

CITY OF ASHLAND
FACILITIES MASTER PLAN
COMMITTEE REPORT

30 JUNE 2008

City of Ashland Facilities Master Plan Committee Report

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TAB 1

City of Ashland Facilities Master Plan and Updated Space Needs Analysis

Part 1 - Introduction

Background

During the 2007-2008 fiscal year budget process, the Ashland City Council directed that major facility improvements be put on hold, pending the development of an updated Facilities Master Plan and Space Needs Analysis. ORW Architecture of Medford was selected to assist the city in this process, working in conjunction with the Community Facilities Master Plan Committee.

In 1993, the City convened an Ad Hoc Space Needs Committee to address concerns over the locations of city facilities, overcrowding of staff at various sites, the desire to maintain a viable presence in the downtown area, and to make recommendations on future space needs for the City. The Space Needs Analysis was updated in 1999, and many of the recommendations have since been addressed through new or renovated facilities.

The city faces similar issues today, and many of the prior recommendations are still valid. Additionally, there are new concerns related to an expanding employee base, their functions at various facilities, and the ability to combine and/or share spaces. Most of all, this Facilities Master Plan must look at overall needs with a long-term vision, in order to develop a Master Plan that will serve the city well into the future.

Intent and Purpose

The intent of the new Facilities Master Plan is to guide the city in the effective use of its properties, and to provide a strategic vision for the development of current and proposed properties.

The stated purpose of the Facilities Master Plan is multi-fold:

1. Update the Space Needs Analysis conducted in 1993 and updated in 1999, including:
 - a. An evaluation of current locations and their proximity to other departments and City functions, future staffing, and growth expectations for the next 10 to 20 years.
 - b. An exploration of various options to meet these needs, in conjunction with city staff and the Community Facilities Master Plan Committee.
2. Evaluate the physical location of all City facilities with regard to their current and potential best use, including under-utilized and undeveloped properties in the City's portfolio of real estate assets.
3. Evaluate duplication of services, identify pros & cons of combined uses, and make recommendations for or against combining these uses.
4. Conduct Open Houses / Community Meetings to solicit community input and to discuss the proposals and their impact on the community.

Additionally, ORW Architecture emphasized the critical importance creating a Master Plan that would be implemented, rather than just "gathering dust" on a shelf. ORW also noted that the Master Planning process should be driven by the Community Facilities Master Plan Committee. The role of the consultant was to facilitate of the process, document the existing conditions, gather information from the stakeholders and user groups, and develop options for further exploration by the committee.

Acknowledgement of Community Facilities Master Plan Committee

ORW Architecture acknowledges the key role played by the following members of the Community Facilities Master Plan Committee, and extends its appreciation for their commitment and dedication to the Facilities Master Planning process:

City Staff:

Ann Seltzer (project manager)
Mike Broomfield
Joe Franell
Mike Morrison, Jr.
Jim Olson
Lee Tunenburg
Keith Woodley

Citizens-at-Large:

John Fields
George Kramer
Don Mackin
Dale Shostrom
Carol Voison

City Council:

Alice Hardesty

Thanks to the input, enthusiasm, dialogue, and creativity of these committee members, this Facilities Master Plan will serve the City of Ashland for years to come.

TAB 2

Executive Summary

The process of creating an Updated Facilities Master Plan for the City of Ashland yielded valuable information about the ways in which existing city facilities are outdated, undersized, or otherwise ill-suited for their current and future use. In particular, most city departments expressed a need for additional storage of all types, additional meeting space, and improved proximity to other city departments and functional groups with which they interact on a regular basis.

This Master Plan provides for three variations in its implementation, to address the current fiscal realities facing the city. The following options will provide the city with a wide range of possibilities, based on fiscal realities, long-term Council goals, and real estate variables.

The three options are described in detail later in this report, and can be summarized as follows:

Option 1- Reuse and or redevelopment:

This option involves the relocation of various city functions, allowing for phased implementation. However, with multiple small projects and inflation factored in, this piecemeal approach actually costs more in the long run.

Option 2 - Limited expansion / remodel and new development:

This option relies upon redevelopment of the Civic Center property, in conjunction with renovation of other properties.

Option 3 - Exploration of entirely new structures:

This option involves the total replacement of several existing facilities with new buildings that are designed to meet current and future needs. The existing buildings will be re-purposed to accommodate other uses for which they are better suited.

These options run the gamut from conservative to aggressive. Option 1 is the most conservative approach, and provides only interim solutions to the city's overall facilities needs without significant capital expenditures. Option 3, on the other hand, is the most aggressive approach, and provides a more long-term solution with the associated significant capital improvement costs. Option 2 combines elements of the other two options, and is included as a compromise solution that addresses long-term facilities needs with more modest capital expenditures.

The members of the Facilities Master Plan Committee that created this report consciously decided not to recommend any of these options, but rather to present all three options as viable alternatives. The committee felt that the final selection of an option should rest with the City Council, so that an option can be selected within the larger framework of budgetary realities, public support, and council goals. It is important to note that the committee finds merit in all three of these options, but defers to the city council's judgment and guidance in both the selection and implementation of an option.

As part of its original charge from the city, OgdenRoemerWilkerson Architecture is pleased to make a recommendation that supports our professional opinion of the option that best suits the city's needs. Our recommendation also reflects ORW Architecture's commitment not only to the Master Planning *process*, but also to the successful *implementation* of the Facilities Master Plan.

This recommendation is based on an objective evaluation of the three options from a cost / benefit standpoint, and does not take into account the limiting factors of popular opinion, political climate, or current financial constraints. Rather, this recommendation provides a starting for further consideration by the City Council.

Consultant's recommendation

OgdenRoemerWilkerson Architecture encourages the Ashland City Council to consider option #2. The placeholder in the Capital Improvement Project Budget designated for the construction of a new storage building would provide sufficient funds to address many of the immediate needs of the downtown departments, which in turn would create the swing space needed to vacate the spaces while construction is underway. This money will be invested in improving existing facilities, and the needed storage will now be provided on site. The Grove will be remodeled to house Finance and its athletic space converted to a large group presentation and meeting space.

The departments now located at the Civic Center ultimately will be housed in facilities more suitable for their technical functions. The proposed new development at the Civic Center can be achieved in two phases, allowing the Police Department to remain operational while half of the addition is constructed. After the first phase is completed, the Police department will be able to move into the new space while the second phase is constructed.

The Civic Center site included in Option #2 provides more flexibility for development compared to a downtown site. Also, this site will not reduce the availability of parking spaces in the downtown core. The Council Chamber and Courts function can be relocated temporarily to the Grove's new meeting facilities while renovation of City Hall is underway. All other departments will be unaffected during the course of construction.

Upon completion of the new Civic Center Building, the employees of the Electric Department and Information Technologies can vacate the warehouse, thus opening up additional space for the Yard's storage needs.

Although this plan does not create the optimum space requirements of the Yard, it does create substantially more storage space there. This central location maintains more efficient travel throughout the city and reduces staff time by consolidating all the city's Yards onto one site. This solution also eliminates the need for extremely costly land acquisition and the site development costs associated with the relocation of the yard.

The floor plan and site plan developed previously for Fire Station # 2 represent a valid solution. We recommend that the building design and materials be simplified as a way to reduce costs, yet maintain durability. This design should relate to the neighborhood context rather than the more costly civic vernacular of the city's downtown buildings.

TAB 3

Description of Master Planning Process:

In developing the Updated Space Need Analysis and Facilities Master Plan, ORW Architecture and the Community Facilities Master Plan Committee utilized the following process:

1. Analysis and documentation of existing facilities, (many facilities drafted up from plans provided by the city, not actually as-built measured)
2. Interviews with department heads to development needs and define existing constraints. Questionnaires distributed to all staff. Information gathered and returned to department heads for confirmation of information.
3. Programs developed and reviewed with department heads
4. Conceptual plans generated to verify spaces will fit into designated spaces, these plans not intended to suggest the actual layout of what might be designed, rather verify the program elements can fit into the designated buildings. Plans distributed to dept heads for confirmation of layout.
5. Committee roles and input
 - a. Facility and Property tours
6. Community input
 - a. Open houses May 12, 13, 15th.
7. Council review and approval

TAB 4

EXISTING CONDITIONS

Space Needs Analysis - Existing conditions (each department)

During the process of interviewing city staff and department heads, a number of comments were voiced on a recurring basis. These concerns and priorities from each of the departments are summarized below:

1. Administration
 - a. Difficult for the public to find and access
 - b. Limited to constraints of building
 - c. Not enough conference / meeting space
 - d. No room for flexible stations
 - e. Must remain downtown
2. Administration/Council
 - a. Larger area for public in Council Chambers required. Often exceeds occupant load.
3. Admin/Legal
 - a. Security and separation needed at "reception"
 - b. Constantly directing public to other departments
 - c. Visual screening needed for confidential subject matter on monitors
 - d. Better office layout/access and privacy required
4. City Recorder
 - a. Additional work space needed for public
 - b. Additional records and storage needed, compliance with state regulations mandates this.
 - c. Must remain downtown, easily accessed by public
5. Electric
 - a. A sizeable square footage of the electric department's area has been re-allocated to Information Technologies. Work stations have been lost due to this reduction in area.
 - b. Clear sense of entry and reception needed for public. This would also serve as a security control.
 - c. Increased "yard" area needed for material and vehicle storage.
6. Finance
 - a. Conference/Meeting space needed
 - b. This department could relocate out of the downtown area.
7. Finance Courts
 - a. Security separation required
 - b. Additional office/work space needed
8. Fire
 - a. Fire station #2 is the departments highest priority
 - b. Previous space needs analysis factored into this study at this time. Should this program be re-evaluated due to public concern?
 - c. Location on or very nearby existing location critical to maintain response times.

9. Information Technologies
 - a. Strong need for additional work stations and size to accommodate technical work more efficiently.
 - b. To relocated Head end would be extremely cost prohibitive, it should remain in current location.
 - c. Strong potential for future growth of this department.
 - d. Security/ public reception and control desired.
 - e. Department is currently fragmented within the existing facility due to space available
 - f. Additional conference/meeting space needed.

10. Maintenance
 - a. Additional space needed for sign shop and welding area
 - b. Additional space needed for vehicle parking
 - c. Better security needed for access to the yard

11. Parks
 - a. Park facilities for the most part are in good shape and function well
 - b. Additional space for a new outside classroom and work stations needed in the North Mountain Park Nature Center
 - c. Replacement bathrooms needed for Sherwood Park (Adj. to fire station #2)
 - d. Need for Brides Room / Green Room in the community center
 - e. Distributed maintenance shops throughout the community work well, the Lithia park maintenance facility could be relocated as long as it remained within this general section of town.

12. Planning & Building – Community Development
 - a. For the most part, because of a relatively new building, designed for them, this department's facility works well.
 - b. Need for re-organization of workspace locations to reduce department fragmentation
 - c. Desire to remain in the downtown location
 - d. The conference rooms are constantly being used by outside departments and committees and are often not available for Com Dev use.

13. Police
 - a. This department has substantially outgrown the current facility. Additional space for detectives and sergeants needed. Currently 5 or 6 people occupy areas designated for two work stations.
 - b. Briefing and Training areas do not meet the functional needs.
 - c. Confidentiality screening needs to be provided at record's stations.
 - d. Additional interview rooms and better public circulation to these rooms are needed.
 - e. Additional storage areas are needed for both evidence and general.

14. Public Works
 - a. The Community Development building works well for the department. However, a few work stations have been lost to adjacent planning/building department needs this area is still needed.
 - b. The waste water treatment plant has no specific needs at this time.
 - c. There are no needs for the water department at the yard at this time
 - d. The yard should be relocated to a larger lot (10+ acres ideal). This lot can be located anywhere in town, preferably away from residential neighborhood. The site should be free from any weather or flooding challenges.

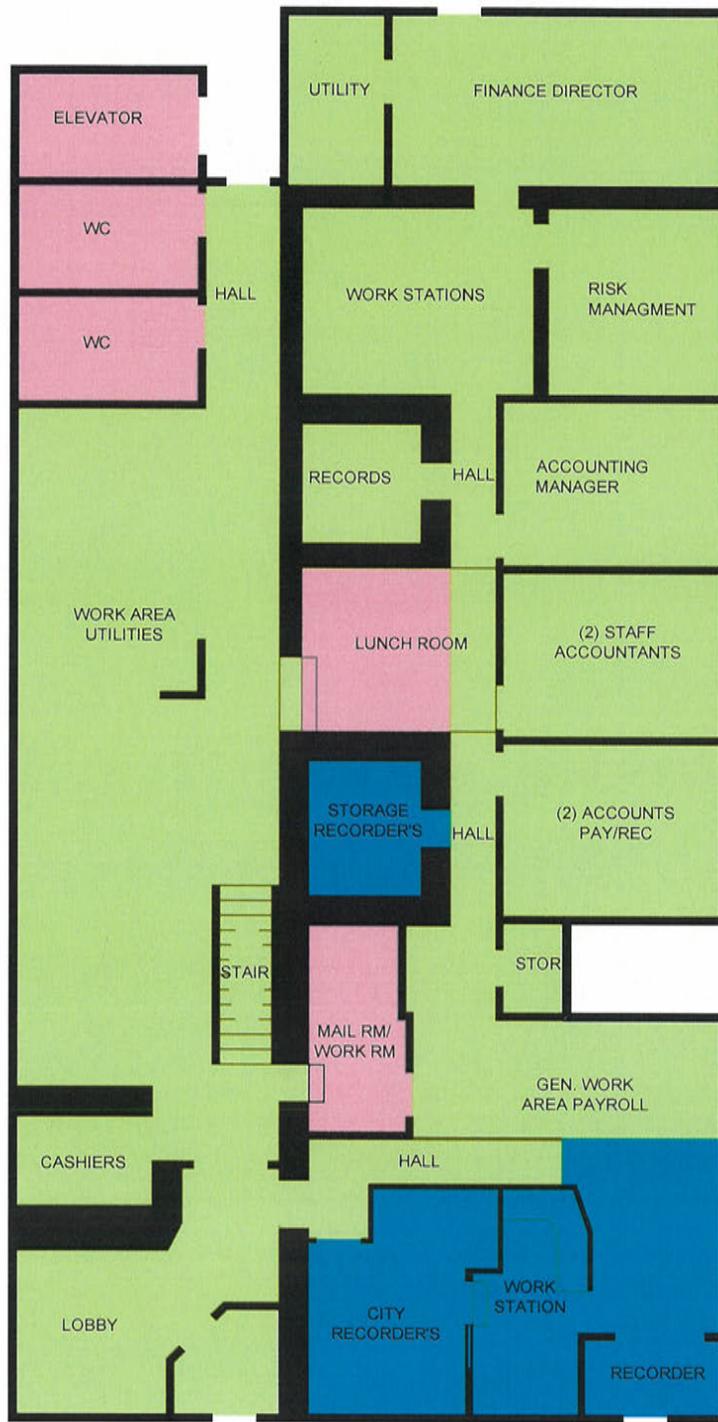
City of Ashland Program of Spaces

Building 1 City Hall

First Floor

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	CITY RECORDER'S	x	155	
100	LOBBY	x	229	
102	WORK STATION	x	100	
103	GEN. WORK AREA PAYROLL	x	369	
104	MAILROOM/WORK ROOM	x	87	
105	WORK AREA UTILITIES	x	898	
106	STORAGE-RECORDER'S	x	150	
107	STORAGE	x	24	
108	(2) ACCOUNTS PAY/REC.	x	167	
109	(2) STAFF ACCOUNTANTS	x	159	
110	LUNCH ROOM	x	151	
111	RECORDS		134	
112	ACCOUNTING MANAGER	x	160	
113	RISK MNGMT	x	149	
114	WORK STATIONS	x	194	
115	RESTROOM	x	84	
116	RESTROOM	x	84	
117	ELEVATOR	x	84	
118	UTILITY	x	75	
119	FINANCE DIRECTOR	x	253	
120	HALL	x	72	
121	HALL	x	74	
122	HALL	x	39	
124	STAIR	x	48	
125	HALL	x	87	
	Finance			
	City Recorder			499
Total Building Area			4,026	



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
461 SF
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
3,060 SF
- RECORDER
511 SF
- ADMIN
- CITY ATTORNEY
- CIRCULATION
196 SF

CITY HALL - 1ST FLOOR
(20 EAST MAIN STREET)
TOTAL SF: 4,228 SF
EXISTING CONDITIONS

City of Ashland Program of Spaces

Building 1 City Hall

Second Floor

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
200	MAYOR'S OFFICE	x	131	
201	WORK STATIONS	x	336	
202	CITY ADMINISTRATOR		188	
203	MANAGEMENT ANALYST	x	144	
204	COPY ROOM	x	106	
205	RESTROOM	x	45	
206	OFFICE	x	114	
207	H.R. MANAGER	x	124	
208	H.R. MANAGER	x	136	
209	ASST. CITY ATTORNEY	x	136	
210	BREAK ROOM	x	174	
211	LAW LIBRARY/CONFERENCE	x	235	
212	CITY ATTORNEY	x	120	
213	RECEPTION	x	338	
214	PARALEGAL	x	135	
215	STAIR	x	42	
216	STAIR	x	102	
217	HALL	x	51	
218	HALL	x	189	
219	UTILITY	x	13	
220	STORAGE	x	127	
Total Building Area			2,986	



CITY HALL - 2ND FLOOR
TOTAL 3,124 SF
EXISTING CONDITIONS

City of Ashland Program of Spaces

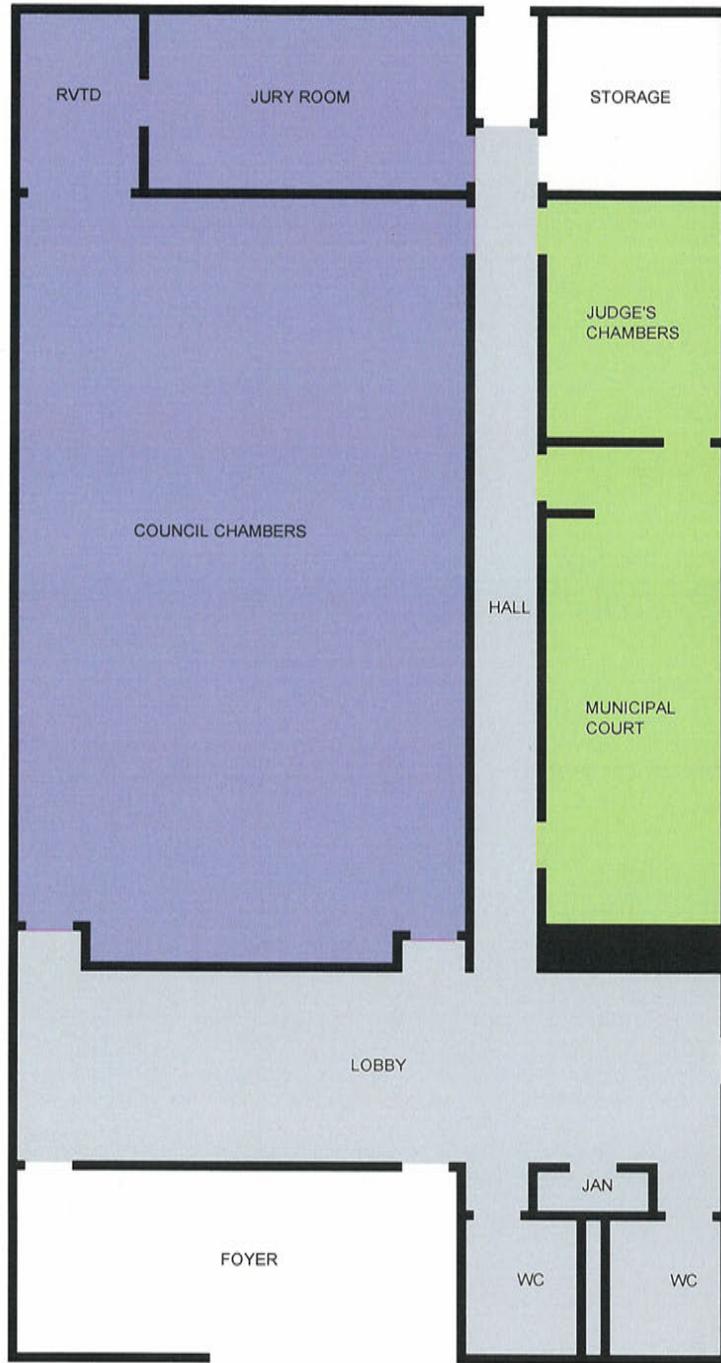
Building 2 Community Center

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
121	FOYER	x	93	
120	ROOM	x	175	
119	ROOM	x	1217	
118	ROOM	x	230	
117	ROOM	x	460	
116	STORAGE	x	9	
115	STORAGE	x	4	
114	STAIR	x	48	
113	HALL	x	717	
112	ROOM	x	521	
111	ROOM	x	76	
110	ROOM	x	23	
109	ROOM	x	89	
108	ROOM	x	18	
107	ROOM	x	96	
106	ROOM	x	153	
105	ROOM	x	207	
104	ROOM	x	233	
103	ROOM	x	148	
102	ROOM	x	148	
101	ROOM	x	226	
Total Building Area			4,891	



ASHLAND COMMUNITY CENTER



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION

ASHLAND CITY COUNCIL CHAMBERS
(1175 EAST MAIN STREET)
EXISTING CONDITIONS

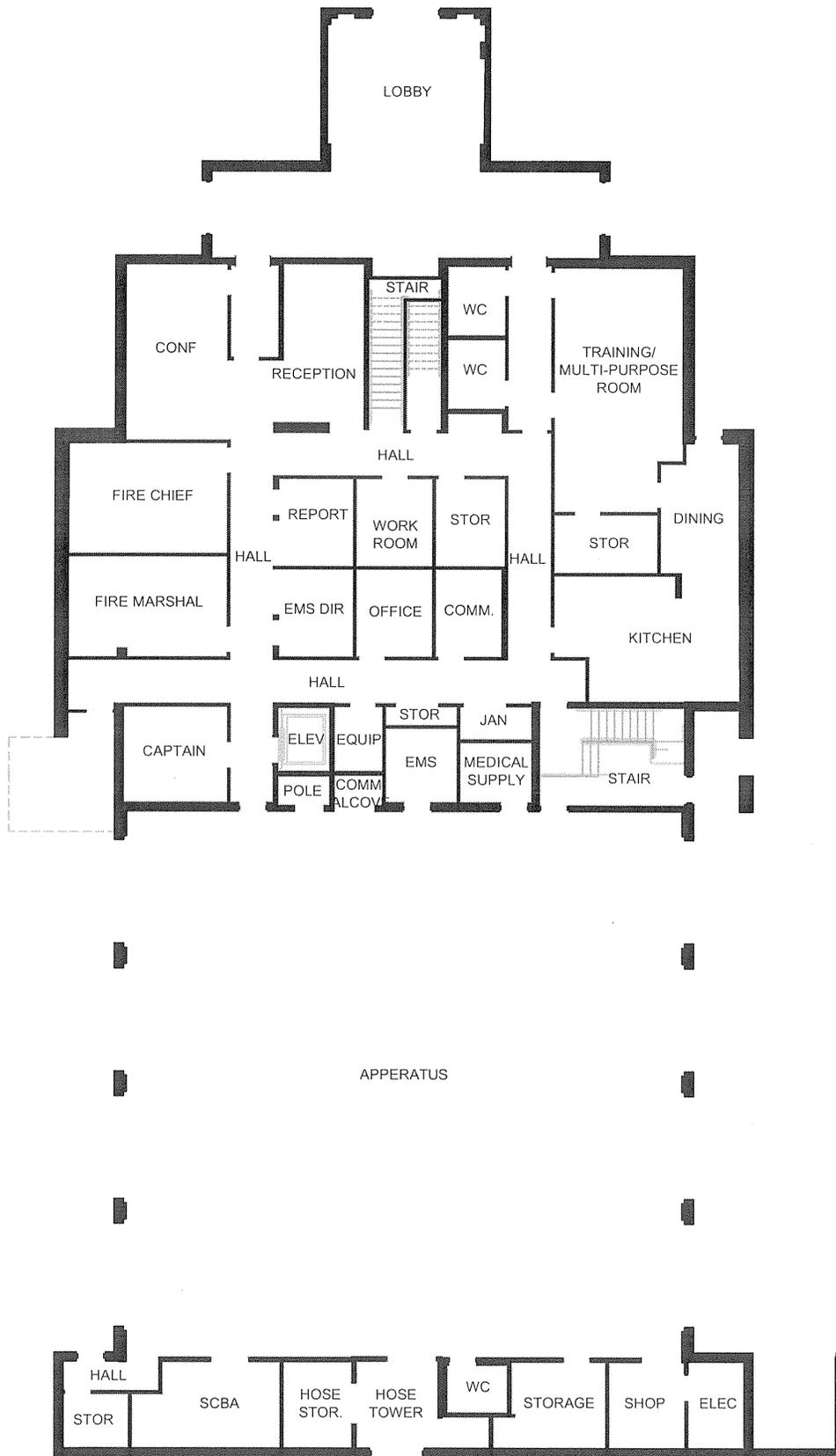
City of Ashland Program of Spaces

Building 4 Fire Station #1

First Floor

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
106	FIRE MARSHAL	x	216	
107	CAPTIAN	x	135	
108	REPORT	x	89	
109	EMS DIR.	x	89	
109A	OFFICE	x	91	
110	HALL	x	152	
111	STAIR	x	148	
112	WORKROOM	x	91	
113	HALL	x	284	
114	STORAGE	x	83	
115	COMM.	x	79	
116	HALL	x	134	
117	MEN	x	54	
118	WOMAN	x	54	
119	TRAINING/MULTI-PURPOSE ROOM	x	414	
120	STORAGE	x	82	
121	DINING	x	133	
122	KITCHEN	x	301	
123	EQUIPMENT	x	42	
124	STORAGE	x	18	
125	JANITOR	x	31.73	
126	STAIR	x	194	
127	APPERATUS	x	4164	
128	MEDICAL SUPPLY	x	58	
129	EMS	x	72	
130	COMM. ALCOVE	x	23	
131	POLE	x	20	
132	HALL	x	40	
133	STORAGE	x	47	
134	SCBA	x	160	
136	HOSE TOWER	x	119	
137	TOILET	x	40	
138	HOSE STORAGE	x	117	
138	STORAGE	x	117	
139	SHOP	x	89	
140	ELECTRICAL	x	66	
141	ELEV.	x	44	
Total Building Area			8,091	



FIRE STATION #1 - 1ST FLOOR
(455 SISKIYOU BOULEVARD)

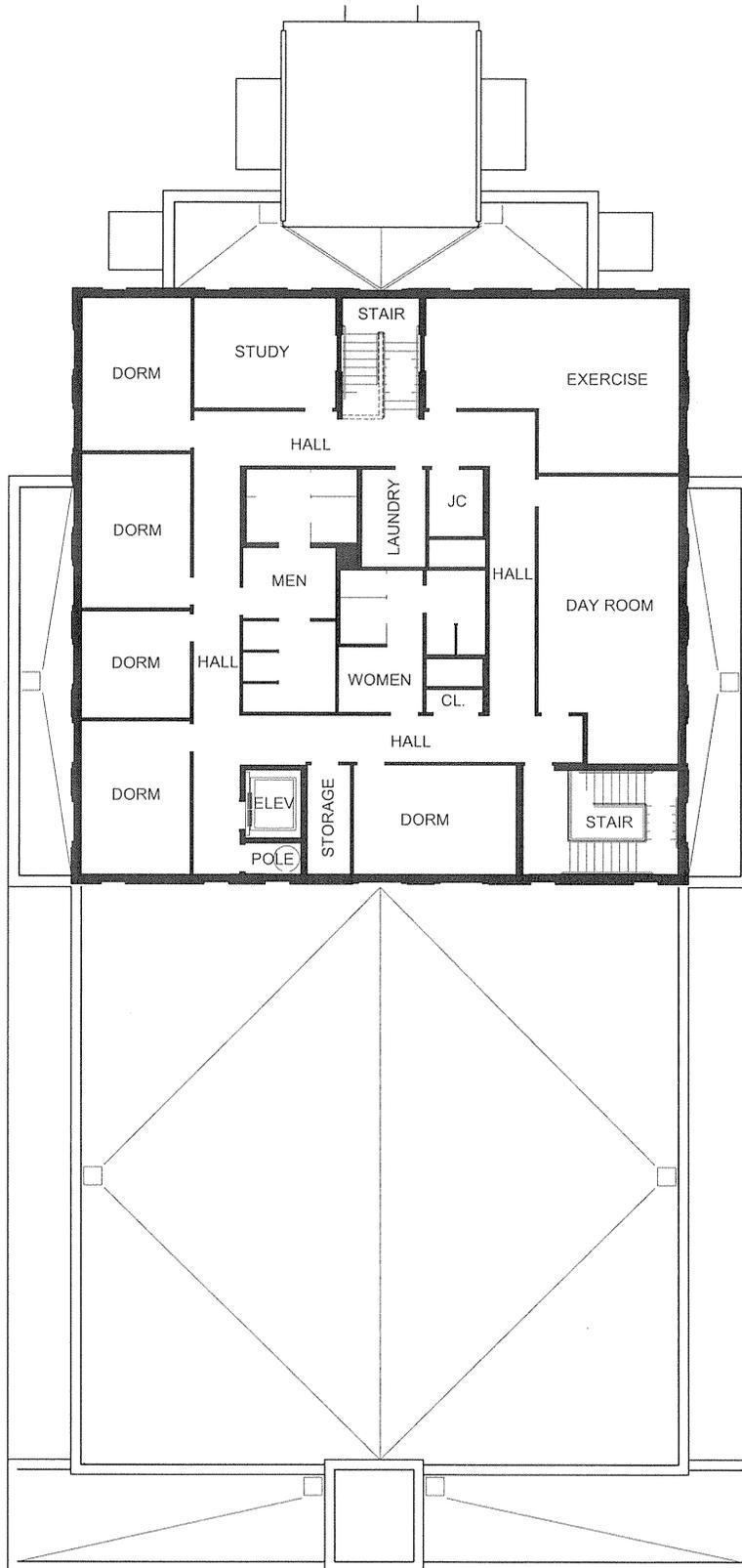
City of Ashland Program of Spaces

Building 4 Fire Station #1

Second Floor

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
201	HALL	x	186	
202	EXERCISE	x	447	
203	STUDY	x	188	
204	J.C.	x	44	
205	LAUNDRY	x	75	
206	HALL	x	227	
207	DORM	x	202	
208	DORM	x	203	
209	DORM	x	141	
210	DORM	x	202	
211	MEN'S	x	284	
212	MEN'S	x		
213	MEN'S	x		
214	POLE	x	20	
215	HALL	x	198	
216	STORAGE	x	56	
217	DORM	x	214	
218	WOMEN'S	x	207	
219	WOMEN'S	x		
220	WOMEN'S	x		
221	CLOSET	x	16	
222	HALL	x	168	
223	DAY ROOM	x	458	
Total Building Area			3,536	

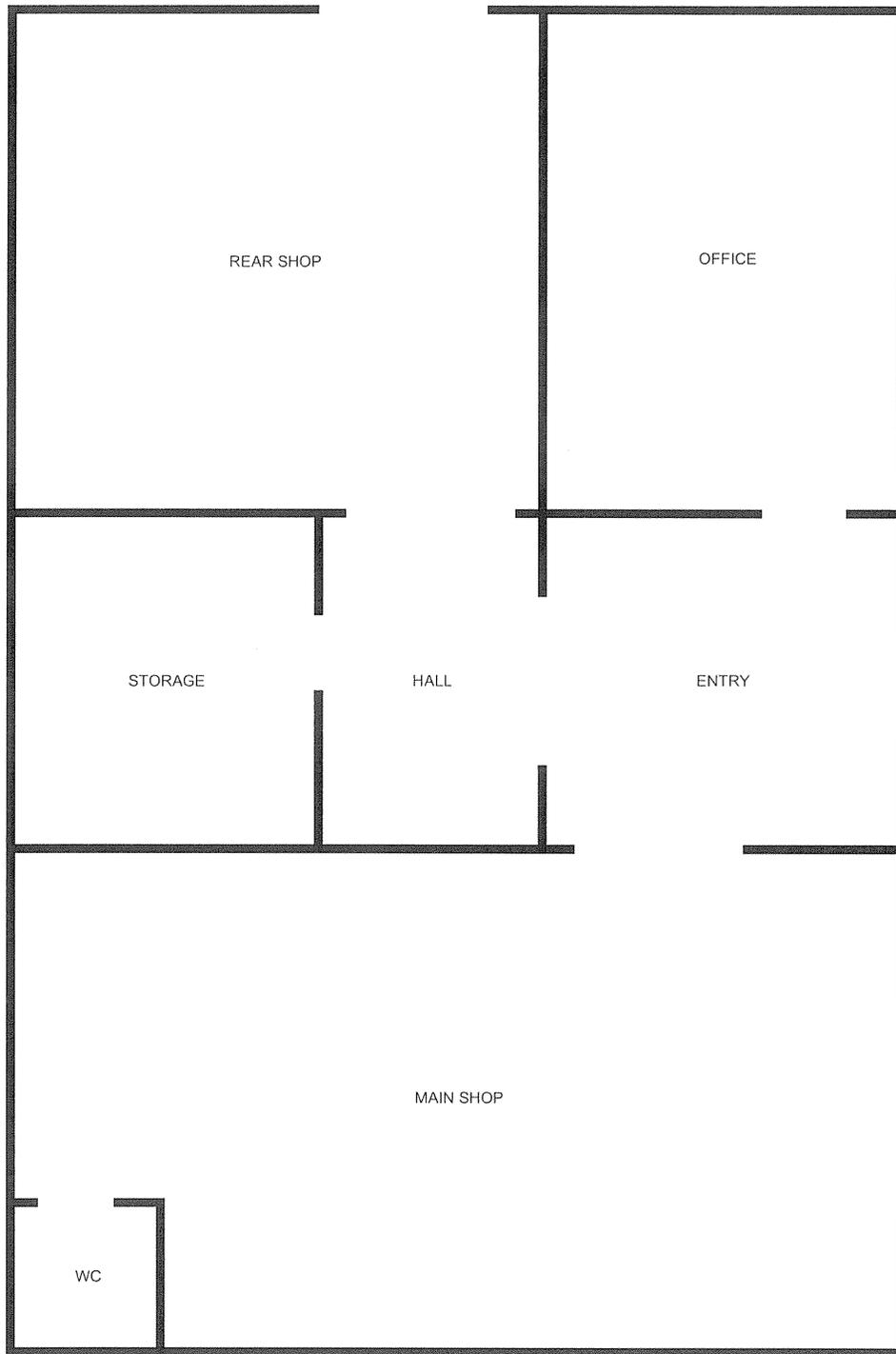


FIRE STATION #1 - 2ND FLOOR
(455 SISKIYOU BOULEVARD)

City of Ashland Program of Spaces
 Building 5 Mountain View Cemetery

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	OFFICE	x	231	
102	ENTRY	x	154	
103	MAIN SHOP	x	545	
104	RESTROOM	x	28	
105	STORAGE	x	132	
106	HALLWAY	x	96	
107	REAR SHOP	x	342	
Total Building Area			1,528	



MOUNTAIN VIEW CEMETERY
(440 NORMAL AVENUE)

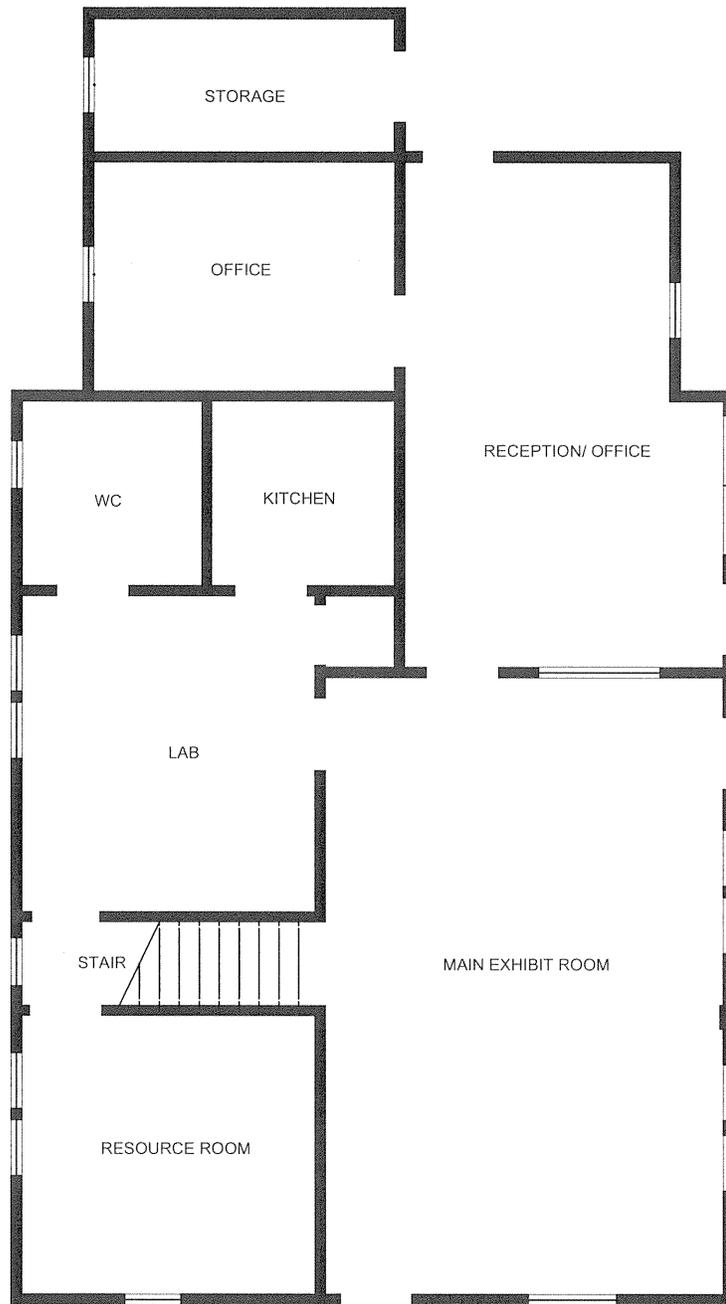
City of Ashland Program of Spaces

Building 6 N. Mountain Park Nature Center

First Floor

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	RECEPTION/OFFICE	x	695	
102	MAIN EXHIBIT ROOM	x	882	
103	RESOURCE ROOM	x	515	
104	STAIR	x	172	
105	LAB	x	559	
106	RESTROOM	x	174	
107	KITCHEN	x	169	
108	OFFICE	x	352	
109	STORAGE	x	211	
Total Building Area			3,729	



N. MOUNTAIN PARK
NATURE CENTER (FIRST FLOOR)

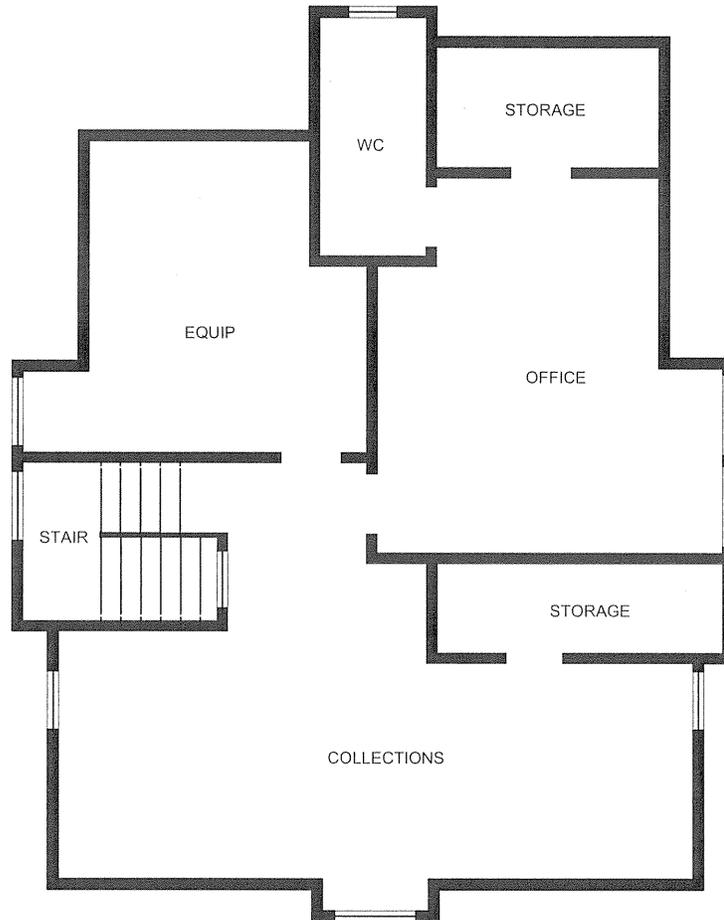
City of Ashland Program of Spaces

Building 6 N. Mountain Park Nature Center

Second Floor

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
201	STAIR	x	189	
202	EQUIPMENT	X	436	
203	RESTROOM	x	141	
204	STORAGE	x	128	
205	OFFICE	x	558	
206	STORAGE	x	173	
207	COLLECTIONS	x	918	
Total Building Area			2,543	

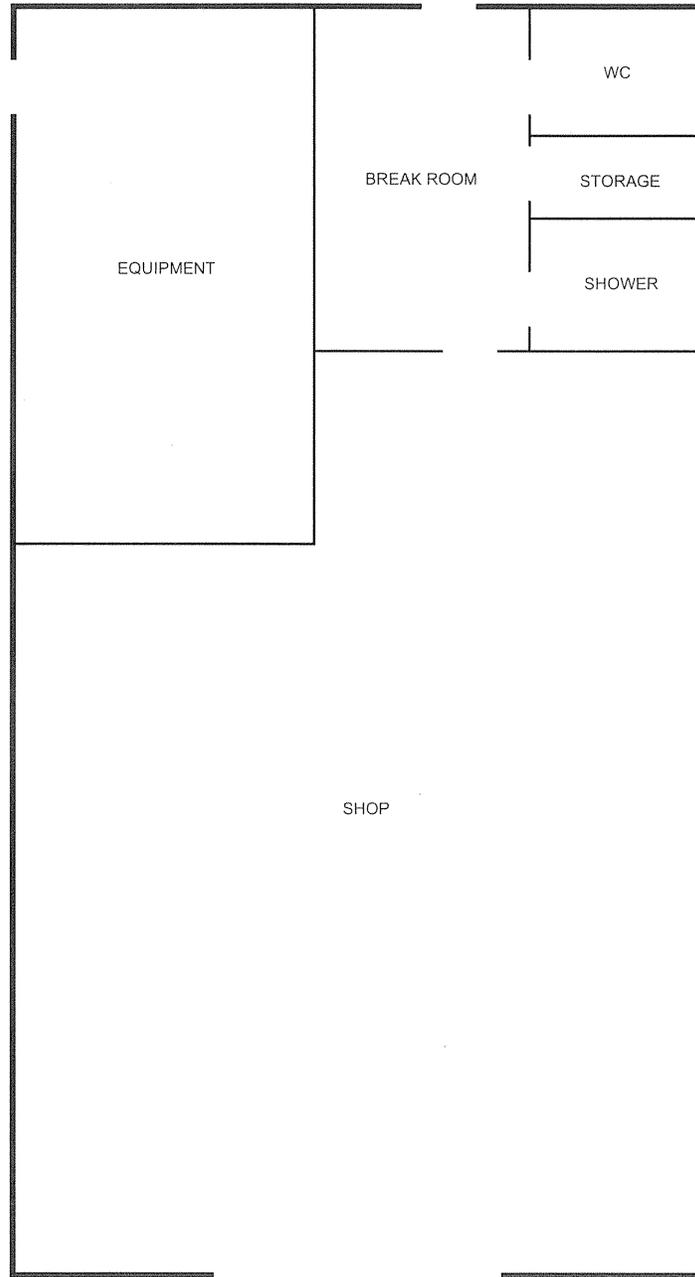


NORTH MOUNTAIN PARK
NATURE CENTER (SECOND FLOOR)

City of Ashland Program of Spaces
 Building 6 N. Mountain Park Shop

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	SHOP	x	1800	
102	BREAK ROOM	x	230	
103	SHOWER	x	71	
104	STORAGE	x	44	
105	RESTROOM	x	69	
106	EQUIPMENT	X	504	
Total Building Area			2,718	



NORTH MOUNTAIN PARK SHOP BUILDING
(450 N. MOUNTAIN AVE.)

City of Ashland Program of Spaces
 Building 7 Oak Knoll Maintenance Shop

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	HALL	x	155	
102	OFFICE	x	35	
103	BREAK ROOM	x	449	
104	LOCKER ROOM	x	248	
105	HALL	x	255	
106	OFFICE	x	259	
107	OFFICE	x	259	
108	HALL	x	177	
109	SHOWER	x	79	
110	RESTROOM	x	79	
111	RESTROOM	x	79	
112	GRINDING ROOM	x	306	
113	PARTS ROOM	x	296	
114	WELDING SHOP	x	475	
115	SHOP	x	2203	
116	WASH RACK	x	702	
117	WASHER ROOM	x	228	
118	MEN	x	43	
119	WOMEN	x	43	
120	TOOLS	x	43	
121	WOOD SHOP	x	518	
122	EQUIPMENT STORAGE	x	1581	
123	BAY	x	3963	
Total Building Area			12,475	

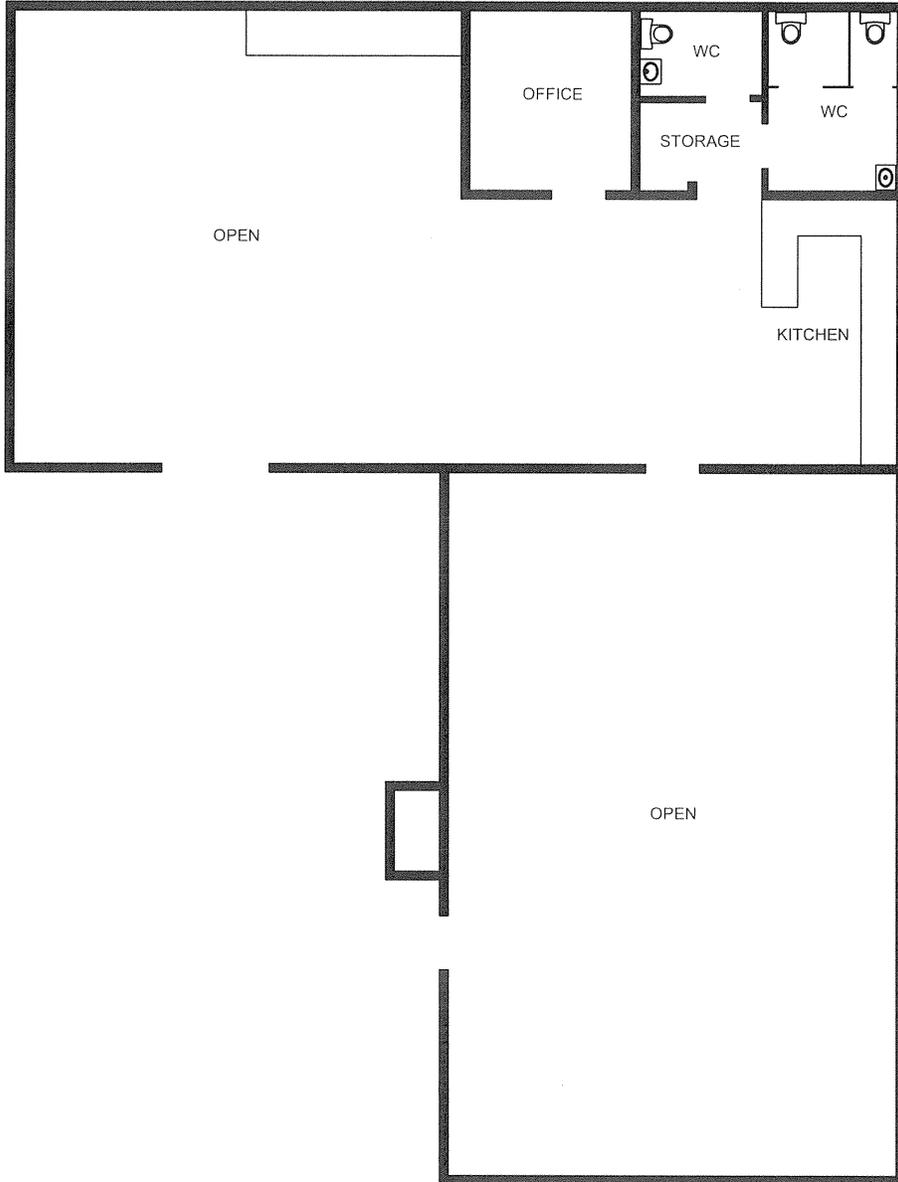


OAK KNOLL GOLF COURSE MAINTENANCE SHOP
(3060 HIGHWAY 66)

City of Ashland Program of Spaces
 Building 8 Pioneer Hall

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
100	OPEN		980	
101	KITCHEN		112	
102	OPEN		881	
103	OFFICE		90	
104	STORAGE		31	
105	RESTROOM		32	
106	RESTROOM		72	
Total Building Area			2,198	

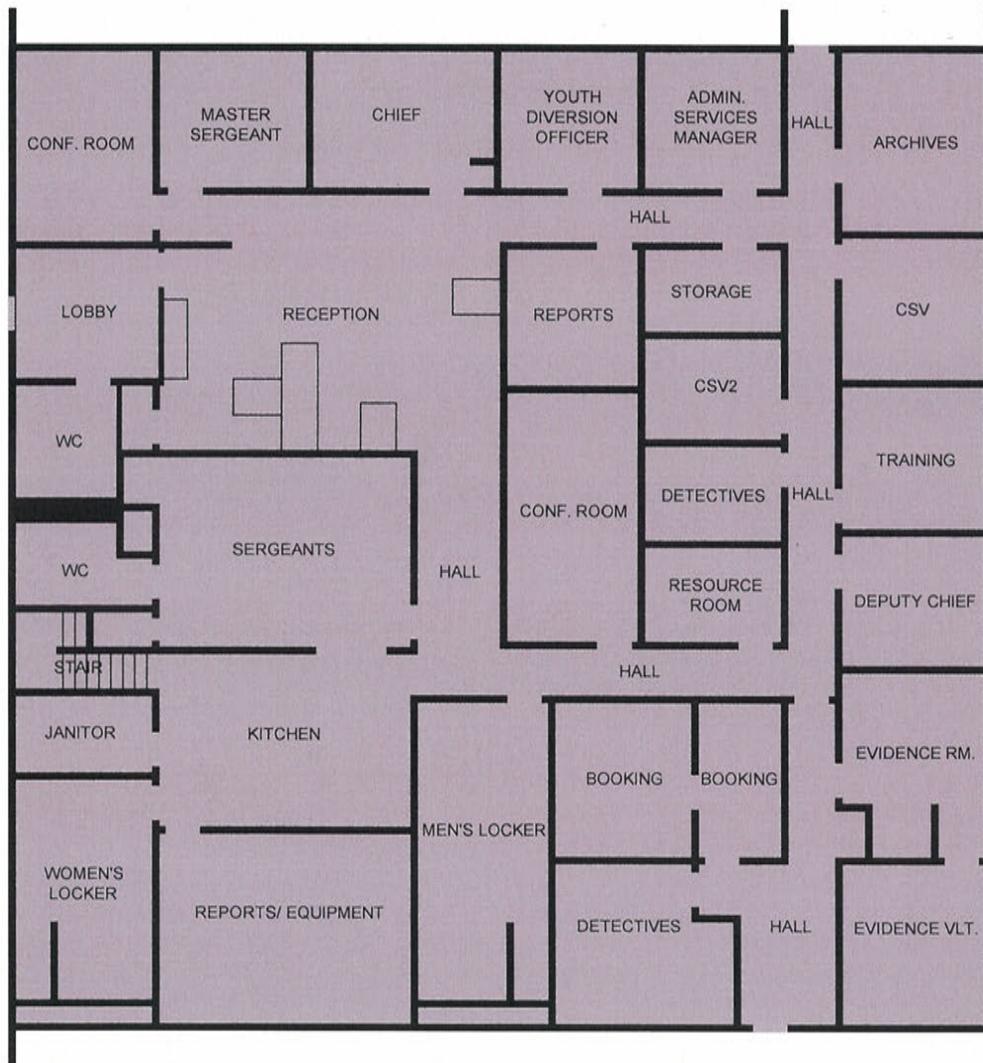


PIONEER HALL
(73 WINBURN WAY)

City of Ashland Program of Spaces
 Building 9 Police Station

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
100	LOBBY	x	132	
103	RESTROOM	x	81	
104	RESTROOM	x	72	
105	STAIR?	x	69	
106	JANITOR	x	75	
108	WOMEN'S LKR. RM.	x	300	
109	REPORTS/EQUIPMENT	x	336	
110	KITCHEN	x	305	
111	HALL	x	96	
112	SERGEANTS	x	348	
113	MEN'S LKR. RM.	x	113	
116	HALL	x	187	
117	BOOKING	x	91	
118	BOOKING	x	150	
120	DETECTIVES	x	186	
121	EVIDENCE VLT.	x	162	
122	TRAINING	x	144	
123	EVIDENCE RM.	x	173	
124	DEPUTY CHIEF	x	132	
125	HALL	x	152	
126	RESOURCE RM.	x	92	
127	DETECTIVES	x	92	
128	CSV2	x	98	
129	CSV	x	144	
130	ARCHIVES	x	180	
132	YTH. DIVERSION OFCR.	x	132	
133	STORAGE	x	81	
134	ADM. SERVICES MGR.	x	134	
135	HALL	x	160	
136	CHIEF	x	174	
137	MSTR. SGT.	x	141	
138	CONFERENCE RM.	x	184	
139	RECEPTION	x	606	
140	HALL	x	144	
141	CONFERENCE RM.	x	230	
142	REPORTS	x	127	
Total Building Area			6,023	



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION
- POLICE

**ASHLAND POLICE STATION
(1155 EAST MAIN STREET)
EXISTING CONDITIONS**

City of Ashland Program of Spaces
 Building 10 Service Center Warehouse

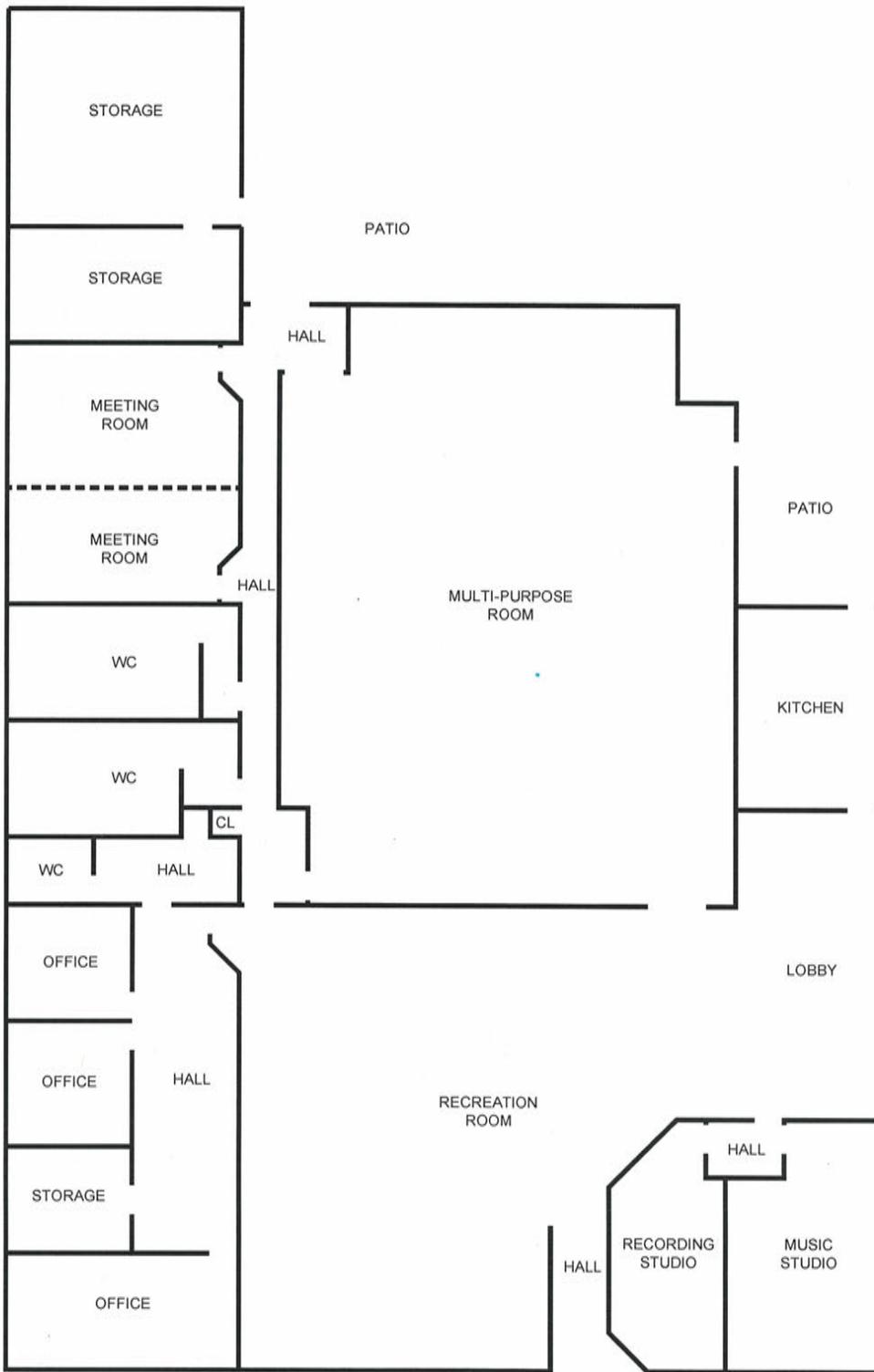
EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	CONF. ROOM	x	480	
103	OFFICE	x	180	
104	OFFICE	x	180	
105	STORAGE	x	400	
106	PURCHASING	x	400	
107	HALL	x	1560	
108	LUNCH ROOM	x	940	
109	JANITOR	x	27	
110	WOMEN RESTROOM	x	113	
113	MUD ROOM	x	630	
114	LOCKER ROOM	x	1260	
118	OFFICE	x	120	
119	OFFICE	x	120	
120	OFFICE	x	240	
121	OFFICE	x	320	
122	WATER WAREHOUSE	x	3702	
124	CARPENTRY	x	598	
125	TOOL	x	322	
126	METER ROOM	x	860	
127	WASH	x	140	
128	STOR.	x	140	
129	PAINT	x	140	
130	OFFICE	x	132	
131	OFFICE	x	480	
132	OFFICE	x	120	
133	OFFICE	x	132	
134	OFFICE	x	132	
136	RECEIVING	x	800	
137	AFN HEADEND	x	1067	
138	INFO. SYSTEMS	x	601	
139	CONF. ROOM	x	424	
140	CONF. ROOM	x	439	
141	OFFICE	x	176	
Total Building Area			17,375	

City of Ashland Program of Spaces
 Building 11 The Grove

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	LOBBY	x	480	
102	HALL	x	48	
103	MUSIC STUDIO	x	380	
104	RECORDING STUDIO	x	268	
105	HALL	x	54	
106	RECREATION ROOM	x	2061	
107	HALL	x	379	
108	OFFICE	x	288	
109	STORAGE	x	143	
110	OFFICE	x	169	
111	OFFICE	x	156	
112	HC RESTROOM	x	63	
113	HALL	x	114	
114	HALL	x	277	
115	RESTROOM	x	270	
116	RESTROOM	x	288	
117	MEETING ROOM	x	289	
118	MEETING ROOM	x	350	
119	STORAGE	x	288	
120	STORAGE	x	540	
121	PATIO	x		
122	HALL	x	71	
123	MULTI-PURPOSE ROOM	x	2775	
124	PATIO	x		
125	KITCHEN	x	315	
126	CLOSET	x	9	
Total Building Area			10,075	



LEGEND

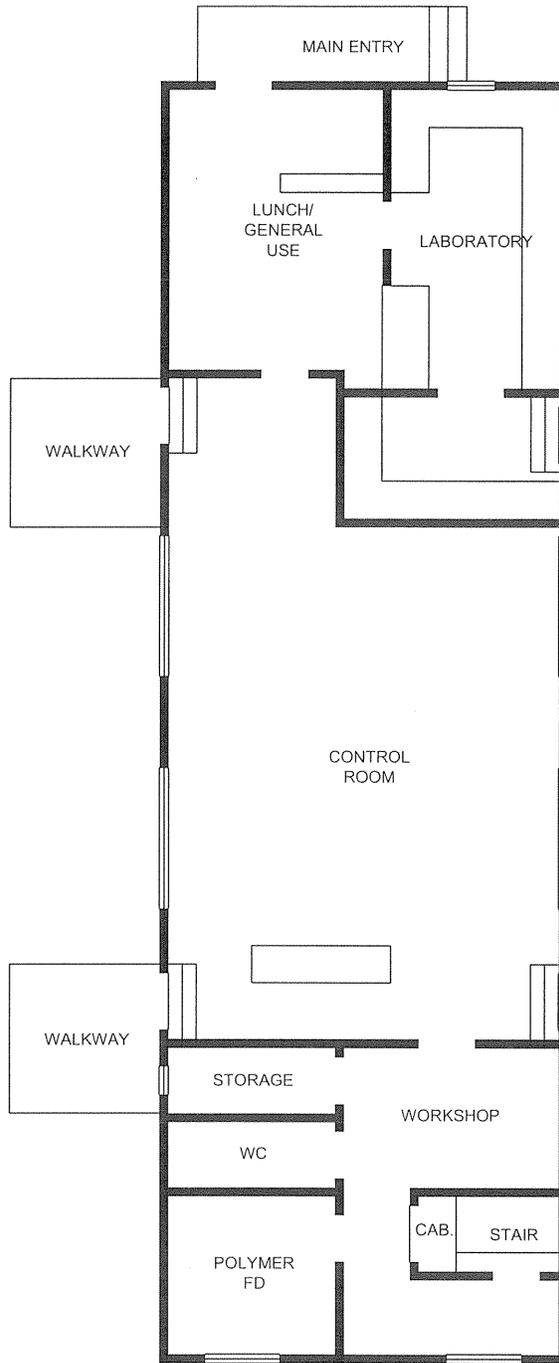
- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION

THE GROVE
(1195 EAST MAIN STREET)
EXISTING CONDITIONS

City of Ashland Program of Spaces
 Building 12 Waste Water Treatment Operations

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	POLYMER FD.	x	83	
102	STORAGE	x	36	
103	W.C.	x	36	
104	WORKSHOP	x	201	
105	CABT.	x	10	
106	STAIR	x	23	
107	CONTROL ROOM	x	669	
108	LUNCH/GENERAL USE	x	181	
109	LABORATORY	x	244	
Total Building Area			1,483	

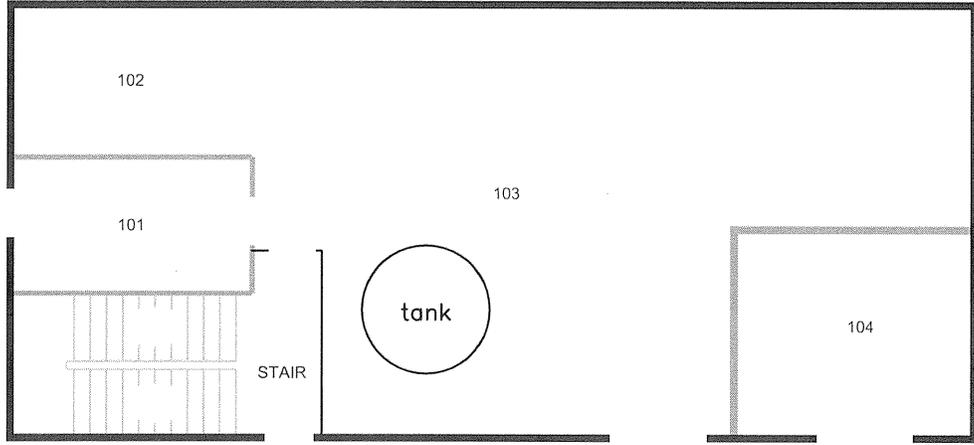


WASTE WATER TREATMENT
PLANT OPERATIONS BUILDING
(1195 OAK STREET)

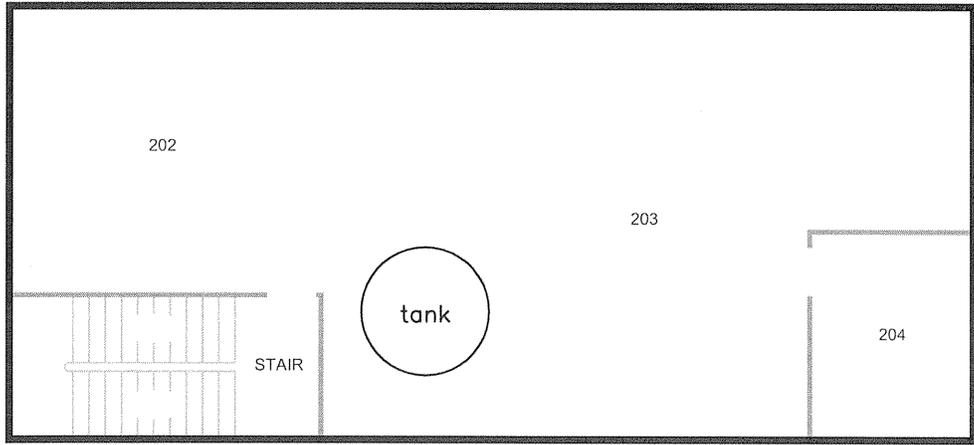
City of Ashland Program of Spaces
 Building 13 Water Filter Plant, Chemical Building

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101		x	128	
102		x	142	
103		x	970	
104		x	195	
105	STAIR	x	186	
201	STAIR	x	186	
202		x	174	
203		x	965	
204		x	133	
Total Building Area			3,079	



LOWER FLOOR



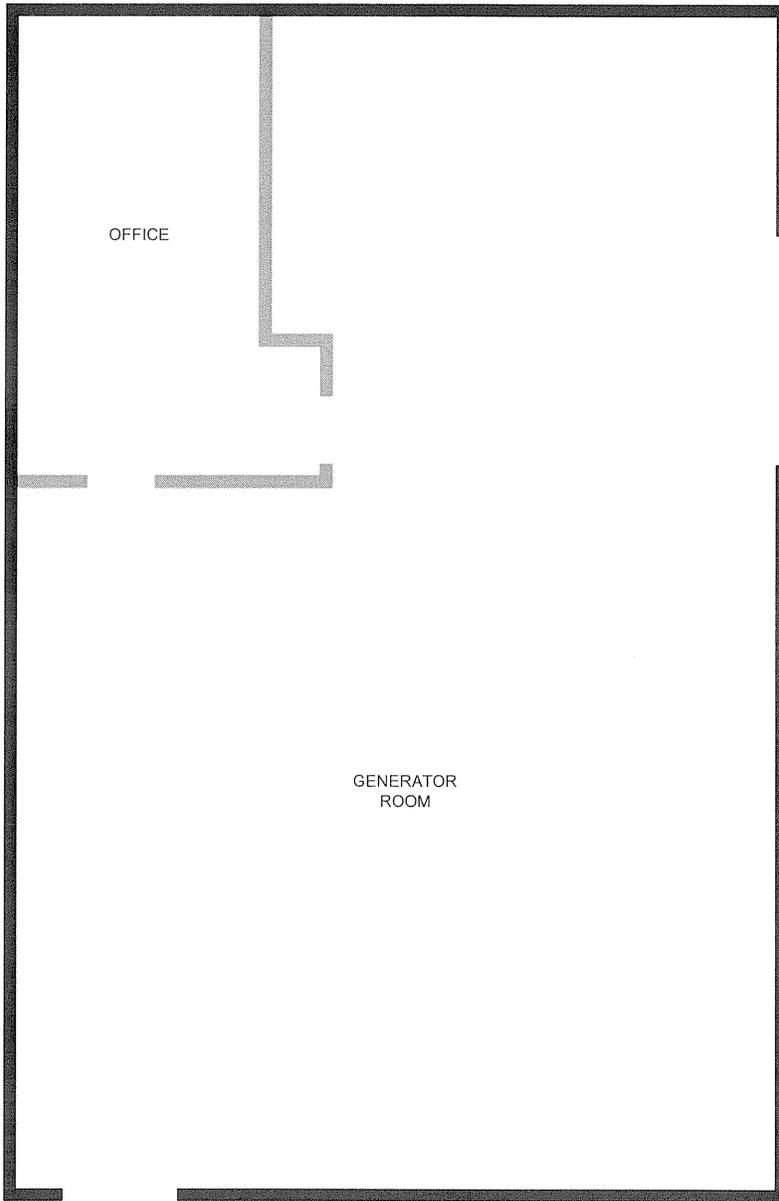
UPPER FLOOR

WATER FILTER PLANT CHEMICAL BUILDING

City of Ashland Program of Spaces
 Building 14 Water Filter Plant, Generator Building

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	GENERATOR ROOM	x	1441	
102	OFFICE	x	225	
Total Building Area			1,666	



WATER FILTER PLANT,
GENERATOR BUILDING

City of Ashland Program of Spaces

Building 15 Water Treatment, Operations

EXISTING BUILDING AREAS

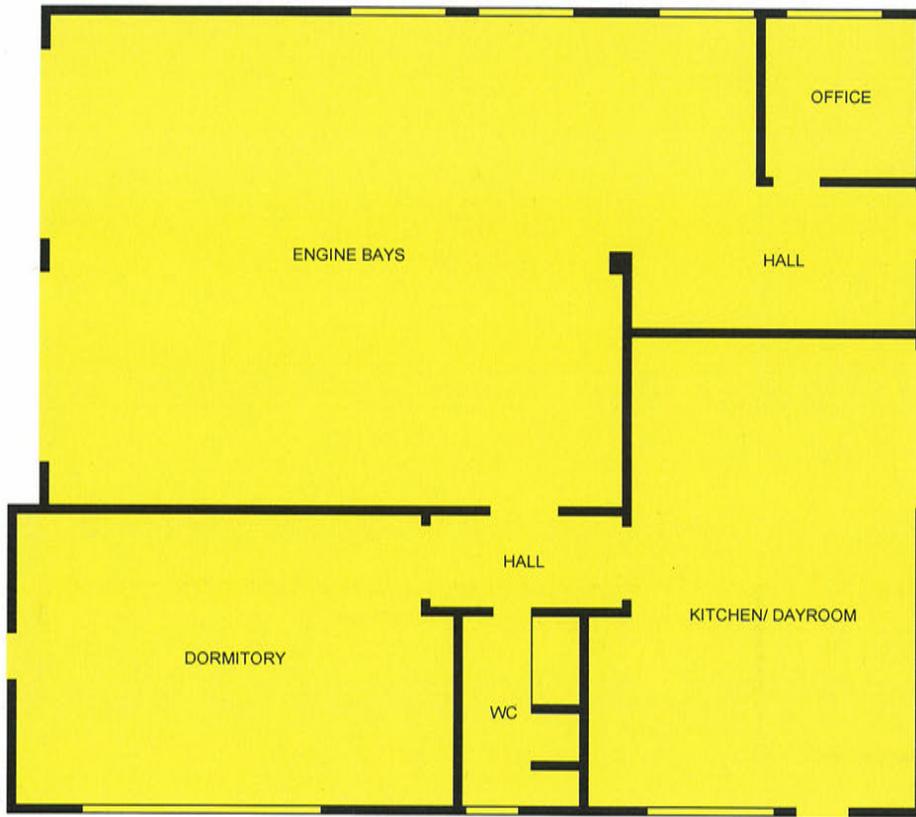
Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	POLYMER FEED	x	83	
102	ST.	x	36	
103	W.C.	x	36	
104	WORKSHOP	x	201	
105	CABT.	x	10	
106	STAIR	x	23	
107	CONTROL ROOM	x	669	
108	LUNCH/GENERAL USE	x	181	
109	LABORATORY	x	244	
Total Building Area			1,483	

City of Ashland Program of Spaces

Building 16 Fire Station #2

EXISTING BUILDING AREAS

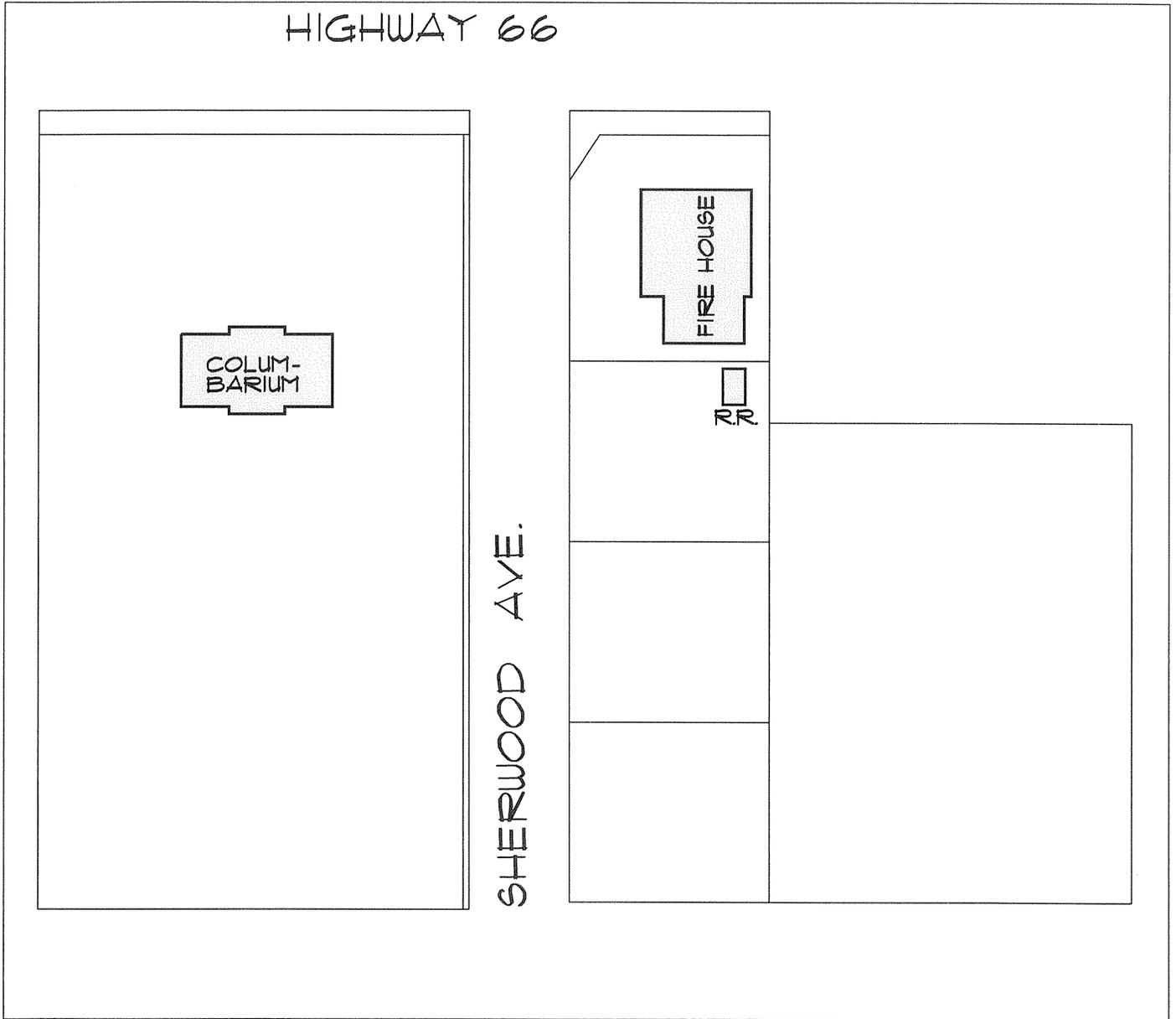
Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
101	ENGINE BAYS	x	1200	
102	OFFICE	x	102	
103	-	x	161	
104	KITCHEN/DAYROOM	x	560	
105	-	x	70	
106	RESTROOM	x	106	
107	DORMITORY	x	490	
Total Building Area			2,689	



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION
- FIRE

FIRE STATION #2
(1860 ASHLAND STREET)
EXISTING CONDITIONS

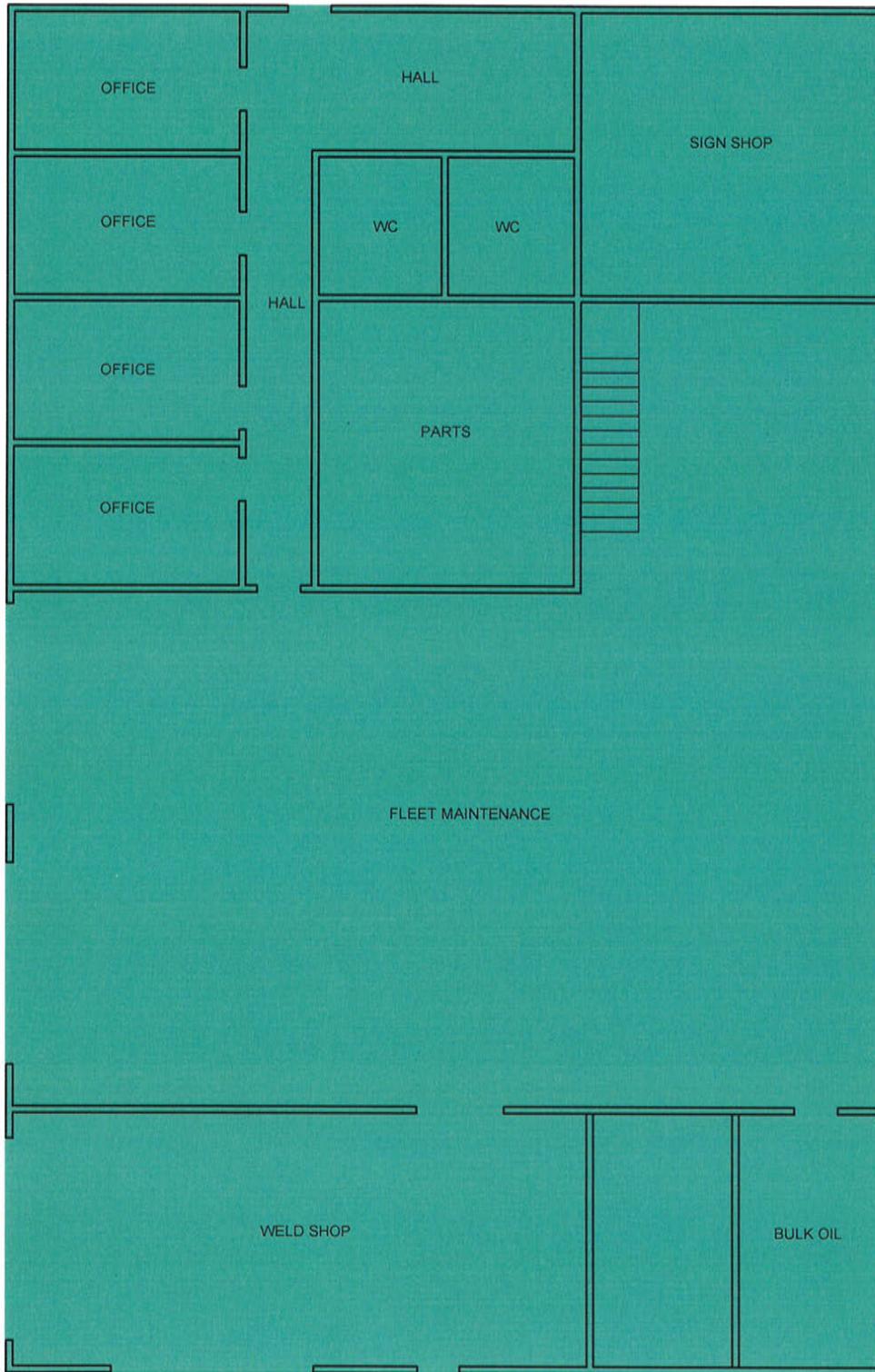


FIRE HOUSE LAND DEVELOPMENT
EXISTING CONDITIONS

City of Ashland Program of Spaces
 Building 17 Service Center Maintenance Shop

EXISTING BUILDING AREAS

Space Data				
Room No.	Program Space	Existing Size	Existing Area	Remarks
141	SIGN SHOP	x	420	
142	HALL	x	230	
143	RESTROOM	x	90	
144	RESTROOM	x	90	
145	OFFICE	x	160	
146	OFFICE	x	160	
147	OFFICE	x	160	
148	OFFICE	x	160	
150	PARTS	x	360	
151	FLEET MAINTENANCE	x	2580	
153	BULK OIL	x	180	
154	STORAGE	x	180	
155	WELD SHOP	x	720	
Total Building Area			5,490	



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION
- MAINTENANCE

**SERVICE CENTER MAINTENANCE SHOP
(90 N. MOUNTAIN AVE.)
EXISTING CONDITIONS**



COMMUNITY DEVELOPMENT AND PUBLIC WORKS ADMINISTRATION (51 WINBURN WAY)
TOTAL 10,012 SF
EXISTING CONDITIONS

TAB 5

OPTION 1

REUSE AND REORGANIZATION
OF CITY OWNED PROPERTIES

New program of spaces (5 year, 10 year and 20 year projections)

The Program of Spaces for each department takes future growth into consideration, with 5, 10, and 20 year projections shown for each department.

It is important to note that these Conceptual plans and diagrams do not represent architectural design solutions, which will be developed after more comprehensive programming workshops with each department. Rather, these drawings represent a Pre-Design activity that simply demonstrates the viability of each of the options, by showing through graphic representations that the required Program of Spaces will fit within the space allotted.

Immediate/critical needs:

1. Fire station #2 Public restroom Sherwood Park.
2. Police department expansion.
3. Security issues City Hall & all departments.
4. Relocate Finance to the Grove to allow remodels of City Hall. Remodel Grove for conference space.
5. Space vacated by Finance at City Hall provides additional meeting space for remaining departments.

Five Year Plan

1. Property acquisition for new Yard. Consider liquidation of Imperatrice properties
2. Expansion of Civic Center for IT & Council.
3. Elevator installation at City Hall
4. Classroom space North Mountain Park
5. Remodel

Ten Year Plan

1. New building downtown.
2. New buildings – Yard development.

Twenty Year Plan

Administration / Legal

Public Access

The existing City Hall building is currently served by 5 entrances. The public is directed to various departments by exterior signage. Each staff person adjacent to an entrance also serves as a receptionist and often directs visitors to the correct area within the building.

The ADA accessibility standards are met by an exterior elevator behind the building also serving Shakespeare.



Lack of Security

The entrance at the Utility counter is the only entrance that has some form of visitor control. Currently the public has free access through-out the building. The handicapped access to the upper level is located at the existing City Attorney assistants work station.



Lack of Meeting Space

City hall has only two areas that can be used for conferences, a small room able to accommodate 6 people and the law library. Offices are located off of the law library, meetings are disrupted and confidentiality is breached as staff access these offices.



Poor office configurations

The existing city hall is comprised of two adjacent buildings. This structural challenge limits the flexibility of office layouts. The access for several offices is through another office or work station.



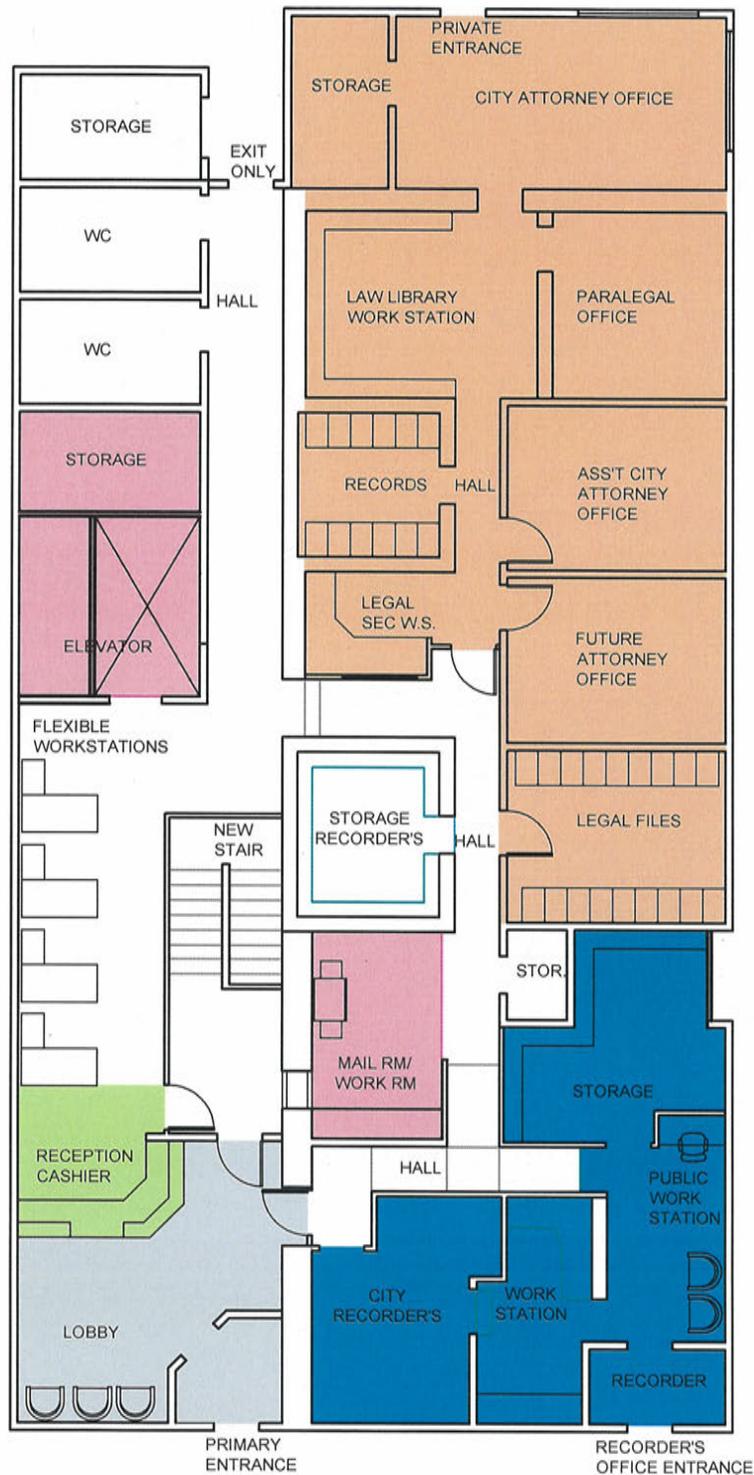
City of Ashland Program of Spaces

ADMINISTRATION & LEGAL

Option 1

PROGRAM AREAS

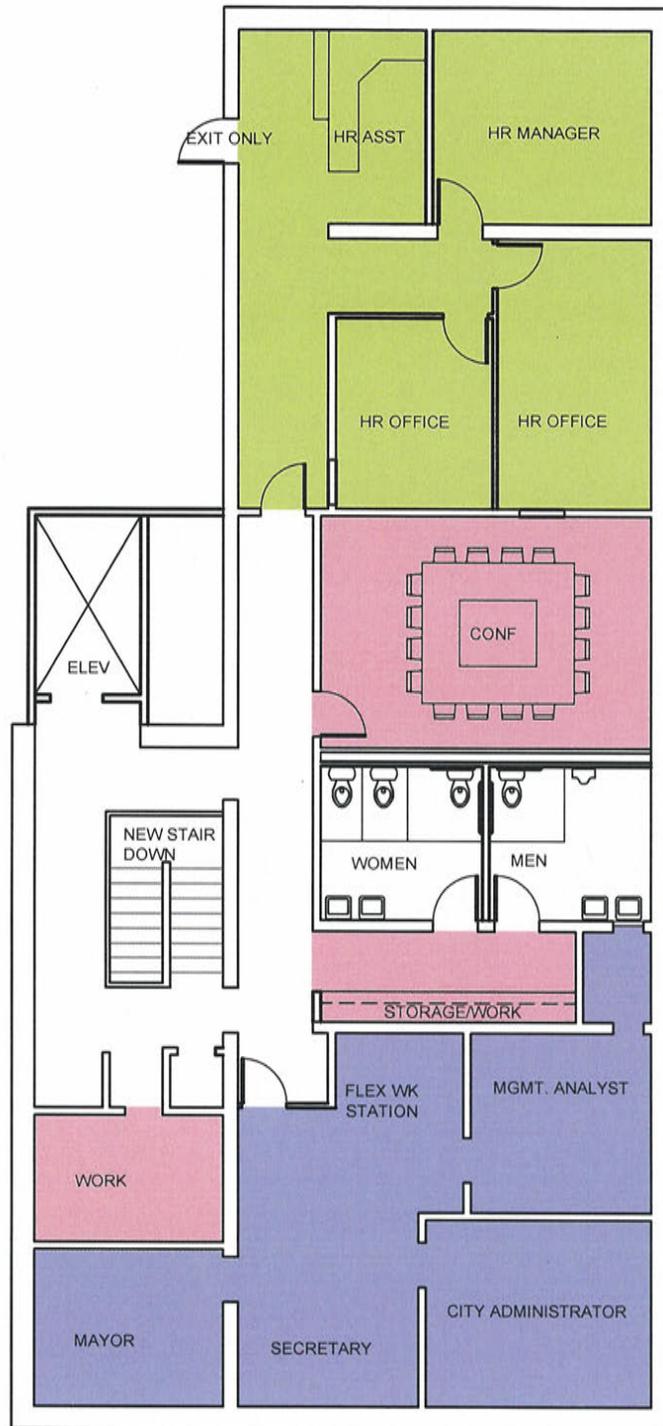
Space Data						
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference
	Administration					
1	Mayor's Office	12	x 18	216	156	60
1	City Administrator	15	x 18	270	188	82
1	Executive Secretary	10	x 12	120	150	-30
1	Management Analyst	12	x 12	144	144	0
1	HR Director	12	x 12	144	136	8
1	Administrative Assistant	8	x 10	80	120	-40
2	Flexible Workstations	8	x 10	160	0	160
1	Storage	8	x 12	96	0	96
1	Personnel Assistant	8	x 10	80	124	-44
	sub-total			1,310	1,018	292
	Legal					
1	City Attorney Office	12	x 18	216	120	96
1	Assistant City Attorney Office	12	x 12	144	136	8
1	Paralegal Office	12	x 12	144	135	9
1	Future Atty Office	12	x 12	144	0	144
1	Legal Secretary Workstation	10	x 12	120	120	0
1	Law Library	12	x 15	180	235	-55
1	File Storage area	4	x 20	80	45	35
	sub-total			1,028	791	237
	Shared Spaces					
1	Conference Room (seat 6-8)	10	x 12	120	114	6
1	Conference Room (seat 50-100)	25	x 40	1,000	0	1,000
1	Storage Areas	10	x 12	120	0	120
1	Breakroom	12	x 15	180	174	6
1	Women's restroom	10	x 15	150	45	105
1	Men's restroom	10	x 15	150	0	150
1	Custodial	6	x 8	48	13	35
1	Work/copy/storage room	10	x 15	150	106	44
	sub-total			1,918	452	1,466
	Circulation			936	497	439
	Elevator					
	Total Department Areas			5,192	2,758	2,434



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED SF
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE 110 SF
- RECORDER 624 SF
- ADMIN
- HR
- CITY ATTORNEY 1,490 SF
- CIRCULATION

**CITY HALL - 1ST FLOOR
(20 EAST MAIN STREET)
PROPOSED**



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED SF
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
110 SF
- RECORDER
624 SF
- ADMIN
- HR
- CITY ATTORNEY
1,490 SF
- CIRCULATION

CITY HALL - 2ND FLOOR
(20 EAST MAIN STREET)
PROPOSED

Administration / Council

Public Access

Often during public meetings, the occupancy of the chambers exceeds the limit of the fire code. Additional area for the public is needed.



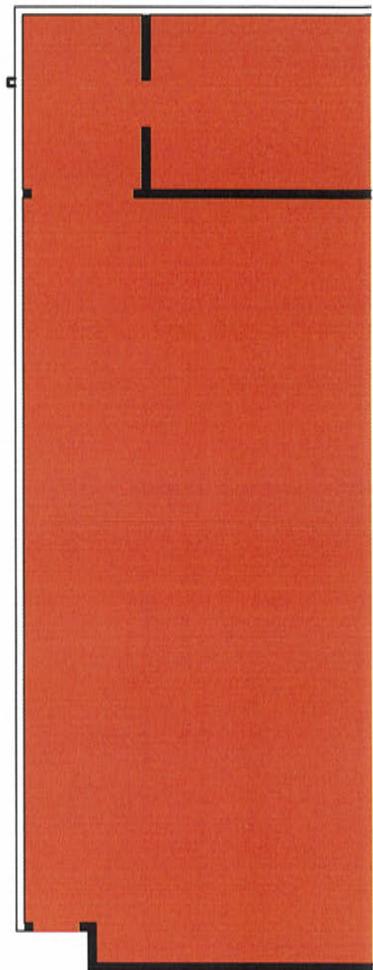
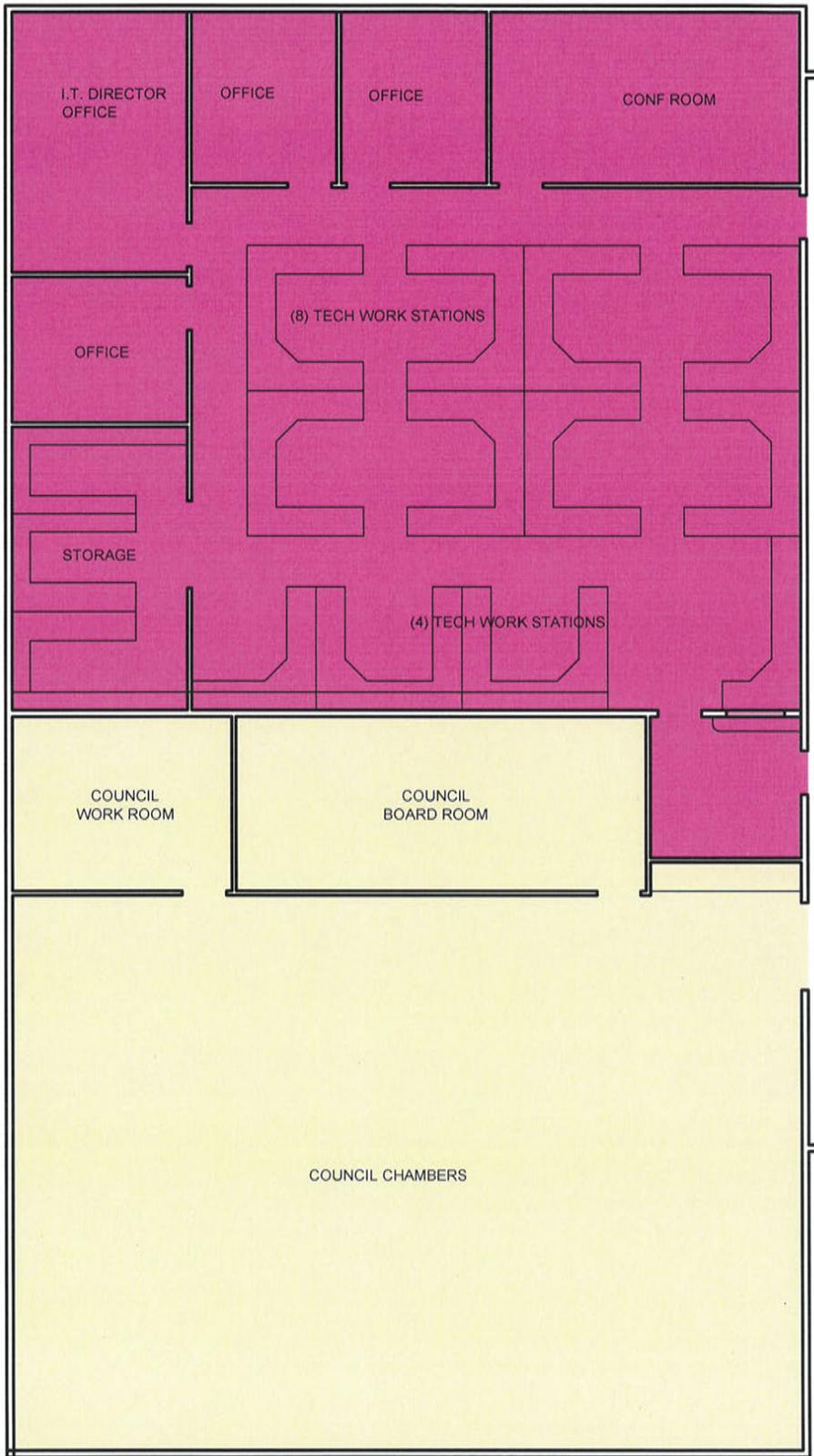
City of Ashland Program of Spaces
ADMINISTRATION - COUNCIL

PROGRAM AREAS

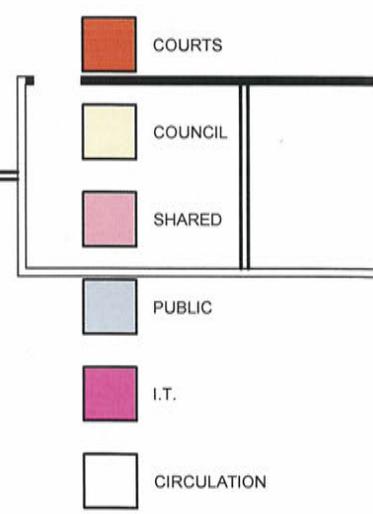
Space Data							
Qty	Program Space	Proposed Size			Proposed Area	Existing Area	Area Difference
	Council Chambers						
1	Council Chambers	35	x	55	1925	1,324	601
1	Council Conference Rm	12	x	20	240	220	20
1	Control Room	10	x	15	150	83	67
	sub-total				2315	1,627	688
	Shared Spaces						
1	Public Lobby	20	x	30	600	570	30
1	Women's restroom	10	x	15	150	45	105
1	Men's restroom	10	x	15	150	0	150
1	Mechanical	10		15	150	100	50
1	Custodial	6	x	8	48	13	35
1	Work/copy/storage room	10	x	15	150	106	44
	sub-total				1248	834	414
	Remodel ex council chambers					1324	
	Circulation 22%				784	541	242
	Total Department Areas				4,347	3,002	1,344

* Currently shared with other departments





LEGEND



**INFORMATION TECHNOLOGY
(1175 EAST MAIN STREET)
PROPOSED**

City Recorder

A small conference table is crowded into the existing city recorder's office. No space is available to accommodate a meeting with more than 3 or 4 people.



Existing public access to records is limited to a small work station.



It is critical public access to the City Recorder is maintained. Continued presence on the Plaza is a high priority. Like other city hall departments, the city recorder's office is challenged by the many entrances of city hall and the change of levels within the building.



Additional on site record storage is critical for the documents that must be stored indefinitely. Currently off-site storage is being leased.



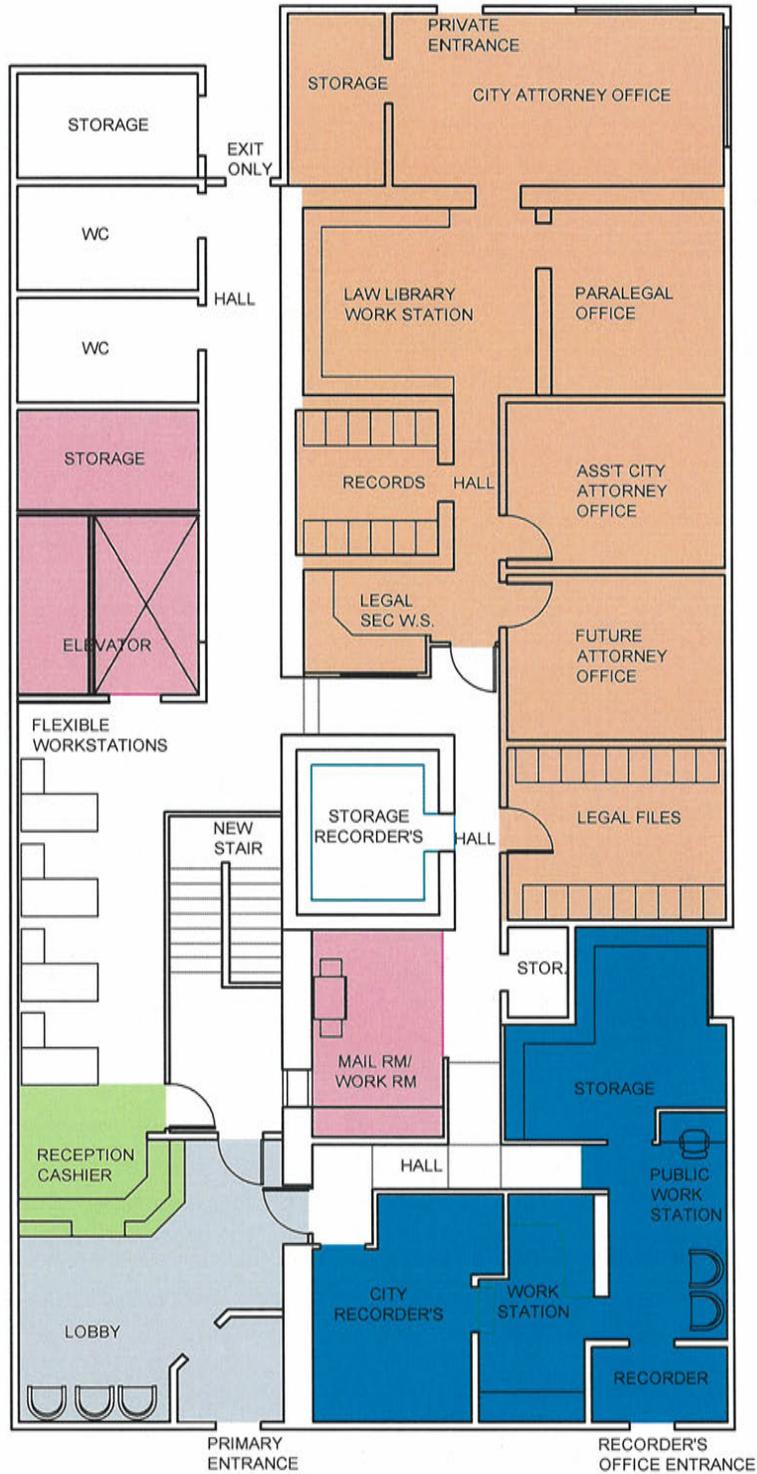
City of Ashland Program of Spaces

CITY RECORDER

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size	Proposed Area	Existing Area	Area Difference	
1	City Recorder Office	12 x 18	216	155	61	
1	Admin Assistant Workstation	10 x 12	120	100	20	
1	Public Work Station	8 x 10	80	20	60	
1	Public Lobby	10 x 10	100	80	20	
1	Secure Record Storage/Vault	12 x 15	180	150	30	
1	General Storage	4 x 12	48	0	48	
	sub-total		744	505	239	
1	Offsite Record Storage	30 x 35	1050	700	350	
	Shared Spaces					
1	Restroom	6 x 8	48			
1	Lunch/Break Room	10 x 10	100			
1	Work/Copy Room	10 x 12	120			
1	Conference Room	12 x 15	180			
	Circulation	20%	149	25		
	Total Building Area		893	530	589	

* Currently shared with other departments



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED SF
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE 110 SF
- RECORDER 624 SF
- ADMIN
- HR
- CITY ATTORNEY 1,490 SF
- CIRCULATION

**CITY HALL - 1ST FLOOR
(20 EAST MAIN STREET)
PROPOSED**

Electric

Public Access

The Warehouse building at the yard has several entrances, none with a public lobby or control point. The building is served by a single corridor (shown to the right). The public has free access to the building without clear direction. Theft has been a problem in the past.

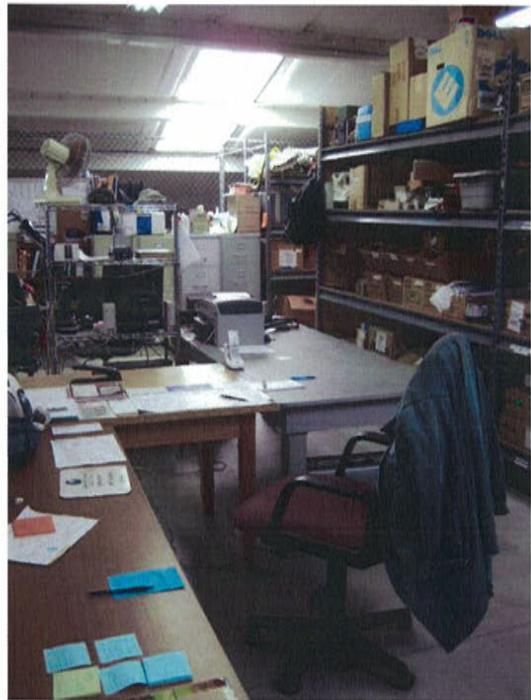


The information technologies department has been inserted within the electric department. The growth of I.T. has been at the expense of electric department work spaces. This has also caused the work spaces for both departments to become fragmented and disconnected. Many spaces are not working to the optimum efficiency due to lack of storage and technical work space beyond typical desk functions.



Poor Office Conditions

Several workstations have been forced to relocate to the upstairs mezzanine within the warehouse. This is an unconditioned area thus getting extremely hot in the summer time and cold in the winter time.



City of Ashland Program of Spaces

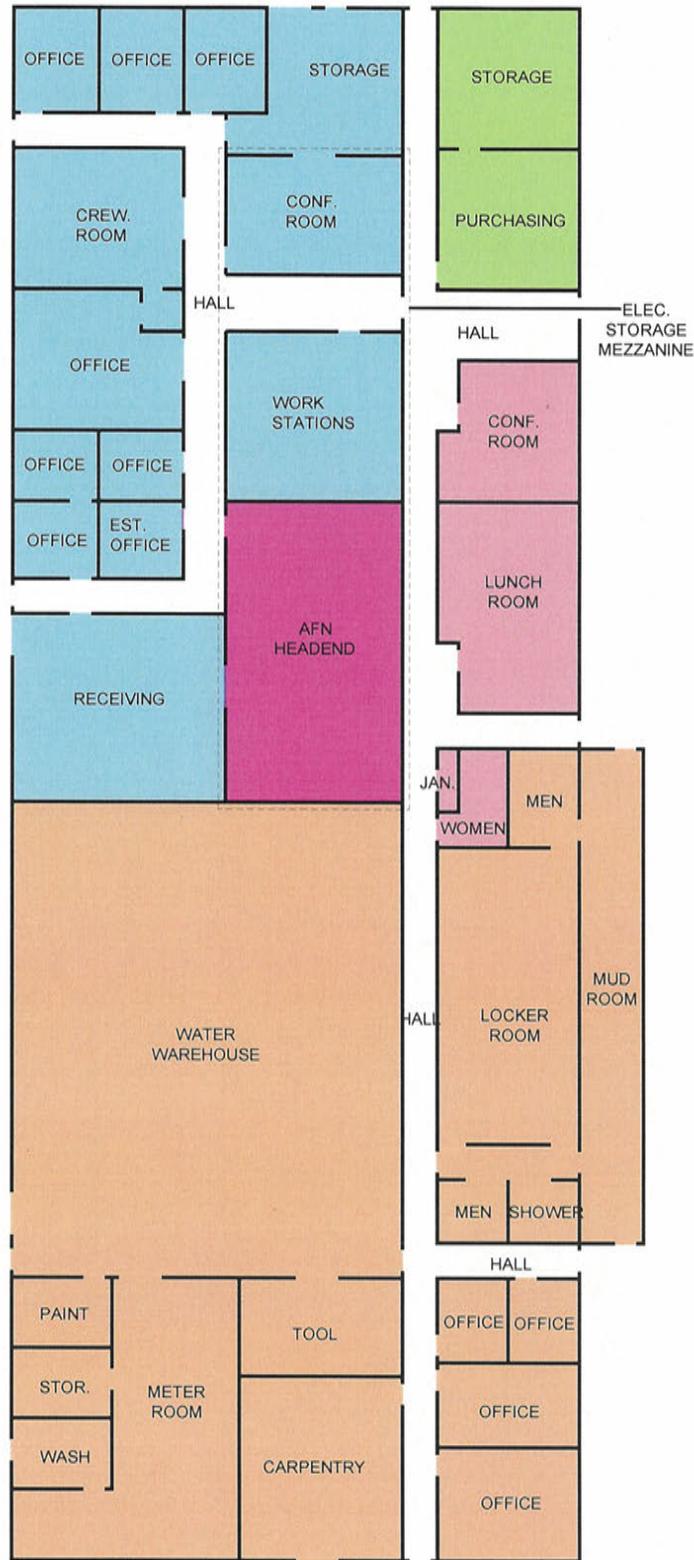
ELECTRIC DEPARTMENT

Assume (I.T. moves)

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference
1	Electric Director Office	12	x 18	216	480	-264
1	Administrative Secretary Office	10	x 12	120	132	-12
1	Warehouse Storekeeper Office	10	x 12	120	120	0
1	Electric Operations Super. Office	12	x 15	180	180	0
1	Estimator's Office	10	x 15	150	30	120
4	Transient Workstations**	5	x 6	120	40	80
3	Lead Working Line Installer**		x	0		0
1	Tree Trimmer**		x	0		0
2	Line Truck Operator**		x	0		0
1	Electric Meter Reader**		x	0		0
1	Connect/Disconnect**		x	0		0
3	Line Installer Work Stations	8	x 10	240	0	240
1	Meter Relay Technician Work Station	10	x 12	120	80	40
1	Electrician Office	10	x 12	120	132	-12
1	Crew Room (seat 25)	15	x 25	375	480	-105
1	SCADA Control Room	10	x 20	200	0	200
1	Loading Area	30	x 30	900	800	100
1	Warehouse Storage	30	x 75	2250	2,292	-42
	Sub-total			5111	4,766	192
	Shared Space					
1	Conference Room (seat 10)	10	x 15	150	0	150
1	Conference Room (seat 25)	15	x 25	375	370	5
1	Break/Lunch Room (seat 25)	15	x 25	375	570	-195
1	Conservation - Public Counter	6	x 12	72	0	72
1	Public Toilet	6	x 8	48	0	48
1	Employee Toilet Men	12	x 12	144	144	0
1	Employee Toilet Women	12	x 12	144	144	0
	Sub-total			1308	1,228	80
4	Community Development bldg. Conservation Analyst	8	x 10	320	281	39
	Yard Vehicles (covered) Vehicles (uncovered) Outdoor Storage Overall Lot size				18,760	
	Circulation 22%			1,412		
	Total Building Area			7,831	6,275	311

* Currently shared with other departments



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION

**SERVICE CENTER - WAREHOUSE
(90 N. MOUNTAIN AVENUE)
PROPOSED**

Finance

Location

Of all the departments currently located downtown, Finance is the only one interested or willing to relocate outside of the downtown core. The vacation of Finance from City Hall would free up the space required to accommodate the needs of the remaining departments.

Relocation to the Civic Center property would still provide easy public access and better parking for both the public and the employees. The plan would allow for a public cashier to remain at the city hall location. In addition, this location would provide a closer relationship with purchasing and the courts.



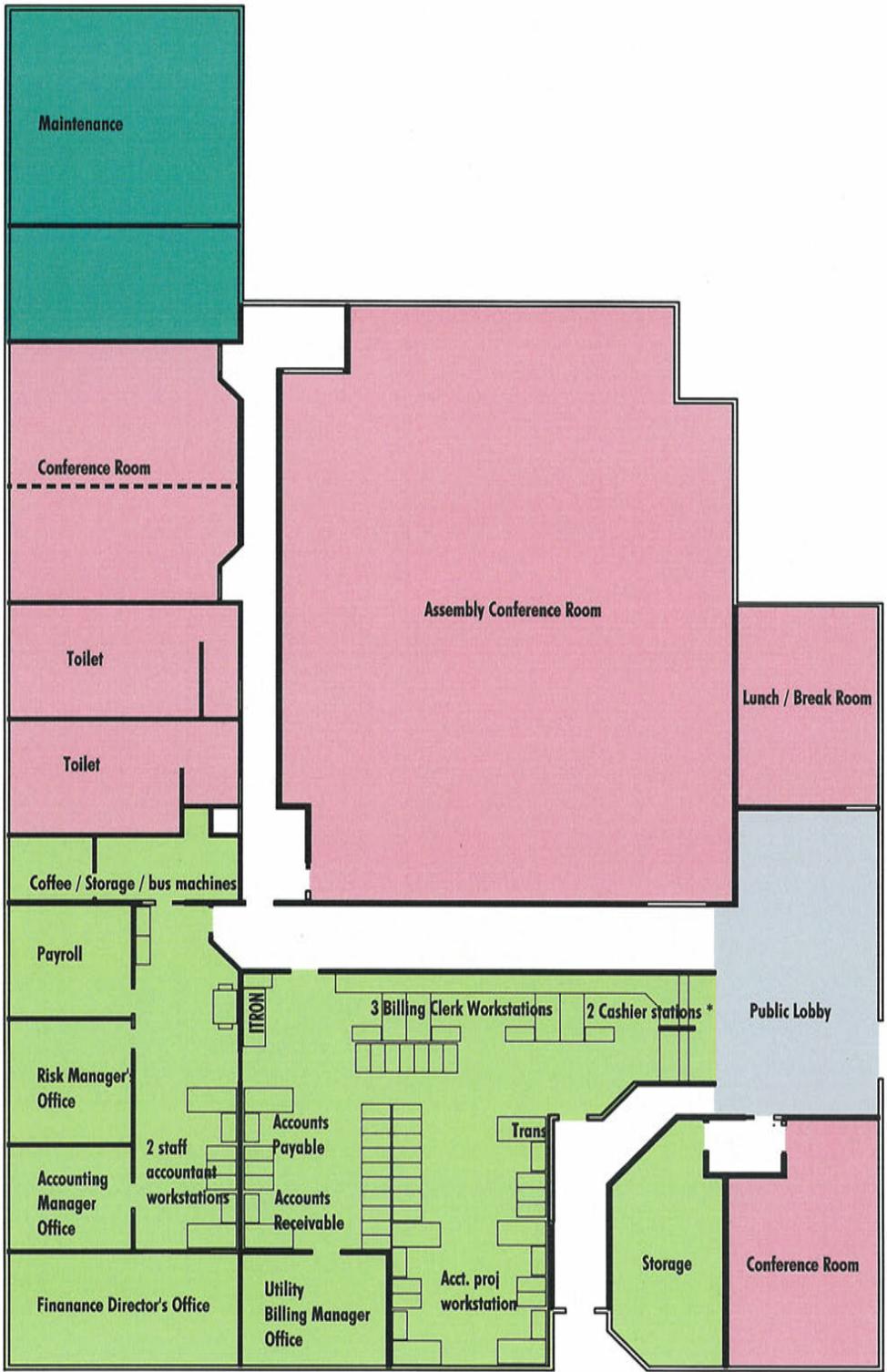
City of Ashland Program of Spaces

FINANCE

Assume relocation to the Grove

PROGRAM AREAS

Space Data							
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference	
1	Finance Director Office	12	x 18	216	253	-37	
1	Accounting Manager Office	12	x 12	144	160	-16	
1	Admin Projects Sec.	8	x 10	80	160	-80	
1	Risk Manager's Office	10	x 12	120	150	-30	
2	Staff Accountant Workstations	8	x 10	160	80	80	
1	Accounts Payable Workstation	8	x 10	80	80	0	
1	Accounts Receivable Workstation	8	x 10	80	80	0	
1	Payroll Workstation	8	x 10	80	80	0	
1	Accounting Projects Workstation	8	x 10	80	97	-17	
3	Cashier Stations at Public Counter	5	x 6	90	80	10	
1	ITRON Workstation	4	x 7	28	24	4	
1	Transient Cashier Workstation	8	x 10	80	24	56	
3	Billing Clerk Workstation	8	x 10	240	240	0	
1	Utility / Billing Manager Office	12	x 12	144	80	64	
2	Files Supplies	8	x 10	160		160	
1	Files Area	3	x 31	93		93	
1	Conference Room	12	x 20	240	0	240	
Sub-total				2115	1,588	527	
Shared Space							
1	Public Lobby	12	x 15	180	229	-49	
1	Lunch / Break Room	12	x 12	144	151	-7	
1	Work / Business Machines	12	x 15	180	87	93	
2	Employee's Toilet	8	x 8	128	168	-40	
1	Public Toilet	8	x 8	64	0	64	
1	Mechanical	10	x 12	120	84	36	
1	Janitor	4	x 6	24	75	-51	
Sub-total				840	794	46	
Purchasing (off site)							
1	Purchasing Office	10	x 12	120	400	-280	
1	Bulk Storage	20	x 30	600	400	200	
1	Receiving Area	15	x 20	300	800	-500	
Sub-total				1020	1,600	-580	
	circulation		22%	875	0	0	
Total Building Area				4,850	3,982	-7	



LEGEND

- PLANNING
- BUILDING
- PUBLIC WORKS
- SHARED
- ELECTRIC
- PUBLIC
- I.T.
- FINANCE
3,129 sf
- RECORDER
- ADMIN
- CITY ATTORNEY
- CIRCULATION
- MAINTENANCE

*1 Cashier work station remains downtown

FINANCE
(1195 EAST MAIN STREET)
PROPOSED

Finance / Courts

Public Access

The public counter is not designed to comply with ADA access regulations.



Lack of Security

The public counter does not provide a secure separation between the court staff work area and the public lobby.



Lack of Space

Working conditions are crowded by required records storage. Capacity for record storage has been exceeded.



Poor office configurations

Currently the department manager shares an office with the judge.



City of Ashland Program of Spaces

FINANCE - COURTS

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size	Proposed Area	Existing Area	Area Difference	
	Courts					
1	Judge Office	12 x 15	180	165	15	
1	Court Supervisor Office	10 x 12	120	24	96	
3	Court Clerks Workstations	8 x 10	240	250	-10	
1	Bailiff	0 x 0	0	0	0	
1	Jury/Conf room	12 x 20	240	220	20	
1	Storage Room	10 x 12	120	120	0	
1	File Storage	8 x 15	120	120	0	
	sub-total		1020	899	121	
	Shared Spaces					
1	Public Lobby	10 x 20	200	see council		
1	Women's restroom	10 x 15	150	see council	150	
1	Men's restroom	10 x 15	150	see council	150	
1	Mechanical	10 x 12	120	see council	120	
1	Janitor	4 x 6	24	see council	24	
	Sub-total		644	0	444	
	Circulation	22%	366	198	124	
Total Building Area			2,030	1,097	689	

Fire Station # 2

Public Access

The public enters directly into the living area of the fire station. This single space currently serves as the kitchen, dining, day room and exercise area.

The location of the station within the city is perfect for the response times required. However the existing parcel of land has challenges for a larger facility.



Inadequate Vehicle Storage

Emergency vehicles are generally housed indoors to protect essential components from weather deterioration, vandalism, theft and to maintain temperatures. The existing station can only accommodate 2 of the 7 vehicles located at this facility inside.



Lack of Space

The existing fire station is approximately 2,600 square feet. Program requirements for the facility necessitate over 10,000 square feet. Many of the required functions can not currently be accommodated.

The dorm room and bathing facilities are currently being shared by both male and female firefighters due to lack of space.



Poor working conditions

Although the existing building has been maintained well, it has exceeded its' life expectancy. The masonry building is not seismically reinforced or insulated.

Interior elements such as casework and plumbing fixtures are deteriorating rapidly.

There is not an adequate separation between the apparatus bay and living areas. Vehicle exhaust constantly enters the living areas.



**City of Ashland Program of Spaces
FIRE & RESCUE DEPARTMENT**

Optimum Space: 12,000 sf (2 story bldg)

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference
1	Fire Chief	x		0		0
1	Admin Secretary	x		0		0
1	Forest Resource Specialist	x		0		0
1	Division Chief-Fire & Life Safety	x		0		0
1	Division Chief-Fire Operations	x		0		0
1	Division Chief-Emergency Med Svc	x		0		0
1	Fire Inspector	x		0		0
1	CERT Program Coordinator	x		0		0
1	Captain A Shift	x		0		0
1	Captain B Shift	x		0		0
1	Captain C Shift	x		0		0
2	Engineers A Shift	x		0		0
2	Engineers B Shift	x		0		0
2	Engineers C Shift	x		0		0
6	Firefighter/Paramedics A Shift	x		0		0
6	Firefighter/Paramedics B Shift	x		0		0
6	Firefighter/Paramedics C Shift	x		0		0
	sub-total			0	0	0
	Fire Station #2					
1	Waiting Area (150 sf)	10	x 15	150		150
	FIRE APPARATUS & SUPPORT:					
8	Apparatus Bay	16	x 35	4480	1,173	3,307
1	Hose Storage	10	x 12	120	30	90
1	Shop	10	x 10	100	0	100
1	Oxygen Cascade & Ice Machine	10	x 10	100	0	100
1	Communications Room	10	x 10	100	0	100
1	EMS / Decontamination Room	10	x 10	100	0	100
1	Medical Supply	10	x 15	150	20	130
1	Electrical Room (MDP, Sub-panels)	8	x 12	96	0	96
1	Supply Room	10	x 12	120	50	70
1	Turnout Washer / Dryer Room	10	x 10	100	120	-20
1	Outdoor Storage	5	x 10	50	50	0
	sub-total			5666	1,443	4,073
	SUPPORT SPACES:					
1	Janitor's Closet	8	x 5	40	0	40
1	Toilet Rooms	9	x 10	90	0	90
	Circulation 25%			2866	70	2796
	sub-total			2996	70	2926

**City of Ashland Program of Spaces
FIRE & RESCUE DEPARTMENT**

Optimum Space: 12,000 sf (2 story bldg)

		FIRE ADMINISTRATION / LIVING					
1	Crew Room	15	x	20	300	290	10
5	Dormitories, Double	12	x	17	1020	490	530
1	Fitness Room	15	x	16	240	0	240
1	Men's Toilet Shower	27	x	10	270	106	164
1	Women's Toilet Shower	10	x	12	120	0	120
1	House Laundry	10	x	10	100	0	100
1	Station Office	10	x	12	120	50	70
1	CERT Office	12	x	14	168	0	168
1	Report Writing Office	12	x	14	168	0	168
1	Work	8	x	10	80	0	80
1	Kitchen	10	x	15	150	120	30
1	Dining Room	10	x	15	150	120	30
1	Training / Meeting Room	15	x	30	450	0	450
1	Storage	8	x	10	80	0	80
1	Entry	10	x	10	100	0	100
2	Public Restroom	8	x	6	96	0	96
1	Elevator Equipment	8	x	8	64	0	64
		sub-total			3676	1,176	2,500
		SUPPORT SPACES:					
1	Janitor's Closet	6	x	10	60	0	60
1	Outdoor Covered Patio (Include Patio cover in costs at 50%)	16	x	20	320		320
		sub-total			380	0	380
Total Building Area					12,868	2,689	10,029

NO FLOOR PLAN IS BEING DEVELOPED
FOR PROPOSED
FIRE STATION #2

(plan previously developed for bond
issue proves feasibility on site)

Information Technologies

Public Access/ Security

The Warehouse building at the yard has several entrances, none with a public lobby or control point. The building is served by a single corridor (shown to the right). The public has free access to the building without clear direction. Theft has been a problem in the past.



Department Fragmentation

The information technologies department has been inserted within the electric department. The growth of I.T. has been at the expense of electric department work spaces. This has also caused the work spaces for both departments to become fragmented and disconnected. Many spaces are not working to the optimum efficiency due to lack of storage and technical work space beyond typical desk functions.



Lack of Meeting Space

There is currently one meeting/conference room within the facility. Scheduling this space is often a challenge.



Head End constraint

The main server for AFN is located within the warehouse building. This facility would be extremely expensive to relocate. It is possible for the department to move away from this location but should remain close by.

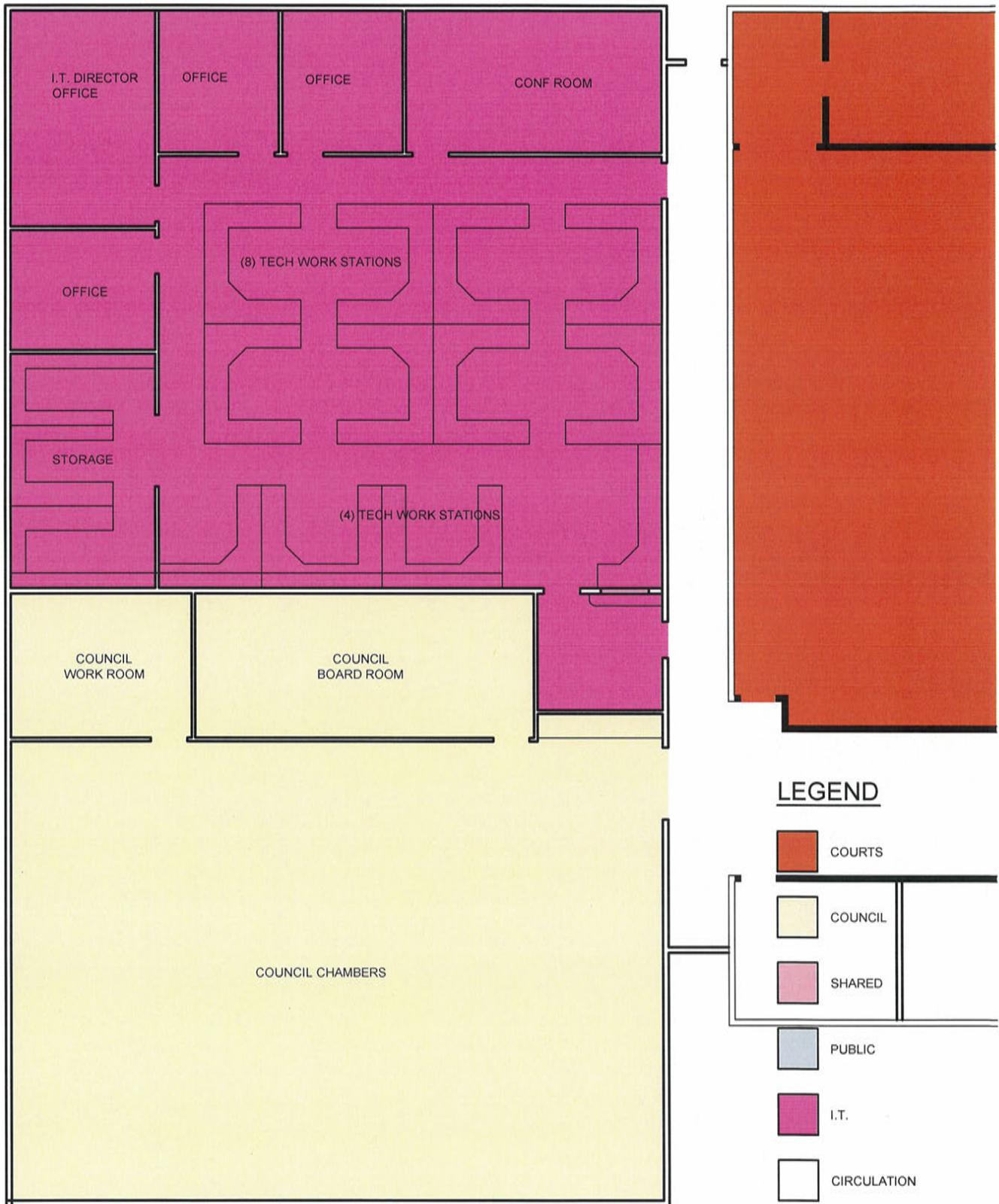


City of Ashland Program of Spaces
INFORMATION TECHNOLOGY

PROGRAM AREAS

Space Data							
Qty	Program Space	Proposed Size			Proposed Area	Existing Area	Area Difference
1	I.T. Director Office	12	x	18	216	134	82
2	Administrative Secretary WS	10	x	12	240	132	108
1	Telecommunications Engineer Office	10	x	12	120		120
1	Operations Manager Office	10	x	12	120		120
2	Network Administrator WS	8	x	10	160		160
1	Account Representative WS	8	x	10	80		80
2	Database Administrator WS	10	x	12	240		240
3	Telecommunications Technician WS	10	x	15	450		450
1	Telecommunications/ Comp Tech WS	10	x	15	150		150
1	User Support Manager Office	10	x	12	120		120
2	Computer Technician WS	10	x	15	300		300
1	Conference Room	12		15	180		180
1	Head-end/Server Room (700 sf)	30	x	35	1050	1,067	-17
Sub-total					3426	1,333	2,093
Shared Spaces							
Utility/Restrooms/shared							
1	Waiting Area (Admin Secretary)	15	x	20	300	0	300
1	Conference Room (seat 30)*	15	x	30	450	370	80
1	Storage Area (200 sf)*	15	x	15	225	600	-375
1	Warehouse (1200 sf)*	27	x	45	1215	600	615
1	Loading Dock*	15	x	20	300	800	-500
Sub-total					2490	2,370	120
Circulation		22%			1,302	815	487
Total Building Area					7,218	4,518	2,700

* Currently shared with other departments



INFORMATION TECHNOLOGY
(1175 EAST MAIN STREET)
PROPOSED

LEGEND

- COURTS
- COUNCIL
- SHARED
- PUBLIC
- I.T.
- CIRCULATION

Maintenance

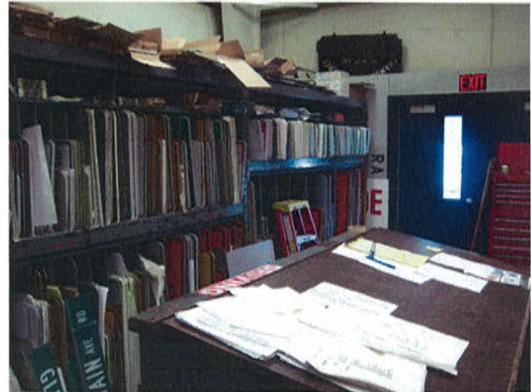
The existing yard is currently challenged by limited storage space. Yards are fragmented and located throughout the city. Limited covered parking is available for the city vehicles. Many of these vehicles need to be parked under cover to help protect the equipment from over exposure to the weather.



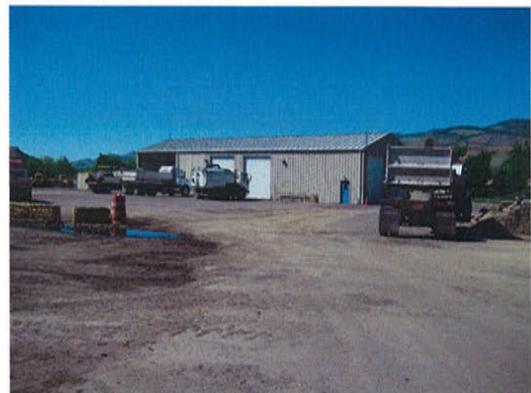
The welding shop is challenged by limited space. About 50% more area is required for this department to function efficiently.



The sign shop is also challenged with space needs. Again about 50% more space is needed for this department to function efficiently.



Residential construction has developed around the yard properties. The activities of the yards now cause disruption for these neighbors.

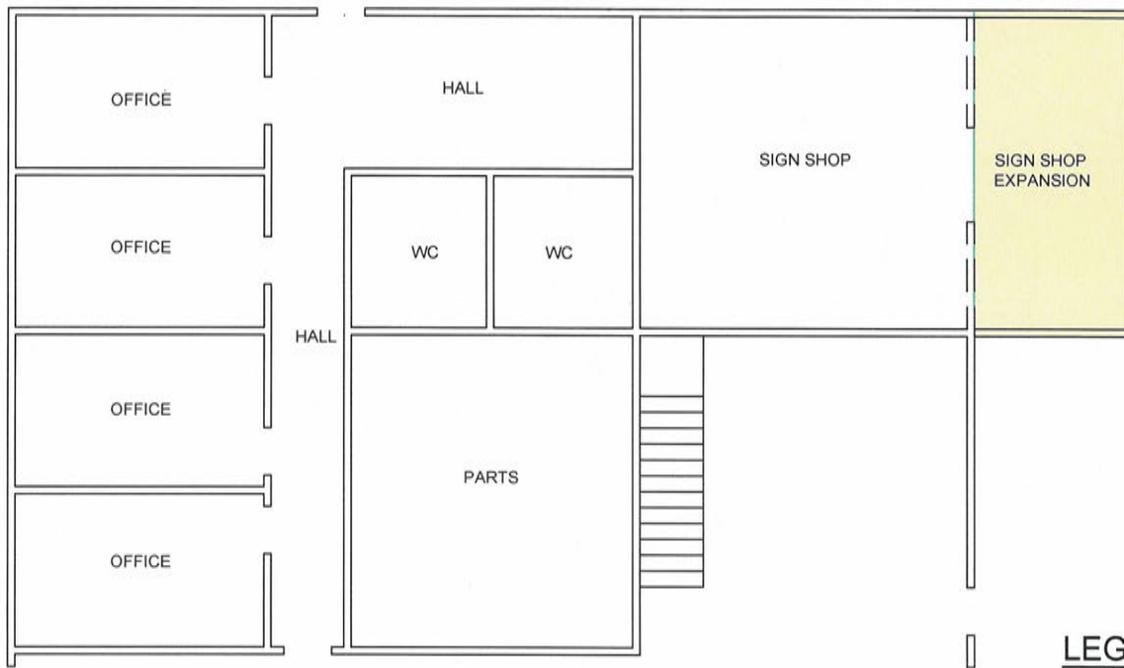


**City of Ashland Program of Spaces
Maintenance**

PROGRAM AREAS

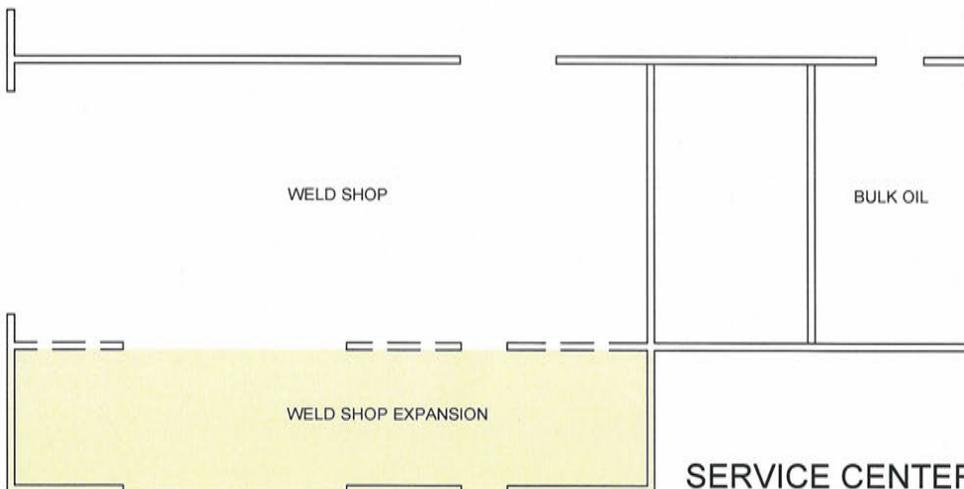
Space Data						
Qty	Program Space	Proposed Size	Proposed Area	Existing Area	Area Difference	
1	Office	10 x 16	160	160	0	
1	Office	10 x 16	160	160	0	
1	Office	10 x 16	160	160	0	
1	Office	10 x 16	160	160	0	
1	Lobby	10 x 23	230	230	0	
1	Sign Shop	20 x 31	620	420	200	
1	Parts	20 x 18	360	360	0	
1	Fleet Maintenance Bays	36 x 60	2160	2,160	0	
1	Fleet Maintenance Shop	20 x 21	420	420	0	
1	Weld Shop	40 x 27	1080	720	360	
1	Storage	10 x 18	180	180	0	
1	Men's Toilet	10 x 9	90	90	0	
1	Unisex Toilet	10 x 9	90	90	0	
1	Bulk Oil Storage	10 x 18	180	180	0	
	Subtotal:		6050	5,490	560	
	Parking and site storage area to be calculated separately					
	Circulation	10%	1,210	150	1,060	
Total Building Area			7,260	5,640	1,620	

* Currently shared with other departments



LEGEND

- EXISTING BUILDING
- NEW CONSTRUCTION



SERVICE CENTER MAINTENANCE SHOP
(90 N. MOUNTAIN AVE.)
PROPOSED

Parks

Sherwood Park

The public restrooms have exceeded their expected lifespan and are a continual maintenance challenge.



These restrooms need to be replaced and updated to meet current accessibility codes.



North Mountain Park

The success of the programs at North Mountain park have created the need for additional staff or volunteer workspaces. An additional 5 workstations are needed at the nature center.

Programs are requiring additional classroom space.



The community center on Winburn Way is often used for weddings. There is currently is no space for the brides to get ready. A bride room is needed.

**City of Ashland Program of Spaces
PARKS & RECREATION**

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference
	No Changes Requested in Park offices					
1	Parks & Recreation Director		x	0		0
1	Department Secretary		x	0		0
1	Receptionist		x	0		0
1	Parks Superintendant		x	0		0
1	Lead Custodian		x	0		0
2	Custodian		x	0		0
1	Greens Superintendant		x	0		0
18	Park Technicians		x	0		0
12	Parks Worker		x	0		0
1	Recreation Superintendant		x	0		0
2	Recreation Coordinator		x	0		0
4	Recreation Worker		x	0		0
1	Recreation Facilities Manager		x	0		0
2	Enviro. Education Coordinator		x	0		0
1	Receptionist		x	0		0
2	Senior Program		x	0		0
	Subtotal			0	0	0
1	Conference Room (25 people)		x	0		0
	Storage Areas		x	0		0
1	Break/Lunch Room (15 people)		x	0		0
15	Workstations		x	0		0
1	Waiting Area		x	0		0
1	Public Counter		x	0		0
1	Public Window		x	0		0
1	Interview Area		x	0		0
	Subtotal			0	0	0
	North Mtn Park Nature Center					
	Main Exhibit room		x	429	429	0
	Reception Lobby		x	258	258	0
	Reception Workstation		x	0	0	0
	Resource Room		x	143	143	0
	Lab		x	161	161	0
	Kitchen		x	59	59	0
	Restroom		x	58	58	0
1	Office	25	x	25	625	120
	Storage		x	70	70	0
	Subtotal			1803	1298	505
1	Outside Classroom	30	x	40	1200	0
2	Sherwood Park Restrooms	10	x	12	240	
1	Bridal Room/Community Center	10	x	15	150	
	Total Building Area			3,003	1,298	1,705

Community Development Building

For the most part, the recently constructed community development building is functioning well. Recent security doors have been added to restrict public access from the lobby area into the internal department areas.

This building contains two conference rooms which are constantly being used by either the public or other departments.

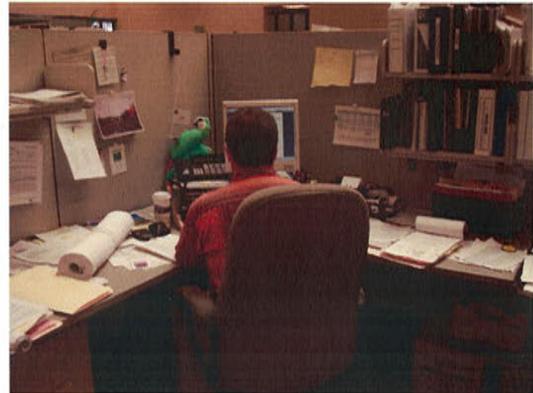


Work station size

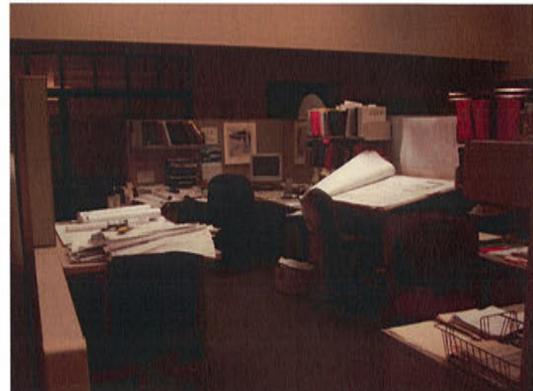
The planning work stations do not provide adequate work space to accommodate construction documents.



Several workstations throughout the facility are not contiguous with the department they are associated. Some minor reconfiguration could resolve this challenge.



Work stations are not configured to accommodate oversized sets of plans during the review process.



**City of Ashland Program of Spaces
PLANNING & BUILDING**

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference
	Planning					
1	Com Dev Director Office	13.5	x 16	209	209	0
1	Executive Secretary Workstation	9	x 15	135	135	0
1	Senior Planner Office	9.75	x 14	132	132	0
1	Housing Program Specialist Office	10.5	x 11	110	110	0
1	Permit Center Man Office	9.5	x 13	124	124	0
1	Associate Planner Workstation	9	x 12	108	89	19
2	Assistant Planner Workstations	9	x 12	216	198	18
1	Flex work station	6.5	x 12	76	76	
1	Planning Archive		x	365	340	
1	Work/Storage area	10.5	x 15	158	158	0
	sub-total			1633	1,570	37
	Building Department					
1	Building Official Office	10.5	x 15	152	152	0
3	Building Inspector Workstations	9.5	x 11	314	314	0
1	Code Enf Specialist workstation	5	x 8	40	40	0
1	Flexible Workstation	6	x 9	54	54	0
1	Building Secretary Workstation	9.5	x 11	105	105	0
2	Account Clerk I Workstations	7	x 8	112	112	0
1	Building Archive		x	280	280	
1	Building Library	7.75	x 9.0	70	70	0
	sub-total			1126	1,126	0
	Shared Spaces*					
1	Public Lobby	17	x 26	442	442	0
2	Public Toilets (M/W)	5	x 8	80	80	0
1	Public Counter	5.5	x 15	83	83	0
1	Conference Room # 1	21	x 28.0	588	588	0
1	Conference Room # 2	14	x 17	238	238	0
1	Break Room	12	x 13	156	156	0
1	Employee Men's Restroom	12	x 13	156	156	0
1	Employee Women's Restroom	12	x 12	144	144	0
1	Copy/Work room	9	x 12	108	108	0
1	Janitor	5	x 8	38	38	0
	sub-total			2032	2,032	0
	Circulation/Utility		35%	1,677	2,280	0
	Total Building Area			6,467	7,008	37

* Currently shared with other departments



COMMUNITY DEVELOPMENT AND PUBLIC WORKS ADMINISTRATION (51 WINBURN WAY)
TOTAL 10,012 SF
PROPOSED

Police

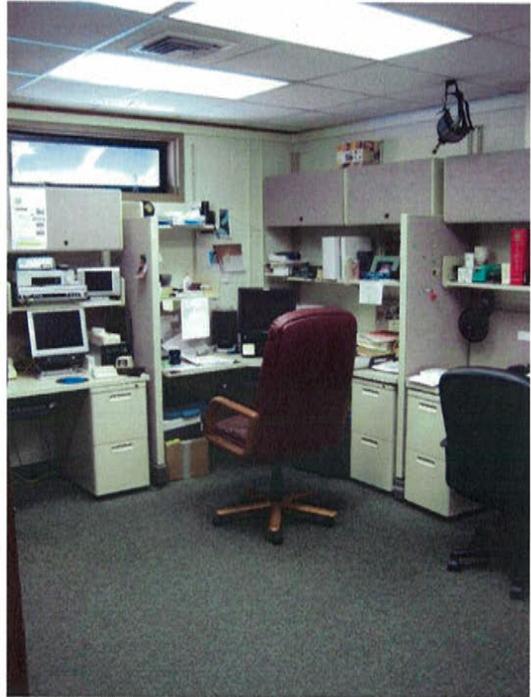
Public Circulation

The existing lobby is adjacent to the general work area. Computer monitors with sensitive information are visible to the public area. The public must travel past these monitors for interviews or fingerprinting services.

Poor office conditions

Currently work stations for the Detectives, Sergeants, Volunteers and report writing are being squeezed into small offices due to lack of space. Photo to the right shows the detectives office, 5 work stations in a 12 x 12 space.

Evidence Storage has already reached the maximum capacity. Evidence must be retained indefinitely. Currently storage containers are housing non sensitive material in the parking lot.

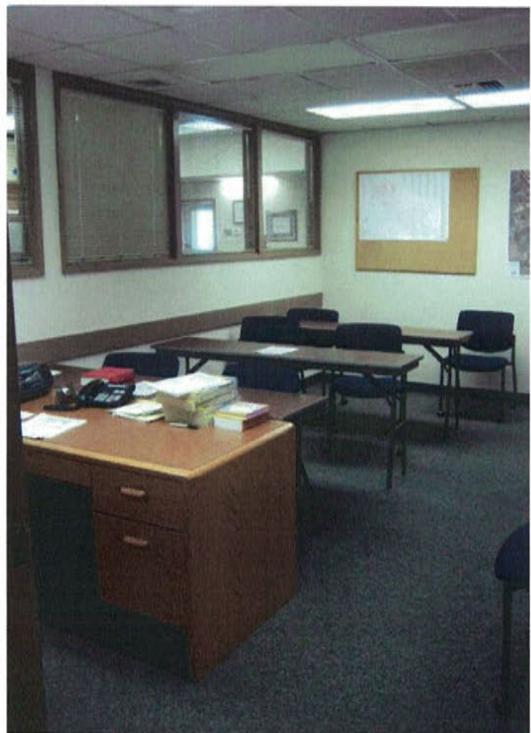


Lack of Meeting Space

The existing briefing room cannot accommodate the 30+ persons often needed and does not provide room for required training. It is difficult to schedule and costly to retain other spaces within the community on a regular basis. Often a space is needed for training that should be able to accommodate 50 to 100 people.

Temporary custody

The existing facilities are inadequate to retain and process persons in temporary custody.



**City of Ashland Program of Spaces
POLICE DEPARTMENT**

PROGRAM AREAS

Space Data						
Qty	Program Space	Proposed Size		Proposed Area	Existing Area	Area Difference
1	Police Chief Office	12	x 18	216	174	42
1	Deputy Chief Office	12	x 12	144	132	12
1	Lieutenant Office	12	x 12	144	141	3
1	Administrative Assistant Office	10	x 12	120	134	-14
1	Records Supervisor Office	10	x 10	100		100
4	Records Clerk Workstations	10	x 10	400	500	-100
1	Evidence Technician Office	10	x 12	120	173	-53
1	Property/Evidence Room (400 sf)	15	x 27	405	162	243
1	Background Investigator Workstation	10	x 12	120	144	-24
1	DEA Workstation	0	x 0	0	0	0
1	Volunteer Coordinator workstation	8	x 12	96	98	-2
3	Volunteer Desks	5	x 6	90	0	90
5	Sergeants Workstations	8	x 10	400	348	52
5	Detectives Workstations	8	x 10	400	186	214
5	Patrol Officers Workstations	8	x 10	400	336	64
1	Investigations Clerk Workstation	8	x 10	80		80
1	School Resource Officer Office	10	x 12	120	132	-12
1	Central Area Patrol	5	x 6	30		30
1	Park Patrol	10	x 12	120		120
1	Interogation room	8	x 10	80		80
1	Archives	12	x 20	240	180	60
1	Men's Locker Room/Toilet	15	x 20	300	272	28
1	Women's Locker Room/Toilet	15	x 20	300	210	90
1	Conference Room (seat 10-15)	12	x 18	216	184	32
1	Conference Room (seat 30-40)	15	x 40	600	0	600
1	Fingerprint Area	8	x 10	80	20	60
1	Break / Lunch Room	15	x 20	300	305	-5
1	Storage Area (200 sf)	10	x 20	200	81	119
1	Briefing/Training Area (30-40 people)	15	x 40	600	230	370
1	Employee Restroom	8	x 10	80	72	8
1	Breathilizer	8	x 10	80	91	-11
1	Booking	10	x 12	120	150	-30
1	Waiting Area	12	x 15	180	132	48
1	Public Counter / Window	4	x 6	24	60	-36
2	Interview Areas	9	x 10	180	120	60
1	Public Toilets	8	x 6	48	81	-33
1	Custodial	7	x 10	70	75	-5
Subtotal				7203	4923	2280
Actual Circulation (per plan)				250		
Circulation 22%				1,585	1,083	502
Total Building Area				8,788	6,006	2,782



ASHLAND POLICE STATION
(1155 EAST MAIN STREET)
PROPOSED

LEGEND

- HEAVY REMODEL
- NEW CONSTRUCTION

City of Ashland Program of Spaces

PUBLIC WORKS

(Community Development)

PROGRAM AREAS

Space Data							
Qty	Program Space	Proposed Size			Proposed Area	Existing Area	Area Difference
	Community Development						
1	Public Works Director' Office	13	x	17	221	221	0
2	Manager Assistant Workstation	10	x	10	200	200	0
1	Project Manager Office	11		14	149	149	0
1	Assoc Engineer Office	10		13	130	130	0
5	Engineering, Inspection, Traffic Safety Surveying	9	x	7	315	315	0
2	Public Works Operations	7	x	7	98	98	0
3	GIS Division Workstations	8	x	8	192	192	0
4	Storm Drain Section	6	x	7	168	168	0
2	Building	6	x	7	84	84	0
1	Archives	15.5	x	26	399	399	0
1	Library	10	x	21	210	210	0
	Subtotal				2166	2,166	0
	Shared spaces (see com dev)						
	Circulation 20%			22%	476		
	Total Building Area				2,642	2,166	0

* Currently shared with other departments

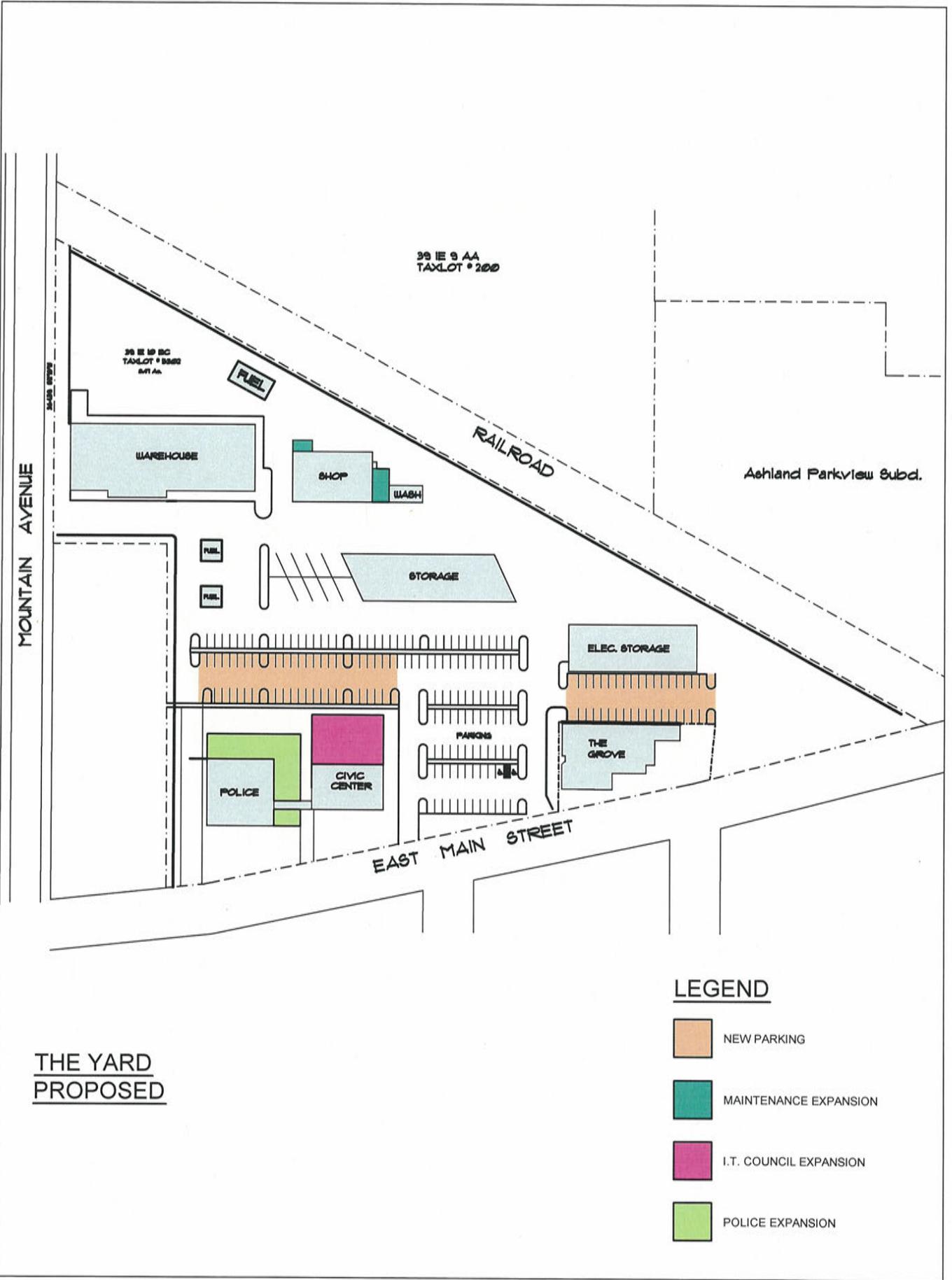
**City of Ashland Program of Spaces
PUBLIC WORKS**

Other Sites

PROGRAM AREAS

Space Data					
Qty	Program Space	Proposed Size	Proposed Area	Existing Area	Area Difference
Waste Water Treatment					
4	Water Treatment Plant	x	0		0
12	Water Distribution Division	x	0		0
5	Wastewater Collection, Pump Station	x	0		0
1	Wastewater Treatment & Reuse	x	0		0
5	Wastewater Treatment	x	0		0
			0	0	0
Warehouse					
1	Fleet & Building Maint Supervisor	x	0		0
3	Shop / Fleet	x	0		0
8	Street Operations Division	x	0		0
3	Administrative Staff (Locator/Warehousing)	x	0		0
			0	0	0
2	Cemetery	x	0		0
	Shared spaces (see com dev)				
	Circulation 20%	20%			
Total Building Area			0	0	0

* Currently shared with other departments



THE YARD PROPOSED

LEGEND

- NEW PARKING
- MAINTENANCE EXPANSION
- I.T. COUNCIL EXPANSION
- POLICE EXPANSION

FIRE STATION #2

DETAILED NARRATIVE - SPECIAL PROPERTIES

FIRE STATION #2

The redevelopment of this property is the single most critical part of the Master Plan, due to the critical needs faced by the Fire Department at this station, and the size and condition of the current facility.

The existing building is over 40 years old, and has exceeded its useful life due to its condition and quality of construction. The structure is built of non-reinforced CMU, which is already showing signs of cracks and deterioration. Due to its construction, this building most likely would not withstand a seismic event. Current building codes require fire stations and other 'essential facilities' to be built to a higher standard, so that their critical functions can continue after an earthquake. Also, the building is not insulated, resulting in high utility bills and uncomfortable living conditions for the firefighters, who work 24-hour shifts.

At approximately 2600 square feet, the existing facility utterly lacks the space required for its current and future programmatic elements. This lack of space has resulted in severe compromises in the building's functionality, including shared dormitory spaces for men and women. Additionally, there is not an adequate separation between the apparatus bay and the living quarters, and dangerous exhaust fumes permeate the living quarters.

The single most critical need is the lack of space in the apparatus bay. The current apparatus bay houses two rigs, but seven vehicles are housed on site. The remaining five pieces of apparatus are stored outside or under temporary covers. This exposure to the elements, especially the damaging effects of ultraviolet rays, diminishes the life span of the equipment and results in more frequent replacement of parts like rubber hoses. Additionally, the ambulances must be kept in a secure and conditioned environment, to prevent vandalism and theft of drugs, and to maintain the medications that are stored onboard.

The anticipated size of a replacement facility for Fire Station #2 is approximately 10,000 square feet. The Facilities Master Plan Committee felt that phasing of this project would not be an effective method to control the project cost. Even if only a portion of the project is built, the overall space needs would not change. Rather, phasing of the project would only increase the overall project cost, due to the smaller size of the projects and the normal escalation of construction costs.

The Facilities Master Plan Committee investigated alternate sites for Fire Station #2, but it quickly became clear that no other suitable sites were available or would likely become available.

The committee felt that the use of eminent domain to acquire property was not a prudent choice. Therefore, the committee recommends the development of a new fire station on the same site. Same project as proposed in the bond, but with reduced costs by creating a simpler design and construction type, not a 'sister' station to FS 1.

**City of Ashland Facility Master Plan
 Trial Cost Estimate - DRAFT
 Fire Department # 2 (existing property)**

April 15, 2008

1. Site Work:		
Off-site improvements	\$	160,000
General site work	\$	252,018
Existing building Demolition	\$	24,570
2. Building Cost:		
10250 S.F. @ \$265/S.F.	\$	2,716,250
Based on ORW's Grants Pass Stations		
3 Construction Contingency Allowance (8%)	\$	217,300
Construction Cost Subtotal		\$3,370,138
4. Misc Equipment and Furnishings	\$	40,000
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	\$	337,014
b. Landscape architect	\$	10,000
c. Civil engineer	\$	15,000
d. Special Consultant	\$	-
e. Interior designer	\$	8,000
f. Acoustical Engineer	\$	-
g. Surveyor	\$	8,000
h. Geotechnical engineer	\$	4,000
i. Cost estimator	\$	8,000
j. Materials testing	\$	6,000
k. Contract Documents printing	\$	6,000
l. Approval agency fees allowance (5% const cost)	\$	135,813
m. Reimbursable expenses	\$	6,000
n. Property Aquisition* (x Street)	\$	-
o. Department Relocation Costs		not included
Miscellaneous Costs Subtotal		583,826
Total Estimated Project Budget		\$3,953,964

Not including:

* Allowance only, this is not an appraised value

Inflation until construction start (start time is unknown at this point in time)

THE YARD

DETAILED NARRATIVE - MAINTENANCE YARD

Currently, the city's maintenance yards are located on numerous small sites throughout the city. This fragmentation makes it difficult for the Public Works, Electric, IT, and Maintenance Departments to function efficiently, and results in wasted staff time and fuel consumption, in addition to the under-utilization of the facilities themselves. Consolidation of these facilities is a key component of the Facilities Master Plan.

The main yard at East Main & Mountain Avenue is too small to house all the vehicles that need to be kept under cover, for maintenance and protection of the assets. It also is not big enough to store all the utility piping, meters, parts, and other supplies that need to be kept on hand. A lack of security at this site results in the theft and vandalism of the materials and equipment stored here.

The main yard is centrally located, which has proven disruptive to the neighborhood that has developed around this site in recent years, and the activities there generate numerous complaints about traffic, noise, dust, and other 'nuisances.' Since this issue cannot be resolved completely, the Facilities Master Plan Committee considered alternate locations for the yard. A traffic counter deployed at this site showed an average of 300 vehicle trips to the yard per day. Therefore, a very remote location for this function also would result in wasted staff time and fuel consumption.

The existing buildings at the main yard are pre-engineered structures, which could be dismantled and re-assembled at a new location, perhaps with new exterior panels. Site development still required at any new location, but re-use of the current buildings' structures would save substantially on project cost and material resources.

Several properties in the central portion of the city were evaluated (see appendix). These sites were rejected due to high land acquisition costs and concerns over noise and dust that are similar to the existing site. The Gun Club, Hardesty and Imperatrice properties were deemed undesirable due to zoning impediments and their remote location. The most viable options for a new consolidated maintenance yard were those in the vicinities of Washington Street and Mistletoe Road (see appendix).

**City of Ashland Facility Master Plan
 Trial Cost Estimate
 The Yard Relocation (Washington Street)**

June 5, 2008

1. Site Work:		
Off-site improvements	\$ 300,000	
General site work	\$ 2,178,000	
2. Building Cost:		
40,000 S.F. @ \$125/S.F.	\$ 5,000,000	
3 Construction Contingency Allowance (5%)	\$ 373,900	
Construction Cost Subtotal		\$ 7,851,900
4. Misc Equipment and Furnishings	\$ 62,751	
5. Miscellaneous Costs:		
a. Architect/engineers (8%)	\$ 628,152	
b. Landscape architect	\$ 25,000	
c. Civil engineer	\$ 75,000	
d. Special Consultant	\$ -	
e. Interior designer	\$ 8,000	
f. Acoustical Engineer	\$ -	
g. Surveyor	\$ 12,500	
h. Geotechnical engineer	\$ 11,500	
i. Cost estimator	\$ 6,000	
j. Materials testing	\$ 8,000	
k. Contract Documents printing	\$ 6,000	
l. Approval agency fees allowance (5% const cost)	\$ 400,000	
m. Reimbursable expenses	\$ 6,000	
n. Property Aquisition*	\$ 3,000,000	
o. Moving Costs	not included	
Miscellaneous Costs Subtotal	\$ 4,248,903	4,248,903
Total Estimated Project Budget		\$ 12,100,803

Not including:

- * Allowance only, this is not an appraised value
 Inflation until construction start (start time is unknown at this point in time)

AFFORDABLE HOUSING

DETAILED NARRATIVE - AFFORDABLE HOUSING DEVELOPMENT

Throughout the process of updating the Facilities Master Plan, the committee expressed a keen interest in incorporating opportunities for affordable housing into the Master Plan. The most appropriate sites are highlighted in yellow in the appendix. Specific properties include the B Street yard (2 acre parcel), which could accommodate 50-60 housing units. But the value of this property is listed at \$2.9 million, and its sale might be necessary for the acquisition of new property for a consolidated maintenance yard. Similar concerns exist at the city's other yards, which might be sold if and when a consolidated yard is created.

The Facilities Master Plan Committee recommends that, if a new municipal building is built in downtown Ashland to house those functions that must remain in the city core, then the building volume should be maximized. The departments that must remain downtown require only 9000 square feet, so the surplus space could be used either for other city departments, or for the development of affordable housing.

**City of Ashland Facilities Master Plan
Affordable Housing Opportunities**

B-Street Yard					25% increase	10% increase	10% increase	est. property
	Lot number	Acres	Zoning	Base density	affordable	open space	energy	value
	Lot 1900	1.68	R-3					
	Lot 2700	0.18	R-3					
	Lot 2500	0.22	R-3					
	Lot 2600	0.13	R-3					
	Lot 2100	0.18	R-3					
	Total Parcel size	2.39	R-3	48	12	4.8	7.2	2,950,00.00

units under 500 sq = .75 units

Liberty Property								
	Lot 200	0.99	R-5	2	0	0		\$ 425,000.00

City of Ashland														
Department Analysis		City Hall	Civic Center	Community Dev	Warehouse	Shop	The Grove	Fire # 2	North Mtn Park	Bldg 9	Offsite storage	Total req	Total ex	New area
DEPARTMENT SPACES														
Administration & Legal		2,338									0	2,338	1,809	529
Admin/Council			2,315									2,315	1,627	688
City Recorder		744									1,050	1,794	1,205	589
Electric				320	7,831							8,151	4,766	3,385
Finance		2,115			1,020							3,135	2,722	413
Finance - Courts			1,020									1,020	899	121
Fire								13,555				13,555	3,442	10,113
Information Technologies					7,218							7,218	4,518	2,700
Maintenance						7,260						7,260	5,640	1,620
Parks									1,705			1,705	-	1,705
Planning & Building				2,759								2,759	2,696	62
Police			7,203									7,203	6,006	1,197
Public Works (com dev)				2,166								2,166	2,166	0
Public Works Other Sites														
SUBTOTAL		5,197	10,538	5,244	16,069	7,260	0	13,555	1,705	0	1,050	60,617	37,496	23,122
SHARED SPACES, shared btwn														
Administration & Legal		1918												
Admin/Council			1,248											
City Recorder		included above												
Electric					2060									
Finance		included above												
Finance - Courts			included above											
Fire														
Information Technologies					included above									
Maintenance														
Parks														
Planning & Building				2032										
Police			none											
Public Works (com dev)				included above										
Public Works Other Sites					included above									
SUBTOTAL		1918	1248	2032	2060	0	0	0	0	0	0			
CIRCULATION	22%	1565	2593	2280	3988		0	2982	375	0	231			
Total area		8,680	14,379	9,556	22,117	7,260	-	16,536	2,080	-	1,281			
actual building area		7,012	11,104	10,012	17,375	5,640	10,075	2,689						

TAB 6

OPTION 1

REUSE AND REORGANIZATION
OF CITY OWNED PROPERTIES

Master Plan Options

The three options are:

Option 1- Reuse and / or Re-development:

This option is based on the premise of re-using existing City facilities and properties. No new property acquisition is factored into this option.

Currently most departments are “landlocked” either by physical building constraints or other departments. Although departments are not expecting staff growth, additional square footage is needed for space efficiency, security, meeting area, public separation and control.

It is very clear most of the departments currently located downtown should remain downtown. In order to accommodate reorganization of these departments, some space needs to be made available in order for the remaining departments to be modified. The Finance Department can be relocated outside of the downtown core and remain efficient in its operations.

The Yard

Currently the Public Works and Maintenance yard is located on several properties throughout the City. This fragmentation causes inefficiencies and extra vehicle travel. If the Yard is to be relocated on existing City property, there is only one possible solution; the Gun Club. This property, however, does not lend itself for this function. It is located too far outside the City and the zoning would need to be modified.

Fire Station #2

The existing property is well located for the recommended response time. However, it is too small to house the station practically. The previous design solution developed and proposed demonstrates there is a viable solution but with some impact to both the adjacent park and neighbors.

The potential costs for this option range from \$9-12 million.

Pro's

- No additional property acquisition costs.
- Department remodels and expansions can be phased over the course of several years with incremental budget allocations.

Con's

- Does not address the Yard's growth / efficiency needs responsibly.
- Inflation costs for piece meal construction sequencing actually cost more in the long run.
- Finance moves away from the downtown core.

OPTION 2

COMBINATION OF
EXISTING REMODEL AND
NEW CONSTRUCTION

Option 2 - Limited expansion / remodel and new development:

This option also relies upon Finance moving to the Civic Center property.

The Grove would be remodeled to house Finance. The existing Gymnasium would be converted into necessary meeting space, the existing maintenance shop and music room would be converted into storage for finance so that the new storage building would not need to be constructed. The CIP has \$1.4 million dollars scheduled for the construction of the new storage building. This budget allocation could be shifted towards a substantial part of the necessary improvements for many of the departments needs defined in Option One. See cost chart this section.

Remodels to City Hall would basically be the same as in Option One.

A new Civic Center would be constructed on the existing site. This would create new space for the Police Department, Information technologies, Courts, Council, Electric Department and Finance. This would allow the existing warehouse to be converted into a true storage warehouse, thus making room for additional site storage. If a full two story build out would provide additional space for other city functions or affordable housing. This portion of this option could range between \$7 and \$14 million dollars.

Although this is not an ideal solution for the yard, it does increase the space available to them without the cost of additional property acquisition.

Fire Station # 2 would be addressed the same as in Option One.

The potential cost for this option ranges between \$8.5 million and \$14million depending on what is selected for the Yard and Fire Station # 2.

Pros

- Budgeted money for new storage building can be allocated towards immediate City Hall Improvements
- Provides a new building for Civic Center, better work environment for Warehouse staff
- Eliminates the need for substantial property acquisition costs for the Yard.
- Opportunity to create a better civic presence more in line with current city design guidelines.

Cons

- Does not resolve the yards need for consolidated facility
- Does not resolve neighborhood conflicts with the yard
- Does not eliminate impact to Sherwood Park and neighbors at Fire Station #2

City of Ashland Facilities Master Plan Combination Remodel and New Construction

Option # 2

Space Data				
	Program Space		Remodel Construction Cost	New/Addition Construction Costs
	Relocate Finance to Grove		\$ 86,458	
	Remodel Admin / City Hall		\$ 275,116	
	Relocate Legal to first floor C.H.		see above	
	Remodel City Recorder		\$ 7,904	
	Reconfigure furnishing Com Dev		\$ 30,810	
	Expand Nature Center			\$ 146,250
	New Classroom Nature Center			\$ 280,800
	Remodel Community Center		\$ 35,100	
	New Toilets Sherwood Park			\$ 56,160
	Fire Station # 2			\$ 4,290,977
	subtotal		\$ 435,389	\$ 4,774,187
	New Civic Center			\$ 7,210,209
	Police Department			
	Electric Department			
	Information Technologies			
	Finance			
	Courts			
	Council Chambers			
	Project cost		\$ 435,389	\$ 11,984,396

Option 2 total cost \$ 12,419,785
 Inflation (10%) per year

Park's Budget
Immediate to 5 years
5 years to 10 years

City of Ashland Facilities Master Plan Combination Remodel and New Construction

Option # 2 (5 year inflation cost increase)

Space Data				
	Program Space		Remodel Construction Cost	New/Addition Construction Costs
	Relocate Finance to Grove		\$ 86,458	
	Remodel Admin / City Hall		\$ 275,116	
	Relocate Legal to first floor C.H.		see above	
	Remodel City Recorder		\$ 7,904	
	Reconfigure furnishing Com Dev		\$ 30,810	
	Expand Nature Center			\$ 146,250
	New Classroom Nature Center			\$ 280,800
	Remodel Community Center		\$ 35,100	
	New Toilets Sherwood Park			\$ 56,160
	Fire Station # 2			\$ 4,290,977
	subtotal		\$ 435,389	\$ 4,774,187
	New Civic Center			\$ 10,556,467
	Police Department			
	Electric Department			
	Information Technologies			
	Finance			
	Courts			
	Council Chambers			
	Project cost		\$ 435,389	\$ 15,330,654

Option 2 total cost \$ 15,766,043
 Inflation (10%) per year

Park's Budget
Immediate to 5 years
5 years to 10 years

**City of Ashland Facility Master Plan
 Trial Cost Estimate -DRAFT
 Civic Center New Building (One Story)**

June 15, 2008

1. Site Work:		
Off-site improvements	\$32,000	
Paving and a.c. repair	93,000	
Demoliton of (existing building 11,104 sf)	88,832	
2. Building Cost:		
23,127 S.F. @ \$240/S.F.	5,550,480	
3 Construction Contingency Allowance (8%)	444,038	
Construction Cost Subtotal		\$6,208,350
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	620,835	
b. Landscape architect	5,000	
c. Civil engineer	18,000	
d. Special Consultant	0	
e. Interior designer	8,000	
f. Acoustical Engineer	0	
g. Surveyor	2,500	
h. Geotechnical engineer	4,000	
i. Cost estimator	8,000	
j. Materials testing	6,000	
k. Contract Documents printing	6,000	
l. Approval agency fees allowance (5% const cost)	277,524	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		1,001,859
Total Estimated Project Budget		\$7,210,209

Not including:

Inflation until construction start (start time is unknown at this point in time)

**City of Ashland Facility Master Plan
 Trial Cost Estimate -DRAFT
 Civic Center New Building (Two Story)**

June 15, 2008

1. Site Work:		
Off-site improvements	\$32,000	
Paving and a.c. repair	93,000	
Existing building demolition (11,104 sf)	88,832	
2. Building Cost:		
46,254 S.F. @ \$240/S.F.	11,100,960	
3 Construction Contingency Allowance (8%)	888,077	
Construction Cost Subtotal		\$12,202,869
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	1,220,287	
b. Landscape architect	5,000	
c. Civil engineer	18,000	
d. Special Consultant	0	
e. Interior designer	8,000	
f. Acoustical Engineer	0	
g. Surveyor	2,500	
h. Geotechnical engineer	4,000	
i. Cost estimator	8,000	
j. Materials testing	6,000	
k. Contract Documents printing	6,000	
l. Approval agency fees allowance (5% const cost)	555,048	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		1,878,835
Total Estimated Project Budget		\$14,081,704

Not including:

Inflation until construction start (start time is unknown at this point in time)

OPTION 3

NEW BUILDING
DOWNTOWN

Option 3 - Exploration of entirely new structures:

As mentioned in Option 1, most departments currently located downtown desire to remain downtown. The Police Department could be located downtown, however, the limited space available for parking would make it impractical to house the many police vehicles. Information Technologies is constrained by the existing location of the AFN head end at the Yard. A close adjacency to this is required. It is more practical for the Electrical, Public Work warehouse crew and Maintenance staff to remain with the Yard location. There is no recommendation in this option for the departments within the Community Development building to be relocated.

Several existing city-owned properties are being considered for this purpose: the Hargadine Parking structure, the Lithia Way parking lot at Pioneer, the Community Development building and Calle Guanajuato.

The Wells Fargo property has also been analyzed for its potential use as a city development.

The following departments are to be considered as primary tenants of this new building: City Administration, City Attorney, Finance, City Recorder, Human Resources, and Police sub-station. These departments would require about 9,000 square feet to work efficiently.

Several of the options show higher square footage. The consensus of the committee encouraged any new building downtown should be built to maximum density to allow either more departments to relocate there or to create additional lease or housing space. Should enough additional square footage be created, the occupants of the Community Development building could co-locate allowing the Community Development building to be sold to offset construction costs.

The potential costs of this option range from \$4.5-14 million.

Pro's

- New building – eliminate expense of bringing current older building up to code.
- More practical layouts – public procession through spaces.
- Faster resolution of department challenges.
- Potentially creates vacant building for sale or reuse.

Con's

- More costly all at once.
- Possible loss of some parking spaces downtown.



HARGADINE ST.

City of Ashland Facility Master Plan

Trial Cost Estimate - DRAFT

Hargadine Parking Lot (half lot - single story)

April 15, 2008

1. Site Work:		
Off-site improvements	\$32,000	
2. Building Cost:		
6,700 S.F. @ \$240/S.F.	1,608,000	
3 Construction Contingency Allowance (8%)	128,640	
Construction Cost Subtotal		\$1,768,640
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	176,864	
b. Landscape architect	1,500	
c. Civil engineer	15,000	
d. Special Consultant	0	
e. Interior designer	8,000	
f. Acoustical Engineer	0	
g. Surveyor	2,500	
h. Geotechnical engineer	0	
i. Cost estimator	8,000	
j. Materials testing	6,000	
k. Contract Documents printing	5,000	
l. Approval agency fees allowance (5% const cost)	80,400	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		349,264
Total Estimated Project Budget		\$2,117,904

Not including:

Inflation until construction start (start time is unknown at this point in time)

City of Ashland Facility Master Plan

Trial Cost Estimate -DRAFT

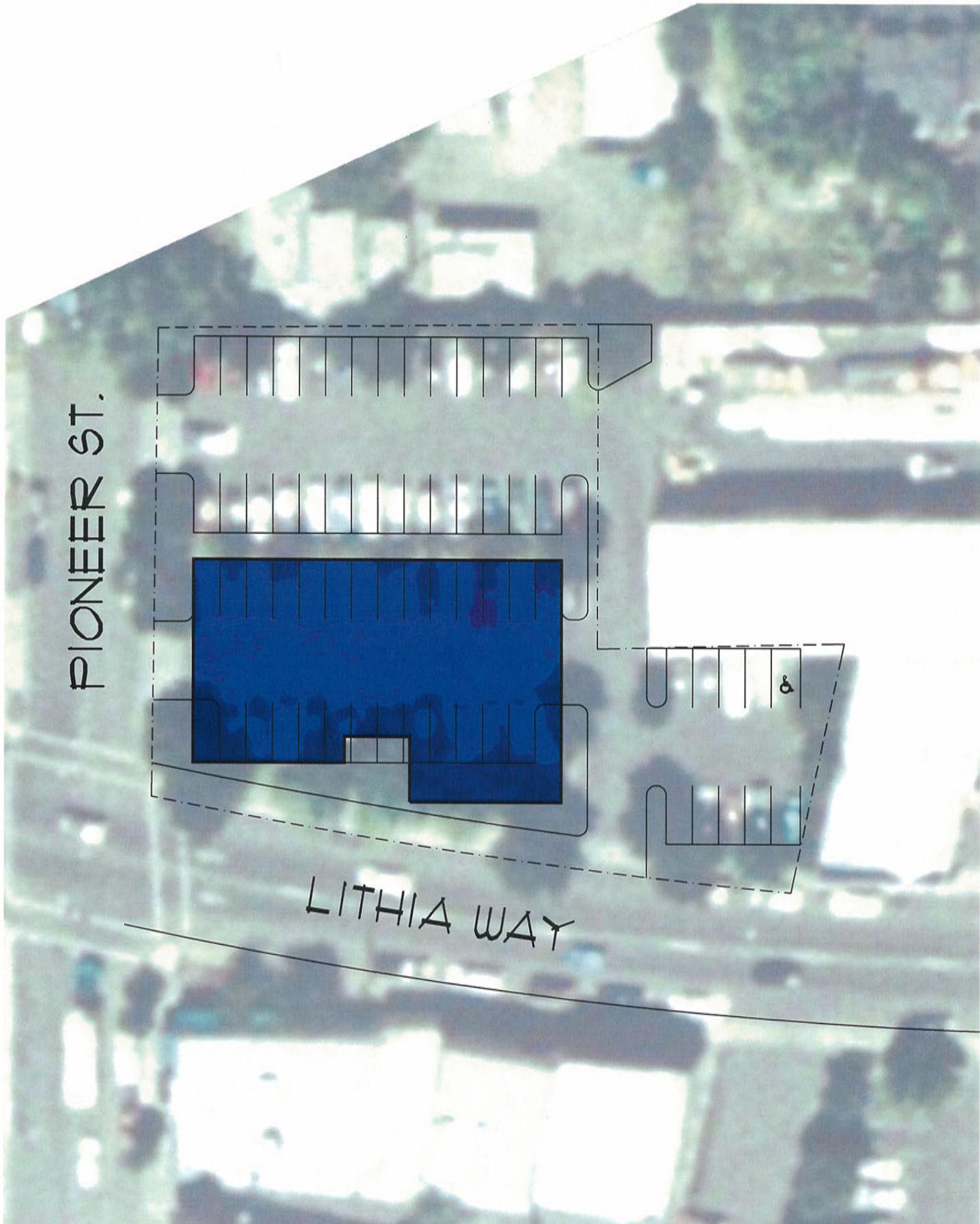
Hargadine Parking Lot (full lot - single story)

April 15, 2008

1. Site Work:		
Off-site improvements	\$32,000	
2. Building Cost:		
14,742 S.F. @ \$240/S.F.	3,538,080	
3 Construction Contingency Allowance (8%)	283,046	
Construction Cost Subtotal		\$3,853,126
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	385,313	
b. Landscape architect	1,500	
c. Civil engineer	15,000	
d. Special Consultant	0	
e. Interior designer	16,000	
f. Acoustical Engineer	0	
g. Surveyor	2,500	
h. Geotechnical engineer	0	
i. Cost estimator	12,000	
j. Materials testing	6,000	
k. Contract Documents printing	8,000	
l. Approval agency fees allowance (5% const cost)	176,904	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		669,217
Total Estimated Project Budget		\$4,522,343

Not including:

Inflation until construction start (start time is unknown at this point in time)



PIONEER ST.

LITHIA WAY

City of Ashland Facility Master Plan
Trial Cost Estimate -DRAFT
Pioneer/Lithia Parking Lot (partial lot - single story) April 15, 2008

1. Site Work:		
Off-site improvements	\$32,000	
Paving and a.c. repair	65,000	
2. Building Cost:		
7,336 S.F. @ \$240/S.F.	1,760,640	
3 Construction Contingency Allowance (8%)	140,851	
Construction Cost Subtotal		\$1,998,491
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	199,849	
b. Landscape architect	5,000	
c. Civil engineer	18,000	
d. Special Consultant	0	
e. Interior designer	8,000	
f. Acoustical Engineer	0	
g. Surveyor	2,500	
h. Geotechnical engineer	4,000	
i. Cost estimator	8,000	
j. Materials testing	6,000	
k. Contract Documents printing	6,000	
l. Approval agency fees allowance (5% const cost)	88,032	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		391,381
Total Estimated Project Budget		\$2,389,872

Not including:

Inflation until construction start (start time is unknown at this point in time)

City of Ashland Facility Master Plan

Trial Cost Estimate - DRAFT

Pioneer/Lithia Parking Lot (partial lot - two story)

April 15, 2008

1. Site Work:		
Off-site improvements	\$32,000	
Paving and a.c. repair	65,000	
2. Building Cost:		
14,672 S.F. @ \$240/S.F.	3,521,280	
3 Construction Contingency Allowance (8%)	281,702	
Construction Cost Subtotal		\$3,899,982
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	389,998	
b. Landscape architect	3,000	
c. Civil engineer	15,000	
d. Special Consultant	0	
e. Interior designer	16,000	
f. Acoustical Engineer	0	
g. Surveyor	2,500	
h. Geotechnical engineer	4,000	
i. Cost estimator	12,000	
j. Materials testing	6,000	
k. Contract Documents printing	8,000	
l. Approval agency fees allowance (5% const cost)	176,064	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		678,562
Total Estimated Project Budget		\$4,578,545

Not including:

Inflation until construction start (start time is unknown at this point in time)



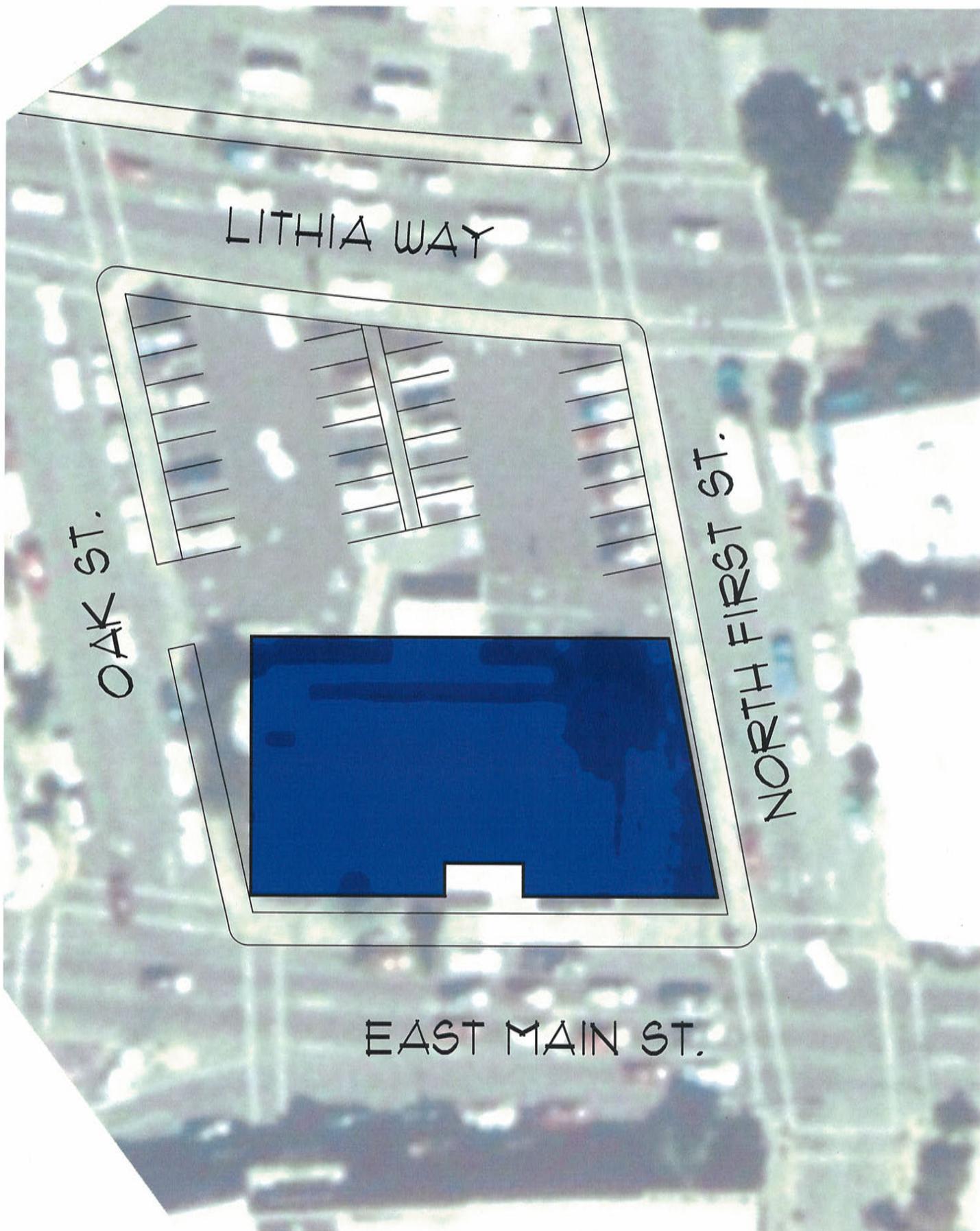
**City of Ashland Facility Master Plan
 Trial Cost Estimate - DRAFT
 Second Story Community Development**

April 15, 2008

1. Site Work:		
Off-site improvements	\$	42,000
General site work	\$	450,000
2. Building Cost:		
10000 S.F. @ \$240/S.F.	\$	4,800,000
3 Construction Contingency Allowance (8%)	\$	384,000
Construction Cost Subtotal		\$5,676,000
4. Misc Equipment and Furnishings	\$	40,000
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	\$	567,600
b. Landscape architect	\$	10,000
c. Civil engineer	\$	15,000
d. Special Consultant	\$	-
e. Interior designer	\$	16,000
f. Acoustical Engineer	\$	-
g. Surveyor	\$	8,000
h. Geotechnical engineer	\$	4,000
i. Cost estimator	\$	14,000
j. Materials testing	\$	6,000
k. Contract Documents printing	\$	6,000
l. Approval agency fees allowance (5% const cost)	\$	240,000
m. Reimbursable expenses	\$	6,000
n. Property Aquisition* (Granite Street Residence)	\$	1,500,000
o. Department Relocation Costs		not included
Miscellaneous Costs Subtotal		2,432,600
Total Estimated Project Budget		\$8,108,600

Not including:

- * Allowance only, this is not an appraised value
- Inflation until construction start (start time is unknown at this point in time)



LITHIA WAY

OAK ST.

NORTH FIRST ST.

EAST MAIN ST.

City of Ashland Facility Master Plan

Trial Cost Estimate - DRAFT

Wells Fargo Property (partial lot - single story)

April 15, 2008

1. Site Work:		
Off-site improvements	\$	42,000
General site work	\$	225,000
2. Building Cost:		
10,000 S.F. @ \$240/S.F.	\$	2,400,000
3 Construction Contingency Allowance (8%)	\$	192,000
Construction Cost Subtotal		\$2,859,000
4. Misc Equipment and Furnishings	\$	40,000
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	\$	285,900
b. Landscape architect	\$	10,000
c. Civil engineer	\$	15,000
d. Special Consultant	\$	-
e. Interior designer	\$	8,000
f. Acoustical Engineer	\$	-
g. Surveyor	\$	8,000
h. Geotechnical engineer	\$	4,000
i. Cost estimator	\$	10,000
j. Materials testing	\$	6,000
k. Contract Documents printing	\$	6,000
l. Approval agency fees allowance (5% const cost)	\$	120,000
m. Reimbursable expenses	\$	6,000
n. Property Aquisition*	\$	4,000,000
o. Moving Costs		not included
Miscellaneous Costs Subtotal		4,518,900
Total Estimated Project Budget		\$7,377,900

Not including:

- * Allowance only, this is not an appraised value
- Inflation until construction start (start time is unknown at this point in time)

City of Ashland Facility Master Plan

Trial Cost Estimate - DRAFT

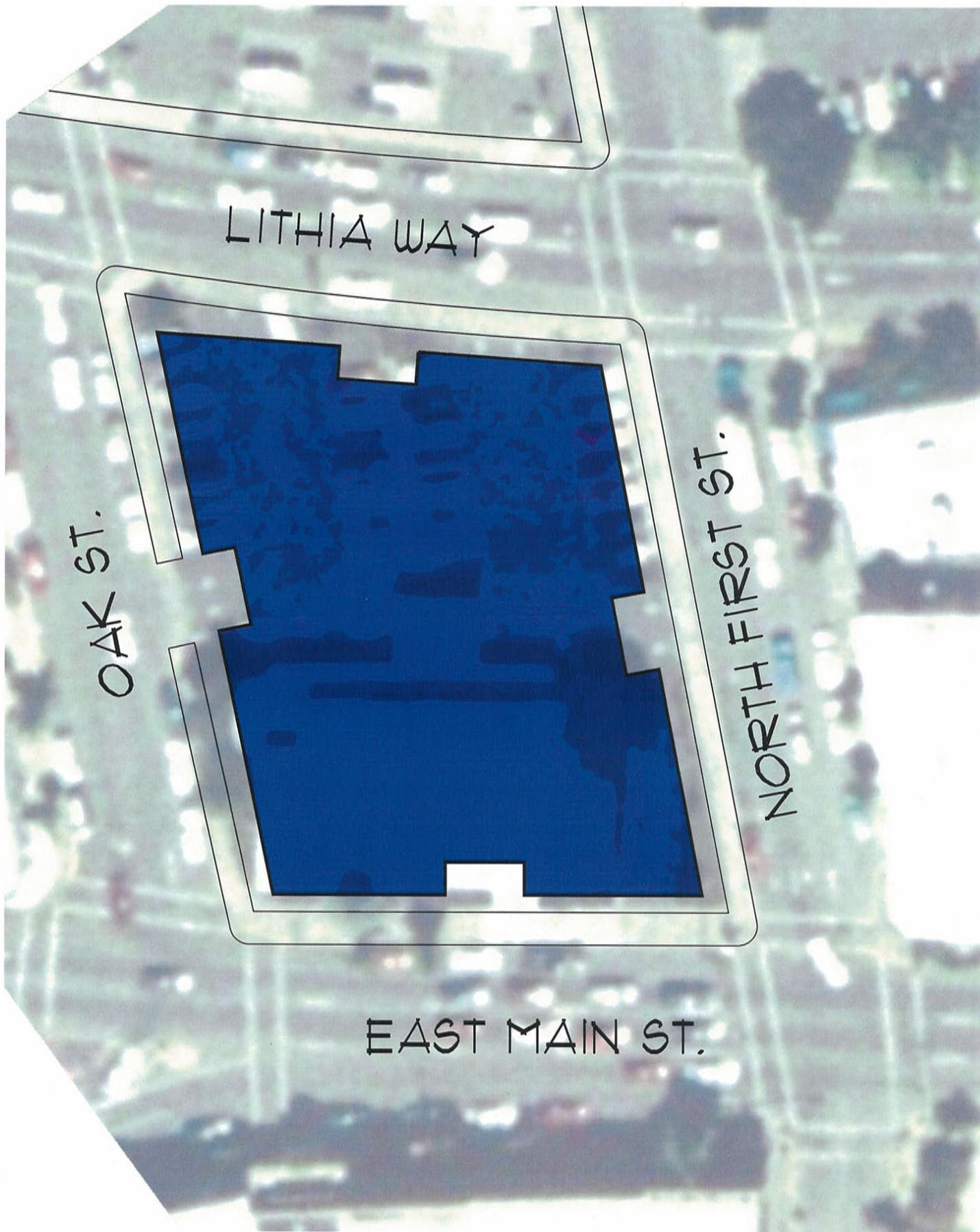
Wells Fargo Property (partial lot - two story)

April 15, 2008

1. Site Work:		
Off-site improvements	\$	42,000
General site work	\$	225,000
2. Building Cost:		
20000 S.F. @ \$240/S.F.	\$	4,800,000
3 Construction Contingency Allowance (8%)	\$	384,000
Construction Cost Subtotal		\$5,451,000
4. Misc Equipment and Furnishings	\$	40,000
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	\$	545,100
b. Landscape architect	\$	10,000
c. Civil engineer	\$	15,000
d. Special Consultant	\$	-
e. Interior designer	\$	16,000
f. Acoustical Engineer	\$	-
g. Surveyor	\$	8,000
h. Geotechnical engineer	\$	4,000
i. Cost estimator	\$	14,000
j. Materials testing	\$	6,000
k. Contract Documents printing	\$	6,000
l. Approval agency fees allowance (5% const cost)	\$	240,000
m. Reimbursable expenses	\$	6,000
n. Property Aquisition*	\$	4,000,000
o. Moving Costs		not included
Miscellaneous Costs Subtotal		4,910,100
Total Estimated Project Budget		\$10,361,100

Not including:

- * Allowance only, this is not an appraised value
- Inflation until construction start (start time is unknown at this point in time)



LITHIA WAY

OAK ST.

NORTH FIRST ST.

EAST MAIN ST.

City of Ashland Facility Master Plan

Trial Cost Estimate - DRAFT

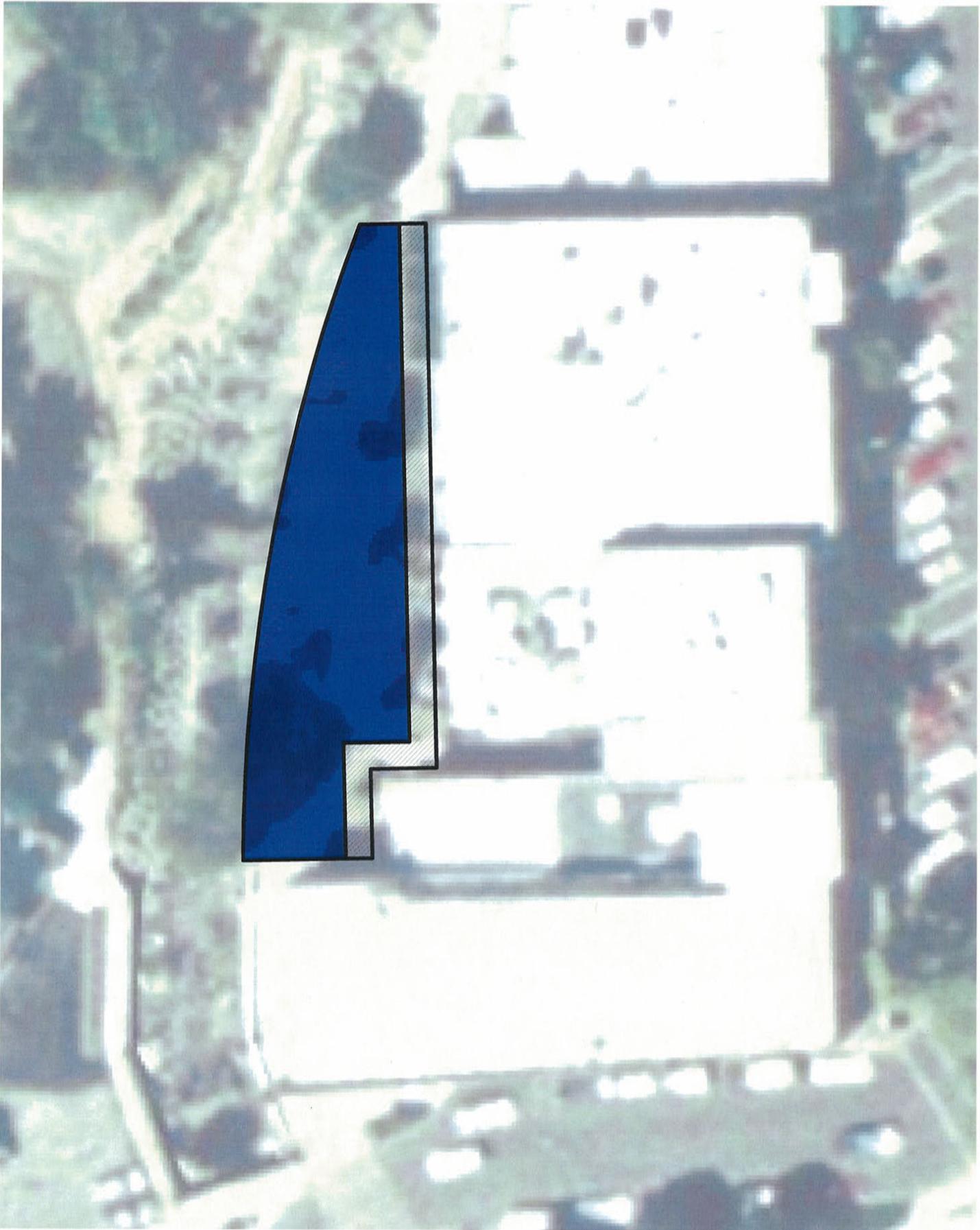
Wells Fargo Property (total lot coverage -three story)

June 15, 2008

1. Site Work:		
Off-site improvements	\$	42,000
Underground Parking (21,000 sq ft) 60 spaces	\$	1,200,000
2. Building Cost:		
63000 S.F. @ \$240/S.F.	\$	15,120,000
3 Construction Contingency Allowance (8%)	\$	1,209,600
Construction Cost Subtotal		\$17,571,600
4. Misc Equipment and Furnishings	\$	40,000
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	\$	1,757,160
b. Landscape architect	\$	10,000
c. Civil engineer	\$	15,000
d. Special Consultant	\$	-
e. Interior designer	\$	16,000
f. Acoustical Engineer	\$	-
g. Surveyor	\$	8,000
h. Geotechnical engineer	\$	4,000
i. Cost estimator	\$	14,000
j. Materials testing	\$	6,000
k. Contract Documents printing	\$	6,000
l. Approval agency fees allowance (5% const cost)	\$	756,000
m. Reimbursable expenses	\$	6,000
n. Property Aquisition*	\$	4,000,000
o. Moving Costs		not included
Miscellaneous Costs Subtotal		6,638,160
Total Estimated Project Budget		\$24,209,760

Not including:

- * Allowance only, this is not an appraised value
- Inflation until construction start (start time is unknown at this point in time)



**City of Ashland Facility Master Plan
 Trial Cost Estimate -DRAFT
 Calle Guanajuato (Single Story)**

June 16, 2008

1. Site Work:		
Off-site improvements	\$67,000	
Sitework	635,000	
2. Building Cost:		
6,500 S.F. @ \$260/S.F.	1,690,000	
walk / Elevator	212,500	
3 Construction Contingency Allowance (8%)	135,200	
Construction Cost Subtotal		\$2,739,700
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	273,970	
b. Landscape architect	12,450	
c. Civil engineer	53,000	
d. Special Consultant	0	
e. Interior designer	8,000	
f. Acoustical Engineer	0	
g. Surveyor	12,700	
h. Geotechnical engineer	8,700	
i. Cost estimator	8,000	
j. Materials testing	6,000	
k. Contract Documents printing	6,000	
l. Approval agency fees allowance (5% const cost)	84,500	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		519,320
Total Estimated Project Budget		\$3,259,020

Not including:

Inflation until construction start (start time is unknown at this point in time)

**City of Ashland Facility Master Plan
 Trial Cost Estimate -DRAFT
 Calle Guanajuato (two Story)**

June 16, 2008

1. Site Work:		
Off-site improvements	\$67,000	
Sitework	635,000	
2. Building Cost:		
13,000 S.F. @ \$260/S.F.	3,380,000	
walk	212,500	
3 Construction Contingency Allowance (8%)	270,400	
Construction Cost Subtotal		\$4,564,900
4. Misc Equipment and Furnishings	40,000	
5. Miscellaneous Costs:		
a. Architect/engineers (10%)	456,490	
b. Landscape architect	12,450	
c. Civil engineer	53,000	
d. Special Consultant	0	
e. Interior designer	8,000	
f. Acoustical Engineer	0	
g. Surveyor	12,700	
h. Geotechnical engineer	8,700	
i. Cost estimator	8,000	
j. Materials testing	6,000	
k. Contract Documents printing	6,000	
l. Approval agency fees allowance (5% const cost)	169,000	
m. Reimbursable expenses	6,000	
n. Moving Costs	not included	
Miscellaneous Costs Subtotal		786,340
Total Estimated Project Budget		\$5,351,240

Not including:

Inflation until construction start (start time is unknown at this point in time)

APPENDIX

SAMPLE QUESTIONNAIRE

FACILITY STUDY QUESTIONNAIRE

Please attach additional information as needed if space provided is not enough.

DEPARTMENT: Administrative Services/Finance Department DEPARTMENT HEAD: Lee Tuneberg

TELEPHONE NO.: 552-2003 EXT.

PLEASE LIST 4 OR 5 OF YOUR PRIMARY CONCERNS:

1. Security – adequately controlled ingress/egress to allow public access without jeopardizing employee safety and city resources. Issues include public restrooms, “strangers” wandering the building and dealing with angry people..
2. Operational efficiency – sufficient space to afford a positive work environment where there is appropriate space to do what needs to be done, a comfortable environment (light, heat, cooling, privacy and openness when appropriate) and adequate tools to do the work. Space for ergonomic furniture, files and meetings are needed. Open work environment is appropriate in several areas but adequate office/meeting space is needed to provide sufficient confidentiality.
3. Access to our internal and external customers to provide the services they expect---issues include employee (personal), staff (business) and public parking, entry for residential, business and handicapped customers
- 4.
- 5.

PLEASE LIST ALL SUB-DEPARTMENTS ASSOCIATED WITHIN YOUR DEPARTMENT:

1. Finance Admin/Risk Management/Parking Enforcement (City Hall)
2. Accounting/Parks Accounting (City Hall)
3. Customer Service-Utility Billing-Itron/Business licenses/Sales taxes(City Hall)
4. Purchasing/Inventory (90 N Mountain)
5. Municipal Court (transitioning to Administration Department) (Civic Center/Council Chambers)

WHICH OTHER DEPARTMENTS NEED TO BE ADJACENT OR RELATIVELY CLOSE TO YOUR DEPARTMENT?

1. It would be best if all divisions were together for cross support/back up
2. Administration relies on Finance
3. City Recorder relies on Finance

WHERE, IN TOWN, SHOULD YOUR DEPARTMENT BE LOCATED FOR THE OPTIMUM EFFICIENCY?

Civic Center area

DEPARTMENT STAFF:

OF EXISTING STAFF MEMBERS: 19.9 FTE (16.25 without Courts' 3.65 FTE)

OF ANTICIPATED STAFF IN 5 YEARS: 18 IN 10 YEARS: 18

SPECIAL DEPARTMENT NEEDS: without Courts

SUPPORT FACILITIES	QUANTITY	SIZE
CONFERENCE ROOMS (City Hall)	one	12x20
STORAGE AREAS (UB, Accounting, Admin)	three	10x12
BREAK / LUNCH ROOM/conference room?	one	12x12
LOADING AREA (Purchasing)	one	12x12
Offsite – records retention	one	BIG

OTHER:

Courts needs Judge Office, Supervisor space, clerk space, file space, Jury room, lunch room.

PUBLIC FACILITIES:	Admin	Acctng	Purchasing	Utilities	Court
WAITING AREA:			1	1	1
PUBLIC COUNTER:				1	1
PUBLIC WINDOW:				2 - 3	2
INTERVIEW AREA:	1				
WORK STATIONS:	4	7	1	6	4
PUBLIC TOILETS:			1	1	1

Presumes that Admin/Accounting shares Utilities restrooms, waiting area and public counter.

SPECIAL PROVISIONS:

Utility Group needs sufficient storage for billing supplies and direct access to Mail Room for sorting mail, processing batch payments, copying, faxing, etc.

OTHER:

MISCELLANEOUS INFORMATION:

DO YOU EXPECT YOUR DEPARTMENT TO UNDERGO ANY MAJOR CHANGES WITHIN THE NEXT 10 YEARS THAT MAY HAVE AN IMPACT ON YOUR SPACE NEEDS? (i.e. CONSOLIDATIONS, COMPUTER SYSTEM CHANGES, ETC.)

None expected at this time.

ARE THERE ANY ALTERNATE FUNDING SOURCES (OTHER THAN CITY FUNDS) AVAILABLE FOR CONSTRUCTION IMPROVEMENTS? IF SO, PLEASE EXPLAIN:

No

ANTICIPATED SQUARE FOOTAGE OF OPTIMUM FACILITY:

All together? No idea but no less than we currently have.

WHAT FEATURES DOESN'T YOUR DEPARTMENT CURRENTLY HAVE THAT WOULD MAKE IT RUN MORE EFFECTIVELY?

Offices with doors on it where appropriate. Open area in accounting for "free" exchange of information (fewer walls). Meeting/training/lunch room. Security to stop strangers from walking through from any one of the 6 entry ways. Better security at front counters and better alarms to summon police or other staff.

Front UB counter needs to be more ergonomic and efficient...three windows rather than two.

DOES THIS DEPARTMENT REQUIRE FREQUENT TRAVEL IN TOWN?

IF SO, PLEASE EXPLAIN WHAT LOCATION IN TOWN, IF ANY, WOULD HELP MINIMIZE THIS.

For most of us NO. Purchasing must travel to Finance multiple times each day for picking up or dropping off requisitions, contracts, purchase orders, supplies and other documents. Purchasing also goes to other city and parks buildings. Purchasing has an assigned city vehicle.

Infrequently I have to do the bank run for the City Recorder. Routinely in the Spring, a few times in the Fall and monthly I (we) must transport information and documents to the Civic Center for the various meetings. Sometimes we transport documents to the Parks office. We have no staff car or city vehicle parking so any transport requires getting personal vehicles "out of hock."

OTHER COMMENTS:

SEE ATTACHED

PLEASE FILL OUT THE FOLLOWING SPACE REQUIREMENTS FOR EACH TYPE OF STAFF POSITION IN YOUR DEPARTMENT. PLEASE MAKE ADDITIONAL COPIES IF NEEDED. PROVIDE SEPARATE SHEET FOR EACH STAFF POSITION.

STAFF POSITION:

NUMBER OF STAFF WITH THIS TITLE:

TYPE OF OFFICE OR WORKSTATION (ENCLOSED VS. OPEN LANDSCAPE TYPE) AND NUMBER OF WORK STATIONS:

FURNISHINGS REQUIRED:

SPECIAL NEEDS:

ARE THERE ANY OTHER STAFF POSITIONS THAT NEED TO BE LOCATED ADJACENT OR NEAR THIS PERSON? IF SO, WHO?

IS THERE FREQUENT CROSS TOWN TRAVEL FOR THIS STAFF POSITION? IF SO, WHAT LOCATION MIGHT MINIMIZE THIS DISTANCE?

FACILITY STUDY QUESTIONNAIRE

Please attach additional information as needed if space provided is not enough.

PLEASE FILL OUT THE FOLLOWING SPACE REQUIREMENTS FOR EACH TYPE OF STAFF POSITION IN YOUR DEPARTMENT. PLEASE MAKE ADDITIONAL COPIES IF NEEDED. PROVIDE SEPARATE SHEET FOR EACH STAFF POSITION.

STAFF POSITION: Accounting Project Person

NUMBER OF STAFF WITH THIS TITLE: 1

TYPE OF OFFICE OR WORKSTATION (ENCLOSED VS. OPEN LANDSCAPE TYPE) AND NUMBER OF WORK STATIONS:

Quiet area to do accounting work but not necessarily an office, one workstation

FURNISHINGS REQUIRED:

Files, bookcases,

SPECIAL NEEDS:

No

ARE THERE ANY OTHER STAFF POSITIONS THAT NEED TO BE LOCATED ADJACENT OR NEAR THIS PERSON? IF SO, WHO?

Close to all Accounting Division Manager

IS THERE FREQUENT CROSS TOWN TRAVEL FOR THIS STAFF POSITION? IF SO, WHAT LOCATION MIGHT MINIMIZE THIS DISTANCE?

No.

CONFERENCE REPORTS

Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan Update
LOCATION: Ashland, Oregon
REPORT NO. 001
JOB NO. 0752
DATE: November 26, 2007

2950 east barnett road
medford oregon 97504
541 779.5237
541 772.8472 f
www.ORWarchitecture.com

UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Lee Tunenberg, Mike Morris, Joe Franell, Ann Seltzer, Keith Woodley, Paula Brown, David Wilkerson, Ken Ogden

I. PURPOSE OF MEETING: Kick-Off Meeting

II. PROJECT STRUCTURE:

- A. Paula is on board for another three months, Ann Seltzer will co-lead the project, and will take over after Paula's departure. The attendees present represent all the staff members on the ad hoc committee.
- B. Mike will provide access to facilities, as well as previous documentation.
- C. Committee will meet monthly.
- D. Project likely will extend until June, not March as originally forecast.
- E. Last plan was done in 1999, needs updating. Certain projects are on hold (council chambers, police station, et). Strong desire for MASTER PLAN to avoid "piecemeal" approach to repairs, work.
- F. In 2005, space needs analysis was done for Council Chambers.
- G. Goal / end product: overall plan to guide city for 20 years.
- H. THINK OUTSIDE THE BOX!!! But not outside the UGB.
- I. Consider adding Juli DiChiro to larger committee. Other possibilities include Jim Teece and Bruce Moats.
- J. Look at space utilization from the standpoint of conservation as well as efficiency.
- K. Ann requested that ORW build in time to get any information that is required of Department Heads, so that they can add it into their workload. Staff members from this group do not need to be present.
- L. One of the goals of the Master Plan Update is to provide the substantiation of any needed changes
- M. Key elements for council support: Smaller, greener, trade-offs for housing. How to address growth space so that it does not seem excessive? ("intern" spaces), or a luxury (tie in to staff retention, "workforce retention").
- N. Ann has the ability to get survey data from the city website (answers to particular questions).
- O. Ken suggested that the Council be included in the process, either in small groups or individually. David suggested using the study sessions to accomplish this. Ann agreed that this would be a great way to get council support, check perceptions, and verify information received from all user groups – even council. Lee and Paula agreed that both meeting venues are an important way to interface with the council. Ann will schedule these meetings.

III. MISC PLANNING THOUGHTS:

- A. 90 North Mountain Shops are probably in the wrong place, could be better used as location for low-income housing. Additional new land would be required.
- B. Fire Station 2 is well located, but is it the best location?
- C. Is Parks included in the Master Plan? Possible to consolidate / co-locate all heavy equipment from various departments (parks, streets, etc).
- D. Use of Grove for other purposes has been resolved with regard to CDBG funds.
- E. What about use of schools? Possible co-location of yards?? Look for redundancy . . . even consider co-location w/ ODOT. Look for possible partnerships with other agencies: Jackson Co, USFS, ODOT, ACH, OSF
- F. Benefit to co-locating Public Safety functions (fire and police).
- G. Security is a concern at City Hall. In 1999, PRESENCE of City Hall downtown is very important!! Must keep City Attorney, City Administrator, and Mayor all together. Finance Director could move.
- H. City Hall space is leased, not owned. Moving out of City Hall entirely is probably not an option.
- I. City looked at Wells Fargo bank space previously.
- J. Community input will likely include complaints about noise issues at B Street yards, Gun Club,
- K. Dick Wonderscheid is looking at solar panel utilization at 90 N. Mountain. These panels can be moved. AFN head-in can be moved at a cost.
- L. Certain facilities CANNOT be moved: cemeteries, city hall, hospital, FS1, library. Identify these "sacred" locations to show to public that this group is looking for the most efficiency.
- M. Consider getting rid of fueling depot
- N. Shortage of records storage, in poor condition. Also short on equipment storage (valuable stuff) that needs to be protected.
- O. In order to garner funding for future improvements. Getting the Plan adopted is critical.
- P. Mike to gather existing data on facilities (CAD dwgs of exit plans; staff roster by title). ORW to send Programming Worksheet to Mike for review, prior to distribution to dept heads.

IV. NEXT STEPS:

- A. Next Construction Meeting: **Thursday, January 17 at 3:30 pm**, at Siskiyou Conference Room. Subsequent meetings will be on the second Thursday, beginning in February.
- B. At this meeting, ORW will have done all existing conditions analysis and background work
- C. Open Houses:
 - 1. First meeting, after SECOND ad hoc meeting: look at options
 - 2. Second meeting, end of March: optimal configuration
 - 3. Third meeting: "we heard you", how it's resolved.
- D. ORW to revise schedule and add to contract. Schedule will be issued as Microsoft Project file as well. Schedule to include tentative dates for Open Houses (tentative **Thur**, 4pm to 6pm) with Ad Hoc committee meeting just beforehand, to give them a **ROLE** in the Open House process.

E. Council study session needs be scheduled for early April, before budget process intensifies.

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> Brown
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ccemail

Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan Update
LOCATION: Ashland, Oregon
REPORT NO. 002
JOB NO. 0752
DATE: January 17, 2008

2950 east barnett road
medford oregon 97504
541 779.5237
541 772.8472 f
www.ORWarchitecture.com

UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Lee Tunenberg, Mike Morris, Joe Franell, Ann Seltzer, Keith Woodley, Paula Brown, Ken Ogden, Alice Hardesty, Keith Woodley, Carol Voisin, Mike Broomfield, George Kramer, Dale Shostrom, Don Macklin, Dawn Lamb

I. PURPOSE OF MEETING: Progress Meeting

II. BACKGROUND / OVER VIEW:

- A. The project team members introduced themselves, and Paula reviewed the group's charge and direction. Future meetings will be held on second or third Thursdays at 2:00 pm.
- B. David noted that conference reports will be sent to Paula and Ann, for distribution to committee members. The group's progress also will be posted on the city's website.
- C. Ken reviewed ORW's progress to date, since the project Kick-Off meeting. Ken described ORW's approach to interviewing department heads, in order to determine their current and future facility needs. The scope of the Master Plan update also includes the investigation of vacant properties, as well as the possible acquisition of new property. Ken noted that sometimes, the existing space is adequate, it only needs to be better utilized.
- D. ORW has finished inputting the drawings of all of the city's facilities, and has measured all the existing spaces. ORW is now ready to begin interviewing the various city department heads, to determine their facility requirements.

III. GENERAL DISCUSSION:

- A. Ann asked about the usefulness of past studies and reports. Ken noted that those reports will be used as a springboard for ORW's work. David noted that previous studies – if limited in scope – might have had different outcomes and recommendations.
- B. Alice asked about vacant lands and areas, with regard to storage facilities and open space. Ken noted that the development of open spaces will be reviewed. Alice noted that the air space over the parking areas also should be included.
- C. Mike asked that the finished Master Plan report should be included in the city's accessibility plan, to ensure conformance with the federal governments' requirements for barrier removal.
- D. Paula noted that, although interviews will be conducted with all department heads, the members of this committee should also feel free to provide input on space utilization.
- E. Ken reviewed ORW's "Space Program Questionnaire" in detail. Paula will provide electronic copies to committee members for their reference. The questionnaire asks about each department's (current and future) staff needs, required adjacencies, location requirements, space and storage requirements, and other amenities.

- F. Ken noted that the Space Program Questionnaires need to be completed by the department heads and returned PRIOR to the next meeting, hopefully no later than January 25.
- G. Paula noted that the larger commissions and council also should be interviewed. Ken suggested that this could happen in a “miscellaneous” meeting.
- H. Ken asked all the department heads to “take off their blinders” in responding to the questionnaire, in order to record their ‘wish list’ items. Ken noted that not all of these requests will become a reality, but the request needs to be made nonetheless.
- I. Don asked about how public spaces (e.g the Grove) will be handled. Ken and David explained that, even though these spaces might be ‘associated’ with a particular group, the Master Plan process will define all the user groups for these spaces.
- J. Alice asked about possible overlaps with other agencies, including the school district, Parks, ODOT, SOU, and Jackson County. Ken noted that these inter-agency relationships can have a great symbiotic impact on the outcome of Master Plan.
- K. George asked about item 3H in the last conference report, regarding the disposition of City Hall. George noted that this issue was reviewed in 1999. It appears that, if the mayor and city recorder are not located there, then the land will revert to the Helman family.
- L. George asked about how input would be selected on the vacant land. Ken noted that the size and zoning will be key elements in determining the best use, or perhaps considered for sale or other use (e.g. parks). George then asked specifically about the large property on the other side of the freeway (outside the UGB). Alice noted that David Chapman should be a part of this discussion.
- M. Joe noted that geographic features which could affect access (e.g. Ashland Creek) also should be considered.
- N. Alice asked about whether certain issues would be ‘out of bounds’ (e.g. something requiring a variance or new real estate purchase). David and Ken noted that these items will be approached cautiously, but will be included if that is the committee’s direction and recommendation.
- O. Carol asked about the public process. Paula noted that the ’99 Master Plan received a high degree of public input. David noted that open houses will be scheduled at certain project milestones. Ken and Paula suggested that these meetings be held at various locations around town, so that citizens can get a ‘feel’ for all the buildings.
- P. George and Joe noted that travel distances should also be addressed, to ensure that departments are well located for the locations that they must travel to. David noted that this will be added to the questionnaire. Don asked that parking (staff and visitor) also be included in the questionnaire.

IV. NEXT STEPS:

- A. Next Meeting: **Thursday, February 14 at 2:00 pm**, at Siskiyou Conference Room. Subsequent meetings will be on the second Thursday of each month.
- B. ORW will prepare a Project Schedule for review at the February meeting.

Route to:	<input type="checkbox"/> Paula Brown	<input type="checkbox"/> Dawn Lamb	<input type="checkbox"/> Ann Seltzer
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Conference Report

CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 003
JOB NO. 0752
DATE: January 29, 2008

UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Tuneberg, Ogden

I. PURPOSE OF MEETING: Finance Department, space needs

II. GENERAL DISCUSSION

A. Departments related to Finance:

1. Courts: Civic Center
2. Purchasing: Warehouse
3. Utilities: City Hall
4. Payroll: City Hall
5. Accounts: City Hall

B. General needs

1. Security and control of public access to department, existing building has too many points of entry. *Security and control of public access are certainly very important. I think I should also emphasize that providing public service and access to this service for residential and commercial customers, young and old, capable and disadvantaged, remain as high priorities. (rev. 2/20/08 Tuneberg)*
2. Conference space needed
3. Additional storage space needed. Records are currently sent offsite to the cemetery
4. Privacy for payroll, currently shared space with city recorder.
5. Courts
 - a. Security needed often deal with irate customers.
 - b. Closer to main finance department would be desirable
6. Public and employee parking is a challenge downtown
7. Purchasing
 - a. Area needed for bulk storage, orders occur more often due to lack of storage space
 - b. Location preferable at warehouse

C. Department Growth

1. Employee growth anticipated to be 1 to 1.5 over the course of 10 years.

D. Misc.

1. Tuneberg gave Ogden a copy of 2008 budget

E. Program of spaces:

1. Finance Directors Office
 - a. Needs privacy, work station and small conf table

2. Risk Manager's Office
3. Accounting Manager's Office *should include a small conference table to work with visitors and staff (rev. 2/20/08 Tuneberg)*
4. General Work area
 - a. (2) staff accountant work stations
 - b. Accounts payable work station
 - c. Payroll work station
 - d. Accounting projects work station
5. Conference Room 12 x 20
6. Lunch/Break room 12 x 12
7. Office work room *I'm thinking this is the mail/copier room where significant processing occurs. If not, I am not sure what this is. If so, then we need to address this work room as accommodating 2-4 people at a time as we utilize the various activities that go over here: copying, mail delivery, sorting and distribution, faxing, printing, binding, etc. (rev. 2/20/08 Tuneberg)*
8. Storage
9. Utilities area *Staff wanted to emphasize the need for a secure area for cash drawers when stored, but I think we should also recognize security for those handling cash, and the cash at the front counter (rev. 2/20/08 Tuneberg)*
 - a. Public lobby
 - b. (3) cashier work stations at public counter
 - 1) One transient work station desk for cashiers
 - c. ITRON work station
 - d. (3) billing clerk workstations
 - e. Utility billing manager office
 - 1) Small conf table
 - f. Storage room and file space
10. Purchasing *at 90 N Mountain and for drop off/pick up at City Hall there is the need for parking the city-owned vehicle. (rev. 2/20/08 Tuneberg)*
 - a. Workstation
 - b. Bulk storage area
 - c. Shipping / receiving area 12 x 12
11. Courts *is transitioning from Admin Services to Administration but the need for the Court Room and Jury Room need to be included (rev 2/20/08 Tuneberg)*
 - a. Judge Office
 - b. Court Supervisor Office
 - c. (3) Court clerk workstations
 - d. Public counter with security screen
 - e. Court bailiff, no workstation
 - f. Offsite records
12. Toilets
 - a. Public
 - b. employees

Conference Report

CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 004
JOB NO. 0752
DATE: January 29, 2008

2950 east barnett road
medford oregon 97504
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541 772.8472 f
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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Tina, Appicello, Seltzer, Bennet (partial), Ogden

I. PURPOSE OF MEETING: Administration department needs

II. GENERAL DISCUSSION

A. City Attorney

1. Security is a major concern. Method of controlling public access is needed. Currently the handicap entrance enters right into the city attorney area. Attorney staff often ends up directing the public to other departments. A counter or half height wall would define a separation between public and private area. Security and separation for files also needed. A security alarm/notification button at reception desk needed.
2. Growth
 - a. There is a potential for one additional attorney within the next 5 years and one more additional within 10 years.
3. Adjacencies
 - a. Needs to be close to Administration, City Recorder and Mayor
 - b. More involvement is occurring with Com Dev.
 - c. Existing set up and location works well.
4. Work stations that use LEDS need to be able to secured and visually screened to maintain confidentiality.
5. The configuration of the space requires access through the law library and some offices which compromises confidentiality and productivity. The size of the library may be reduced due to information now available on line. The library space is used often for conferences. A separate conf room is needed. Direct access from city attorney's office would be desirable.
6. Misc. Discussion
 - a. Existing City Hall building must house Mayor and City Recorder to meet the requirements by the donating party. This will be verified.
 - b. Public sentiment has previously shown City Hall needs to remain downtown.

B. Administration

1. Public access is difficult to this space. There is not a single clear entrance for the building.
2. Adjacencies
 - a. Close to finance is critical during budget time
 - b. Mayor
 - c. City Recorder

3. A large training room or flexible space is needed. Should be able to accommodate 100 people.
 4. The existing configuration of HR is not conducive to confidentiality or productivity. This layout needs to be modified. HR is frequented often by city employees.
- C. Program of spaces
1. **City Attorney**
 - a. City Attorney Office
 - b. Assistance City Attorney Office
 - c. Paralegal Office
 - d. Attorney office
 - e. Legal secretary work station
 - f. Law library/conference room
 - g. Public waiting area
 - h. File storage room
 - i. Shared access to toilet and break room facilities acceptable.
 2. **Administration**
 - a. Mayor's Office
 - b. City Administrator's Office
 - c. Executive Secretary work station
 - d. Management Analyst's Office
 - e. Human Resource Manager's Office
 - f. HR office
 - g. HR Support work station
 - h. Public waiting area
 - i. Conference room (6 to 8 people)
 - j. Work/copy/print room
 - k. Storage/files
 - l. Shared break and toilet facilities acceptable

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Document3
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Conference Report

CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 005
JOB NO. 0752
DATE: January 29, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Franell, Ogden, Richard

I. PURPOSE OF MEETING: Information technologies department needs

II. GENERAL DISCUSSION

- A. I.T. has been co-located within the Electrical Department and has been “an expand to fit” scenario. The existing layout has caused challenges and has forced the department to become fragmented. This expansion has also challenged and taken away space from the electric department.
- B. The AFN Head in is located within this structure and would be extremely expensive to re-locate.
- C. There is no security in the existing building and no ability for visitors to find their way. A centralized reception desk is needed.
- D. A conference room has been carved out of the existing lunch room. It is used several times per day, acoustical separation is not good. A conference room that can accommodate 20 persons is needed.
- E. Access to a shop close by is needed.
- F. Employee and guest parking is a challenge.
- G. I.T. clerical support is shared with Electrical.
- H. Staffing
 - 1. 16 existing staff members
 - 2. Growth anticipated to be up to 20 in five years,

III. PROGRAM OF SPACES

- A. I.T. Director’s office
- B. Support/secretary work station
- C. AFN Customer Service Specialist
- D. (3) User support technician offices
 - 1. (x) work stations
- E. Help desk Manager
 - 1. (x) open workstations
- F. (2) Network Administrator’s offices
- G. (2) Developer / DBA work stations
- H. Computer Services Manager Office
 - 1. (2) work stations in office
- I. AFN Operations Manager

Conference Report

CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 006
JOB NO. 0752
DATE: January 29, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Holderness, Gail, X, Ogden

I. PURPOSE OF MEETING: Police Department facility needs

II. GENERAL DISCUSSION

A. Priority needs

1. Interview area for 4-6 people, adjacent to lobby
2. Visual privacy/confidentiality for records area monitors
3. Larger lobby with area for chairs
4. Fingerprint room adjacent to lobby
5. All offices need small closets, uniforms etc.
6. Offices needs sound insulation
7. Larger conference room needed (often go to Grove for staff meetings)
8. Currently there is no training facility. Space needed for 30 – 40 people. Used for area command meetings. Would be used about 40 – 50 times per year. Must have presentation capabilities and storage.
9. Operational planning conference room needed.
10. Larger property evidence room needed. Must keep some items forever. Provide separate ventilation for this room. Approximately twice as much space needed.
11. Offsite storage being used 8 x 10
12. Investigations area too small
13. Privacy needed for sex crimes officer.
14. Lead detective office needed
15. Workout room/fitness equipment needed
16. Larger locker rooms needed
17. Provide ATM machine in public lobby. Comfort/safety for public
18. Briefing room used several times per day. 10 persons/ 20 max. needs to be screened from general work area due to sensitive materials on display. Must have technology capabilities. Mailboxes for officers located here.
19. Report writing area (10) stations (offices should be located adjacent to this area)
20. Supplies area
 - a. Uniforms, equipment, ammunition vault
21. Volunteer work stations (how many?)
22. Archives adjacent to records

23. Adequate heating and cooling
24. Back up generator required
25. 20 public visits per day. Up to 30 or 40 finger prints can be done when that program is available.

B. Location

1. Downtown preference
2. Willing to co-locate with fire department, could share some facilities.
3. A separate contact station will be provided downtown.

C. Police fleet

1. 8 marked cars, 4 unmarked cars, 1 motorcycle, 3 alt vehicles, 17 personal vehicles (doubles at shift overlap)

D. Misc. Discussion

1. There are some "drug" monies available for facility improvements \$200k - \$300k.

III. PROGRAM OF SPACES

A. Public lobby/waiting area

1. Public toilets

B. Records/general work area

1. (4) work stations

C. Records Clerk Office

D. Chief's Office

E. (3) Administration Offices

1. 3 visitors chairs

F. (5) Patrol officers workstations (17 officers)

G. (5) Patrol supervisors work stations

H. (4) Investigation Officer offices

I. (5) Sergeants workstations

J. (1) Property/Evidence Office

K. Property evidence room, 400 sf.

L. (2) Volunteer offices

M. (3) Volunteer work stations

N. Fingerprinting room

O. (3) Interview room

P. Conference room (10 – 15 people)

Q. Conference room (30 – 40 people)

R. Lunch break room

S. Training room 30 – 40 people

T. Misc storage 200 sq ft

U. Men's Locker room / toilets

V. Women's Locker room / toilets

W. Booking area / booking holding

X. Sex Crimes Officer office

Y. Archives

Z. Utility/Mech

AA.

Conference Report

CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 007
JOB NO. 0752
DATE: January 29, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Wanderscheid, Scott, Mary, Ogden

I. PURPOSE OF MEETING: Electric Department facility needs

II. GENERAL DISCUSSION

A. Priority needs

1. Additional covered storage
2. Conference room
3. Additional office needed for estimator, currently working in crew room. Not conducive for meetings. Heavy public access.
4. I.T. has displaced many electric department work stations. Two workstations are located in the unconditioned mezzanine area of the warehouse.
5. Centralized public reception area
6. Security

B. Adjacencies

1. Com Dev, Public Works
2. Conservation employees are located in the Com Dev building.

C. Misc. Discussion

1. The Hardesty property at the bottom of Oak Street has been considered as a possible location for the yard. Wanderscheid has a concern about the potential for this property to flood which would prevent access in an emergency.
2. Electric department generates approximately 5-10 public trips per day.
3. Additional material yards are currently located on Nevada St and B st. Much time is wasted locating and rounding up materials, one centralized location would be more efficient.
4. Parking for employees, city vehicles and the public is always an issue.
5. Public access to the yard needs to be controlled.

D. Department Growth

1. (1) electrician and (1) conservation over the next 5 years
2. 1 or 2 more between 5 and 10 years.

III. PROGRAM OF SPACES

- A. Electrical Department Director's Office
- B. Electric/IT Administrative Secretary
- C. Operator Superintendent Office
- D. Estimators Office

- E. Electrician Office
- F. Warehouse storekeeper Office
- G. Conference Room (25 people)
- H. Break room (25 people)
- I. Crew room (25 people)
- J. SCADA control room 10 x 20
- K. Public counter/lobby
- L. Public/Employee toilets
- M. (3) line installers*
- N. (2) line truck operators*
- O. (1) tree trimmer*
- P. (1) electric meter reader*
- Q. (1) Connect/Disconnect*
 - 1. *Space for mail and email access (transient shared desks)
- R. (2) Lead Working Line Installer work stations
- S. (1) GIS specialist work station
- T. (1) Meter Relay Tech work station
- U. (3) Conservation Analyst work stations (Community Development)
- V. Warehouse
- W. Loading area
- X. Outside Covered Storage
- Y. Yard Storage

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Document5
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Conference Report

CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 008
JOB NO. 0752
DATE: January 30, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Christensen, April, Ogden

I. PURPOSE OF MEETING: City Recorder's facility needs

II. GENERAL DISCUSSION

- A. City recorder is the only elected department head. Direct and open public access is important. Although security needs to be considered. A panic button would be adequate to address any security concerns.
- B. Location on the plaza is important.
- C. Investigation of history on building indicated that it needed to remain a "Town Hall" or City Hall....there is no requirement indicated for the Mayor or City Recorder to occupy the building. This information has been provided to City Administrator.
- D. The current City Hall building lacks clear entrance. A separate entrance to the Recorder's office is desired.
- E. Passport services offered 1 day per week.
- F. Finance traffic disruptive.
- G. A work station for citizen research is needed.
- H. More general and secure storage areas are needed. Currently an offsite storage unit is being rented as well as space at the cemetery. Existing vault is adequate, space at cemetery and rented units are not in compliance with state regulations.
- I. Adjacent to finance desirable, all checks are signed by City Recorder. Storage facility is considered in current capital improvements plan.
- J. Larger public waiting area is desired.
- K. Parking is a problem for staff. Public parking is adequate.

III. PROGRAM OF SPACES

- A. Public lobby
 - 1. Research work station
- B. City Recorder Assistant work station
 - 1. Larger public counter
 - 2. More storage casework
- C. City Recorder's office
- D. Secure Storage
- E. General Storage
- F. Shared toilet/break room acceptable

Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 009
JOB NO. 0752
DATE: January 30, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Woodley, Ogden

I. PURPOSE OF MEETING: Fire department facility needs

II. GENERAL DISCUSSION

- A. Woodley gave Ogden the program of spaces prepared by Peck Smiley for the recent Fire Station #2 proposal.
- B. Response times and coverage locations were discussed. Fire station #2 is in an ideal location.
- C. Discussion of the potential for adjacent property acquisition was discussed. Properties included Ross Johnson, The old Handyman site, a property across the street owned in part by Leo Zupan.
- D. The impact on the park and potential street closure was discussed. Woodley discussed the need for a training tower that could house the replacement park rest rooms.
- E. Ogden later toured the fire station # 2 with Woodley. The existing facility is challenged by age, size and function. There are problems with the ventilation of the apparatus bays.
- F. Ogden will review program of spaces provided. See attached program.
- G. Fire station #1 is serving the department well.

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Document8
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Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 010
JOB NO. 0752
DATE: February 4, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Molnar, Ogden

I. PURPOSE OF MEETING: Community Development Facility needs

II. GENERAL DISCUSSION

A. Priority Needs

1. Fragmentation of department is a concern. Several planners are located away from the core group. Several work stations are challenged with acoustical distractions.
2. Conference space is always a challenge. Several other departments are using facilities. Additional space is needed.
3. The small copy work stations seem to be underutilized. These areas could potentially be used for something else.
4. Some options for staff/work station relocation were discussed.
5. Molnar stated optimum location would be to remain downtown. A good sense of the pulse of the community can be obtained downtown.
6. For the most part Com Dev does not have many challenges with their facility.

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Document9
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Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 011
JOB NO. 0752
DATE: February 4, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Olsen, Ogden

I. PURPOSE OF MEETING: Public Works Facilities Needs

II. GENERAL DISCUSSION

A. Priority Needs

1. Consolidated storage yards: 10-15 acres
- 2.

B. Misc. Discussion

1. Public works has yards throughout the community. These have been located away from neighborhoods, but as the community grows, residential units are now disturbed by the use of the yards. Any new yards need to be located away from neighborhoods.
2. Hardesty property is located outside the city limit. Would be a good location for public works yard. Also concerned about potential flooding. Good location next to water treatment plant and away from neighbors.

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Document11
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Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 012
JOB NO. 0752
DATE: February 4, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Robertson, Geiss, Ogden

I. PURPOSE OF MEETING: Parks Department Facility needs

II. GENERAL DISCUSSION

A. Priority needs

1. The North Mountain Nature Center has outgrown its space. The programs have been increasing and have been maintaining a steady growth. There is a need for an additional outside classroom. There is a need for offices/workstations for 5 full time employees and several volunteers. Earth day overwhelmed this facility and had to be relocated to ScienceWorks.
2. The maintenance shops are located well. Lithia, N, Mountain and Hunter Park. The facility at the Golf course is tight on storage and short on parking. The Lithia park maintenance facility could be moved to another part of town as long as it is in the same "service bubble".
3. The community center needs an office space and a bride's room.
4. New restrooms needed at Sherwood Park.

B. Misc. Discussion

1. For the most part the parks department is in good condition.
2. A competitive swimming natatorium would be a benefit to the entire rogue valley. Could this be located near ScienceWorks?

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Document10
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Conference Report



CLIENT: City of Ashland
PROJECT: Facilities Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 013
JOB NO. 0752
DATE: March 6, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Ken Ogden, Dawn Lamb, Alice Hardesty, John Fields, Dale Shostrom, George Kramer, Carol Voisin, Keith Woodley, Ann Seltzer, Lee Tuneberg, Joe Franell, Mike Morrison Jr., Mike Broomefield

I. PURPOSE OF MEETING: Progress Update; Department locations input

II. GENERAL DISCUSSION

- A. The Grove
 - 1. Consider changing to a Community Conference Center with meeting rooms.
- B. City Hall offices
 - 1. Decided that city presence should not be eliminated from the downtown location.
- C. Finance Department
 - 1. Willing to move to different location.
 - 2. Could provide a bill payment drop-off at Community Development counter.
 - 3. Move may help alleviate parking problems, however, could also adversely affect merchant business.
- D. Community Development Building
 - 1. Question was asked about adding a second floor to existing building.
 - 2. Second floor would raise negative feedback from neighboring residents as it would obstruct their view of Lithia Park.
- E. The Yard
 - 1. Think about moving elsewhere in town, possibly outside the UGB or another industrial appropriate area.
 - 2. Consider the Gun Club as potential site location.
 - 3. Need to keep new location away from areas of residential growth due to noise of the facility.
- F. Miscellaneous
 - 1. Ken stated it would be beneficial to consider acquiring new property for the Fire Department and the yard.
 - 2. Is Railroad District an option for Storage Area and some Departments?
 - 3. Consider Water Street parking lot – what is the flood risk?
 - 5. Briscoe location decided as being too far out.

Route to:	<input type="checkbox"/> Ogden	<input type="checkbox"/> Dawn Lamb	<input type="checkbox"/> File
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Document10
cc e-mail

Conference Report

CLIENT: City of Ashland
PROJECT: Ashland Master Planning
LOCATION: Siskiyou Room, 51 Winburn Way
REPORT NO. 032708-14
JOB NO. 0752
DATE: March 27, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

ATTENDEES: Ogden, Zook, Seltzer, Broomfield, Navickas, Hardesty, Shostrom, Appicello(partial), Mackin, Morrison, Olsen, Voisin, Woodley.

I. PURPOSE OF MEETING: Project Status Review Meeting

- Needs List review
- Available space update

II. AGENDA:

A. DEPARTMENT RELOCATION AND MODIFICATIONS UPDATE

1. Ogden reiterated these responses are potential solutions for the “wish lists” provided by department heads. As mentioned to each department head at the time of programming the ultimate wish list might not be provided due to budgetary and other constraints. Overall city needs need to be taken into consideration along with how each department will need to interface with others. Priorities will be determined by the committee and endorsed prior to final recommendation by ORW.
2. Ogden explained these are just draft studies to determine if the overall square footage will fit into the designated spaces. Floor plans have been prepared to confirm the layout will fit. These are not intended to be final solutions. Ultimate final solutions will need further discussion with department heads. Seltzer suggested all future printed material will be marked “draft”.
3. Ann will distribute packets to department heads to gauge if the current direction is meeting the needs of those departments. (i.e. Joe Franell responded with needs for a public counter)
4. Feedback and communication is necessary to move toward a plan that accommodates the needs of all departments during this early programming phase.
5. This preliminary approach is an attempt to work within the existing space without the need for extensive demolition. As we move forward, more aggressive solutions can be investigated. These solutions also translate to higher construction costs.
6. Departments with the most new program needs are being addressed first. Parks, Com Dev and fire station #2 are still to be provided.

B. MASTER PLAN DISCUSSION POINTS

1. The Grove remodel can potentially accommodate Finance and provide “shared space” as a response to the desire for additional conference/meeting space for each department, i.e. gym conversion.
2. Discussion of 2,600 sf expansion of council chambers with additional level as an option. Ogden explained support spaces for television is included in this square footage.
3. As illustrated in the current scheme, the courts could abandon the hallway to make room for office and IT.
4. Sign and welding needs approximately 50% more space and the current allotment is amenable to Maintenance.
5. Concerns raised over space for recreation programs in the Grove – possible relocation to school facilities.

6. Consider opportunities to expand at yard property for new construction needs.
- C. AVAILABLE PROPERTY
1. Approximately 10 acres needed for “yard” (Public works, electrical and maintenance).
 - a. Important is the need for a single source site for “yard” to facilitate efficient “search and acquisition of materials/items”.
 2. Appropriate location should be outside of residential areas, i.e. industrial?.
 3. Potential locations: Ashland Gun club, ODOT property, Hardesty?
 - a. $\frac{3}{4}$ of gun club property currently used by club. The remainder is utilized by Public works – complaints about traffic at site are regular and the terrain does not lend itself to equipment storage (total lot is 23.5 acres). Dale illustrated that this is also an historic site as a source of Lithia Springs.
 - b. Hardesty property could have potential flood dangers
 - c. ODOT not interested in sharing property with city.
 - d. Ogden presented other options located at both the north and south ends of town, these properties have a significant acquisition cost of approximately \$1,500,000.00 to \$2,000,000.00 and up.
 4. A tour of potential sites including fire station and city building properties will be arranged.
- D. FIRE DEPARTMENT STATION #2
1. Fire Station #2 needs a community solution.
 2. Current station is 2866 sf .12,000 sf has been recommended by previous consultants for new facility.
 - a. Recommend separating description into “Vehicle garage SF” and “Station needs SF”.
 3. Consider the benefits and constraints of both a new site and expansion on current site.
 - a. A space needs survey was performed in ‘94 & ’04.
 - b. A vacant property survey was done in ’06.
 - c. Water line under Sherwood and access to property through neighborhood a challenge.
 - d. Response time is an issue -4 minutes for ambulance is an ordinance. 5 minutes for fire is unofficial standard.
 4. Consider a middle ground between “wish list” and fiscally conservative.
 5. The location of this fire house does not warrant the same aesthetic standards as the downtown station and savings might be realized with this in mind.
 6. The Ross site would meet the needs but temporary corridors and transition would be an issue.
 7. Emergency vehicles are required to be secured (ambulance drugs, etc.) – 7 Vehicles total.
 8. Possibilities for Sherwood site are limited but a potential SOU property swap could be an option.
- E. COMMUNITY DISCUSSION
1. Tentatively scheduled for late April.
 2. Consider the information desired from community input. Community involvement should be actionable and substantive.
 3. Consider the community space needs - i.e. public building, meeting space, public restrooms, rental space?
 4. Emphasize a public understanding that the MP is addressing community needs while continuing a responsible stewardship of community funds.
 5. Specific Fire Station discussion addressing the needs and feasibility to gain public support. Include images of existing spaces to illustrate the needs for health and safety.
- F. GENERAL DISCUSSION
1. Eric expressed interest in relocation of the asphalt yard and the possibility for community discussion – possibly Croman sites for yard?
 2. Consider moving Council Chambers and Police downtown.
 3. Investigate the potential for locating facilities at current parking lot sites.
 4. Investigate the possibility of breaking off some of the yard components to outlying site(s) such as telephone pole, aggregate and soil storage.
 5. Investigate the potential for a multi-level yard.

G. NEXT MEETING

1. Tentatively mid -late April.
2. "Option II" illustrating a more aggressive plan including a new City Hall building and consolidation of some program elements.

<input type="checkbox"/> Ogden	<input type="checkbox"/> Roemer	<input type="checkbox"/> Wilkerson	<input type="checkbox"/> File
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Conference Report

CLIENT: City of Ashland
PROJECT: Facility Master Plan
LOCATION: Ashland, Oregon
REPORT NO. 15
JOB NO. 0752
DATE: April 17, 2008

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UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME THE STATEMENTS CONTAINED HEREIN ARE ACCEPTED

PRESENT: Frannel, Woodley, Chapman, Kramer, Seltzer, Olsen, Shostrom, Dale ?, Ogden, Voisen, Hardesty, Broomfield

I. PURPOSE OF MEETING: Facility master plan update and property tour

II. GENERAL DISCUSSION

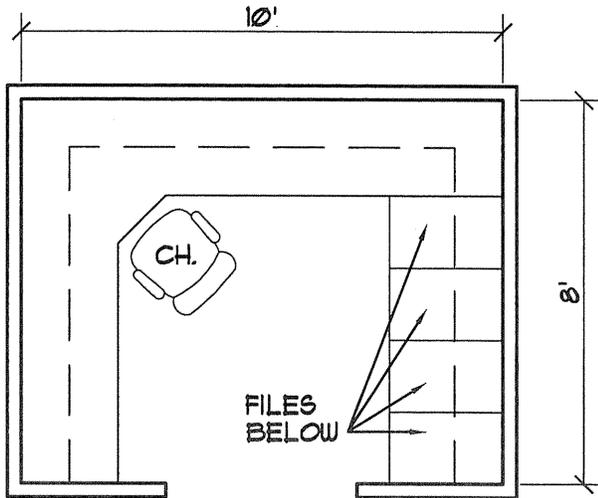
- A. Ogden updated department layouts. Having received feedback from Administration, IT and Com Dev these plans were distributed. One additional layout for Admin will be forthcoming with Legal upstairs and HR downstairs.
1. Exterior elevator at existing city hall cannot be eliminated, it is shared by Shakespeare.
 2. Security and Public Entry is much improved with these layouts.
 3. Ogden provided an example cost spread sheet. This format is currently being established, cost will be refined as the refined cost data is received.
- B. Ogden presented possible options for new facilities downtown. Conceptual diagrams and potential cost estimates for each option were provided. Ogden explained cost are based on industry standards, more refined estimates are in the process of being developed. These estimate sheets will be updated as costs are developed, the handout provided are primarily to show format at this time.
1. Option One – Hargadine Parking Lot
 - a. Single story building, ½ of upper tier
 - b. Single story building occupying entire upper level of parking lot
 2. Option Two – Lithia Way / Pioneer Street Parking Lot
 - a. Single story building
 - b. Two story building
 3. Option Three – Wells Fargo Property
 4. Option Four – Second Story of Com Dev Building
- C. Comments on Downtown options
1. All options should consider maximum build out of sites. A single story building should not be considered for the downtown core.
 2. Parking loss will be a concern. Options to provide additional spaces downtown need to be considered.
 3. It is unlikely the second story Com Dev option will be viable. Property acquisition is unrealistic. Neighbor views need to be considered.

4. If the Wells Fargo option is to be developed further, the entire site should be developed, so that buildings face both Lithia Way and Main Street. The property acquisition allowance shown is probably too low, should be more in the \$4,000,000.00 range. The historical Oregon Hotel once occupied the site Kramer will forward images to the committee. A rebuild of that image would be significant.
- D. Fire Station # 2
1. Ogden said he had reviewed the program of spaces of the proposed facility provided by Woodley. He said the space allocations are not out of reason for the functions they need to accommodate. Cost can potentially be reduced by simplifying the design and materials, yet maintaining durability. The design for a building in the vicinity of fire station # 2 does not necessarily need to mimic the design of the fire station downtown.
 2. Ogden reviewed the costs and configurations of the stations being constructed in Grants Pass.
 3. The largest allocation of square footage for station #2 is for the apparatus bays. 6 vehicles and one trailer need to be housed inside.
- E. Public open houses
1. Seltzer discussed the revised format for the open houses. There will be three venues, City Hall, Civic Center and Fire Station #2. The dates for these meetings are May 12, 13 and 15.
 2. The main objective is to define what the publics needs and challenges are with the city facilities and support infrastructure.
- F. Misc. Discussion
1. The chamber should be utilized to solicit the opinions and needs of downtown merchants.
 2. There may be property available for the yard at the airport.
 3. Ogden was asked if a future parking projection/needs analysis would be included in this report. Ogden stated he did not have the tools or resources available to make that analysis.
 4. Hardesty asked if Ogden had reviewed the availability of the SOS plumbing property on Water Street. Ogden said, " he hadn't, but would review".
- G. Property tours
1. Washington Street Properties
 2. Gun Club
 3. Ashland Street Property
 4. North interchange properties
 5. Eagle Mill Road Property
 6. Emperatrice Property
 7. Mountain Ave Property
- H. Next meeting Scheduled for May 1st, 2:00 pm at the Com Dev Bldg.

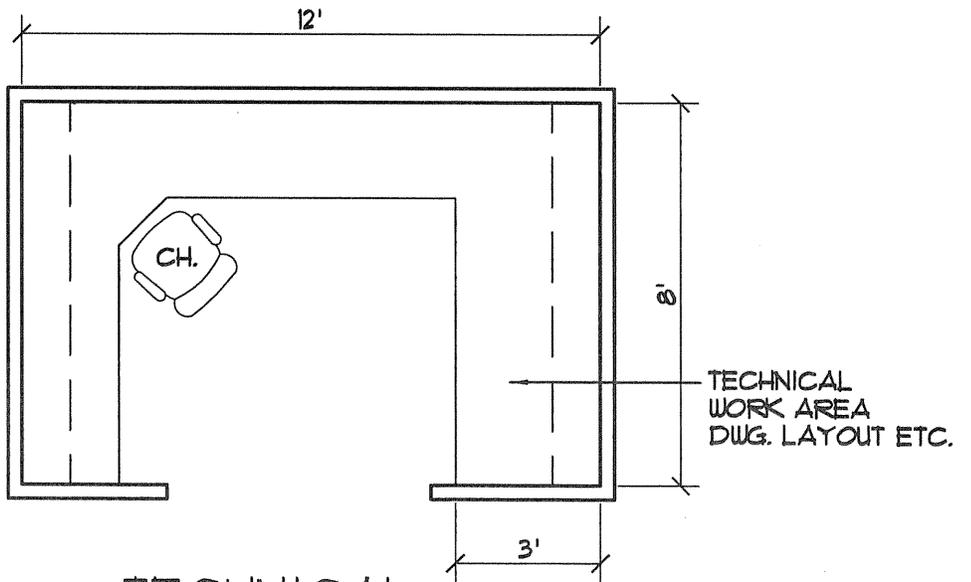
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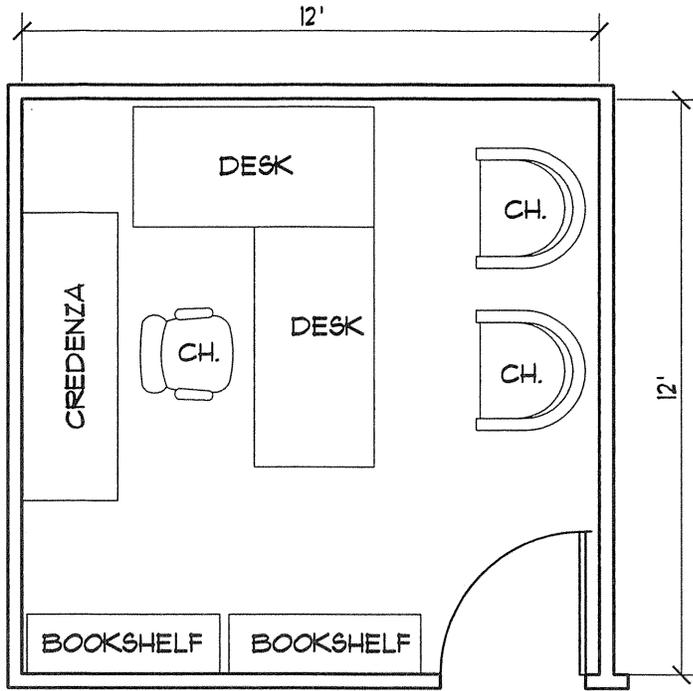
STANDARD OFFICE LAYOUTS



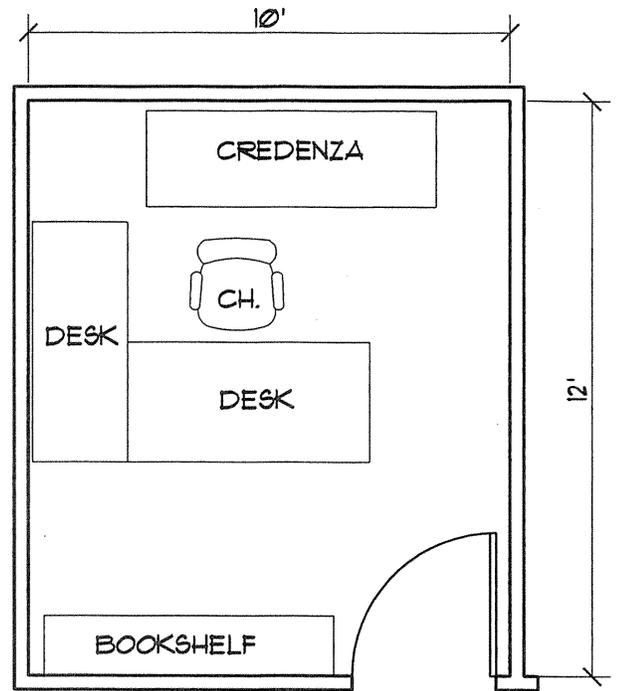
STANDARD
WORK STATION



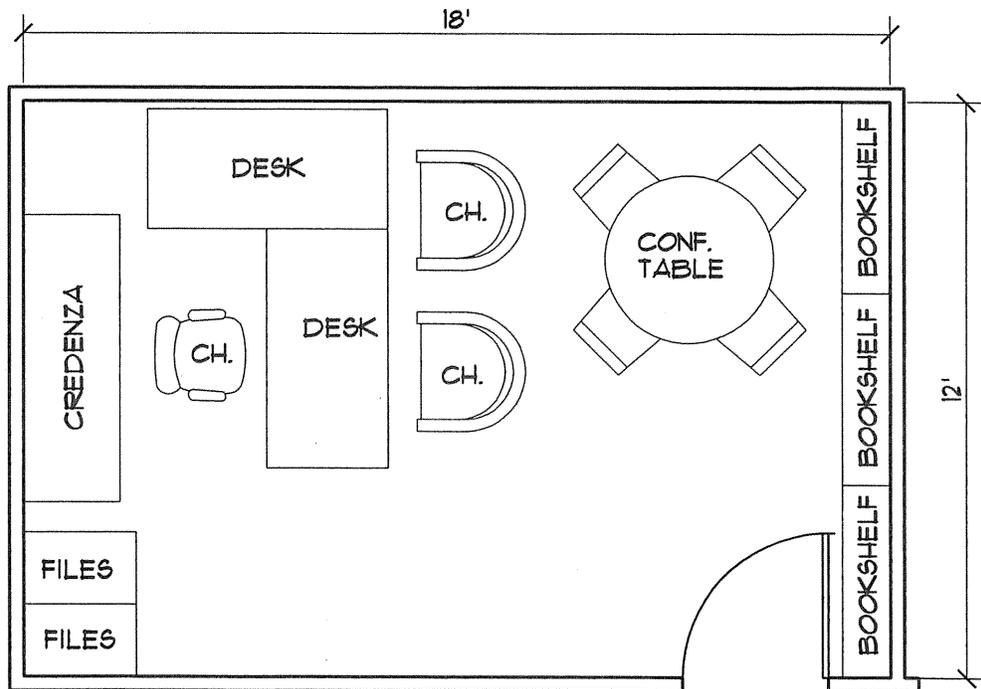
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WORK STATION



STANDARD OFFICE



SUPPORT OFFICE



DIRECTOR'S OFFICE

CITY OWNED PROPERTY INVENTORY WITH ZONING

Map Index	Type	Common Name	MAP/TAXLOT	LOCATION	GIS acres	Zoning
1	Cemetery	Ashland Cemetery	391E09AC12600	750 E MAIN ST	3.94	R-2
2	Cemetery	Mountain View Cemetery	391E10DD100	440 Normal Av	11.49	R-2
3	Cemetery	Pioneer (Hargadine) Cemetery- not owned by City	391E05BD600	370 Sheridan	1.48	R-1-7.5
4	Cemetery	South Mausoleum	391E15AA6300	550 NORMAL AVE	0.03	R-1-5
4	Cemetery	South Mausoleum	391E15AA6400		1.86	R-1-5
10	City Yard	E Nevada Yard (electric)	391E04BD104	E Nevada St	0.11	R-1-5
10	City Yard	E Nevada Yard (electric)	391E04BD306		0.06	R-1-5
10	City Yard	E Nevada Yard (electric)	391E04BD400		0.31	R-1-5
11	City Yard	B Street Corporation Yard	391E09AA1900	1097 B ST/1099 B ST	1.67	R-1-5 / R-3
11	City Yard	B Street Corporation Yard	391E09AA2100		0.18	R-3
11	City Yard	B Street Corporation Yard	391E09AA2500		0.22	R-3
11	City Yard	B Street Corporation Yard	391E09AA2600		0.13	R-3
11	City Yard	B Street Corporation Yard	391E09AA2700		0.16	R-3
12	City Yard	Glenview Yard	391E161300	Glenview Dr	4.09	R-1-7.5 / WR / WR-20
13	City Yard	Granite St Yard	391E17600	Granite St	89.76	WR-20
20	Facility	Ashland Community Hospital	391E05DB2100	278 MAPLE ST	6.35	HC
20	Facility	Ashland Community Hospital	391E05DB2400	560 CATALINA DR	0.50	HC
21	Facility	ComDev/PW Building	391E09BC2100	51 WINBURN WAY	0.45	R-1-7.5
22	Facility	Pioneer Hall/Winburn Wy Community Center	391E09BC2500	73 Winburn Wy/ 69 Winburn Wy	0.35	R-1-7.5
23	Facility	Main City Yard, Civic Center, the Grove	391E10BC5302	90 N Mountain/1175 E Main	8.10	E-1
24	Facility	Ashland Public Library	391E09BD6700	410 SISKIYOU BLVD	0.77	R-2
25	Facility	Fire Station #1	391E09AC15000	495 SISKIYOU BLVD	0.15	C-1
25	Facility	Fire Station #1	391E09AC15200	457 SISKIYOU BLVD	0.31	C-1
25	Facility	Fire Station #1	391E09AC15300	455 SISKIYOU BLVD	0.23	C-1
26	Facility	Ashland Municipal Airport	391E11300		17.64	E-1
26	Facility	Ashland Municipal Airport	391E12301	403 DEAD INDIAN MEMORIAL RD	47.24	E-1
26	Facility	Ashland Municipal Airport	391E12307		2.59	E-1
26	Facility	Ashland Municipal Airport	391E12308		4.16	E-1
26	Facility	Airport/Sky Research parcel	391E12309	445 DEAD INDIAN MEMORIAL RD	8.16	E-1
26	Facility	Ashland Municipal Airport	391E12310		11.43	E-1
26	Facility	Ashland Municipal Airport	391E13B2001		2.74	E-1
27	Facility/Reservoir	Alsing Reservoir	391E231802	1511 Tolman Creek Rd	6.62	RR-10
28	Facility/Reservoir	Fallon Reservoir	391E08DB201	201 Hitt Rd	5.06	WR
29	Facility/Reservoir	Crowson Reservoir	391E16BA1204		0.09	RR-.5
29	Facility/Reservoir	Crowson Reservoir	391E16BA1500	696 Terrace St	5.66	RR-.5
30	Open Space	Imperatrice Property 2	381E27100	Butler Creek Rd	162.27	EFU
30	Open Space	Imperatrice Property 3	381E28500	Butler Creek Rd	125.10	EFU
30	Open Space	Imperatrice Property 6	381E28600	Butler Creek Rd	37.17	EFU
30	Open Space	Imperatrice Property 4	381E28700	Butler Creek Rd	80.67	EFU
30	Open Space	Imperatrice Property 7	381E32100	Butler Creek Rd	2.26	EFU
30	Open Space	Imperatrice Property 8	381E32100	Butler Creek Rd	0.33	EFU
30	Open Space	Imperatrice Property 5	381E32200	Butler Creek Rd	68.56	EFU
30	Open Space	Imperatrice Property 1	381E33200	Butler Creek Rd	414.79	EFU
31	Open Space	Strawberry Lane property	391E08BD102	Westwood St	1.06	RR-.5
31	Open Space	Strawberry Lane property	391E08BD103	Westwood St	0.51	RR-.5
31	Open Space	Strawberry Lane property	391E08BD104	Strawberry Ln	0.50	RR-.5

Map Index	Type	Common Name	MAP/TAXLOT	LOCATION	GIS acres	Zoning
32	Open Space	Lithia Springs Gun Club	391E12400	Emigrant Creek Rd	22.06	EFU / OSR
32	Open Space	Lithia Springs Gun Club	391E12400	Emigrant Creek Rd	0.97	EFU / OSR
33	Open Space	Lithia Springs	392E07700	Emigrant Creek Rd	3.99	OSR
33	Open Space	Lithia Springs	392E07800	Emigrant Creek Rd	38.09	EFU / OSR
33	Open Space	Lithia Springs	392E07800	Emigrant Creek Rd	0.19	EFU / OSR
34	Open Space	Single Fam Lot next to golf course	391E14AD800	Twin Pines Cr	0.14	R-1-10
35	Open Space	Watershed	391E161100		114.48	FR
35	Open Space	Watershed	391E161100		42.67	FR
35	Open Space	Watershed	391E16BC200		19.39	WR-20
35	Open Space	Watershed	391E16BD300		19.91	WR-20
35	Open Space	Watershed	391E20200		4.57	FR
35	Open Space	Watershed	391E28200		44.10	FR
35	Open Space	Watershed	391E32200		162.16	FR
40	OSF	Administration	391E09BC1200	15 S Pioneer	0.08	C-1-D
40	OSF	Administration	391E09BC1400	15 S Pioneer St	0.01	C-1-D / R-1-7.5
41	OSF	the Bricks	391E09BC1400		0.12	C-1-D / R-1-7.5
41	OSF	the Bricks	391E09BC1500		0.04	C-1-D
42	OSF	Black Swan/Chamber office	391E09BC1100	110 E MAIN ST	0.28	C-1-D
43	OSF	New Theatre	391E09BC800	40 S Pioneer St	0.27	C-1-D
43	OSF	New Theatre	391E09BC901	40 S Pioneer St	0.36	C-1-D
50	Parking Lot	Water St Parking Lot	391E09BB10900	Water St, s side	0.15	C-1
50	Parking Lot	Water St Parking Lot	391E09BB200	Water St, n side	0.16	C-1
51	Parking Lot	Lithia Way Parking Lot	391E09BA10800	Lithia Wy	0.17	C-1-D
51	Parking Lot	Lithia Way Parking Lot	391E09BA11500	Lithia Wy	0.60	C-1
52	Parking Lot	Hargadine Parking (contract to City)	391E09BC300		0.23	C-1-D
52	Parking Lot	Hargadine Parking Structure	391E09BC400	175 Hargadine	0.23	C-1-D
53	Parking Lot	Parking/Darex Skating Rink	391E09100	61 Winburn Wy	0.78	R-1-7.5
54	Parking Lot	Second St Parking Lot	391E09BD6200	S Second St	0.23	C-1-D
59	Parks/OSF/Facility	City Hall/ Elizabethan Theatre/Lithia Park	391E09100	20 E MAIN ST	26.09	R-1-7.5
59	Parks/OSF/Facility	City Hall/ Elizabethan Theatre/Lithia Park	391E09BC1901		0.01	R-1-7.5
60	Parks/Facility	Wastewater Treatment Plant Property/Dog Park	391E04BB200	1195 OAK ST	23.69	R-1-7.5
61	Parks/Facility	Recycling Center/Skate Park	391E04CD1201	220/230 Water St	1.22	E-1
62	Parks/Facility	Fire Station #2/Sherwood Park	391E15AA6200	1860 ASHLAND ST	0.91	R-2
63	Parks	Oak Knoll Golf Course	391E13B2200	3060 HWY 66	71.57	R-1-10
63	Parks	Oak Knoll Golf Course	391E14AD6223		1.61	R-1-10
64	Parks	YMCA Park	391E11C1101	315 TOLMAN CR RD	6.38	C-1 / R-2
65	Parks	Clay St Park	391E14BB701	Clay St	3.38	R-1-5
66	Parks	Garden Way Park	391E15AC6300	Garden Wy and Clark Av	1.74	R-1-7.5
67	Parks	Hunter Park/Senior Center	391E10DB800	1699 HOMES AVE	9.95	R-1-5
68	Parks	Garfield Park	391E10BC2701	70 GARFIELD ST	2.96	R-1-10
69	Parks	Railroad Park	391E09AB6509	785 A ST	1.66	E-1

Map Index	Type	Common Name	MAP/TAXLOT	LOCATION	GIS acres	Zoning
70	Parks	Bear Creek Greenway	391E04BB101	Near WWTP	1.27	R-1-7.5 / RR-5
70	Parks	Bear Creek Greenway	391E04BB102		0.30	R-1-7.5 / RR-5
70	Parks	Bear Creek Greenway	391E05100		20.81	R-1-7.5
71	Parks	Dirt Jump Park	391E04BB600	end of Oxford St	0.10	R-1-7.5
72	Parks	Conservation Area, Bear Creek floodplain	391E04AC400	310 E NEVADA ST	2.33	NM
72	Parks	Conservation Area, Bear Creek floodplain	391E04AC402		2.23	NM / R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E04BD1102		0.46	R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E04BD1904		1.96	R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E04CA101		1.01	R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E04CA2902		0.26	R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E04DB400		4.14	NM / R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E04DB500		6.24	NM / R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E10B1001	Evergreen Ln	0.26	R-1-5
72	Parks	Conservation Area, Bear Creek floodplain	391E10B1104	1393 Evergreen Ln	0.31	R-1-5
73	Parks	N Mountain Park	391E04DA300	Adjacent to N Mountain Av	2.99	R-1-5
73	Parks	N Mountain Park	391E04DD100		6.74	R-1-5 / EFU
73	Parks	N Mountain Park	391E04DD200	620 N MOUNTAIN AVE	0.61	R-1-5
73	Parks	N Mountain Park	391E04DD300	544 N MOUNTAIN AVE	0.77	R-1-5
73	Parks	N Mountain Park	391E04DD400		25.32	R-1-5 / EFU
73	Parks	N Mountain Park	391E04DD500		0.31	R-1-5
74	Parks	Scenic Park	391E05AC3400	N Main St	1.57	R-2
75	Parks	Undeveloped Park	391E08BD100	Westwood at Strawberry	9.60	RR-.5 / WR
76	Parks	Hald-Strawberry Park	391E05DC3001	Grandview to Stawberry above TID	0.84	RR-.5 / R-1-10
76	Parks	Hald-Strawberry Park	391E05DC3002		0.51	RR-.5
76	Parks	Hald-Strawberry Park	391E08AB205		4.74	RR-.5
76	Parks	Hald-Strawberry Park	391E08AB400		18.89	RR-.5 / R-1-10
76	Parks	Hald-Strawberry Park	391E08AB400		0.49	RR-.5 / R-1-10
76	Parks	Hald-Strawberry Park	391E08AC103		5.77	RR-.5
77	Parks	Piedmont Park	391E08AD4304	Piedmont St	1.44	RR-.5 / R-1-10
78	Parks	Vogel Park	391E04CA2709	E Hersey near Ashland Creek	0.40	R-1-5
78	Parks	Vogel Park	391E04CB6600		1.78	R-1-5
78	Parks	Vogel Park	391E04CB6601		0.24	R-1-5
78	Parks	Vogel Park	391E04CD3700		0.09	R-1-5
78	Parks	Vogel Park	391E04CD800	27 E HERSEY ST	4.53	R-1-5
78	Parks	Vogel Park	391E04CD806		0.15	R-1-5
79	Parks	Bluebird Park	391E09BB10001		0.01	C-1-D
79	Parks	Bluebird Park	391E09BB9600		0.13	C-1-D
80	Parks	Calle Guanajuato	391E09BB7500	Calle Guanajuato	1.16	R-1-7.5
80	Parks	Calle Guanajuato	391E09BB9100	Calle Guanajuato	0.13	R-1-7.5
81	Parks	Alice Peil Walkway	391E09BB7100		0.04	R-1-7.5
82	Parks	Siskiyou Mtn Park	391E22500		271.20	FR
83	Parks	Oredson Todd Woods	391E22300		10.19	WR
84	Parks	Lithia Park	391E09100	Granite St	6.49	R-1-7.5
84	Parks	Lithia Park	391E09100	Granite St	41.66	R-1-7.5
84	Parks	Lithia Park	391E161300	Granite St	20.83	R-1-7.5 / WR / WR20
84	Parks	Lithia Park	391E17AA700	Granite St	0.33	R-1-7.5
84	Parks	Lithia Park	391E17AA900	Granite St	1.96	R-1-7.5
85	Parks	Cottle Property	391E16BA1205		0.24	R-10-10
85	Parks	Cottle Property	391E16BA1300		4.00	R-10-10
86	Parks	Undeveloped Parkland	391E16BD211	Terrace St	2.14	WR

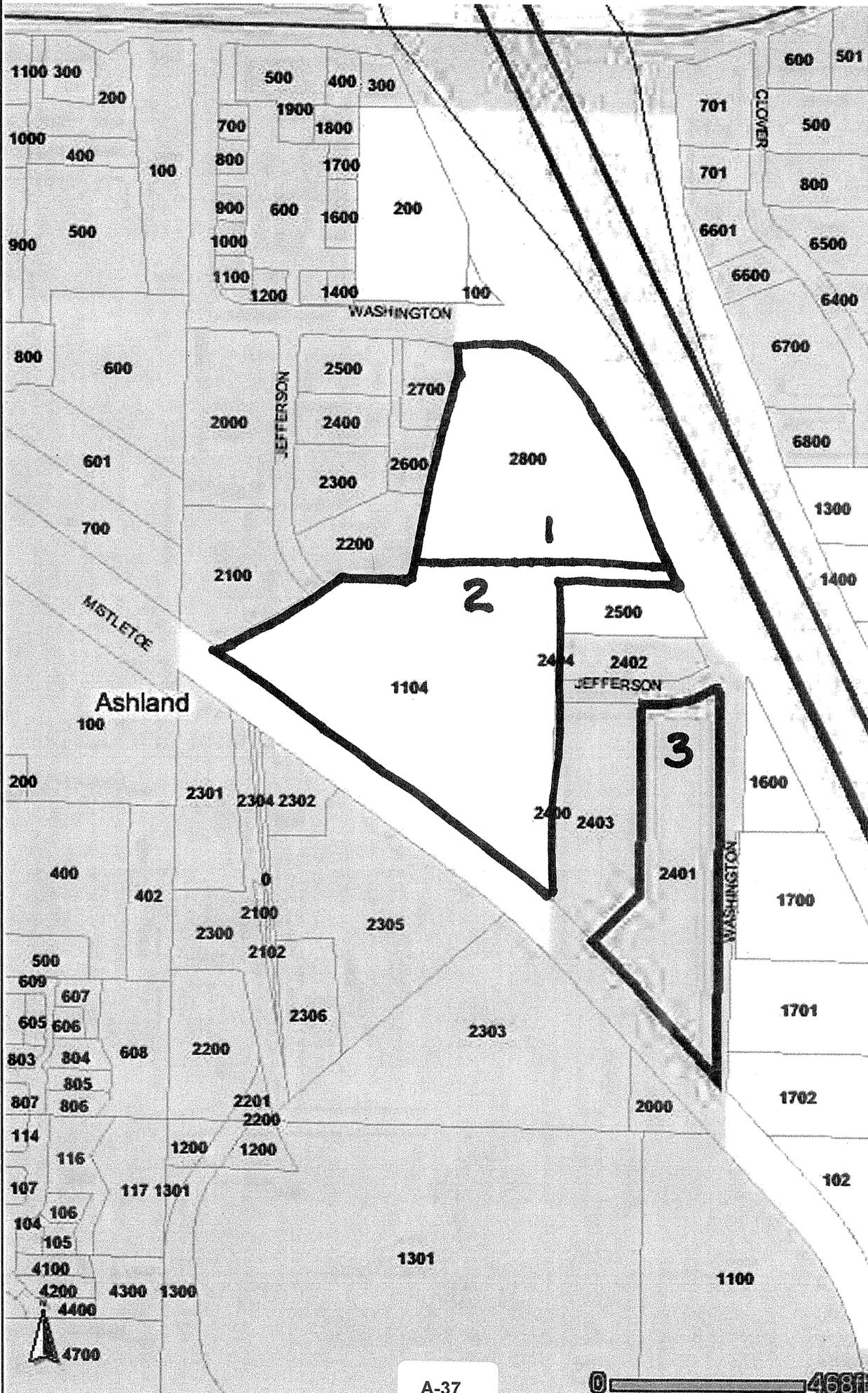
Map Index	Type	Common Name	MAP/TAXLOT	LOCATION	GIS acres	Zoning
87	Parks	Liberty St Park	391E16AC200	Liberty St	1.05	WR / RR-5
88	Parks	Glenwood Park	391E16AA3700	Glenwood Dr	2.25	R-1-7.5
89	Parks	Triangle Park	391E09DA7900	Siskiyou Bl	0.34	R-2
90	Parks	Granite St Property	391E08DA1901	259 Granite St	4.17	WR
90	Parks	Granite St Property	391E08DD500	Granite St	0.56	WR / WR-20
91	Parks	Lawrence Property	391E08DC100	Granite St	35.57	WR-20
92	Parks	Burnson Property	391E08DD705	327 Granite St	12.13	WR / WR-20
94	Other	Empty Lot	391E05DA2700	430 N Main St	0.28	E-1
95	Other	Unknown	391E08AC105	top of Nutley St	0.47	RR-5
96	Other	Unknown	391E08AC104	off of Strawberry Lane	0.17	RR-5
97	Other	State Forestry (ODF)	391E14A2300	400 MISTLETOE RD	1.76	M-1
98	Other	Mistletoe Rd Right of Way	391E14A2100	Mistletoe Rd	0.06	M-1
98	Other	Mistletoe Rd Right of Way	391E14A2102	Mistletoe Rd	0.07	M-1
98	Other	Mistletoe Rd Right of Way	391E14A2201	Mistletoe Rd	0.14	M-1
98	Other	Mistletoe Rd Right of Way	391E14A2304	Mistletoe Rd	0.09	M-1
98	Other	Mistletoe Rd Right of Way	391E14D1201	Mistletoe Rd	0.16	M-1
98	Other	Mistletoe Rd Right of Way	391E14D1300	Mistletoe Rd	2.14	M-1
98	Other	Mistletoe Rd Right of Way	391E14D2490	Mistletoe Rd	0.52	E-1 / RR-5
99	Other	unknown	391E04B1000	E Nevada St	0.04	R-1-5 / RR-5
99	Other	unknown	391E04CA3300	Helman St	0.04	R-1-5
99	Other	unknown	391E04CA3303	Helman St	0.06	R-1-5
99	Other	unknown	391E04CC300	near Van Ness Av, RR tracks	0.03	R-3
99	Other	unknown	391E05DC2803	299 Ditch Rd	0.36	RR-5
99	Other	unknown	391E09BC201	near Hargadine Parking structure	0.06	C-1-D
99	Other	unknown	391E09CB1500	Terrace St	0.23	RR-5 / R-1-10
99	Other	unknown	391E09DB7300	between Fairview and Sherman	0.10	R-2
99	Other	unknown	391E10D1001	E Main St	0.22	RR-5
99	Other	unknown	391E10D290	E Main St	0.47	RR-5
99	Other	unknown	391E11C1201	next to YMCA park	0.05	R-2
99	Other	unknown	391E11C3700	Upper Clay St	0.28	R-2
99	Other	unknown	391E14CB100	Siskiyou Bl	2.36	R-1-1.75
99	Other	unknown	391E16AA800	Glenwood Dr, across from park	0.01	R-1-1.75
99	Other	unknown	391E17AA1112	596 Ashland Creek Dr	0.37	RR-5 / WR
NOT CITY OWNED						
101		Elks Parking Lot		Lithia Wy		
102		The Plaza				

PROPERTY ACQUISITION

Map Maker Application

Front Counter Legend

-  Highlighted Feature
-  Tax Lot Outlines
-  Tax Lot Numbers
-  City Limits
-  Ashland
-  Butte Falls
-  Central Point
-  Eagle Point
-  Gold Hill
-  Jacksonville
-  Medford
-  Phoenix
-  Rogue River
-  Shady Cove
-  Talent



JACKSON COUNTY
Oregon

This map is based on a digital database compiled by Jackson County From a variety of sources. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Property Details

For Property Located At
Washington St

Jackson County

Owner Info:

Owner Name:	Bramscher Craig A	Tax Billing Zip+4:	9736
Tax Billing Address:	7118 Highway 66	Recording Date:	06/02/2005
Tax Billing City & State:	Ashland OR	Annual Tax:	\$1,406
Tax Billing Zip:	97520	Universal Land Use:	Vacant Land (Nec)

Location Info:

Census Tract:	28.00	Old Map:	39S-1E-14
Zoning:	Rr-5		

Tax Info:

Tax ID:	0010623120	Market Value:	\$290,530	\$ 2,000,000.00
Tax Year:	2007	Township:	39S	
Annual Tax:	\$1,406	Range:	01E	
Assessment Year:	2007	Section:	14	
Assessed Value:	\$108,810	Township Range:	391E14	
Market Land Value:	\$290,530	LEGAL:	39 S 1E W 14 A0 01104	

Characteristics:

Lot Acres:	8.41	Lot Sq Ft:	366339.6
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Last Market Sale:

Recording Date:	06/02/2005	Deed Type:	Warranty Deed
Settle Date:	05/25/2005	Owner Name:	Bramscher Craig A
Sale Price:	\$1,325,000	Seller:	Healy Douglas K & Nina M
Document No:	32764		

Mortgages:

Lender:	Private Individual	First Mort Amt:	\$925,000
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Sales History:

Recording Date:	06/02/2005	07/14/2004	03/04/1997	12/13/1993
Sale Price:	\$1,325,000	\$826,000		
Buyer Name:	Bramscher Craig A	Healy Douglas K & Nina M	Young Barbara J Trustee Fbo	Mkm Investor's Ltd Ptnrship
Seller Name:	Healy Douglas K & Nina M	Young Barbara J Trust		
Document No:	32764	40228	11268	44282
Document Type:	Warranty Deed	Warranty Deed	Quit Claim Deed	Bargain & Sale Deed

Mortgage History:

Mortgage Date:	11/16/2007	11/16/2007	02/21/2006	08/26/2005
Mortgage Amt:	\$500,000	\$1,500,000	\$320,000	\$250,000
Mortgage Lender:			Cupertino Cap	* Other Institutional Lenders
Mortgage Type:			Conventional	Conventional

Courtesy of Kerry Zook
SOMLS GPMLS

1-2

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Map Maker Application

Front Counter Legend

Highlighted Feature

Tax Lot Outlines

Tax Lot Numbers

City Limits

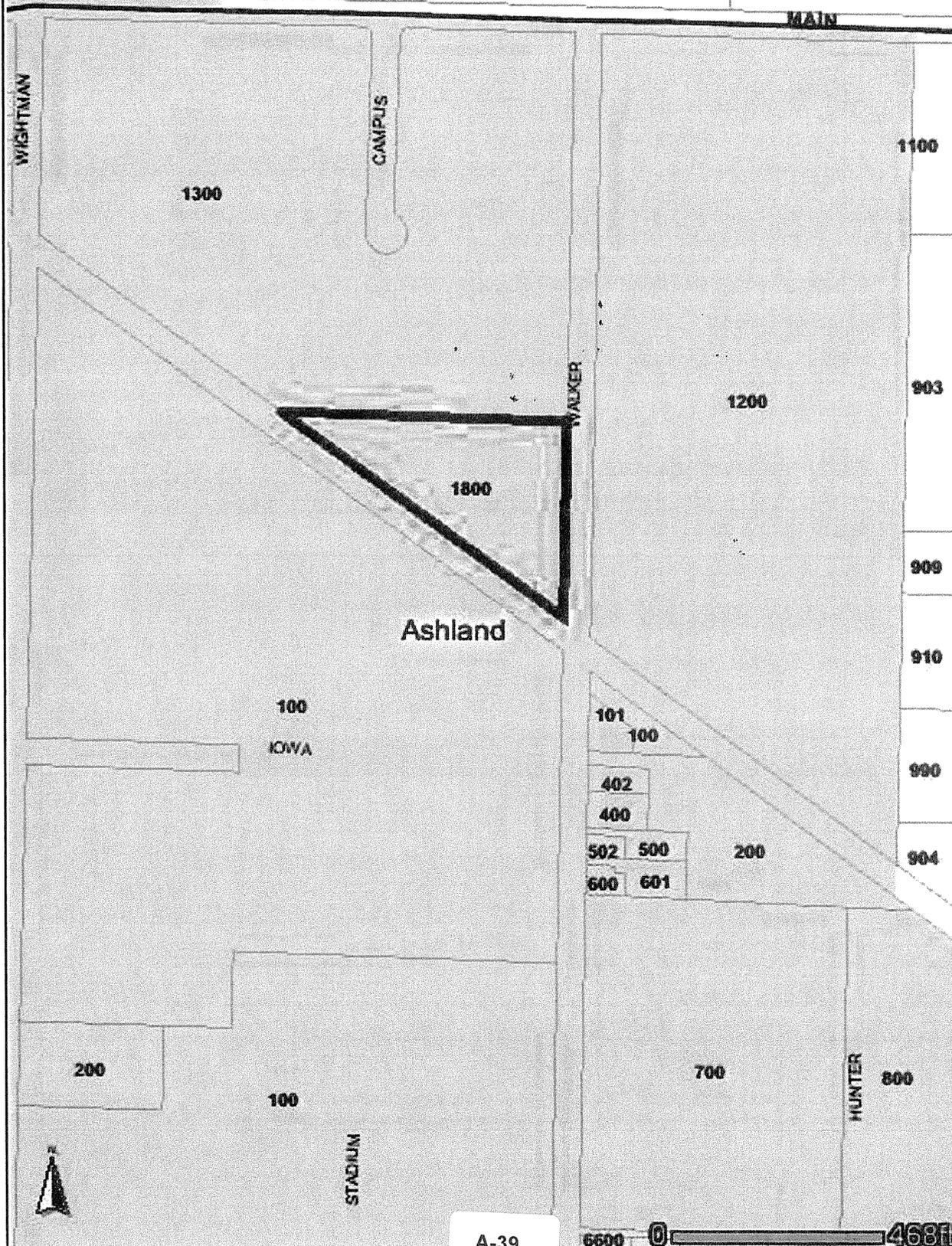
- Ashland
- Butte Falls
- Central Point
- Eagle Point
- Gold Hill
- Jacksonville
- Medford
- Phoenix
- Rogue River
- Shady Cove
- Talent

902	206	210	122	123
900	207	209	126	124
	208		125	
300	1600		129	127
400	1500	131		100
500	1400	132		135
600	1300	133		136
	1200			
700	900	1100		
1001	800	1000		128

200

100

2100



2



JACKSON COUNTY Oregon

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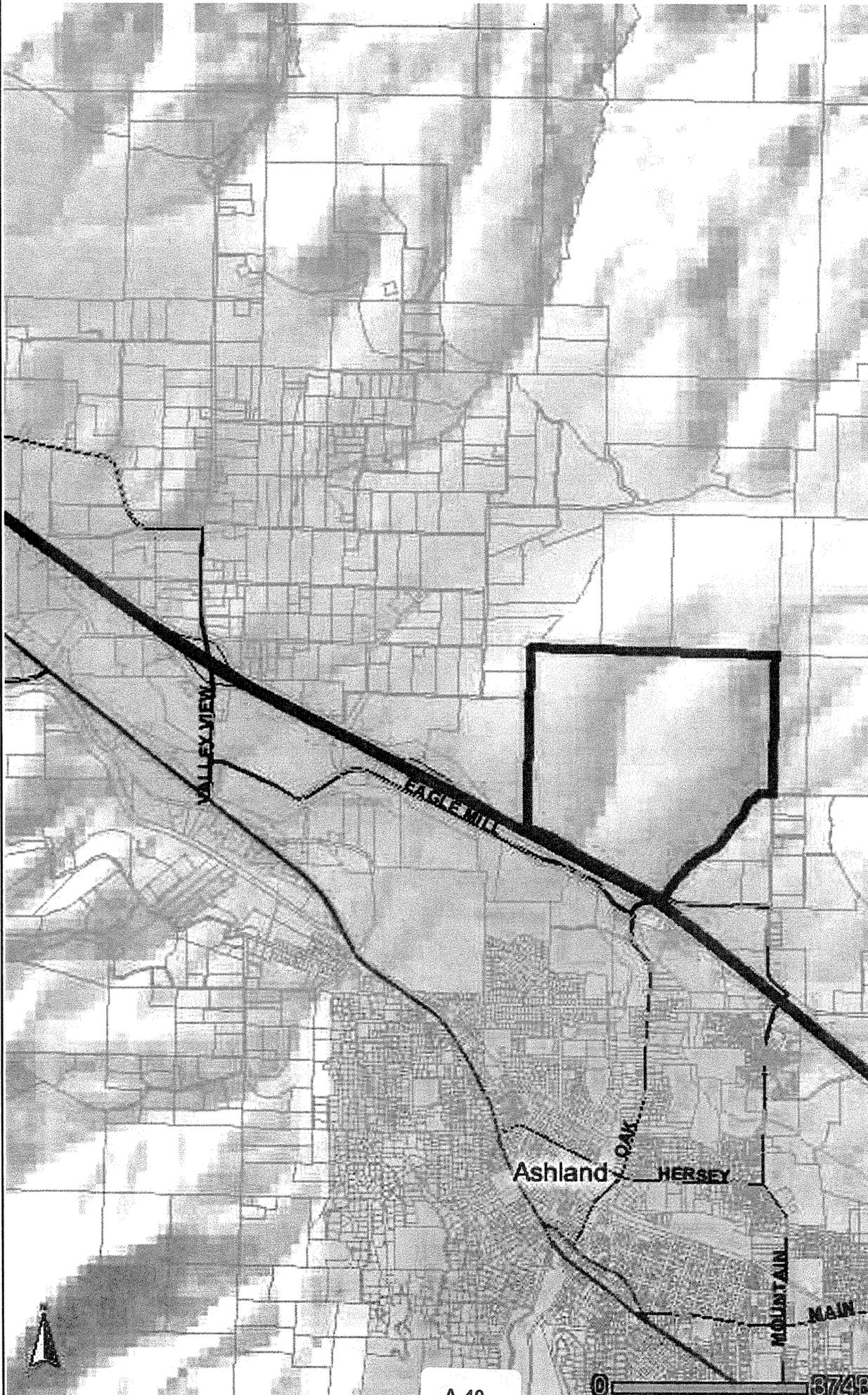
A-39

6600 0 468ft

Map Maker Application

Front Counter Legend

-  Highlighted Feature
-  Tax Lot Outlines
-  City Limits
-  Ashland
-  Butte Falls
-  Central Point
-  Eagle Point
-  Gold Hill
-  Jacksonville
-  Medford
-  Phoenix
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-  Talent



3



JACKSON COUNTY
Oregon

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Navigation				
Account Sequence	Map TL Sequence	Assessment Year 2007	Print Window	Close Window

Assessment Info for Account 1-012367-6 Map 381E33 Taxlot 200
 Report For Assessment Purposes Only Created March 26, 2008

Account Info	Tax Year 2007 Info	Land Info										
Account: 1-012367-6	Tax Type: Advalorem	Tax Code: 5-08										
Map Taxlot: 381E33 200	Due Date: 11/15/07	Acreage: 359.98										
Owner: ASHLAND CITY OF	Amount: \$224.83	Zoning:										
<input type="checkbox"/> Situs Address	Tax Report: Details	EFU										
MOUNTAIN AVE N ASHLAND/COUNTY R	Tax Code: 5-08	Land Class:										
Mailing Address: ASHLAND CITY OF CITY HALL	Tax Rate: 12.9179	OD 0.00 Ac										
ASHLAND OR, 97520	District Rates: Details	VB 28.10 Ac										
<input type="checkbox"/> Associated Taxlots 2 Acct	District Amounts: Details	IVB 12.18 Ac										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">5-08</td> <td style="width: 5%;">R</td> <td style="width: 15%;">1-012360-1</td> <td style="width: 15%;">381E32 200</td> <td style="width: 15%;">ACTIVE</td> </tr> <tr> <td>5-08</td> <td>R</td> <td>1-012687-6</td> <td>381E32 100</td> <td>ACTIVE</td> </tr> </table>	5-08	R	1-012360-1	381E32 200	ACTIVE	5-08	R	1-012687-6	381E32 100	ACTIVE	Tax Rate Sheet: Details	VBI 19.40 Ac
5-08	R	1-012360-1	381E32 200	ACTIVE								
5-08	R	1-012687-6	381E32 100	ACTIVE								
Appraiser: 74		VIB 30.96 Ac										
		IVBI 18.78 Ac										
		VIBI 129.72 Ac										
		VIIH 120.84 Ac										
		Property Class: 550										
		Stat Class: 000										
		Unit ID: 182554-3										
		Maintenance Area: 2										
		Neighborhood: 000										
		Study Area: 21										
		Account Status: ACTIVE										
		Tax Status: Assessable										
		Sub Type: NORMAL										

Sales Data (AS 400)			
Last Sale	Sale Date	Instrument Number	Sales History
\$946,000.00	4/15/1996	1996-11715 Details	Details

Value Summary Detail (For Assessment Year 2007)

Market Value Summary (For Assessment Year 2007)

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-08	LAND	359.98	\$ 4,111,090	\$ 0	\$ 0	\$ 0
Value History Details			Total: \$ 4,111,090	\$ 0	\$ 0	\$ 0

Specially Assessed Value Summary (For Assessment Year 2007)

Code Area	Type	Acreage	SAV	MSAV	AV
5-08	LAND	359.98	\$ 44,023	\$ 20,986	\$ 20,986
Total:			\$ 44,023	\$ 20,986	\$ 20,986

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2007)

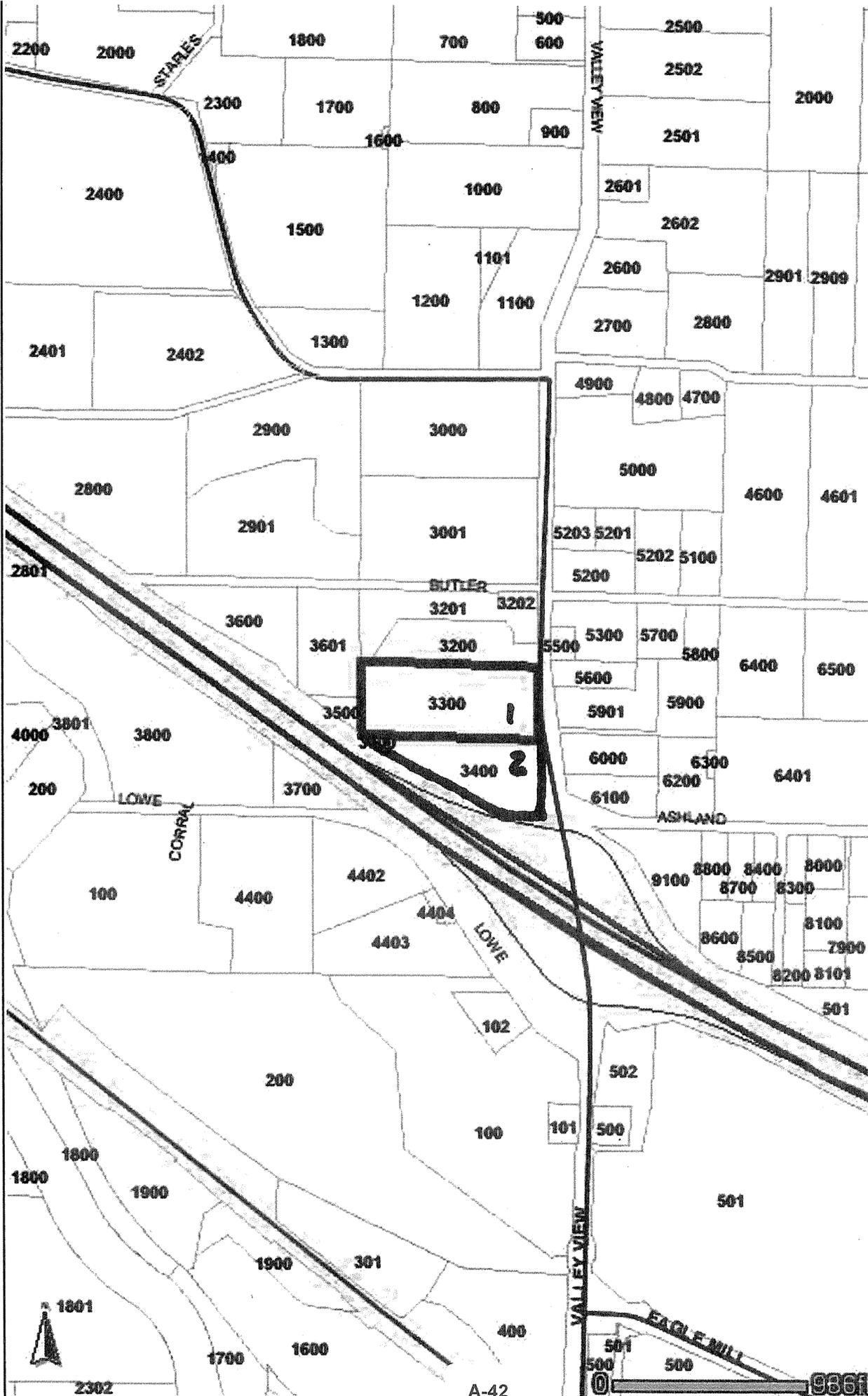
Code Area	Type	Acreage	RMV	M5	MAV	AV
5-08	LAND	359.98	\$ 4,111,090	\$ 44,023	\$ 20,986	\$ 20,986
Total:			\$ 4,111,090	\$ 44,023	\$ 20,986	\$ 20,986

Improvements

3

Map Maker Application
Front Counter Legend

-  Highlighted Feature
-  Tax Lot Outlines
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-  City Limits
-  Ashland
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4



JACKSON COUNTY
Oregon

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ASSESSMENT & PLANNING DETAILS

Account Details	Sales	Deed Card
Overlay Report	Permit Details	Tax Report

 [Click to zoom map to this taxlot.](#)

Account 1-012629-2

Map & TaxLot	381E30 3300_ pdf
Tax Code	5-08
Acreage	6.80
Zoning	RR-10
Land Class	UNK 6.80 Ac
Property Class	401
Stat Class	232
Unit ID	182436-1
Maintenance Area	2
Neighborhood	000
Study Area	21
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL
Owner	MINUTOLI ANDREA J TRUSTEE MINUTOLI KATSUKO T TRUSTEE MINUTOLI ANDREA J AND KATSUKO T TRUST
Situs Address	647 VALLEY VIEW RD ASHLAND/COUNTY <input type="checkbox"/> R
Mailing Address	MINUTOLI ANDREA J TRUSTEE 25 PALOMINO CIR NOVATO CA, 94947
	<input type="checkbox"/> 381E30 3300 Totals 1 Imp
Taxlot Acreage	6.80
	1-012629-2 Improvements
Building # 1	1942 3170 SqFt DUPLEX CLASS 3 UPPER LEVELS

4.1

ASSESSMENT & PLANNING DETAILS

Account Details	Sales	Deed Card
Overlay Report	Permit Details	Tax Report

 [Click to zoom map to this taxlot.](#)

Account 1-012630-8

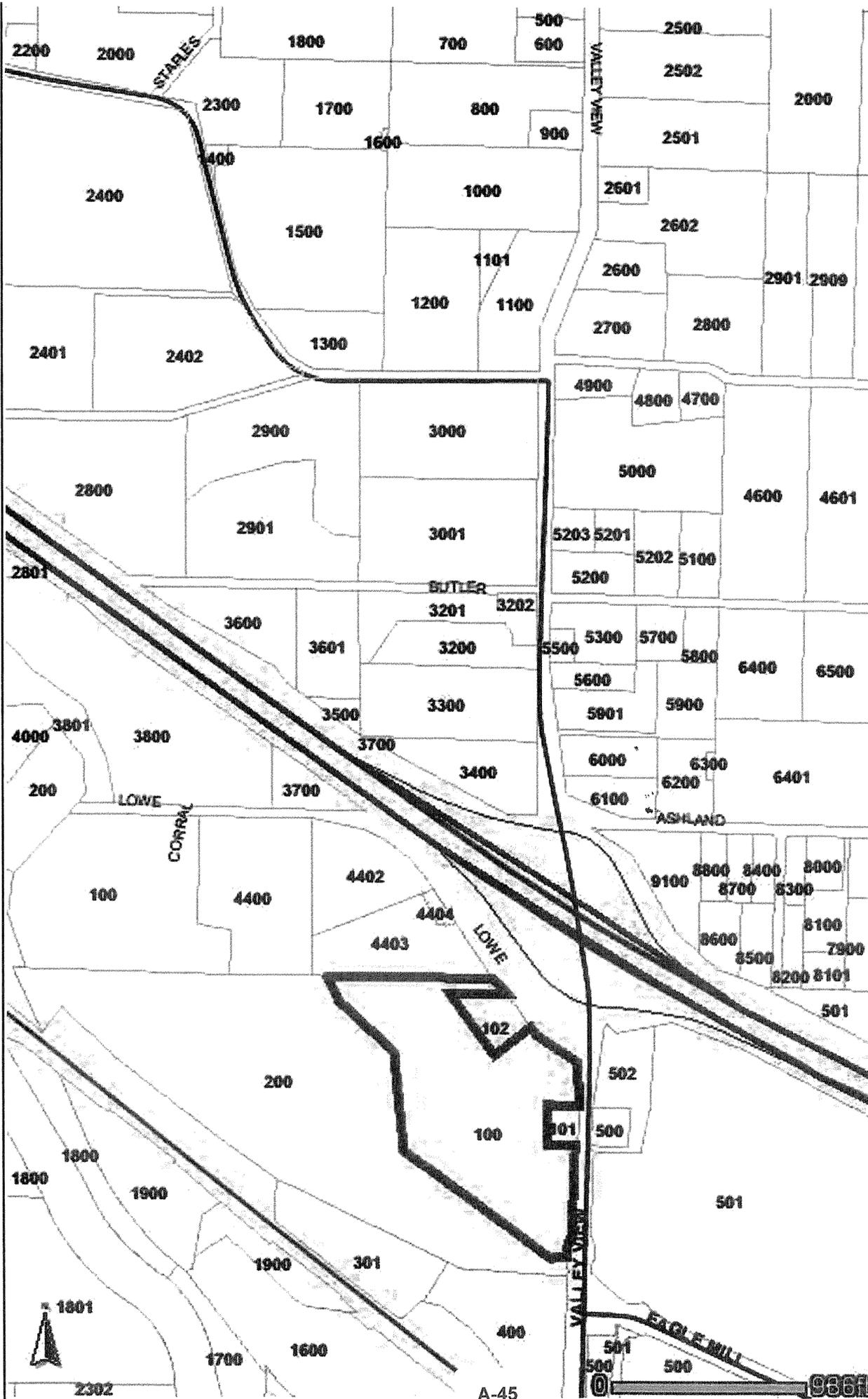
Map & TaxLot	381E30 3400 pdf
Tax Code	5-08
Acreage	3.87
Zoning	RR-10
Land Class	UNK 3.87 Ac
Property Class	401
Stat Class	122
Unit ID	182437-1
Maintenance Area	2
Neighborhood	000
Study Area	21
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL
Owner	MINUTOLI ANDREA J TRUSTEE MINUTOLI KATSUKO T TRUSTEE MINUTOLI ANDREA J AND KATSUKO T TRUST
Situs Address	563 VALLEY VIEW RD S ASHLAND/COUNTY <input type="checkbox"/> R
Mailing Address	MINUTOLI ANDREA J TRUSTEE ET AL 25 PALOMINO CIR NOVATO CA, 94947
	<input type="checkbox"/> 381E30 3400 Totals 1 Imp
Taxlot Acreage	3.87
	1-012630-8 Improvements
Building # 1	1930 1344 SqFt Two story

4.2

Map Maker Application

Front Counter Legend

-  Highlighted Feature
-  Tax Lot Outlines
- Tax Lot Numbers**
- City Limits**
-  Ashland
-  Butte Falls
-  Central Point
-  Eagle Point
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5



JACKSON COUNTY Oregon

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ASSESSMENT & PLANNING DETAILS

Account Details	Sales	Deed Card
Overlay Report	Permit Details	Tax Report

Click to zoom map to this taxlot.

Account 1-012643-8

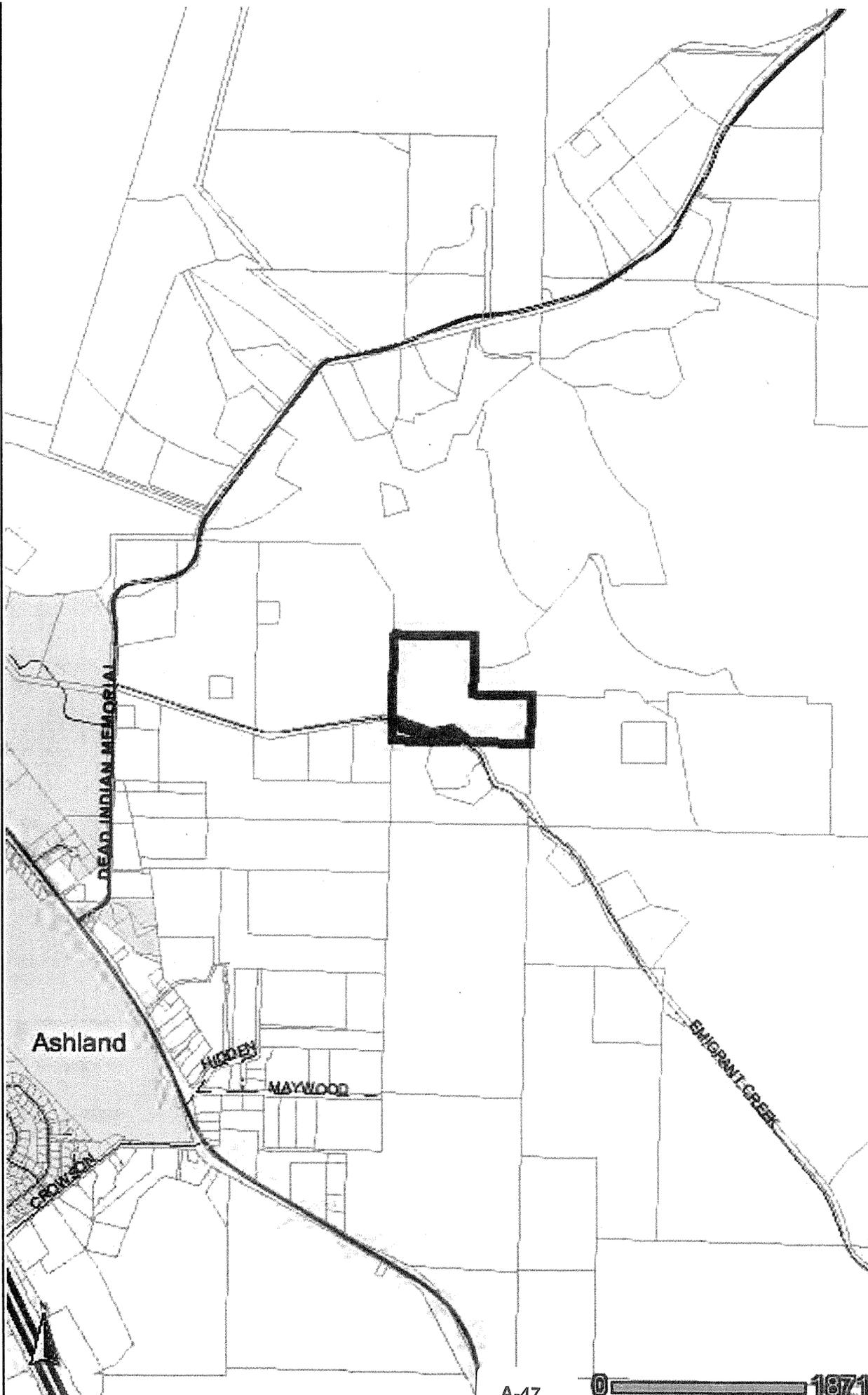
Map & TaxLot	381E31 100 pdf	
Tax Code	5-08	
Acreage	18.40	
Zoning	IC	
	OSR	
Land Class	UNK 18.40 Ac	
Property Class	201	
Stat Class	000	
Unit ID	182454-2	
Maintenance Area	2	
Neighborhood	000	
Study Area	00	
Account Status	ACTIVE	
Tax Status	Assessable	
Sub Type	NORMAL	
Owner	KENNEY CHARLES J	
	HINNEWINKEL DARREL G	
	BREEZE R P/ANNETTE G	
Situs Address	459 VALLEY VIEW RD ASHLAND/COUNTY	<input type="checkbox"/> R
Mailing Address	BREEZE R P/ANNETTE G C/O NORTH ASHLAND INTERCHANGE PROP. LLC 1175 MAIN ST 10 MEDFORD OR, 97504	
	<input type="checkbox"/> Associated Taxlots 2 Acct	
Tax Code 5-13	<input type="checkbox"/> R	1-012344-9 381E31 100 PURGED
Acreage	0.00	
Tax Code 5-08	<input type="checkbox"/> R	1-088788-2 381E31 100 A1 ACTIVE
Acreage	0.00	
	<input type="checkbox"/> 381E31 100 Totals , 1 Imp	
Taxlot Acreage	18.40	
	1-088788-2 Improvements	
Building # 1	0 SqFt Franchise Fast Food	

5

Map Maker Application

Front Counter Legend

-  Highlighted Feature
-  Tax Lot Outlines
-  City Limits
-  Ashland
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-  Eagle Point
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6



JACKSON COUNTY Oregon

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ASSESSMENT & PLANNING DETAILS

Account Details	Sales	Deed Card
Overlay Report	Permit Details	Tax Report

 Click to zoom map to this taxlot.

Account 1-011572-0

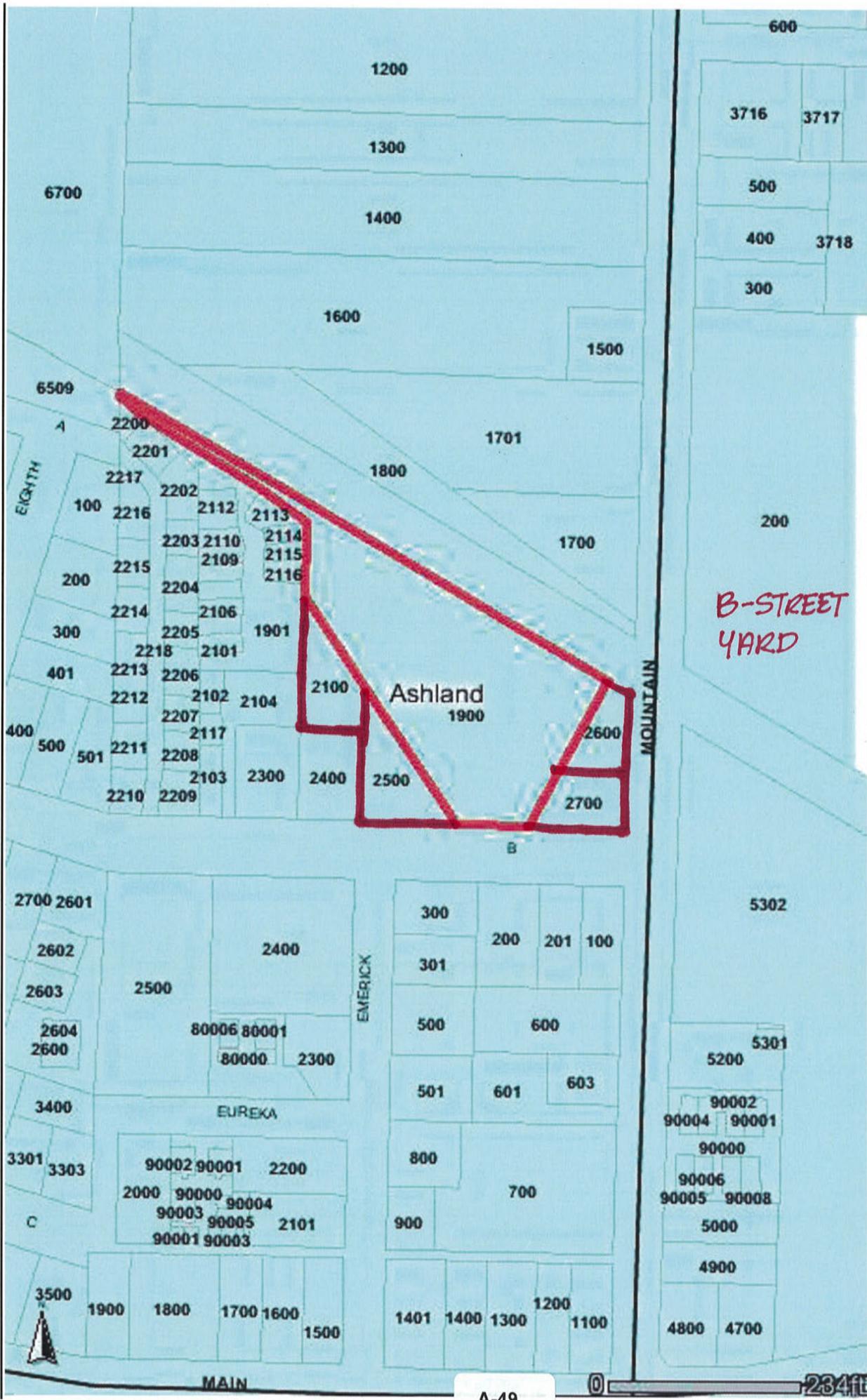
Map & TaxLot	391E12 400 pdf	
Tax Code	5-04	
Acreage	23.44	
Zoning	EFU	
	OSR	
Land Class	UNK 23.44 Ac	
Property Class	401	
Stat Class	300	
Unit ID	200938-2	
Maintenance Area	2	
Neighborhood	000	
Study Area	27	
Account Status	ACTIVE	
Tax Status	Assessable	
Sub Type	NORMAL	
Owner	ASHLAND CITY OF	
Situs Address	555 EMIGRANT CR RD ASHLAND/COUNTY <input type="checkbox"/> R	
Mailing Address	ASHLAND CITY OF ASHLAND GUN CLUB PO BOX 953 ASHLAND OR, 97520	
	<input type="checkbox"/> Associated Taxlots 1 Acct	
Tax Code 5-04	R	1-012023-1 392E07 800 ACTIVE
Acreage	38.69	
	<input type="checkbox"/> 391E12 400 Totals 1 Imp	
Taxlot Acreage	23.44	
	1-011572-0 Improvements	
Building # 1	0 0 SqFt Residential Other Improvements	

6

Map Maker Application

Front Counter Legend

- Highlighted Feature
- Tax Lot Outlines
- Tax Lot Numbers**
- City Limits**
- Ashland
- Butte Falls
- Central Point
- Eagle Point
- Gold Hill
- Jacksonville
- Medford
- Phoenix
- Rogue River
- Shady Cove
- Talent



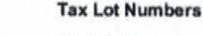
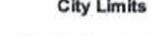
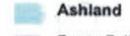
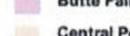
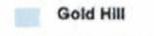
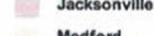
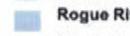
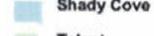
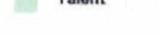
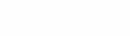
B-STREET YARD

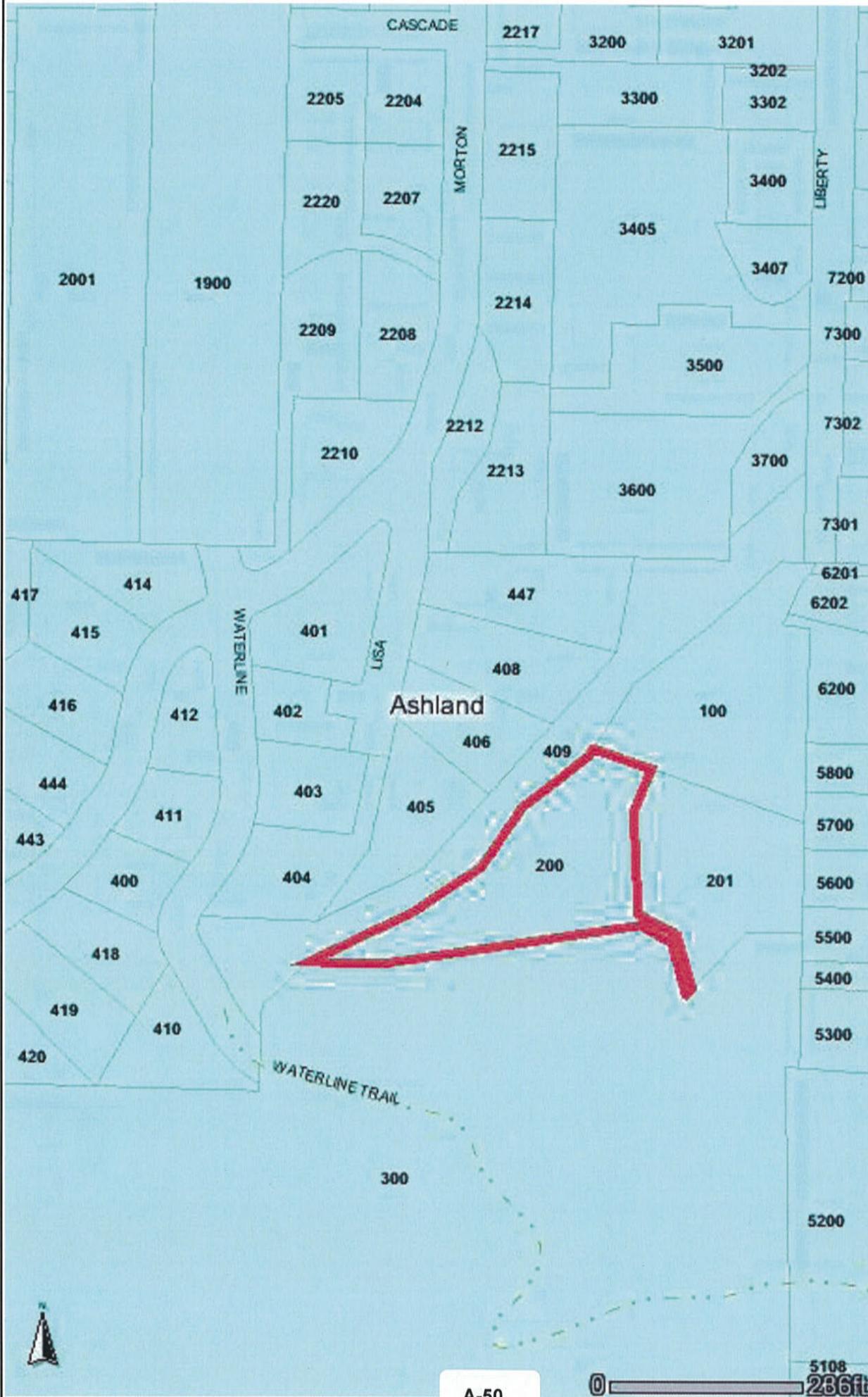


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A-50

5108 236ft



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COST ESTIMATING DATA

From: Ken Ogden [mailto:ken@orwarch.com]
Sent: Thursday, May 01, 2008 9:07 AM
To: jimj@archcost.com
Cc: stanp@archcost.com
Subject: Ashland Facilities Master Plan

Good Morning Jim and Stan,

I left a message with Stan this morning regarding this project. I am doing an analysis of the city wide facilities and am trying to develop rough estimates for various scopes of work that include the following. Could you please give me an estimate of your fees to provide some of this information. I know it is not really defined as to the scope, but here are the categories I am looking for:

1. Finishes (such as new carpet/paint)

Finishes over gross areas 12.00 to 18.00 / sf

Depending on carpet quality 26.00 to 50.00 / sy (2.89 to 5.56 / sf)

Paint walls .55 / sf

Paint ceilings .75/ sf

Paint Door & frame 125.00 / leaf

ACT Ceilings 3.25 to 4.50 / sf

2. Light remodel (demolition of existing non-bearing walls and new Tenant Improvement type walls) Minor adjustments to MEP systems.

35.00 to 50.00 / sf

3. Medium remodel (same as above, but involving some load bearing walls)

45.00 to 70.00 / sf

4. Heavy remodel (gutting existing, new tenant layouts, major interior type renovation, no new square footage

75.00 to 125.00 / sf

5. Building additions/new construction conventional office type wood frame construction

Office type – 175.00 to 200.00 / sf

6. New construction (Civic type building, brick exterior, LEED etc)

200.00 to 250.00 / sf (depends on program, size (floor plate, footprint, etc)

7. New construction metal building warehouse, minor interior office construction

95.00 to 140.00 / sf

8. Surface site work, (parking lots, paving, fine grading only, landscape)

10.00 to 25.00 / sf (storm water systems ???)

I hope this is clear and not too ambiguous, if you have any questions, please feel free to contact me.

Thanks for your help.

Ken

Stan Pszczolkowski, AIA

Architectural Cost Consultants, LLC

8060 SW Pfaffle Street, Suite 110

Tigard, Oregon 97223

voice 503-718-0075

fax 503-718-0077

email stanp@archcost.com

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