

CROW
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Acknowledgements

Crow Engineering wants to thank everyone who participated in this cooperative and collaborative effort:

- Morrow County Commissioners & Administrators
- Planning Department
- Justice Court
- Parole & Probation
- Sheriff Department
- Veterans Services
- Public Health
- Juvenile Department
- District Attorney/ Victims Assistance/ Child Support
- County Clerk
- City of Irrigon
- IT (Intermountain ESD)



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Create The Right Vision

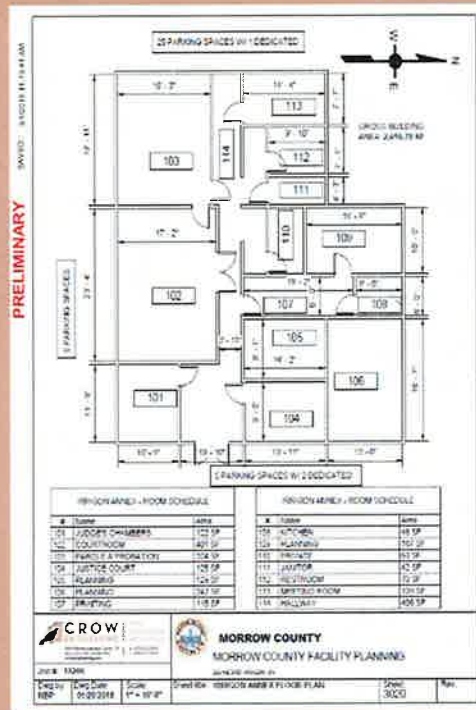
“Public Safety”
&
“Public Service”



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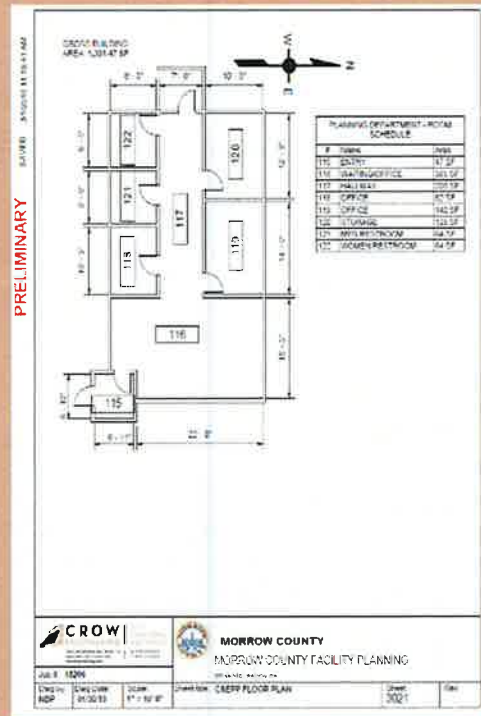
Existing Conditions

Irrigon Annex – Approximately 2,360sf NET / 2,615sf GROSS



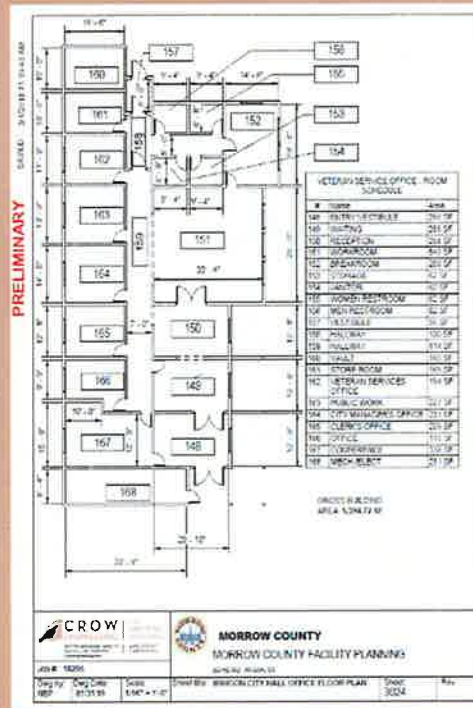
Existing Conditions

CSEPP Building – Approximately 1,118sf NET / 1,301sf GROSS



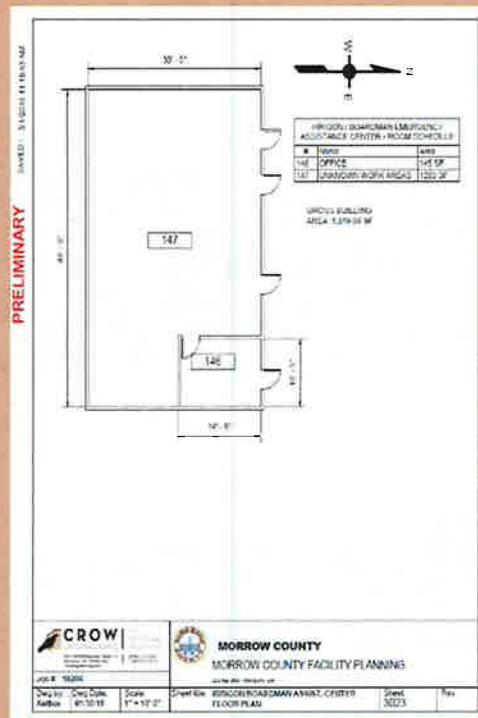
Existing Conditions

Irrigon City Hall – Veteran’s Services Office 194sf NET



Existing Conditions

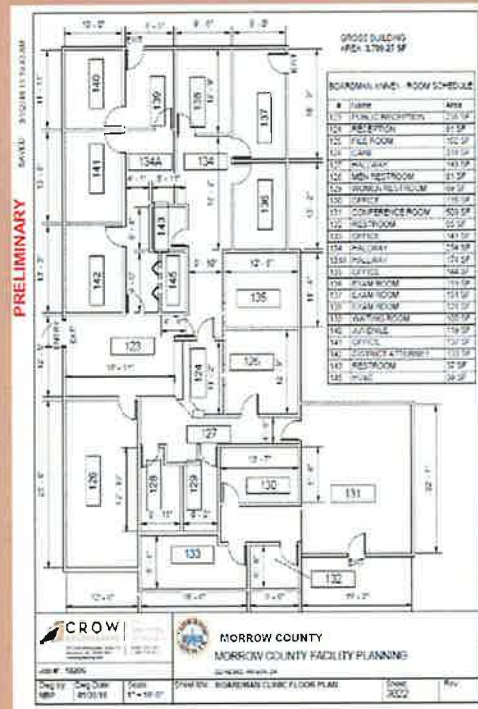
Irrigon/Boardman Assistance Center– County Clerk Office 145sf NET



Existing Conditions

Boardman Clinic (Public Health, CARE, Juvenile, & District Attorney)

3,799sf GROSS / 3572sf NET



Growth Projections

County Department Growth Projection

Building	Department	Entire Department Staff	Staff at Location	10-Year Added Staff	20-Year Added Staff	30-year Added Staff	Existing SF	Public Served Daily	Existing Parking	Future Parking	Exterior Storage
Irrigon Annex	Planning	5	5	1	1	0	538	In person 6-12, Phone 6-12, Email 12-24	3rd St - 5 Spaces (2 dedicated), Main St- 6 Spaces, Rear- 25 Spaces (1 dedicated)	Irrigon Annex will be demolished for new Facility Parking	Boat, Fuel Cell, & County Work Vehicle
	Justice Court	3	3	1	0	0	648	40+/- in person/phone			
	Parole & Probation	4	4	1		0	324	Unknown			
	Shared Area (Meeting Room, Kitchen, Restroom, Janitor, Hallway)	NA	NA	NA	NA	NA	850	Misc. Area throughout facility			
Irrigon City Hall (1 Leased Office)	Veterans Services	1.5	1.5	0.5	0.5	0	194	1-6 in person	Shared parking with Irrigon City Hall	NA	NA
CSEPP Building & Boardman Substation	Sheriff	35	6-8	As County Grows			1301+	50+/- for entire county	Shared at Irrigon Annex	New parking area & covered secure parking	Boat, Fuel Cell, & County Work Vehicle
Boardman Clinic	Juvenile	1	1	1		0	220	Varies, 20 Case Loads	Shared with Boardman Clinic	Shared with Boardman Clinic	Shared with Boardman Clinic, external Storage shed
	District Attorney	5	1	0.5	0.5	0.5	270	Unknown			
	Public Health	10	10	1	1	1	3082	varies on day, season, and work load			
Irrigon Boardman Assistance Center (1 Leased Office)	County Clerk	1	1	0	0	0	151	6-13	Shared with rest of assistance center	Shared with rest of assistance center	Shared with rest of assistance center
Bartholomew Building	All										



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Current State of Departments

PUBLIC SAFETY

- **Justice Court**



- Minimal waiting area
- Marginal ADA Compliance
- No separate staff/public restrooms
- Capacity issues
- Acoustic Issues
- Insufficient parking at times
- Marginal security measures



Current State of Departments

PUBLIC SAFETY

• Sheriff Department



- Marginal ADA Compliance
- No separate staff/public restrooms
- Acoustic Issues
- Marginal security measures
- No room for future growth
- Secure parking
- No Secure holding areas



Current State of Departments

PUBLIC SAFETY

- **District Attorney**



- Acoustic Issues
- Minimal secure storage
- Marginal security measures
- No secure shared print area
- No shared work area
- No room for growth



Current State of Departments

PUBLIC SAFETY

• Juvenile Department



- Shared waiting area
- Acoustic Issues
- Minimal secure storage
- Marginal security measures
- No secure shared print area
- No room for growth



Current State of Departments

PUBLIC SERVICE

• Planning Department



- No room for growth
- Capacity & space issues
- Minimal storage
- Marginal security measures
- Acoustics issues
- Inadequate parking on court dates
- No shared work space



Current State of Departments

PUBLIC SERVICE

• Veteran's Services



- Capacity & space issues
- No room for growth
- Lack of storage space
- Marginal security measures
- Acoustics issues
- No large work space area
- Must have secure printing



Current State of Departments

PUBLIC SERVICE

- **County Clerk**



- No room for growth
- Minimal waiting area
- Marginal security measures
- Acoustics issues



Future State of Departments

- Department & Commissioner collaboration
- Site location
- Understanding department Needs vs Wants
- Single facility operations & maintenance
- Department interdependencies
- New building construction
- Adequate parking for all departments
- Green initiative – Agreed upon 6%
- Options discussed



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Future State of Departments

Preliminary Layout & Discussion

- 24,949sf single-story facility

Total Associated Cost

- \$5,625,742 to \$8,368,342

(Hard & Soft Construction Costs)

NEEDS
VS
WANTS



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Construction Budgets

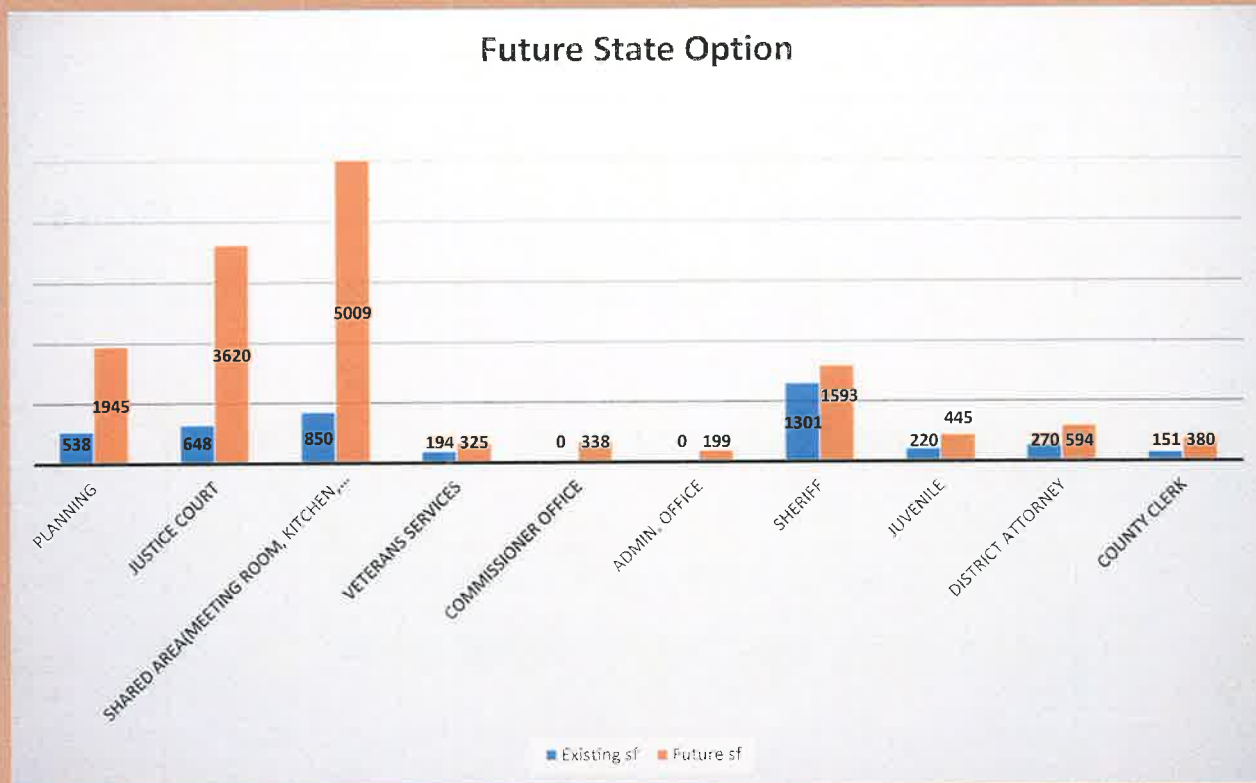
Construction of a new 15,779.25 sf county building

- **Hard Costs tied to Construction**
 - Low Index Cost $\$155/\text{sf} \times 15,779.25 \text{ sf} = \$2,445,783.75$
 - High Index Cost $\$240/\text{sf} \times 15,779.25 \text{ sf} = \$3,787,020.00$
- **Soft Costs tied to Construction**
 - \$70-95 per sf
 - $\$70/\text{sf} \times 15,779.25 \text{ sf} = \$1,104,547.50$
 - $\$95/\text{sf} \times 15,779.25 \text{ sf} = \$1,420,132.50$



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Future State of Departments



Based on NET sf



Overview

- Capturing the vision of “Public Safety & Public Service”
- Meet the county’s Needs for functionality
- Achieve the Goals set by the Commissioners and Crow Engineering
- Meet the county’s Needs for functionality
- Develop a conceptual layout to meet the budgetary requirements
- Provide understanding and planning for the Design & Engineering Phase

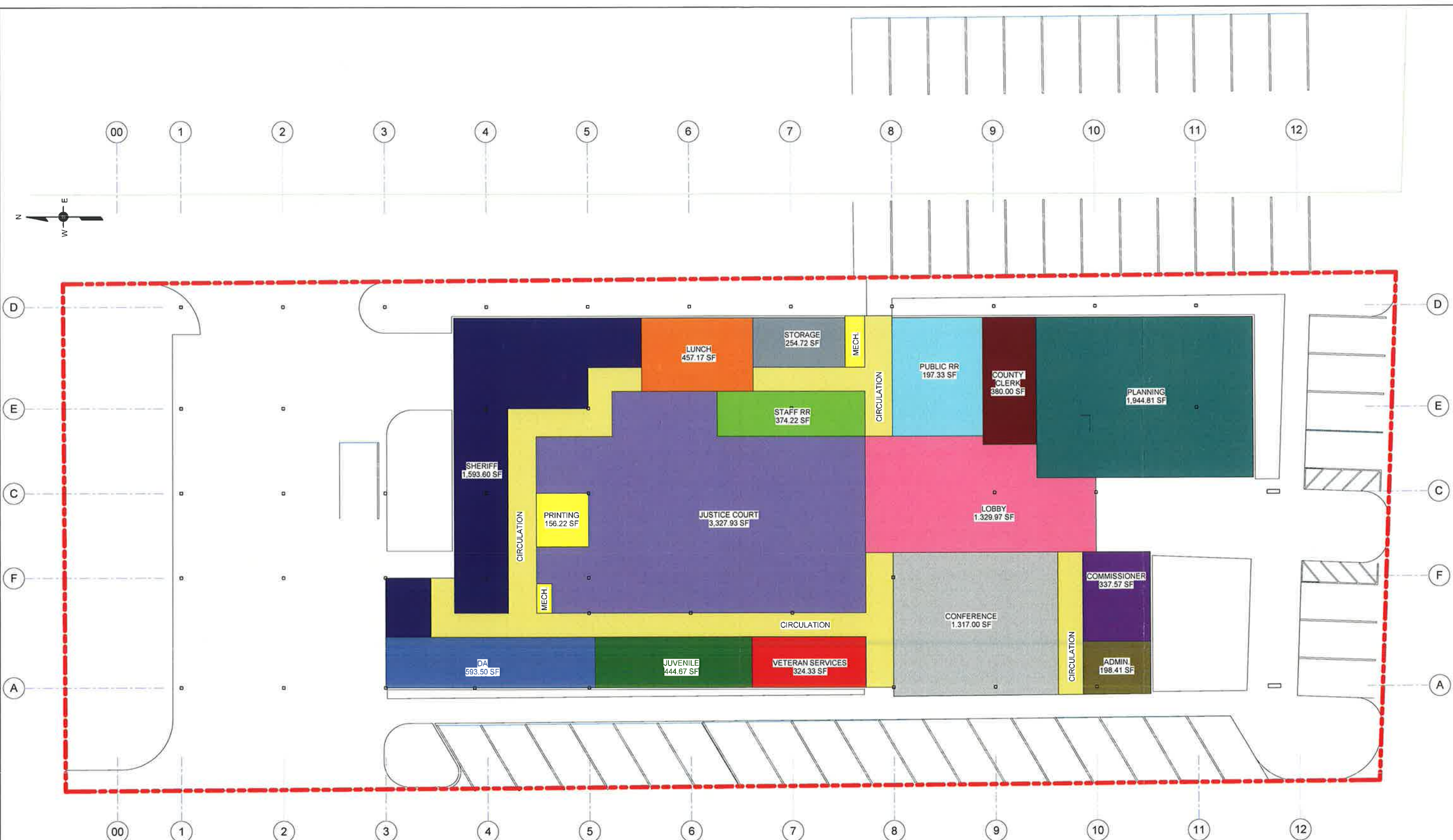


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Questions



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NEW BUILDING - OPTION 2A -
DEPARTMENT GROSS AREAS
1" = 10'-0"

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No.	Date	Description	by



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CIVIL
STRUCTURAL
MECHANICAL

MORROW COUNTY
203 NE 3RD, IRRIGON, OR
MORROW COUNTY BLDG
DEPARTMENT GROSS AREAS

DRWN	CHKD	SCALE	ISSUE DATE	PROJ NO - SHEET NO	REV
NBP	MEJ	1" = 10'-0"	05/29/18	3028	

PRELIMINARY 05-29-2018 NBP