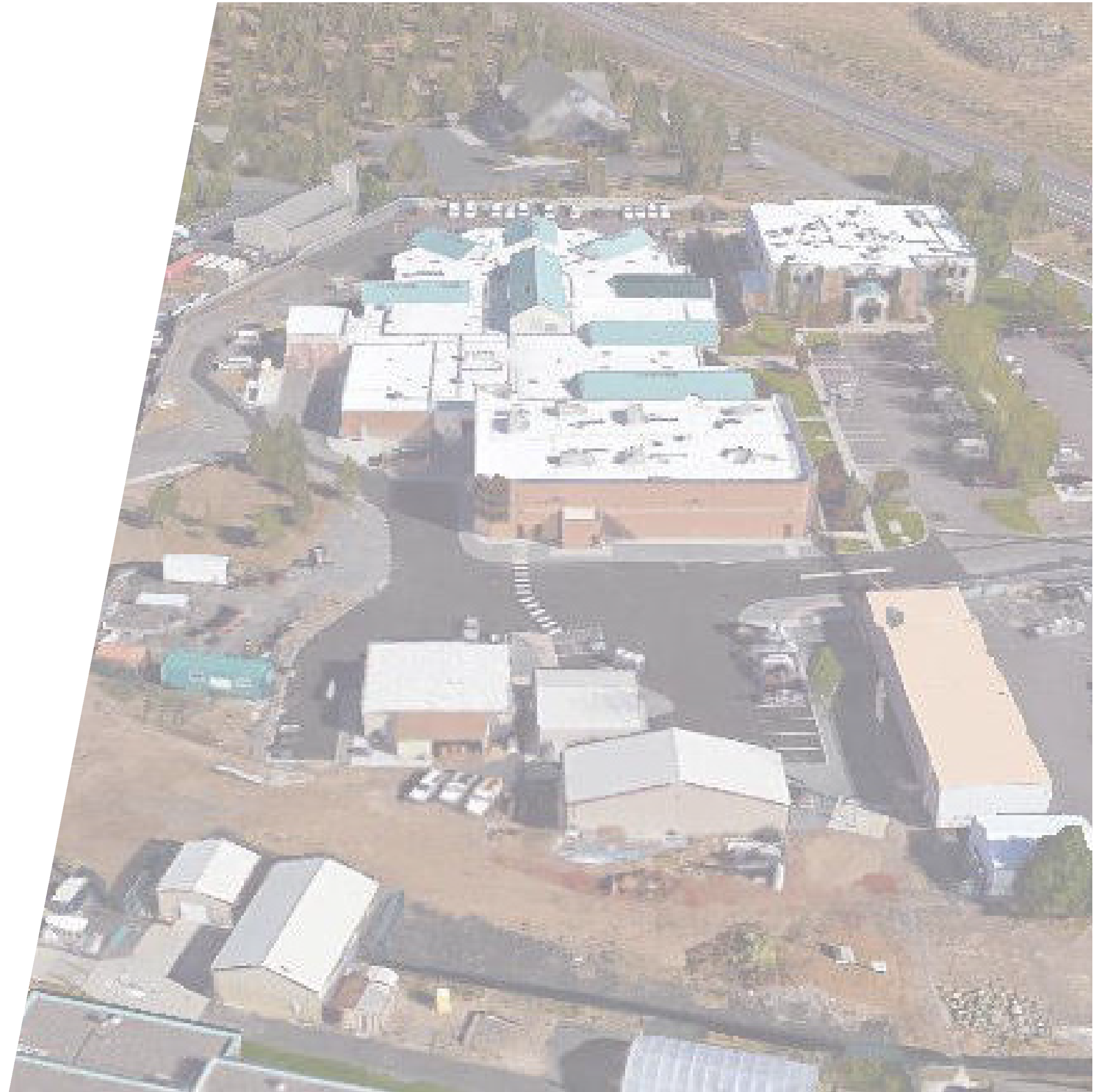












March 22, 2024

## Deschutes County Public Safety Campus Plan

Final Report



## Table Of Contents

PROJECT DIRECTORY	ii	
ACKNOWLEDGMENTS	vii	
EXECUTIVE SUMMARY	1	
CAMPUS DEVELOPMENT NEEDS	14	
SPACE NEEDS	21	
SITE ANALYSIS	26	
CAMPUS DEVELOPMENT PRIORITIES	29	
COST ESTIMATE	37	

# PROJECT DIRECTORY

## Deschutes County Leadership

### Deschutes County Board of County Commissioners

Anthony DeBone, Chair  
Patti Adair, Vice-Chair  
Phil Chang, Commissioner

### Deschutes County Administration

Nick Lelack, Deschutes County Administrator  
Whitney Hale, Deputy Administrator  
Erik Kropp, Deputy Administrator

### Deschutes County Sheriff's Office

Sheriff L. Shane Nelson

### Deschutes County Facilities Department

Lee Randall, Director  
Eric Nielsen, Capital Improvement Manager

## Owners Representative

**Otak CPM**  
Henry Alaman, Project Manager

## Design Team

### Pinnacle Architecture (Architect of Record)

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### Sheri O'Brien

KMB architects, Design Lead  
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## Steering Committee

### **Deschutes County Facilities Department**

Lee Randall, Director  
Eric Nielsen, Capital Improvement Manager

### **Deschutes County Sheriff's Office**

Captain Michael Shults, Corrections Commander  
Jim Groves, Maintenance Supervisor  
Captain William Bailey, Patrol Division Commander  
Captain Paul Garrison, Division Commander  
Joe Brundage, Business Manager

### **Deschutes County Community Justice**

Deevy Holcomb, Director

### **Deschutes County Behavioral Health and Crisis Services**

Holly Harris, Director  
Janice Garceau, Past Director  
Christopher Weiler, Officer  
Adam Goggins, Manager

### **Deschutes County 9-1-1**

Sara Crosswhite, Director

### **Deschutes County Property Management**

Kristie Bollinger, Manager

### **Oregon State Police**

Gentry Richardson, Business Operations Supervisor

## Deschutes County Stakeholders

### Deschutes County Facilities Department

Josh Clawson, Past Facilities Project Coordinator  
Brian Hayward, Maintenance Specialist II

### Deschutes County Sheriff's Office (Station 9: Adult Jail)

Lieutenant Mike Gill, Corrections Administrative Lieutenant  
Lieutenant Joshua McGowan, Corrections Jail Programs  
Lieutenant John Jernigan, Corrections  
Sergeant Daniel Marsh, Corrections  
Sergeant Christopher Gibson, Corrections / Courts Transport  
Eden Aldrich, FNP, Corrections Medical Director

### Deschutes County Sheriff's Office (Station 10: Administrative & Supporting Services)

Lieutenant Zachary Neemann, IT & Digital Forensics  
Lieutenant Bryan Husband, Patrol  
Lieutenant Ty Rupert, Detectives  
Deputy Joshua Barker, Patrol  
Elsa Lilienthal, Records Supervisor  
Pete Martin, Automotive Supervisor & Fleet Manager  
Adam Lowrie, Fleet Technician  
Sergeant Nathan Garibay, Emergency Services Manager  
Lieutenant Mike Biondi, Search & Rescue Coordinator  
Deana Tucker, Evidence Technician  
Jennifer Hill, Civil Technician  
Thomas Lilienthal, Detective Sergeant, Digital Forensics  
Jennifer Mannix, Human Resources Specialist  
Rachel McKim, Office Assistant  
Sergeant Zachary Steward, Training Manager

### Deschutes County Community Justice

Trevor Stephens, Business Manager, Operations & Innovations  
Sonya Littledeer-Evans, Deputy Director, Juvenile  
Robert Gilman, Detention Manager  
Tanner Wark, Deputy Director, Adult Parole & Probation

### Deschutes County Behavioral Health

Kim Bohme, Administrative Analyst  
Jill Kaufmann, Supervisor, Stabilization Center

### Deschutes County 9-1-1

Chris Perry, Operations Manager  
Jonathan Spring, Tech Systems Manager  
Megan Craig, Training Manager

### Oregon State Police

Lieutenant Chris Seber, Patrol Commander  
Lieutenant Roberto Robles, East Region CID  
Brian Medlock, Forensic Division Director

## Other Community Stakeholders



### City of Bend

Aaron Henson, Senior Planner  
Chris Henningsen, Principal Engineer

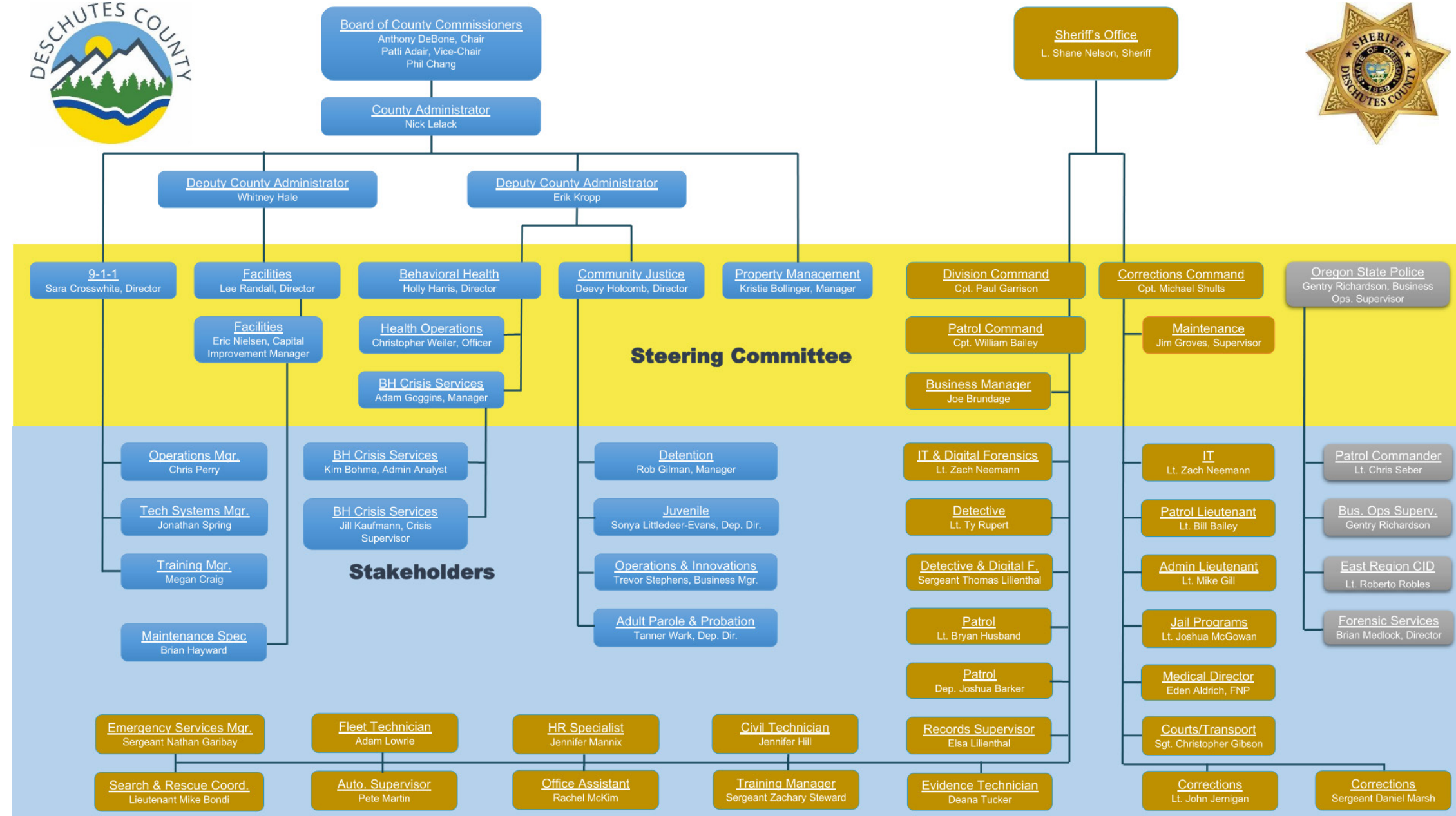
### Oregon Department of Transportation (ODOT)

Omar Ahmed, Region 4 Tech Center Manager  
Miranda Wells, Resident Engineer  
Richard Williams, Project Manager

### Swalley Irrigation District

Jer Camarata, general Manager & Board Secretary  
Karl Conklin, Operations Manager

# Deschutes County Public Safety Campus Organization Chart



# ACKNOWLEDGMENTS



**Pinnacle Architecture and KMB architects** are grateful to the members of the Deschutes County Public Safety Campus Steering Committee who participated in this campus development plan process and provided guidance, feedback, and direction. We are appreciative to all who gave time to walk us through their spaces and process, explain the challenges they experience, and met with us multiple times over the course of several months to discuss the current and future needs of their departments and the services they provide to the community.

This collaborative effort allowed our team to develop an understanding of each department's operational and spatial needs, and how departments work together on the campus. This understanding facilitated development of the programs and campus development plan concepts contained in this report.

The team would also like to acknowledge the previous studies that Deschutes County has completed; these studies provided valuable background information and helped focus our investigation and complete this campus development plan.





## Background

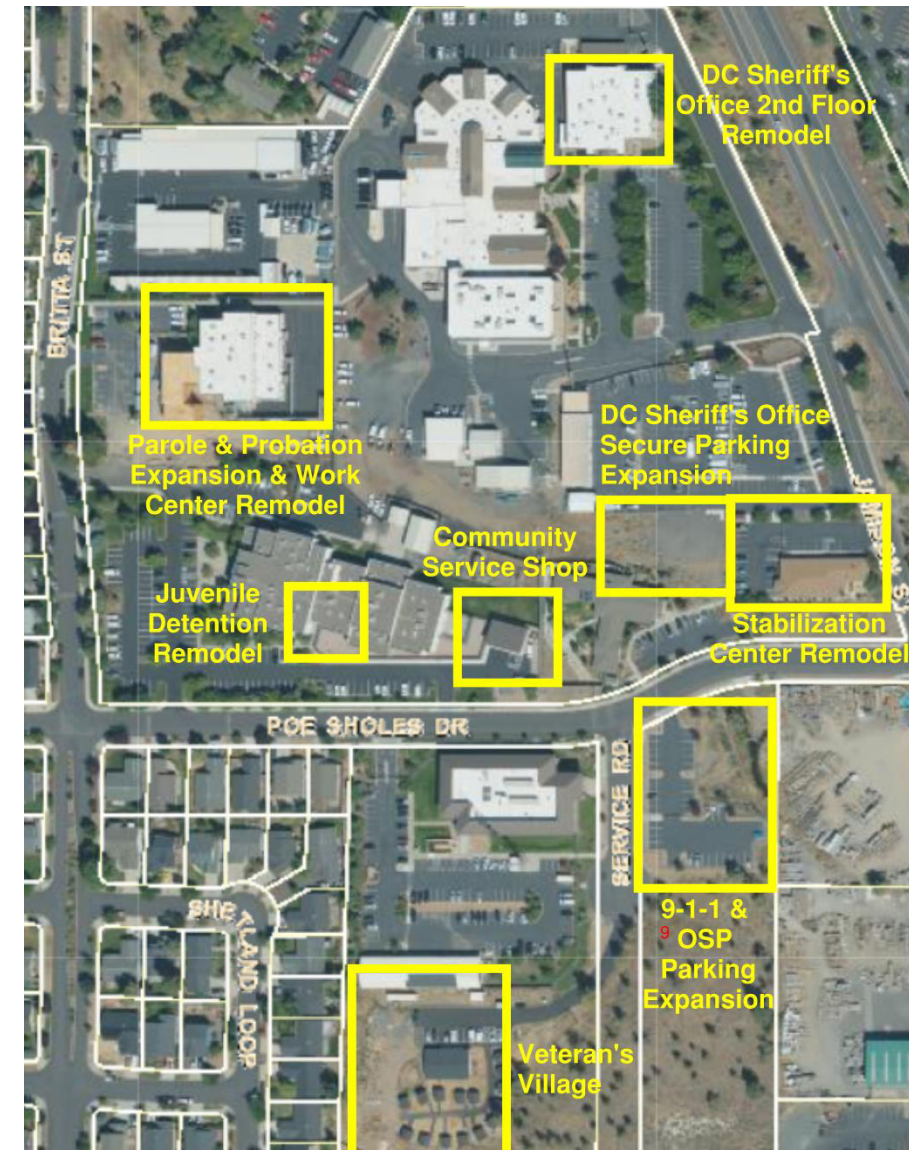
Several projects have been completed on the public safety campus since the development of the 2018 campus plan:

- Additional parking was added near the 9-1-1 & Oregon State Police facility.
- Existing Parole & Probation Programs building was remodeled to accommodate the Stabilization Center
- Community Service Shop was constructed.
- Veteran's Village opened on the south end of the campus.
- Parole & Probation was remodeled and expanded.
- Work Center was remodeled to include a fitness room.
- Unused juvenile detention space was remodeled for detention administration offices and meeting space.
- Additional secure parking has been provided for DCSO.

In 2018, Deschutes County completed a near-term campus plan to meet the immediate and near-term needs of the programs on the existing site. Because of the constrained nature of the site, it was determined that a long-term campus plan should be developed to ensure that incremental development on the site would not impede the long-term vision for County operations.

Prior to engaging with the Steering Committee, the Deschutes County Leadership & Project Management Team identified project goals and objectives to initiate the campus planning process:

- Design solutions must protect the safety of the public, individuals in-custody, and Sheriff's Office Security Personnel
- Design must be flexible, efficient, and durable
- Design solutions will consider life cycle costs, i.e., initial costs of proposed materials and systems will be balance against the cost of repair, maintenance, and replacement.
- Design solutions will consider and develop a campus vernacular.



## Deschutes County Goals & Objectives



**Protect the community through planning, preparedness, and delivery of coordinated services.**

- Provide safe and secure communities through coordinated public safety and crisis management services.
- Reduce crime and recidivism and support victim restoration and wellbeing through equitable engagement, prevention, reparation of harm, intervention, supervision and enforcement.
- Collaborate with partners to prepare for and respond to emergencies, natural hazards and disasters.



**Enhance and protect the health and well-being of communities and their residents.**

- Support and advance the health and safety of all Deschutes County's residents.
- Promote well-being through behavioral health and community support programs.
- Help sustain natural resources and air and water quality in balance with other community needs.
- Continue to support pandemic response and community recovery, examining lessons learned to ensure we are prepared for future events.



**Provide solution-oriented service that is cost-effective and efficient.**

- Ensure quality service delivery through the use of innovative technology and systems.
- Support and promote Deschutes County Customer Service "Every Time" standards.
- Continue to enhance community participation and proactively welcome residents to engage with County programs, services and policy deliberations.
- Preserve, expand and enhance capital assets, to ensure sufficient space for operational needs.
- Maintain strong fiscal practices to support short and long-term county needs.
- Provide collaborative internal support for County operations with a focus on recruitment and retention initiatives.



**Promote policies and actions that sustain and stimulate economic resilience and a strong regional workforce.**

- Update County land use plans and policies to promote livability, economic opportunity, disaster preparedness, and a healthy environment.
- Maintain a safe, efficient and economically sustainable transportation system.
- Manage County assets and enhance partnerships that grow and sustain businesses, tourism, and recreation.



**Support actions to increase housing production and achieve stability.**

- Expand opportunities for residential development on appropriate County-owned properties.
- Support actions to increase housing supply.
- Collaborate with partner organizations to provide an adequate supply of short-term and permanent housing and services to address housing insecurity.

## Campus Plan Guiding Principles

### Delivery of Core Services



**UNIFIED CAMPUS:** Develop a unified campus that reflects the culture and values of Deschutes County and creates non-institutional designs that support restoration, healing and an integrated approach to services. The campus should be flexible and prepare Deschutes County for the future. Create a welcoming campus that is planned for current services and future growth. Provide flexibility that allows the campus to adapt to changes over time. Increase pathways and connectedness across campus. Increase access to amenities and improve wayfinding across campus.

**COLLABORATION AND RELATIONSHIPS:** Enhance collaboration and stronger relationship between individual campus functions, community service partners, and the surrounding community. The campus should seek to be accessible and transparent to the community.

**EQUITY:** Go beyond design strategies and become operationalized. Everyone in the community must have a voice, and those impacted by services provided on the campus should have a meaningful voice in the planning process. The process and design should reach beyond a discussion only of diversity, equity and inclusion and identify tangible methods to provide increased DE&I.

**INNOVATION:** Promote creative thinking and be bold in planning for the future campus to provide for appropriate services and programs for our clients and increase staff recruitment and retention. Leverage technology to improve operations and the services we provide.

**SAFETY:** Maintain and enhance safety for the public, staff, and detainees. Include design features that are welcoming, trauma-informed, and people-centered.

**STRATEGIC PLANNING:** Strategize to make the best use of resources and integrate flexibility into the solution. Include champions in the community and in County executive leadership in the process from the start. Remain bold, and do not let the fear of conflict allow the process to lose momentum.

**WELLNESS:** The campus plan must integrate and prioritize spaces for staff wellness and incorporate spaces in the design that are organic, welcoming, and life-affirming for our clients.

## Campus Development Priorities

### Shared Building Needs

#### High Priorities

- Training and Meeting Space
- Staff Wellness

#### Medium Priorities

- Staff Dining / Food Service
- Child Care

#### Low Priorities

- Central Facility Maintenance Building

### Shared Site Needs

#### High Priorities

- Open Space (Low Maintenance)
- Secure Parking
- Pedestrian Circulation / Program Connectivity
- Consolidated Vehicular Access

#### Medium Priorities

- Separated Vehicular Circulation

#### Low Priorities

- Separated Pedestrian Circulation

### Site Improvements

#### High Priorities

- Improved Wayfinding & Signage

#### Medium Priorities

- Campus Security (Duress Signals, Lighting)
- Comprehensive Infrastructure (Technology & Operations)

#### Low Priorities

- Shared Camera System

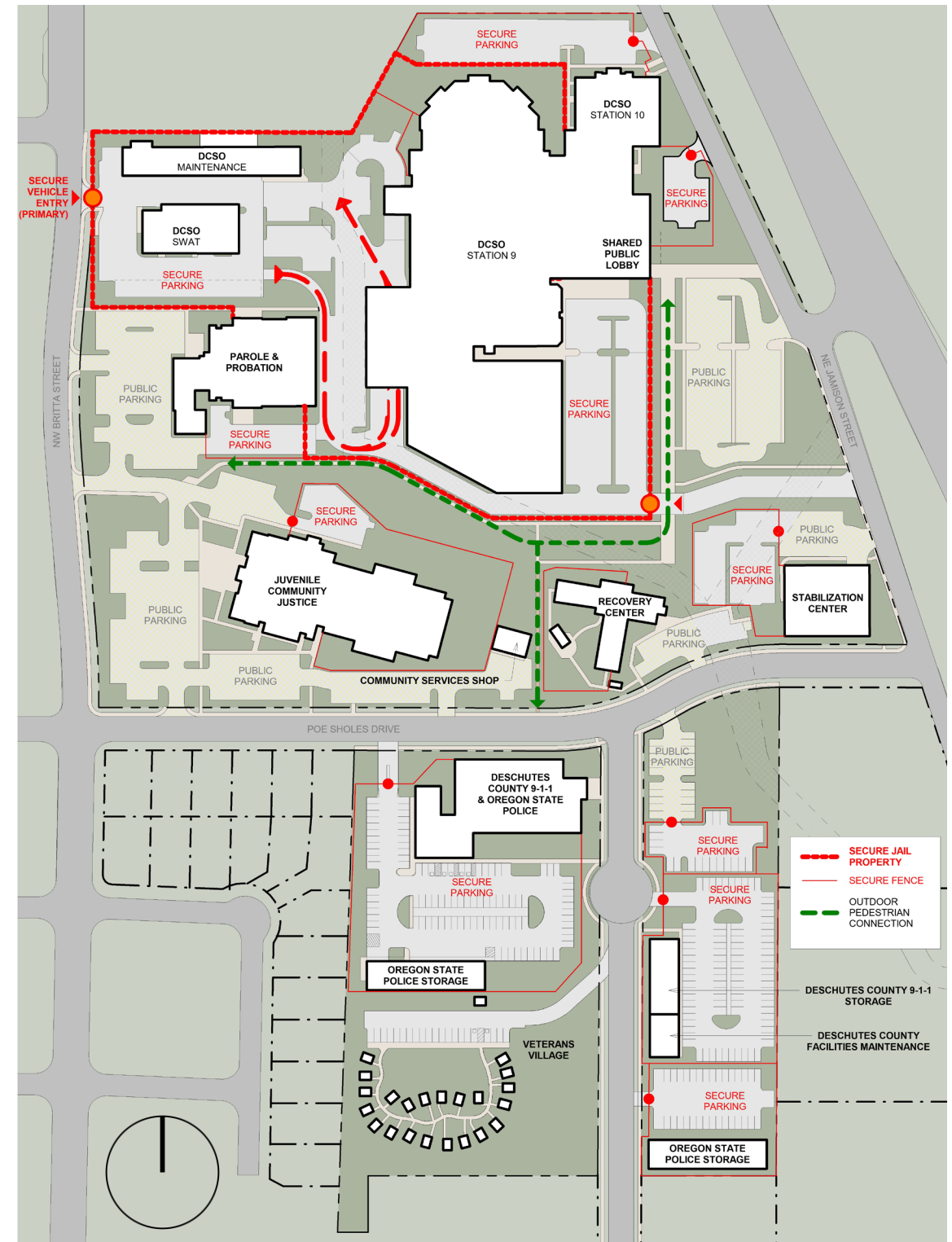
## Long-Term Campus Plan Vision

The Public Safety Campus is bounded on all sides and therefore unable to grow outward without potentially disconnecting core services on the site. Long-term growth of core services on the site will require the future relocation of functions that are essential to the county, but do not require direct proximity to the campus. To satisfy the campus development priorities of the County, DCSO vehicle maintenance and Search and Rescue (SAR) functions will be expanded elsewhere, allowing for significant future expansion of both DCSO Stations 9 and 10. The relocation of those functions allows circulation into and through the site to be reorganized and simplified, improving wayfinding and safety.

To create a safe and welcoming environment for visitors, public access to Stations 9 and 10 will be consolidated and accessed from a single public parking lot off of NE Jamison Street.

Other core services on the site, including Parole & Probation, Juvenile Community Justice, Recovery Center, Stabilization, Deschutes County 9-1-1, Oregon State Police, and Veteran's Village are all able to expand in place as needed. Additional secure parking and storage for Deschutes County 9-1-1 and Oregon State Police will be accommodated on the undeveloped parcel of land at the southeast corner of the site alongside a service road connecting Poe Sholes Dr. to Halfway Rd. to the south. Importantly, the connections between all services will be enhanced through improved pedestrian and vehicular circulation throughout the campus.

To create more open space in the heart of the campus, SWAT & DCSO Facility Maintenance operations will need to be relocated, but that can be done on the existing adjacent undeveloped parcel..



## Near-Term Development Priorities (0-5 Years)

### Sheriff's Office Adult Jail (Station 9)

#### Visitation & Arraignment

The most urgent need for the Adult Jail was for expanded and renovated visitation and arraignment space.

Visitation is used for both personal and professional visits, and there are currently only 3 professional visiting spaces. Professionals, including attorneys, are often left waiting in the lobby for a room to become available.

The old non-contact visiting area has become obsolete, and can be re-purposed for a better use. Non-contact visitation is currently provided to visitors via iPad from the Work Center. When the area in the Work Center becomes unavailable, visitation will need to be provided at the jail.

Video arraignment is currently done using holding cells and a mental health evaluation room. Pro se dependents are in need of video court rooms with additional technology.

### Sheriff's Office Administration & Support (Station 10)

#### On-Site Evidence Storage

The space provided at Station 10 does not currently provide adequate room or appropriate conditions for the secure storage of evidence. The near-term projection for growth will require more than twice the area currently used. Additionally, it is critical that evidence is stored in a safe and secure environment, which includes improvements to HVAC and fire protection systems, safety measures, and adequate locker storage for law enforcement officers to transfer possession of items to the storage area.

#### Concealed Handgun License Processing

CHL identification and processing happens in the public lobby next to the evidence storage space. Due to changes in Oregon state laws related to licensure, it is expected that the CHL space will need to expand to accommodate more visitors.

#### Administration

Additional space is required in the DCSO administrative office to meet current and projected needs. While some additional administrative space can be provided at DCSO substations, critical adjacencies at the PSC require specific functions to be collocated.

### Site Improvements

#### Improved Wayfinding

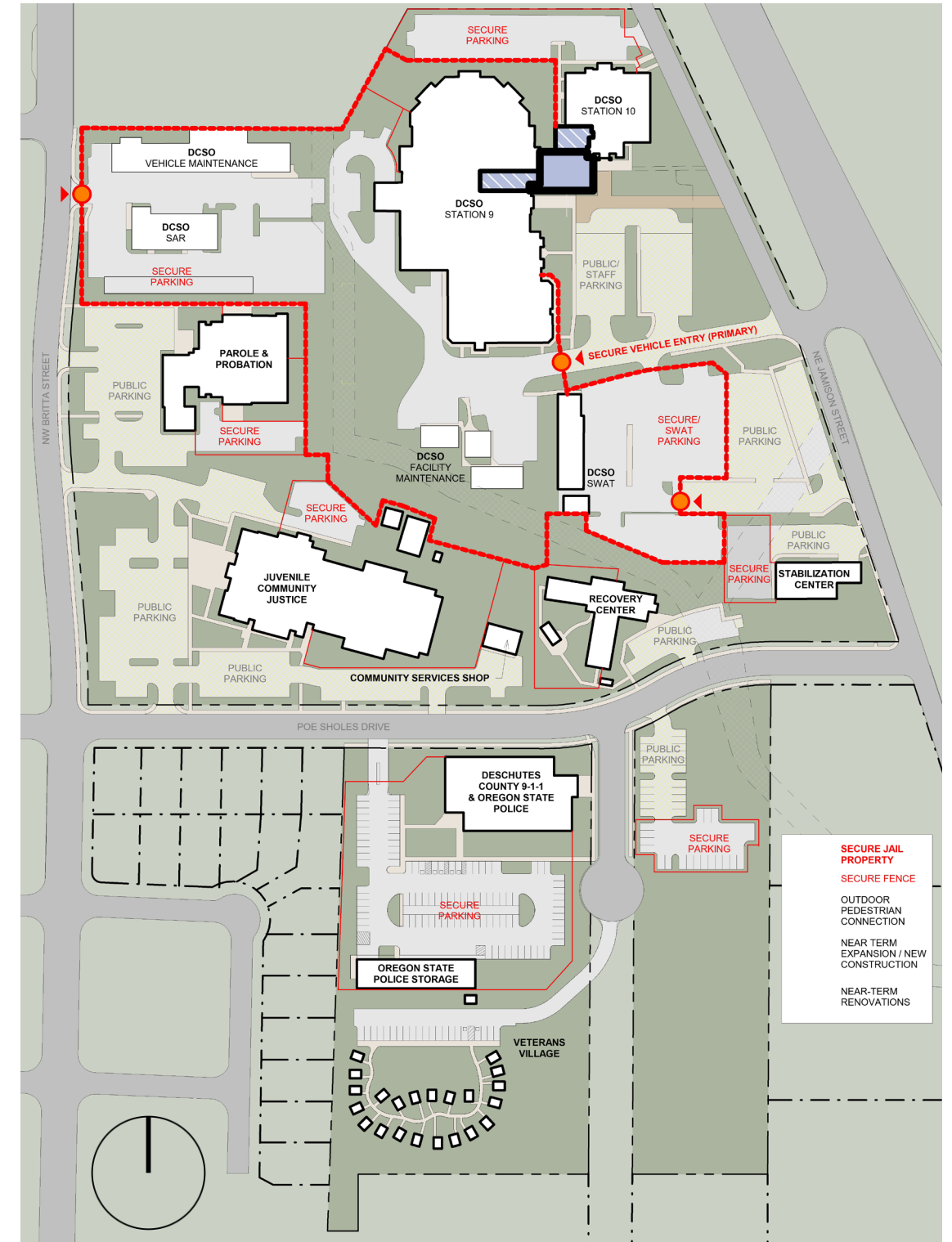
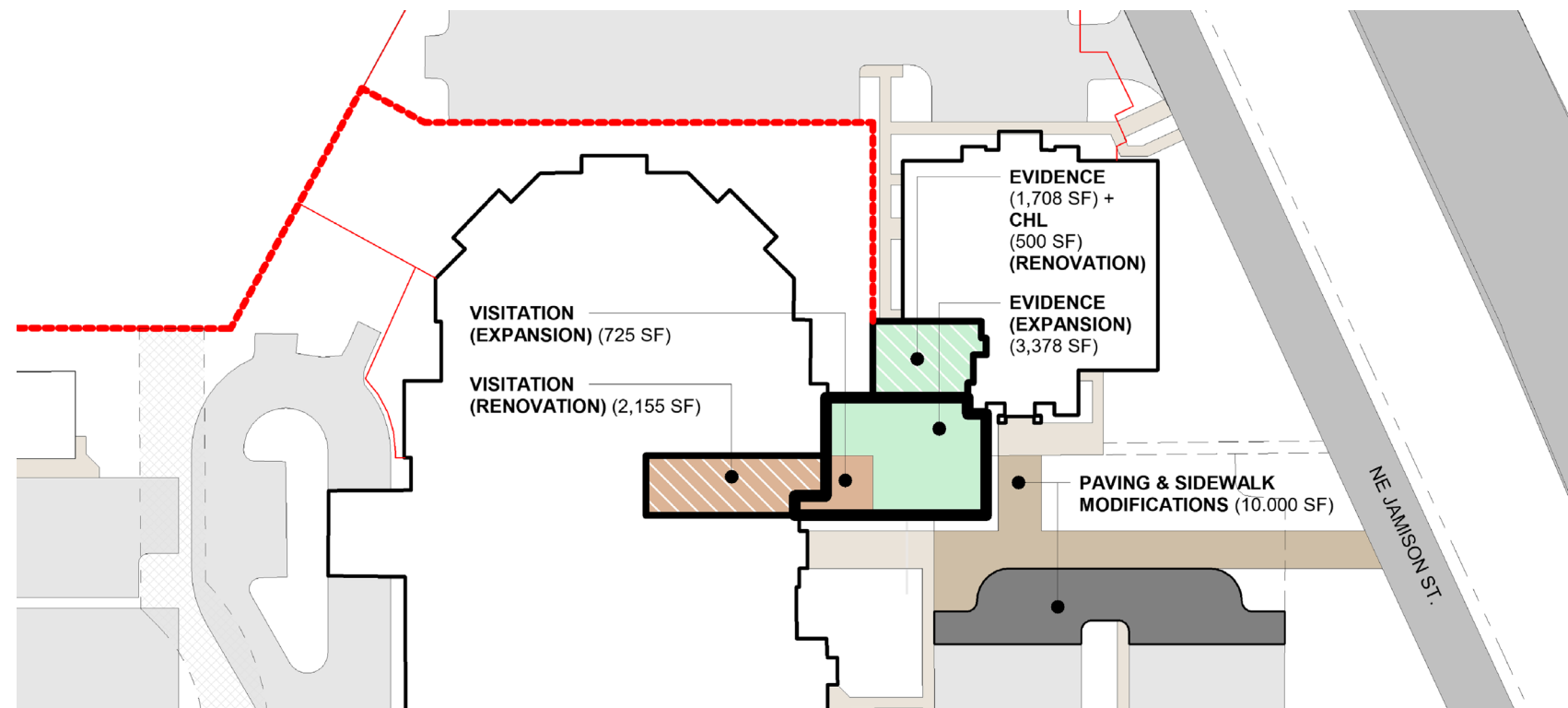
Wayfinding on the campus is confusing for visitors and can lead to unsafe conditions for staff. Providing clear signage and utilizing design elements that direct visitors to their point of entry is essential for public safety.

The desire to create a welcoming environment for visitors is deeply important to the public safety mission of the campus.

## Near-Term Campus Plan (0-5 Years)

Near-term development on the public safety campus will be limited to the area currently in between DCSO Station 9 and Station 10, and will include a connecting two-story expansion between the existing buildings.

Vehicular access to the site will remain unchanged in the near-term. The shared public / staff parking lot that currently serves Stations 9 and 10 will require modification to allow for the building expansion. The changes to the parking lot provide Deschutes County with an opportunity to reconsider the pedestrian connection to Jamison Street, and create a new identity for the Sheriff's Office.





## Mid-Term & Long-Term Development Priorities (6-20 Years)

### Sheriff's Office Adult Jail (Station 9)

#### Orientation & Mental Health Housing

The current jail lacks adequate space for housing inmates with mental health issues. The inclusion of therapeutic spaces that are trauma-informed aligns with the County's goals for public safety and wellness by preparing those in custody for successful treatment when they return to the community.

Orientation housing is an essential component of a jail facility in that it allows staff to better observe and understand inmates as they arrive to the facility. Through direct observation staff can be alerted to issues related to inmate and staff safety that need to be addressed.

#### Intake, Transfer & Release

Intake, transfer and release (ITR) functions for the jail are critical to operations and currently occupy a shared, undersized space in the facility. ITR is an active area and is directly connected to the vehicle sally port and the main corridor to the jail.

The proximity of inmates that are coming off of the street with those that are being transferred to other facilities or released to the community requires comprehensive security and separation of movement that can not be accommodated in the current facility.

#### Food Service & Laundry

The food service and laundry spaces in the jail were not expanded when additional housing was added in 2014, leaving them undersized for the current jail population.

#### Inmate Programs

Inmate programs are an effective way to improve safety in the jail and prepare inmates to successfully return to the community. Inmate program spaces include classrooms and covered outdoor areas for recreation. Classrooms should be designed to safely allow volunteers from the community to lead programs in the jail.

#### Work Center and Alternative Sentencing

The work center allows inmates to work under supervision in the community during the day while being housed in the jail at night. Currently, work center inmates are housed in the adjacent Parole & Probation building, which is not directly connected to the jail and creates redundancy with regards to security and the delivery of food. Attaching the work center to the jail improves safety and staff efficiency.

#### Administration & Lobby

The administrative spaces within the jail are undersized for the projected future staffing level and will need to be expanded.

As the administrative space is expanded, the connection to the public lobby will need to be moved, allowing for the creation of a safe, welcoming entry for visitors to the staff.

## Mid-Term & Long-Term Development Priorities (6-20 Years)

### Sheriff's Office Administration & Support (Station 10)

#### Vehicle Maintenance

Vehicle maintenance is not a core service for the public safety campus and requires significant expansion long-term. An alternative location will need to be identified for future expansion.

#### Search and Rescue | Emergency Management

Search and rescue (SAR) is not a core service for the public safety campus and requires significant expansion long-term. An alternative location will need to be identified for future expansion.

#### SWAT

While SWAT is not a core service of the public safety campus, it requires proximity to both Stations 9 and 10 and will need to expand on site. A facility assessment deemed the current SWAT building to be in poor condition.

#### IT

As other functions expand on site, IT services will continue to grow to meet the greater need.

#### Digital Forensics

Digital forensics has grown exponentially in recent years and will continue to grow long-term. Some specialized spaces and services will need to be provided in the long term.

#### Reception, Records, & Civil

The reception function for DCSO in Station 10, which provides access to the Records & Civil divisions, requires expansion. The creation of a new shared lobby for Station 9 and Station 10 long term provides an opportunity to create a safe and welcoming environment for visitors and will improve efficiency for DCSO staff.

#### Detectives & Patrol

Office space for detectives and patrol will need to be expanded to meet future needs. The proximity of detectives and patrol to on-site evidence storage and digital forensics is critical.

#### Shared Resources & Training

Support spaces for staff, including locker rooms, restrooms, conference rooms, and training spaces will be required to support the long-term growth of the public safety campus. Wherever possible, spaces should be designed to be multi-functional and should allow access from both Stations 9 and 10.

The CORE3 training facility will not alleviate the need for training space at the Public Safety Campus. Training and certification programs require specific spaces designed and dedicated to PSC services, and the proximity of PSC staff to the training space is critical.

## Mid-Term & Long-Term Development Priorities (6-20 Years)

### Campus Improvements

#### Stabilization Center Addition and Parking Expansion

To meet future demands the Stabilization Center will require an expansion and light remodel in its current location, including additional public and secure staff parking.

#### Juvenile Center Lobby Remodel

The Juvenile Center lobby should be re-imagined as a welcoming, supportive space. The building is currently underutilized and there could be opportunities to locate additional services if needed.

#### On-site Pedestrian Circulation & Open Space

The creation of open space and the simplification of pedestrian circulation should be a primary driver of future design decisions for the campus. The Campus Plan envisions a pedestrian pathway through the heart of the campus that allows staff and visitors to move safely and benefit from the outdoors. Separation of pathways for inmate release, visitors and staff should be incorporated. Pedestrian circulation should include proper illumination and clear sight lines.

#### Training & Wellness Center

Shared training & wellness & support space for the agencies on the campus will provide significant benefits to staff. Demand of training space on this campus is high due to requirements for certifications related to public safety, custody, and treatment.

#### Deschutes County 9-1-1 & Oregon State Police Interior Remodels

OSP requires additional work stations and huddle space, additional storage bays, and small tenant improvements to improve security and functionality. 9-1-1 was designed to expand in its current footprint and will likely require an expansion in the future.

#### County Maintenance Facility & Parking

County maintenance will require space on the campus, outside of the secure perimeter of the jail.

#### Recovery Center Remodel or Relocation

The Campus Plan did not provide a recommendation as to the future of the Recovery Center.



## Mid-Term Campus Plan (6-10 Years)

Mid-term development on the Public Safety Campus reflects the priorities developed by the steering committee and user groups, and is comprised of several significant expansion and renovation projects on the site.

**Station 9** expansion will provide new Intake, Transfer & Release (ITR) space with a larger vehicle sallyport, orientation housing and housing designed for mental health treatment. Food service and laundry will expand into the former ITR space and will utilize the former vehicle sallyport for a dock and loading area. The medical clinic will expand into adjacent vacated housing units, and additional medical beds will be provided adjacent to the clinic. DCSO Vehicle Maintenance will be relocated off-site, allowing DCSO Facility Maintenance to move into the vacated space.

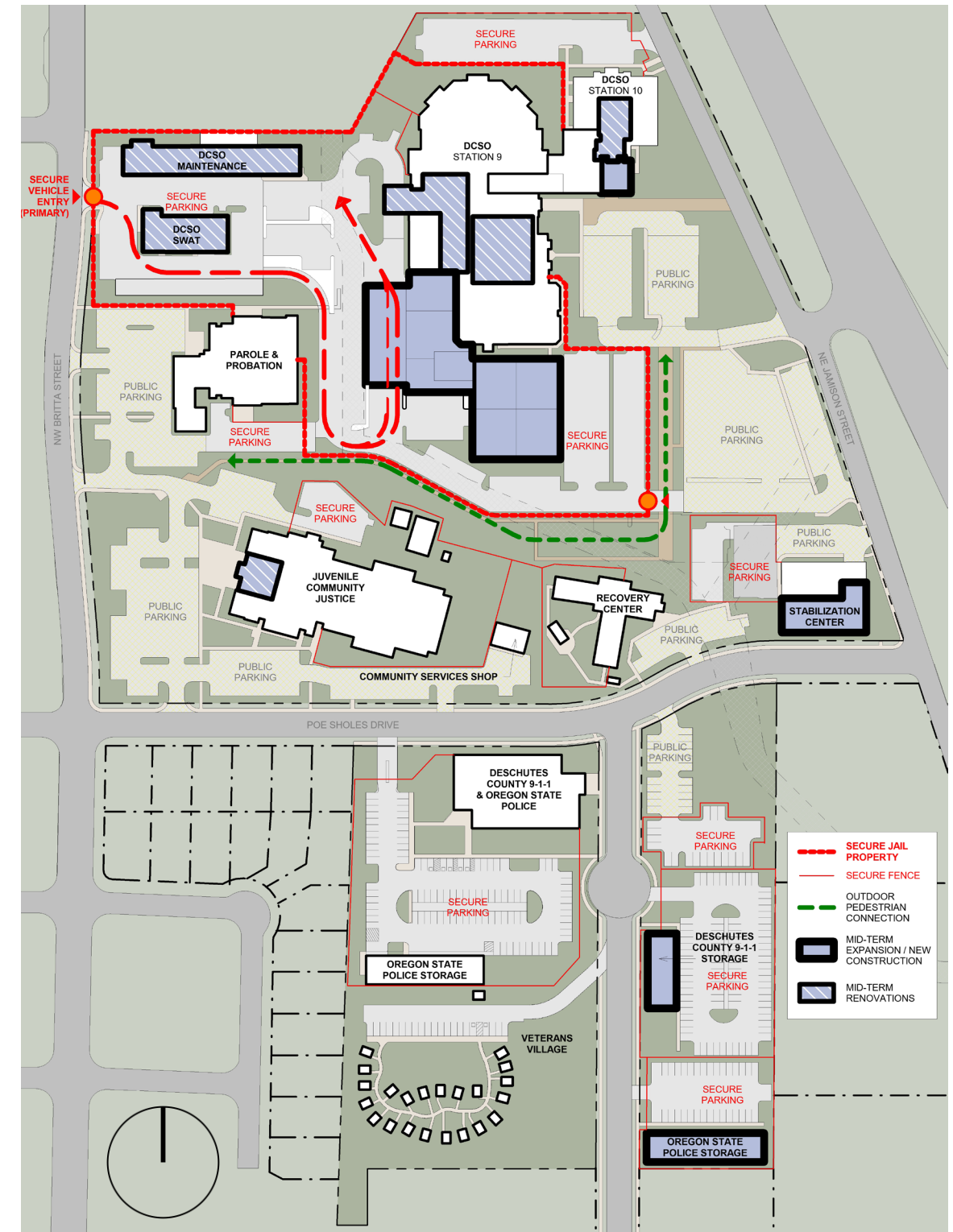
**Station 10** will further expand to provide additional space for Reception & Records, Civil, Concealed Handgun Licenses, Administration, Patrol, Detectives, and Digital Forensics. Search and Rescue will be relocated off-site, and the SWAT building will be demolished to allow for new DCSO secure parking, and SWAT functions will be relocated to the former Search and Rescue space.

**Juvenile Community Justice** will update the public lobby and public-facing functions to provide a safe, welcoming, and accessible space for visitors.

**Stabilization Center** will expand and lightly renovate existing space to provide necessary accommodations for existing and projected future needs.

**Deschutes County 9-1-1 and Oregon State Police** will occupy expanded secure parking and storage facilities on the undeveloped parcel of land across the extended service road.

Secure vehicle access to the adult jail will be moved to Britta Street, and the reconfiguration of secure parking around the adult jail will allow for the development of a pedestrian connection through the site.



## Long-Term Campus Plan (11-20 Years)

Long-term development on the Public Safety Campus reflects the priorities developed by the steering committee and user groups, and is comprised of several significant expansion and renovation projects on the site. Deschutes County Facility Maintenance will be provided a dedicated space away from the core functions of the campus to further expand central open space.

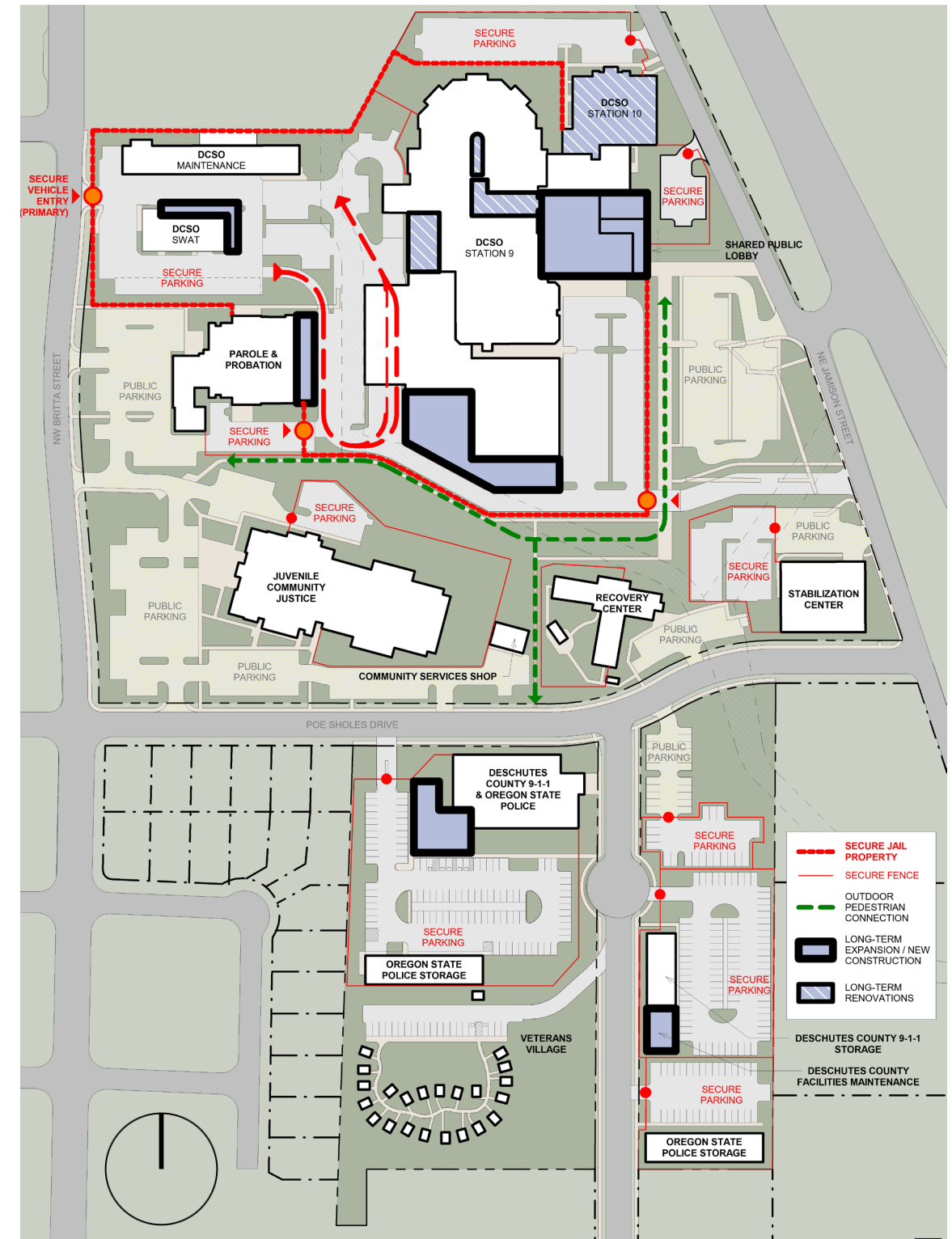
**Station 9** expansion includes new Work Center and Work Release Housing, connecting those functions to security operations in the Adult Jail. Jail Administration will be expanded in new construction and connect to a new shared lobby with Station 10. The former staff support spaces will be renovated to provide inmate programs and services.

**Station 10** will further expand administrative functions and connect to a new shared lobby with Station 9. Existing spaces for Patrol, Detectives, Digital Forensics, and Training will be renovated.

**Deschutes County 9-1-1** and **Oregon State Police** will expand in an addition to their current building.

**Deschutes County Facilities** will move into a new storage facility.

The long-term plan for the public safety campus completes an open pedestrian connection linking all of the functions on the campus.



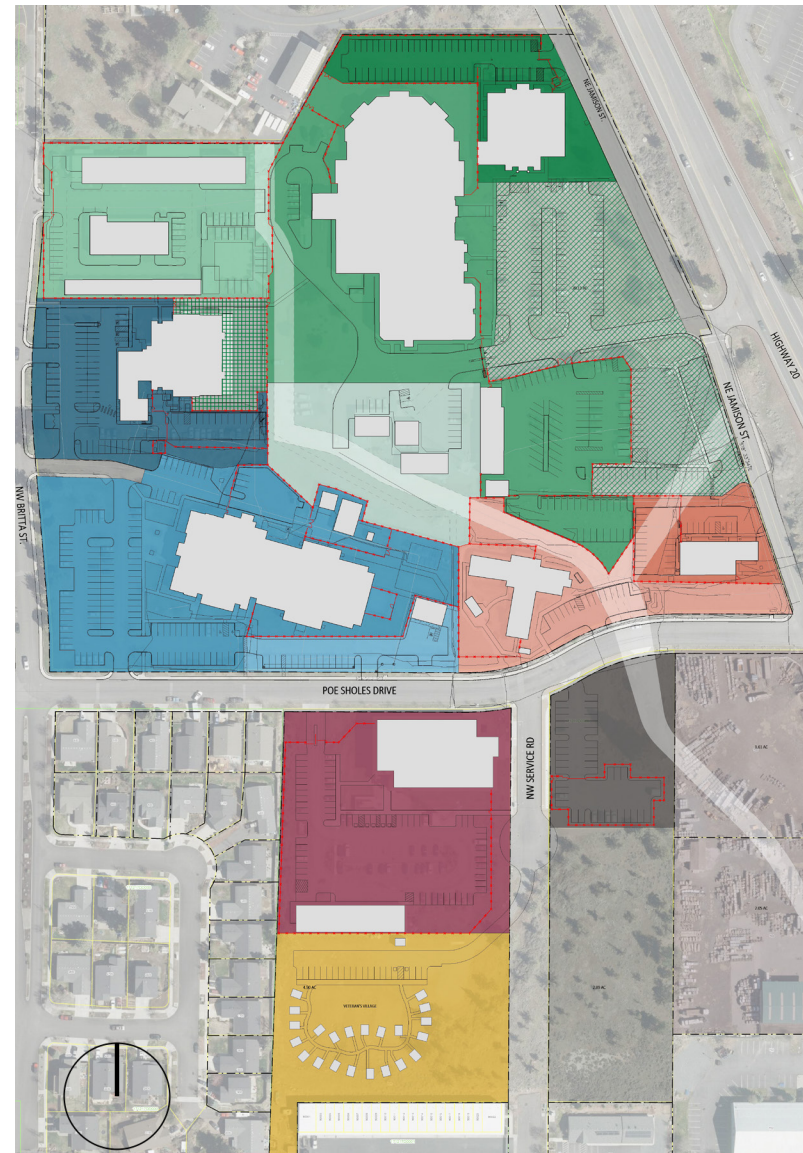
# CAMPUS DEVELOPMENT NEEDS

## Definition of Core Services

The Design Team, in collaboration with the Steering Committee, facilitated several workshops to identify the core services provided on the Public Safety Campus as a decision-making tool during the planning process. This involved identifying essential functions crucial for ensuring safety, security, and effective operations on the campus to best serve Deschutes County now and in the future.

By systematically evaluating community needs, engaging key stakeholders, and enhancing comprehensive services, this campus plan seeks to efficiently and effectively address the safety and security concerns of Deschutes County.

Core Services for the Public Safety Campus have been identified as Critical, Moderate, and Low Level.



### Critical

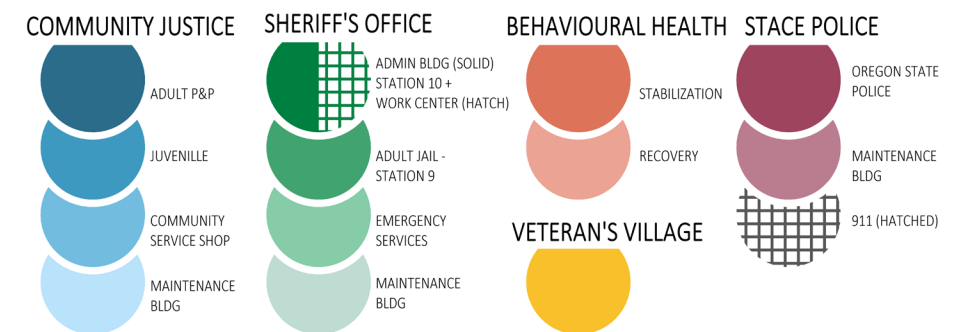
Essential services related to public safety that must remain on campus to continue effectively.

### Moderate

Services that benefit from adjacencies or previous County investment on the campus, but are not essential.

### Low

Services that provide minimal benefit to functions on the campus, or that may better serve the community in an alternate location.



## CURRENT CAMPUS SERVICES

### Behavioral Health:

- Stabilization Center- Provides children and adults who are in need of short-term, mental health crisis assessment and stabilization, that do not require the medical capabilities of an acute care hospital or longer-term residential care. Provides crisis walk-in appointments & adult respite services,
- Supporting Services- Forensic Diversion Programs, civil commitment peer support, mobile crisis assessment team, co-responder program, case management.
- Recovery Center- Provides a stable living environment for people who are transitioning from the state hospital or other secure facilities to a community-based program as a primary component of their mental health treatment.

### Community Justice:

- Adult Parole & Probation- Provides supervision and treatment resources for adult offenders.

- Juvenile- Provides supervision and treatment resources to at-risk and delinquent youth and families; includes detention, behavioral health services, supervision and skill development.
- Community Service workshop on campus to support the community service program for youth and adult offenders
- Partners with other Departments- DC Sheriff's Office Command Unit, Redmond & Bend Police, Fish & Wildlife, Forensics

### Deschutes County 9-1-1:

- Provides consolidated public safety dispatching for police, fire, and medical assistance in Deschutes County
- Provides standards-based lifesaving public emergency care.

### Oregon State Police:

- Main Operations- Patrol, Regional Forensics Lab, Vehicle Maintenance
- Special Services Provided- Back parking lot/SWAT Training, Community Training, Reconstruction Folks on Training

- Partners with other Departments- DC Sheriff's Office Command Unit, Redmond & Bend Police, Fish & Wildlife, Forensics
- Client Services- Provides registration for sex offenders and performs VIN inspections

### Sheriff's Office

- Civil Division- processes, serves and enforces court orders.
- Detective Division- investigates serious crimes against persons and property
- Records Division- takes incoming calls or provides in-person service, handles information for staff and community regarding police reports or police records, and maintains and distributes copies of records to authorized persons/agencies.
- Special Services- provides search and rescue, marine patrol, forest patrol, off highway vehicle patrol, emergency management.

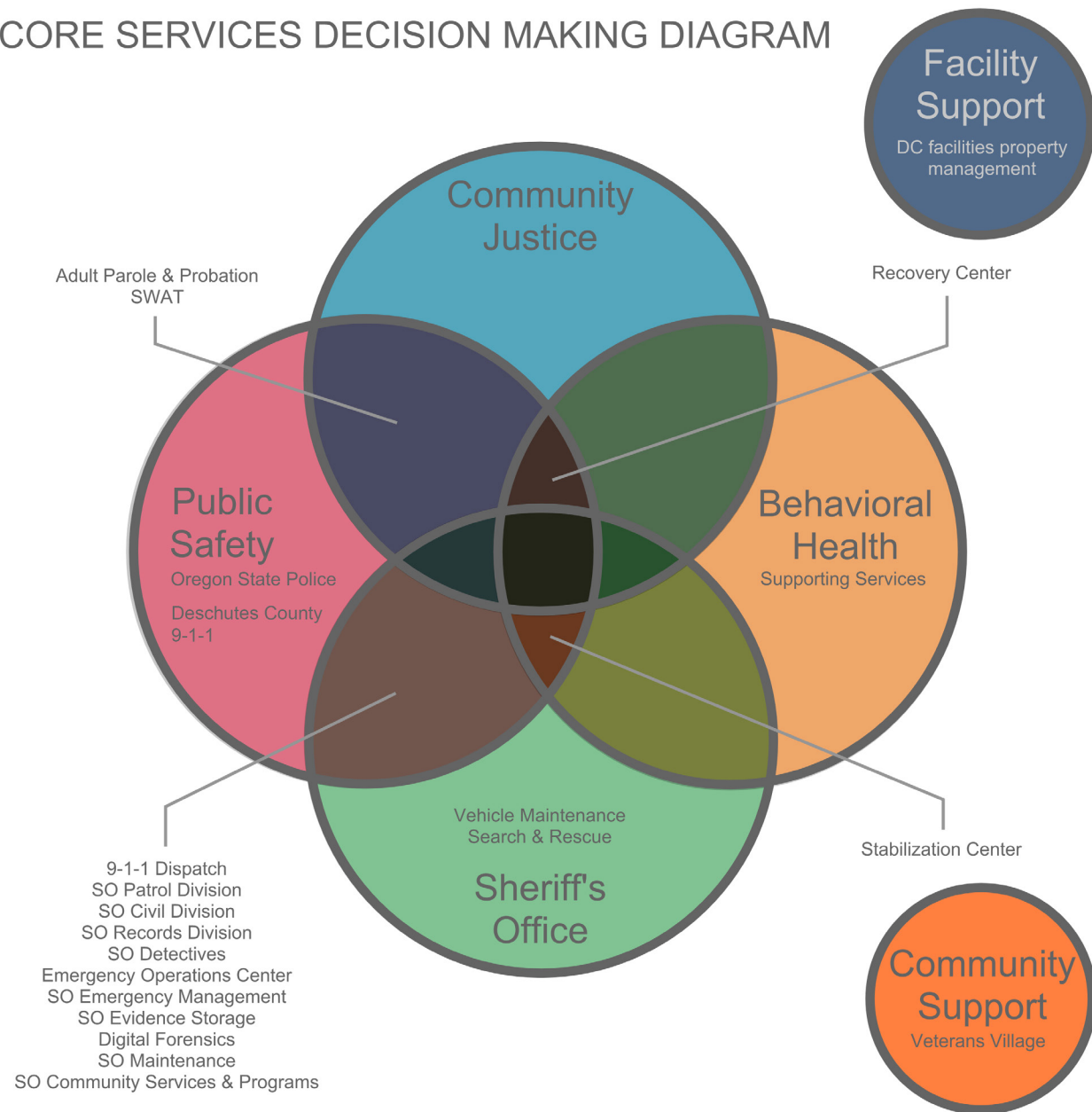
- Patrol Division- patrols and responding to calls for service, both emergency and non-emergency.
- Other Services- Concealed Handgun Licenses, Crime Prevention, Safety, Community Programs
- Corrections Division- Adult jail with the capacity of 452 beds with programs designed to help inmates make positive changes in their behavior
- Vehicle Maintenance- For patrol vehicles (non-public facing)

### Veterans Village:

- Transitional Housing- 22 tiny homes on campus
- Community Services- behavioral and physical health, social service programs, employment training and skill building, and housing placement

# CORE SERVICES DECISION-MAKING DIAGRAM

CORE SERVICES DECISION MAKING DIAGRAM



## Critical Level Services:

- Adult Jail (Station 9) including Building Maintenance and Work Center
- Sheriff's Office Administration (Station 10)
- SWAT and Mobile Field Force
- Adult Parole & Probation
- Juvenile Detention
- Stabilization Center
- Facility Support

## Moderate Level Services:

- Deschutes County Recovery Center
- 9-1-1

## Low Level Services:

- Oregon State Police
- Vehicle Maintenance
- Search & Rescue and Emergency Management
- Veterans Village



## CRITICAL ADJACENCIES

**Adult Jail (Station 9) ..... Stabilization Center**

- Shared Medical Services
- First Responder Law Enforcement Is available when needed
- Inmates released often go directly to Stabilization Center

**SWAT & Adult Jail (Station 9) ..... Sheriffs Office Admin (Station 10)**

- Provides Emergency response to jail, proximity is important
- Service personnel come from both corrections and patrol

**Sheriff's Office Maintenance ..... Adult Jail (Station 9)/Sheriffs Office Admin (Station 10)**

**Community Justice (Adult Parole & Probation/Juvenile Detention) ..... Adult Jail (Station 9)**

- Inmates released often go directly to Parole & Probation
- Arrests from Adult Parole & Probation are taken directly to Adult Jail (Station 9)
- Food Service to Juvenile Detention is provided by Adult Jail (Station 9)
- Juvenile Detention and Adult Parole & Probation share staffing, vehicles, and the community service shop

## CAMPUS DEVELOPMENT CHALLENGES

### Public Facing vs. Secure Programs

Public and private/secure spaces are often adjacent, which is disorienting for visitors and increases potential risk for staff.

#### Public Facing Programs

- Stabilization Center
- Sheriff's Office (Station 10)
- Adult Jail (Station 9)
- Adult Parole & Probation
- Juvenile Services

#### Semi-Public Facing Programs

- Oregon State Police

#### Non-Public Facing Programs

- Recovery Center
- 9-1-1
- Maintenance & Storage Facilities
- Veterans Village

### Maintenance & Storage Facilities

Maintenance & storage facilities occupy the heart of the campus, constricting flow (public entries overlap with sheriff and law enforcement), interrupting critical adjacencies and greatly reducing the opportunity for campus connections.

#### Wayfinding & Signage

Wayfinding doesn't clearly direct the public to their destination.

- Staff are constantly removed from their duties to give clients/visitors directions.
- Longer paths of travel with poor wayfinding adds to the trauma inflicted on the clients' receiving services who are traveling by foot or bike.

#### Food Service:

Lunch hour traffic prohibits employees from leaving campus, and sworn officers are prohibited from leaving campus while on duty.

### Access to & from Site

Intersections at Hwy 20 and Empire are congested and dangerous, and do not allow staff to easily travel to and from site, especially for a limited lunch or dinner break.

#### Pedestrian & Vehicular Circulation

Staff share pathways and a secure drive aisle with public and clients receiving services.

- Facility maintenance crews are required to pass through secure barriers
- There are no secure direct pathways through the core of the site for direct access between buildings and/or parking areas, creating unsafe conditions and inefficient flows for staff.

#### Green Space & Walking Paths

Green spaces are desired for all and dedicated/secure walking paths are desired for employees.

### Wellness Facilities

Employees need safe and dedicated rooms to decompress indoors. Most staff respite areas have been converted to client service or administration space. A workout facility on campus was completed for Sheriff's Office sworn employees, and non-sworn employees have requested a fitness facility.

#### Meeting Space

Most departments have outgrown their administration areas and are in need of meeting room space that can accommodate up to 50 people in a classroom arrangement.

#### Training Space for Tactical & Self Defense:

Tactical / self-defense training is required for all campus sworn officers and most non-sworn employees, and is offered to public volunteers and community partners as well. Several departments report needing additional large meeting rooms for training that has direct exterior or lobby access.

## AGENCY NEEDS

### Adult Parole & Probation

- Construction completed for expansion intended to meet long-term needs
- If work center moves to jail proper, 1st floor space is underutilized and may be used for training and wellness functions

### Deschutes County 9-1-1

- No current space expansion needs
- Small tenant improvements to improve functionality
- Mildly underutilized space today, but accommodates for future expansion needs
- Has the room to grow, but will need to re-purpose wasted space when the time comes and provide separation between kitchen and quiet spaces
- Additional secure parking & onsite storage bays

### Juvenile Services

- Small tenant improvements to improve circulation and welcoming environment
- Underutilized space today in both first floor secure detention areas and second floor office/administration space
- Improved signage in lobbies for client wayfinding
- Provide accessible (replace elevator) and open stair access to the 2nd floor.
- Re-purpose large unused lobbies into inviting, family friendly waiting areas for all clients

### Oregon State Police

- Additional work stations and huddle space needed
- Additional secure parking & onsite storage bays needed
- Small tenant improvements to improve security and functionality
- Emergency generator backup for forensics lab and lobby signage.
- Improve lighting, site lines and relationship of front workstations to intercoms/ windows
- Reconfigure customer service window and employee workstations for direct line of communication
- Additional admin workspace for forensics and Patrol Division. Reconfigure layout to maximize space for permanent workstations.
- Ballistic resistant glazing and wall panels at vulnerable Forensic Lab
- Access control at public restroom

### Stabilization Center

- Small tenant improvements to improve minor functionality
- Identified increased need of 100% additional space (doubling of existing space)
- Secure parking
- Emergency generator backup for 24-hour critical care facility to be completed 2024
- Replacement of shower
- Double the number of recliners to 10, shelter area for client dogs, additional intake/counseling/calming room
- At least double the number of workstations currently provided today, not accounting for future growth
- Larger kitchen to serve 50-70 employees who use the facility between the three shifts.

## DEPARTMENTAL NEEDS

### Adult Jail (Station 9)

- Identified space need increase of 70% additional space
- Expand medical, kitchen, in-person visitation & booking to accommodate south housing expansion; also wants to plan for a work release program
- Direct supervision housing units for female and male inmates

### Sheriff's Office Administration (Station 10)

- Identified space need increase of 70% additional space
- More space for Search and Rescue for emergency services, operations and equipment
- Office & meeting space for forensic, patrol, detectives & 1st floor administration unit
- Safety
- More secure and covered parking for staff & improved parking lot efficiencies

### Vehicle Maintenance

- Identified space need increase of 200% additional space

### Campus Training Facility

- Identified space need increase of 520% additional space

### Search and Rescue

- Identified space need increase of 170% additional space

### Special Operations (SWAT and MFF)

- Identified space need increase of 150% additional space

### Recovery Center

- Unknown needs
- 10 years remaining on lease

### Community Service Shop

- Unknown needs

### Veterans Village

- Unknown needs
- 10 years remaining on lease

# SPACE NEEDS

## Establishing Near-Term (0-5 Years), Mid-Term (6-10 Years), and Long-Term (11-20 Years) Space Needs

Facility programming and planning is a process that involves comprehensive analysis, strategic decision-making, and design considerations to meet the functional needs and objectives of the intended users. Detailed analysis of functional requirements based on current and future projects was developed, which included spatial needs, workflow analysis, technical requirements, operational processes, and the relationships between different spaces.

The Design Team collaborated with stakeholders from Deschutes County Sheriff's Office Station 9 and Station 10 on a detailed assessment of future needs. Future needs for other campus functions were not reviewed in detail, and require additional study. Station 9 and Station 10 needs will be prioritized further to provide direction for near-term projects.

**Net Square Feet (NSF):** the usable or assignable square footage within a room or area (inside wall-to-wall dimensions).

**Department Gross Square feet (DGSF):** the actual footprint of a specific department or functional area. This includes the net square footage of all rooms/areas within the department plus the space occupied by intradepartmental circulation and the walls and partitions within the department.

**Building Gross Square Feet (BGSF):** the overall footprint of a floor or building, respectively, including shared public corridors and atriums, elevators, stairs, the space occupied by the building's exterior wall, and major mechanical spaces.

# STATION 9 SPACE NEEDS

DEPARTMENT	EXISTING		Near Term			Mid Term					
	NSF	BGSF	NSF	DGSF	GSF	NSF	DGSF	GSF	NSF	DGSF	GSF
<b>INCUSTODY HOUSING</b>											
DORMITORY HOUSING Northern Dorms - Original Bldg. Even Numbered Rooms	5,332		5,275	6,330	7,596	5,435	6,522	7,826	5,435	6,522	7,826
CELLED HOUSING Northern Housing - Original Building Odd Numbered Rooms	7,105		7,105	9,592	11,510	7,105	9,592	11,510	7,105	9,592	11,510
DORMITORY HOUSING - Central Dorms - Original Bldg.	1,311		1,311	1,770	2,124	-	-	-	-	-	-
MENTAL HEALTH & ORIENTATION HOUSING - Possibility to convert central housing area in original building with additional space need.	-		2,695	3,638	4,366	10,780	14,553	17,464	10,780	14,553	17,464
CELLED HOUSING Southern Housing - Double beds??? 2014 Addition	10,687		10,687	14,427	17,313	10,687	14,427	17,313	10,687	14,427	17,313
<b>INCUSTODY HOUSING Subtotal</b>	<b>24,435</b>		<b>27,073</b>	<b>35,757</b>	<b>42,909</b>	<b>34,007</b>	<b>45,094</b>	<b>54,113</b>	<b>34,007</b>	<b>45,094</b>	<b>54,113</b>
<b>WORK CENTER AND WORK RELEASE</b>											
WORK CENTER HOUSING - DORMITORY (M)	3,705		-	-	-	2,350	3,173	3,807	2,350	3,173	3,807
WORK CENTER HOUSING - DORMITORY (F)	-		-	-	-	555	749	899	1,075	1,451	1,742
WORK RELEASE HOUSING - DORMITORY (M)	-		-	-	-	695	938	1,126	695	938	1,126
WORK RELEASE HOUSING - DORMITORY (F)	-		-	-	-	415	560	672	415	560	672
WORK CENTER & RELEASE HOUSING SUPPORT	2,299		2,299	3,104	3,724	3,528	4,763	5,715	3,500	4,725	5,670
OUTDOOR RECREATION	6,500		6,500	7,150	8,580	800	880	1,056	800	880	1,056
WORK CREW EQUIP.STORAGE	240		400	400	480	400	400	480	400	400	480
<b>WORK CENTER AND WORK RELEASE Subtotal</b>	<b>12,744</b>		<b>9,199</b>	<b>10,654</b>	<b>12,784</b>	<b>8,743</b>	<b>11,463</b>	<b>13,756</b>	<b>9,235</b>	<b>12,127</b>	<b>14,553</b>
<b>INMATE PROGRAMS</b>											
PROGRAMS	436		2,515	3,395	4,074	2,515	3,395	4,074	2,515	3,395	4,074
OUTDOOR RECREATION	3,519		4,859	5,345	6,414	5,659	6,225	7,470	7,639	8,403	10,083
<b>INMATE PROGRAMS Subtotal</b>	<b>3,955</b>		<b>7,374</b>	<b>8,740</b>	<b>10,488</b>	<b>8,174</b>	<b>9,620</b>	<b>11,544</b>	<b>10,154</b>	<b>11,798</b>	<b>14,158</b>



# STATION 9 SPACE NEEDS

DEPARTMENT	EXISTING		Near Term			Mid Term					
	NSF	BGSF	NSF	DGSF	GSF	NSF	DGSF	GSF	NSF	DGSF	GSF
<b>JAIL ADMINISTRATION</b>											
RECEPTION: PUBLIC SIDE	1,203		1,572	2,122	2,547	1,572	2,122	2,547	1,572	2,122	2,547
JAIL ADMINISTRATION OFFICES @ RECEPTION: NONSECURE	961		2,492	3,364	4,037	2,492	3,364	4,037	2,796	3,775	4,530
JAIL ADMINISTRATION OFFICES: SECURE	436		1,080	1,458	1,750	1,080	1,458	1,750	1,200	1,620	1,944
JAIL ADMINISTRATION SUPPORT SPACE: NON-SECURE	2,674		3,710	5,009	6,010	4,322	5,835	7,002	4,406	5,948	7,138
<b>JAIL ADMINISTRATION Subtotal</b>	<b>5,274</b>		<b>8,854</b>	<b>11,953</b>	<b>14,343</b>	<b>9,466</b>	<b>12,779</b>	<b>15,335</b>	<b>9,974</b>	<b>13,465</b>	<b>16,158</b>
<b>VISITATION AND ARRAIGNMENT</b>											
VISITATION AND ARRAIGNMENT	1,002		1,605	2,167	2,600	1,605	2,167	2,600	1,605	2,167	2,600
<b>VISITATION AND ARRAIGNMENT Subtotal</b>	<b>1,002</b>		<b>1,605</b>	<b>2,167</b>	<b>2,600</b>	<b>1,605</b>	<b>2,167</b>	<b>2,600</b>	<b>1,605</b>	<b>2,167</b>	<b>2,600</b>
<b>JAIL OPERATIONS</b>											
CENTRAL CONTROL	818		1,444	1,949	2,339	1,440	1,944	2,333	1,440	1,944	2,333
TRAINING	-		-	-	-	-	-	-	-	-	-
<b>JAIL OPERATIONS Subtotal</b>	<b>818</b>		<b>1,444</b>	<b>1,949</b>	<b>2,339</b>	<b>1,440</b>	<b>1,944</b>	<b>2,333</b>	<b>1,440</b>	<b>1,944</b>	<b>2,333</b>
<b>HEALTH SERVICES</b>											
MEDICAL CLINIC	1,074		2,841	3,977	4,773	2,905	4,067	4,880	3,033	4,246	5,095
MEDICAL HOUSING	712		1,475	2,065	2,478	1,470	2,058	2,470	1,470	2,058	2,470
<b>HEALTH SERVICES Subtotal</b>	<b>1,786</b>		<b>4,316</b>	<b>6,042</b>	<b>7,251</b>	<b>4,375</b>	<b>6,125</b>	<b>7,350</b>	<b>4,503</b>	<b>6,304</b>	<b>7,565</b>
<b>INTAKE AND RELEASE</b>											
PRE-INTAKE	2,341		9,308	9,766	11,719	9,308	9,766	11,719	9,308	9,766	11,719
INTAKE AND BOOKING	10,113		2,720	3,672	4,406	2,720	3,672	4,406	2,720	3,672	4,406
PROPERTY AND CHANGING	708		1,340	1,809	2,171	1,340	1,809	2,171	1,340	1,809	2,171
RELEASE AND TRANSPORT	768		1,240	1,674	2,009	1,288	1,739	2,087	1,336	1,804	2,164
<b>INTAKE AND RELEASE Subtotal</b>	<b>13,930</b>		<b>14,608</b>	<b>16,921</b>	<b>20,305</b>	<b>14,656</b>	<b>16,986</b>	<b>20,383</b>	<b>14,704</b>	<b>17,050</b>	<b>20,460</b>
<b>SERVICES AND SUPPORT</b>											
JAIL WAREHOUSE/MAINTENANCE	5,785		5,785	7,810	9,372	8,470	11,435	13,721	8,470	11,435	13,721
LAUNDRY	502		1,260	1,449	1,739	1,260	1,449	1,739	1,260	1,449	1,739
FOOD SERVICE	2,099		4,635	5,330	6,396	4,635	5,330	6,396	4,635	5,330	6,396
COMMISSARY	275		480	552	662	480	552	662	480	552	662
UTILITIES   BUILDING SUPPORT	2,273		2,566	3,464	4,157	2,566	3,464	4,157	2,566	3,464	4,157
<b>SERVICES AND SUPPORT Subtotal</b>	<b>10,934</b>		<b>14,726</b>	<b>18,605</b>	<b>22,326</b>	<b>17,411</b>	<b>22,230</b>	<b>26,676</b>	<b>17,411</b>	<b>22,230</b>	<b>26,676</b>
<b>TOTAL</b>	<b>74,878</b>	<b>71,488</b>	<b>89,199</b>	<b>112,788</b>	<b>135,346</b>	<b>99,877</b>	<b>128,408</b>	<b>154,089</b>	<b>103,033</b>	<b>132,180</b>	<b>158,616</b>

# STATION 10 SPACE NEEDS

DEPARTMENT	EXISTING		Near Term		Mid Term		Long Term	
	NSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF
<b>ADMINISTRATION</b>								
ADMINISTRATION	2,738	3,286	3,699	4,439	8,663	10,396	9,677	11,612
<b>ADMINISTRATION Subtotal</b>	<b>2,738</b>	<b>3,286</b>	<b>3,699</b>	<b>4,439</b>	<b>8,663</b>	<b>10,396</b>	<b>9,677</b>	<b>11,612</b>
<b>RECEPTION, RECORDS, and CIVIL</b>								
RECEPTION   RECORDS	2,454	3,436	2,075	2,490	2,367	2,841	2,556	3,067
CIVIL	244	342	733	880	796	955	879	1,055
<b>RECEPTION, RECORDS, and CIVIL Subtotal</b>	<b>2,698</b>	<b>3,777</b>	<b>2,808</b>	<b>3,370</b>	<b>3,163</b>	<b>3,795</b>	<b>3,435</b>	<b>4,122</b>
<b>CONCEALED HANDGUN LICENSE (CHL) and ONSITE EVIDENCE</b>								
CONCEALED HANDGUN LICENSE (CHL)	265	371	556	668	738	886	920	1,104
EVIDENCE STORAGE ONSITE	1,465	2,051	4,410	5,292	5,424	6,508	6,271	7,525
<b>CONCEALED HANDGUN LICENSE (CHL) and ONSITE EVIDENCE Subtotal</b>	<b>1,730</b>	<b>2,422</b>	<b>4,966</b>	<b>5,959</b>	<b>6,162</b>	<b>7,394</b>	<b>7,192</b>	<b>8,630</b>
<b>EVIDENCE STORAGE OFFSITE</b>								
EVIDENCE STORAGE OFFSITE	1,880	2,632	11,131	13,357	14,911	17,893	16,711	20,053
<b>EVIDENCE STORAGE OFFSITE Subtotal</b>	<b>1,880</b>	<b>2,632</b>	<b>11,131</b>	<b>13,357</b>	<b>14,911</b>	<b>17,893</b>	<b>16,711</b>	<b>20,053</b>
<b>DIGITAL FORENSICS AND IT</b>								
DIGITAL FORENSICS	1,420	1,988	2,699	3,239	3,536	4,243	3,978	4,774
IT	385	539	1,144	1,373	1,326	1,591	1,456	1,747
<b>DIGITAL FORENSICS AND IT Subtotal</b>	<b>1,805</b>	<b>2,527</b>	<b>3,843</b>	<b>4,611</b>	<b>4,862</b>	<b>5,834</b>	<b>5,434</b>	<b>6,521</b>
<b>DETECTIVES</b>								
DETECTIVES	2,523	3,532	2,876	3,451	3,463	4,156	3,869	4,643
<b>DETECTIVES Subtotal</b>	<b>2,523</b>	<b>3,532</b>	<b>2,876</b>	<b>3,451</b>	<b>3,463</b>	<b>4,156</b>	<b>3,869</b>	<b>4,643</b>



# STATION 10 SPACE NEEDS

DEPARTMENT	EXISTING		Near Term		Mid Term		Long Term	
	NSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF
<b>PATROL</b>								
PATROL	1,573	2,202	2,925	3,510	3,202	3,842	3,375	4,050
<b>PATROL Subtotal</b>	<b>1,573</b>	<b>2,202</b>	<b>2,925</b>	<b>3,510</b>	<b>3,202</b>	<b>3,842</b>	<b>3,375</b>	<b>4,050</b>
<b>SHARED RESOURCES AND COMMUNITY PARTNERS</b>								
COMMUNITY PARTNERS	177	248	767	920	819	983	1,014	1,217
STAFF SUPPORT/SHARED RESOURCES	2,750	3,850	4,225	5,070	4,381	5,257	4,537	5,444
BUILDING SUPPORT	5,003	7,004	1,493	1,792	1,493	1,792	1,493	1,792
<b>SHARED RESOURCES AND COMMUNITY PARTNERS Subtotal</b>	<b>7,930</b>	<b>11,102</b>	<b>6,485</b>	<b>7,782</b>	<b>6,693</b>	<b>8,032</b>	<b>7,044</b>	<b>8,453</b>
<b>TRAINING</b>								
TRAINING	2,241	3,137	11,687	14,024	11,687	14,024	11,687	14,024
<b>TRAINING Subtotal</b>	<b>2,241</b>	<b>3,137</b>	<b>11,687</b>	<b>14,024</b>	<b>11,687</b>	<b>14,024</b>	<b>11,687</b>	<b>14,024</b>
<b>VEHICLE MAINTENANCE</b>								
VEHICLE MAINTENANCE	10,955	15,337	18,970	22,764	23,855	28,626	27,062	32,475
<b>VEHICLE MAINTENANCE Subtotal</b>	<b>10,955</b>	<b>15,337</b>	<b>18,970</b>	<b>22,764</b>	<b>23,855</b>	<b>28,626</b>	<b>27,062</b>	<b>32,475</b>
<b>SEARCH AND RESCUE EMERGENCY MANAGEMENT</b>								
SEARCH AND RESCUE and EMERGENCY MANAGEMENT SERVICES	6,590	9,226	12,742	15,290	14,490	17,388	14,798	17,758
<b>SEARCH AND RESCUE EMERGENCY MANAGEMENT Subtotal</b>	<b>6,590</b>	<b>9,226</b>	<b>12,742</b>	<b>15,290</b>	<b>14,490</b>	<b>17,388</b>	<b>14,798</b>	<b>17,758</b>
<b>SPECIAL OPERATIONS TEAM (SOT) - SWAT &amp; MFF</b>								
SOT   Special Operations Team SWAT and MFF	4,440	6,216	6,937	8,324	7,102	8,523	7,613	9,136
<b>SPECIAL OPERATIONS TEAM (SOT) - SWAT &amp; MFF Subtotal</b>	<b>4,440</b>	<b>6,216</b>	<b>6,937</b>	<b>8,324</b>	<b>7,102</b>	<b>8,523</b>	<b>7,613</b>	<b>9,136</b>
<b>TOTAL</b>		<b>65,397</b>		<b>106,881</b>		<b>129,904</b>		<b>141,476</b>

# SITE ANALYSIS

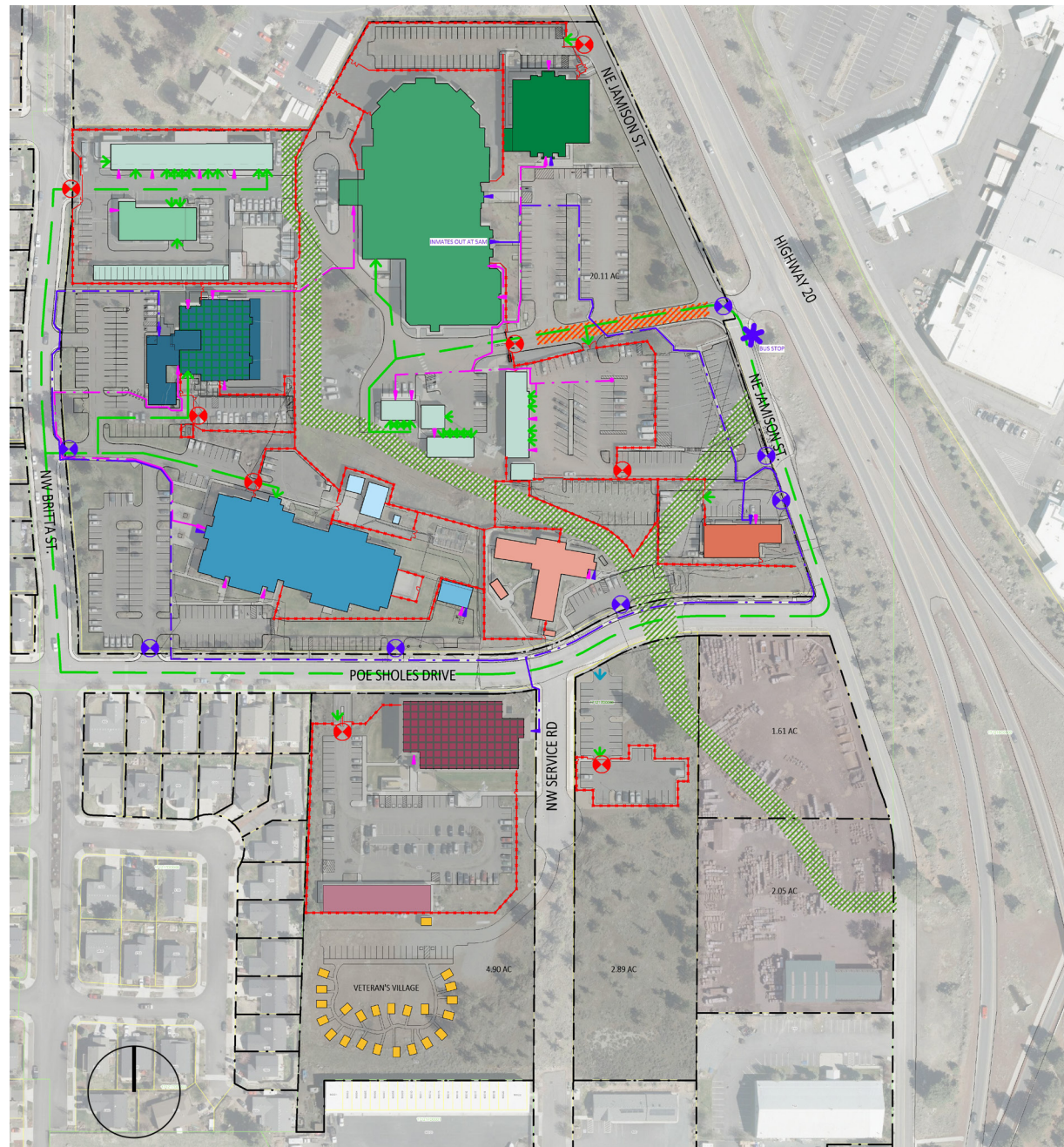
The Public Safety Campus comprises several County functions on approximately 28 acres north of downtown Bend. The campus is bounded by NE Jamison Street and Highway 20 on the east and NW Britta Street on the west, and is bisected by Poe Sholes Drive.

The campus is surrounded by residential developments on the west and south, as well as some commercial property closer to Highway 20. Bend Fire Department has a station and training facility directly north of the campus.

Swalley Irrigation District has an easement that impacts a significant portion of the center of the site.



# EXISTING SITE ANALYSIS

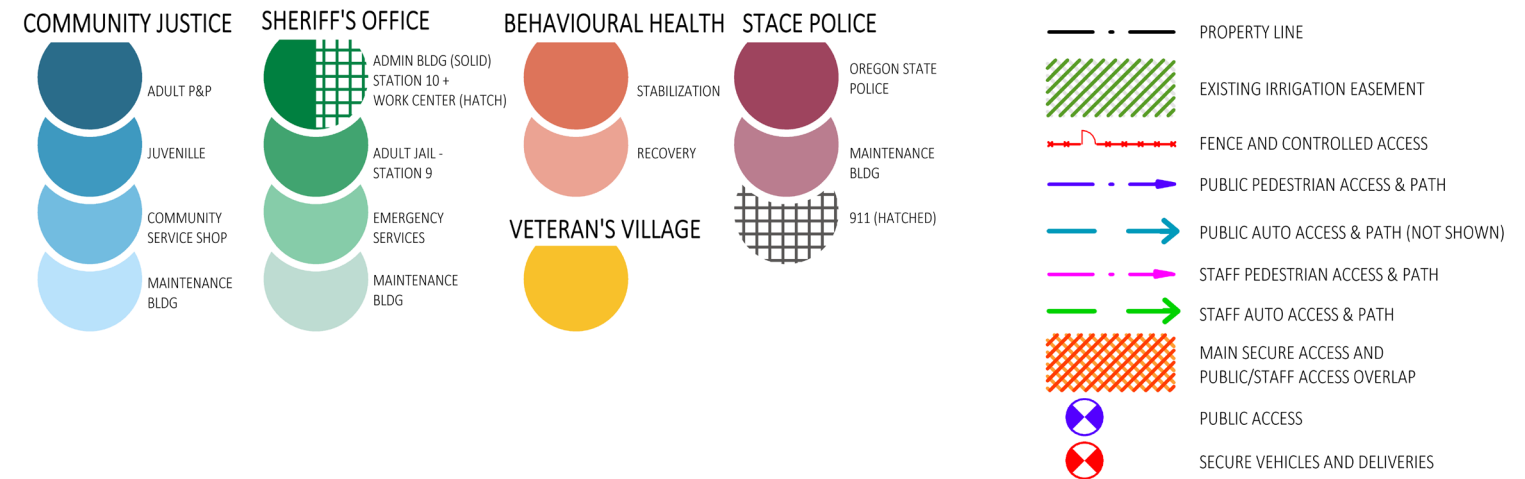


## Challenges & Opportunities

The campus has been partitioned and compartmentalized in such a manner that connections between agencies and services have become increasingly difficult. The Swalley Irrigation District easement has been an additional barrier to development and of interior connections on the site.

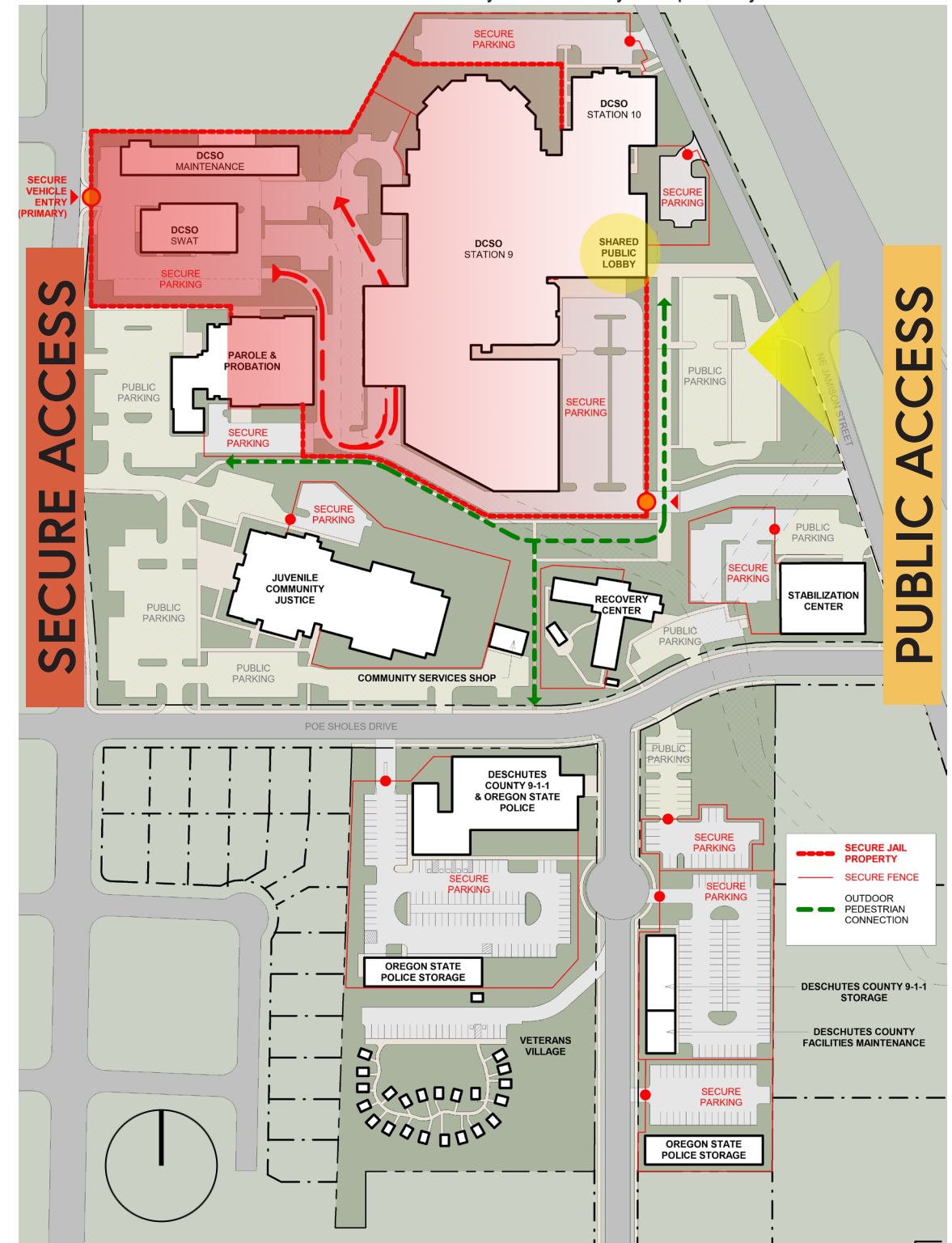
In an effort to enhance connectivity, future development on the site should seek to simplify access to the site for public and staff, creating clear zoning for secure operations.

The campus plan envisions the easement not as an impediment but as an opportunity to create an outdoor connection between facilities that promotes collaboration and supports staff and visitor well-being.



## LONG-TERM SITE PLANNING

The long-term vision for the Public Safety Campus creates separate zones for public and secure site access. This is intended to clarify wayfinding on the campus and improve safety for both staff and visitors. A new shared lobby for Station 9 and Station 10 is envisioned to provide a dignified public image for the campus, representing the importance of the core services provided to Deschutes County by the agencies located here.

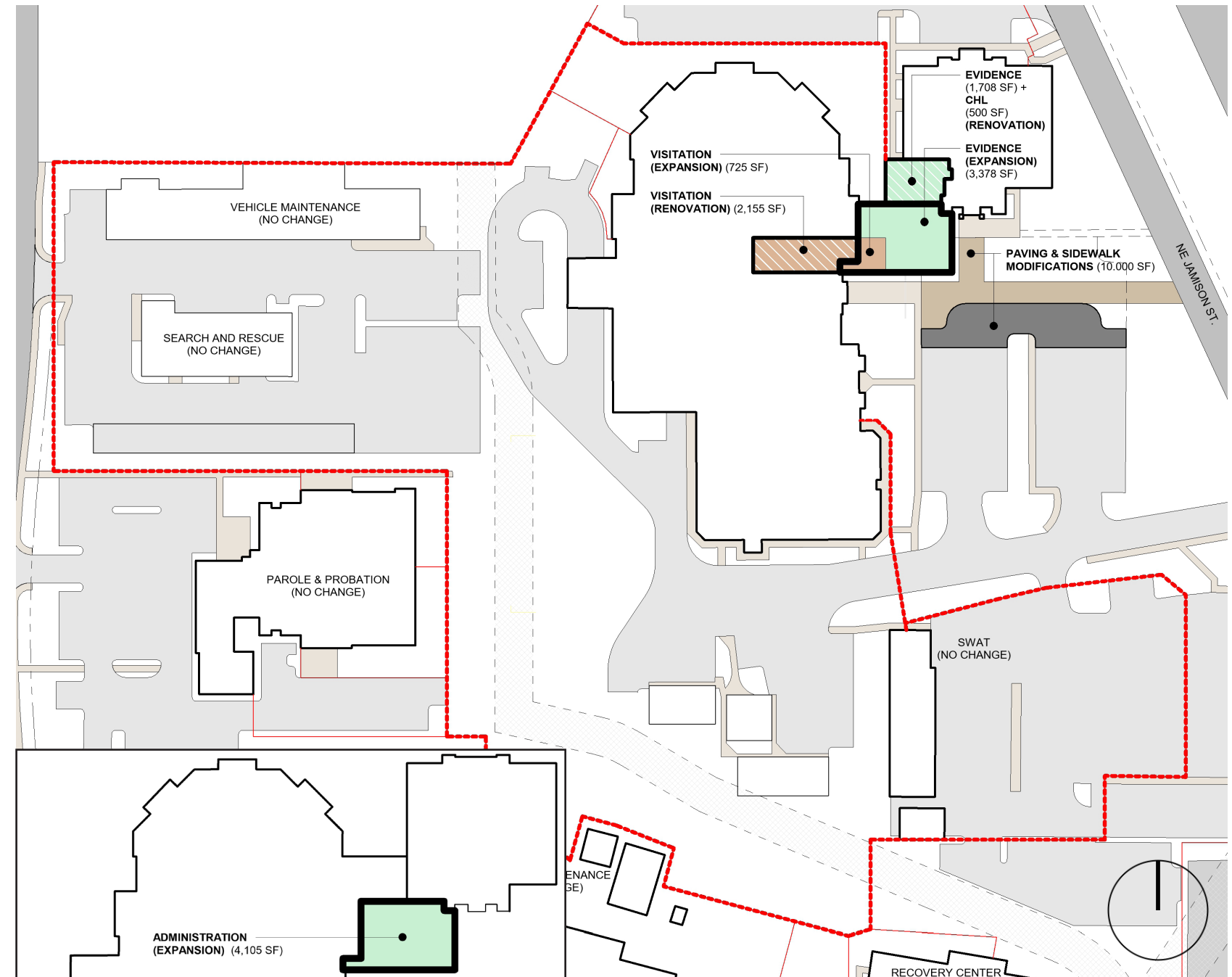




## Near-Term Priorities (0-5 Years)

SHERIFF'S OFFICE ADULT JAIL (STATION 9)			
	AREA (SF)	COST/SF	TOTAL (\$)
<b>Visitation &amp; Arraignment</b>			
New Construction	725	\$ 1,303	\$ 944,675
Heavy Renovation	2,155	\$ 1,264	\$ 2,723,920
<b>Site Modifications</b>			
Paving & Sidewalk	10,000	\$ 46	\$ 460,000
<b>STATION 9 NEAR TERM SUBTOTAL</b>		\$	<b>4,128,595</b>

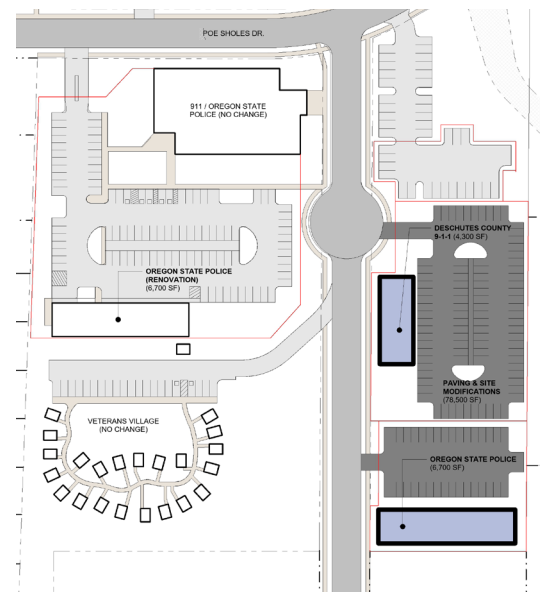
SHERIFF'S OFFICE ADMINISTRATION & SUPPORT SERVICES (STATION 10)			
	AREA (SF)	COST/SF	TOTAL (\$)
<b>Evidence Storage</b>			
New Construction	3,378	\$ 975	\$ 3,293,550
Heavy Renovation	1,708	\$ 1,264	\$ 2,158,912
<b>CHL Expansion</b>			
Heavy Renovation	500	\$ 997	\$ 498,500
<b>Administration</b>			
New Construction	4,105	\$ 893	\$ 3,664,410
<b>STATION 10 NEAR TERM SUBTOTAL</b>		\$	<b>9,615,372</b>



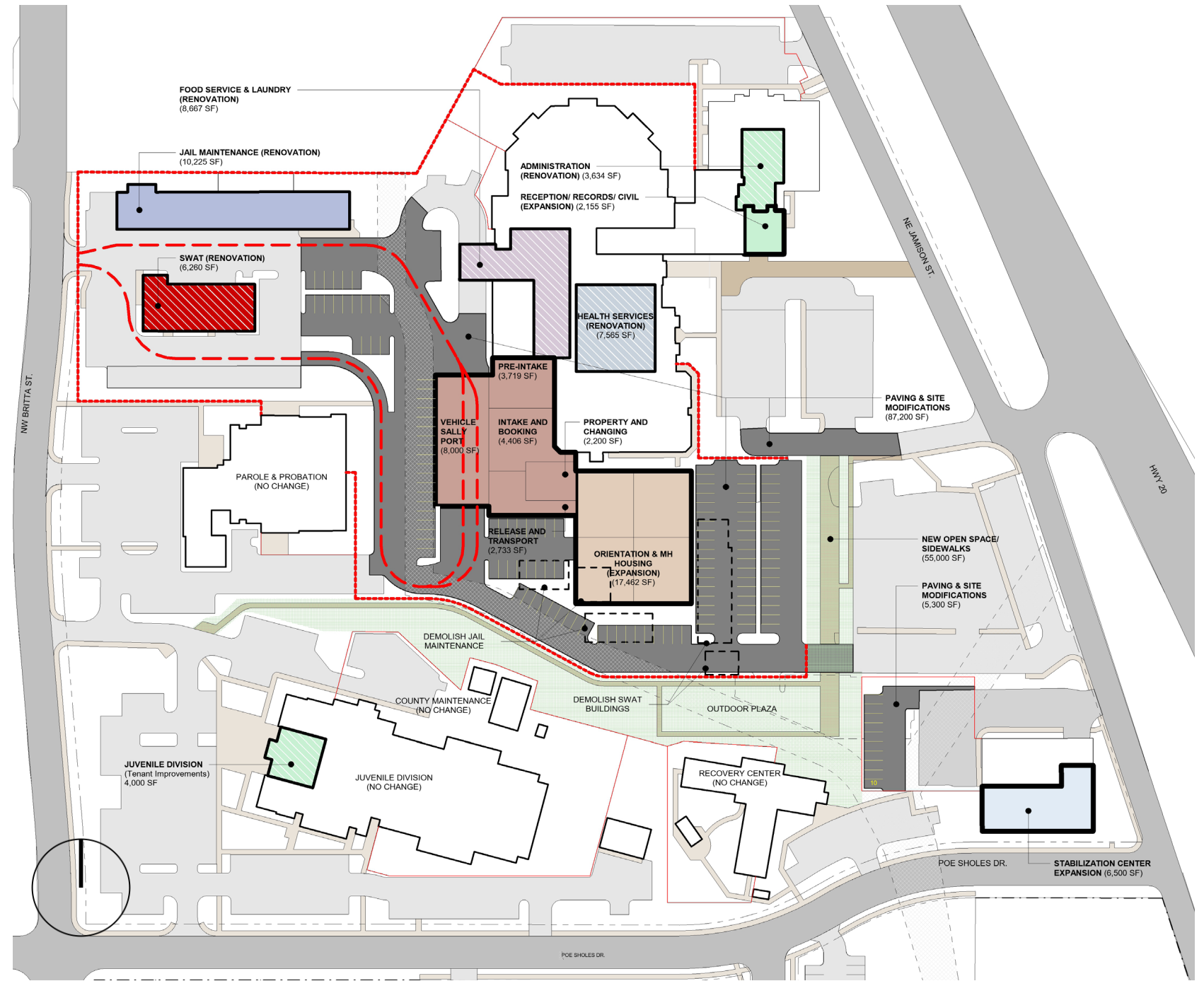
SECOND FLOOR PLAN

## Mid-Term Priorities (6-10 Years)

CAMPUS IMPROVEMENTS			
	AREA (SF)	COST/SF	TOTAL (\$)
<b>Stabilization Center Expansion</b>			
New Construction	6,500	\$ 988	\$ 6,422,000
Heavy Renovation	5,283	\$ 568	\$ 3,000,744
<b>Stabilization Center Secure Parking</b>			
Site Modifications (Uncovered)	5,300	\$ 82	\$ 434,600
<b>Juvenile Division T1</b>			
Heavy Renovation	4,000	\$ 949	\$ 3,796,000
<b>Deschutes County 9-1-1 and Oregon State Police</b>			
New Construction	13,380	\$ 374	\$ 5,004,120
Secure Parking			\$ 3,143,420
NW Service Road			\$ 3,110,685
<b>Outdoor / Landscape Modifications</b>			
Site Modifications	55,250	\$ 77	\$ 4,254,250
<b>CAMPUS MID TERM SUBTOTAL</b>		<b>\$</b>	<b>\$ 29,165,819</b>



SOUTH OF POE SHOLES DR

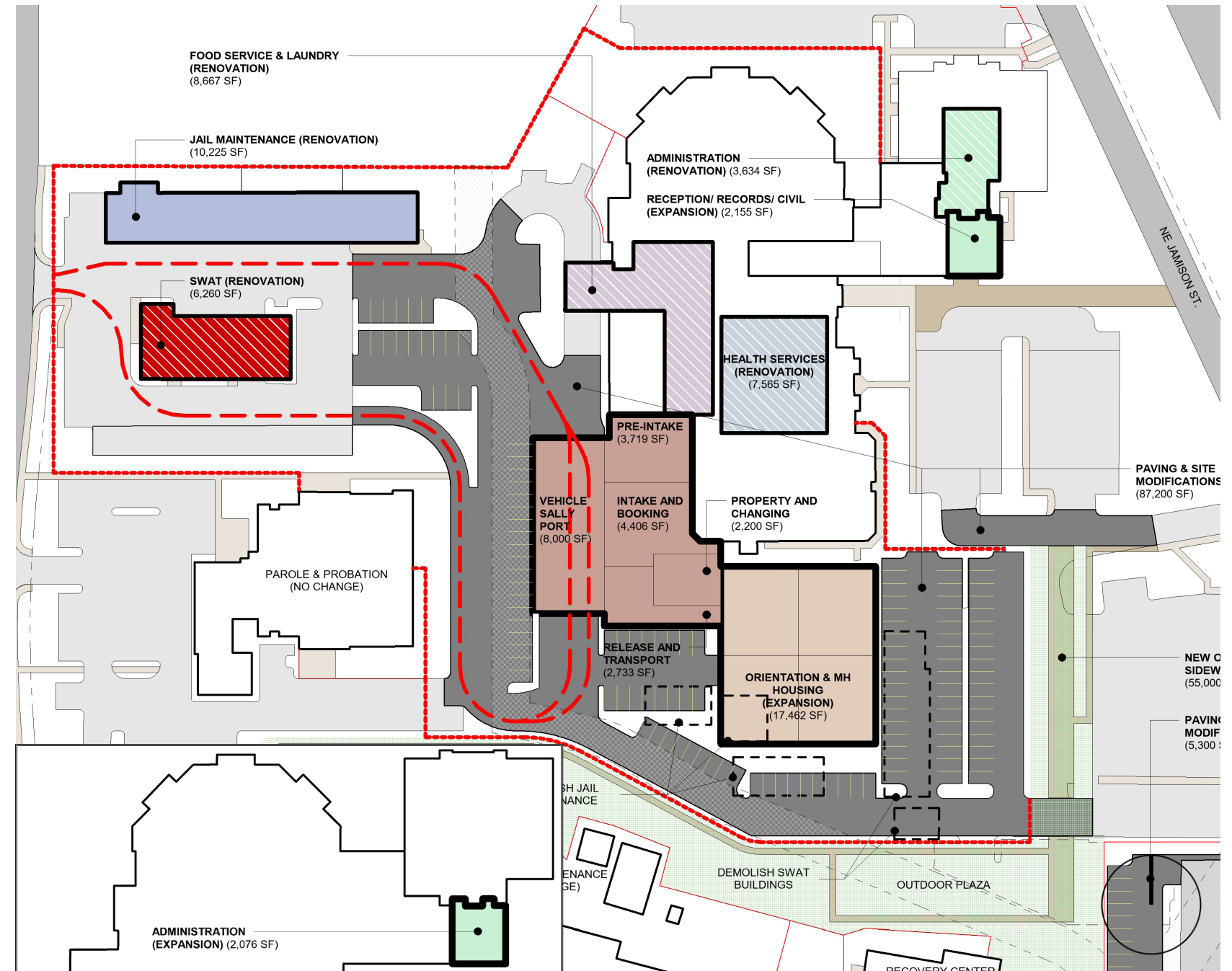


NORTH OF POE SHOLES DR

## Mid-Term Priorities (6-10 Years)

### SHERIFF'S OFFICE ADMINISTRATION & SUPPORT SERVICES (STATION 10)

	AREA (SF)	COST/SF	TOTAL (\$)
<b>Relocate SWAT</b>			
Demolish	5,535	\$ 55	\$ 304,425
Light Renovation	6,260	\$ 632	\$ 3,956,320
<b>Vehicle Maintenance Off-Site</b>			
New Construction	28,626	\$ 759	\$ 21,727,134
<b>VM Fueling Station Off-Site</b>			
New Construction, Covered Only	3,000	\$ 755	\$ 2,265,000
<b>Reception / Records / Civil</b>			
New Construction	2,155	\$ 1,098	\$ 2,366,190
<b>Administration</b>			
New Construction	2,076	\$ 988	\$ 2,051,088
Light Renovation	3,634	\$ 632	\$ 2,296,688
<b>Search &amp; Rescue Off-Site</b>			
New Construction	17,388	\$ 1,142	\$ 19,857,096
<b>Search &amp; Rescue Covered Parking Off-Site</b>			
New Construction	10,600	\$ 558	\$ 5,914,800
<b>Search &amp; Rescue Uncovered Parking Off-Site</b>			
New Paving	23,800	\$ 55	\$ 1,309,000
<b>Existing Station 10</b>			
Light Refresh	117,337	\$ 55	\$ 6,453,535
<b>STATION 10 MID TERM SUBTOTAL</b>		\$	<b>68,501,276</b>

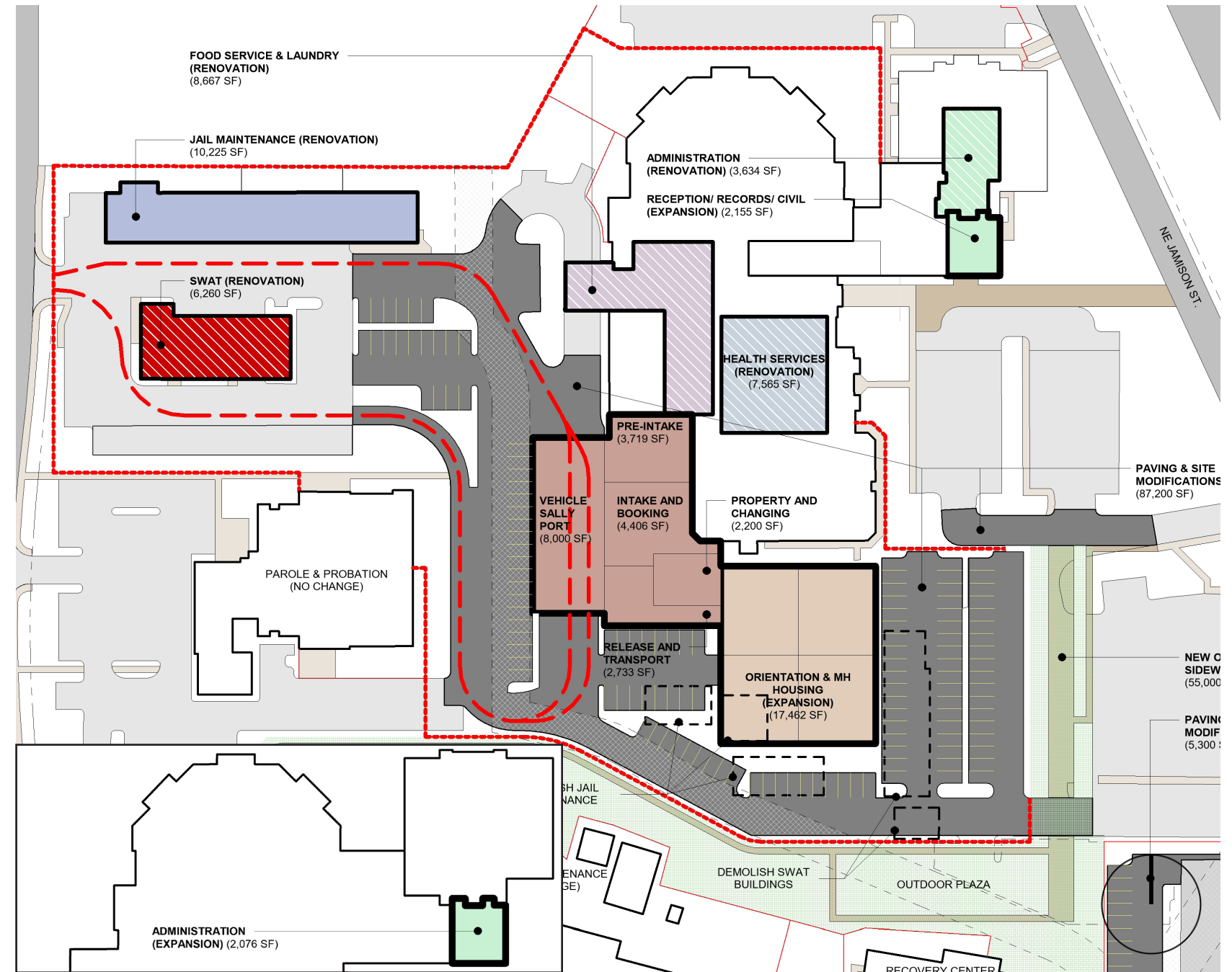


SECOND FLOOR PLAN



## Mid-Term Priorities (6-10 Years)

SHERIFF'S OFFICE ADULT JAIL (STATION 9)			
	AREA (SF)	COST/SF	TOTAL (\$)
<b>Relocate Jail Maintenance</b>			
Demolish	7,810	\$ 55	\$ 429,550
Light Renovation	10,225	\$ 404	\$ 4,130,900
<b>Intake / Release</b>			
New Construction	13,058	\$ 1,584	\$ 20,683,872
<b>Vehicle Sallyport</b>			
New Construction	8,000	\$ 878	\$ 7,024,000
<b>Health Services</b>			
Heavy Renovation	7,565	\$ 1,268	\$ 9,592,420
<b>Food Service &amp; Laundry</b>			
Heavy Renovation	8,667	\$ 1,319	\$ 11,431,773
<b>Mental Health &amp; Orientation Housing</b>			
New Construction	17,462	\$ 1,584	\$ 27,659,808
<b>Site Modifications</b>			
Paving & Sidewalk	87,200	\$ 55	\$ 4,796,000
<b>Existing Station 9</b>			
Light Refresh	151,055	\$ 55	\$ 8,308,025
<b>STATION 9 MID TERM SUBTOTAL</b>		<b>\$</b>	<b>\$ 94,056,348</b>



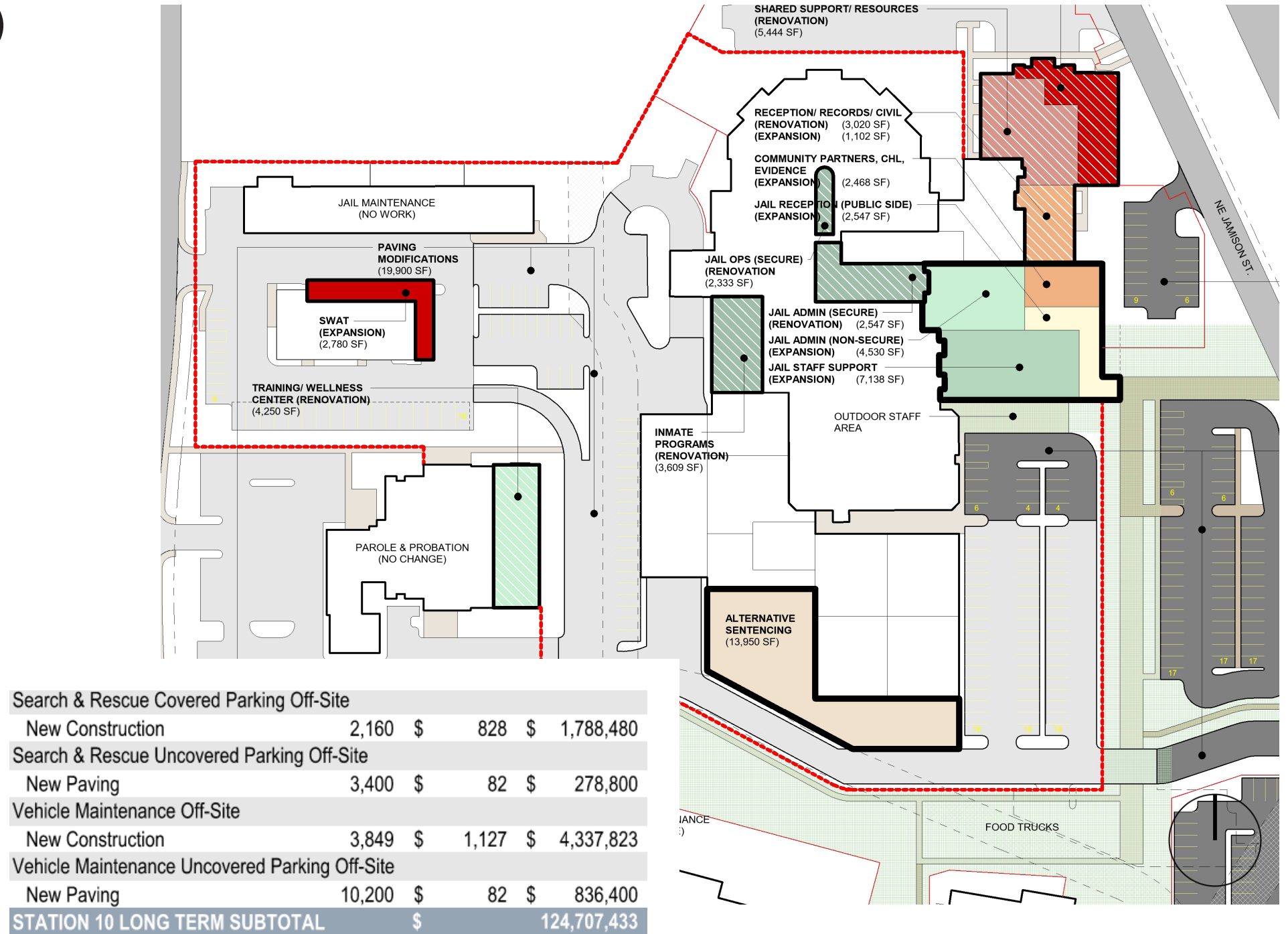
SECOND FLOOR PLAN



## Long-Term Priorities (11-20 Years)

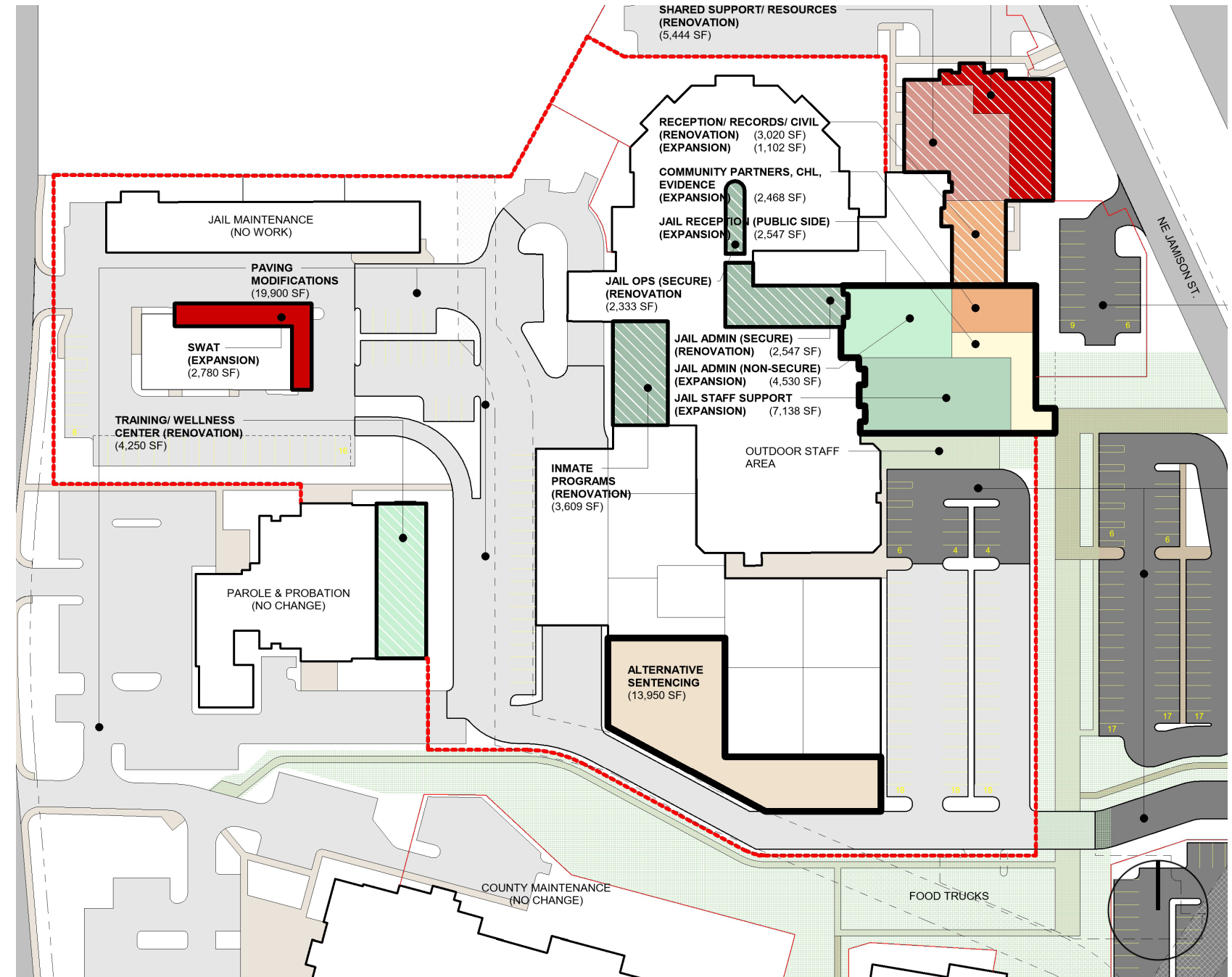
### SHERIFF'S OFFICE ADMINISTRATION & SUPPORT SERVICES (STATION 10)

	AREA (SF)	COST/SF	TOTAL (\$)
<b>Patrol</b>			
Light Renovation	4,747	\$ 937	\$ 4,447,939
<b>Shared Support / Resources</b>			
Heavy Renovation	6,334	\$ 1,565	\$ 9,912,710
<b>Reception / Records / Civil</b>			
New Construction	2,155	\$ 1,098	\$ 2,366,190
Heavy Renovation	3,020	\$ 1,690	\$ 5,103,800
<b>Community Partners, CHL &amp; Evidence</b>			
New Construction	2,469	\$ 1,760	\$ 4,345,440
<b>Detectives</b>			
Light Renovation	4,648	\$ 937	\$ 4,355,176
<b>Administration</b>			
Light Renovation	9,979	\$ 937	\$ 9,350,323
<b>Digital Forensics &amp; IT</b>			
New Construction	6,521	\$ 1,760	\$ 11,476,960
<b>Training</b>			
New Construction	9,774	\$ 1,760	\$ 17,202,240
<b>Evidence Storage Off-Site</b>			
New Construction	20,053	\$ 1,760	\$ 35,293,280
<b>SWAT</b>			
New Construction	2,876	\$ 937	\$ 2,694,812
<b>Existing Station 10</b>			
Light Refresh	60,130	\$ 163	\$ 9,801,190
<b>Secure Parking (Uncovered)</b>			
Site Modifications	6,109	\$ 80	\$ 488,720
<b>Search &amp; Rescue Off-Site</b>			
New Construction	370	\$ 1,695	\$ 627,150



## Long-Term Priorities (11-20 Years)

SHERIFF'S OFFICE ADULT JAIL (STATION 9)			
	AREA (SF)	COST/SF	TOTAL (\$)
<b>Inmate Programs</b>			
Heavy Renovation	3,609	\$ 2,282	\$ 8,235,738
<b>Jail Administration (Secure)</b>			
Heavy Renovation	2,547	\$ 2,282	\$ 5,812,254
<b>Jail Operations</b>			
Heavy Renovation	2,333	\$ 2,282	\$ 5,323,906
<b>Jail Administration (Non-Secure)</b>			
New Construction	4,503	\$ 1,760	\$ 7,925,280
<b>Jail Reception</b>			
New Construction	2,547	\$ 1,760	\$ 4,482,720
<b>Staff Support (Non-Secure)</b>			
New Construction	7,138	\$ 1,760	\$ 12,562,880
<b>Alternative Sentencing</b>			
New Construction	13,951	\$ 1,760	\$ 24,553,760
<b>Site Modifications</b>			
Paving Modifications	63,538	\$ 82	\$ 5,210,116
<b>Existing Station 9</b>			
Light Refresh	121,834	\$ 163	\$ 19,858,942
<b>STATION 9 LONG TERM SUBTOTAL</b>		\$	<b>93,965,596</b>



# COST ESTIMATE

Conceptual estimates were done for the purpose of prioritizing campus needs and potential projects. Potential project costs include numerous assumptions and variables that will likely change over time. These estimates are to be taken as a best guess estimate figures that lie within a possible range. No detailed design studies have been conducted. The program areas and construction types estimated are reasonable assumptions based on group discussions with Deschutes County. Therefore these estimate figures are only to be used for high level decision making and next steps planning. They are not to be used for capital funding requests. More study is needed.

## **BASIS OF COST ESTIMATE**

### **Pricing is based on the following general conditions of construction:**

- The general contract procurement method will be CM/GC
- Pricing assumes a minimum of (3) bidders in all trades
- There will not be small business set aside requirements
- Key subcontractors will be brought on as trade partners
- The contractor will be required to pay prevailing wages

### **Exclusions:**

- Oregon BOLI fees
- Allowance for Percent for Art
- Adjustments for workforce training/PLA/MWESB
- Ground improvements or special foundations
- Hazardous material handling, disposal and abatement except as identified
- Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- Assessments, taxes, finance, legal and development charges
- Land and easement acquisition
- Environmental impact mitigation

<b>NEAR TERM (5-YEAR) PROJECTS (2028-2032)</b>						
Department	Construction Type	Quantity	Unit	Rate	Total	Additional Notes
<b>DC Sheriff's Office: Adult Jail (Station 9)</b>						
A1	Construction Costs					
	Visitation & Arraignment					
	New Construction	725	sf	\$1,303.00	\$944,675	Secure / Detention
	Heavy Renovation	2,155	sf	\$1,264.00	\$2,723,920	Secure / Detention
	Site Modifications					
	Paving Modifications	10,000	sf	\$46.00	\$460,000	Measured extent of paving, sidewalks, and landscape modifications. Does not include total area of disturbance.
	<b>Total Construction Costs</b>	<b>12,880</b>	<b>sf</b>		<b>\$4,128,595</b>	
<b>DC Sheriff's Office: Admin Building &amp; Support Services (Station 10)</b>						
A2	Construction Costs					
	Evidence Storage					
	New Construction	3,378	sf	\$975.00	\$3,293,550	Secure / Law Enforcement
	Heavy Renovation	1,708	sf	\$936.00	\$1,598,688	Secure / Law Enforcement
	Concealed Handgun License (CHL)					
	Heavy Renovation	500	sf	\$997.00	\$498,500	50% Secure Law Enforcement / 50% Admin
	Administration					
	New Construction	4,105	sf	\$892.67	\$3,664,425	Admin Offices
	<b>Total Construction Costs</b>	<b>9,691</b>	<b>sf</b>		<b>\$9,055,163</b>	
B	Construction Cost Contingency					
	Estimating Contingency	0%	of A1 & A2 Total		\$0	Estimate reflects contingency
	Owner Construction Contingency	10%	of A1 & A2 Total		\$1,318,376	
	Escalation (add 5% for each year after 2032)	0%	of A1 & A2 Total		\$0	Estimate reflects 5% per year to midpoint of each phase (44% factored for near-term), compound rates
	<b>Total Construction Cost Contingency</b>				<b>\$1,318,376</b>	
C	Soft Costs					
	A&E Fees, Permits, Inspections, Owner's Insurance	25%	of A1 & A2 Total		<b>\$3,295,939</b>	
D	Interior Costs					
	Furniture, Fixtures & Equipment	\$30	per sq ft A1 + A2 Total		<b>\$677,130</b>	
E	Total Project Costs					
	Total Construction Costs		A1+A2		\$13,183,758	
	Total Construction Cost Contingency		B		\$1,318,376	
	Total Soft Costs		C		\$3,295,939	
	Total Interior Costs		D		\$677,130	
	<b>Total Near-Term Project Costs</b>				<b>\$18,475,203</b>	



<b>MID TERM (10-YEAR) PROJECTS (2033-2037)</b>						
Department	Construction Type	Quantity	Unit	Rate	Total	Additional Notes
<b>DC Sheriff's Office: Adult Jail (Station 9)</b>						
<b>A1</b>	<b>Construction Costs</b>					
<b>Relocate Jail Maintenance</b>						
	Demolish	7,810	sf	\$55.00	\$429,550	Demolition of existing facilities
	Light Renovation	10,225	sf	\$404.00	\$4,130,900	Warehouse / Utility Space
<b>Intake / Release</b>						
	New Construction	13,058	sf	\$1,584.00	\$20,683,872	Secure / Detention
<b>Vehicle Sallyport</b>						
	New Construction	8,000	sf	\$878.00	\$7,024,000	25% Secure / Detention & 75% Enclosed Exterior Space
<b>Health Services</b>						
	Heavy Renovation	7,565	sf	\$1,268.00	\$9,592,420	Secure / Detention
<b>Food Service &amp; Laundry</b>						
	Heavy Renovation	8,667	sf	\$1,319.00	\$11,431,773	Secure / Detention
<b>Mental Health &amp; Orientation Housing</b>						
	New Construction	17,462	sf	\$1,584.00	\$27,659,808	Secure / Detention
<b>Site Modifications</b>						
	Paving Modifications	87,200	sf	\$55.00	\$4,796,000	Measured extent of paving, sidewalks, and landscape modifications. Does not include total area of disturbance.
<b>Existing Station 9</b>						
	Light Refresh	151,055	sf	\$55.00	\$8,308,025	Paint & minor repairs of areas not included in near-term work
<b>Total Construction Costs</b>		<b>311,042</b>	<b>sf</b>		<b>\$94,056,348</b>	

DC Sheriff's Office: Admin Building & Support Services (Station 10)						
A2 Construction Costs						
<b>Relocate SWAT</b>						
	Demolition	5,535	sf	\$55.00	\$304,425	Demolition of existing facilities
	Light Renovation	6,260	sf	\$632.00	\$3,956,320	Secure Law Enforcement
<b>Vehicle Maintenance, Off-Site</b>						
	New Construction	28,626	sf	\$759.00	\$21,727,134	Warehouse / Utility Space. New development of future off-site location. Includes excavation of relatively flat site, utility infrastructure, street improvements, paving, landscaping, secure fencing with (1) vehicle gate. Assume future offsite location doesn't require demolition of existing facilities. Doesn't include acquisition costs.
<b>Vehicle Maintenance Fueling Station, Off-Site</b>						
	New Construction, Covered Only	3,000	sf	\$755.00	\$2,265,000	
<b>Reception / Records / Civil</b>						
	New Construction	2,155	sf	\$1,098.00	\$2,366,190	Admin Offices
<b>Administration</b>						
	New Construction	2,076	sf	\$988.00	\$2,051,088	Admin Offices
	Light Renovation	3,634	sf	\$632.00	\$2,296,688	Admin Offices
<b>Search &amp; Rescue, Off-Site</b>						
	New Construction	17,388	sf	\$1,142.00	\$19,857,096	Warehouse / Utility / Admin space. New development of future off-site location adjacent to vehicle maintenance. Doesn't include acquisition costs.
<b>Search &amp; Rescue Covered Parking, Off-Site</b>						
	New Construction	10,600	sf	\$558.00	\$5,914,800	
<b>Search &amp; Rescue Uncovered Parking, Off-Site</b>						
	New Paving	23,800	sf	\$55.00	\$1,309,000	
<b>Existing Station 10</b>						
	Light Refresh	117,337	sf	\$55.00	\$6,453,535	Paint & minor repairs of areas not included in near-term work
<b>Total Construction Costs</b>		<b>220,411</b>	<b>sf</b>		<b>\$68,501,276</b>	





Campus Improvements						
<b>A3 Construction Costs</b>						
<b>Stabilization Center Expansion</b>						
	New Construction	6,500	sf	\$988.00	\$6,422,000	Admin Offices, expansion of current location
	Light Renovation	5,283	sf	\$568.00	\$3,000,744	Remodel to accommodate addition
<b>Stabilization Center Secure Uncovered Parking</b>						
	Site Modifications	5,300	sf	\$82.00	\$434,600	Measured extent of paving, sidewalks, and landscape modifications. Does not include total area of disturbance.
<b>Juvenile Division TI</b>						
	Heavy Renovation	4,000	sf	\$949.00	\$3,796,000	Remodel of existing lobby/waiting & public vertical circulation.
<b>Outdoor / Landscape Modifications</b>						
	Site Modifications	55,250	sf	\$77.00	\$4,254,250	Measured extent of sidewalks and landscape modifications. Includes single plaza with additional landscaping. Does not include total area of disturbance.
<b>911 Storage &amp; Secure Parking</b>						
	New Construction	6,690	sf	\$374.00	\$2,502,060	PEMB building w/ freeze protection
	Secure Parking	30,520	sf	\$67.00	\$2,061,232	Includes 777 LF of 8' H chain link fencing, (1) vehicular gate, (1) man gate, utility infrastructure and excavation
<b>Oregon State Police Storage &amp; Secure Parking</b>						
	New Construction	6,690	sf	\$374.00	\$2,502,060	PEMB building w/ freeze protection
	Secure Parking	13,638	sf	\$79.00	\$1,082,188	Includes 512 LF of 8' H chain link fencing, (1) vehicular gate, (1) man gate, utility infrastructure and excavation
<b>NW Service Road</b>						
	Road Extension	435	lf	\$7,151.00	\$3,110,685	Assumes 36' wide road with ROW improvements
<b>Total Construction Costs</b>		<b>134,306</b>	<b>sf</b>		<b>\$29,165,819</b>	
<b>B Construction Cost Contingency</b>						
	Estimating Contingency	0%	of A1, A2 & A3 Total		\$0	Estimate reflects contingency
	Owner Construction Contingency	10%	of A1, A2 & A3 Total		\$19,172,344	
	Escalation (add 5% for each year after 2032)	0%	of A1, A2 & A3 Total		\$0	Estimate reflects 5% per year to midpoint of each phase (84% factored for near-term), compound rates
<b>Total Construction Cost Contingency</b>					<b>\$19,172,344</b>	
<b>C Soft Costs</b>						
	A&E Fees, Permits, Inspections, Owner's Insurance	25%	of A1, A2 & A3 Total		<b>\$47,930,861</b>	
<b>D Interior Costs</b>						
	Furniture, Fixtures & Equipment	\$30	per sq ft A1 + A2 + A3 Total		<b>\$19,972,770</b>	
<b>E Total Project Costs</b>						
	Total Construction Costs		A1+A2+A3		\$191,723,443	
	Total Construction Cost Contingency		B		\$19,172,344	
	Total Soft Costs		C		\$47,930,861	
	Total Interior Costs		D		\$19,972,770	
<b>Total Mid-Term Project Costs</b>					<b>\$278,799,418</b>	



<b>LONG TERM (20-YEAR) PROJECTS (2043-2047)</b>						
Department	Construction Type	Quantity	Unit	Rate	Total	Additional Notes
<b>DC Sheriff's Office: Adult Jail (Station 9)</b>						
<b>A1</b>	<b>Construction Costs</b>					
	<b>Inmate Programs</b>					
	Heavy Renovation	3,609	sf	\$2,282.00	\$8,235,738	Secure / Detention
	<b>Jail Administration, Secure</b>					
	Heavy Renovation	2,547	sf	\$2,282.00	\$5,812,254	Secure / Detention
	<b>Jail Operations</b>					
	Heavy Renovation	2,333	sf	\$2,282.00	\$5,323,906	Secure / Detention
	<b>Jail Administration, Non-Secure</b>					
	New Construction	4,503	sf	\$1,760.00	\$7,925,280	Non-Secure / Detention
	<b>Jail Reception</b>					
	New Construction	2,547	sf	\$1,760.00	\$4,482,720	Non-Secure / Detention
	<b>Staff Support Space, Non-Secure</b>					
	New Construction	7,138	sf	\$1,760.00	\$12,562,880	Non-Secure / Detention
	<b>Alternative Sentencing</b>					
	New Construction	13,951	sf	\$1,760.00	\$24,553,760	Secure / Detention
	<b>Site Modifications</b>					
	Paving Modifications	63,538	sf	\$82.00	\$5,210,116	Measured extent of paving, sidewalks, and landscape modifications. Does not include total area of disturbance. Includes 2 new secure vehicle gates and ~500' of secure fencing.
	<b>Existing Station 9</b>					
	Light Refresh	121,834	sf	\$163.00	\$19,858,942	Paint & minor repairs of areas not included in mid-term work
	<b>Total Construction Costs</b>	<b>222,000</b>	<b>sf</b>		<b>\$93,965,596</b>	



DC Sheriff's Office: Admin Building & Support Services (Station 10)						
A2	Construction Costs					
<b>Patrol</b>						
	Light Renovation	4,747	sf	\$937.00	\$4,447,939	Secure Law Enforcement
<b>Shared Support / Resources</b>						
	Heavy Renovation	6,334	sf	\$1,565.00	\$9,912,710	Admin Offices
<b>Reception / Records / Civil</b>						
	New Construction	1,102	sf	\$1,760.00	\$1,939,520	Admin Offices
	Heavy Renovation	3,020	sf	\$1,690.00	\$5,103,800	Admin Offices
<b>Community Partners, CHL &amp; Evidence</b>						
	New Construction	2,469	sf	\$1,760.00	\$4,345,440	Secure Law Enforcement
<b>Detectives</b>						
	Light Renovation	4,648	sf	\$937.00	\$4,355,176	Secure Law Enforcement
<b>Administration</b>						
	Light Renovation	9,979	sf	\$937.00	\$9,350,323	Admin Offices
<b>Digital Forensics &amp; IT</b>						
	New Construction	6,521	sf	\$1,760.00	\$11,476,960	Secure Law Enforcement
<b>Training</b>						
	New Construction	9,774	sf	\$1,760.00	\$17,202,240	Admin Offices
<b>Evidence Storage, Off-Site</b>						
	New Construction	20,053	sf	\$1,760.00	\$35,293,280	Secure Law Enforcement
<b>SWAT</b>						
	New Construction	2,876	sf	\$1,760.00	\$5,061,760	Secure Law Enforcement
<b>Existing Station 10</b>						
	Light Refresh	60,130	sf	\$163.00	\$9,801,190	Paint & minor repairs of areas not included in mid-term work
<b>Secure Parking Uncovered</b>						
	Site Modifications	6,109	sf	\$80.00	\$488,720	On-site secure parking expansion
<b>Search &amp; Rescue, Off-Site</b>						
	New Construction	370	sf	\$1,695.00	\$627,150	50% Secure Law Enforcement & 50% Admin Offices, expansion of mid-term improvements
<b>Search &amp; Rescue Covered Parking, Off-Site</b>						
	New Construction	2,160	sf	\$828.00	\$1,788,480	Expansion of building from mid-term
<b>Search &amp; Rescue Uncovered Parking, Off-Site</b>						
	New Paving	3,400	sf	\$82.00	\$278,800	Expansion of parking from mid-term
<b>Vehicle Maintenance, Off-Site</b>						
	New Construction	3,849	sf	\$1,127.00	\$4,337,823	Expansion of building from mid-term
<b>Vehicle Maintenance Uncovered Parking, Off-Site</b>						
	New Paving	10,200	sf	\$82.00	\$836,400	Expansion of parking from mid-term
<b>Total Construction Costs</b>		<b>157,741</b>	<b>sf</b>		<b>\$126,647,711</b>	



Campus Improvements						
<b>A3</b>	<b>Construction Costs</b>					
	<b>Stabilization Center Parking Uncovered</b>					
	Site Modifications	15,500	sf	\$82.00	\$1,271,000	Expansion of parking from mid-term
	<b>County Maintenance Buildings</b>					
	New Construction	2,400	sf	\$1,127.00	\$2,704,800	Warehouse / Utility space. Includes only site county facility storage buildings, excludes central county maintenance facility.
	<b>County Maintenance Parking</b>					
	New Paving	3,000	sf	\$82.00	\$246,000	on-site dedicated parking for maintenance
	<b>Training &amp; Wellness Center</b>					
	Heavy Renovation	4,205	sf	\$1,565.00	\$6,580,825	Conversion of former work crew space to new use for entire campus
	<b>911 &amp; Oregon State Police TI</b>					
	Light Renovation	1,700	sf	\$937.00	\$1,592,900	Secure Law Enforcement.
	<b>Recovery Center Remodel</b>					
	Heavy Renovation	7,900	sf	\$1,467.00	\$11,589,300	Remodel for aged building improvements
	<b>Outdoor / Landscape Modifications</b>					
	Site Modifications	46,750	sf	\$115.00	\$5,376,250	Measured extent of sidewalks and landscape modifications. Includes single plaza with additional landscaping. Does not include total area of disturbance.
	<b>911 &amp; Oregon State Police Addition</b>					
	New Construction	12,522	sf	\$2,524.00	\$31,605,528	2-story addition
	<b>Total Construction Costs</b>	<b>93,977</b>	<b>sf</b>		<b>\$60,966,603</b>	
<b>B</b>	<b>Construction Cost Contingency</b>					
	Estimating Contingency	0%	of A1, A2 & A3 Total		\$0	Estimate reflects contingency
	Owner Construction Contingency	10%	of A1, A2 & A3 Total		\$28,157,991	
	Escalation (add 5% for each year after 2032)	0%	of A1, A2 & A3 Total		\$0	Estimate reflects 5% per year to midpoint of each phase (200% factored for near-term), compound rates
	<b>Total Construction Cost Contingency</b>				<b>\$28,157,991</b>	
<b>C</b>	<b>Soft Costs</b>					
	A&E Fees, Permits, Inspections, Owner's Insurance	25%	of A1, A2 & A3 Total		<b>\$70,394,978</b>	
<b>D</b>	<b>Interior Costs</b>					
	Furniture, Fixtures & Equipment	\$30	per sq ft A1 + A2 + A3 Total		<b>\$14,211,540</b>	
<b>E</b>	<b>Total Project Costs</b>					
	Total Construction Costs		A1+A2+A3		\$281,579,910	
	Total Construction Cost Contingency		B		\$28,157,991	
	Total Soft Costs		C		\$70,394,978	
	Total Interior Costs		D		\$14,211,540	
	<b>Total Long-Term Project Costs</b>				<b>\$394,344,419</b>	

