230	227	228	225	
		Subtotal - Net Square Feet	17,052	17,901	18,656	19,810	20,806	
		Est. Circulation Sq. Ft. (Yr. 2025 %)	28%					
			4,520	4,917	5,137	5,448	5,728	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
3.1	1.00															
	Workstations Administration															
3.1	1.01	x	PO11	288	1	1	1	1	1	288	288	288	288	288	Private Office; 18' D x 16' W	
	Prosecution															
3.1	1.02	x	PO6	168	4	4	4	4	4	672	672	672	672	672	Private Office; 12' D x 14' W	
3.1	1.03	x	PO5	150	22	25	28	32	36	3,300	3,750	4,200	4,800	5,400	Private Office; 10' D x 15' W	
3.1	1.04	x	PO3	120	4	4	4	4	4	480	480	480	480	480	Private Office; 10' D x 12' W	
3.1	1.05	x	PO3	120	3	3	3	3	3	360	360	360	360	360	Private Office; 10' D x 12' W	
3.1	1.06	x	SF4	80	23	29	32	34	37	1,840	2,320	2,560	2,720	2,960	Partitioned Workstation; 8' D x 10' W	
3.1	1.07	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W	
3.1	1.08	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
3.1	1.09	x	PO3	120	1	1	1	1	1	120	120	100	120	120	Private Office; 10' D x 12' W	
3.1	1.10	x	PO5	150	1	1	1	1	1	150	150	150	150	150	Private Office; 10' D x 15' W	
3.1	1.11	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W	
	Medical Examiner															
3.1	1.12	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W	
3.1	1.13	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W	
	Support Enforcement															
3.1	1.14	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W	
3.1	1.15	x	PO5	150	2	4	4	4	4	300	600	600	600	600	Private Office; 10' D x 15' W	
3.1	1.16	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W	
3.1	1.17	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W	
3.1	1.18	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W	
3.1	1.19	x	SF4	80	5	5	5	5	5	400	400	400	400	400	Partitioned Workstation; 8' D x 10' W	
3.1	1.20	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W	
	Grants															
3.1	1.21	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W	
3.1	1.22	x	SF4	80	4	4	4	4	4	320	320	320	320	320	Partitioned Workstation; 8' D x 10' W	
3.1	1.23	x	PO5	150	4	4	4	4	4	600	600	600	600	600	Private Office; 10' D x 15' W	
3.1	1.24	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W	
	Support Areas															
3.1	1.25		RCR12	304	1	1	1	1	1	304	304	304	304	304	Capacity 12 Persons	
3.1	1.26		CR40	640	1	1	1	1	1	640	640	640	640	640	Capacity 40 Persons	
3.1	1.27		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons	
3.1	1.28		CR12A	264	3	3	3	3	3	792	792	792	792	792	Capacity 12 Persons	
3.1	1.29		ER	250	1	1	1	1	1	250	250	250	250	250		
3.1	1.30		RCR12	304	1	1	1	1	1	304	304	304	304	304	Capacity 12 Persons	
3.1	1.31		ER	150	2	2	2	2	2	300	300	300	300	300		
3.1	1.32		SR8	168	2	2	2	2	2	336	336	336	336	336	12' D x 14' W	
3.1	1.33		ER	200	1	1	1	1	1	200	200	200	200	200		
3.1	1.34			1,100	1	1	1	1	1	1,100	1,100	1,100	1,100	1,100		
3.1	1.35			500	1	1	1	1	1	500	500	500	500	500		

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **3.0**
 Function/Area: **Law and Justice**
 Sub-Area Code: **3.1**
 Sub-Area(s): **District Attorney**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.1 1.36	Supplemental File Area									200	225	239	252	268	Inc. proportionate to staff growth
3.1 1.37	Video Rooms		ER	80	2	2	2	3	4	160	160	160	240	320	
3.1 1.38	Secure Evidence Room		ER	400	1	1	1	1	1	400	400	400	400	400	
3.1 1.39	Scure Evidence Room		ER	250									250	250	
	Grand Jury Suite		ER		1	1	1	1	1						
	Common Office Equipment														Locate within Courthouse (Provided on State Court Data Base)
3.1 1.40	All Inclusive			Allowance						750	844	895	946	1,006	Inc. proportionate to staff growth

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**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	4	4	4	4	4	
Sub-Area Code: 3.2.1.1	TOTAL NET USEABLE SQUARE FEET	3,038	3,038	3,038	3,038	3,038	
Sub-Area(s): Justice Court	Existing NUSF						
Location: East Marion-Salem	Average NUSF Per Person	759	759	759	759	759	
	Subtotal - Net Square Feet	2,472	2,472	2,472	2,472	2,472	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 23%	566	566	566	566	566	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.2.1.1 1.00	Workstations														
3.2.1.1 1.01	Justice of the Peace	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.2.1.1 1.02	Department Specialist	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
3.2.1.1 1.03	Account Specialist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
	Support Areas														
3.2.1.1 1.04	Courtroom		ER	1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	Capacity 50 seats
3.2.1.1 1.05	Reception Area		OA	150	1	1	1	1	1	150	150	150	150	150	
3.2.1.1 1.06	Photo/File Workroom		ER	250	1	1	1	1	1	250	250	250	250	250	
	Common Office Equipment														
3.2.1.1 1.07	All Inclusive			Allowance						100	100	100	100	100	

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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	4	4	4	4	4	
Sub-Area Code: 3.2.1.2	TOTAL NET USEABLE SQUARE FEET	3,038	3,038	3,038	3,038	3,038	
Sub-Area(s): Justice Court	Existing NUSF						
Location: East Marion-Stayton	Average NUSF Per Person	759	759	759	759	759	
	Subtotal - Net Square Feet	2,472	2,472	2,472	2,472	2,472	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 23%	566	566	566	566	566	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.2.1.2 1.00	Workstations														
3.2.1.2 1.01	Justice of the Peace	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.2.1.2 1.02	Department Specialist	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
3.2.1.2 1.03	Account Specialist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
	Support Areas														
3.2.1.2 1.04	Courtroom		ER	1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	Capacity 50 seats
3.2.1.2 1.05	Reception Area		OA	150	1	1	1	1	1	150	150	150	150	150	
3.2.1.2 1.06	Photo/File Workroom		ER	250	1	1	1	1	1	250	250	250	250	250	
	Common Office Equipment														
3.2.1.2 1.07	All Inclusive			Allowance						100	100	100	100	100	

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BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	4	4	4	4	4	
Sub-Area Code: 3.2.2	TOTAL NET USEABLE SQUARE FEET	3,038	3,038	2,917	3,038	3,038	
Sub-Area(s): Justice Court	Existing NUSF						
Location: North Marion	Average NUSF Per Person	759	759	729	759	759	
	Subtotal - Net Square Feet	2,472	2,472	2,351	2,472	2,472	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 23%	566	566	566	566	566	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.2.2 1.00	Workstations														
3.2.2 1.01	Justice of the Peace	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.2.2 1.02	Department Specialist	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
3.2.2 1.03	Account Specialist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
	Support Areas														
3.2.2 1.04	Courtroom		ER	1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	Capacity 50 seats
3.2.2 1.05	Reception Area		OA	150	1	1	1	1	1	150	150	150	150	150	
3.2.2 1.06	Photo/File Workroom		ER	250	1	1	1	1	1	250	250	250	250	250	
	Common Office Equipment														
3.2.2 1.07	All Inclusive			Allowance						100	100	100	100	100	

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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	10	12	12	13	13	
Sub-Area Code: 3.4.1	TOTAL NET USEABLE SQUARE FEET	2,604	2,994	2,994	3,190	3,190	
Sub-Area(s): Legal Counsel	Existing NUSF						
Location: Courthouse Square	Average NUSF Per Person	260	249	249	245	245	
	Subtotal - Net Square Feet	2,098	2,404	2,404	2,558	2,558	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	506	590	590	632	632	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.4.1 1.00	Workstations														
3.4.1 1.01	Legal Counsel	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.4.1 1.02	Assist. Legal Counsel	x	PO6	168	4	6	6	7	7	672	1,008	1,008	1,176	1,176	Private Office; 12' D x 14' W
3.4.1 1.03	Paralegal	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.4.1 1.04	Secretary/Depart. Spec	x	SF4	80	2	2	2	2	2	160	160	160	160	160	Partitioned Workstation; 8' D x 10' W
3.4.1 1.05	Hearing Officers	x	PO6	168	2	2	2	2	2	336	336	336	336	336	Private Office; 12' D x 14' W
	Support Areas														
3.4.1 1.06	Reception Area		RCA4	90	1	1	1	1	1	90	90	90	90	90	Capacity 4 Persons
3.4.1 1.07	Photocopy Workroom		ER	150	1	1	1	1	1	150	150	150	150	150	
3.4.1 1.08	Storage Room		SR6	120	1	1	1	1	1	120	120	120	120	120	10' D x 12' W
	Common Office Equipment														
3.4.1 1.09	All Inclusive			Allowance						200	200	200	200	200	

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**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.4.2 Sub-Area(s): Law Library Location: Courthouse Square	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 1%	Req'd. - 06 2010 2015 2020 2025	Comments
	2 2 2 2 2		
	2,300 2,300 2,300 2,300 2,300		
	1,150 1,150 1,150 1,150 1,150		
	2,270 2,270 2,270 2,270 2,270		
	30 30 30 30 30		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.4.2 1.00	Workstations														
3.4.2 1.01	Librarian	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.4.2 1.02	Librarian	x		100	1	1	1	1	1	100	100	100	100	100	
	Support Areas														
3.4.2 1.03	Reference Area		OA	1,700	1	1	1	1	1	1,750	1,750	1,750	1,750	1,750	
3.4.2 1.04	Workroom			200	1	1	1	1	1	200	200	200	200	200	
	Common Office Equipment														
3.4.2 1.05	All Inclusive			Allowance						100	100	100	100	100	
											100				

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.6.1 Sub-Area(s): State Courts Location: Courthouse	Year	Req'd. - 06	2010	2015	2020	2025	Comments
	TOTAL STAFF	49	52	55	59	62	
	TOTAL NET USEABLE SQUARE FEET	56,200	59,900	63,100	66,050	69,000	
	Existing NUSF						
	Average NUSF Per Person	1,147	1,152	1,147	1,119	1,113	
Subtotal - Net Square Feet	56,200	59,900	63,100	66,050	69,000		
Est. Circulation Sq. Ft. (Yr. 2025 %)							

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.6.1	1.00		ER	2,450	14	14	14	14	14	34,300	34,300	34,300	34,300	34,300	
					Existing Court Sets Court Room Chambers Jury Suite/Intv. Rooms In custody Holding Public Waiting										
			ER	2,450	1	2	3	4	5	2,450	4,900	7,350	9,800	12,250	
					New Court Sets Court Room Chambers Jury Suite/Intv. Rooms In custody Holding Public Waiting										
3.6.1	1.01		OA		1	1	1	1	1	8,500	9,750	10,500	11,000	11,500	
			Clerk General Work Area												
			ER	900	1	1	1	1	1						Relocated off-site in future
			ER	1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000	
3.6.1	1.02		ER	1,000	1	1	1	1	1	3,300	3,300	3,300	3,300	3,300	
3.6.1	1.03		ER	3,300	1	1	1	1	1	800	800	800	800	800	
3.6.1	1.04		ER	800	1	1	1	1	1	2,300	2,300	2,300	2,300	2,300	
3.6.1	1.05		ER	2,300	1	1	1	1	1	1,750	1,750	1,750	1,750	1,750	
3.6.1	1.06		ER	1,750	1	1	1	1	1	300	300	300	300	300	
3.6.1	1.07			300	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	
3.6.1	1.08		ER	1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	
					Grand Jury Suite										
					15	16	17	18	19						Workspace w/in Court Sets
			x		4	4	4	5	5						Workspace w/in Court Sets
			x		15	16	17	18	19						Workspace w/in Clerk Space
			x		15	16	17	18	19						Workspace w/in Clerk Space

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**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	14	18	18	24	24	
Sub-Area Code: 3.6.2	TOTAL NET USEABLE SQUARE FEET	2,585	5,968	9,350	12,733	12,733	
Sub-Area(s): State Courts	Existing NUSF						
Location: Juvenile Comple	Average NUSF Per Person	185	332	519	531	531	
	Subtotal - Net Square Feet	2,585	5,635	8,685	11,735	11,735	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 9%		333	665	998	998	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.6.2 1.00	Additional Court Sets Court Room Chambers Jury Suite/Intv. Rooms Staff Work Area Public Waiting		ER	2,450		1	2	3	3		2,450	4,900	7,350	7,350	Space utilized by existing court dept. located within the new Detention Center accounted for under Juvenile Department
3.6.2 1.01	Existing Court/Clerk Space (Detention Center)			2,585	1	1	1	1	1	2,585	2,585	2,585	2,585	2,585	
	Existing Court/Clerk Space (Juvenile Building)				1	1						100			Space accounted for within Juv. Bldg Bldg to be demolished.
	Judge	x			3	3	3	4	4						
	Court Clerk	x			8	12	12	16	16						
	Judicial Assistant	x			3	3	3	4	4						
3.6.2 1.02	Supplemental Clerk Workspace		OA								600	1,200	1,800	1,800	4 increasing to 12 staff plus support space

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**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	18	18	18	18	27	
Sub-Area Code: 3.6.3	TOTAL NET USEABLE SQUARE FEET	5,723	6,251	6,251	6,251	10,429	
Sub-Area(s): State Courts	Existing NUSF						
Location: Jail Complex	Average NUSF Per Person	318	347	347	347	386	
	Subtotal - Net Square Feet	5,723	6,251	6,251	6,251	9,901	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 5%					528	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
3.6.3 1.00	Additional Court Set Court Room Chambers Jury Suite/Intv. Rooms Staff Work Area Public Waiting		ER	2,450											2,450	Space utilized by existing court depts. located within the jail Center accounted for under the Sheriff's Department-Jail Divisior
3.6.3 1.01	Clerk Workspace		OA	1,050											1,050	7 staff plus support space
3.6.3 1.02	Existing Court/Clerk Space (2 Court Sets with Support Staff)			5,723	1	1	1	1	1	5,723	5,723	5,723	5,723	5,723	100	
3.6.3 1.03	Existing DA Work Room		ER	287		1	1	1	1		287	287	287	287		
3.6.3 1.04	Existing Holding		ER	241		1	1	1	1		241	241	241	241		
3.6.3 1.05	Expanded Holding		ER	150					1						150	
	Judges	x			2	2	2	2	3							
	Court Clerk	x			14	14	14	14	21							
	Judicial Assistant	x			2	2	2	2	3							

Group Code	Dept Code	Sub./ Division Code	General Location	Organization Name	HOUSED STAFF					NET USEABLE SQUARE FEET					Year 2025
					2006 Required	Forecasted				2006 Required	Forecasted				Avg. NUSF Per Person
						2010	2015	2020	2025		2010	2015	2020	2025	
L & J	3.3	Multiple	Juvenile	Administration	8	9	9	10	10	7,022	7,108	7,108	7,258	7,258	726
				Center Street	30	30	30	30	32	20,715	20,715	20,715	20,715	20,715	647
				Center Street	12	15	15	15	16	4,637	5,087	5,087	5,087	5,237	327
				Center Street	17	19	20	22	23	16,598	16,598	16,748	16,748	16,748	728
				Center Street	20	22	24	26	28	5,459	5,759	6,059	6,484	6,784	242
				Woodburn	5	5	5	5	5	2,150	2,150	2,150	2,150	2,150	430
				Stayton	5	5	5	5	5	2,150	2,150	2,150	2,150	2,150	430
				Center Street	15	17	20	22	24	5,197	5,453	5,845	6,115	6,371	265
				Center Street	6	6	6	6	6	2,019	2,019	2,019	2,019	2,019	337
Center Street	2	2	2	2	2	435	435	435	435	435	218				
TOTALS			All Locations	120	130	136	143	151	66,381	67,474	68,315	69,160	69,867	463	
			Center Street	110	120	126	133	141	62,081	63,174	64,015	64,860	65,567	465	
			Woodburn	5	5	5	5	5	2,150	2,150	2,150	2,150	2,150	430	
			Stayton	5	5	5	5	5	2,150	2,150	2,150	2,150	2,150	430	

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.3.1 Sub-Area(s): Juvenile-Administration Location: Center Street	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	<table border="1" style="width: 100%; text-align: center;"> <tr> <th>Req'd. - 06</th> <th>2010</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>Comments</th> </tr> <tr> <td>8</td> <td>9</td> <td>9</td> <td>10</td> <td>10</td> <td></td> </tr> <tr> <td>7,022</td> <td>7,108</td> <td>7,108</td> <td>7,258</td> <td>7,258</td> <td></td> </tr> <tr> <td>878</td> <td>790</td> <td>790</td> <td>726</td> <td>726</td> <td></td> </tr> <tr> <td>5,610</td> <td>5,674</td> <td>5,674</td> <td>5,794</td> <td>5,794</td> <td></td> </tr> <tr> <td>1,412</td> <td>1,434</td> <td>1,434</td> <td>1,464</td> <td>1,464</td> <td></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	8	9	9	10	10		7,022	7,108	7,108	7,258	7,258		878	790	790	726	726		5,610	5,674	5,674	5,794	5,794		1,412	1,434	1,434	1,464	1,464	
Req'd. - 06	2010	2015	2020	2025	Comments																																	
8	9	9	10	10																																		
7,022	7,108	7,108	7,258	7,258																																		
878	790	790	726	726																																		
5,610	5,674	5,674	5,794	5,794																																		
1,412	1,434	1,434	1,464	1,464																																		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.1	1.00	Workstations													
3.3.1	1.01	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.3.1	1.02	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.3.1	1.03	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.3.1	1.04	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.3.1	1.05	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
3.3.1	1.06	x	SF3	64	1	2	2	2	2	64	128	128	128	128	Partitioned Workstation; 8' D x 8' W
3.3.1	1.07	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
3.3.1	1.08	x	PO3	120				1	1				120	120	Private Office; 10' D x 12' W
Support Areas															
3.3.1	1.09		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
3.3.1	1.10		RCA8	192	2	2	2	2	2	384	384	384	384	384	Capacity 8 Persons
3.3.1	1.11		SR8	168	1	1	1	1	1	168	168	168	168	168	12' D x 14' W
3.3.1	1.12		ER	250	1	1	1	1	1	250	250	250	250	250	
3.3.1	1.13		ER	500	1	1	1	1	1	500	500	500	500	500	
3.3.1	1.14		ER	1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	
3.3.1	1.15		ER	500	1	1	1	1	1	500	500	500	500	500	
3.3.1	1.16		ER	500	1	1	1	1	1	500	500	500	500	500	
3.3.1	1.17		ER	400	1	1	1	1	1	400	400	400	400	400	
Common Office Equipment															
3.3.1	1.18			Allowance						200	200	200	200	200	

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.3.2 Sub-Area(s): Juvenile-Detention Location: Center Street	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %)	Req'd. - 06 2010 2015 2020 2025	Comments			
	30 20,715 691 20,715	30 20,715 691 20,715	30 20,715 691 20,715	30 20,715 691 20,715	32 20,715 647 20,715	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
3.3.2	1.00 Workstations															
	Detention Supervisor	x			1	1	1	1	1							
	Assit. Det. Supervisor	x			4	4	4	4	4							
	Detention Officer	x			22	22	22	22	24							
	Medical Personnel	x			3	3	3	3	3							
	Teachers				5	5	5	5	5							
	All spaces accounted for under JUVENILE DETENTION CENTER															
3.3.2	1.01 JUVENILE DETENTION CENTER			20,715	1	1	1	1	1	20,715	20,715	20,715	20,715	20,715		

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.3.3 Sub-Area(s): Juvenile-Counseling Location: Center Street	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 26%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Req'd. - 06</th> <th style="width: 10%;">2010</th> <th style="width: 10%;">2015</th> <th style="width: 10%;">2020</th> <th style="width: 10%;">2025</th> <th style="width: 50%;">Comments</th> </tr> <tr> <td style="text-align: center;">12</td> <td style="text-align: center;">15</td> <td style="text-align: center;">15</td> <td style="text-align: center;">15</td> <td style="text-align: center;">16</td> <td></td> </tr> <tr> <td style="text-align: center;">4,637</td> <td style="text-align: center;">5,087</td> <td style="text-align: center;">5,087</td> <td style="text-align: center;">5,087</td> <td style="text-align: center;">5,237</td> <td></td> </tr> <tr> <td style="text-align: center;">386</td> <td style="text-align: center;">339</td> <td style="text-align: center;">339</td> <td style="text-align: center;">339</td> <td style="text-align: center;">327</td> <td></td> </tr> <tr> <td style="text-align: center;">3,662</td> <td style="text-align: center;">4,022</td> <td style="text-align: center;">4,022</td> <td style="text-align: center;">4,022</td> <td style="text-align: center;">4,142</td> <td></td> </tr> <tr> <td style="text-align: center;">975</td> <td style="text-align: center;">1,065</td> <td style="text-align: center;">1,065</td> <td style="text-align: center;">1,065</td> <td style="text-align: center;">1,095</td> <td></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	12	15	15	15	16		4,637	5,087	5,087	5,087	5,237		386	339	339	339	327		3,662	4,022	4,022	4,022	4,142		975	1,065	1,065	1,065	1,095	
Req'd. - 06	2010	2015	2020	2025	Comments																																	
12	15	15	15	16																																		
4,637	5,087	5,087	5,087	5,237																																		
386	339	339	339	327																																		
3,662	4,022	4,022	4,022	4,142																																		
975	1,065	1,065	1,065	1,095																																		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.3 1.00	Workstations														
3.3.3 1.01	Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.3.3 1.02	Counselor	x	PO3	120	10	13	13	13	14	1,200	1,560	1,560	1,560	1,680	Private Office; 10' D x 12' W
3.3.3 1.03	Department Specialist	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
	Support Areas														
3.3.3 1.04	Reception Area		RCA8	192	1	1	1	1	1	192	192	192	192	192	Capacity 8 Persons
3.3.3 1.05	Interview Rooms		ER	150	2	2	2	2	2	300	300	300	300	300	Cap.4 to 6
3.3.3 1.06	Storage Room		SR6	120	1	1	1	1	1	120	120	120	120	120	10' D x 12' W
3.3.3 1.07	Photocopy Workroom		ER	150	1	1	1	1	1	150	150	150	150	150	
3.3.3 1.08	File Room		ER	200	1	1	1	1	1	200	200	200	200	200	
3.3.3 1.09	Counseling Rooms		ER	250	2	2	2	2	2	500	500	500	500	500	Cap. 8 to 12
3.3.3 1.10	Counseling Room		ER	400	1	1	1	1	1	400	400	400	400	400	Cap. 12 to 20
3.3.3 1.11	Common Office Equipment All Inclusive			Allowance						400	400	400	400	400	

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	17	19	20	22	23	
Sub-Area Code: 3.3.4	TOTAL NET USEABLE SQUARE FEET	16,598	16,598	16,748	16,748	16,748	
Sub-Area(s): Juvenile-GAP	Existing NUSF						
Location: Center Street	Average NUSF Per Person	976	874	837	761	728	
	Subtotal - Net Square Feet	14,294	14,294	14,414	14,414	14,414	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 16%	2,304	2,304	2,334	2,334	2,334	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.4 1.00	Workstations														
3.3.4 1.01	Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.3.4 1.02	Assist. Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.3.4 1.03	Department Specialist	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
	Counselors	x	NIWS		14	16	17	19	20						
	Support Areas														
3.3.4 1.04	Shared Private Office		PO3	120	4	4	5	5	5	480	480	600	600	600	Private Office; 10' D x 12' W
3.3.4 1.05	Multi-purpose/Dorms		OA	1,500	3	3	3	3	3	4,500	4,500	4,500	4,500	4,500	
3.3.4 1.06	Storage Room		SR8	168	3	3	3	3	3	504	504	504	504	504	12' D x 14' W
3.3.4 1.07	Kitchen/Dining Area		OA	400	1	1	1	1	1	400	400	400	400	400	
3.3.4 1.08	Laundry Area		OA	150	2	2	2	2	2	300	300	300	300	300	
3.3.4 1.09	Restroom/Showers		ER	250	2	2	2	2	2	500	500	500	500	500	
3.3.4 1.10	Wood Shop		ER	1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000	Continue to use existing facility
3.3.4 1.11	General Shop		ER	1,000	2	2	2	2	2	2,000	2,000	2,000	2,000	2,000	Continue to use existing facility
3.3.4 1.12	Open Air Market			4,100	1	1	1	1	1	4,100	4,100	4,100	4,100	4,100	Continue to use existing facility
3.3.4 1.13	Common Office Equipment All Inclusive			Allowance						150	150	150	150	150	

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	20	22	24	26	28	
Sub-Area Code: 3.3.5.1	TOTAL NET USEABLE SQUARE FEET	5,459	5,759	6,059	6,484	6,784	
Sub-Area(s): Juvenile-Probation	Existing NUSF						
Location: Center Street	Average NUSF Per Person	273	262	252	249	242	
	Subtotal - Net Square Feet	4,304	4,544	4,784	5,124	5,364	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 26%	1,155	1,215	1,275	1,360	1,420	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.5.1 1.00	Workstations														
3.3.5.1 1.01	Supervisor	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.3.5.1 1.02	Probation Officer	x	PO3	120	17	19	21	23	25	2,040	2,280	2,520	2,760	3,000	Private Office; 10' D x 12' W
3.3.5.1 1.03	Department Specialist	x	SF4	80	2	2	2	2	2	160	160	160	160	160	Partitioned Workstation; 8' D x 10' W
	Support Areas														
3.3.5.1 1.04	Conference Room		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
3.3.5.1 1.05	Reception Area		RCA8	192	2	2	2	2	2	384	384	384	384	384	Capacity 8 Persons
3.3.5.1 1.06	Storage Room		SR8	168	1	1	1	1	1	168	168	168	168	168	12' D x 14' W
3.3.5.1 1.07	Photocopy Workroom		ER	200	1	1	1	1	1	200	200	200	200	200	
3.3.5.1 1.08	File Room		ER	250	1	1	1	1	1	250	250	250	250	250	
3.3.5.1 1.09	Conference Room		CR12A	264	1	1	1	1	1	264	264	264	264	264	Capacity 12 Persons
3.3.5.1 1.10	Interview Room		ER	100	1	1	1	2	2	100	100	100	200	200	
3.3.5.1 1.11	Common Office Equipment All Inclusive			Allowance						250	250	250	250	250	

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**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.3.5.2 Sub-Area(s): Juvenile-Probation Location: Woodburn	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 27%	Req'd. - 06 5 2,150 430 1,690 460	2010 5 2,150 430 1,690 460	2015 5 2,150 430 1,690 460	2020 5 2,150 430 1,690 460	2025 5 2,150 430 1,690 460	Comments
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Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.5.2 1.00	Workstations														
3.3.5.2 1.01	Supervisor	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.3.5.2 1.02	Probation Officer	x	PO3	120	3	3	3	3	3	360	360	360	360	360	Private Office; 10' D x 12' W
3.3.5.2 1.03	Dept. Spec./Recept.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
	Support Areas														
3.3.5.2 1.04	Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
3.3.5.2 1.05	Photocopy Workroom		ER	150	1	1	1	1	1	150	150	150	150	150	
3.3.5.2 1.06	Storage Room		SR5	108	1	1	1	1	1	108	108	108	108	108	9' D x 12' W
3.3.5.2 1.07	File Room		ER	150	1	1	1	1	1	150	150	150	150	150	
3.3.5.2 1.08	Staff Breakroom		ER	100	1	1	1	1	1	100	100	100	100	100	
3.3.5.2 1.09	Conference Room		CR12B	280	1	1	1	1	1	280	280	280	280	280	Capacity 12 Persons
3.3.5.2 1.10	Common Office Equipment All Inclusive			Allowance						150	150	150	150	150	

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	5	5	5	5	5	
Sub-Area Code: 3.3.5.3	TOTAL NET USEABLE SQUARE FEET	2,150	2,150	2,150	2,150	2,150	
Sub-Area(s): Juvenile-Probation	Existing NUSF						
Location: Stayton	Average NUSF Per Person	430	430	430	430	430	
	Subtotal - Net Square Feet	1,690	1,690	1,690	1,690	1,690	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 27%	460	460	460	460	460	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.5.3 1.00	Workstations														
3.3.5.3 1.01	Supervisor	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.3.5.3 1.02	Probation Officer	x	PO3	120	3	3	3	3	3	360	360	360	360	360	Private Office; 10' D x 12' W
3.3.5.3 1.03	Dept. Spec./Recept.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
	Support Areas														
3.3.5.3 1.04	Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
3.3.5.3 1.05	Photocopy Workroom		ER	150	1	1	1	1	1	150	150	150	150	150	
3.3.5.3 1.06	Storage Room		SR5	108	1	1	1	1	1	108	108	108	108	108	9' D x 12' W
3.3.5.3 1.07	File Room		ER	150	1	1	1	1	1	150	150	150	150	150	
3.3.5.3 1.08	Staff Breakroom		ER	100	1	1	1	1	1	100	100	100	100	100	
3.3.5.3 1.09	Conference Room		CR12B	280	1	1	1	1	1	280	280	280	280	280	Capacity 12 Persons
3.3.5.3 1.10	Common Office Equipment All Inclusive			Allowance						150	150	150	150	150	

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APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	15	17	20	22	24	
Sub-Area Code: 3.3.6	TOTAL NET USEABLE SQUARE FEET	5,197	5,453	5,845	6,115	6,371	
Sub-Area(s): Juvenile-Alternative Programs	Existing NUSF						
Location: Center Street	Average NUSF Per Person	346	321	292	278	265	
	Subtotal - Net Square Feet	4,058	4,248	4,538	4,738	4,928	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 29%	1,139	1,205	1,307	1,377	1,443	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.6 1.00	Workstations														
3.3.6 1.01	Supervisor	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
3.3.6 1.02	Alt. Group Workers	x	SF4	80	13	15	18	20	22	1,040	1,200	1,440	1,600	1,760	Partitioned Workstation; 8' D x 10' W
	Support Areas														
3.3.6 1.03	Program Rooms		CR20	320	4	4	4	4	4	1,280	1,280	1,280	1,280	1,280	Capacity 20 Persons
3.3.6 1.04	Photocopy Workroom		ER	200	1	1	1	1	1	200	200	200	200	200	
3.3.6 1.05	Storage Room		SR8	168	1	1	1	1	1	168	168	168	168	168	12' D x 14' W
3.3.6 1.06	File Room		ER	250	1	1	1	1	1	250	250	250	250	250	
3.3.6 1.07	Staff Breakroom		ER	200	1	1	1	1	1	200	200	200	200	200	
	Shops														Programmed under GAP
3.3.6 1.08	Interview Rooms		ER	120	4	4	4	4	4	480	480	480	480	480	
	Common Office Equipment														
3.3.6 1.09	All Inclusive			Allowance						200	230	280	320	350	Increased proportionate to staff

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **3.0**
 Function/Area: **Law and Justice**
 Sub-Area Code: **3.3.7**
 Sub-Area(s): **Juvenile-JEM**
 Location: **Center Street**

Year
TOTAL STAFF
TOTAL NET USEABLE SQUARE FEET
 Existing NUSF
 Average NUSF Per Person
 Subtotal - Net Square Feet
 Est. Circulation Sq. Ft. (Yr. 2025 %) **27%**

Req'd. - 06	2010	2015	2020	2025	Comments
6	6	6	6	6	
2,019	2,019	2,019	2,019	2,019	
337	337	337	337	337	
1,596	1,596	1,596	1,596	1,596	
423	423	423	423	423	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.3.7 1.00	Workstations														
3.3.7 1.01	Supervisor	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.3.7 1.02	Counselor	x	PO3	120	5	5	5	5	5	600	600	600	600	600	Private Office; 10' D x 12' W
	Support Areas														
3.3.7 1.03	Mediation Room		CR12A	264	1	1	1	1	1	264	264	264	264	264	Capacity 12 Persons
3.3.7 1.04	Storage Room		SR8	168	1	1	1	1	1	168	168	168	168	168	12' D x 14' W
3.3.7 1.05	Photo/File Wkroom		ER	200	1	1	1	1	1	200	200	200	200	200	
3.3.7 1.06	Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
	Common Office Equipment														
3.3.7 1.07	All Inclusive			Allowance						100	100	100	100	100	

Program Code: **3.0**
 Function/Area: **Law and Justice**
 Sub-Area Code: **3.3.8**
 Sub-Area(s): **Juvenile-Neighbor -to-Neighbor**
 Location: **Center Street**

Year
TOTAL STAFF
TOTAL NET USEABLE SQUARE FEET
 Existing NUSF
 Average NUSF Per Person
 Subtotal - Net Square Feet
 Est. Circulation Sq. Ft. (Yr. 2025 %) **28%**

Req'd. - 06	2010	2015	2020	2025	Comments
2	2	2	2	2	
435	435	435	435	435	
218	218	218	218	218	
340	340	340	340	340	
95	95	95	95	95	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
3.3.8	1.00 Workstations															
3.3.8	1.01 Counselor	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W	
	Support Areas															
	Conference Room															Programmed under JEM
	Photocopy/Workroom															Programmed under JEM
	Reception Area															Programmed under JEM
3.3.8	1.02 Common Office Equipment															
	All Inclusive			Allowance						100	100	100	100	100		

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Group Code	Dept Code	Sub.-/ Division Code	Sub.-/ Division Code	Organization Name	Existing Location	HOUSED STAFF					NET USEABLE SQUARE FEET					Year 2025
						2006 Required	Forecasted				2006 Required	Forecasted				Avg. NUSF Per Person
							2010	2015	2020	2025		2010	2015	2020	2025	
L&J	3.5	3.5.1	All	Administration	Courthouse	35	35	37	38	39	8,565	8,619	8,853	9,007	9,141	234
L&J	3.5	3.5.2	All	Court Services	Courthouse	10	12	13	16	17	743	900	978	1,160	1,238	73
L&J	3.5	3.5.3	3.5.3.1	Enforcement	Central District	76	79	81	83	86	9,771	9,807	9,871	10,220	10,357	120
L&J	3.5	3.5.3	3.5.3.2	Enforcement	North District	12	14	15	16	18	2,802	2,802	2,802	2,802	2,802	156
L&J	3.5	3.5.3	3.5.3.3	Enforcement	South District	10	11	11	11	12	1,993	1,993	1,993	1,993	1,993	166
L&J	3.5	3.5.3	3.5.3.4	Enforcement	Satellites	17	19	20	21	22	<i>Space Not Programmed</i>					-
L&J	3.5	3.5.3	3.5.3.5	Enforcement	Evidence Facility	2	2	2	2	2	6,548	6,548	6,548	6,548	6,548	3,274
L&J	3.5	3.5.4	3.5.4.1	Institutions - Jail	Corrections Campus	134	183	195	205	216	<i>Reference Macro-Level Jail Program</i>					-
L&J	3.5	3.5.4	3.5.4.2	Institutions - Work Release	Corrections Campus	15	15	28	40	52	<i>Reference Macro-Level Jail Program</i>					-
L&J	3.5	3.5.5	3.5.5.1	Parole and Probation	Central	77	82	85	89	94	12,994	13,616	14,188	14,971	15,591	166
L&J	3.5	3.5.5	3.5.5.2	Parole and Probation	Satellites	4	4	5	5	5	<i>Space Not Programmed</i>					-
Totals						392	456	492	526	563	43,415	44,285	45,232	46,700	47,668	
Subtotals																
Administration						35	35	37	38	39	8,565	8,619	8,853	9,007	9,141	234
Court Services						10	12	13	16	17	743	900	978	1,160	1,238	73
Enforcement						117	125	129	133	140	21,113	21,149	21,213	21,562	21,699	155
Institutions						149	198	223	245	268	<i>Reference Macro-Level Jail Program</i>					-
Parole and Probation						81	86	90	94	99	12,994	13,616	14,188	14,971	15,591	157

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.5.1 Sub-Area(s): Sheriff Administration, Central District, Parole & Probation Location: Hypothetical New Complex	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 27%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Req'd. - 06</th> <th>2010</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>Comments</th> </tr> <tr> <td>138</td> <td>146</td> <td>153</td> <td>161</td> <td>170</td> <td></td> </tr> <tr> <td>28,464</td> <td>29,176</td> <td>30,046</td> <td>31,032</td> <td>31,923</td> <td></td> </tr> <tr> <td>206</td> <td>200</td> <td>196</td> <td>193</td> <td>188</td> <td></td> </tr> <tr> <td>22,441</td> <td>23,004</td> <td>23,692</td> <td>24,475</td> <td>25,181</td> <td></td> </tr> <tr> <td>6,023</td> <td>6,172</td> <td>6,354</td> <td>6,557</td> <td>6,742</td> <td></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	138	146	153	161	170		28,464	29,176	30,046	31,032	31,923		206	200	196	193	188		22,441	23,004	23,692	24,475	25,181		6,023	6,172	6,354	6,557	6,742	
Req'd. - 06	2010	2015	2020	2025	Comments																																	
138	146	153	161	170																																		
28,464	29,176	30,046	31,032	31,923																																		
206	200	196	193	188																																		
22,441	23,004	23,692	24,475	25,181																																		
6,023	6,172	6,354	6,557	6,742																																		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.1 1.00	Public Areas - General														
3.5.1 1.01	Foyer		ER	80	1	1	1	1	1	80	80	80	80	80	
3.5.1 1.02	Public Lobby		OA	400	1	1	1	1	1	400	400	400	400	400	
3.5.1 1.03	Fingerprinting Alcove		OA	60	1	1	1	1	1	60	60	60	60	60	
3.5.1 1.04	Public Counter		WC1A	21	4	4	4	4	4	84	84	84	84	84	Accessible, 36"x 24"x 36"
3.5.1 1.05	Sup. Services Tech.	x	SF3	64	4	4	4	4	4	256	256	256	256	256	Partitioned Workstation; 8' D x 8' W
3.5.1 1.06	Support Equipment			Allowance						200	220	240	260	280	
3.5.1 1.07	Interview Room		ER	80	3	3	3	3	3	240	240	240	240	240	
3.5.1 1.08	Multi-Purpose Room		CR40	640	1	1	1	1	1	640	640	640	640	640	Capacity 40 Persons
	Public Restrooms				<i>Included in building gross-up space</i>										
3.5.1 1.09	Concealed Handgun License		ER	100	1	1	1	1	1	100	100	100	100	100	
	Management/Administration Facilities														
	<u>Management Suite</u>														
3.5.1 1.10	Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
3.5.1 1.11	Sheriff	x	PO10	252	1	1	1	1	1	252	252	252	252	252	Private Office; 18' D x 14' W
3.5.1 1.12	Undersheriff	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.5.1 1.13	Commander-Enforce.	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.5.1 1.14	Lieutenant-Enforce.	x	PO4	140	1	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
3.5.1 1.15	Depart. Spec. 4-Exec.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.5.1 1.16	Open Office Equip			Allowance						60	60	60	60	60	
3.5.1 1.17	Conference Room		CR10A	240	1	1	1	1	1	240	240	240	240	240	Capacity 10 Persons
3.5.1 1.18	Coffee Station		COFS	41	1	1	1	1	1	41	41	41	41	41	W/Sink, Cabinet Below
	<u>General Administrative Area</u>														
	<u>Workstations</u>														
3.5.1 1.19	Support Services Supr.	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.5.1 1.20	Support Services Tech	x	SF3	64	5	5	6	6	7	320	320	384	384	448	Partitioned Workstation; 8' D x 8' W
3.5.1 1.21	Admin. Svcs Sec.	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
3.5.1 1.22	Sr Admin. Svcs Manag	x	PO4	140	1	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
3.5.1 1.23	Management Analyst I	x	SF4	80	1	1	2	2	2	80	80	160	160	160	Partitioned Workstation; 8' D x 10' W
3.5.1 1.24	Contract Specialist	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.5.1 1.25	Budget Analyst 1	x	SF4	80	1	1	1	2	2	80	80	80	160	160	Partitioned Workstation; 8' D x 10' W
3.5.1 1.26	Budget Analyst 2	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.5.1 1.27	Payroll Clerk	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
3.5.1 1.28	Payroll Clerk	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
3.5.1 1.29	Accounting Specialist	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
3.5.1 1.30	Accounting Clerk	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
	Support Serv. Tech. (PT)		SW		4	4	4	4	4						
3.5.1 1.31	Shared Wrkstn.		SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
	Background Invest. (PT)		SW		4	4	4	4	4						
3.5.1 1.32	Shared Wrkstn.		SPO1	120	2	2	2	2	2	240	240	240	240	240	Shared Private Office; 10' D x 12' W

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **3.0**
 Function/Area: **Law and Justice**
 Sub-Area Code: **3.5.1**
 Sub-Area(s): **Sheriff Administration, Central District, Parole & Probation**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
General Administrative Area															
<i>Support Areas</i>															
3.5.1	1.33	Central Photocopy	ER	224	1	1	1	1	1	224	224	224	224	224	Includes: photocopy, mail room, production area; stationary storage; paper Projected in proportion to FT staff
3.5.1	1.34	Records Storage	ER	280	1	1	1	1	1	280	280	280	280	280	
3.5.1	1.35	Shared Office Equip.		Allowance						240	260	280	300	320	
Central District Facilities															
<i>General Office Area</i>															
		Lieutenant	x		2	2	2	2	2						Housed in shared office below
3.5.1	1.36	Shared Enclosed Office	SPO3	224	1	1	1	1	1	224	224	224	224	224	Shared Private Office; 14' D x 16' W
3.5.1	1.37	Sergeant	x	SF4	80	6	6	6	7	480	480	480	560	640	Partitioned Workstation; 8' D x 10' W
3.5.1	1.38	Dep. Sher. - Invest.	x	SF4	80	8	8	8	9	640	640	640	720	720	Partitioned Workstation; 8' D x 10' W
3.5.1	1.39	Support Services Tech.	x	SF5	96	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
3.5.1	1.40	Detective Secretary	x	SF5	96	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
3.5.1	1.41	General Storage		SR6	120	2	2	2	2	240	240	240	240	240	10' D x 12' W
<i>Investigations Area</i>															
3.5.1	1.42	Interview Room		ER	80	2	2	2	2	160	160	160	160	160	
3.5.1	1.43	Lieutenant		PO4	140	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
3.5.1	1.44	Deputy (Investigator)		SF5	96	8	8	8	9	768	768	768	864	864	Partitioned Workstation; 8' D x 12' W
3.5.1	1.45	Forensics Tech	x	PO3	120	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.5.1	1.46	Lab		ER	224	1	1	1	1	224	224	224	224	224	
3.5.1	1.47	Storage Room		SR5	108	1	1	1	1	108	108	108	108	108	9' D x 12' W
3.5.1	1.48	Shared Office Equip.		Allowance						48	60	72	84	96	
<i>Part-time/Temp Staff</i>															
		DS-Enforcement Res.		NDWR		26	26	26	26						No Dedicated Workstation Required
		Support Services Tech.		NDWR		2	2	2	2						No Dedicated Workstation Required
		Volunteer Coordinator		NDWR		2	2	2	2						No Dedicated Workstation Required
3.5.1	1.49	Reserves Office Area		OA	224	1	1	1	1	224	224	224	224	224	Includes Detectives Cold Case Area
3.5.1	1.50	Shared Office Equip.		Allowance						240	255	265	275	290	Projected in proportion to FT staff
<i>Enforcement Operations Areas</i>															
3.5.1	1.51	Briefing Room		ER	340	1	1	1	1	340	340	340	340	340	Includes Traffic
3.5.1	1.52	Report Writing Stations			25	5	5	6	6	125	125	150	150	150	Cap 20 includes mail slots
3.5.1	1.53	Armory		ER	60	1	1	1	1	60	60	60	60	60	
3.5.1	1.54	Evidence Booking		ER	80	1	1	1	1	80	80	80	80	80	
3.5.1	1.55	Evidence Storage		ER	100	1	1	1	1	100	100	100	100	100	
3.5.1	1.56	SWAT; Spc. Equip Storage		SR10	256	1	1	1	1	256	256	256	256	256	16' D x 16' W
3.5.1	1.57	General Storage		SR8	168	2	2	2	2	336	336	336	336	336	12' D x 14' W
3.5.1	1.58	Equipment Issue		ER	120	1	1	1	1	120	120	120	120	120	
		Deputy Sheriff	x	NDWR		35	38	40	41	43					No Dedicated Workstation Required

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0
Function/Area: Law and Justice
Sub-Area Code: 3.5.1
Sub-Area(s): Sheriff Administration, Central District, Parole & Probation

Sheet 3

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
Parole and Probation Facilities																
<u>Workstations</u>																
3.5.1	1.59	Undersheriff	x	PO8	210	1	1	1	1	1	210	210	210	210	210	Private Office; 14' D x 15' W
3.5.1	1.60	Commander-P & P	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.5.1	1.61	LT-Parole & Probation	x	PO4	140	1	1	2	2	2	140	140	280	280	280	Private Office; 10' D x 14' W
3.5.1	1.62	Sergeant-P & P	x	PO3	120	4	4	5	5	5	480	480	600	600	600	Private Office; 10' D x 12' W
3.5.1	1.63	DS-Parole & Probation	x	PO2	108	31	35	35	38	42	3,348	3,780	3,780	4,104	4,536	Private Office; 9' D x 12' W
3.5.1	1.64	Department Spec. III	x	SF2	48	10	11	11	12	13	480	528	528	576	624	Partitioned Workstation; 6' D x 8' W
3.5.1	1.65	Program Coordinator	x	PO2	108	1	1	1	1	1	108	108	108	108	108	Private Office; 9' D x 12' W
3.5.1	1.66	Vict. Svcs Prog. Coord.	x	PO2	108	1	1	1	1	1	108	108	108	108	108	Private Office; 9' D x 12' W
3.5.1	1.67	Case Aide	x	PO2	108	3	3	4	4	4	324	324	432	432	432	Private Office; 9' D x 12' W
3.5.1	1.68	Department Spec. IV	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W
<i>Part-time/Temp Staff</i>																
3.5.1	1.69	DS-Parole & Probation Shared Workstation		PO2	108	9	9	9	9	9						Shared workstation, see below
		Department Spec. III		PO2	108	5	5	5	5	5	540	540	540	540	540	Private Office; 9' D x 12' W
3.5.1	1.70	Shared Workstation		PO2	108	2	2	2	2	2						Shared workstation, see below
		Intern		PO2	108	1	1	1	1	1	108	108	108	108	108	Private Office; 9' D x 12' W
3.5.1	1.71	Shared Workstation		SF2	48	10	10	10	10	10						Private Office; 9' D x 12' W
		Shared Workstation		SF2	48	3	3	3	3	3	144	144	144	144	144	Partitioned Workstation; 6' D x 8' W
<u>Support Areas</u>																
3.5.1	1.72	Lobby/Waiting		OA	600	1	1	1	1	1	600	600	600	600	600	Capacity 50 @ 12 sf ea.
3.5.1	1.73	Interview Rooms		ER	80	5	5	6	6	6	400	400	480	480	480	
3.5.1	1.74	Reception Kiosk		ER	120	1	1	1	1	1	120	120	120	120	120	
3.5.1	1.75	Department Spec. III	x	WC1A	21	2	2	2	2	2	42	42	42	42	42	Accessible, 36"x 24"x 36"
3.5.1	1.76	Restroom - Urine Samples		RR1	73	1	1	1	1	1	73	73	73	73	73	1 Toilet/1 Urinal/1 Lav
3.5.1	1.77	Sample Storage Room		ER	60	1	1	1	1	1	60	60	60	60	60	
3.5.1	1.78	Storage		ER	224	1	1	1	1	1	224	224	224	224	224	General Supplies
3.5.1	1.79	Storage - Small		ER	108	2	2	2	2	2	216	216	216	216	216	
3.5.1	1.80	Records Storage Area		OA	224	1	1	1	1	1	224	224	224	224	224	
3.5.1	1.81	Common Office Equip.			Allowance						240	256	265	278	293	Projected in proportion to staff
Complex Shared Facilities																
3.5.1	1.35	Conference Room		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
3.5.1	1.36	Conference Room		CR12A	264	4	4	4	4	4	264	264	264	264	264	Capacity 12 Persons
3.5.1	1.37	Break Room		ER	224	2	2	2	2	2	224	224	224	224	224	Vending, kitchenette, tables, chairs
3.5.1	1.82	Coffee Station		COFS	41	2	2	2	2	2	82	82	82	82	82	W/Sink, Cabinet Below

Continued on next page

Program Code:
 Function/Area:
 Sub-Area Code:
 Sub-Area(s):

Sheet 4

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
<u>Enforcement Operations Areas (continued)</u>																
3.5.1	1.83	Locker/Restrooms - Male		750	1	1	1	1	1	750	750	750	750	750	Includes Traffic	
3.5.1	1.84	Locker/Restrooms - Female		350	1	1	1	1	1	350	350	350	350	350		
3.5.1	1.85	Armory	ER	60	1	1	1	1	1	60	60	60	60	60		
3.5.1	1.86	Evidence Booking	ER	80	1	1	1	1	1	80	80	80	80	80		
3.5.1	1.87	Evidence Storage	ER	100	1	1	1	1	1	100	100	100	100	100		
3.5.1	1.88	SWAT; Spc. Equip Storage	SR10	256	1	1	1	1	1	256	256	256	256	256		16' D x 16' W
3.5.1	1.89	General Storage	SR8	168	2	2	2	2	2	336	336	336	336	336		12' D x 14' W
3.5.1	1.90	Equip Issue	ER	120	1	1	1	1	1	120	120	120	120	120		

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	35	35	37	38	39	
Sub-Area Code: 3.5.1	TOTAL NET USEABLE SQUARE FEET	8,565	8,619	8,853	9,007	9,141	
Sub-Area(s): Sheriff - Administration	Existing NUSF	6,387	6,387	6,387	6,387	6,387	
Location: Courthouse (Current)	Average NUSF Per Person	245	246	239	237	234	
	Subtotal - Net Square Feet	6,712	6,752	6,936	7,056	7,160	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 28%	1,853	1,867	1,917	1,951	1,981	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.1 1.00	Public Areas														
3.5.1 1.01	Foyer		ER	80	1	1	1	1	1	80	80	80	80	80	
3.5.1 1.02	Public Lobby		OA	400	1	1	1	1	1	400	400	400	400	400	
3.5.1 1.03	Fingerprinting Alcove		OA	60	1	1	1	1	1	60	60	60	60	60	
3.5.1 1.04	Public Counter		WC1A	21	3	3	3	3	3	63	63	63	63	63	Accessible, 36"x 24"x 36"
3.5.1 1.05	Sup. Services Tech.	x	SF3	64	3	3	3	3	3	192	192	192	192	192	Partitioned Workstation; 8' D x 8' W
3.5.1 1.06	Support Equipment			Allowance						200	220	240	260	280	
3.5.1 1.07	Interview Room		ER	80	3	3	3	3	3	240	240	240	240	240	
3.5.1 1.08	Multi-Purpose Room		CR40	640	1	1	1	1	1	640	640	640	640	640	Capacity 40 Persons
	Public Restrooms				<i>Included in building gross-up space</i>										
3.5.1 1.09	Concealed Handgun License		ER	100	1	1	1	1	1	100	100	100	100	100	
	Staff Office Areas														
	<u>Management Suite</u>														
3.5.1 1.10	Reception Area		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
3.5.1 1.11	Sheriff	x	PO10	252	1	1	1	1	1	252	252	252	252	252	Private Office; 18' D x 14' W
3.5.1 1.12	Undersheriff	x	PO9	224	1	1	1	1	1	224	224	224	224	224	Private Office; 14' D x 16' W
3.5.1 1.13	Commander-Enforce.	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.5.1 1.14	Lieutenant-Enforce.	x	PO4	140	1	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
3.5.1 1.15	Depart. Spec. 4-Exec.	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.5.1 1.16	Open Office Equip			Allowance						60	60	60	60	60	
3.5.1 1.17	Conference Room		CR10A	240	1	1	1	1	1	240	240	240	240	240	Capacity 10 Persons
3.5.1 1.18	Coffee Station		COFS	41	1	1	1	1	1	41	41	41	41	41	W/Sink, Cabinet Below
	<u>General Administrative Area</u>														
	<u>Workstations</u>														
3.5.1 1.19	Support Services Supr.	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.5.1 1.20	Support Services Tech	x	SF3	64	5	5	6	6	7	320	320	384	384	448	Partitioned Workstation; 8' D x 8' W
3.5.1 1.21	Admin. Svcs Sec.	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
3.5.1 1.22	Sr Admin. Svcs Manag	x	PO4	140	1	1	1	1	1	140	140	140	140	140	Private Office; 10' D x 14' W
3.5.1 1.23	Management Analyst I	x	SF4	80	1	1	2	2	2	80	80	160	160	160	Partitioned Workstation; 8' D x 10' W
3.5.1 1.24	Contract Specialist	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.5.1 1.25	Budget Analyst 1	x	SF4	80	1	1	1	2	2	80	80	80	160	160	Partitioned Workstation; 8' D x 10' W
3.5.1 1.26	Budget Analyst 2	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
3.5.1 1.27	Payroll Clerk	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
3.5.1 1.28	Payroll Clerk	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
3.5.1 1.29	Accounting Specialist	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W
3.5.1 1.30	Accounting Clerk	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
	Support Serv. Tech. (P	x	SW		4	4	4	4	4						
3.5.1 1.31	Shared Wrkstn.	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
	Background Invest. (P	x	SW		4	4	4	4	4						
3.5.1 1.32	Shared Wrkstn.		SPO1	120	2	2	2	2	2	240	240	240	240	240	Shared Private Office; 10' D x 12' W

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **3.0**
 Function/Area: **Law and Justice**
 Sub-Area Code: **3.5.1**
 Sub-Area(s): **Sheriff - Administration**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
General Administrative Area															
<i>Support Areas</i>															
3.5.1	1.33	Central Photocopy	ER	224	1	1	1	1	1	224	224	224	224	224	Includes: photocopy, mail room, production area; stationary storage; paper Capacity 20 Persons Capacity 12 Persons Vending, kitchenette, tables, chairs
3.5.1	1.34	Records Storage	ER	280	1	1	1	1	1	280	280	280	280	280	
3.5.1	1.35	Conference Room	CR20	320	1	1	1	1	1	320	320	320	320	320	
3.5.1	1.36	Conference Room	CR12A	264	1	1	1	1	1	264	264	264	264	264	
3.5.1	1.37	Break Room	ER	224	1	1	1	1	1	224	224	224	224	224	
3.5.1	1.38	Shared Office Equip.		Allowance						240	260	280	300	320	Projected in proportion to FT staff
Support Areas															
3.5.1	1.39	Loading Dock Staging Area UPS/Telecom	OA	120	1	1	1	1	1	120	120	120	120	120	<i>Exterior Requirement Included in building gross space</i>
Common Office Equipment															
All Inclusive															
				Allowance											

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: 3.0 Function/Area: Law and Justice Sub-Area Code: 3.5.2 Sub-Area(s): Sheriff - Court Services Location: Courthouse	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 27%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Req'd. - 06</th> <th style="width: 10%;">2010</th> <th style="width: 10%;">2015</th> <th style="width: 10%;">2020</th> <th style="width: 10%;">2025</th> <th style="width: 50%;">Comments</th> </tr> <tr> <td>10</td> <td>12</td> <td>13</td> <td>16</td> <td>17</td> <td></td> </tr> <tr> <td>743</td> <td>900</td> <td>978</td> <td>1,160</td> <td>1,238</td> <td></td> </tr> <tr> <td>74</td> <td>75</td> <td>75</td> <td>73</td> <td>73</td> <td></td> </tr> <tr> <td>588</td> <td>712</td> <td>772</td> <td>916</td> <td>976</td> <td></td> </tr> <tr> <td>155</td> <td>188</td> <td>206</td> <td>244</td> <td>262</td> <td></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	10	12	13	16	17		743	900	978	1,160	1,238		74	75	75	73	73		588	712	772	916	976		155	188	206	244	262	
Req'd. - 06	2010	2015	2020	2025	Comments																																	
10	12	13	16	17																																		
743	900	978	1,160	1,238																																		
74	75	75	73	73																																		
588	712	772	916	976																																		
155	188	206	244	262																																		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
3.5.2	1.00	Workstations														
		<u>Full-Time Staff</u>														
3.5.2	1.01					1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
3.5.2	1.02	x	PO3	120		3	4	5	6	7	108	144	180	216	252	Partitioned Workstation; 6' D x 6' W
3.5.2	1.03	x	SF1	36		2	2	2	3	3	72	72	72	108	108	Partitioned Workstation; 6' D x 6' W
3.5.2	1.04	x	SF2	48		3	3	3	4	4	144	144	144	192	192	Partitioned Workstation; 6' D x 8' W
3.5.2	1.05	x	SF3	64		1	2	2	2	2	64	128	128	128	128	Partitioned Workstation; 8' D x 8' W
		<u>Part-Time Staff</u>														
						19	19	19	19	19						
3.5.2	1.06			Common Office Equip	Allowance						80	104	128	152	176	

Marion County
Facilities Master Plan

**APPENDIX B2
 BUILDING SPACE PROGRAM DATABASE**

Program Code: **3.5.3.1**
 Function/Area: **Law and Justice**
 Sub-Area Code: **Sheriff - Enforcement**
 Sub-Area(s): **Central District Office**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
<u>Enforcement Operations Areas (continued)</u>																
3.5.3.1	1.26	Locker/Restrooms - Male		750	1	1	1	1	1	750	750	750	750	750	Includes Traffic	
3.5.3.1	1.27	Locker/Restrooms - Female		350	1	1	1	1	1	350	350	350	350	350		
3.5.3.1	1.28	Armory	ER	60	1	1	1	1	1	60	60	60	60	60		
3.5.3.1	1.29	Evidence Booking	ER	80	1	1	1	1	1	80	80	80	80	80		
3.5.3.1	1.30	Evidence Storage	ER	100	1	1	1	1	1	100	100	100	100	100		
3.5.3.1	1.31	SWAT; Spc. Equip Storage	SR10	256	1	1	1	1	1	256	256	256	256	256		16' D x 16' W
3.5.3.1	1.32	General Storage	SR8	168	2	2	2	2	2	336	336	336	336	336		12' D x 14' W
3.5.3.1	1.33	Equip Issue	ER	120	1	1	1	1	1	120	120	120	120	120		
		Deputy Sheriff	x NDWR		27	30	32	32	34							No Dedicated Workstation Required

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	12	14	15	16	18	
Sub-Area Code: 3.5.3.2	TOTAL NET USEABLE SQUARE FEET	2,802	2,802	2,802	2,802	2,802	
Sub-Area(s): Sheriff - Enforcement	Existing NUSF	<i>Not provided by County</i>					
Location: North District Office	Average NUSF Per Person	233	200	187	175	156	
	Subtotal - Net Square Feet	2,150	2,150	2,150	2,150	2,150	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 30%	652	652	652	652	652	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.3.2 1.00	Public Areas														
3.5.3.2 1.01	Foyer		SPC	60	1	1	1	1	1	60	60	60	60	60	
3.5.3.2 1.02	Public Lobby		RCA6	144	1	1	1	1	1	144	144	144	144	144	Capacity 6 Persons
3.5.3.2 1.03	Fingerprinting Alcove		OA	60	1	1	1	1	1	60	60	60	60	60	
3.5.3.2 1.04	Public Counter		WC1A	21	1	1	1	1	1	21	21	21	21	21	Accessible, 36"x 24"x 36"
3.5.3.2 1.05	Interview Room		ER	80	1	1	1	1	1	80	80	80	80	80	
3.5.3.2 1.06	Multi-Purpose Room		CR12A	264	1	1	1	1	1	264	264	264	264	264	Capacity 12 Persons; report writing; briefing
	Staff Office Areas														
	<u>Workstations</u>														
	Sergeant	x			1	1	1	1	2						
3.5.3.2 1.07	Shared Private Office		SPO2	140	1	1	1	1	1	140	140	140	140	140	Housed in shared private off. Below Shared Private Office; 10' D x 14' W
3.5.3.2 1.08	DS-Parole & Probation	x	PO2	108	2	2	2	2	2	216	216	216	216	216	Private Office; 9' D x 12' W
	<u>Support Areas</u>														
3.5.3.2 1.09	Photocopy/Gen. Stor		ER	140	1	1	1	1	1	140	140	140	140	140	
3.5.3.2 1.10	Storage Room		SR5	108	1	1	1	1	1	108	108	108	108	108	9' D x 12' W
3.5.3.2 1.11	Storage Room		SR7	140	1	1	1	1	1	140	140	140	140	140	10' D x 14' W
3.5.3.2 1.12	Kitchenette-Large		KIT2	77	1	1	1	1	1	77	77	77	77	77	w/refridg., sink, microwave, cabinets
3.5.3.2 1.13	Common Office Equip			Allowance						100	100	100	100	100	
	Operations Support Areas														
3.5.3.2 1.14	Locker/Restrooms - Male		EA	300	1	1	1	1	1	300	300	300	300	300	
3.5.3.2 1.15	Locker/Restrooms - Female		EA	180	1	1	1	1	1	180	180	180	180	180	
3.5.3.2 1.16	Armory		ER	60	1	1	1	1	1	60	60	60	60	60	
3.5.3.2 1.17	Evidence Holding		ER	60	1	1	1	1	1	60	60	60	60	60	
	Deputies	x	NDWR		9	11	12	13	14						No Dedicated Workstation Required

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	10	11	11	11	12	
Sub-Area Code: 3.5.3.2	TOTAL NET USEABLE SQUARE FEET	1,993	1,993	1,993	1,993	1,993	
Sub-Area(s): Sheriff - Enforcement	Existing NUSF	<i>Not provided by County</i>					
Location: North District Office	Average NUSF Per Person	199	181	181	181	166	
	Subtotal - Net Square Feet	1,526	1,526	1,526	1,526	1,526	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 31%	467	467	467	467	467	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.3.2 1.00	Public Areas														
3.5.3.2 1.01	Public Lobby		RCA4	108	1	1	1	1	1	108	108	108	108	108	Capacity 4 Persons
3.5.3.2 1.02	Fingerprinting Alcove		OA	60	1	1	1	1	1	60	60	60	60	60	
3.5.3.2 1.03	Public Counter		WC1A	21	1	1	1	1	1	21	21	21	21	21	Accessible, 36"x 24"x 36"
3.5.3.2 1.04	Multi-Purpose Room		CR8A	196	1	1	1	1	1	196	196	196	196	196	Capacity 12 Persons; report writing; briefing
	Staff Office Areas														
	<u>Workstations</u>														
3.5.3.2 1.05	Sergeant Shared Private Office	x	SPO2	140	1	1	1	1	1	140	140	140	140	140	Housed in shared private off. Below Shared Private Office; 10' D x 14' W
3.5.3.2 1.06	Parole Temp Office		PO2	108	1	1	1	1	1	108	108	108	108	108	Private Office; 9' D x 12' W
	<u>Support Areas</u>														
3.5.3.2 1.07	Photocopy/Gen. Stor		ER	108	1	1	1	1	1	108	108	108	108	108	
3.5.3.2 1.08	Storage Room		SR6	120	1	1	1	1	1	120	120	120	120	120	10' D x 12' W
3.5.3.2 1.09	Kitchenette-Large		KIT2	77	1	1	1	1	1	77	77	77	77	77	w/refridg., sink, micowave, cabinets
3.5.3.2 1.10	Common Office Equip			Allowance						100	100	100	100	100	
	Operations Support Areas														
3.5.3.2 1.11	Locker/Restrooms - Male			200	1	1	1	1	1	200	200	200	200	200	
3.5.3.2 1.12	Locker/Restrooms - Female			168	1	1	1	1	1	168	168	168	168	168	
3.5.3.2 1.13	Armory		ER	60	1	1	1	1	1	60	60	60	60	60	
3.5.3.2 1.14	Evidence Holding Deputies	x	ER NDWR	60	1	1	1	1	1	60	60	60	60	60	No Dedicated Workstation Required

Program Code: 3.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	17	19	20	21	22	
Sub-Area Code: 3.5.1.6	TOTAL NET USEABLE SQUARE FEET						<i>Not Programmed</i>
Sub-Area(s): Sheriff - Enforcement	Existing NUSF	<i>Not provided by County</i>					
Location: Detroit Substation	Average NUSF Per Person						
	Subtotal - Net Square Feet						
	Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.1.6 1.00	Detroit Deputy Sheriff	x			3	3	3	3	3						Not programmed
	Detroit Ranger Station Deputy Sheriff	x			1	1	1	1	1						Not programmed
	State Street Substation Deputy Sheriff	x			3	3	3	3	3						Not programmed
	Jefferson Substation Deputy Sheriff	x			2	2	2	2	2						Not programmed
	Public Works Campus Sergeant	x			1	1	1	1	1						Not programmed
	Deputy Sheriff	x			6	6	6	6	6						Not programmed
	Iberis Substation Deputy Sheriff	x			1	1	1	1	1						Not programmed
	New Substation(s) Deputy Sheriff	x				2	3	4	5						Not programmed

Program Code: 3.0	Year	Req'd. - 06	2011	2016	2021	2026	Comments
Function/Area: Law and Justice	TOTAL STAFF	2	2	2	2	2	
Sub-Area Code: 3.5.3.5	TOTAL NET USEABLE SQUARE FEET						Space Not Programmed, new facility
Sub-Area(s): Sheriff - Enforcement	Existing NUSF	6,548	6,548	6,548	6,548	6,548	Building Under Construction
Location: Corrections Campus	Average NUSF Per Person						
	Subtotal - Net Square Feet						
	Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!						

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2011	2016	2021	2026	Req'd. - 06	2011	2016	2021	2026	
3.5.3.5 1.00	Workstations Evidence Officer	x			2	2	2	2	2						
	Common Office Equipment All Inclusive			Allowance											

Program Code: **3.5.4.1**
 Function/Area: **Law and Justice**
 Sub-Area Code: **Sheriff - Institutions**
 Sub-Area(s): **Jail**
 Location: **Corrections Campus**

Year
TOTAL STAFF
TOTAL NET USEABLE SQUARE FEET
 Existing NUSF
 Average NUSF Per Person
 Subtotal - Net Square Feet
 Est. Circulation Sq. Ft. (Yr. 2025 %) **#DIV/0!**

Req'd. - 06	2010	2015	2020	2025	Comments
NA	NA	NA	NA	NA	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		

Reference Report Exhibit 2.9.10 for staffing
Space: Reference Macro-Level Program

Program Code: **3.5.4.2**
 Function/Area: **Law and Justice**
 Sub-Area Code: **Sheriff - Institutions**
 Sub-Area(s): **Work Release Center**
 Location: **Corrections Campus**

Year
TOTAL STAFF
TOTAL NET USEABLE SQUARE FEET
 Existing NUSF
 Average NUSF Per Person
 Subtotal - Net Square Feet
 Est. Circulation Sq. Ft. (Yr. 2025 %) **#DIV/0!**

Req'd. - 06	2010	2015	2020	2025	Comments
NA	NA	NA	NA	NA	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		

Reference Report Exhibit 2.9.10 for staffing
Space: Reference Macro-Level Program

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 3.5.5.1	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Law and Justice	TOTAL STAFF	77	82	85	89	94	
Sub-Area Code: Sheriff - Parole and Probation	TOTAL NET USEABLE SQUARE FEET	12,994	13,616	14,188	14,971	15,591	
Sub-Area(s): Parole and Probation	Existing NUSF	7,706	7,706	7,706	7,706	7,706	
Location: Corrections Campus	Average NUSF Per Person	169	166	167	168	166	
	Subtotal - Net Square Feet	10,405	10,901	11,358	11,983	12,478	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	2,589	2,715	2,830	2,988	3,113	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.5.1 1.00	Workstations														
	<u>Full Time Staff</u>														
3.5.5.1 1.01	Undersheriff	x	PO8	210	1	1	1	1	1	210	210	210	210	210	Private Office; 14' D x 15' W
3.5.5.1 1.02	Commander-P & P	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
3.5.5.1 1.03	LT-Parole & Probation	x	PO4	140	1	1	2	2	2	140	140	280	280	280	Private Office; 10' D x 14' W
3.5.5.1 1.04	Sergeant-P & P	x	PO3	120	4	4	5	5	5	480	480	600	600	600	Private Office; 10' D x 12' W
3.5.5.1 1.05	DS-Parole & Probation	x	PO2	108	31	35	35	38	42	3,348	3,780	3,780	4,104	4,536	Private Office; 9' D x 12' W
3.5.5.1 1.06	Department Spec. III	x	SF2	48	10	11	11	12	13	480	528	528	576	624	Partitioned Workstation; 6' D x 8' W
3.5.5.1 1.07	Program Coordinator	x	PO2	108	1	1	1	1	1	108	108	108	108	108	Private Office; 9' D x 12' W
3.5.5.1 1.08	Vict. Svcs Prog. Coord.	x	PO2	108	1	1	1	1	1	108	108	108	108	108	Private Office; 9' D x 12' W
3.5.5.1 1.09	Case Aide	x	PO2	108	3	3	4	4	4	324	324	432	432	432	Private Office; 9' D x 12' W
3.5.5.1 1.10	Department Spec. IV	x	SF2	48	1	1	1	1	1	48	48	48	48	48	Partitioned Workstation; 6' D x 8' W
	<u>Part-time/Temp Staff</u>														
3.5.5.1 1.11	DS-Parole & Probation Shared Workstation	x	PO2	108	9	9	9	9	9	540	540	540	540	540	Shared workstation, see below Private Office; 9' D x 12' W
3.5.5.1 1.12	Department Spec. III Shared Workstation	x	PO2	108	2	2	2	2	2	108	108	108	108	108	Shared workstation, see below Private Office; 9' D x 12' W
3.5.5.1 1.13	Intern Shared Workstation	x	SF2	48	10	10	10	10	10	144	144	144	144	144	Partitioned Workstation; 6' D x 8' W
	Support Areas														
3.5.5.1 1.14	Lobby/Waiting		OA	600	1	1	1	1	1	600	600	600	600	600	Capacity 50 @ 12 sf ea.
3.5.5.1 1.15	Interview Rooms		ER	80	5	5	6	6	6	400	400	480	480	480	
3.5.5.1 1.16	Reception Kiosk		ER	120	1	1	1	1	1	120	120	120	120	120	
3.5.5.1 1.17	Department Spec. III	x	WC1A	21	2	2	2	2	2	42	42	42	42	42	Accessible, 36"x 24"x 36"
3.5.5.1 1.18	Restroom - Urine Samples		RR1	73	1	1	1	1	1	73	73	73	73	73	1 Toilet/1 Urinal/1 Lav
3.5.5.1 1.19	Sample Storage Room		ER	60	1	1	1	1	1	60	60	60	60	60	
3.5.5.1 1.20	Evidence Storage		ER	80	1	1	1	1	1	80	80	80	80	80	
3.5.5.1 1.21	Conference Room		CR20	320	1	1	1	1	1	320	320	320	320	320	Capacity 20 Persons
3.5.5.1 1.22	Conference Room		CR10A	240	2	2	2	3	3	480	480	480	720	720	Capacity 10 Persons
3.5.5.1 1.23	Multi-Purpose Room		ER	364	1	1	1	1	1	364	364	364	364	364	
3.5.5.1 1.24	Central Photocopy/Mail		ER	264	1	1	1	1	1	264	264	264	264	264	
3.5.5.1 1.25	Armory		ER	108	1	1	1	1	1	108	108	108	108	108	
3.5.5.1 1.26	Break Room		ER	264	1	1	1	1	1	264	264	264	264	264	
3.5.5.1 1.27	Storage		ER	224	1	1	1	1	1	224	224	224	224	224	General Supplies
3.5.5.1 1.28	Storage - Small		ER	108	2	2	2	2	2	216	216	216	216	216	
3.5.5.1 1.29	Records Storage Area		OA	224	1	1	1	1	1	224	224	224	224	224	
3.5.5.1 1.30	Common Office Equipment All Inclusive			Allowance						240	256	265	278	293	Projected in proportion to staff

Program Code: **3.5.5.1**
 Function/Area: **Law and Justice**
 Sub-Area Code: **Sheriff - Parole and Probation**
 Sub-Area(s): **Parole and Probation**

Sheet 2

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.5.1 1.31	Loading Dock Staging Area UPS/Telecom		OA	120	<i>Exterior Requirement Included in building gross space</i>					120	120	120	120	120	

Program Code: 3.5.3.2 Function/Area: Law and Justice Sub-Area Code: Sheriff's Office-Parole and Probation Sub-Area(s): P & P Outstations Location: Multiple	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) #DIV/0!	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Req'd. - 06</th> <th style="width: 10%;">2010</th> <th style="width: 10%;">2015</th> <th style="width: 10%;">2020</th> <th style="width: 10%;">2025</th> <th style="width: 50%;">Comments</th> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td></td> </tr> <tr style="background-color: #e0e0e0;"> <td colspan="5"></td> <td style="text-align: center;">Space Not Programmed</td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	4	4	5	5	5							Space Not Programmed
Req'd. - 06	2010	2015	2020	2025	Comments															
4	4	5	5	5																
					Space Not Programmed															

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Quantity					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
3.5.3.2	1.00 Workstations DS-P & P	x			4	4	5	5	5						Space not programmed

Marion County
Facilities Master Plan

BUILDING SPACE PROGRAM DATABASE

Group Code	Dept Code	Sub.-/ Division Code	General Location	Organization Name	HOUSED STAFF					NET USEABLE SQUARE FEET					Year 2026
					2006 Required	Forecasted				2006 Required	Forecasted				Avg. NUSF Per Person
						2010	2015	2020	2025		2010	2015	2020	2025	
D&I	4.0		Multiple	Public Works											
	4.1	4.1.0	Central Yard	Administration	26	24	25	25	26	12,834	12,618	12,726	12,726	12,834	494
	4.2	4.2.0	Central Yard	Engineering	28	29	29	29	30	5,156	5,286	5,286	5,286	5,415	181
	4.3	4.3.0	Central Yard	Surveyor	9	7	7	7	7	1,455	1,215	1,215	1,215	1,215	174
	4.4	4.4.0	Central Yard	Communications	3	4	4	4	4	1,305	1,425	1,425	1,425	1,425	356
	4.5	4.5.0	Central Yard	Dog Control	9	9	9	9	11	606	606	606	606	801	73
	4.6	4.6.0	Central Yard	Operations	60	58	58	58	58	40,925	40,925	40,925	40,925	40,925	706
	4.7	4.7.1	Central Yard	Fleet (Central Yard Only)	12	13	13	13	13	19,593	19,593	19,593	19,593	20,530	1,579
	4.8	4.8.0	Central Yard	Parks	2	3	3	3	3	520	620	620	620	620	207
	4.9	4.9.0	Downtown Campus	Building Inspections	28	31	31	31	31	9,268	9,528	9,528	9,528	9,528	307
	4.10	4.10.0	Downtown Campus	Planning	11	13	13	13	13	5,124	5,519	5,519	5,519	5,519	425
	4.11	4.11.0	Central Yard	Ferry	5	6	6	6	6	228	308	308	308	308	51
	4.12	4.12.0	Central Yard	Environmental Services	19	20	20	20	21	1,149	1,257	1,257	1,257	1,365	65
	4.13	4.13.0	Central Yard	Emergency Management	3	3	3	3	3	4,353	4,353	4,353	4,353	4,353	1,451
TOTALS															
			All Locations		215	220	221	221	226	102,516	103,253	103,361	103,361	104,838	464
			Central Yard		176	176	177	177	182	88,124	88,206	88,314	88,314	89,791	493
			Downtown Campus		39	44	44	44	44	14,392	15,047	15,047	15,047	15,047	342

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	28	29	29	29	30	
Sub-Area Code: 4.2	TOTAL NET USEABLE SQUARE FEET	5,156	5,286	5,286	5,286	5,415	
Sub-Area(s): Public Works Department-Engineering	Existing NUSF						
Location:	Average NUSF Per Person	184	182	182	182	181	
	Subtotal - Net Square Feet	3,940	4,036	4,036	4,036	4,132	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 31%	1,216	1,250	1,250	1,250	1,283	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
4.2 1.00	Workstations														
	Administration														
4.2 1.01	Chief Engineer	x	PO7	196	1	1	1	1	1	196	196	196	196	196	Private Office; 14' D x 14' W
	Civil Engineering														
4.2 1.02	Civil Engineer	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
4.2 1.03	Civil Engineering Assoc	x	SF5	96	2	3	3	3	3	192	288	288	288	288	Partitioned Workstation; 8' D x 12' W
4.2 1.04	Engineering Tech.	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
	Construction Engineering														
4.2 1.05	Construction Manager	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
4.2 1.06	Eng. Tech. Sr.	x	SF5	96	2	2	2	2	2	192	192	192	192	192	Partitioned Workstation; 8' D x 12' W
4.2 1.07	Engineering Tech. 1/2	x	SF5	96	3	3	3	3	3	288	288	288	288	288	Partitioned Workstation; 8' D x 12' W
	Engineering Surveying														
	County Surveyor	x	PO7	196											Workspace provided under 4.3
4.2 1.08	Dep. County Surveyor	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
4.2 1.09	Survey Tech. 1/2/3	x	SF5	96	3	3	3	3	3	288	288	288	288	288	Partitioned Workstation; 8' D x 12' W
	Department Specialist	x	SF5	96											Partitioned Workstation; 8' D x 12' W
	Traffic Engineering														
4.2 1.10	Civil Engineer	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
4.2 1.11	Civil Eng. Assoc.	x	SF5	96	2	2	2	2	2	192	192	192	192	192	Partitioned Workstation; 8' D x 12' W
4.2 1.12	Engineering Tech.	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
4.2 1.13	Eng. Tech. Sr.	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
4.2 1.14	ROW Engineer	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
	Development Engineering														
4.2 1.15	Civil Engineer	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Private Office; 12' D x 14' W
4.2 1.16	Civil Engineering Assoc	x	SF5	96	1	1	1	1	2	96	96	96	96	192	Partitioned Workstation; 8' D x 12' W
4.2 1.17	Eng. Tech. Sr.	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
4.2 1.18	Engineering Tech.	x	SF5	96	3	3	3	3	3	288	288	288	288	288	Partitioned Workstation; 8' D x 12' W
	Weighmaster	x	NIWS		1	1	1	1	1						
	Support Areas														
4.2 1.19	Conference Room		CR12B	280	2	2	2	2	2	560	560	560	560	560	Capacity 12 Persons
4.2 1.20	Shared Work Area			200	1	1	1	1	1	200	200	200	200	200	
	File Vault														Programmed under 4.1
	Public Work Area														Programmed under 4.1
	Photocopy Area														Programmed under 4.1
	Common Office Equipment														
4.2 1.21	All Inclusive			Allowance						200	200	200	200	200	

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	9	7	7	7	7	
Sub-Area Code: 4.3	TOTAL NET USEABLE SQUARE FEET	1,455	1,215	1,215	1,215	1,215	
Sub-Area(s): Public Works Department-Surveyor	Existing NUSF						
Location:	Average NUSF Per Person	162	174	174	174	174	
	Subtotal - Net Square Feet	1,156	964	964	964	964	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 26%	299	251	251	251	251	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
4.3	1.00															
	Workstations															
4.3	1.01	County Surveyor	x	PO7	196	1	1	1	1	1	196	196	196	196	196	Private Office; 14' D x 14' W
		Dep. County Surveyor	x	SF5	96											Workspace provided under 4.2
4.3	1.02	Survey Tech.	x	SF5	96	7	5	5	5	5	672	480	480	480	480	Partitioned Workstation; 8' D x 12' W
4.3	1.03	Department Specialist	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
	Support Areas															
	File Vault															Programmed under 4.1
	Public Work Area															Programmed under 4.1
	Photocopy Area															Programmed under 4.1
4.3	1.04	Storage Room		SR5	108	1	1	1	1	1	108	108	108	108	108	
	Conference Rooms															Programmed under 4.1
	Common Office Equipment															
4.3	1.05	All Inclusive			Allowance						100	100	100	100	100	

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	3	4	4	4	4	
Sub-Area Code: 4.4	TOTAL NET USEABLE SQUARE FEET	1,305	1,425	1,425	1,425	1,425	
Sub-Area(s): Public Works Department-Communications	Existing NUSF						
Location:	Average NUSF Per Person	435	356	356	356	356	
	Subtotal - Net Square Feet	996	1,092	1,092	1,092	1,092	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 30%	309	333	333	333	333	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
4.4	1.00 Workstations															
4.4	1.01 Electronic Technicians	x	SF5	96	3	4	4	4	4	288	384	384	384	384	Partitioned Workstation; 8' D x 12' W	
	Support Areas															
4.4	1.02 Help Desk			100	1	1	1	1	1	100	100	100	100	100		
4.4	1.03 Computer Room			400	1	1	1	1	1	400	400	400	400	400		
4.4	1.04 Storage Room		SR5	108	1	1	1	1	1	108	108	108	108	108	9' D x 12' W	
	Photocopy Center														Programmed Under 4.1	
	Conference Rooms														Programmed Under 4.1	
	Common Office Equipment															
4.4	1.05 All Inclusive			Allowance						100	100	100	100	100		

Marion County
Facilities Master Plan

APPENDIX B2
BUILDING SPACE PROGRAM DATABASE

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	60	58	58	58	58	
Sub-Area Code: 4.6	TOTAL NET USEABLE SQUARE FEET	40,925	40,925	40,925	40,925	40,925	
Sub-Area(s): Public Works Department-Operations	Existing NUSF						
Location:	Average NUSF Per Person	682	706	706	706	706	
	Subtotal - Net Square Feet	38,290	38,290	38,290	38,290	38,290	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 7%	2,635	2,635	2,635	2,635	2,635	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments			
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025				
4.6	1.00	Workstations																
4.6	1.01	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W			
4.6	1.02	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W			
					Sign Shop													
4.6	1.03	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W			
		x	NIWS		1	1	1	1	1									
		x	NIWS		6	6	6	6	6									
		Road Maintenance																
4.6	1.04	x	SF3	64	3	3	3	3	3	192	192	192	192	192	Partitioned Workstation; 8' D x 8' W			
		x	NIWS		7	7	7	7	7									
		x	NIWS		6	6	6	6	6									
		x	NIWS		26	24	24	24	24									
		x	NIWS		4	4	4	4	4									
		x	NIWS		1	1	1	1	1									
		x	NIWS		1	1	1	1	1									
		x	NIWS		1	1	1	1	1									
		x	NIWS		1	1	1	1	1									
		x	NIWS		1	1	1	1	1									
		Support Areas																
4.6	1.05		ER	2,500	1	1	1	1	1	2,500	2,500	2,500	2,500	2,500				
4.6	1.06		ER	20,000	1	1	1	1	1	20,000	20,000	20,000	20,000	20,000				
4.6	1.07		ER	750	2	2	2	2	2	1,500	1,500	1,500	1,500	1,500				
4.6	1.08		ER	400	1	1	1	1	1	400	400	400	400	400				
4.6	1.09		ER	250	1	1	1	1	1	250	250	250	250	250				
4.6	1.10		ER	1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000				
4.6	1.11		ER	600	20	20	20	20	20	12,000	12,000	12,000	12,000	12,000				
			OA	600	42	42	42	42	42						Exterior Area			
		Common Office Equipment																
4.6	1.12			Allowance						200	200	200	200	200				

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	12	13	13	13	13	
Sub-Area Code: 4.7	TOTAL NET USEABLE SQUARE FEET	19,593	19,593	19,593	19,593	20,530	
Sub-Area(s): Public Works Department-Shop	Existing NUSF						
Location: Central Yard	Average NUSF Per Person	1,633	1,507	1,507	1,507	1,579	
	Subtotal - Net Square Feet	15,648	15,648	15,648	15,648	16,398	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 25%	3,945	3,945	3,945	3,945	4,132	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
4.7	1.00	Workstations													
4.7	1.01	Fleet Shop Supervisor	x PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
		Senior Mechanic	x NIWS		1	1	1	1	1						
		Mechanic	x NIWS		7	8	8	8	8						
		Fleet Specialist	x NIWS		1	1	1	1	1						
4.7	1.02	Parts Clerk	x SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
		Support Areas													
4.7	1.03	Heavy Bay		1,200	1	1	1	1	1	1,200	1,200	1,200	1,200	1,200	
4.7	1.04	Medium Bay		750	10	10	10	10	11	7,500	7,500	7,500	7,500	8,250	
4.7	1.05	Welding Shop		1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000	
4.7	1.06	Tire Storage		1,500	1	1	1	1	1	1,500	1,500	1,500	1,500	1,500	
4.7	1.07	Parts Room		2,500	1	1	1	1	1	2,500	2,500	2,500	2,500	2,500	
4.7	1.08	Staff Ready Room		1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000	
4.7	1.09	Staff Locker Room		500	1	1	1	1	1	500	500	500	500	500	
		Common Office Equipment													
4.7	1.10	All Inclusive		Allowance						200	200	200	200	200	

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	2	3	3	3	3	
Sub-Area Code: 4.8	TOTAL NET USEABLE SQUARE FEET	520	620	620	620	620	
Sub-Area(s): Public Works Department-Parks	Existing NUSF						
Location:	Average NUSF Per Person	260	207	207	207	207	
	Subtotal - Net Square Feet	400	480	480	480	480	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 29%	120	140	140	140	140	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
4.8	1.00	Workstations														
4.8	1.01	Parks Coordinator	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
4.8	1.02	Environ. Specialist	x	SF4	80	1	2	2	2	2	80	160	160	160	160	Partitioned Workstation; 8' D x 10' W
		Support Areas														
		Photocopy Area														Programmed under 4.1
		Storage Room														Programmed under 4.1
		Conference Rooms														Programmed under 4.1
4.8	1.03	Common Office Equipment														
		All Inclusive			Allowance						200	200	200	200	200	

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	28	31	31	31	31	
Sub-Area Code: 4.9	TOTAL NET USEABLE SQUARE FEET	9,268	9,528	9,528	9,528	9,528	
Sub-Area(s): Public Works Department-Building Inspections	Existing NUSF						
Location: Courthouse Square	Average NUSF Per Person	331	307	307	307	307	
	Subtotal - Net Square Feet	7,114	7,322	7,322	7,322	7,322	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 30%	2,154	2,206	2,206	2,206	2,206	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
4.9	1.00	Workstations													
4.9	1.01	x	PO7	196	1	1	1	1	1	196	196	196	196	196	Private Office; 14' D x 14' W
4.9	1.02	x	SF5	96	2	2	2	2	2	192	192	192	192	192	Partitioned Workstation; 8' D x 12' W
4.9	1.03	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
4.9	1.04	x	SF4	80	6	7	7	7	7	480	560	560	560	560	Partitioned Workstation; 8' D x 10' W
4.9	1.05	x	SF4	80	6	7	7	7	7	480	560	560	560	560	Partitioned Workstation; 8' D x 10' W
4.9	1.06	x	SF2	48	2	3	3	3	3	96	144	144	144	144	Partitioned Workstation; 6' D x 8' W
4.9	1.07	x	SF2	48	2	2	2	2	2	96	96	96	96	96	Partitioned Workstation; 6' D x 8' W
		x													Workstation provided under 4.1
4.9	1.08	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W
4.9	1.09	x	SF4	80	3	3	3	3	3	240	240	240	240	240	Partitioned Workstation; 8' D x 10' W
4.9	1.10	x	SF4	80	2	2	2	2	2	160	160	160	160	160	Partitioned Workstation; 8' D x 10' W
		Support Areas													
4.9	1.11		CR16A	364	1	1	1	1	1	364	364	364	364	364	Capacity 16 Persons
4.9	1.12		SR6	120	2	2	2	2	2	240	240	240	240	240	10' D x 12' W
4.9	1.13			1,750	1	1	1	1	1	1,750	1,750	1,750	1,750	1,750	
4.9	1.14			500	1	1	1	1	1	500	500	500	500	500	
4.9	1.15			200	1	1	1	1	1	200	200	200	200	200	
4.9	1.16			100	1	1	1	1	1	100	100	100	100	100	
4.9	1.17		ER	500	1	1	1	1	1	500	500	500	500	500	
		Common Office Equipment													
4.9	1.18			Allowance						1,200	1,200	1,200	1,200	1,200	

Program Code: 4.0 Function/Area: Development and Infrastructure Sub-Area Code: 4.10 Sub-Area(s): Public Works Department-Planning Location: Courthouse Square	Year	Req'd. - 06	2010	2015	2020	2025	Comments
	TOTAL STAFF	11	13	13	13	13	
	TOTAL NET USEABLE SQUARE FEET	5,124	5,519	5,519	5,519	5,519	
	Existing NUSF						
	Average NUSF Per Person	466	425	425	425	425	
	Subtotal - Net Square Feet	3,864	4,180	4,180	4,180	4,180	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 32%	1,260	1,339	1,339	1,339	1,339	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
4.10	1.00	Workstations													
4.10	1.01	x	PO7	196		1	1	1	1		196	196	196	196	Private Office; 14' D x 14' W
4.10	1.02	x	PO3	120	1	2	2	2	2	120	240	240	240	240	Private Office; 10' D x 12' W
4.10	1.03	x	SF5	96	2	2	2	2	2	192	192	192	192	192	Partitioned Workstation; 8' D x 12' W
4.10	1.04	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
4.10	1.05	x	SF5	96	5	5	5	5	5	480	480	480	480	480	Partitioned Workstation; 8' D x 12' W
4.10	1.06	x	SF5	96	1	1	1	1	1	96	96	96	96	96	Partitioned Workstation; 8' D x 12' W
		x													
4.10	1.07	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Workstation provided under 4.1
		x													
		Support Areas													
4.10	1.08		CR8A	196	1	1	1	1	1	196	196	196	196	196	Capacity 8 Persons
4.10	1.09		CR16A	364	1	1	1	1	1	364	364	364	364	364	Capacity 16 Persons
4.10	1.10		SR6	120	2	2	2	2	2	240	240	240	240	240	10' D x 12' W
4.10	1.11		OA	1,000	1	1	1	1	1	1,000	1,000	1,000	1,000	1,000	
4.10	1.12		OA	250	1	1	1	1	1	250	250	250	250	250	
															Programmed Under 4.9
		Common Office Equipment													
4.10	1.13			Allowance						750	750	750	750	750	

Program Code: 4.0 Function/Area: Development and Infrastructure Sub-Area Code: 4.11 Sub-Area(s): Public Works Department-Ferry Location:	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 27%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Req'd. - 06</th> <th>2010</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>Comments</th> </tr> <tr> <td>5</td> <td>6</td> <td>6</td> <td>6</td> <td>6</td> <td></td> </tr> <tr> <td>228</td> <td>308</td> <td>308</td> <td>308</td> <td>308</td> <td></td> </tr> <tr> <td>46</td> <td>51</td> <td>51</td> <td>51</td> <td>51</td> <td></td> </tr> <tr> <td>178</td> <td>242</td> <td>242</td> <td>242</td> <td>242</td> <td></td> </tr> <tr> <td>50</td> <td>66</td> <td>66</td> <td>66</td> <td>66</td> <td></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	5	6	6	6	6		228	308	308	308	308		46	51	51	51	51		178	242	242	242	242		50	66	66	66	66	
Req'd. - 06	2010	2015	2020	2025	Comments																																	
5	6	6	6	6																																		
228	308	308	308	308																																		
46	51	51	51	51																																		
178	242	242	242	242																																		
50	66	66	66	66																																		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments	
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025		
4.11	1.00	Workstations														
4.11	1.01	x	SF3	64	1	1	1	1	1	64	64	64	64	64	Partitioned Workstation; 8' D x 8' W	
4.11	1.02	x	SF3	64	1	2	2	2	2	64	128	128	128	128		Partitioned Workstation; 8' D x 8' W
		x	NIWS		2	2	2	2	2							
		x	NIWS		1	1	1	1	1							
		Support Areas														
															Programmed under 4.1	
															Programmed under 4.1	
															Programmed under 4.1	
															Programmed under 4.1	
4.11	1.03			Allowance						50	50	50	50	50		
		Common Office Equipment														

Program Code: 4.0	Year	Req'd. - 06	2010	2015	2020	2025	Comments
Function/Area: Development and Infrastructure	TOTAL STAFF	19	20	20	20	21	
Sub-Area Code: 4.12	TOTAL NET USEABLE SQUARE FEET	1,149	1,257	1,257	1,257	1,365	
Sub-Area(s): Public Works Department-Environmental Services	Existing NUSF						
Location:	Average NUSF Per Person	60	63	63	63	65	
	Subtotal - Net Square Feet	878	958	958	958	1,038	
	Est. Circulation Sq. Ft. (Yr. 2025 %) 32%	271	299	299	299	327	

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
4.12	1.00	Workstations													
4.12	1.01	x	PO3	120	1	1	1	1	1	120	120	120	120	120	Private Office; 10' D x 12' W
4.12	1.02	x	PO3	120	2	2	2	2	2	240	240	240	240	240	Private Office; 10' D x 12' W
		x	NIWS		7	7	7	7	7						
4.12	1.03	x	SF3	64	2	2	2	2	2	128	128	128	128	128	Partitioned Workstation; 8' D x 8' W
		x													
4.12	1.04	x	SF4	80	1	1	1	1	2	80	80	80	80	160	Partitioned Workstation; 8' D x 10' W
4.12	1.05	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
4.12	1.06	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Workstation provided under 4.1
		x	NIWS		1	1	1	1	1						
		x	NIWS		2	2	2	2	2						
4.12	1.07	x	SF4	80	1	1	1	1	1	80	80	80	80	80	Partitioned Workstation; 8' D x 10' W
		x	NIWS		1	1	1	1	1						
		Support Areas													
															Programmed under 4.1
															Programmed under 4.1
															Programmed under 4.1
															Programmed under 4.1
		Common Office Equipment													
4.12	1.08			Allowance						150	150	150	150	150	

Program Code: 4.0 Function/Area: Development and Infrastructure Sub-Area Code: 4.13 Sub-Area(s): Public Works Department-Emergency Management Location:	Year TOTAL STAFF TOTAL NET USEABLE SQUARE FEET Existing NUSF Average NUSF Per Person Subtotal - Net Square Feet Est. Circulation Sq. Ft. (Yr. 2025 %) 28%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Req'd. - 06</th> <th>2010</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>Comments</th> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td></td> </tr> <tr> <td>4,353</td> <td>4,353</td> <td>4,353</td> <td>4,353</td> <td>4,353</td> <td></td> </tr> <tr> <td>1,451</td> <td>1,451</td> <td>1,451</td> <td>1,451</td> <td>1,451</td> <td></td> </tr> <tr> <td>3,412</td> <td>3,412</td> <td>3,412</td> <td>3,412</td> <td>3,412</td> <td></td> </tr> <tr> <td>941</td> <td>941</td> <td>941</td> <td>941</td> <td>941</td> <td></td> </tr> </table>	Req'd. - 06	2010	2015	2020	2025	Comments	3	3	3	3	3		4,353	4,353	4,353	4,353	4,353		1,451	1,451	1,451	1,451	1,451		3,412	3,412	3,412	3,412	3,412		941	941	941	941	941	
Req'd. - 06	2010	2015	2020	2025	Comments																																	
3	3	3	3	3																																		
4,353	4,353	4,353	4,353	4,353																																		
1,451	1,451	1,451	1,451	1,451																																		
3,412	3,412	3,412	3,412	3,412																																		
941	941	941	941	941																																		

Component Number	Staff/Component Description	Staff	Space Code	Unit Standard	Staff					Net Square Feet					Comments
					Req'd. - 06	2010	2015	2020	2025	Req'd. - 06	2010	2015	2020	2025	
4.13	1.00	Workstations													
4.13	1.01	x	PO6	168	1	1	1	1	1	168	168	168	168	168	Workspace provided under XX Private Office; 12' D x 14' W Partitioned Workstation; 8' D x 10' W
4.13	1.02	x	PO6	168	1	1	1	1	1	168	168	168	168	168	
4.13	1.03	x	SF4	80	1	1	1	1	1	80	80	80	80	80	
Support Areas															
4.13	1.04		ER	2,000	1	1	1	1	1	2,000	2,000	2,000	2,000	2,000	Capacity 8 Persons Programmed under 4.1 Programmed under 4.1
4.13	1.05			600	1	1	1	1	1	600	600	600	600	600	
4.13	1.06		CR8A	196	1	1	1	1	1	196	196	196	196	196	
Common Office Equipment															
4.13	1.07			Allowance						200	200	200	200	200	