APPENDIX

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:

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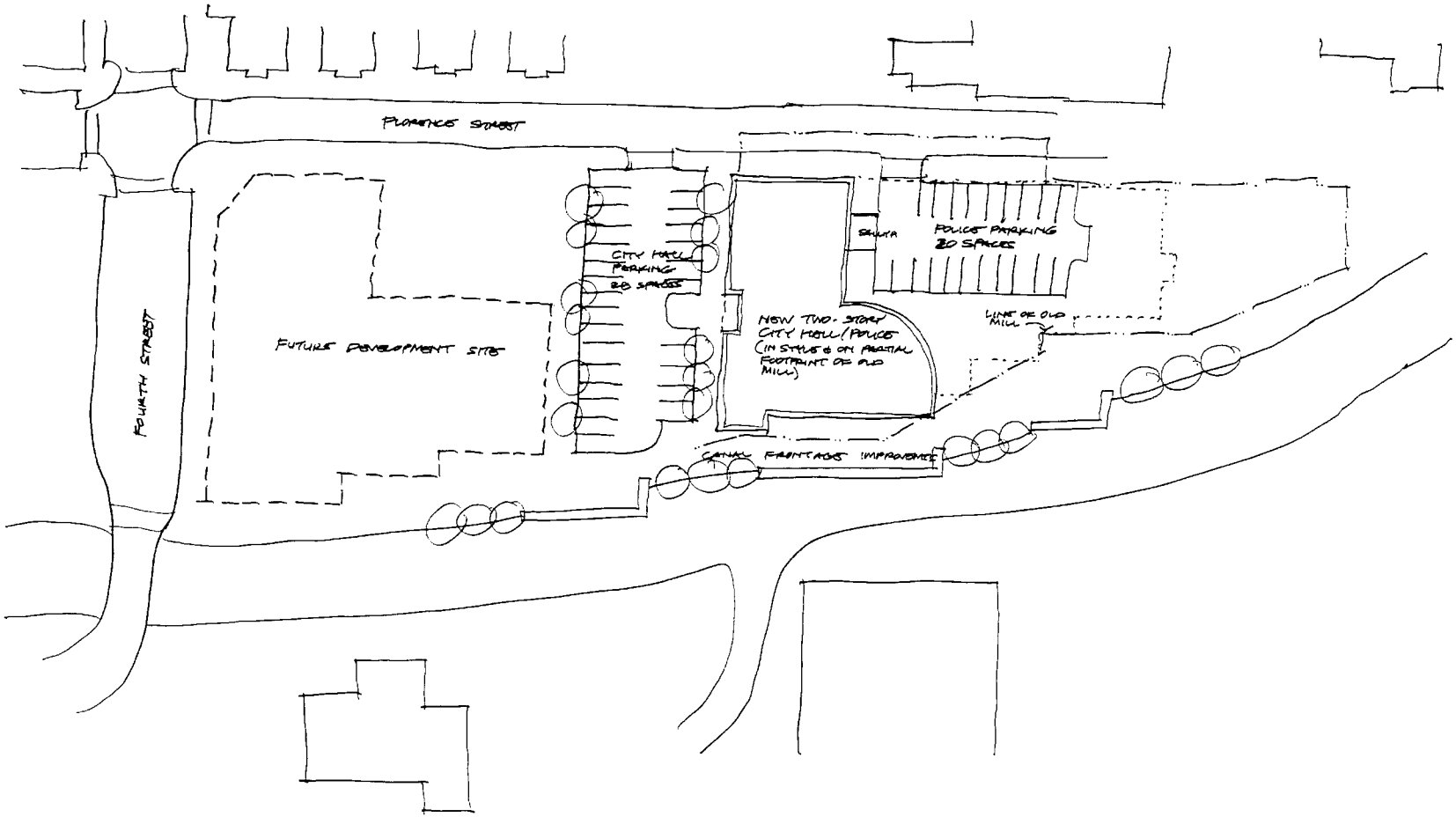
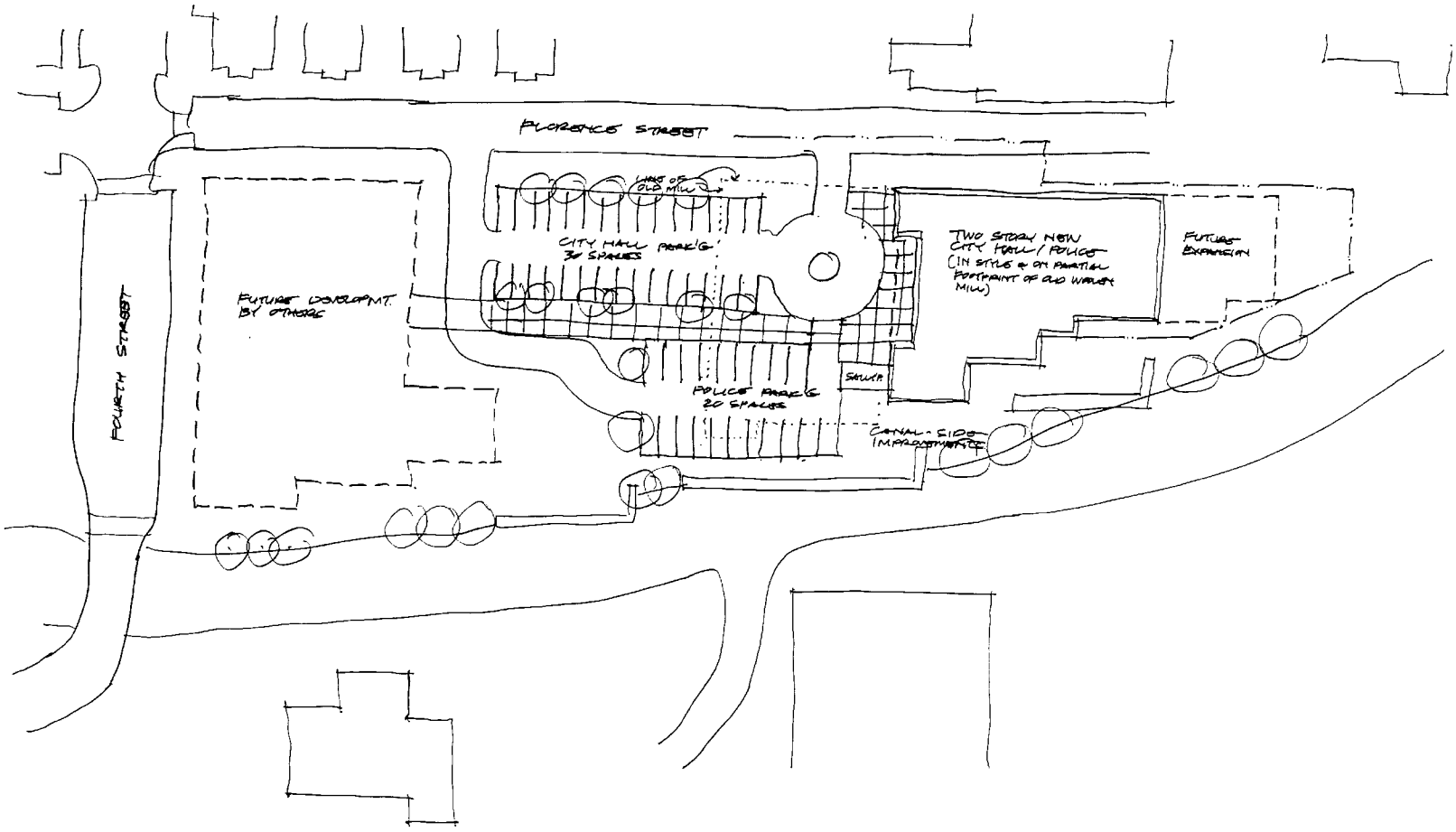
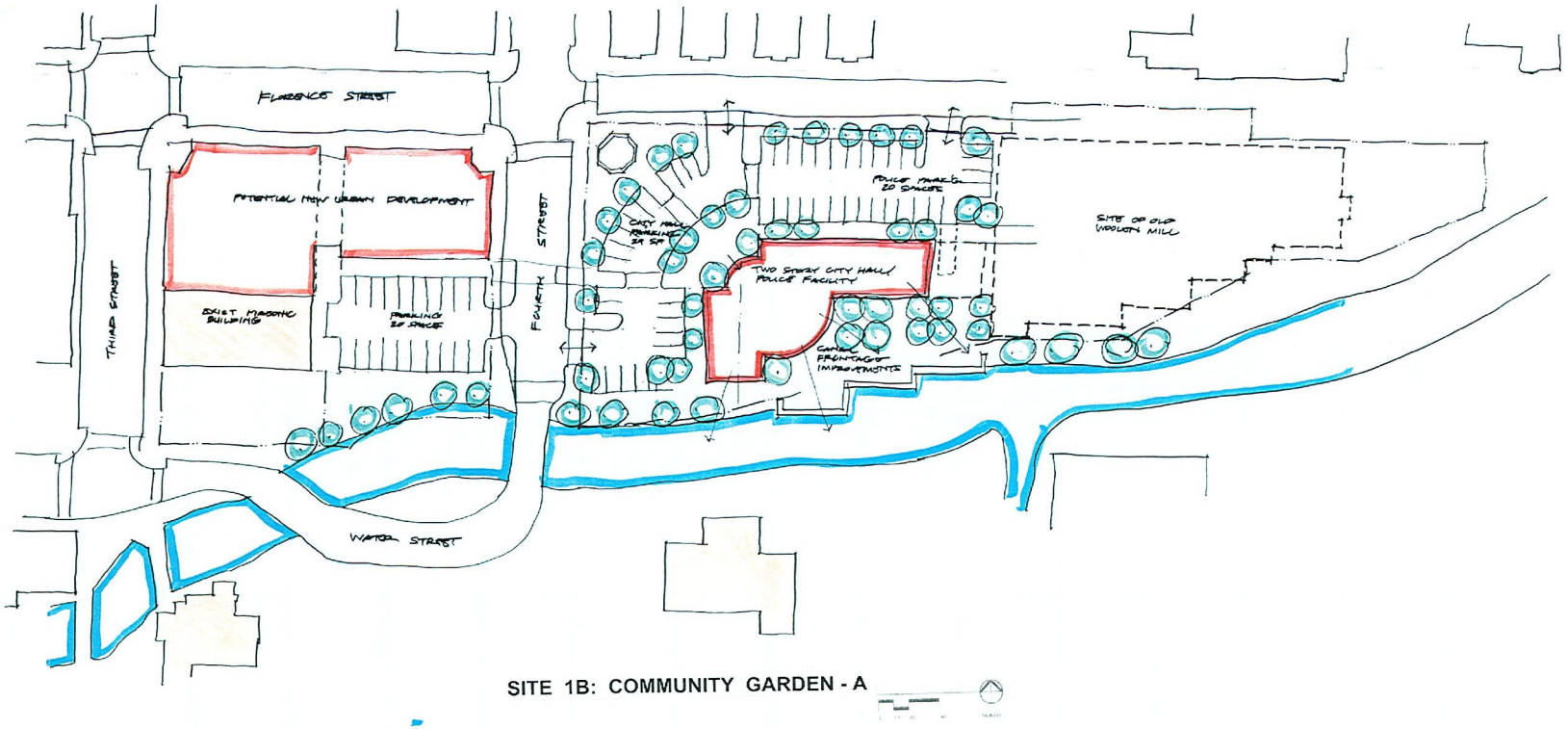


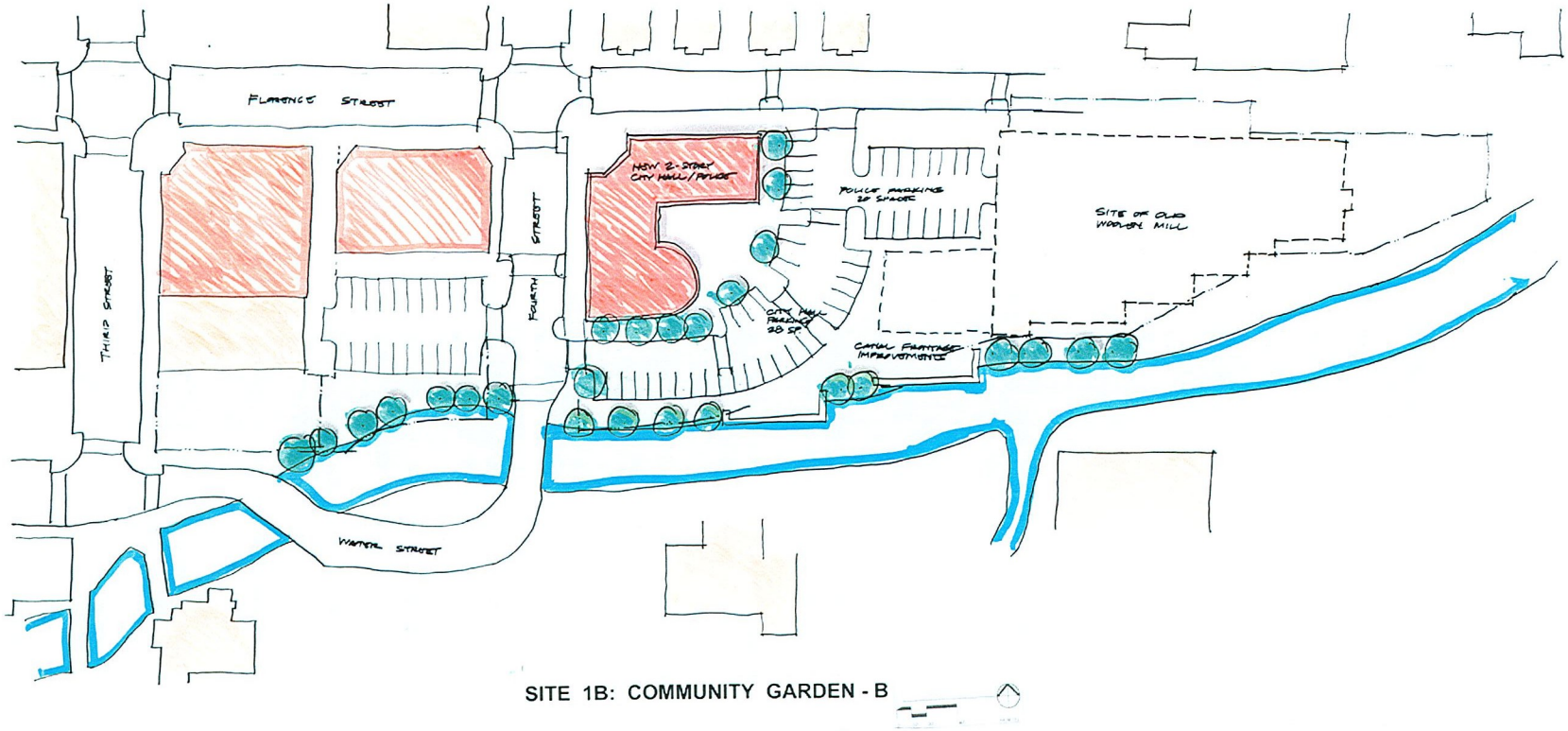
SITE 1A: OLD WOOLEN MILL - A



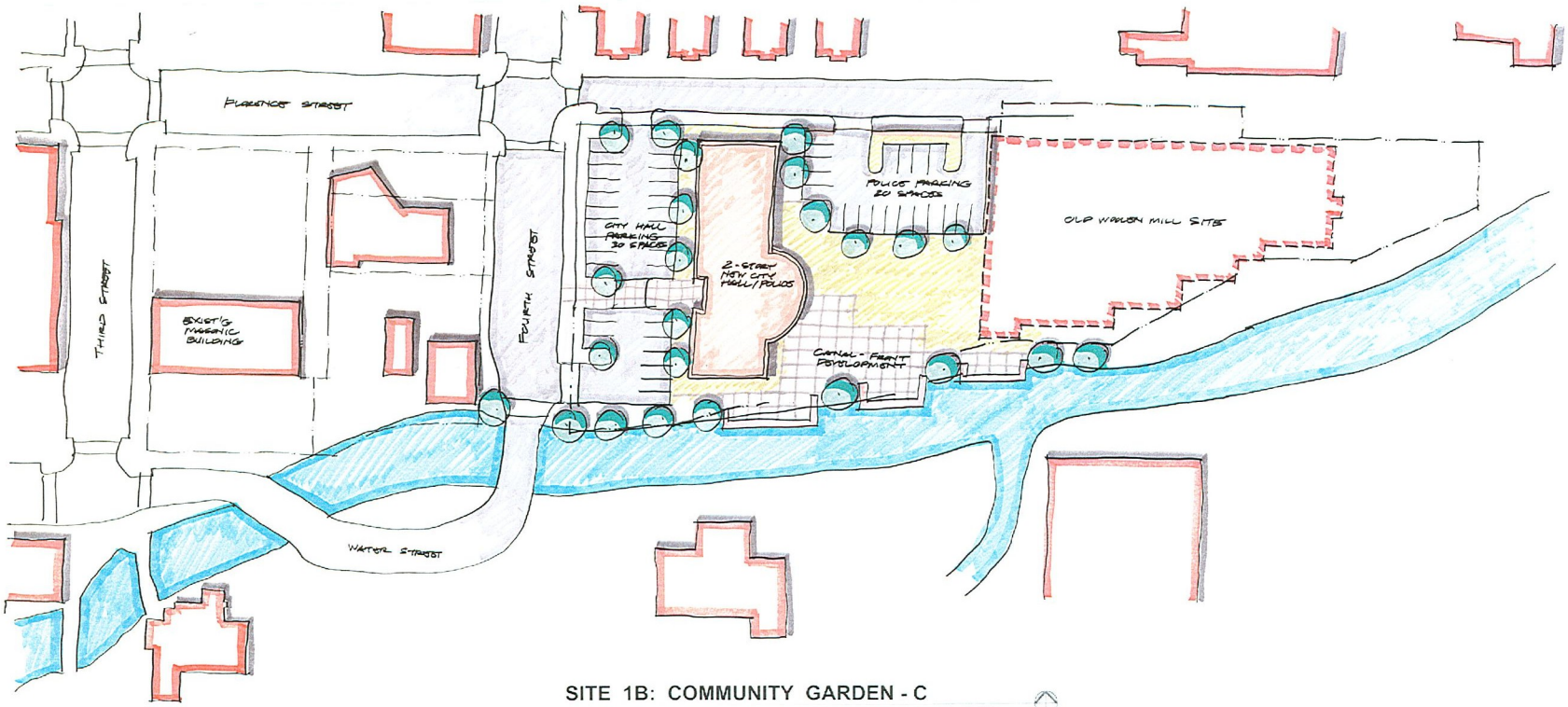
SITE 1A: OLD WOOLEN MILL - B



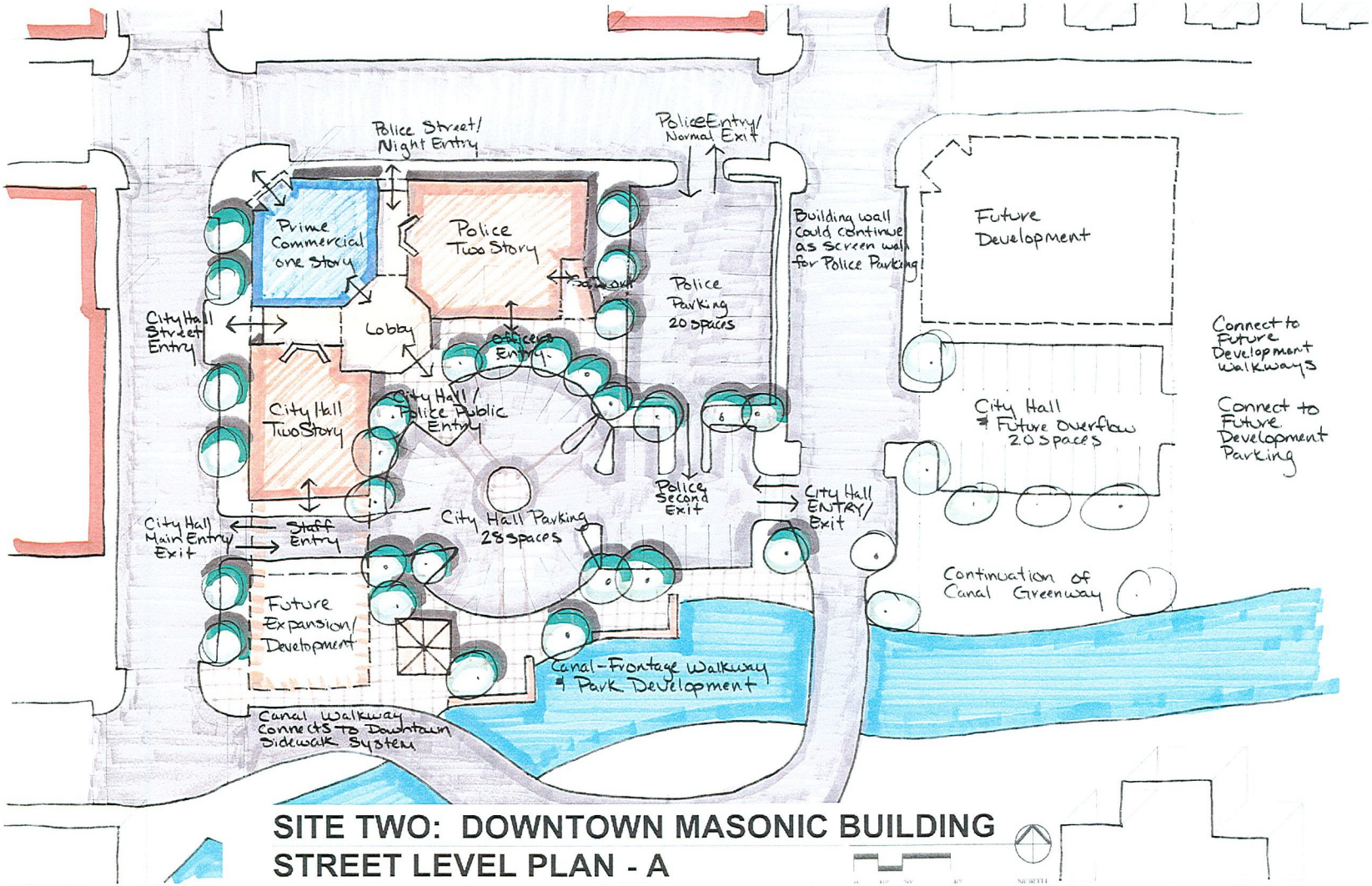
SITE 1B: COMMUNITY GARDEN - A

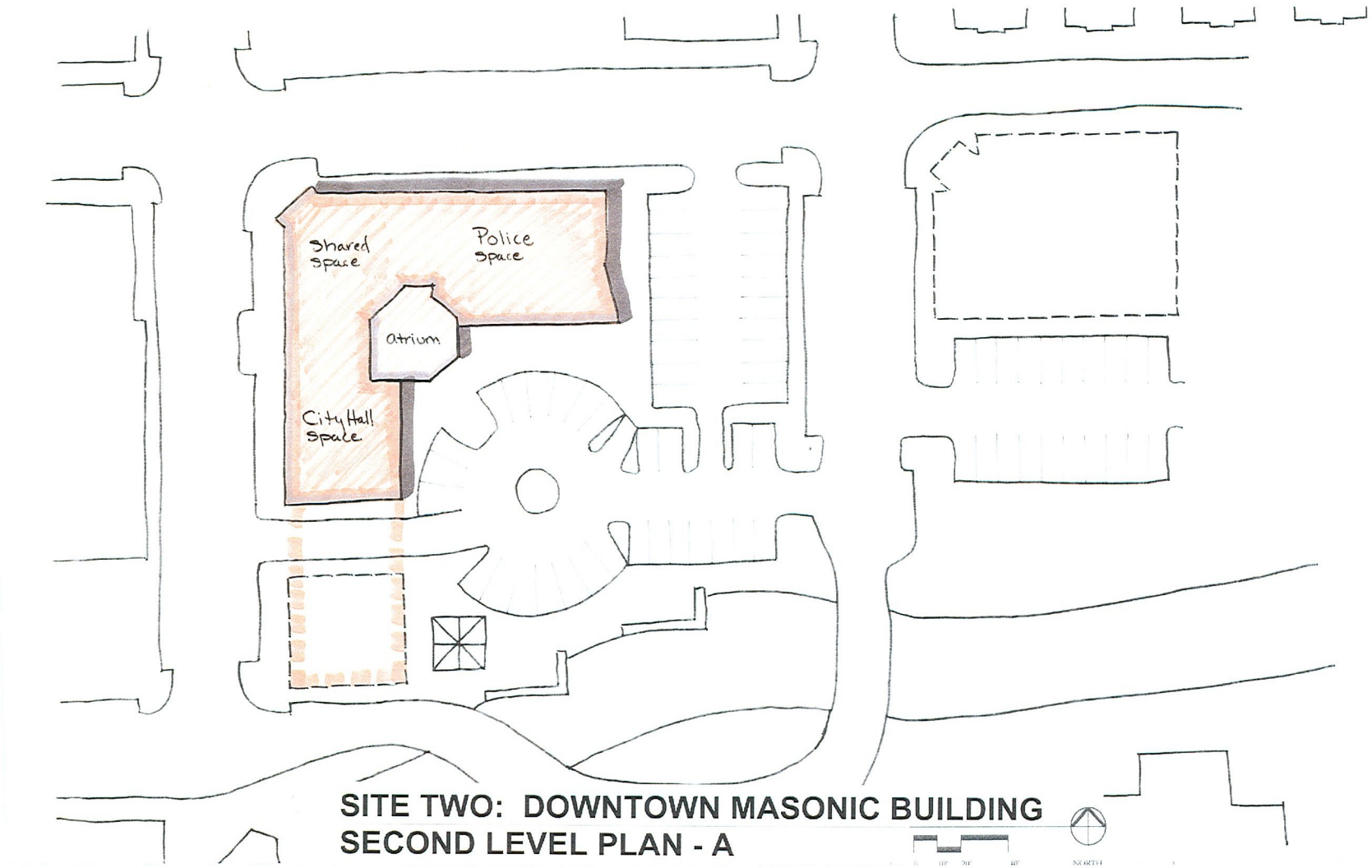


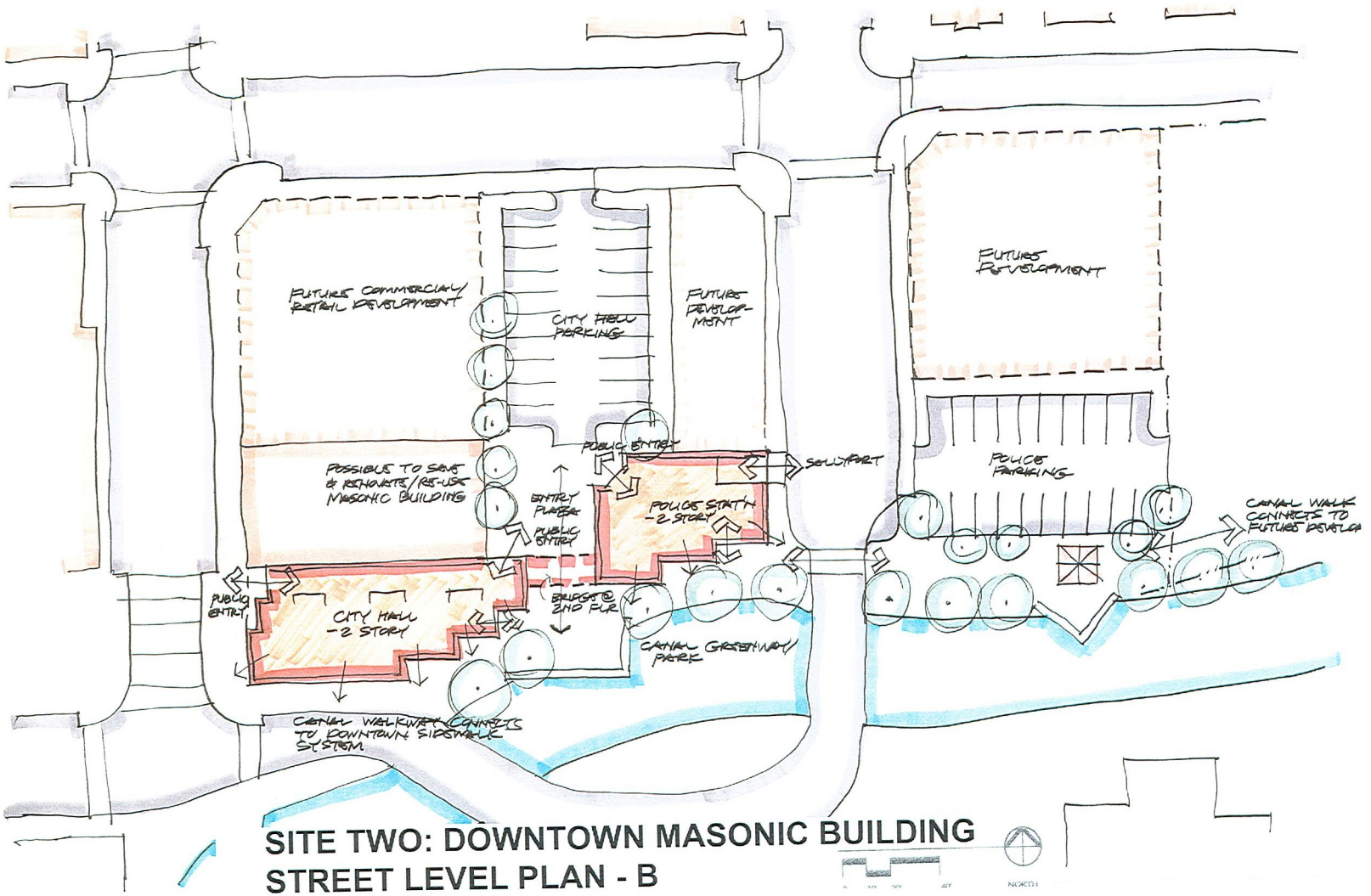
SITE 1B: COMMUNITY GARDEN - B



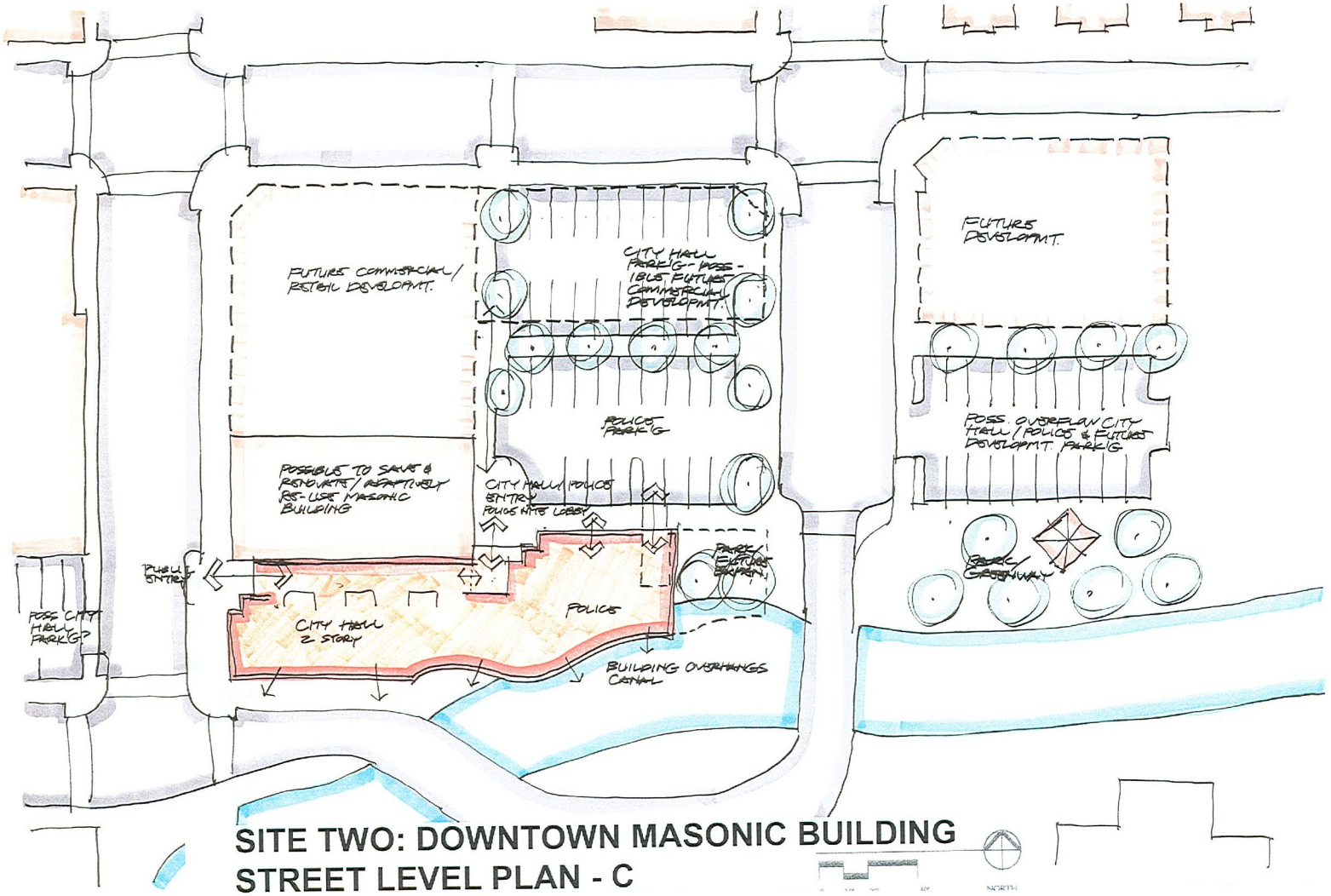
SITE 1B: COMMUNITY GARDEN - C


Police Street/ Night Entry
Police Entry/ Normal Exit
Prime Commercial one Story
Police Two Story
Building wall could continue as screen wall for Police Parking
Future Development
Police Parking 20 spaces
City Hall Street Entry
Lobby
Officers Entry
Connect to Future Development walkways
City Hall/ Police Public Entry
City Hall Two Story
City Hall # Future Overflow 20 Spaces
Connect to Future Development Parking
Police Second Exit
City Hall ENTRY/ Exit
City Hall Main Entry/ Exit
Staff Entry
City Hall Parking 28 spaces
Continuation of Canal Greenway
Future Expansion/ Development
Canal-Frontage Walkway # Park Development
Canal Walkway Connects to Downtown Sidewalk System
SITE TWO: DOWNTOWN MASONIC BUILDING
STREET LEVEL PLAN - A

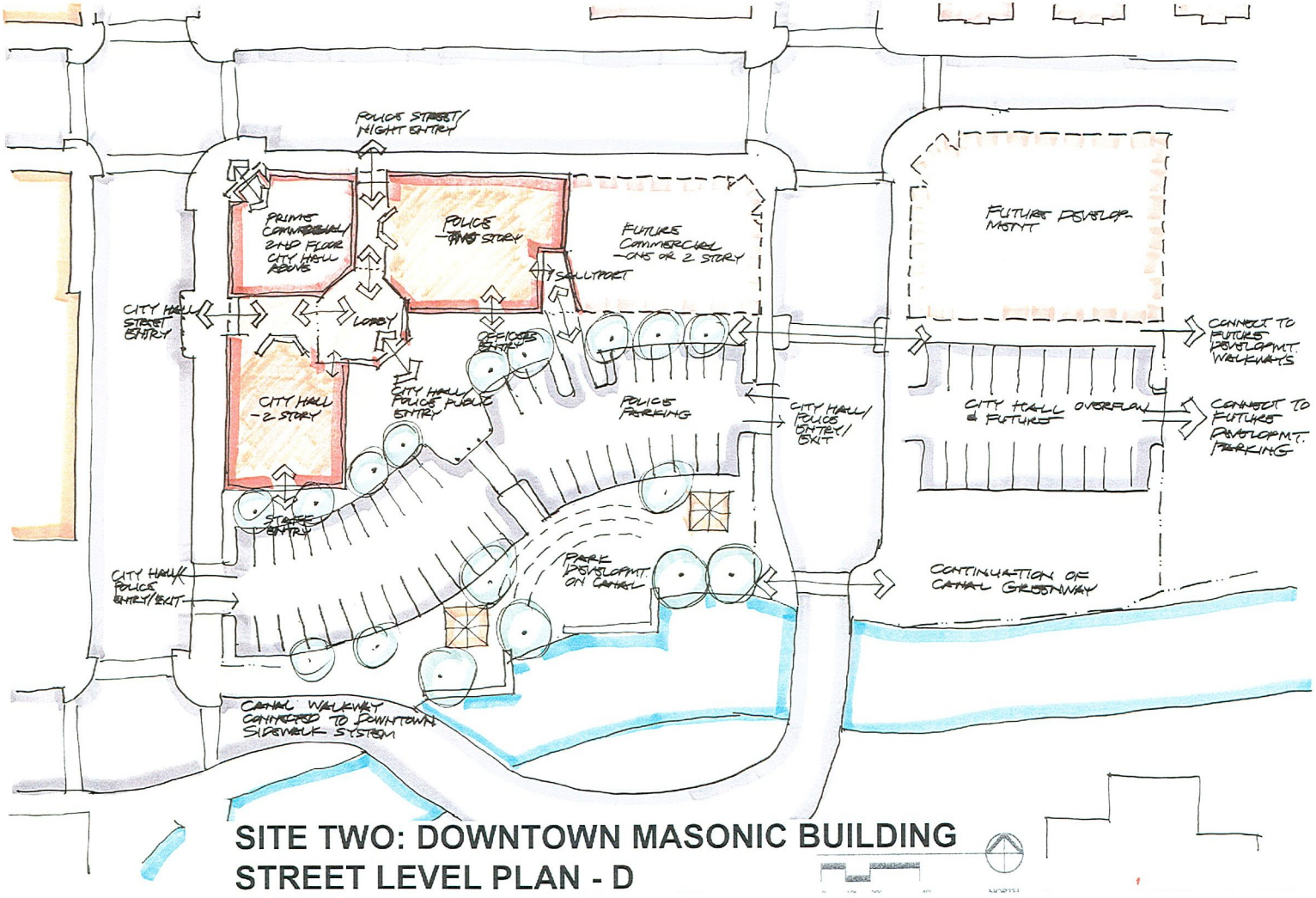

Shared Space
Police Space
Atrium
City Hall Space
SITE TWO: DOWNTOWN MASONIC BUILDING
SECOND LEVEL PLAN - A



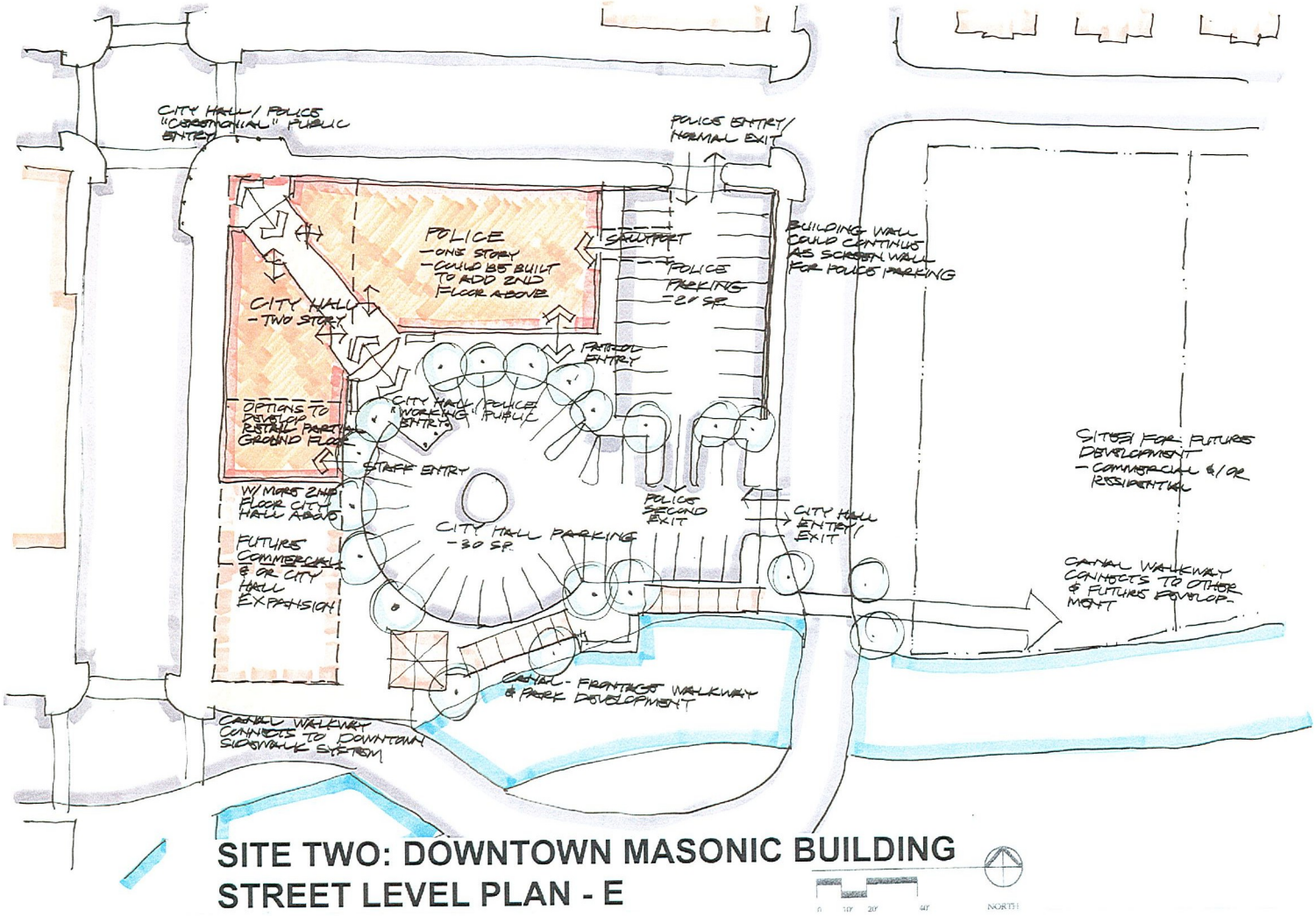
SITE TWO: DOWNTOWN MASONIC BUILDING
STREET LEVEL PLAN - B



SITE TWO: DOWNTOWN MASONIC BUILDING
STREET LEVEL PLAN - C



SITE TWO: DOWNTOWN MASONIC BUILDING
STREET LEVEL PLAN - D


CITY HALL / POLICE "CEREMONIAL" PUBLIC ENTRY
POLICE ENTRY/ NORMAL EXIT
POLICE
-ONE STORY
-COULD BE BUILT TO ADD 2ND FLOOR ABOVE
SALLYPORT
POLICE PARKING
-20 SP.
BUILDING WALL COULD CONTINUE AS SCREEN WALL FOR POLICE PARKING
CITY HALL
-TWO STORY
PATROL ENTRY
CITY HALL / POLICE "WORKING" PUBLIC ENTRY
OPTIONS TO DEVOTE RETAIL PARKING GROUND FLOOR
STAFF ENTRY
W/ MORE 2ND FLOOR CITY HALL ABOVE
FUTURES COMMERCIAL & OR CITY HALL EXPANSION
CITY HALL PARKING
-30 SP.
POLICE SECOND EXIT
CITY HALL ENTRY/ EXIT
SITES FOR FUTURES DEVELOPMENT
-COMMERCIAL &/OR RESIDENTIAL
CANAL WALKWAY CONNECTS TO OTHER & FUTURES DEVELOPMENT
CANAL - FRONTAGE WALKWAY & PARK DEVELOPMENT
CANAL WALKWAY CONNECTS TO DOWNTOWN SIDEWALK SYSTEM
SITE TWO: DOWNTOWN MASONIC BUILDING
STREET LEVEL PLAN - E

SITE THREE: CITY CAMPUS SITE
STREET LEVEL PLAN

Site Requirements*				
Facility	**Existing**	**Current Need****	**2013*****	**2023*****
City Hall 1 Story	Street Parking, No On-Site Parking	18 Pkg spaces 14,250 sf	20 Pkg spaces 16,060 sf	30 Pkg spaces 21,690 sf
City Hall 2 Stories	---	18 Pkg spaces 11265 sf	20 Pkg spaces 12630 sf	30 Pkg spaces 17,745 sf
Police Station 1 Story	---	19 Pkg spaces 13,050 sf	20 Pkg spaces 14,105 sf	20 Pkg spaces 14,755 sf
Police Station 2 Stories	15 Pkg spaces	19 Pkg spaces 10,895 sf	20 Pkg spaces 11,655 sf	20 Pkg spaces 11,980 sf
City Hall/Police 1 Story	---	37 Pkg spaces 27,300 sf	40 Pkg spaces 30,165 sf	50 Pkg spaces 36,445 sf
City Hall/Police 2 Stories	---	37 Pkg spaces 22,160 sf	40 Pkg spaces 24,285 sf	50 Pkg spaces 29,725 sf
		Population		
	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

City of Stayton Master Plan Project Areas

ITEM	AREA (SF)
Masonic Site Areas	
Building footprint	8,073
Parking areas	16,181
Driveway approach	720
Pedestrian deck	600
Pedestrian walkway	2,926
Gazebo	550
Landscaping	8,250
SUBTOTAL:	37,300
Masonic Site: Building Areas	
Ground Floor	
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
Ground Floor Subtotal:	8,072.50
Second Floor	
City Hall	3,652.50
Police	4,120.00
Ground & 2nd Floor Total:	15,845.00
Community Garden Site Areas	
Building footprint	7,023
Parking areas	16,181
Driveway approach	720
Pedestrian deck	600
Pedestrian walkway	2,926
Gazebo	550
Landscaping	12,200
SUBTOTAL:	40,200

Table A.2

City of Stayton Master Plan Project Areas

ITEM	AREA (SF)
Community Garden Site: Building Areas	
Ground Floor	
City Hall	1,652.50
Police	1,435.00
Sally Port	300.00
Retail (none)	
Lobby	1,000.00
Council Chambers	1,585.00
Ground Floor Subtotal:	5,972.50
Second Floor	
City Hall	3,652.50
Police	4,120.00
SUBTOTAL:	13,745.00
Off-Site Improvements	
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)	
SUBTOTAL:	48,240.00

Table A.2 continued

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	Existing Conditions					
	Building demolition	--- none ---				
	Site Development					
	* 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*	
					SUBTOTAL:	368,379
		Contingency:	15.00%			55,257
		Inflation (to 2006):	6.00%			25,418
					SUBTOTAL:	449,054
	System Development Charges		1	LS	*206,685.60*	206,686
					TOTAL	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 $
	Street Improvements					
	Site utility connections	water/fire/storm/san/elec	5	EA	*5,000.00*	25,000
	Demolition	x_conc walkway	3,680	SF	*1.60*	5,888
	Pedestrian walkway	4" conc_broom finish	3,180	SF	*6.00*	19,080
	Pedestrian walkway	brick pavers	500	SF	*18.00*	9,000
	Curbs	cip_6" x 18"	460	LF	*14.00*	6,440
	Street paving	4" AC, full width	13,800	SF	*1.30*	17,940
	Streetscape features	benches/waste/bike/bollards	34	EA	*500.00*	17,000
					SUBTOTAL:	100,348
		Contingency:	15.00%			15,052
		Inflation (to 2006):	6.00%			6,924
					TOTAL	122,324

Table A.3 continued

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	City Hall / Police / Retail					
	* Building gross area, both floors: 13,745 SF					
	* Building footprint (gross ground floor area): 7,022.5 SF					
	--- Ground Floor ---					
	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
	--- Second Floor ---					
	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
					SUBTOTAL:	2,414,700
		Contingency:	15.00%			362,205
		Inflation (to 2006):	6.00%			166,614
					TOTAL	2,943,519

Table A.3 continued

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	Construction Cost					3,514,897
	System Development Charges					206,686
	Land Acquisition					60,000
					CONSTRUCTION, SDC AND LAND ACQUISITION TOTAL:	3,781,583
	Indirect Costs					
	%of construction cost estimate after contigency 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				**TOTAL**	741,763
					TOTAL PROJECT COST (Incl. Const., Land Acquisition, and Indirect Costs):	4,523,345

NOTES:
Each $/Unit includes general contractor's markups (General Requirements, Profit, and Overhead).
Building areas are based on needs for the year 2023

EXCLUSIONS:
Utility hookup charges, other city associated costs if any
hazardous materials abatement, traffic lights.

Table A.3 continued

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

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

Table A.4

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	Site Development					
	* 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*	
					SUBTOTAL:	352,460
		Contingency:	15.00%			52,869
		Inflation (to 2006):	6.00%			24,320
					TOTAL	429,649
	System Development Charges		1	LS	*135,293.60*	135,294
					TOTAL	564,942

Table A.4 continued

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

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

Table A.4 continued

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	City Hall / Police / Retail					
	* Building gross area, both floors: 15,845 SF					
	* Building footprint (gross ground floor area): 8,072.5 SF					
	--- Ground Floor ---					
	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
	--- Second Floor ---					
	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
					SUBTOTAL:	2,645,700
		Contingency:	15.00%			396,855
		Inflation (to 2006):	6.00%			182,553
					TOTAL	3,225,108

Table A.4 continued

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	Construction Cost					3,803,163
	System Development Charges					564,942
	Land Acquisition					630,593
		CONSTRUCTION, SDC AND LAND ACQUISITION TOTAL:				4,998,698
	Indirect Costs					
	%of construction cost estimate after contigency 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				TOTAL	772,724
		TOTAL PROJECT COST (Incl. Const., Land Acquisition, and Indirect Costs):				5,771,422

NOTES:
Each $/Unit includes general contractor's markups (General Requirements, Profit, and Overhead).
Building areas are based on needs for the year 2023

EXCLUSIONS:
Utility hookup charges, other city associated costs if any,
hazardous materials abatement, traffic lights.

Table A.4 continued

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	Off-Site Improvements					
	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
					SUBTOTAL:	788,646
		Contingency:	15.00%			118,297
		Inflation (to 2006):	6.00%			54,417
					TOTAL:	961,360
	Off-Site Improvements					
	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
					SUBTOTAL:	902,163
		Contingency:	15.00%			135,324
		Inflation (to 2006):	6.00%			62,249
					TOTAL:	1,099,737

Table A.5

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

LOC	ITEM	DESCRIPTION	QNTY	UNIT	$/UNIT	TOTAL $
	Off-Site Improvements					
	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
					SUBTOTAL:	475,531
		Contingency:	15.00%			71,330
		Inflation (to 2006):	6.00%			32,812
					TOTAL:	579,673
					CONSTRUCTION TOTAL:	2,640,769

NOTES:
Each $/Unit includes general contractor's markups (General Requirements, Profit, and Overhead).
Building areas are based on needs for the year 2023

EXCLUSIONS:
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

The Stayton Mail

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

110th YEAR, VOL. 110 NO. 25 WEDNESDAY, JUNE 23, 2004 EAST VALLEY NEWSPAPERS 50¢

AUMSVILLE ARTIST/8A

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 demolition 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 17,600 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

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

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?

- ☐ Always1
- ☐ **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

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

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 Virgina 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**

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 Virgina 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**

Does the Memorial Pool have convenient parking available?

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

Stayton Public Library – 400 West Virgina 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

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 1st Ave), consider renovating former Stayton Mail building and/or moving St. Mary's Convent to Water & 2nd 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

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!

Move Public Works and Planning Admin office anywhere.

Library is cramped.

If you don not 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.

HOWARD SMITH ARCHITECT PC
AMERICAN INSTITUTE OF ARCHITECTS

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.

INDEX TO THE ADDENDUM **PAGE(S)**

*	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.

HOWARD SMITH ARCHITECT PC
AMERICAN INSTITUTE OF ARCHITECTS

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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).

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.

Relocatible 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 1st 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 (1st 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.

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).

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

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).

ENTRANCE LOBBY 1st 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 1st Floor

Furniture/Equipment

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

RECEPTION / RECORD 1st 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 1st 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 1st 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) 1st Floor

Furniture/Equipment

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

LIEUTENANT'S OFFICE 1st 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 1st Floor

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

BOOKING AREA 1st Floor

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.

INTERVIEW ROOM 1st Floor

Furniture/Equipment

Table (4 chairs).

2 additional chairs.

1-way glass (to .....?.....).

Design to resist intentional damage.

JUVENILE ROOM 1st Floor

Furniture/Equipment

Table (4 chairs).

2 additional chairs.

1-way glass (to .....?.....).

Design to resist intentional damage.

GENERAL WORK AREA 1st Floor

Furniture/Equipment

Table (6 chairs).

Storage beneath the table.

Additional wall storage.

SERVER CLOSET 2nd Floor

Furniture/Equipment

2 servers, small work counter.

Independent air conditioning.

GENERAL SUPPLY STORAGE — 1st and 2nd Floors

Furniture/Equipment

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

EVIDENCE LOCKER — 1st 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 — 1st 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) — 1st Floor

Furniture/Equipment

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

TRAINING / CONFERENCE ROOM — 2nd Floor

Furniture/Equipment

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

SERGEANT'S OFFICES (2) 2nd Floor

Furniture/Equipment

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

DETECTIVE'S OFFICE (single occupancy) 2nd Floor

Furniture/Equipment

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

DETECTIVE'S OFFICE (double occupancy) 2nd Floor

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.

PATROL ROOM 2nd Floor

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.

BREAK ROOM 2nd Floor

Furniture/Equipment

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

TOILET ROOMS 2nd Floor

Furniture/Equipment

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

LOCKER ROOMS 2nd 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.

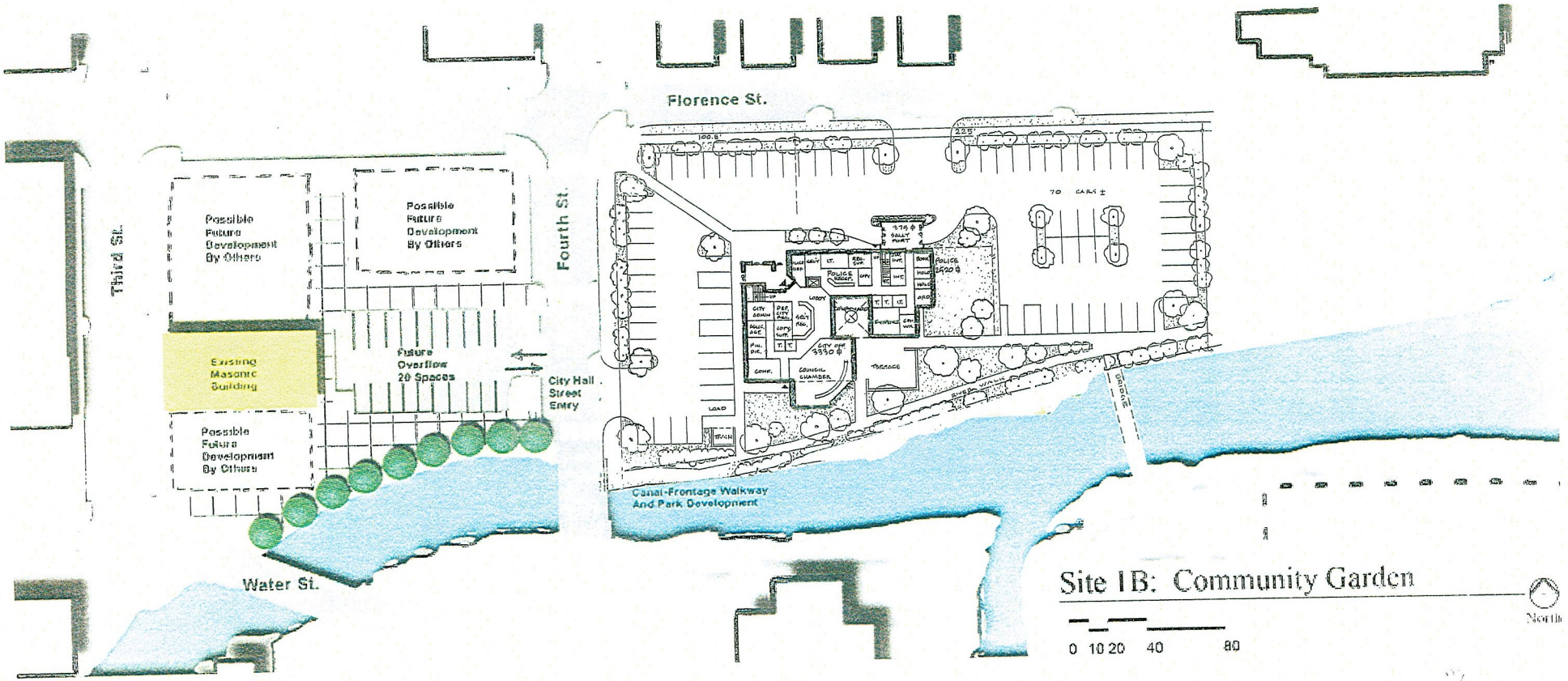
.....

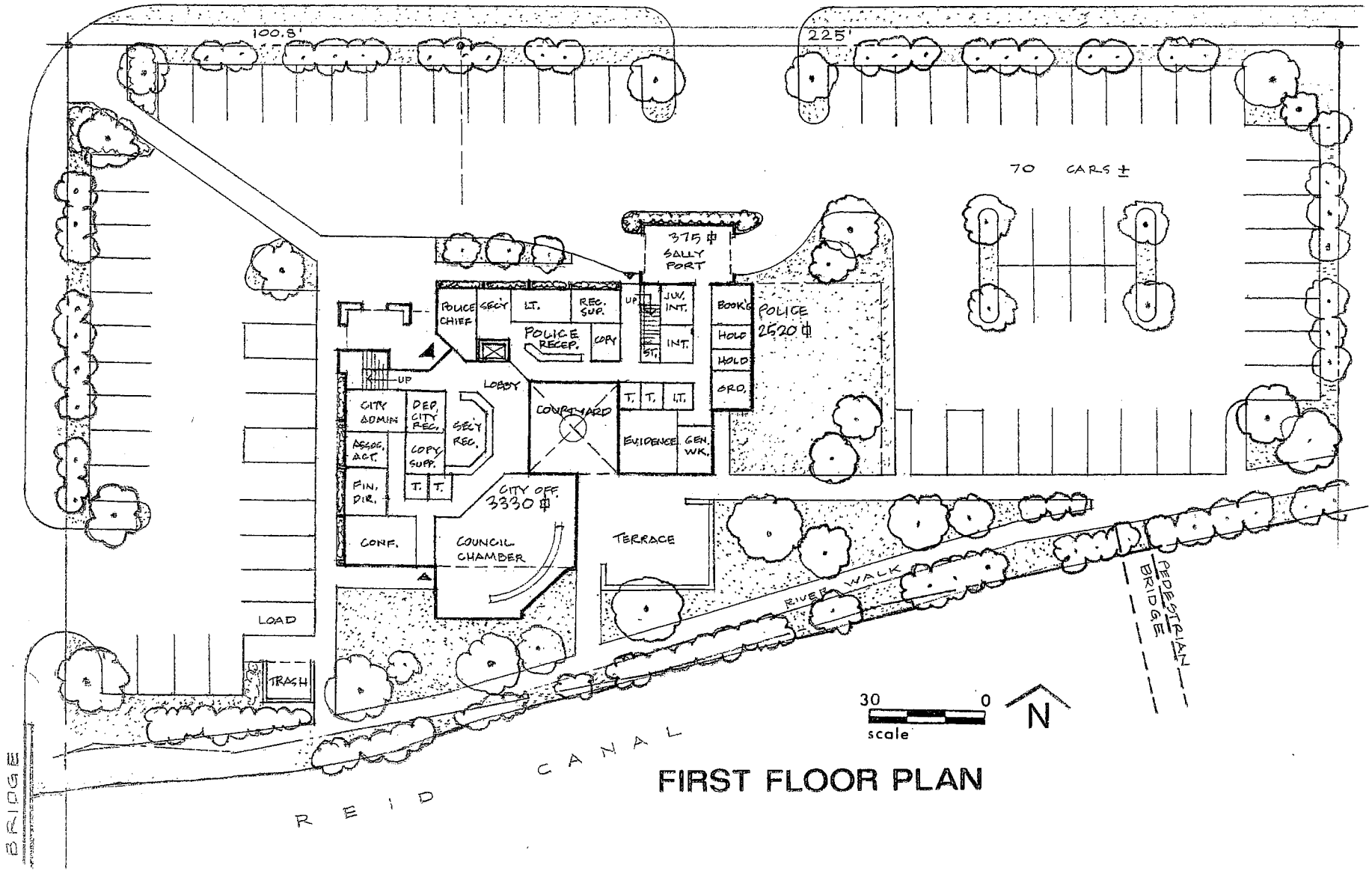
PARKING *12 dedicated spaces (plus shared public spaces).*

.....

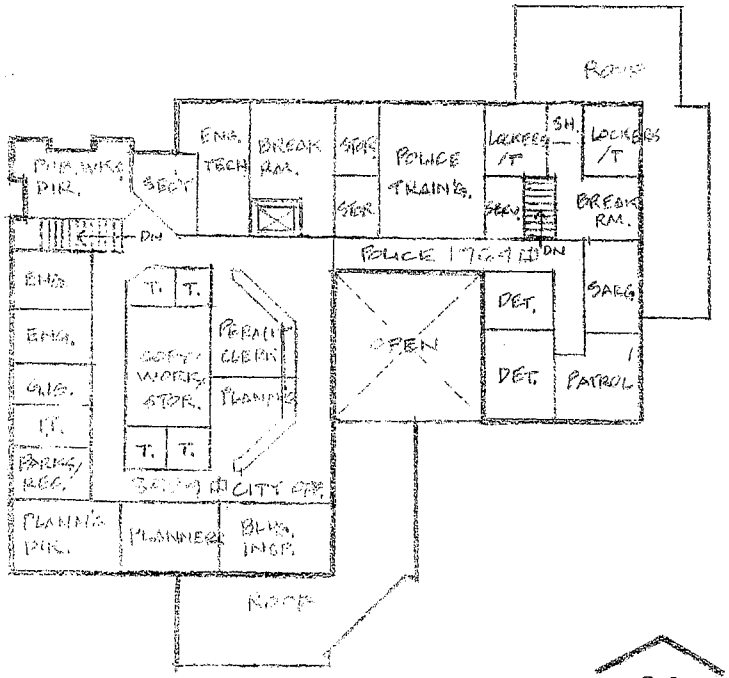
Site Selection

Site 1B: <u>A Second Option for the Community Garden Site:</u> Upon walking the land and viewing the unique opportunities offered by the existence of the Reid Canal, a second approach to the development was explored, one that orients the structure to the waterway (with an overlook to the south and east plus a stream-side river walk and a potential future pedestrian bridge), with parking adjacent to the bordering streets rather than tucked behind.





FIRST FLOOR PLAN



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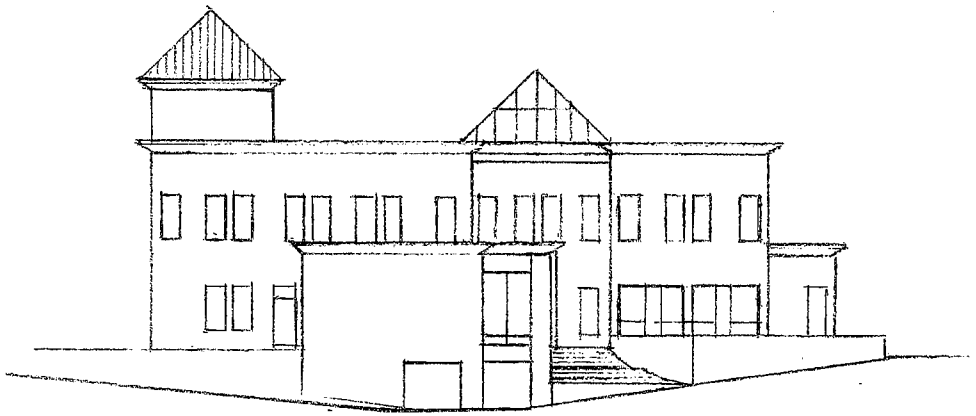
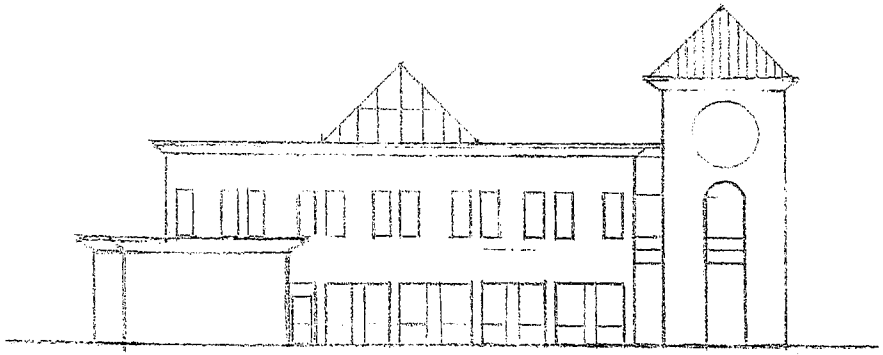
SECOND FLOOR PLAN

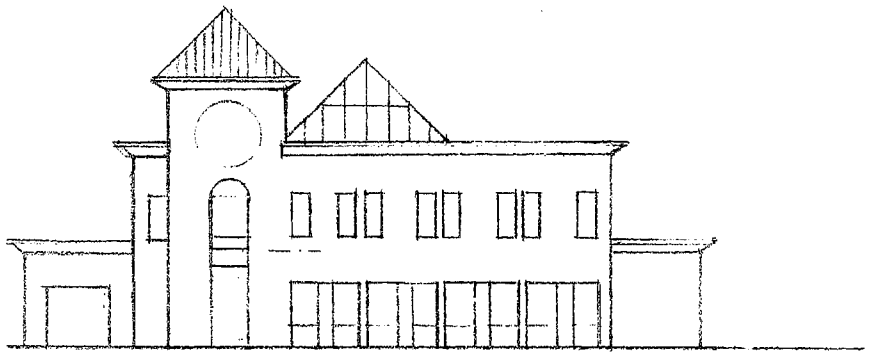
1" = 30' 30 0 scale



SOUTH



NORTH



WEST

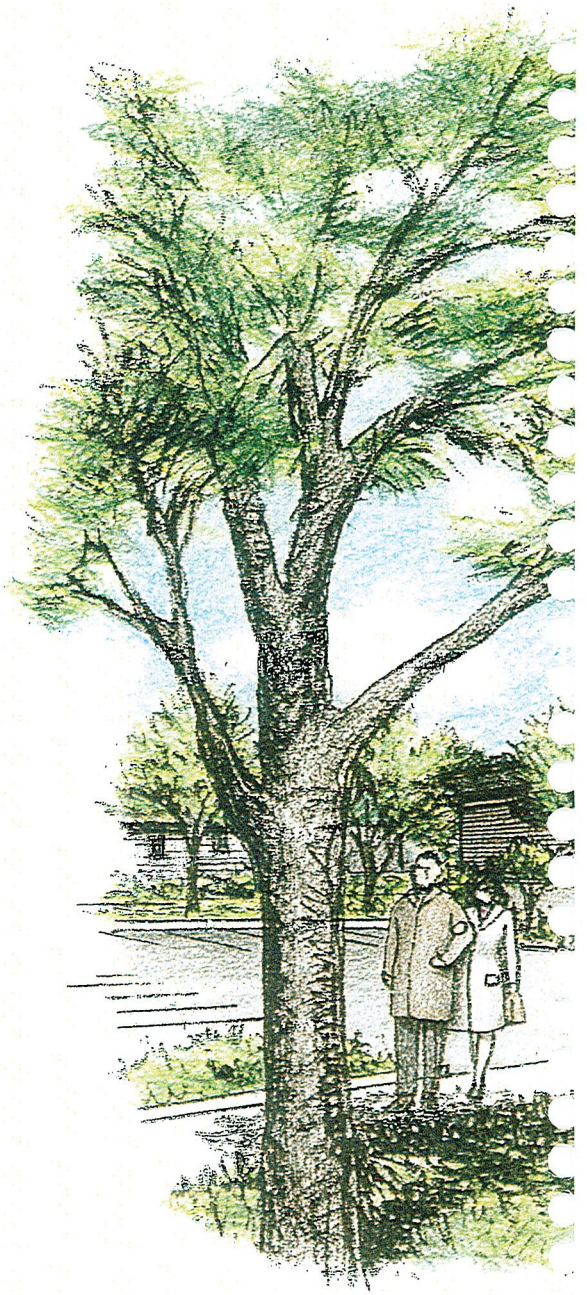
MATERIALS & TECHNIQUES

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 . . .	$212,480	$225,518
SUBTOTAL, DIRECT CONSTRUCTION COST:	**$1,853,852**	**$2,008,011**

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)	$192,206	$ 192,769
TOTAL DIRECT CONSTRUCTION COST	**$2,114,397**	**$2,341,341**
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.	$ 10,000	$ 10,000
GRAND TOTAL AT FULL BUILD-OUT:	**$2,893,448**	**$3,495,141**

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