

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

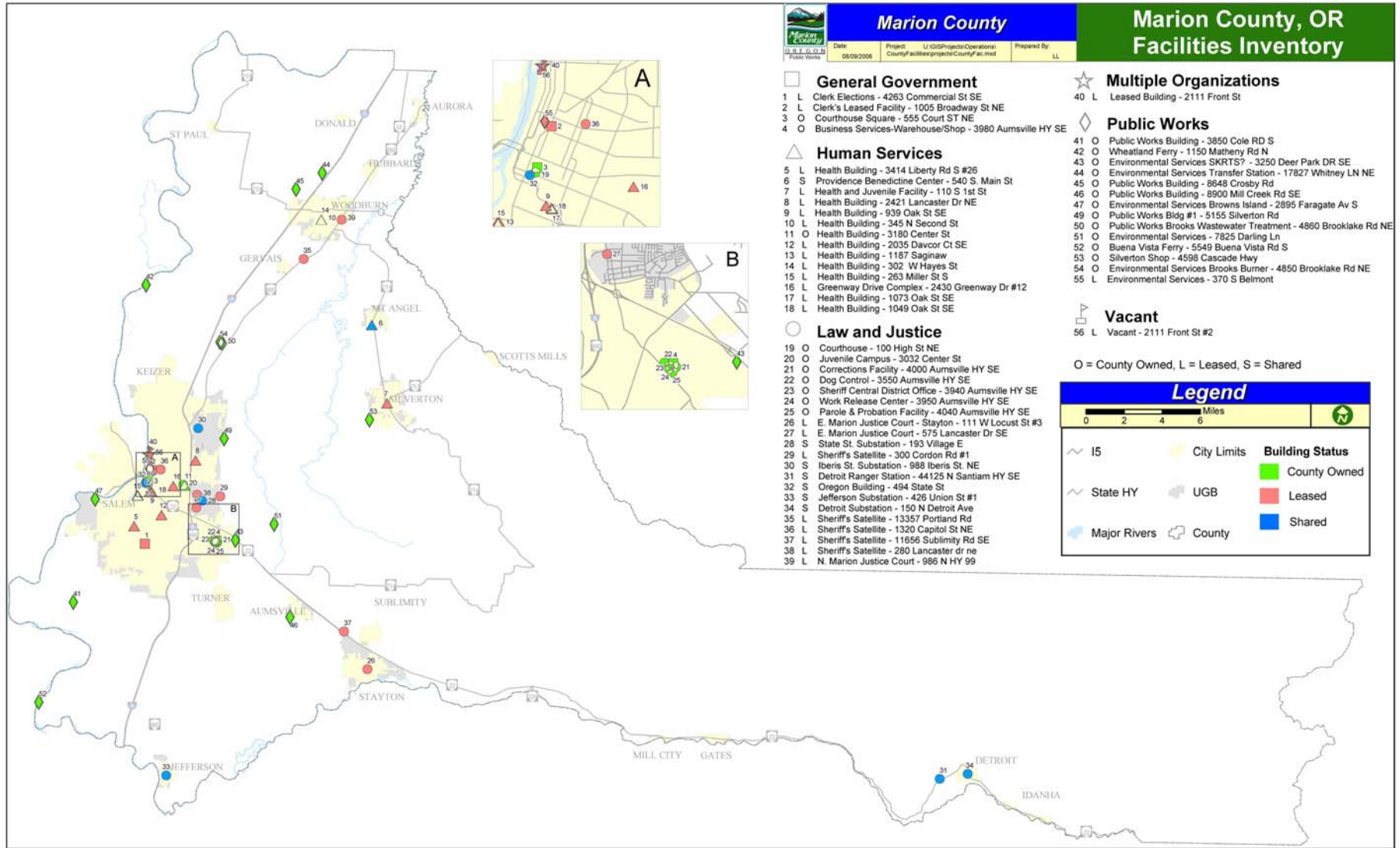
- The County occupies space in 81 facilities dispersed throughout the County.
- Nearly 90% of the County's space inventory is located within four major county-owned campuses. These campuses are commonly known as the: Downtown, Center Street, Corrections, and Public Works Campuses.
- The remainder of 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



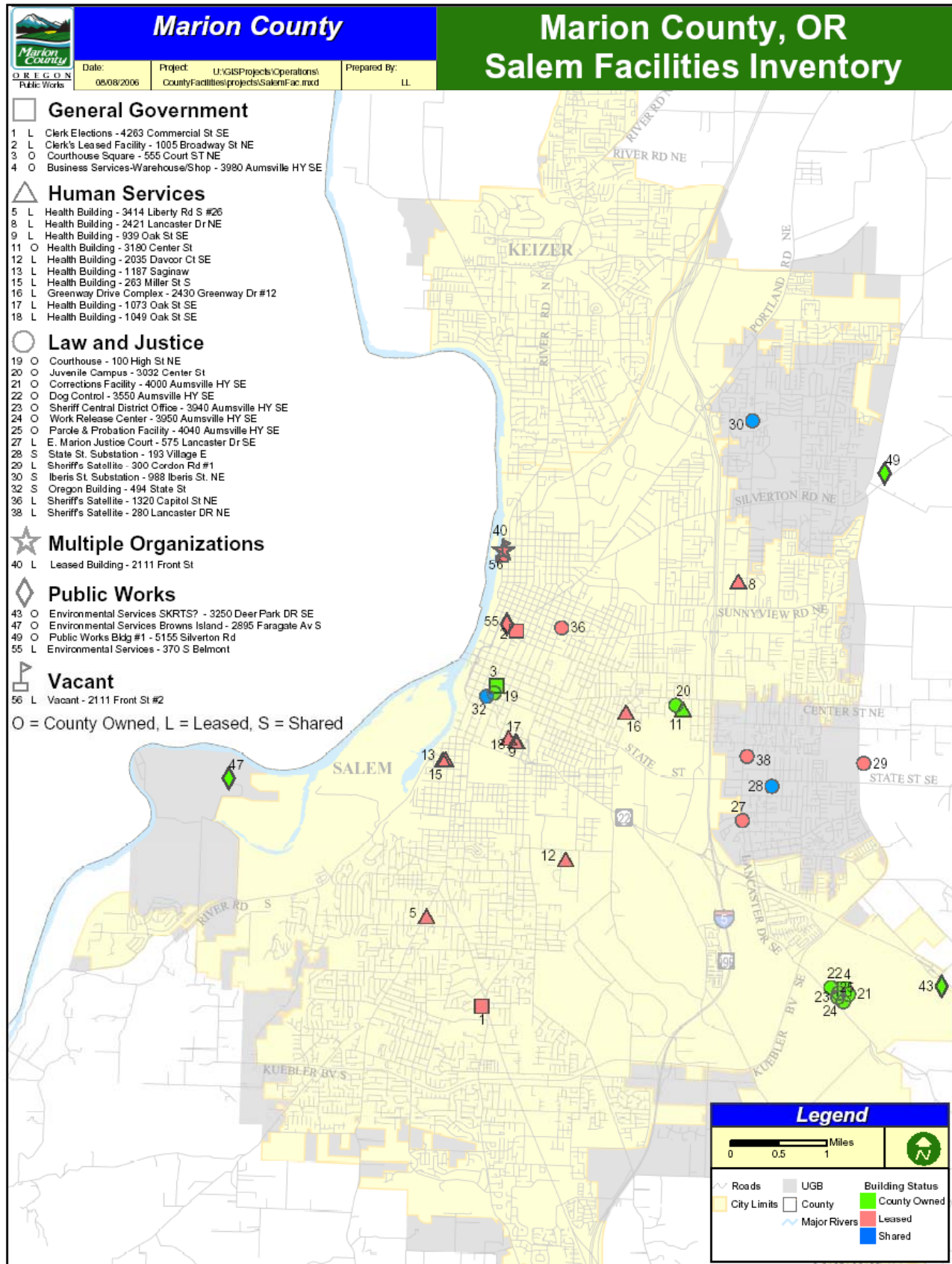
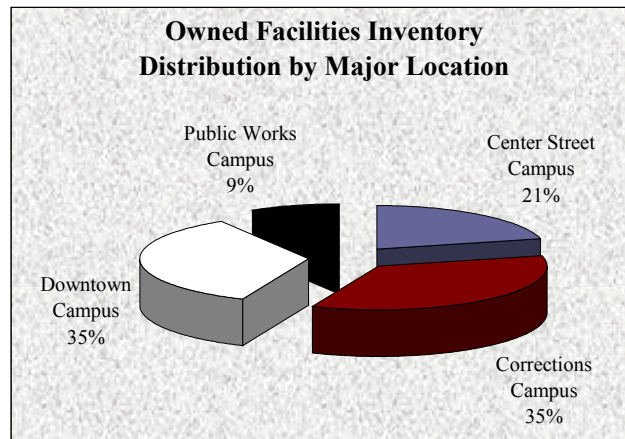
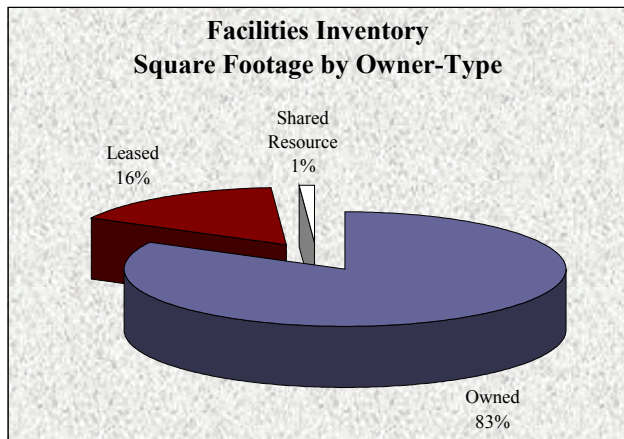


Exhibit 3.3 provides summary information relative to each campus in terms of number of major structures, associated square footages, number of staff housed, and primary use. Note that of the 13 facilities, for which the County was unable to supply square footages, nearly all of these facilities represent 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.

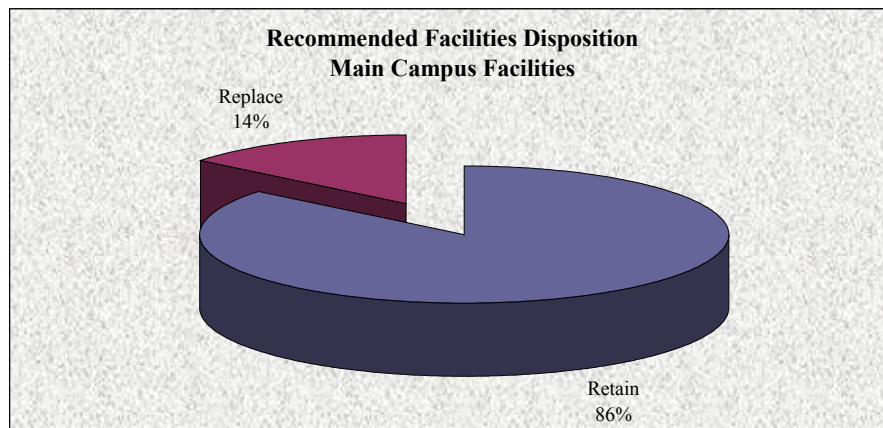
SUMMARY OF RECOMMENDED LONG TERM FACILITIES DISPOSITION

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.