



APPENDIX

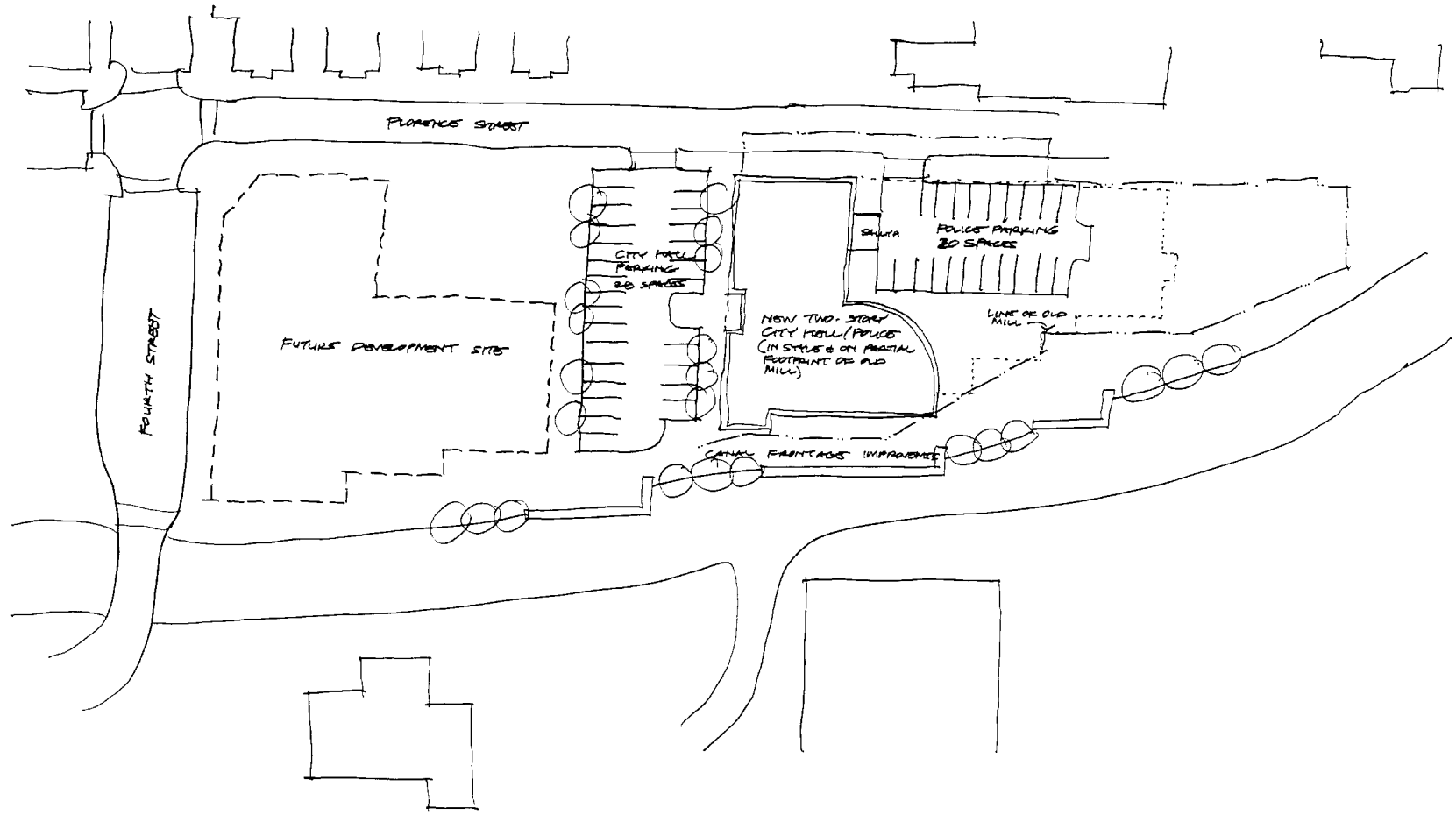
## Stayton Public Facilities Master Plan

### **APPENDIX**

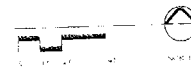
This appendix contains drawings and graphics developed in the analysis and site option development process for the various potential City Facilities Sites. List of Appendix Images:

Site 1A – Old Woolen Mill – A	39
Site 1A – Old Woolen Mill – B	40
Site 1B – Community Garden – A	41
Site 1B – Community Garden – B	42
Site 1B – Community Garden – C	43
Site 2A – Downtown Masonic Building – Street Level	44
Site 2A – Downtown Masonic Building – Second Level	45
Site 2B – Downtown Masonic Building	46
Site 2C – Downtown Masonic Building	47
Site 2D – Downtown Masonic Building	48
Site 2E – Downtown Masonic Building	49
Site 3 – City Campus Site	50
Table A.1 – Site Requirements for New Facility	51
Table A.2 – Project Areas	52
Table A.3 – Statement of Probable Cost – Site 1B Community Gardens Block	54
Table A.4 – Statement of Probable Cost – Site 2 Masonic Building Block	57
Table A.5 – Statement of Probable Cost – Off Site Development	61
“The Stayton Mail” Newspaper Article	63
Public Survey	64

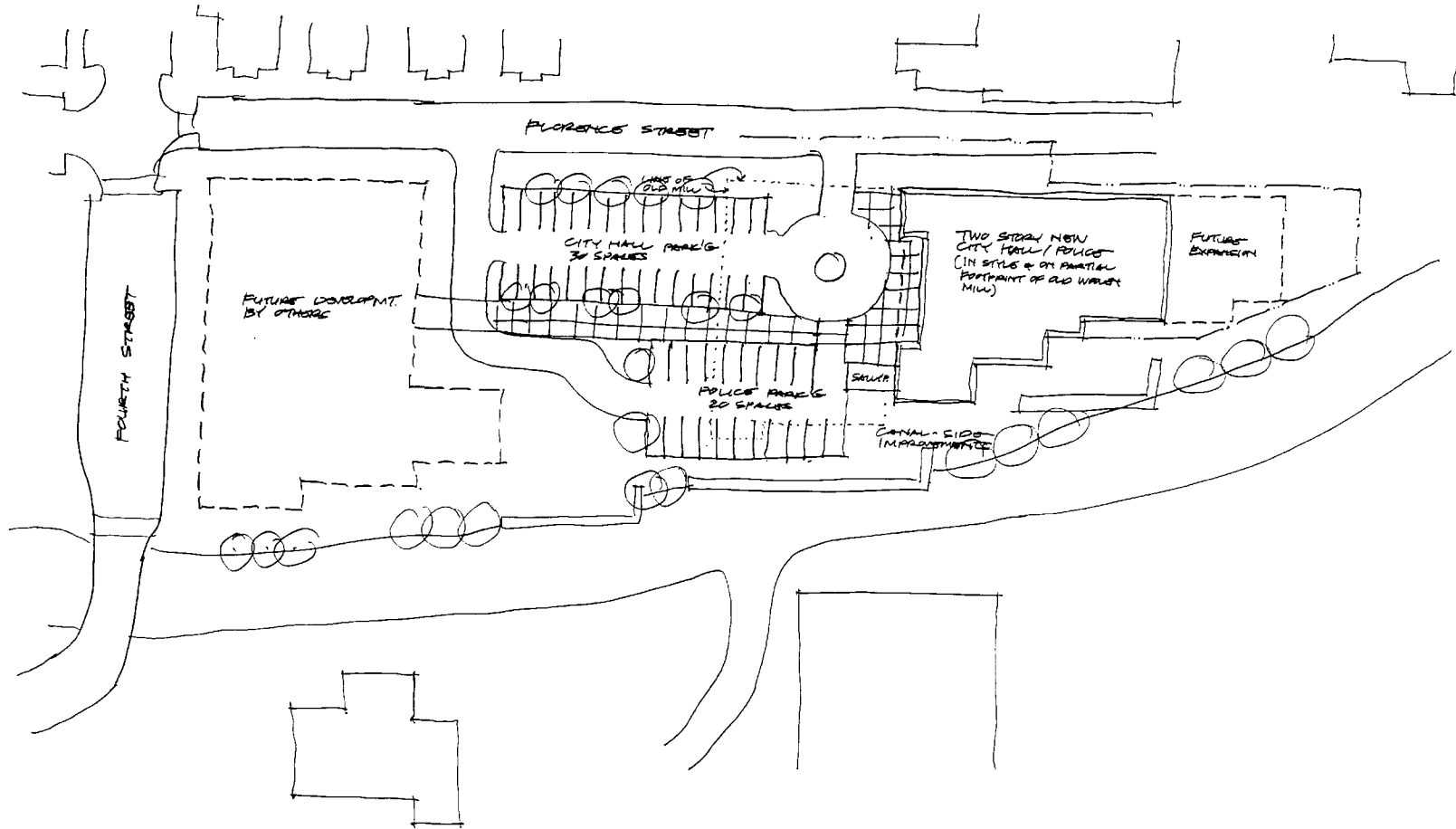
# Stayton Public Facilities Master Plan



**SITE 1A: OLD WOOLEN MILL - A**



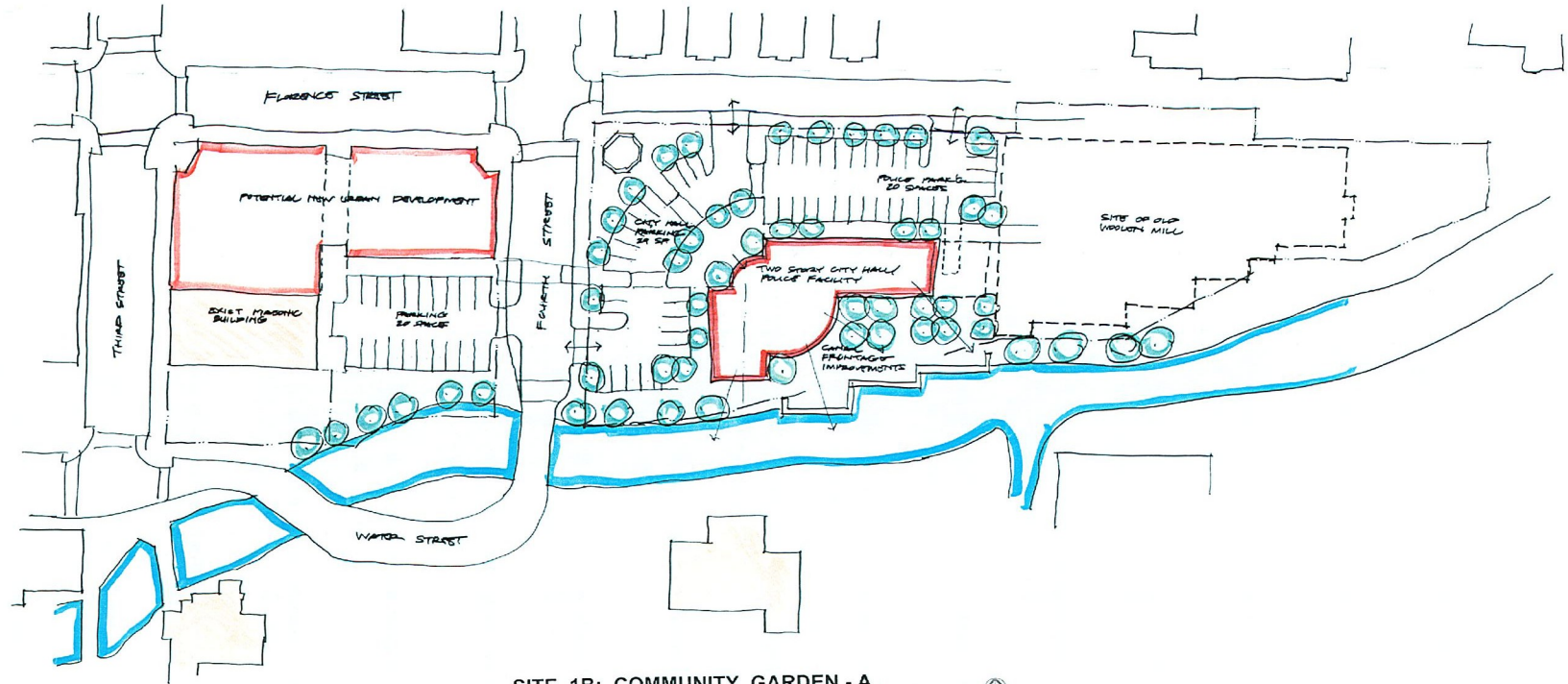
Stayton Public Facilities Master Plan



SITE 1A: OLD WOOLEN MILL - B

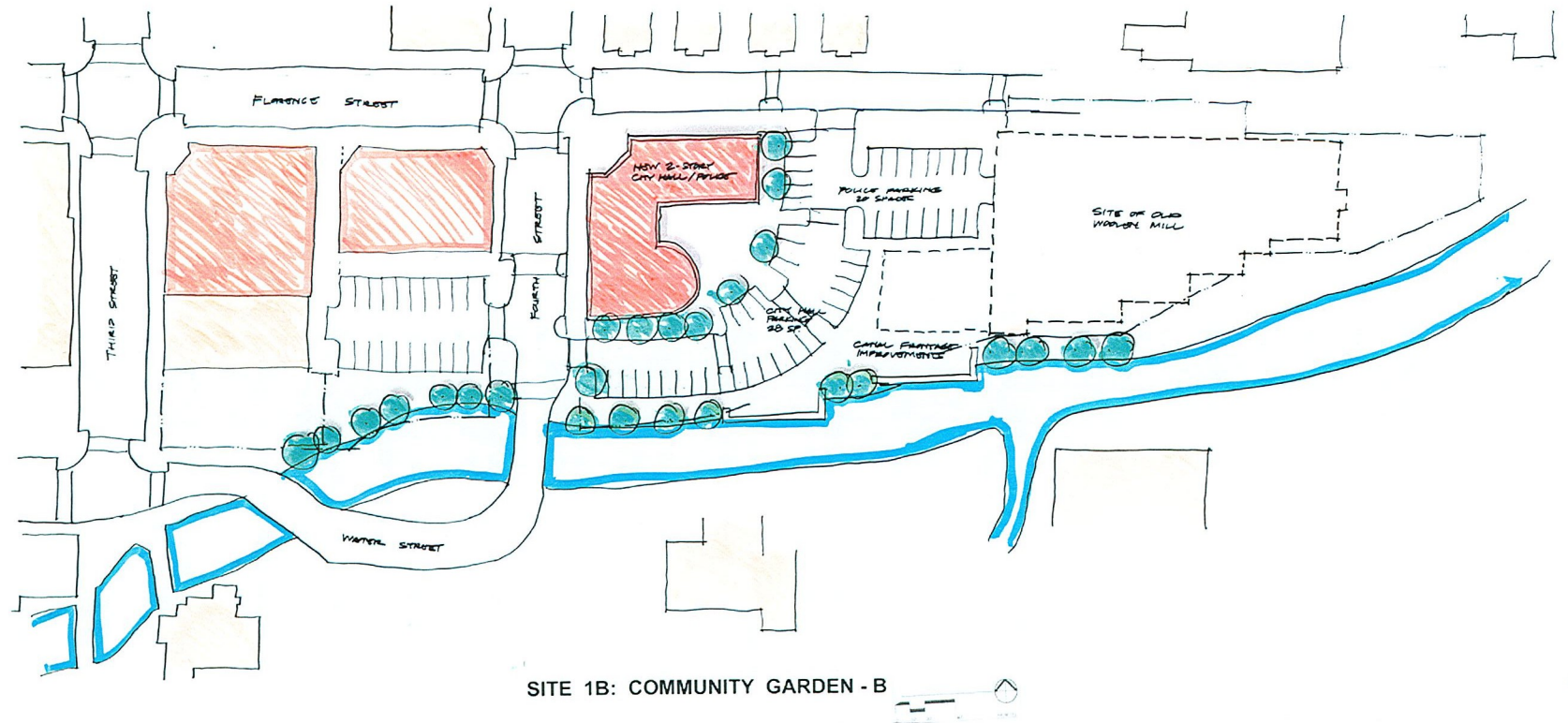


Stayton Public Facilities Master Plan



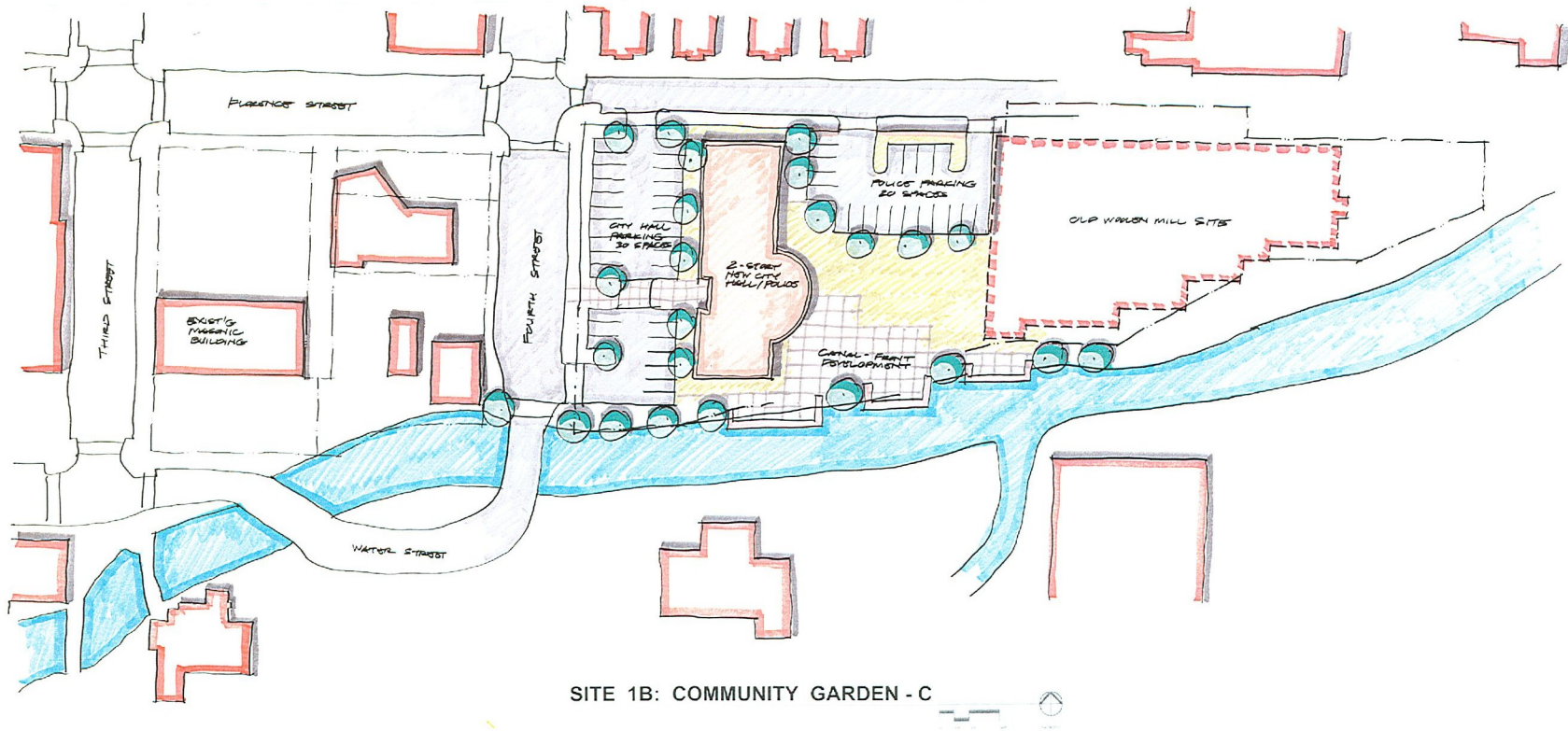
SITE 1B: COMMUNITY GARDEN - A

# Stayton Public Facilities Master Plan

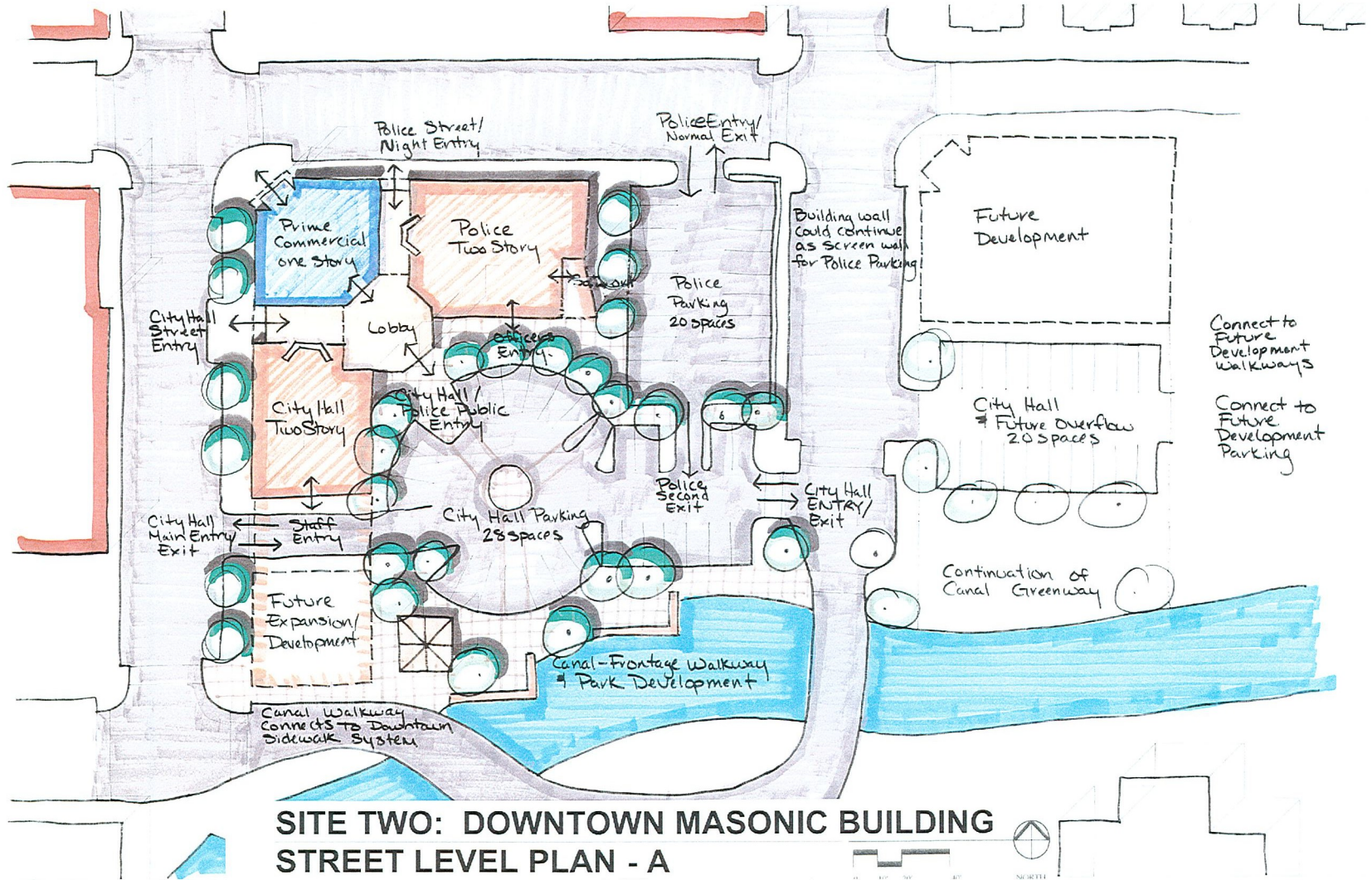


SITE 1B: COMMUNITY GARDEN - B

# Stayton Public Facilities Master Plan

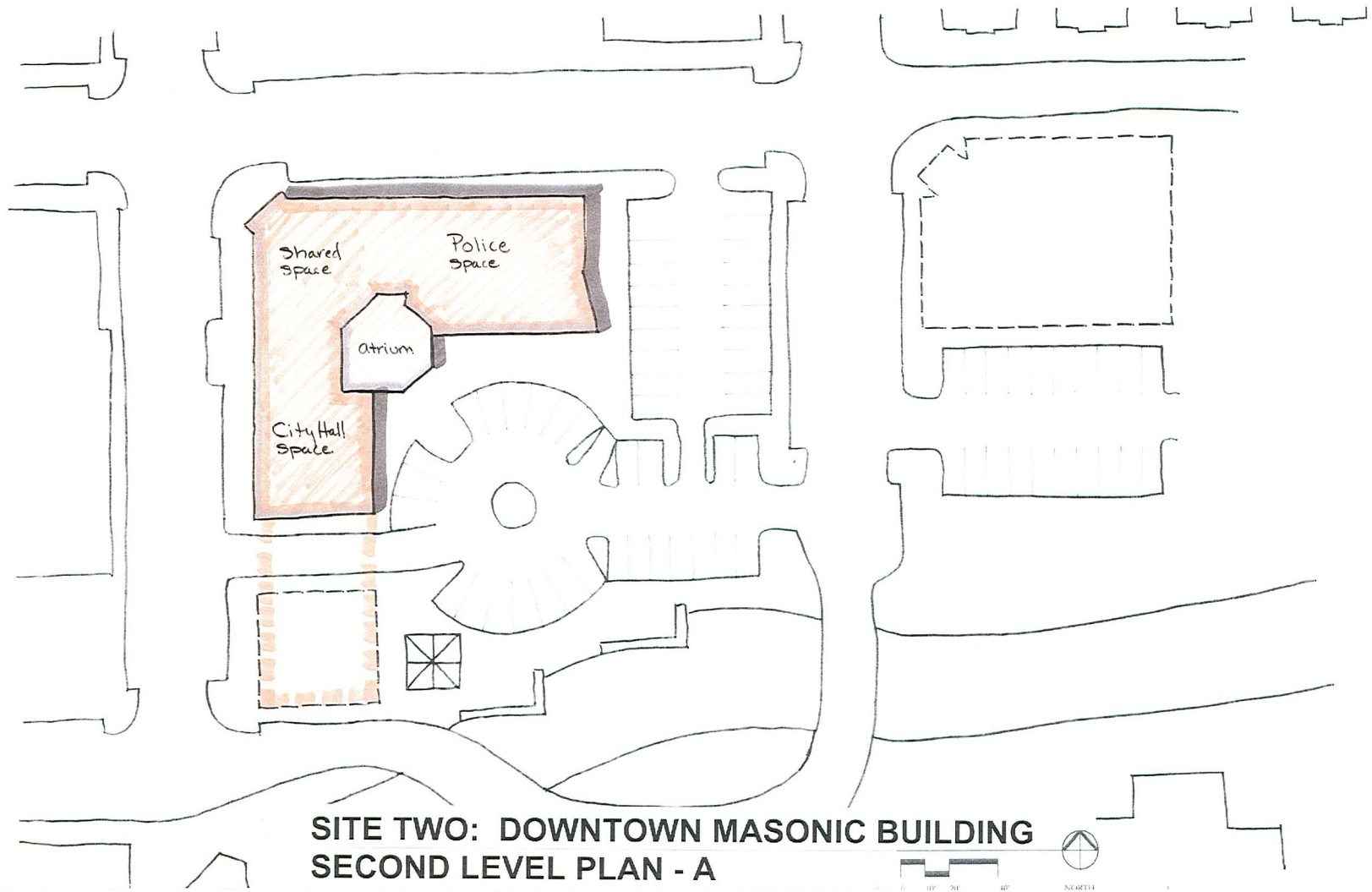


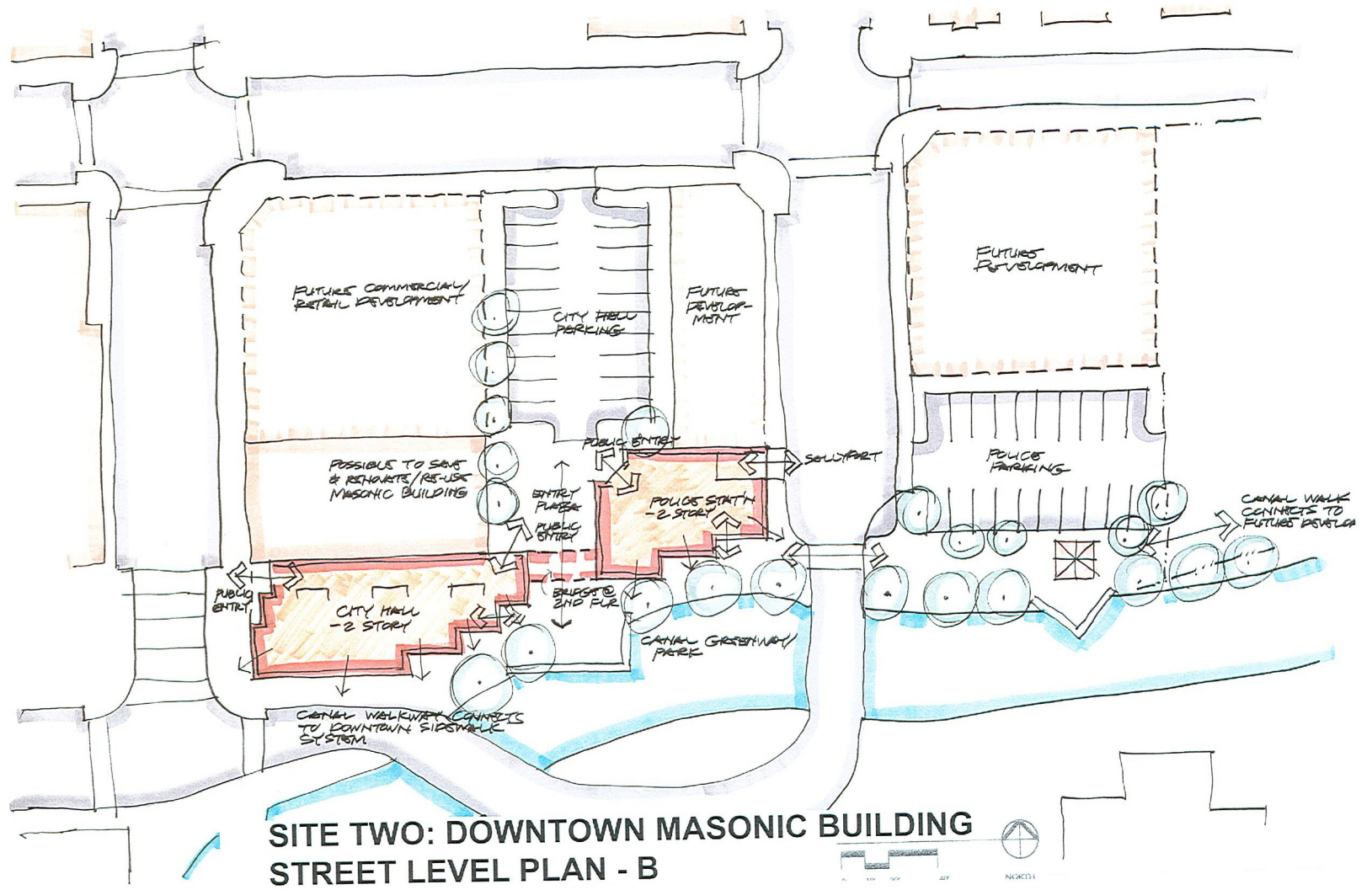
Stayton Public Facilities Master Plan



**SITE TWO: DOWNTOWN MASONIC BUILDING  
STREET LEVEL PLAN - A**

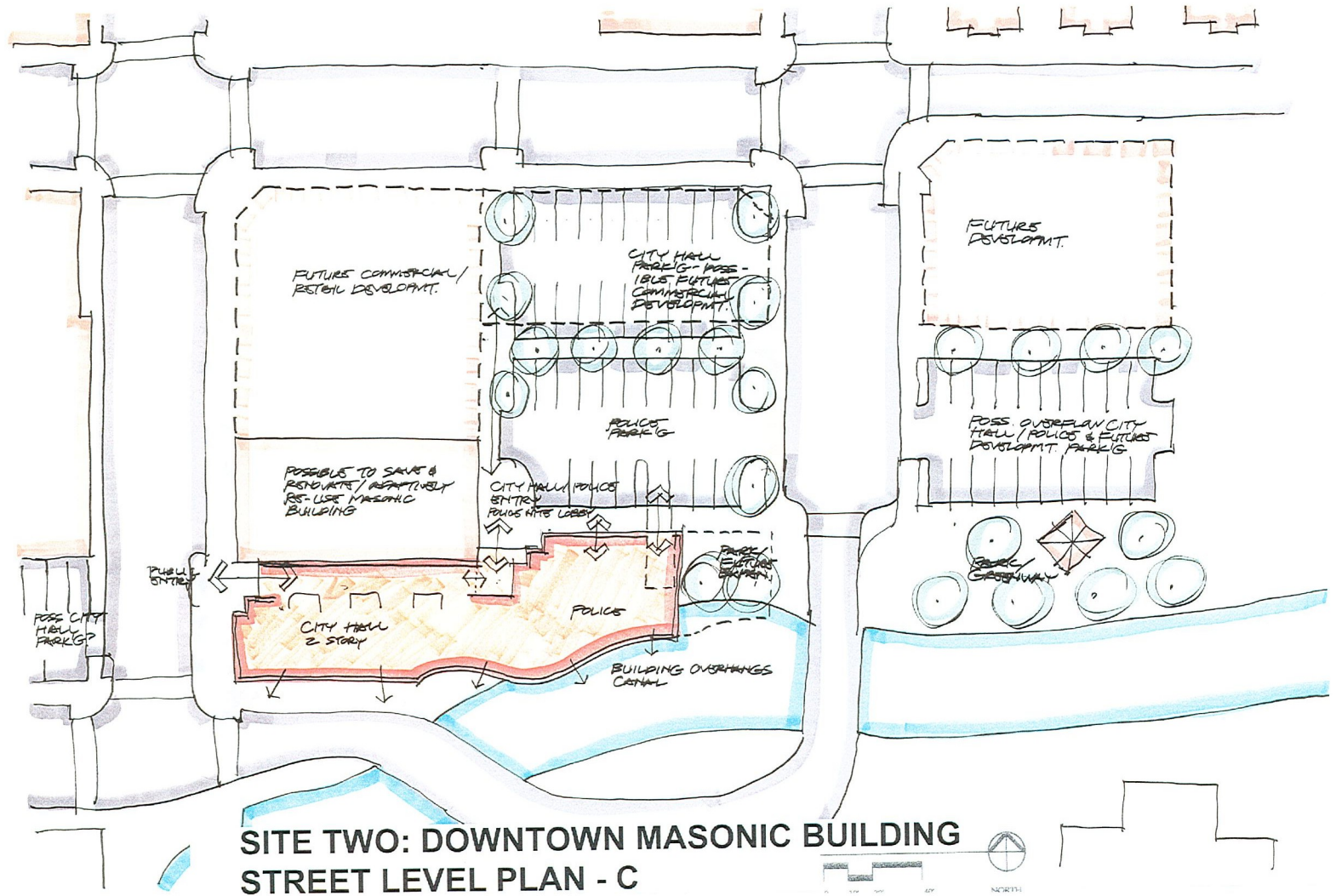




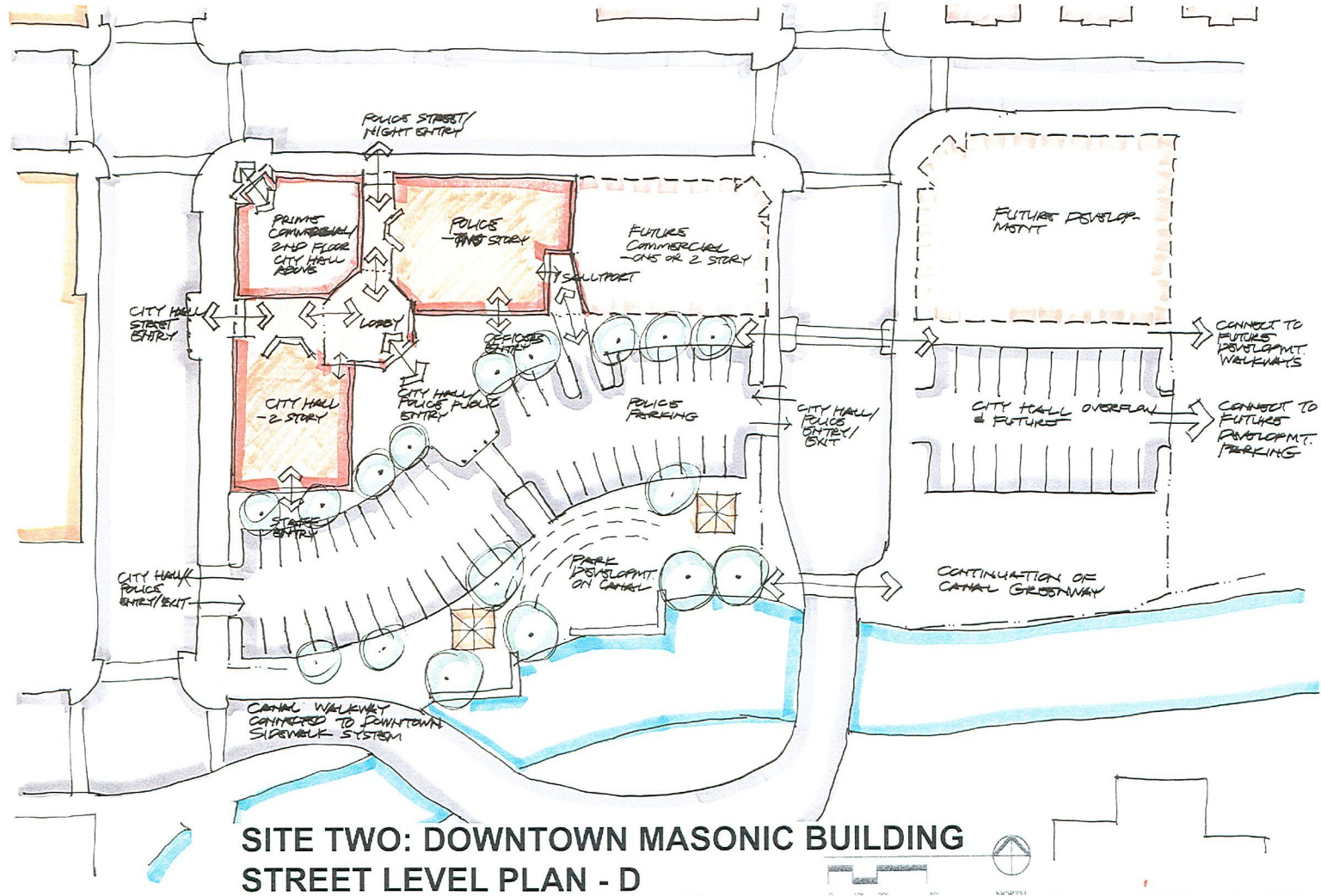


**SITE TWO: DOWNTOWN MASONIC BUILDING  
STREET LEVEL PLAN - B**

Stayton Public Facilities Master Plan

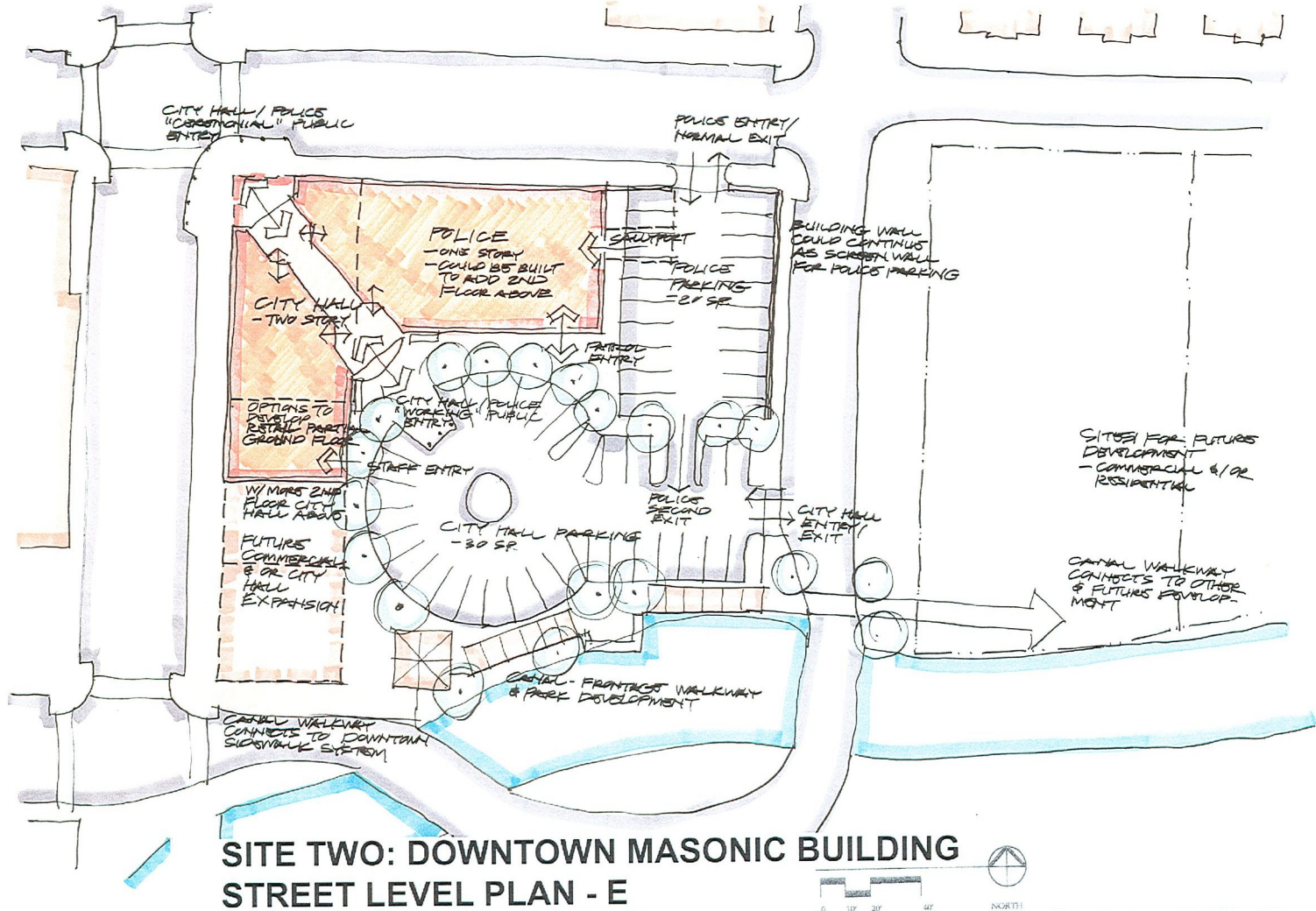


Stayton Public Facilities Master Plan



**SITE TWO: DOWNTOWN MASONIC BUILDING  
STREET LEVEL PLAN - D**

Stayton Public Facilities Master Plan



**SITE TWO: DOWNTOWN MASONIC BUILDING  
STREET LEVEL PLAN - E**



# Stayton Public Facilities Master Plan



Stayton Public Facilities Master Plan

<b>Site Requirements*</b>				
<b>Facility</b>	<b>Existing</b>	<b>Current Need**</b>	<b>2013***</b>	<b>2023***</b>
City Hall 1 Story	Street Parking, No On-Site Parking	18 Pkg spaces	20 Pkg spaces	30 Pkg spaces
		14,250 sf	16,060 sf	21,690 sf
City Hall 2 Stories	---	18 Pkg spaces	20 Pkg spaces	30 Pkg spaces
		11,265 sf	12,630 sf	17,745 sf
Police Station 1 Story	---	19 Pkg spaces	20 Pkg spaces	20 Pkg spaces
		13,050 sf	14,105 sf	14,755 sf
Police Station 2 Stories	15 Pkg spaces	19 Pkg spaces	20 Pkg spaces	20 Pkg spaces
		10,895 sf	11,655 sf	11,980 sf
City Hall/Police 1 Story	---	37 Pkg spaces	40 Pkg spaces	50 Pkg spaces
		27,300 sf	30,165 sf	36,445 sf
City Hall/Police 2 Stories	---	37 Pkg spaces	40 Pkg spaces	50 Pkg spaces
		22,160 sf	24,285 sf	29,725 sf
		<b>Population</b>		
	7,200		10,795	15,374
* Includes Building footprint, all vehicle parking & maneuvering, landscaping, walkways, etc.				
** Current Need and Site Requirements were developed through discussions with the TAC and database comparisons				
*** 10-Year Growth and 20-Year Growth is defined through comparisons and extrapolations of other cities. These needs were derived from Table 1.1 and the Architects Database of similar sized cities and facilities.				

**Table A.1**

# Stayton Public Facilities Master Plan

## City of Stayton Master Plan Project Areas

ITEM	AREA (SF)
<b>Masonic Site Areas</b>	
Building footprint	8,073
Parking areas	16,181
Driveway approach	720
Pedestrian deck	600
Pedestrian walkway	2,926
Gazebo	550
Landscaping	8,250
<b>SUBTOTAL:</b>	<b>37,500</b>
<b>Masonic Site: Building Areas</b>	
<b>Ground Floor</b>	
City Hall	1,652.50
Police	1,435.00
Sally Port	300.00
Retail	2,100.00
Lobby	1,000.00
Council Chambers	1,585.00
<b>Ground Floor Subtotal:</b>	<b>8,072.50</b>
<b>Second Floor</b>	
City Hall	3,652.50
Police	4,120.00
<b>Ground &amp; 2nd Floor Total:</b>	<b>15,845.00</b>
<b>Community Garden Site Areas</b>	
Building footprint	7,023
Parking areas	16,181
Driveway approach	720
Pedestrian deck	600
Pedestrian walkway	2,926
Gazebo	550
Landscaping	12,200
<b>SUBTOTAL:</b>	<b>40,200</b>

**Table A.2**



# Stayton Public Facilities Master Plan

## City of Stayton Master Plan Project Areas

	ITEM	AREA (SF)
<b>Community Garden Site: Building Areas</b>		
	<b>Ground Floor</b>	
	City Hall	1,652.50
	Police	1,435.00
	Sally Port	300.00
	Retail (none)	
	Lobby	1,000.00
	Council Chambers	1,585.00
	<b>Ground Floor Subtotal:</b>	<b>5,972.50</b>
	<b>Second Floor</b>	
	City Hall	3,652.50
	Police	4,120.00
	<b>SUBTOTAL:</b>	<b>13,745.00</b>
<b>Off-Site Improvements</b>		
	Public Works Shop	7,100.00
	Public Works Shop: Drive & Parking	12,500.00
	Community Ctr-Kitchen Remodel	340.00
	Community Center Remodel	5,800.00
	Community Center Expansion	4,000.00
	Memorial Pool Remodel	16,500.00
	Memorial Pool Expansion	2,000.00
	Public Library (no work)	
	<b>SUBTOTAL:</b>	<b>48,240.00</b>

Table A.2 continued

# Stayton Public Facilities Master Plan

## City of Stayton Master Plan Site 1B: Community Gardens Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Existing Conditions</b>						
	Building demolition	--- none ---				
<b>Site Development</b>						
* Site gross project area (including buildings): 40,200 SF						
* Building footprint (gross ground floor area): 7022.5 SF						
* Site developed area (Site gross less building footprint): 33,177 SF						
Police (20 spcs)	Paving, curbs, paint	excav-15"/rock-12"/AC-4"	5,260	SF	3.00	15,780
Police (11 spcs)	Paving, curbs, paint	excav-15"/rock-12"/AC-4"	3,477	SF	3.00	10,431
City Hall (28 spcs)	Paving, curbs, paint	excav-15"/rock-12"/AC-4"	7,444	SF	3.00	22,332
	Driveway approach	excav-13"/rock-6"/conc-7"	720	SF	6.50	4,680
East Wall @ Police	Masonry wall	dbl-wythe brick-6' ht	110	LF	330.00	36,300
Canal	Pedestrian deck	wood framed	600	SF	103.50	62,100
	Pedestrian walkway	excav-10"/rock-6"/conc-4"	2,926	SF	6.00	17,556
	Gazebo	wood framed w/roof	550	SF	138.00	75,900
	Signage	masonry/lettering	2	EA	6,000.00	12,000
	Landscaping	topsoil, plants, lawn	12,200	SF	4.03	49,166
	Trees	8'ht_Deciduous	20	EA	275.00	5,500
Hardscape areas	Site utilities	water/fire/storm/san/elec	16,181	SF	3.50	56,634
	Fences and gates	--- not included ---			N/A	
	Gas service	--- provided by others ---			N/A	
					<b>SUBTOTAL:</b>	368,379
					Contingency: 15.00%	55,257
					Inflation (to 2006): 6.00%	25,418
					<b>SUBTOTAL:</b>	449,054
	System Development Charges		1	LS	206,685.60	206,686
					<b>TOTAL</b>	655,740

Table A.3

**City of Stayton Master Plan  
Site 1B: Community Gardens  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Street Improvements</b>					
	Site utility connections	water/fire/storm/san/elec	5	EA	<i>5,000.00</i>	25,000
	Demolition	x_conc walkway	3,680	SF	<i>1.60</i>	5,888
	Pedestrian walkway	4" conc_broom finish	3,180	SF	<i>6.00</i>	19,080
	Pedestrian walkway	brick pavers	500	SF	<i>18.00</i>	9,000
	Curbs	cip_6" x 18"	460	LF	<i>14.00</i>	6,440
	Street paving	4" AC, full width	13,800	SF	<i>1.30</i>	17,940
	Streetscape features	benches/waste/bike/bollards	34	EA	<i>500.00</i>	17,000
					<b>SUBTOTAL:</b>	100,348
		Contingency:	15.00%			15,052
		Inflation (to 2006):	6.00%			6,924
					<b>TOTAL</b>	122,324

**Table A.3 continued**

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 1B: Community Gardens  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>City Hall / Police / Retail</b>						
* Building gross area, both floors: 13,745 SF						
* Building footprint (gross ground floor area): 7,022.5 SF						
<b>--- Ground Floor ---</b>						
City Hall		shell space	1,652.5	SF	110.00	181,775
		tenant improvements	1,652.5	SF	60.00	99,150
Police		shell space	1,435.0	SF	110.00	157,850
		tenant improvements	1,435.0	SF	60.00	86,100
Sally Port		shell space	300.0	SF	75.00	22,500
		tenant improvements	300.0	SF	30.00	9,000
Retail		--- none ---				
Lobby		shell space	1,000.0	SF	200.00	200,000
		tenant improvements	1,000.0	SF	20.00	20,000
Council Chambers		shell space	1,585.0	SF	110.00	174,350
		tenant improvements	1,585.0	SF	90.00	142,650
<b>--- Second Floor ---</b>						
City Hall		shell space	3,652.5	SF	110.00	401,775
		tenant improvements	3,652.5	SF	60.00	219,150
Police		shell space	4,120.0	SF	110.00	453,200
		tenant improvements	4,120.0	SF	60.00	247,200
					<b>SUBTOTAL:</b>	2,414,700
Contingency:					15.00%	362,205
Inflation (to 2006):					6.00%	166,614
					<b>TOTAL</b>	2,943,519

Table A.3 continued

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 1B: Community Gardens  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	S/UNIT	TOTAL \$
	<b>Construction Cost</b>					3,514,897
	<b>System Development Charges</b>					206,686
	<b>Land Acquisition</b>					60,000
<b>CONSTRUCTION, SDC AND LAND ACQUISITION TOTAL:</b>						<b>3,781,583</b>
	<b>Indirect Costs</b>					
	%of construction cost estimate after contingency and inflation	A/E Fees:	9.00%			316,341
		Plan Checking and Permits:	1.50%			52,723
		Construction Testing:	0.33%			11,599
		Furniture**:	10.00%			294,352
		Printing:	0.33%			11,599
		Public Art	1.00%			35,149
		Site Survey and Geotech Report				20,000
	** of building direct construction costs excluding site development and street improvements				<b>TOTAL</b>	<b>741,763</b>
<b>TOTAL PROJECT COST (Incl. Const., Land Acquisition, and Indirect Costs):</b>						<b>4,523,345</b>
<b>NOTES:</b>						
Each \$/Unit includes general contractor's markups (General Requirements, Profit, and Overhead).						
Building areas are based on needs for the year 2023						
<b>EXCLUSIONS:</b>						
Utility hookup charges, other city associated costs if any						
hazardous materials abatement, traffic lights.						

Table A.3 continued

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 2: Masonic Site  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Existing Conditions</b>					
	Masonic Hall	demo_2-story_cmu	4,850	SF	<i>3.57</i>	17,315
	Retail building	demo_1-story_wood framed	3,800	SF	<i>2.53</i>	9,614
	Feed storage	demo_3-story_wood framed	800	SF	<i>4.60</i>	3,680
	Warehouse	demo_1-story_wood framed	1,350	SF	<i>2.53</i>	3,416
	Sitework	demo_asphalt/slabs/curbs	12,600	SF	<i>0.50</i>	6,300
					<b>SUBTOTAL:</b>	40,324
		Contingency:	15.00%			6,049
		Inflation (to 2006):	6.00%			2,782
					<b>TOTAL</b>	49,155

**Table A.4**

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 2: Masonic Site  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Site Development</b>						
		* Site gross project area (including buildings): 37,300 SF				
		* Building footprint (gross ground floor area): 8,072.5 SF				
		* Site developed area (Site gross less building footprint): 29,227 SF				
Police (20 spcs)	Paving, curbs, paint	excav-15"/rock-12"/AC-4"	5,260	SF	3.00	15,780
Police (11 spcs)	Paving, curbs, paint	excav-15"/rock-12"/AC-4"	3,477	SF	3.00	10,431
City Hall (28 spcs)	Paving, curbs, paint	excav-15"/rock-12"/AC-4"	7,444	SF	3.00	22,332
	Driveway approach	excav-13"/rock-6"/conc-7"	720	SF	6.50	4,680
East Wall @ Police	Masonry wall	dbl-wythe brick-6' ht	110	LF	330.00	36,300
Canal	Pedestrian deck	wood framed	600	SF	103.50	62,100
	Pedestrian walkway	excav-10"/rock-6"/conc-4"	2,926	SF	6.00	17,556
	Gazebo	wood framed w/roof	550	SF	138.00	75,900
	Signage	masonry/lettering	2	EA	6,000.00	12,000
	Landscaping	topsoil, plants, lawn	8,250	SF	4.03	33,248
	Trees	8'ht_Deciduous	20	EA	275.00	5,500
Hardscape areas	Site utilities	water/fire/storm/san/elec	16,181	SF	3.50	56,634
	Fences and gates	--- not included ---			N/A	
	Gas service	--- provided by others ---			N/A	
<b>SUBTOTAL:</b>						352,460
Contingency: 15.00%						52,869
Inflation (to 2006): 6.00%						24,320
<b>TOTAL</b>						429,649
System Development Charges				1	LS	135,293.60
<b>TOTAL</b>						564,942

Table A.4 continued

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 2: Masonic Site  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Street Improvements</b>					
	Site utility connections	water/fire/storm/san/elec	5	EA	<i>5,000.00</i>	25,000
	Demolition	x_conc walkway	3,200	SF	<i>1.60</i>	5,120
	Pedestrian walkway	4" conc_broom finish	2,700	SF	<i>6.00</i>	16,200
	Pedestrian walkway	brick pavers	500	SF	<i>18.00</i>	9,000
	Curbs	cip_6" x 18"	400	LF	<i>14.00</i>	5,600
	Street paving	patch @ utilities/sidewalks	1,400	SF	<i>2.50</i>	3,500
	Streetscape features	benches/waste/bike/bollards	34	EA	<i>500.00</i>	17,000
					<b>SUBTOTAL:</b>	<b>81,420</b>
		Contingency:	15.00%			12,213
		Inflation (to 2006):	6.00%			5,618
					<b>TOTAL</b>	<b>99,251</b>

Table A.4 continued



Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 2: Masonic Site  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>City Hall / Police / Retail</b>						
		* Building gross area, both floors: 15,845 SF				
		* Building footprint (gross ground floor area): 8,072.5 SF				
<b>--- Ground Floor ---</b>						
City Hall		shell space	1,652.5	SF	110.00	181,775
		tenant improvements	1,652.5	SF	60.00	99,150
Police		shell space	1,435.0	SF	110.00	157,850
		tenant improvements	1,435.0	SF	60.00	86,100
Sally Port		shell space	300.0	SF	75.00	22,500
		tenant improvements	300.0	SF	30.00	9,000
Retail		shell space	2,100.0	SF	110.00	231,000
		tenant improvements (none)	2,100.0	SF	N/A	
Lobby		shell space	1,000.0	SF	200.00	200,000
		tenant improvements	1,000.0	SF	20.00	20,000
Council Chambers		shell space	1,585.0	SF	110.00	174,350
		tenant improvements	1,585.0	SF	90.00	142,650
<b>--- Second Floor ---</b>						
City Hall		shell space	3,652.5	SF	110.00	401,775
		tenant improvements	3,652.5	SF	60.00	219,150
Police		shell space	4,120.0	SF	110.00	453,200
		tenant improvements	4,120.0	SF	60.00	247,200
					<b>SUBTOTAL:</b>	2,645,700
			Contingency:	15.00%		396,855
			Inflation (to 2006):	6.00%		182,553
					<b>TOTAL</b>	<b>3,225,108</b>

Table A.4 continued

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Site 2: Masonic Site  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	S/UNIT	TOTAL \$
	<b>Construction Cost</b>					3,803,163
	<b>System Development Charges</b>					564,942
	<b>Land Acquisition</b>					630,593
<b>CONSTRUCTION, SDC AND LAND ACQUISITION TOTAL:</b>						<b>4,998,698</b>
	<b>Indirect Costs</b>					
	%of construction cost estimate after contingency and inflation	A/E Fees:	9.00%			342,285
		Plan Checking and Permits:	1.50%			57,047
		Construction Testing:	0.33%			12,550
		Furniture**	10.00%			290,260
		Printing:	0.33%			12,550
		Public Art	1.00%			38,032
		Site Survey and Geotech Report				20,000
	** of building direct construction costs excluding site development and street improvements	<b>TOTAL</b>				<b>772,724</b>
<b>TOTAL PROJECT COST (Incl. Const., Land Acquisition, and Indirect Costs):</b>						<b>5,771,422</b>
<b>NOTES:</b>						
Each \$/Unit includes general contractor's markups (General Requirements, Profit, and Overhead). Building areas are based on needs for the year 2023						
<b>EXCLUSIONS:</b>						
Utility hookup charges, other city associated costs if any, hazardous materials abatement, traffic lights.						

Table A.4 continued

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Off-Site Development  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Off-Site Improvements</b>					
	Public Works Shop	shell space	7,100.0	SF	60.00	426,000
		tenant improvements	7,100.0	SF	25.00	177,500
		fixed shop equipment	7,100.0	SF	12.00	85,200
		site development	12,500.0	SF	6.30	78,750
		system development chgs	1.0	LS	21,196.35	21,196
					<b>SUBTOTAL:</b>	788,646
		Contingency:	15.00%			118,297
		Inflation (to 2006):	6.00%			54,417
					<b>TOTAL:</b>	961,360
	<b>Off-Site Improvements</b>					
	Community Center	interior kitchen improvements	340.0	SF	190.00	64,600
		misc interior improvements	5,800.0	SF	45.00	261,000
		building expansion	4,000.0	SF	140.00	560,000
		system development chgs	1.0	LS	16,562.88	16,563
					<b>SUBTOTAL:</b>	902,163
		Contingency:	15.00%			135,324
		Inflation (to 2006):	6.00%			62,249
					<b>TOTAL:</b>	1,099,737

Table A.5

Stayton Public Facilities Master Plan

**City of Stayton Master Plan  
Off-Site Development  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Off-Site Improvements</b>					
	Memorial Swimming Pool	upgrade existing mechanical	16,500.0	SF	6.50	107,250
		building expansion	2,000.0	SF	180.00	360,000
		system development chgs	1.0	LS	8,281.44	8,281
					<b>SUBTOTAL:</b>	475,531
		Contingency:	15.00%			71,330
		Inflation (to 2006):	6.00%			32,812
					<b>TOTAL:</b>	579,673
					<b>CONSTRUCTION TOTAL:</b>	2,640,769
<b>NOTES:</b>						
Each \$/Unit includes general contractor's markups (General Requirements, Profit, and Overhead).						
Building areas are based on needs for the year 2023						
<b>EXCLUSIONS:</b>						
Design fees, permit fees, utility hookup charges, land purchase testing, hazardous materials abatement, traffic lights.						

**Table A.5 continued**

YOUR COMMUNITY. YOUR NEWS. SINCE 1894

AUMSVILLE ARTIST/8A

# The Stayton Mail

Serving Stayton, Sublimity, Turner, Aumsville, Scio, Lyons, Mehama, Gates, Mill City and the Santiam Canyon

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EAST VALLEY NEWSPAPERS 50¢



## Economic forecast gets sunnier for Stayton

### Councilors look to new City Hall

By Teresa Williams  
Staff writer

STAYTON – The City Council is looking at a new plan for a future City Hall and police department building.

After its last meeting with architect Mark Seder, the council rejected a plan to create a campus at the community center

site on First Avenue, saying City Hall should stay in the downtown area.

Monday night, the council agreed to include two plans in the draft public facilities master plan. The process, which will include opportunity for public comment, is just beginning.

One option is to build on the corner of Third Avenue and Florence Street, where the Oddfellows Hall, a city parking lot and a few small businesses now sit.

Another is a plan the council suggested, at Fourth and Florence.



Artist rendering of a proposed Stayton City Hall

The site would run from the existing community garden to the west edge of the old Paris Woolen Mill site.

The council also asked city staff to consider the mill site, but Public Works Director Mike Faught said the site was impractical for the police department because it only has one access.

Based on real market value, demolition and construction costs, the site at Fourth and Florence would be about \$500,000 cheaper than the one on Third.

Faught said the Third Avenue site should not be ruled out because of its connection with the downtown area.

The mill site has no demoli-

tion costs and only one owner, but the city would have to improve the street.

The council agreed that condemning property would be a last resort.

Seder said a new building already is necessary. He estimates that City Hall should have more than 6,000 square feet, but it has less than 2,000, not including space it rents for the public works and planning departments. With the police department, he thinks the city needs 10,300 square feet now, and 17,000 in 20 years.

Both plans have at least that much and room for expansion, he said.

**STAYTON PUBLIC FACILITIES SURVEY RESULTS**

**Based on the results of 15 returned surveys.**

**City Hall – 362 North Third Ave**

How often would you say you use the City Hall facilities?

- Daily 2
- Monthly 8**
- Yearly 1
- Never 4

Does City Hall appear to provide an adequate environment for its staff?

- Always 2
- Sometimes 5**
- Never 2
- Don't Know 6**

Does City Hall provide an adequate environment for the public?

- Always 3
- Sometimes 7**
- Never 0
- Don't Know 5

## Stayton Public Facilities Master Plan

Which of the following changes should be provided for the City Hall facilities?

- Renovate the existing facility 1
- Expand the existing facility 2
- Consolidate into a new facility 5**
- No opinion 7**

Where is the best location for the City Hall facilities?

- Its current location 6**
- Moved within the downtown area 6**
- Moved outside the downtown area 1
- No opinion 2

Does the City Hall have convenient parking available?

- Yes 5**
- No 4
- Sometimes 5**
- No opinion 1

### Star Cinema – Adjacent to City Hall

1. How often would you say you use the Star Cinema?

- Daily 0
- Weekly 0
- Monthly 10**
- Yearly 2
- Never 3

## Stayton Public Facilities Master Plan

Does the Star Cinema have convenient parking available?

- Yes 4
- No 5**
- Sometimes 5**
- No opinion 1

### **Police Department – 386 North Third Ave**

How often would you say you use the Police Department?

- Daily 0
- Monthly 4
- Yearly 6**
- Never 5

Do the Police Department facilities appear to provide an adequate environment for its staff?

- Always 1
- Sometimes 4**
- Never 4**
- Don't Know 6**

Do the Police Department facilities provide an adequate environment for the public?

- Always 0
- Sometimes 6**
- Never 4
- Don't Know 5



## Stayton Public Facilities Master Plan

Which of the following changes should be provided for the Police Department facilities?

- Renovate the existing facility 1
- Expand the existing facility 3
- Consolidate into a new facility 6**
- No opinion 5

Where is the best location for the Police Department facilities?

- Its current location 2
- Moved within the downtown area 6**
- Moved outside the downtown area 3
- No opinion 4

Does the Police Department have convenient parking available?

- Yes 2
- No 6**
- Sometimes 5
- No opinion 2

### **Public Works and Planning Administration Office – 311 North Third Ave**

How often would you say you visit the Public Works and Planning Administration office facilities?

- Daily 1
- Monthly 6**
- Yearly 5
- Never 3

## Stayton Public Facilities Master Plan

Do the Public Works and Planning Administration office facilities provide an adequate environment for its staff?

- Always 2
- Sometimes 6**
- Never 1
- Don't Know 6**

Do the Public Works and Planning Administration office facilities provide an adequate environment for the public?

- Always 1
- Sometimes 9**
- Never 0
- Don't Know 5

Which of the following changes should be provided for the Public Works and Planning Administration office facilities?

- Renovate the existing facility 1
- Expand the existing facility 1
- Consolidate into a new facility 7**
- No opinion 6

Where is the best location for the Public Works and Planning Administration office facilities?

- Its current location 4
- Moved within the downtown area 6**
- Moved outside the downtown area 1
- No opinion 4

Does the Public Works and Planning Administration office have convenient parking available?

- Yes 2
- No 6**
- Sometimes 4
- No opinion 3

**City Shops – North First St**

How often would you say you visit the City Shops?

- Daily 0
- Monthly 1
- Yearly 2
- Never 12**

Where is the best location for the City Shops facilities?

- Its current location 6**
- Moved within the downtown area 0
- Moved outside the downtown area 4
- No opinion 5

**Community Center – 400 West Virginia St**

How often would you say you use the Community Center?

- Daily 0
- Monthly 4
- Yearly 9**
- Never 2

Do the Community Center facilities provide an adequate environment for its staff?

- Always 5**
- Sometimes 4
- Never 0
- Don't Know 6**

## Stayton Public Facilities Master Plan

Do the Community Center facilities provide an adequate environment for the public?

- Always 6
- Sometimes 7**
- Never 0
- Don't Know 2

Which of the following changes should be provided for the Community Center facilities?

- Renovate the existing facility 7**
- Expand the existing facility 2
- Consolidate into a new facility 2
- No opinion 4

Where is the best location for the Community Center facilities?

- Its current location 13**
- Moved within the downtown area 1
- Moved outside the downtown area 0
- No opinion 1

Does the Community Center have convenient parking available?

- Yes 14**
- No 0
- Sometimes 0
- No opinion 1

**Stayton Family Memorial Pool – 400 West Virginia St**

How often would you say you use the Memorial Pool?

- Daily 2
- Monthly 1
- Yearly 7**
- Never 5

Do the Memorial Pool facilities provide an adequate environment for its staff?

- Always 4**
- Sometimes 2
- Never 0
- Don't Know 9**

Do the Memorial Pool facilities provide an adequate environment for the public?

- Always 5**
- Sometimes 3
- Never 1
- Don't Know 6**

Which of the following changes should be provided for the Memorial Pool facilities?

- Renovate the existing facility 3**
- Expand the existing facility 2
- Consolidate into a new facility 0
- No opinion 10**

## Stayton Public Facilities Master Plan

Does the Memorial Pool have convenient parking available?

- Yes 14**
- No 0
- Sometimes 0
- No opinion 1

### **Stayton Public Library – 400 West Virginia St**

How often would you say you use the Public Library?

- Daily 3
- Monthly 8**
- Yearly 2
- Never 2

Do the Public Library facilities provide an adequate environment for its staff?

- Always 2
- Sometimes 4**
- Never 4**
- Don't Know 5**

Do the Public Library facilities provide an adequate environment for the public?

- Always 3
- Sometimes 8**
- Never 2
- Don't Know 2

## Stayton Public Facilities Master Plan

Which of the following changes should be provided for the Public Library facilities?

- Renovate the existing facility 0
- Expand the existing facility 11**
- Consolidate into a new facility 0
- No opinion 4

Does the Public Library have convenient parking available?

- Yes 13**
- No 0
- Sometimes 1
- No opinion 1

### **Additional Comments**

Important to keep city staff downtown, not only do employees use restaurants and other businesses, but public comes downtown to use city services then is there to use businesses. This is tremendously important to help rejuvenate the downtown, especially with access to the riverfront park through downtown. There are many pieces to this puzzle and the city facilities are one of the important pieces to make the downtown viable. Many people do not realize the statement made when a city hall moves from the core area. City Hall, Police, Planning and Public Works should be in one spot for public and staff convenience and safety.

Leave Community Center and Pool as is

Move Police possibly to lower 2nd Ave (with access to 1<sup>st</sup> Ave), consider renovating former Stayton Mail building and/or moving St. Mary's Convent to Water & 2<sup>nd</sup> Corner

No change to Public Works and Planning Admin offices

Expand Community Center, more space is often needed for events, renovate, clean and fix drapes

## Stayton Public Facilities Master Plan

Expand Community Center, more space is often needed for events, renovate, clean and fix drapes

Renovate existing downtown building to consolidate and expand facilities for city services

City Hall and Police Dept are unattractive. Community Center could be improved. Library is lovely, but too small. An idea would be to build a new community center and change to existing property into a City Hall, PW and Police Dept.

Changes to City Hall, Police Dept, PW and Planning - whatever works but based on need and current facilities, either in current location or moved within downtown area

Changes to Community Center – whatever works best based on needs and current circumstances at its current location

Maintain the Community Center and Pool as is

On most of these questions a “No changes needed,” for example, box could be used instead of “No Opinion.” No opinion makes it seem like you don’t care when maybe you choose it because you don’t like the other choices.

City Hall has convenient parking for the public at this time but not for its staff.

Community Center kitchen is very poorly set up

No change to Community Center

I think the Pool, Community Center, and Library are very nice facilities. I can’t imagine changing them.

Consolidate everything but Public Works Shops into location adjacent to Community Center. Move Public Works Shops to more remote location, less visibility.

City Hall & Police Dept facilities need space!



## Stayton Public Facilities Master Plan

Move Public Works and Planning Admin office anywhere.

Library is cramped.

If you don't have vision for the future, then you do not have hopes and dreams for our community. Hopes and dreams lead to goals with direction. We need these guidelines in our hearts and minds in order to look to the future and create a prosperous "growing community." We may not have the money, but we have the dreams! (and that's how it starts!) Our downtown facility (Police – City Hall, etc.) is cramped for employees and the public. We need to take a look realistically at the space or lack of space issue now. It doesn't hurt to evaluate the present and project the future needs.

28 June 2006

ADDENDUM #1

Mr. Mike Faught, Public Works Director  
City of Stayton, 362 North Third Avenue  
Stayton, Oregon 97383

Dear Mr. Faught,

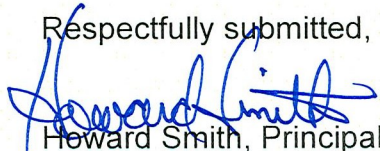
As per your request, the Public Facilities Master Plan brochure that was developed by Seder Architects pc has been reviewed in detail and the sites under consideration have been personally visited and evaluated. Their brochure is extremely well presented with a quality in format and content that is commendable.

The comments in the following pages have been generated from a combination of personal reactions, perceived impacts on departmental functions and the community, plus revised cost estimates that we believe to more representative of Willamette Valley construction.

<u>INDEX TO THE ADDENDUM</u>	<u>PAGE(S)</u>
* HS/Architect's Review Comments	p. 81
* Projected Space Needs (City Hall)	pp. 83 - 89
* Projected Space Needs (Police Dept)	pp. 90 - 95
* Alternate Site 1-B Scheme	pp. 97 - 101
* Cost Projections and Comparisons	pp. 102, 103
* Alternate Summary and Recommendation	p. 105

Prior to being approached for this review, HSArch had independently developed an alternate solution for Site 1B, appended herein only as one more thought for consideration. Care has been taken to assess this new option equally with the others, consciously avoiding bias and employing our best judgment of the "best option" to serve the City of Stayton.

Respectfully submitted,

  
Howard Smith, Principal, HSArch

## **HS/ARCHITECT'S THOUGHTS AND REVIEW COMMENTS**

The Public Facilities Master Plan has been reviewed in detail; the referenced sites have personally visited and evaluated (except for the Public Works component); and overview sessions have been held with city representatives. Following is a critique of the Master Plan's Sections, generated through the consideration of (and the results from) the specifics of the report.

### **SECTION 1 -**

#### **Process**

The brochure is an excellent presentation of the efforts to date, demonstrating a working knowledge of other facilities with similar needs, a consideration of both likes and dislikes, and identification of the specific elements to be included in the Public Facilities Master Plan.

### **SECTION 2 -**

#### **Recommendations**

The brochure has been reviewed and independent interviews with city representatives have been conducted; verifying equipment, furnishings, desired adjacencies and overall operations. Once assessed and assembled, the square foot needs were projected (pages 83 through 95).

An alternate sketch proposal for The Community Garden is included as a second option, with a site plan, floor plans, and a perspective sketch developed (pages 97 through 101). Although proposed prior to HSArch's knowledge of Seder Architects' work, a similarity between their Scheme A (see page 41) and these sketches can be seen, although their scheme was not carried further.

### **SECTION 3 -**

#### **Implementation**

Revised cost estimates are proposed herein to more closely align with past experiences in similar Mid-Willamette Valley construction projects (pages 102 and 103). The dollars listed anticipate competitive bidding by qualified contractors and full compliance with the Davis-Bacon Act.

### **SECTION 4 -**

#### **Summary**

HSArch concurs with the report's identification of The Community Garden and Masonic Building Block as the two primary sites for both the City Hall and Police Department. However, we do not support the final recommendations and offer an alternate summary.

#### **ADDED**

### **SECTION 5 -**

#### **Alternate Summary**

*A second summary (page 105) expands on the plusses and minuses of the two sites and generates an alternate recommendation.*

28 June 2006

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City of Stayton, 362 North Third Avenue  
Stayton, Oregon 97383

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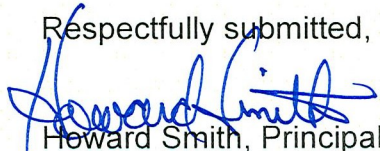
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Howard Smith, Principal, HSArch



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### **SECTION 3 -**

#### **Implementation**

Revised cost estimates are proposed herein to more closely align with past experiences in similar Mid-Willamette Valley construction projects (pages 102 and 103). The dollars listed anticipate competitive bidding by qualified contractors and full compliance with the Davis-Bacon Act.

### **SECTION 4 -**

#### **Summary**

HSArch concurs with the report's identification of The Community Garden and Masonic Building Block as the two primary sites for both the City Hall and Police Department. However, we do not support the final recommendations and offer an alternate summary.

#### **ADDED**

### **SECTION 5 -**

#### **Alternate Summary**

*A second summary (page 105) expands on the plusses and minuses of the two sites and generates an alternate recommendation.*



# PROJECTED STAYTON CITY HALL SPACE NEEDS

PROGRAMMING: Meeting to Identify needs, furnishings, and equipment to be housed in a new facility (room by room), with a 20-year growth projected. General design standards were voiced, including the need for acoustical separation between rooms and areas.

IN ATTENDANCE: Chris Childs (Administrator), Don Hudson (Finance), Rebecca Petersen (Recorder), Mike Faught (Public Works), Steve Goeckritz (Planning), Howard Smith (HSArch).

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## ENTRANCE LOBBY

### Furniture/Equipment

*Windbreak Vestibule*

*Reception Counters (one for each Department)*

*Waiting – 4 chairs - information kiosk or wall display.*

## TWO-STORY ELEVATOR

*Elevator Equipment Room.*

## AREAS OF RESCUE ASSISTANCE

*Two (2) required, each adjacent to a stairway.*

## CITY ADMINISTRATOR

### **Administrator's Office**

#### Furniture/Equipment

*Rectangular desk (approx 6'-0" x 3'-0"), with desk chair.*

*Round free-standing table, with 4 chairs (comfortably), 6 when crowded.*

*Credenza with shelves & cupboards above (existing, relocated).*

*Two 2-drawer files, plus one 4-drawer file in the future.*

*Computer, with ties to the in-room and networked printers.*

*Conventional fluorescent lighting.*

## FINANCE DEPARTMENT

### **Director's Office**

#### Furniture/Equipment

*U-shaped desk (6'-0" x 6'-0"), with desk chair.*

*Round free-standing table, with 4 chairs.*



*Credenza with shelves & cupboards above.  
One 2-drawer file.  
Computer, with ties to the in-room and networked printers.  
Conventional fluorescent lighting.*

### **Associate Accountant's Office**

#### Furniture/Equipment

*Rectangular desk (6'-0" x 3'-0"); with desk chair and 1 guest chair.  
Credenza with shelves & cupboards above.  
Four 4-drawer lateral files.  
Computer, with ties to the in-room and networked printers.  
Conventional fluorescent lighting*

### **Front Office Staff**

#### Furniture/Equipment

*Public Waiting (seating 3), with brochure/map/etc racks.  
Service counter at standing height, 16'-0" long, 2'-6" deep, with bump-out on the inside face at one end), and one section lowered for ADA access, computer, cash drawer (locked and removable), assorted forms and miscellaneous supply storage behind cabinet doors, etc.  
Two L-shaped desks (6'-0" x 6'-0" each), each with:*

- a. A computer tied to the networked printer.*
- b. Two fireproof 2-drawer files and one 4-drawer file.*
- c. One guest chair.*

*Typewriter on a separate stand.  
Address files located for easy access by other departments.  
A third work station for part-time occupancy (4'-0" x 2'-0" desk).*

### **Copy/Work Center**

#### Furniture/Equipment

*Floor mounted copier (5'-0" x 2'-6") plus clearance for servicing.  
Collating work counter (12'-0" x 2'-6"), stand-up height, storage beneath.  
Open equipment counter (16'-0" x 2'-6"), storage beneath.  
Paper storage cubby holes, separating forms/colors/sizes/etc.  
Mail Center for all staff (pigeonholes).*

### **Office Supply Room**

#### Furniture/Equipment

*Open adjustable shelves, floor to 7'-0" above floor to receive both bulk and broken-down storage.*

## **DEPUTY CITY RECORDER**

### **Recorder's Office**

#### Furniture/Equipment

*Rectangular 6'-0" x 3'-0" desk, with desk chair and one guest chair.  
Computer tied to in-room and networked printers.  
Credenza, with bookcases above.  
Two 2-drawer files now, two more in the future.  
Two 5-drawer lateral files, one more in the future.  
Conventional fluorescent lighting.  
Acoustical separation a must.*

## **PLANNING DEPARTMENT**

### **Director's Office**

#### Furniture/Equipment

*Rectangular desk (6'-0" x 3'-0"), with 8'-0" x 2'-6" side work counter.  
Computer tied to in-room and networked printers.  
4'-0" bookcase, floor to 7'-0" above finished floor.  
Round table, seating 4.*

### **Secretary/Receptionist**

#### Furniture/Equipment

*Reception Counter, with "L-shaped" desk adjacent.  
Computer tied to in-room and networked printers.  
Access to other's files.  
Conventional fluorescent lighting.*

### **Planners (2)**

#### Furniture/Equipment

*Two 6'-0" x 3'-0" individual desks.  
6'-0" wide bookshelf for 3-hole binders (adjustable).  
Three 4-drawer lateral files.  
Two counter-mounted computer printers.*

### **Office Supplies**

#### Furniture/Equipment

*Floor to ceiling adjustable shelving, 12" deep (shared with Public Works).*

## **PUBLIC WORKS DEPARTMENT**

### **Director's Office**

#### Furniture/Equipment

*Rectangular desk (6'-0" x 3'-0"), with 8'-0" x 2'-6" side work counter.  
Computer tied to in-room and networked printers.  
4'-0" bookcase, floor to 7'-0" above finished floor.  
Round table, seating 4.*

### **Public Works Secretary**

#### Furniture/Equipment

*Reception Counter, with "L-shaped" desk adjacent.  
Computer tied to in-room and networked printers.  
Two 2-drawer files now, two more in the future.  
Two 5-drawer lateral files, one more in the future.  
Conventional fluorescent lighting.*

### **Permit Clerk**

#### Furniture/Equipment

*Reception Counter, with "L-shaped" desk adjacent.  
Computer tied to in-room and networked printers.  
Files: To be verified.  
Conventional fluorescent lighting.*

### **Engineering Technicians (4 stations)**

#### Furniture/Equipment

*Conventional desks, 1 plotter (7'-0" x 3'-0" space req'd).  
Side lay-back counters aligned with desk, one side only.  
4'-0" bookcase, floor to 7'-0" above finished floor.*

### **Engineer's Offices (2 separate spaces)**

#### Furniture/Equipment

*Drafting desk (7'-0" x 4'-0") for each, with computer (to in-room and networked printers).  
Side lay-back counters aligned with desk, one side only.  
4'-0" bookcase, floor to 7'-0" above finished floor.*

### **GIS Coordinator**

#### Furniture/Equipment

*Drafting desk (7'-0" x 4'-0"), with computer tied to plotter(s).  
Three (3) plotters (7'-0" x 3'-0" each).*

*Free-standing work counter (8'-0" x 4'-0").  
4'-0" bookcase, floor to 7'-0" above finished floor.*

### **Copy Room**

#### Furniture/Equipment

*Floor mounted copier (5'-0" x 2'-6") plus clearance for servicing.  
Open work counter (12'-0" x 2'-6"), storage beneath.  
Open equipment counter (12'-0" x 2'-6"), storage beneath.  
Paper storage cubby holes, separating forms/colors/sizes/etc.*

### **Storage Room**

*Four file cabinets (26"W x 19"D x 67"H).  
Open shelving for office supplies (9'-0"W x 16"D x 7'-0"H).*

### **Engineering Archives**

*Ten 3'-0"W x 15"D x 5'-4" metal filing cabinets.*

## **CONFERENCE ROOM**

#### Furniture/Equipment

*Existing conference table to be relocated (12'-0" x 4'-0" +/- table).  
Seat a minimum of 8 at the table, 8 more bordering.  
White board, cork board, pull-down projection screen.  
Public access route other than through departments.*

## **INFORMATION TECH** (new position)

#### Furniture/Equipment

*6'-0" x 4'-0" desk, with heavy duty open shelving above.  
Bank of computer towers.  
Separate 6'-0" x 2'-6" workbench, 1 guest chair.  
One 4-drawer file, 3'-0" bookcase (for manuals, CD's, etc).*

## **LUNCH/BREAK ROOM**

#### Furniture/Equipment

*Couch and 4 chairs.  
Dining table with 4 chairs.  
End tables (magazines, etc).  
Counter with double sink, microwave, full size refrigerator, miscellaneous storage above and below,  
staff coat rack (or closet).*

## **COUNCIL CHAMBER**

### Custom Furniture

*Eight contiguous stations on a raised platform behind an opaque railing, each with power, telecom, and network access.*

*Mayor (central station)*

*7 Council Members (flanking the Mayor – both sides)*

*City Attorney, City Manager, and City Recorder on raised platform – grouped together on one side.*

*Three removable stations at floor level to serve Department Directors.*

*Relocatable public presentation station in the center core (2 chairs).*

*Flexible public seating outboard.*

### Custom Equipment

*Dual projection screens - simultaneous projection to both screens.*

*Full service sound system to/from all stations.*

*Control computer in the Recorder's station, in charge of:*

*Sound volume and modulation, cut-off capability.*

*Ceiling-mounted electrically operated projection screens.*

*Room lights – several circuits, all independently controlled and with dimming capabilities.*

*Projectors, tied to computers and projecting scanner.*

## **CAUCUS ROOM** (Mayor and Council)

### Custom Furniture

*Conference table, seating 8 - small service counter, with sink and storage.*

*Direct access to the Council Chambers - alternate access for use by others.*

## **MEN'S RESTROOMS** (1 on each level)

### Furniture/Equipment

*ADA compliant, with sink, water closet, urinal, wastebasket, and normal toilet accessories.*

## **WOMEN'S RESTROOMS** (1 on each level)

### Furniture/Equipment

*ADA compliant, with sink, water closet, wastebasket, and normal toilet accessories, including sanitary napkin dispenser in the 1<sup>st</sup> floor restroom.*

## **JANITOR'S CLOSET** (1 on each level)

### Furniture/Equipment

*Janitor's sink, with tool rack, custodial supplies (broken down – weekly service?).*

**JANITOR'S BULK SUPPLIES** (1<sup>st</sup> floor only)

Furniture/Equipment

*Open adjustable storage cabinets – 2'-0" deep, floor to ceiling.*

**GENERAL ARCHIVES**

Furniture/Equipment

*Open adjustable shelving, floor to 7'-0" above floor, 14" deep, plus free-standing units (as space permits).  
Approximately 5% configured for 24" deep storage.*

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**POSSIBLE FUTURE EXPANSION OPTIONS**

**PARKS & RECREATION** (3 stations)

*Three 5'-9" x 2'-9" desks each.*

*Computers at each station, tied to in-room and networked printers.*

*6'-0" bookcase, floor to 7'-0" above finished floor.*

**BUILDING INSPECTION PROGRAM** (4 stations)

Furniture/Equipment

*Four 5'-9" x 2'-9" individual desks, with computers.*

*3'-0" wide adjustable shelves (floor to 7'-0" above floor).*

*Pigeon-hole storage for rolled drawings.*

**MECHANICAL AND ELECTRICAL ROOMS** (as required to serve the building and site).

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**PARKING** 14 dedicated spaces (plus shared public spaces)

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# PROJECTED STAYTON POLICE DEPT SPACE NEEDS

PROGRAMMING: Meeting to identify needs, furnishings, and equipment to be housed in a new facility (room by room), with a 20-year growth projected. General design standards were covered, including preferred first and second floor locations – to be confirmed or revised during the project's refinement.

ATTENDING: Chris Childs (Administrator), Don Eubank (Police Chief), Debbie Layman (Records Supervisor), Howard Smith (HSArch).

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## ENTRANCE LOBBY

1<sup>st</sup> Floor

### Furniture/Equipment

*Waiting chairs for 5, brochure rack.  
Two separate windows to Reception (talk-thru ports and recessed pass-thru's beneath glass windows, shelves on both sides, possible roll-down window closures).  
Hot line to Dispatch.  
Public telephone.  
Open 24 hrs/day, 7 days/week.*

## LOBBY RESTROOM

1<sup>st</sup> Floor

### Furniture/Equipment

*Water Closet, hand sink, ADA-accessible, uni-sex.*

## RECEPTION / RECORD

1<sup>st</sup> Floor

### Furniture/Equipment

*Three "L-shaped" desks (overseeing the windows – not in front of them).  
3-yr police files in open storage shelves - immediately accessible.  
Four 4-drawer files.  
Fax (on a rolling cart).  
Work counter w/copy machine, etc.  
Supplies storage closet for bulk items.  
Access to 6-yr inactive files – could be off-site.*

## RECORDS OFFICE

1<sup>st</sup> Floor

### Furniture/Equipment

*One "L-shaped" desk.*

Two 4-drawer lateral files.  
3'-0" bookcase.  
2 guest chairs.  
Wall speaker tied to police radio.  
"Crime Records" storage cabinet.

### **POLICE CHIEF'S OFFICE**

1<sup>st</sup> Floor

#### Furniture/Equipment

Rectangular desk (approx 6'-0" x 3'-0"), with desk chair.  
Computer, tied to both color and black/white printers.  
T V / VCR, 3'-0" bookcase.  
Credenza with shelves & cupboards above.  
Round free-standing table, with 4 chairs (comfortably), 6 when crowded.  
One 4-drawer lateral file.  
Storage closet opening from the office.

### **SECRETARY'S OFFICE** (primarily secretary to the Chief)

1<sup>st</sup> Floor

#### Furniture/Equipment

One "L-shaped" desk.  
Two 4-drawer lateral files.  
3'-0" bookcase.  
2 guest chairs.

### **LIEUTENANT'S OFFICE**

1<sup>st</sup> Floor

#### Furniture/Equipment

Rectangular desk (approx 6'-0" x 3'-0"), with desk chair.  
Computer, tied to both color and black/white printers.  
T V / VCR, 3'-0" bookcase.  
Credenza with shelves & cupboards above.  
Round free-standing table, with 4 chairs (comfortably), 6 when crowded.  
One 4-drawer lateral file.  
Small storage closet opening from the office.

### **SALLY PORT**

1<sup>st</sup> Floor

Fully enclosed, sized for one vehicle plus maneuvering room.  
Drive-thru configuration desired, powered roll-down doors.



**BOOKING AREA**

Furniture/Equipment

- Secure bench seating for 3.*
- Stand-up height work and equipment counter.*
  - Fingerprinting.*
  - Computer/printer.*
  - Analyzer.*
  - General work.*
  - Cubbyholes above for forms (open & closed).*
- Camera station.*

1<sup>st</sup> Floor

**INTERVIEW ROOM**

Furniture/Equipment

- Table (4 chairs).*
- 2 additional chairs.*
- 1-way glass (to .....?.....).*
- Design to resist intentional damage.*

1<sup>st</sup> Floor

**JUVENILE ROOM**

Furniture/Equipment

- Table (4 chairs).*
- 2 additional chairs.*
- 1-way glass (to .....?.....).*
- Design to resist intentional damage.*

1<sup>st</sup> Floor

**GENERAL WORK AREA**

Furniture/Equipment

- Table (6 chairs).*
- Storage beneath the table.*
- Additional wall storage.*

1<sup>st</sup> Floor

**SERVER CLOSET**

Furniture/Equipment

- 2 servers, small work counter.*
- Independent air conditioning.*

2<sup>nd</sup> Floor

**GENERAL SUPPLY STORAGE**

1<sup>st</sup> and 2<sup>nd</sup> Floors

Furniture/Equipment

*Open adjustable shelves for:  
Paper goods, bulk and broken down.  
Small stored equipment items.*

**EVIDENCE LOCKER**

1<sup>st</sup> Floor

Furniture/Equipment

*Vestibule with layout counter.  
Locking pass-thru's to two separate areas:  
"Found items".  
"Secure items".  
Small refrigerator in both areas.*

**ORDINANCE OFFICE**

1<sup>st</sup> Floor

Furniture/Equipment

*6'-0" x 2'-9" rectangular desk.  
One 4-drawer lateral ordinance file.  
3'-0" bookcase.  
2 guest chairs.  
(the Ordinance Officer accesses the front counter often).*

**HOLDING PENS (2)**

1<sup>st</sup> Floor

Furniture/Equipment

*Conventional no-frills secure space.  
Security toilet/sink.  
Solid bench.*

**TRAINING / CONFERENCE ROOM**

2<sup>nd</sup> Floor

Furniture/Equipment

*Seating for 30 – loose chairs.  
Podium for presenter.  
Projection screen.  
A/V equipment on a portable stand.*

**SERGEANT'S OFFICES (2)**

Furniture/Equipment

*"L-shaped" desk.  
Computer w/printer.  
One 4-drawer lateral file.  
2 guest chairs.  
3'-0" bookcase.  
Speakers for radio systems.*

2<sup>nd</sup> Floor

**DETECTIVE'S OFFICE (single occupancy)**

Furniture/Equipment

*"L-shaped" desk.  
One 4-drawer lateral file.  
2 guest chairs.  
Computer w/printer.  
3'-0" bookcase.  
Speaker tied to radio systems.*

2<sup>nd</sup> Floor

**DETECTIVE'S OFFICE (double occupancy)**

Furniture/Equipment

*Two "L-shaped" desks.  
Two 4-drawer lateral files.  
4 guest chairs.  
Computer w/printer.  
Two 3'-0" bookcase.  
Speaker tied to radio systems.*

2<sup>nd</sup> Floor

**PATROL ROOM**

Furniture/Equipment

*Four shared counter work stations (approximately 4'-6" wide), each with knee space and 2 locked drawers, open shelving above all.  
Central open work table, T V, DVD.  
White board and bulletin board.*

2<sup>nd</sup> Floor

**BREAK ROOM**

2<sup>nd</sup> Floor

Furniture/Equipment

*Seat 6 people, comfortable chairs.  
Mini-kitchen, with sink, microwave, dishwasher, coffee maker, etc.  
Kitchen storage cabinets.  
Television.*

**TOILET ROOMS**

2<sup>nd</sup> Floor

Furniture/Equipment

*Men's Room (staff)  
Water Cl.uset  
Urinal  
Counter sink  
Women's Room (staff)  
Water Cl.uset  
Counter sink*

**LOCKER ROOMS**

2<sup>nd</sup> Floor

Furniture/Equipment

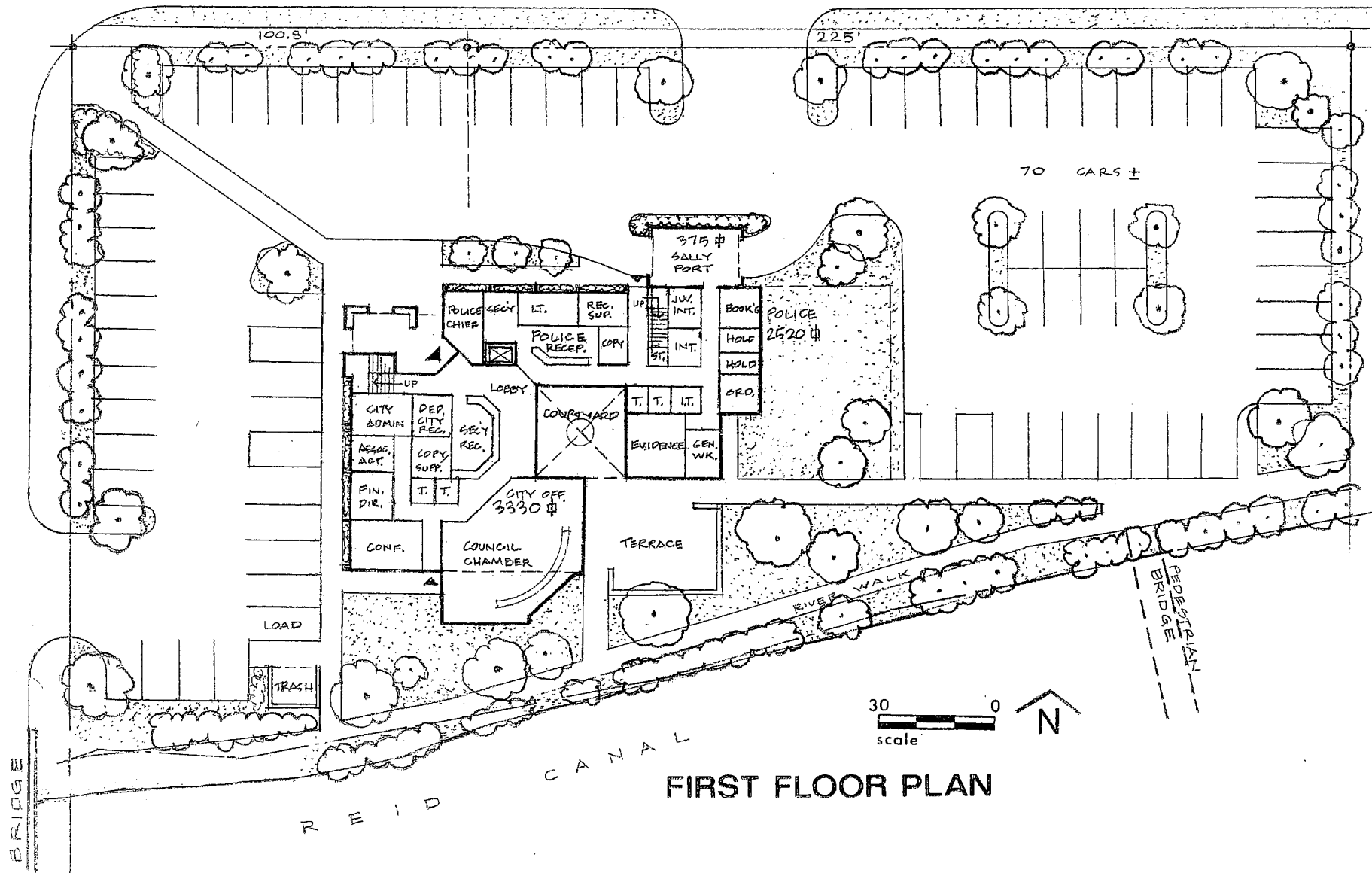
*Men's Locker Room  
8 full-size lockers.  
Central bench.  
Women's Locker Room  
4 full-size lockers.  
Central bench.  
Shower /Dressing:  
1 unassigned, first come, first served.*

.....  
**PARKING**    *12 dedicated spaces (plus shared public spaces).*  
.....

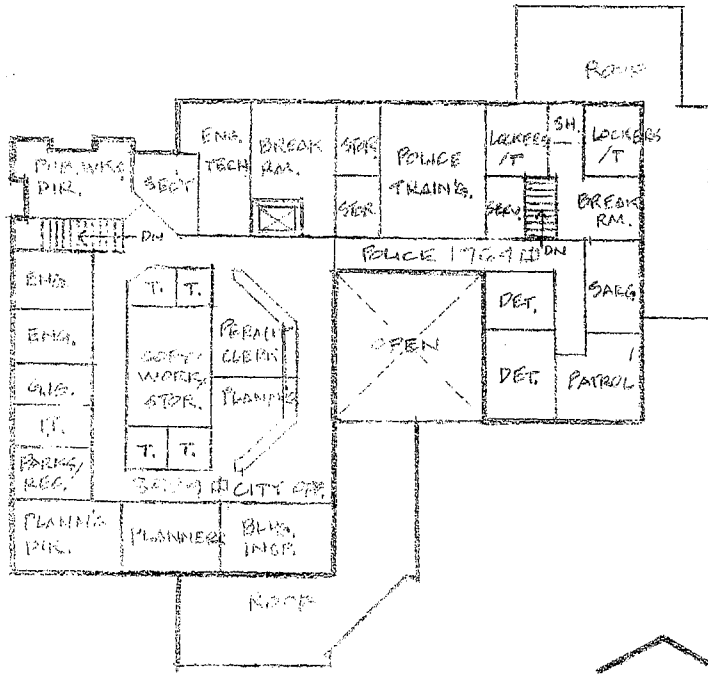




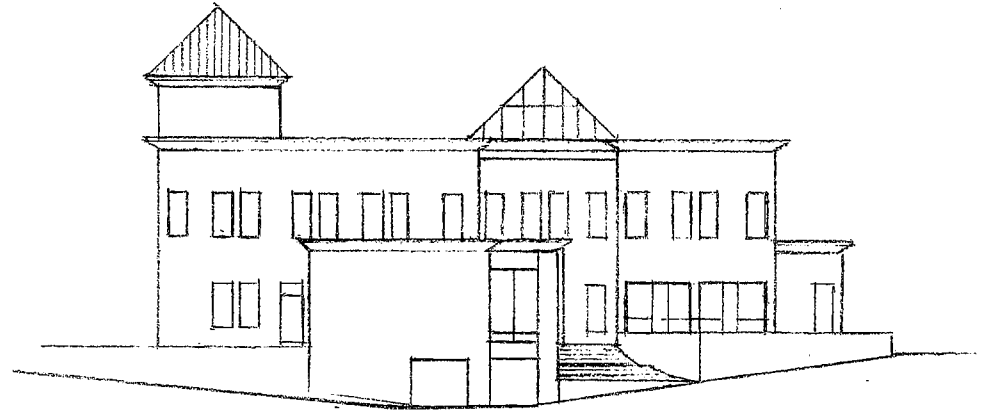
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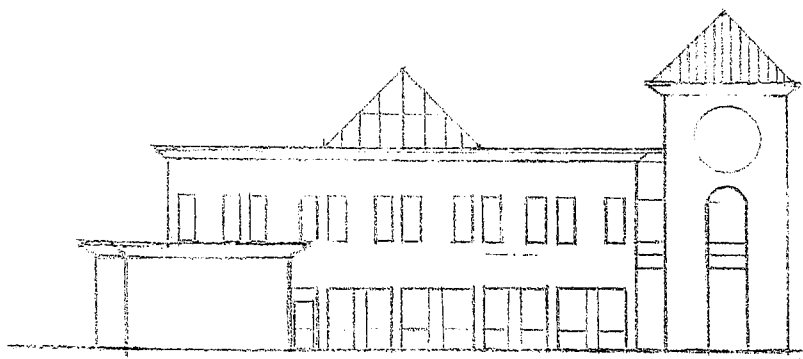
FIRST FLOOR PLAN



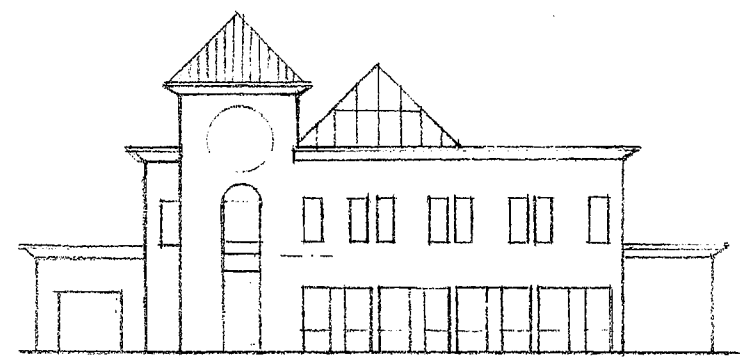
**SECOND FLOOR PLAN**



**SOUTH**



**NORTH**



**WEST**



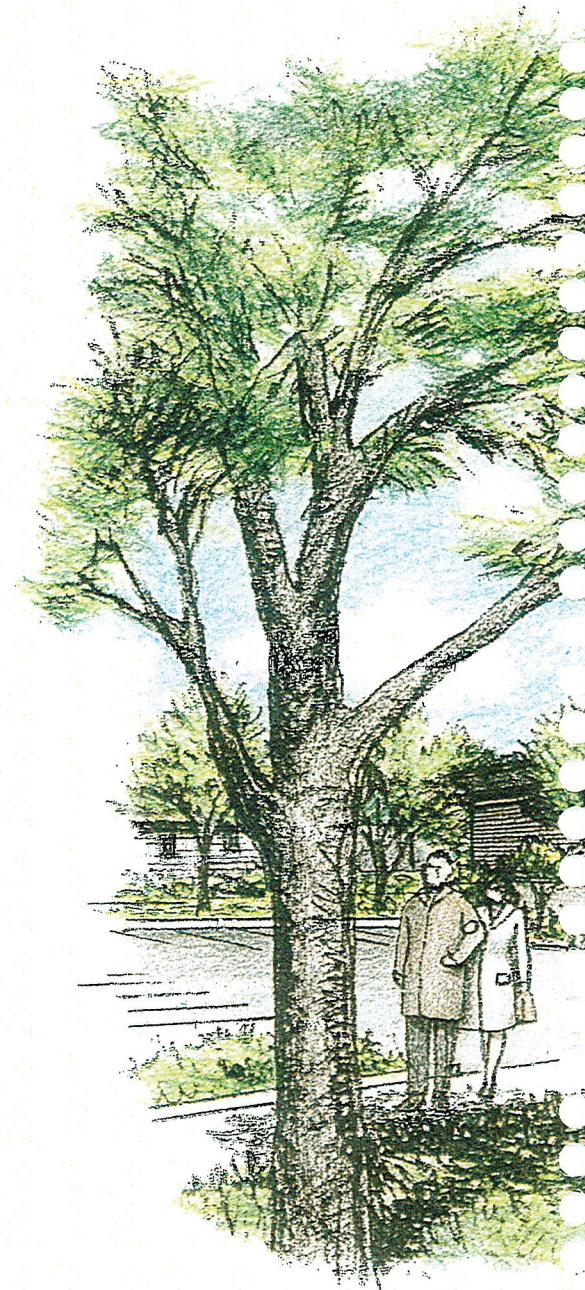
## MATERIALS & TECHNIQUES

Concrete spread footings and structured concrete slabs (crawl space beneath for moisture control and service flexibility), steel tube columns supporting second floor framing (or metal decking and concrete), wood framed roof. Blanket insulation within all exterior walls and roofs, rated as per code requirements. Single ply roofing, with standing seam copper on the clock tower. Brick veneer exterior on a poured-in-place concrete base. Pre-cast concrete lintels above anodized aluminum windows, both operable and fixed. Solar-glazed skylight over a central open court.

Interior walls of wood or metal studs, with painted gypsum wallboard - upgraded finish within the Council Chamber. Suspended acoustical ceilings with lay-in fluorescent lights. Telecommunication pathways provided throughout (phone, servers, networking, Internet, phone). Powered garage door for security within the police sally port.

Zoned rooftop gas packs for heating and cooling, independently controlled for flexibility and energy savings.

Curbed and drained asphalt parking, concrete sidewalks, landscaped perimeter and parking plus the canal-side pedestrian walking path.





## COST PROJECTIONS

While supportive of the efforts and solutions proposed by Seder Architects pc, we believe that the estimated costs are not indicative of Mid-Willamette Valley construction dollars. Revised projections are carried below, generated from a history of past work in the Valley and assumptions made as to materials and construction techniques that are consistent with Stayton construction. It should be noted, however, that Hurricane Katrina has had a dramatic effect on material availability, with cost increases that cannot yet be predicted with any real sense of accuracy.

ITEM / COMPONENT	THE COMMUNITY GARDEN SITE	THE MASONIC BUILDING BLOCK
GENERAL CONDITIONS Procedures, job shack, submittals, testing lab services, closeout . . .	\$142,994	\$152,013
DEMOLITION Erosion control, shoring / bracing, dust control, debris removal . . .	\$ 8,000	\$ 49,155
SITEWORK Clearing, earthwork, landscaping, sprinklers, paving, fencing . . .	\$177,700	\$188,574
CONCRETE Formwork, reinforcing, concrete, planing, epoxy grout, accessories . . .	\$112,875	\$119,686
METALS Structural steel, decking, framing, sheet metal, expansion control . . .	\$238,227	\$252,843
WOOD AND PLASTIC Rough carpentry, finish carpentry . . .	\$130,283	\$138,159
THERMAL AND MOISTURE PROTECTION Waterproofing, water repellants, firestopping, roofing . . .	\$154,490	\$163,943
DOORS, WINDOWS, GLASS Doors and frames, coiling doors, folding partitions, hardware 0. . .	\$173,385	\$183,955
FINISHES Acoustic tile system, gyp wallboard, ceramic tile, carpet, painting . . .	\$166,260	\$176,451
SPECIALTIES Toilet partitions, lockers, operable partitions, shelving, sun control . . .	\$ 95,830	\$101,600
BUILT-IN FURNISHINGS /cabinets (other than modular furnishings), window treatment . . .	\$ 20,780	\$ 22,129
MECHANICAL SYSTEMS Heating, ventilating, air conditioning, plumbing . . .	\$220,548	\$233,985
ELECTRICAL SYSTEMS Line and low voltage distribution, fittings, fixtures . . .	<u>\$212,480</u>	<u>\$225,518</u>
<b>SUBTOTAL, DIRECT CONSTRUCTION COST:</b>	<b>\$1,853,852</b>	<b>\$2,008,011</b>

ITEM / COMPONENT	THE COMMUNITY GARDEN SITE	THE MASONIC BUILDING BLOCK
OVERHEAD AND PROFIT (5.74% x Subtotal)	\$ 86,130	\$115,260
LIABILITY INSURANCE (1.26% x Subtotal)	\$ 22,793	\$ 25,301
ESTIMATED CONTINGENCY (9.6% x Subtotal)	<u>\$192,206</u>	<u>\$ 192,769</u>
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>\$2,114,397</b>	<b>\$2,341,341</b>
.....		
LAND ACQUISITION Estimated Real Market Value	\$183,000	\$630,593
STREET IMPROVEMENTS Cost projected by Stayton Public Works	\$122,324	\$ 99,251
NEW EQUIPMENT Computers, printers, support equipment.	\$ 50,000	\$ 50,000
RELOCATION OF EXISTING EQUIPMENT Low voltage systems (phone, computer networking, internet,	\$ 40,000	\$ 40,000
ARCHITECTURAL/ENGINEERING FEES 6.9% x Direct Construction Cost	\$145,893	\$161,552
SYSTEMS DEVELOPMENT FEES Transportation, Water & Sewer (as calculated by Ray Bartlett)	\$187,250	\$162,404
SPECIAL INSPECTIONS Required by Code – by others, all independent.	<u>\$ 10,000</u>	<u>\$ 10,000</u>
<b>GRAND TOTAL AT FULL BUILD-OUT:</b>	<b>\$2,893,448</b>	<b>\$3,495,141</b>



## SECTION 5 - Alternate Summary

Following is a comparison of the two primary sites, presented below for discussion and ultimately, decision. A plus and minus rating has been assigned to each - open to debate and change. The ratings are generated from personal observations and unbiased assessment of the items cited below:

ITEM	MASONIC BLDG BLOCK SITE	COMMUNITY GARDEN SITE
Bolstering downtown City Core	( +++ )	( + )
Inclusion of commercial development	( +++ )	?
Ease of community's access	( ++ )	( ++ )
Overall site amenities	( + )	( +++ )
Adequacy of the site (size)	( +++ )	( ++ )
Expansion potential	( +++ )	( +++ )
Exposure to the Reid Canal	( ++ )	( +++ )
Support of the Greenway	( ++ )	( +++ )
Link to future park development	( - )	( +++ )
Solar and wind orientation	( = )	( = )
Demolition Costs	( -- )	( +++ )
Site preparation costs	( -- )	( +++ )
Construction Costs	( -- )	( +++ )
Street Improvement Costs	( + )	( -- )

Recommendation: In consideration of:

1. The overall benefits to the community in terms of staff efficiencies, decreased energy costs, building maintenance savings, and the construction of a multi-use facility,
  2. The potential catalyst for spurring other development in the area (commercial and residential), and
  3. Responsible and judicious use of tax (and other) dollars,
- HSArch recommends endorsement of The Community Garden as the "preferred" site.

## COMMENTS